AGENDA

Zoning Board of Appeals

Wednesday, June 10, 2026
7:00 PM
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

Zoning Board of Appeals

MINUTES TO BE APPROVED

General Minutes (5/13)

Z2603-03 / Niazee School of Osteopathic Medicine (5/13)

Z2603-02 / Vanam Indian Vegetarian (5/13 continuation)

CASES TO BE HEARD

Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall

Z2602-03 / 7 BREW DEVELOPMENT / 400 E. Golf Road / Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through, Sign Variation and Woodfield Regional Center Design Review

Z2605-03 / CLUB CAR WASH / 404 E. Golf Road / Site Plan Approval, Special Use for a Car Wash, Parking Variation and Woodfield Regional Center Design Review

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 (5/13)
06/10/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- ZBA General Minutes 5-13-26.docx

ZONING BOARD OF APPEALS
GENERAL MINUTES
May 13, 2026

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, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar

Member(s) Absent: Rob Morreale

A quorum was present.

Also Present: Todd Wenger PLA, ASLA
Senior Planner

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

Mtg Date	Case Number and Name
4/22	General Minutes
	Z2512-01 / N. Family School
	Z2603-04 / Woodfield Mall
	Z2511-04 / The District at Veridian
	Z2603-02 / Vanam Indian Vegetarian (continuation)

All ayes **MOTION CARRIED**

PUBLIC HEARING(S)
1) Z2603-03 / NIAZEE SCHOOL OF OSTEOPATHIC MEDICINE / 1300 Woodfield Road / Special Use for a Medical College

2) Z2603-02 / VANAM INDIAN VEGETERIAN / 331 W. Golf Road / Special Use for a Banquet Hall

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

There being no further business, the meeting was adjourned at 7:28pm.

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2603-03 / Niazee School of Osteopathic Medicine (5/13)
06/10/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2603-03 Niazee School Mts 5-13-26.docx

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, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar
Member(s) Absent:	Rob Morreale

A quorum was present.

Also Present:

Sworn in for testimony:	Todd Wenger, PLA, ASLA Senior Planner	Dr. Scott Whitlow NCOM 1300 E. Woodfield Road Suite 650 Schaumburg	Mark Kluemper Baker Barrios Architects, Inc. 121 W. Wacker Dr. Chicago

Dr. Scott Whitlow is the Founding Dean and Chief Academic Officer and Professor of Emergency Medicine for the proposed Niazee College of Osteopathic Medicine (NCOM). Their mission is to attract, educate and nurture osteopathic medical students across a cross section of society. Physicians who take pride in the osteopathic profession deliver compassion, understanding and high-quality whole person healthcare to patients and communities across our society. The proposed building consists of a modern 7-story 175,000 square-foot building on six acres. The building will undergo a comprehensive re-model to create state-of-the-art classrooms, laboratories and student spaces tailored to a 21st century osteopathic medical school with ample parking, flexible interior layouts and excellent structural integrity. The facility is well suited for NCOM's long-term vision. This renovated facility will transform under-utilized office space into the future home of NCOM with updated design and prominent NCOM branding. Dr. Whitlow said they would like to begin classes in August 2027. Their campus will be comprised of offices, lecture classrooms, an anatomy lab, library, locker room, fitness center, student lounge and other uses. Their initial class will consist of 60 students and approximately 21 teachers and staff in the first year, which is set by their accreditors. Full build-out and full accreditation will take about 5 years. Dr. Whitlow said that they are seeking a timely special use approval from the Village of Schaumburg in support of the Osteopathic College.

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

Mr. Mark Kluemper, architect, stated that the subject building encompasses eight levels. The lower level will house a lot of the infrastructure for the building. The existing fitness center will be enhanced. Locker rooms for students, faculty and staff will be created, as well as other support spaces. The first floor will be the main entrance for the school. It will include interior and exterior student lounges. The proposed renovations are all interior. There will be laboratory spaces and other learning areas for students. On the fourth floor, they plan to house a lot of the faculty offices. The fifth floor will include classrooms and lecture halls. The subject building is well suited for a college. They will be building within all of the

existing infrastructure. The sixth floor will include the college executive suite, along with additional lecture and learning spaces.

Mr. Todd Wenger stated that the site is located at the northwest corner of Meacham and Woodfield Roads. The 7-story office building is well suited for the proposed use. Educational uses within the B-3, Planned Office Business District are not automatically permitted and require special use approval. The reason is primarily to check parking. Staff also needs to ensure that the use fits with its neighbors. It is a large site that has 423 existing parking spaces, 2 full access points off Woodfield Road, as well as a right-in, right-out off Meacham Road. It has cross-access with the parcel to the north (Panera Bread, etc.) as well as an emergency access at the southwest corner to the office building immediately west.

PARKING

Mr. Wenger said that Staff looks at colleges as heavy trip generators with heavy use in terms of parking and cars. The Staff Report explains that parking is based on the number of teachers and staff, as well as students. One space for every employee, teacher or staff equates to approximately 113 spaces at maximum build-out. Student-wise, the code requires 2 parking spaces for every 3 students. That equates to 344 students, which generates a 457-space total need with only 423 spaces onsite. There was a previous 10-space parking variation granted that leaves the deficit at 34, which is fairly minimal for this site. He said that the parking is approvable at a Staff level, which they will do. The justifications are such that the student population varies in their class schedules, as well as their overall daily student population. The first and second-year students are primarily on campus weekdays, and their schedules are staggered throughout the day. The third and fourth-year students have rotations at medical facilities off-campus, and they are at the college primarily on the weekends because they will be working during the week. This equates to about 50% of the student population being onsite at any given time, which is fairly low. The numbers that Staff calculated in the PRG Report is if everyone was onsite, every day and all day, which will not happen. In summary, Staff is very comfortable with the parking and feels that the use fits appropriately within the Comprehensive Plan Use Designation as office. Staff also feels that the site can handle their proposed expansion over time, as they ramp up to their full occupancy of student load and replace existing tenants with classrooms. Mr. Wenger said that Staff is very supportive of the request and recommends approval.

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

Chairman Raimondi asked the Board for their comments.

Mr. Riley stated that the Petitioner and Staff's presentations were very good.

Mr. Szurgot asked if they will have any kitchen facilities in the building. Dr. Whitlow said they will have a nutrition classroom on the seventh floor which will be used for nutrition education. In Phase II of their development, they hope to turn that into a commercial teaching kitchen because they believe that nutrition and food are part of medicine.

Ms. Errera stated that it looks great. She asked if it's correct that osteopathic medicine treats the whole person as opposed to just a particular disease. Dr. Whitlow said that osteopathic medicine is holistic and

treats the whole person. It was developed 152 years ago by Dr. Andrew Taylor Still, who was a medical doctor. He developed his own field of medicine by using his own beliefs in nutrition and whole person care. He felt that you had to unify the mind, body and spirit and that the human body had an innate ability to heal itself.

Mr. Mytych stated that the Petitioner has very impressive plans and mission.

Mr. Bhagwakar asked if there will be a cafeteria in the building. Dr. Whitlow said they have no plans at this time to have a cafeteria since the building is near many restaurants.

Mr. Dolbeare had no questions.

Ms. Veatch asked what the "Actor's Studio" is. Dr. Whitlow said it's a great question and explained that it is an area for people who will pose as patients in their mock doctor offices. The patients may be wearing makeup to look like they are bleeding or are blue because they are hypoxic. They may be wearing certain types of body suits or clothing. The mock doctor offices are where they train young physicians to interact with patients. The Actor's Studio will provide the ability to prepare standardized patients in a private area and then they can return to the studio to remove their makeup and take a shower.

Chairman Raimondi stated that it is an interesting program. He asked when they hope to begin teaching and Dr. Whitlow said by July or August 2027.

PUBLIC HEARING CLOSED

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

All ayes **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Ms. Errera, to recommend approval of a Special Use for a Medical College for Niazee School of Osteopathic Medicine located at 1300 Woodfield Road, Case No. Z2603-03 subject to the following conditions:

1. The Special Use shall be substantially in accord with the Business Description and Floor Plans received by the Community Development Department on February 11, 2026.

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

    a. Floor Plans Showing Use Types; Sheets 1-10; prepared by Baker Barios Architects, dated October 16, 2025, received by the Community Development Department April 2, 2026.

    b. Business Narrative; Pages 1-3; prepared by Niazee College of Osteopathic Medicine, received by the Community Development Department April 2, 2026.

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

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

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 5/26/26.

ADJOURNMENT

The meeting was adjourned at 7:25pm.

Todd Wegner, PLA, ASLA, Senior Planner
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2603-02 / Vanam Indian Vegetarian (5/13 continuation)
06/10/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Z2603-02 Vanam Continuation Mts 5-13-26.docx

Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall

Village of Schaumburg
Zoning Board of Appeals
May 13, 2026

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:26pm.

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

Member(s) Absent: Rob Morreale

A quorum was present.

Also Present: Todd Wenger
Senior Planner

Chairman Raimondi stated that Staff is requesting that this case be continued to a date certain of 5/27 due to public notice issues.

Mr. Szurgot made and motion and seconded by Mr. Dolbeare that this case be continued to a date certain of 5/13.
All ayes **MOTION CARRIED**

ADJOURNMENT
The meeting was adjourned at 7:26pm.

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall
06/10/26
Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

The petitioner requests approval of a Special Use for a Banquet Hall for Vanam Indian Vegetarian to be located at 331 W. Golf Road.

Recommended Action:

Staff recommends approval of a Special Use for a Banquet Hall for Vanam Indian Vegetarian, proposed to be located at 331 W. Golf Road, Case No. Z2603-02, subject to the conditions stated in the PRG Report.

ATTACHMENTS:

- PRG Report
- Location Map
- Project Narrative
- Floor Plan
- Plat of Survey

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS PREPARED BY: Ian Salzman, AICP
Associate Planner

HEARING DATE: June 10, 2026

DATE PREPARED: June 1, 2026 CASE NUMBER: Z2603-02

TITLE: VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall

BACKGROUND INFORMATION

Petitioner:	Sambasiva Movva
Address of Petitioner:	2571 Retreat Circle Lisle, IL 60532
Status of Petitioner:	Manager
Owner of Parcel:	RMS Properties LLC
Address of Owner:	1111 N. Plaza Drive, Suite 200 Schaumburg, IL 60173
Existing Zoning:	B-2 General Business District Golf Road Corridor Subdistrict D
Existing Land Use:	General Commercial

Requested Actions:

- Special Use for a Banquet Hall [Title 15, Chapter 154, Section 154.198(E) of the Zoning Ordinance]

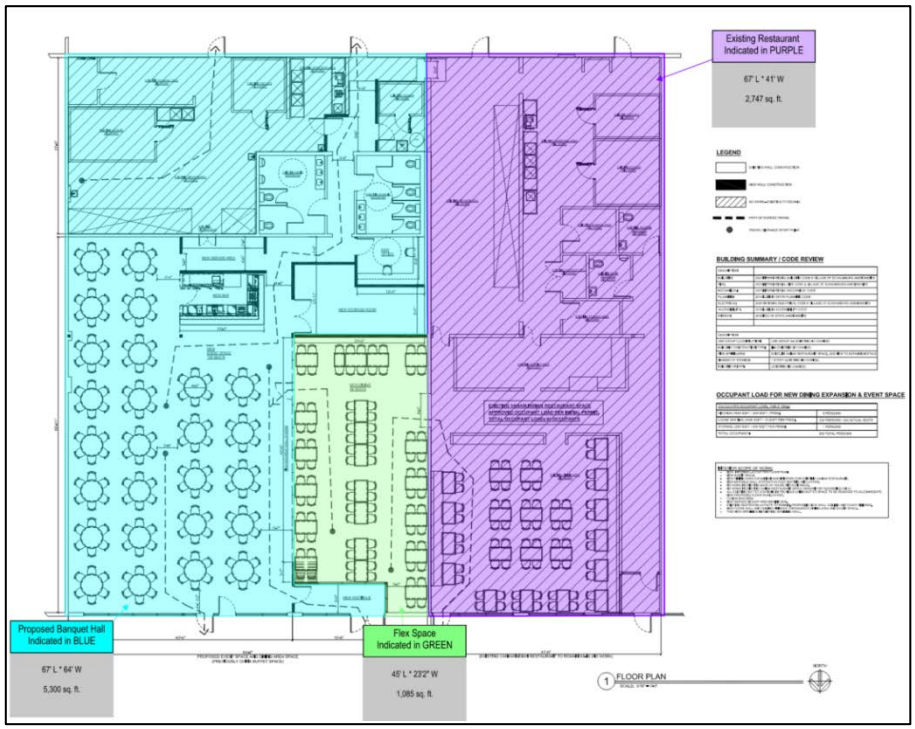
ANALYSIS

Staff Discussion:



The petitioner requests approval of a special use for a banquet hall for Vanam Indian Vegetarian restaurant at 331 W. Golf Road within Golf Point Plaza Shopping Center. The petitioner proposes a banquet hall space to rent out for various types of banquets and events. The existing restaurant at 337 W. Golf Road is connected to 331 W. Golf Road and received a business license to expand their restaurant operations into the subject property in April. Now they wish to convert a portion of it into a banquet hall as an accessory use to their restaurant operations. Vanam proposes to use approximately 1,085 square feet of the subject property as a restaurant overflow dining area and 5,300 square feet as a reservation-based banquet hall.

The 6,400 sq. ft. space includes the main 2,890 sq. ft. banquet hall, a 1,630 sq. ft. food preparation area for catering, a 1,085 sq. ft. restaurant overflow dining area, a 110 sq. ft. office room, a 250 sq. ft. storage room, and two bathrooms totaling approximately 375 square feet. The 1,085 sq. ft. restaurant overflow dining area will serve as a flex space for the banquet hall and the restaurant, in the case that one use is significantly busier than the other. Vanam will install a movable wall on the eastern side of the flex space to accomplish this function. The banquet hall's food preparation area is an existing full-size kitchen for the former Super China Buffet restaurant. It will primarily support banquet/event operations and will occasionally assist the main Vanam kitchen during peak overflow periods. Vanam will manage the banquet hall operations themselves. They will assign approximately 10-15 staff members to manage banquet hall events, depending on the event size, with no significant increase in their permanent staff. There will be no valet services or off-site parking.



Access to the event space will be provided either through the restaurant side at 337 W. Golf Road or through the two entrance doors at 331 W. Golf Road facing the parking lot.

The petitioner proposes to rent the banquet hall between 10:00 AM and 11:30 PM. The flex space will operate during restaurant hours, from 11:00 AM to 10:00 PM on weekdays and 11:00 AM to 10:30 PM on weekends.

Zoning History:

In February 1984, the Village Board approved the Site Plan for the Golf Point Plaza Shopping Center (Case No. SP8311-03). Approval was granted for the comprehensive remodeling of the retail center, razing the original building and reconstructing the center with the present orientation to Golf Road. All Seasons Yogurt, a Type "C" restaurant, was granted a Special Use and parking variation in October 1988 with the adoption of Ordinance No. 3071 (Case No. Z8808-02). In March 1991, the Village Board approved a Special Use for a Type "C" restaurant and a 37-space parking variation for Robinson's No. 1 Ribs Restaurant in Ordinance No. 91-027 (Case

No. Z9101-01). The Village Board adopted Ordinance No. 98-031 (Case No. Z9802-01), granting Special Use for a 4,800 sq. ft. Type "C" restaurant for the Great China Buffet Restaurant; however, the restaurant never opened.

In June 1998, the Village Board adopted a Statement of Agreement and Conditions for the subject property, which granted approval of a 4,925 sq. ft. expansion of the center and a new elevation program. The Village adopted Ordinance No. 98-125 in October 1998, granting Special Use approval for a 6,400 sq. ft. Type "C" restaurant for the Super China Buffet. On May 25, 1999, the Village Board adopted Ordinance No. 99-036 (Case No. Z9903-08) granting a Special Use for a 700 sq. ft. Type "C" restaurant for O'Brien's Irish Sandwich Bar. In July 1999, the shopping center received a sign variation for one additional ground sign with the adoption of Ordinance No. 99-057 (Case No. Z9905-05).

On April 25, 2000, the Village Board approved Ordinance No. 00-052 (Case No. Z0003-05), granting a Special Use amendment for O'Brien's Irish Sandwich Bar for a 190 sq. ft. outdoor seating area. The Village Board adopted Ordinance No. 01-006, approving a Special Use for the Playful Paws Doggie Day Care in January 2001, and Ordinance No. 02-008 for U-Save Auto Rental in January 2002. In September 2003, the Village Board granted approval for the relocation of Playful Paws (later known as Ruff N Ready) and U-Save, along with a 64-space parking variation for U-Save (Ordinance Nos. 03-125 and 03-126, respectively). In May 2005, the Village Board approved Ordinance No. 05-062 (Case No. Z0503-02), granting approval of a Site Plan Amendment, along with a 109-space parking variation for the addition of the Alexian Brothers Occupational Health Clinic within the shopping center.

In August 2005, the Village Board approved Ordinance 05-125 (Case No. Z0506-12) for a Special Use approval and a 13-space parking variation case for Fumare Lounge Restaurant which permitted a smoking establishment to occupy a tenant space in the Golf Point Plaza. Fumare Lounge was originally approved as a Type "C" restaurant. However due to the Illinois Clean Indoor Air Act, it is now strictly a hookah-smoking establishment. The Village Board approved a Special Use for a Tattoo Establishment for Atmosphere Tattoo Gallery at 301 W. Golf Road through Ordinance No. 17-077 (Case No. Z1707-01) in August 2017. In September 2018, a Special Use was granted to Global Brew Tap House for a Type "C" restaurant under Ordinance No. 18-111 (Case No. Z1808-02). The most recent case was in August 2023, in which the Village Board approved a Special Use Amendment for Retail Tobacco Sales for Fumare Lounge, since the lounge no longer met the criteria of a Type "C" restaurant (Ordinance No. 23-068, Case No. Z2306-04).

Surrounding Zoning and Land Uses:

North:	B-2 General Business District and B-4 Retail, Service and Motor Vehicle District / Commercial and Automobile Dealership (Heartland Bank and Trust, Ahlgrim Funeral Home, and Tesla Chicago Schaumburg)
South:	Village of Hoffman Estates (Commercial and Office/Aldi, First American Bank, multi-tenant office)
East:	B-2 General Business District / Commercial (Schaumburg Marketplace Shopping Center)
West:	B-2 General Business District / Commercial (Discount Tire, Physicians Immediate Care)

Compatibility with Surrounding Land Uses:
The petitioner proposes to host gatherings and corporate events and to partner with local businesses to provide various event hosting services. This use is compatible with other surrounding uses in the area including restaurant, office, and service uses.

Comprehensive Plan Designation:
The subject property is designated as general commercial according to the Village Comprehensive Plan. The general commercial area designation is intended for large shopping centers and developments including franchise restaurants and national retailers. Staff does not believe the proposed use will have negative effects on the surrounding area if the special use is approved.

Parking:
The proposed Banquet Hall has a parking requirement of 76 spaces. This calculation provides 15 sq. ft. per person in the banquet hall and flex space, 200 sq. ft. per person in the kitchen, and 290 sq. ft. per person in storage, based on 2021 International Building Code Table 1004.5. The total required parking for Golf Point Plaza Shopping Center is 428 spaces. The property has 450 parking spaces provided onsite and a parking variation allowance for an additional 186 spaces, thus meeting the parking requirement by a surplus of 208 spaces. The parking calculation for the proposed and existing businesses is as follows:

USE	PARKING RATE	Required parking
Proposed Vanam Indian Banquet Hall 6,400 sq. ft. GFA 5,760 sq. ft. NFA	30% capacity Capacity = 252 occupants	76 spaces
Atmosphere Tattoo Gallery 2,400 sq. ft. GFA 2,160 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	9 spaces
Fumare Existing Hookah Lounge 1,800 sq. ft. GFA 1,620 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	6 spaces
VR Oasis LLC 2,400 sq. ft. GFA 2,160 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	9 spaces
Brilliant Nails Lounge 1,200 sq. ft. GFA 1,080 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	4 spaces

Binny's Beverage Depot 24,700 sq. ft. GFA 22,230 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	89 spaces
Vanam Indian Vegetarian Restaurant 3,900 sq. ft. GFA 3,510 sq. ft. NFA	12 spaces per 1,000 sq ft NFA Type "C" Restaurant	42 spaces
Global Brew 3,500 sq. ft. GFA 3,150 sq. ft. NFA	12 spaces per 1,000 sq ft NFA Type "C" Restaurant	38 spaces
Ascension Illinois 23,600 sq. ft. GFA 21,240 sq. ft. NFA	5 spaces per 1,000 sq ft NFA Medical Office	106 spaces
Auto Zone L273 10,070 sq. ft. GFA 9,063 sq. ft. NFA	3.5 spaces per 1,000 sq ft NFA Auto Repair	32 spaces
Vacant 4,600 sq. ft. GFA 4,140 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	17 spaces
Parking Required		**428 spaces**
Parking Provided		450 spaces
Previous Variations Granted		186 spaces Ord. No. 03-125 (64) Ord. No. 05-062 (109) Ord. No. 05-125 (13)
Net Parking Surplus		**208 spaces**

Given other restaurant and services uses operating during similar times, staff requested parking counts from the petitioner at varying times of the day to evaluate parking impacts/capacity. The petitioner has provided parking counts for the property. For this case, we requested counts on the restaurant's busiest nights, between Friday and Sunday. The provided parking counts indicate the following:

- Friday, May 22, 2026
  - 12 PM – 48 parked cars
  - 5 PM – 62 parked cars
  - 10 PM – 32 parked cars
- Saturday, May 23, 2026
  - 10 AM – 28 parked cars

  - 5 PM – 32 parked cars
  - 10 PM – 26 parked cars
- Sunday, May 24, 2026
  - 10 AM – 29 parked cars
  - 5 PM – 29 parked cars
  - 10 PM – 36 parked cars

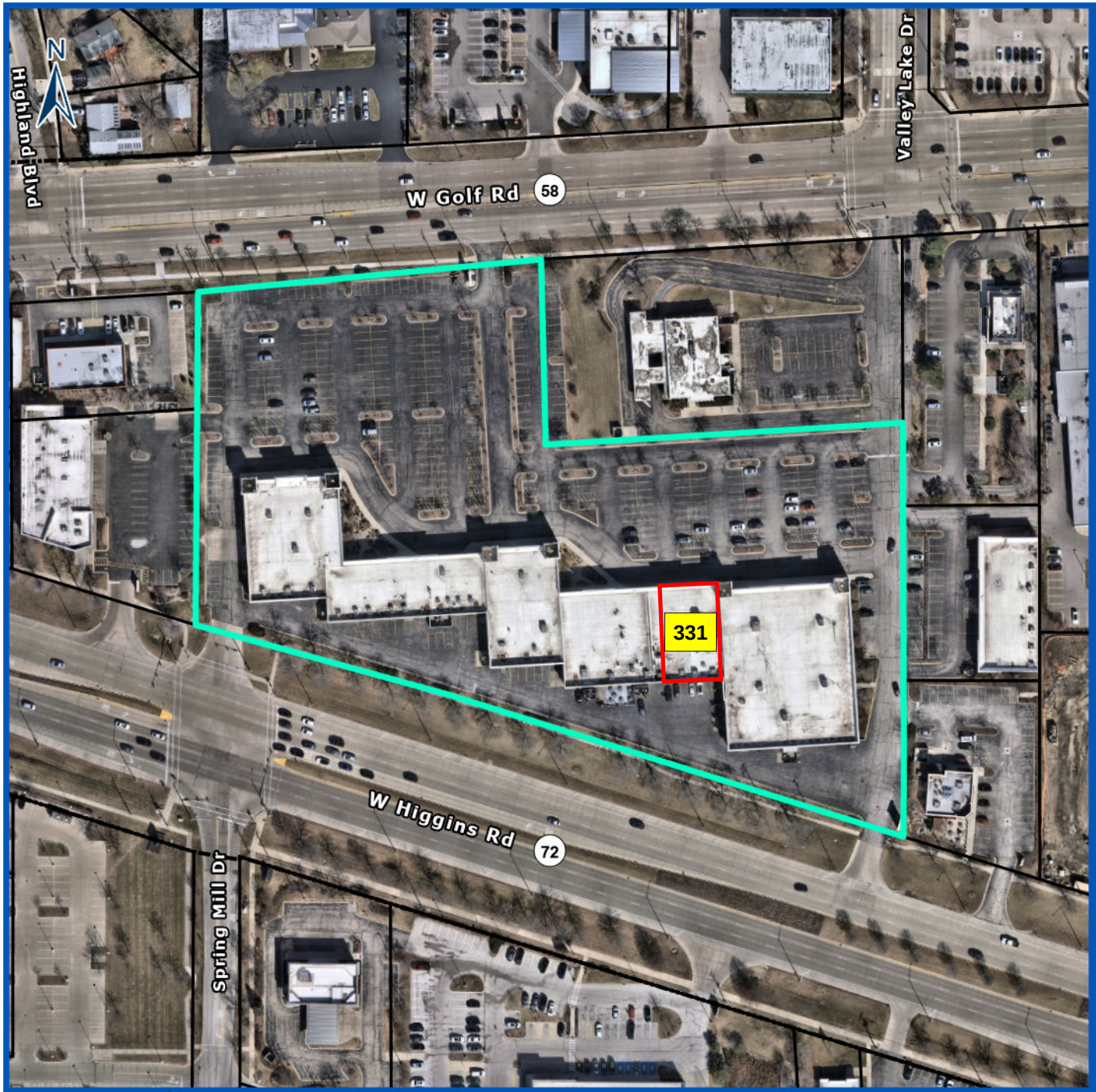
As indicated in the parking counts above, the maximum number of parked cars on the property at any given time was sixty-two (62) parked cars. The pictures provided by the applicant show a considerable number of open parking spaces, even during peak hours. Staff believes that the Golf Point Plaza Shopping Center's parking lot provides adequate parking for all uses at the subject property.

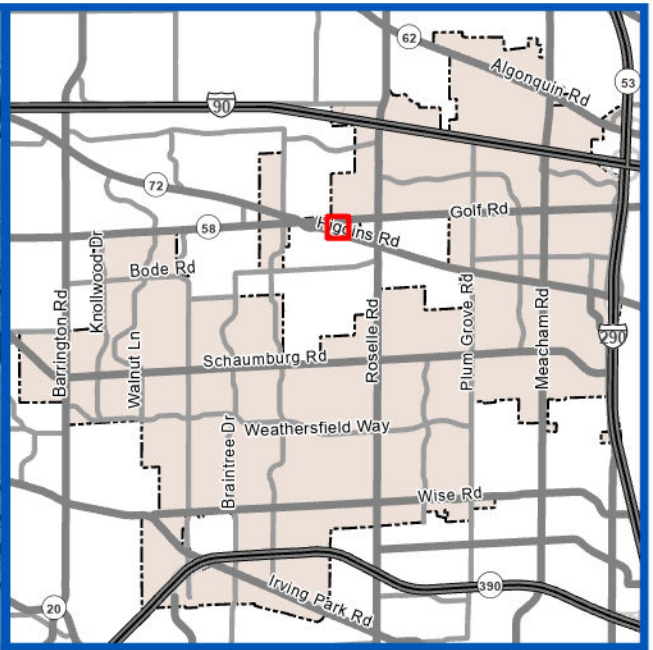
RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a special use for a banquet hall for Vanam Indian Vegetarian, Case No. Z2603-02, 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.
2. The floor plan has been accepted as preliminary. The plans will receive a much more detailed review during building permit review.
3. No additional wall sign permits shall be permitted on the property without approval from the Village Board.
4. A liquor license shall be obtained prior to serving alcohol at the proposed Banquet Hall.
5. A state-certified food manager shall be onsite at all times while food is being prepared.
6. The following plans/exhibits, shall be adopted as part of the governing ordinance:
   a. Business Narrative; received by the Community Development Department on March 25, 2026.
   b. Floor Plan, prepared by Studio Carney Architecture, dated December 18, 2025, and received by the Community Development Department on February 9, 2026.

pc: Petitioner





Subject Property

Z2603-02

VANAM INDIAN VEGETARIAN

Special Use for a Banquet Hall

0 80 160
Feet

VILLAGE OF SCHAUMBURG

331 W. Golf Road

Prepared By:
Village of Schaumburg
Community Development Department

Revised Project Narrative – Vanam Banquets

Description of the Project

The proposed project consists of utilizing the adjacent tenant space (former Super China Buffet) as an extension of the existing Vanam Indian Vegetarian Restaurant, with dual functionality:
1. Restaurant Overflow Dining Area
2. Reservation-Based Banquet/Event Space

This space is not a separate standalone business. It operates as a supporting and complementary extension of Vanam Indian Vegetarian Restaurant, allowing flexibility based on operational needs.

Clarification of Use

The second space will be used as follows:
- Primary Use: Overflow dining area during peak hours
- Secondary Use: Reservation-only banquet/event space

The space will not operate simultaneously as both overflow and event space. When booked for events, it will be dedicated exclusively to that event.

Kitchen Usage

The existing kitchen in the former Super China Buffet space will primarily support banquet/event operations and may assist the main Vanam kitchen during peak overflow periods. All food preparation remains under the Vanam restaurant operation.

Description of Business Operations

Vanam Banquets will function as a controlled, reservation-based extension of the restaurant. It will operate indoors only, with no outdoor activities or amplified exterior sound, and is not a nightclub or bar-focused venue.

Hours of Operation

Restaurant Overflow Use:
- Weekdays: 11:00 AM – 10:00 PM
- Weekends: 11:00 AM – 10:30 PM

Banquet/Event Use:
- By reservation only
- Typically between 10:00 AM – 11:30 PM

The space will transition between uses based on schedule.

Number of Employees

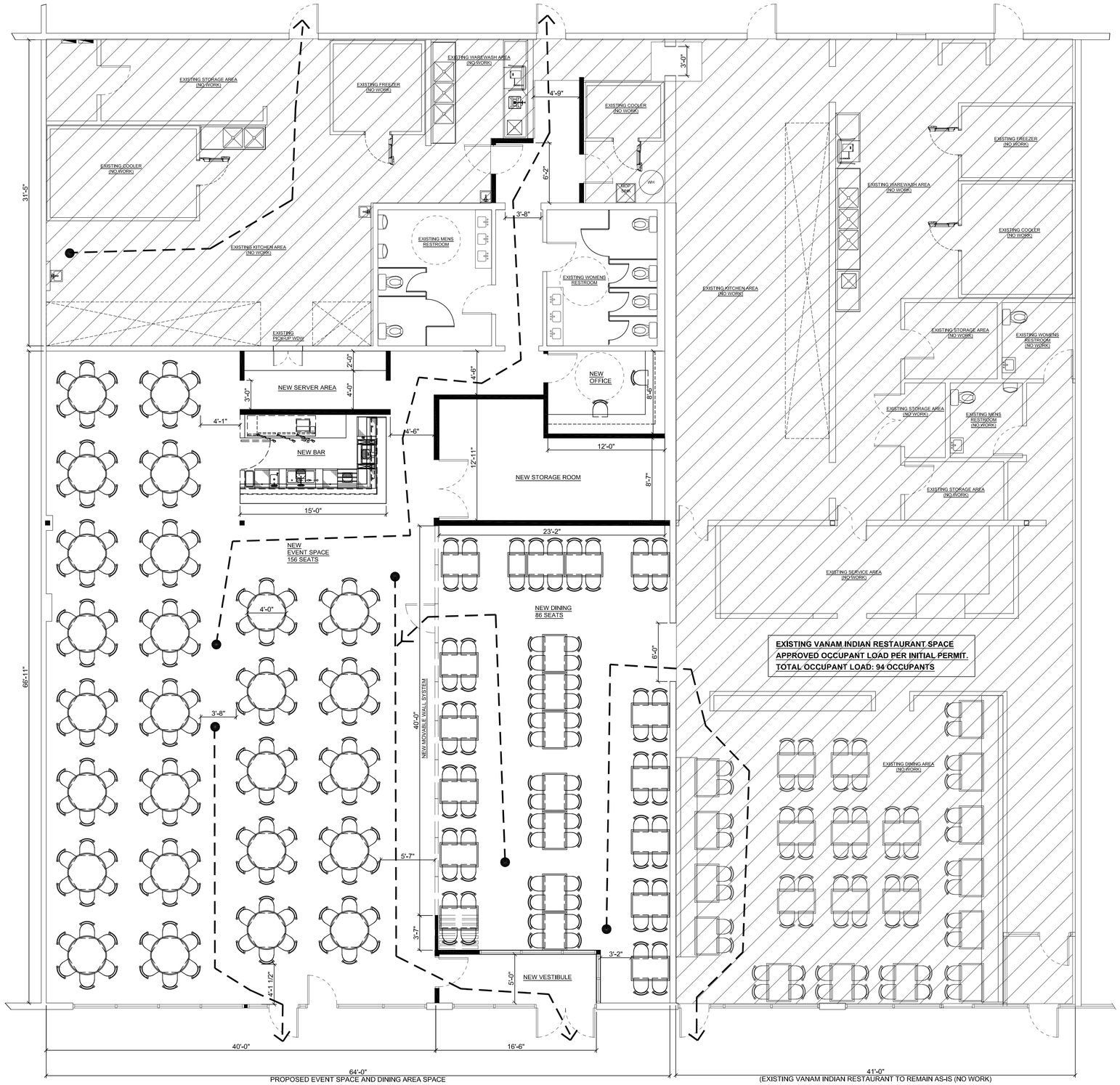
Approximately 10–15 employees during events. Staffing levels vary based on event size, with no significant increase in permanent staff.

Additional Operational Details

All activities are indoors. Existing parking is sufficient, with no valet or off-site parking. Noise is controlled within the building, and scheduled events ensure controlled traffic flow.

Summary

The proposed space is a flexible extension of Vanam restaurant operations, designed to accommodate overflow dining and private events in a controlled manner, ensuring compliance with Village requirements.



LEGEND

- EXISTING WALL CONSTRUCTION
- NEW WALL CONSTRUCTION
- NO WORK - EXISTING TO REMAIN
- PATH OF EGRESS TRAVEL
- TRAVEL DISTANCE START POINT

BUILDING SUMMARY / CODE REVIEW

DESCRIPTION	
BUILDING:	2021 INTERNATIONAL BUILDING CODE & VILLAGE OF SCHAUMBURG AMENDMENTS
FIRE:	2021 INTERNATIONAL FIRE CODE & VILLAGE OF SCHAUMBURG AMENDMENTS
MECHANICAL:	2021 INTERNATIONAL MECHANICAL CODE
PLUMBING:	2014 ILLINOIS STATE PLUMBING CODE
ELECTRICAL:	2020 NATIONAL ELECTRICAL CODE & VILLAGE OF SCHAUMBURG AMENDMENTS
ACCESSIBILITY:	2018 ILLINOIS ACCESSIBILITY CODE
ENERGY:	2018 IECC W/ STATE AMENDMENTS
DESCRIPTION	
USE GROUP CLASSIFICATION:	USE GROUP A-2 (EXISTING NO CHANGE)
BUILDING CONSTRUCTION TYPE:	II-B (EXISTING NO CHANGE)
FIRE SPRINKLERS:	EXIST. IN VANAM RESTAURANT SPACE. ADD NEW TO EXPANSION SPACE
NUMBER OF STORIES:	1 STORY (EXISTING NO CHANGE)
BUILDING HEIGHT:	(EXISTING NO CHANGE)

OCCUPANT LOAD FOR NEW DINING EXPANSION & EVENT SPACE

CALCULATED OCCUPANT LOAD: TABLE 1004.5	
KITCHEN (1640 SQFT / 200 SQFT / PRSN):	9 PERSONS
LOOSE SEATING (3446 SQFT / 15 SQFT PER PRSN):	230 PERSONS / 242 ACTUAL SEATS
STORAGE (290 SQFT / 300 SQFT PER PRSN):	1 PERSONS
TOTAL OCCUPANCY:	252 TOTAL PERSONS

INTERIOR SCOPE OF WORK:
- NEW INTERIOR LAYOUT PER FLOOR PLAN.
- NEW EVENT SPACE
- NEW DINING AREA EXPANSION WHEN NEEDED FOR EXISTING VANAM RESTAURANT.
- NEW MOVABLE WALL SYSTEM FOR FLEX SEATING AND LAYOUT.
- NO WORK IN EXISTING BACK OF HOUSE KITCHEN AREAS.
- NO WORK IN EXISTING VANAM RESTAURANT SPACE (SHOWN FOR REFERENCE ONLY)
- ALL EXISTING BUFFET STATIONS IN PREVIOUS CHINA BUFFET SPACE TO BE REMOVED TO ACCOMMODATE NEW PROPOSED FLOOR PLAN LAYOUT.
- (1) NEW BAR AREA.
- NEW SERVER PICK-UP AREA BEHIND BAR.
- EXISTING RESTROOM LAYOUTS TO REMAIN. PROPOSING NEW WALL, CEILING AND FLOOR FINISHES.
- NEW FLOOR WALL AND CEILING FINISHES THROUGHOUT DINING AREA AND EVENT SPACE.
- TWO NEW OPENINGS IN EXISTING DEMISING WALL.

1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH

studio carney architecture
Design Firm Number: 184.0070740
2000 center drive, hoffman estates, il
suite east d219
O: (847)-701-4138
E: info@studiocarney.com

Issue Date: 12/18/25
License Expiration Date:

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Rev.	Discription	Date

VANAM RESTAURANT - DINING EXPANSION & EVENT SPACE

331 W. GOLF ROAD SCHAUMBURG, IL

Project Number:	25-113
Drawn by:	AD
Checked by:	MC
Sheet Issue Date:	12/18/25

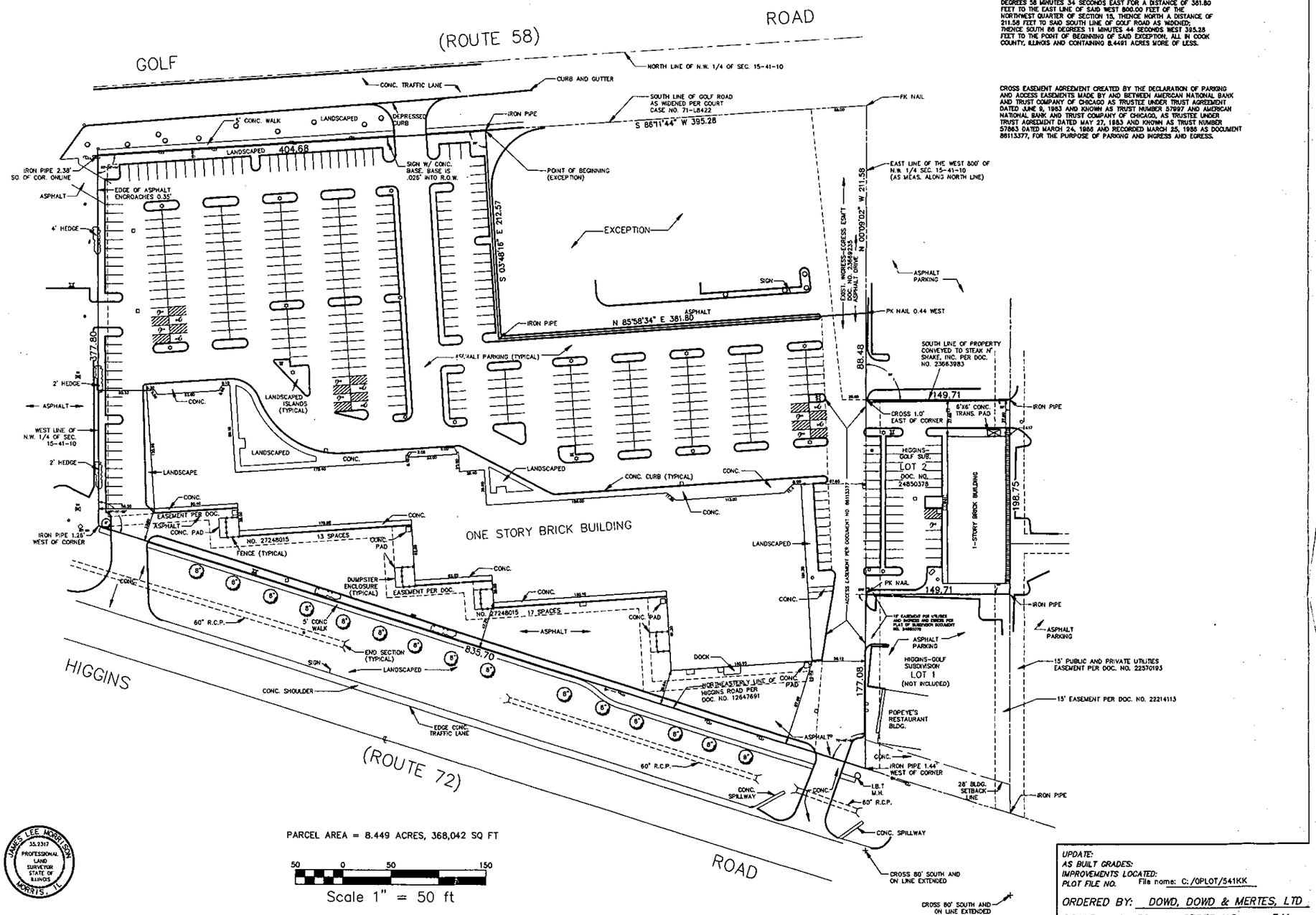
ALTA/ACSM LAND TITLE SURVEY

MORRISON SURVEYING CO., INC.
620 Michael Drive, Morris, Illinois 60450-3000
Phone (815) 942-2620 FAX (815) 941-2620

of

THAT PART OF THE WEST 800.00 FEET OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (AS MEASURED ALONG THE NORTH LINE OF SAID SECTION) WHICH LIES SOUTH OF THE SOUTH LINE OF GOLF ROAD AS WIDENED BY COURT CASE 71 L 8442 AND NORTH OF THE NORTHERLY LINE OF HIGGINS ROAD AS WIDENED UNDER STATE BOND ISSUE 72, ALL IN COOK COUNTY ILLINOIS. ALSO LOT 2 OF HIGGINS GOLF SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NORTHWEST QUARTER WITH THE SOUTH LINE OF SAID GOLF ROAD AS WIDENED; THENCE NORTH 86 DEGREES 11 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE OF SAID GOLF ROAD A DISTANCE OF 404.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 3 DEGREES 48 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 212.57 FEET; THENCE NORTH 85 DEGREES 58 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 381.80 FEET TO THE EAST LINE OF SAID WEST 800.00 FEET OF THE NORTHWEST QUARTER OF SECTION 15, THENCE NORTH A DISTANCE OF 211.58 FEET TO SAID SOUTH LINE OF GOLF ROAD AS WIDENED; THENCE SOUTH 86 DEGREES 11 MINUTES 44 SECONDS WEST 395.28 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION, ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 8.4491 ACRES MORE OR LESS.

CROSS EASEMENT AGREEMENT CREATED BY THE DECLARATION OF PARKING AND ACCESS EASEMENTS MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1983 AND KNOWN AS TRUST NUMBER 57997 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 27, 1883 AND KNOWN AS TRUST NUMBER 57843 DATED MARCH 24, 1886 AND RECORDED MARCH 25, 1986 AS DOCUMENT 86113377, FOR THE PURPOSE OF PARKING AND INGRESS AND EGRESS.



LEGEND

EASEMENT LINE	
MANHOLE	
VALVE AND VAULT	
HYDRANT	
STORM INLET	
LIGHT POLE	
POWER POLE W/GUY	
EXIST TREE	Evergreen
BUSH	
B-BOX	

Said described property is located within an area having a Zone Designation C by the Secretary of Housing and Urban Development, an Flood Insurance Rate Map No. 0005 with a date of identification of 9/3/82, for Community 170158, in Cook County, State of Illinois, which is the current Flood Insurance Rate map for the community in w said premises is situated.

State of Illinois)
County of Grundy) SS

To:
Chicago Title Insurance Co.
Parkway Bank and Trust Company
Ron Schottel

This to certify that this 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 includes Items 1,1,12,13,14, and 15 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Suburban" Survey.

Dated this 2 day of NOV A.D. 1993

Illinois Professional Land Surveyor No. 35-2317

JAMES LEE MORRISON 35.2317 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS MORRIS, IL

PARCEL AREA = 8.449 ACRES, 368,042 SQ FT

50 0 50 150
Scale 1" = 50 ft

UPDATE:
AS BUILT GRADES:
IMPROVEMENTS LOCATED:
PLOT FILE NO. File name: C:/OPLOT/541KK

ORDERED BY: DOWD, DOWD & MERTES, LTD
SCALE: 1=50 ORDER NO. 541

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2602-03 / 7 BREW DEVELOPMENT / 400 E. Golf Road / Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through, Sign Variation and Woodfield Regional Center Design Review
06/10/26
Zoning Board of Appeals

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

Executive Summary:

The petitioner requests a Plat of Subdivision, Site Plan Approval for a Type B Restaurant with Special Use Approval for a Drive-Through as well as an Off-Site Sign Variation for 7 Brew Coffee, to be located at 400 E. Golf Road.

Recommended Action:

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends approval of a Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through, Sign Variation and Woodfield Regional Center Design Review for 7 Brew, to be located at 400 E Golf Road, Case No. Z2602-03, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Architecture Plans
- Engineering Plans
- Landscape Plans
- Photometric Plans
- Monument Sign
- Plat of Subdivision
- Plat of Survey
- Location Map

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS PREPARED BY: Monica Richart
Sustainability Planner

HEARING DATE: June 10, 2026

DATE PREPARED: June 1, 2026 CASE NUMBER: Z2602-03

TITLE: 7 Brew Development / 400 E. Golf Road / Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through, Sign Variation and Woodfield Regional Center Design Review

BACKGROUND INFORMATION

Petitioner:	Mr. Daniel Havlir
Address of Petitioner:	675 N. North Court Palatine, IL 60067
Status of Petitioner:	Owner's Representative
Owner of Parcel:	WCCS Schaumburg LLC
Address of Owner:	449 N. Clark Street, Suite 400 Chicago, IL 60654
Existing Zoning:	B-2, General Business District
Existing Land Use:	Vacant building

Requested Actions:

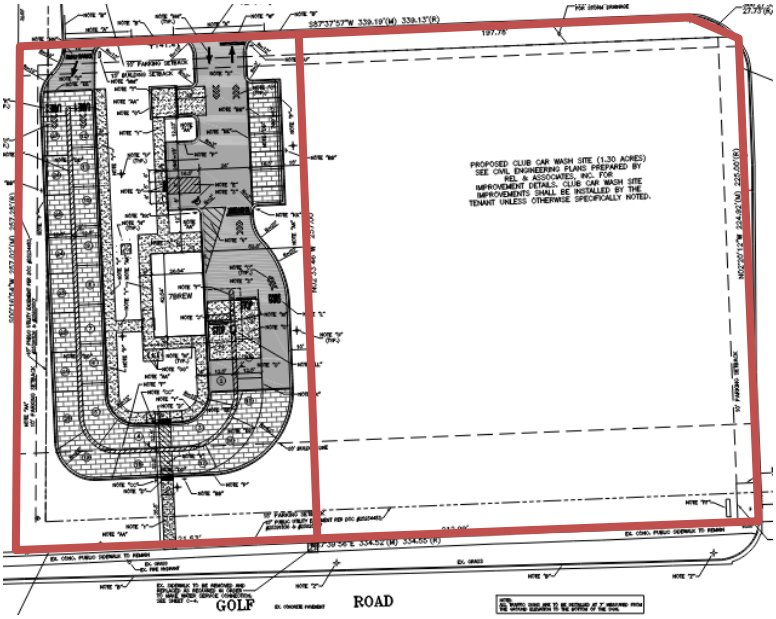
- Plat of Subdivision [Title 15, Chapter 154, Section 154.47 of the Zoning Ordinance]
- Site Plan Approval to Construct a 1,183 Square Foot Building [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
- Special Use for a Drive Through [Title 15, Chapter 154, Section 154.90.13 of the Zoning Ordinance]
- Variation to Allow an Off-site Monument Sign [Title 15, Chapter 155, Section 155.50(D) of the Zoning Ordinance]
- Woodfield Regional Center Design Review

ANALYSIS

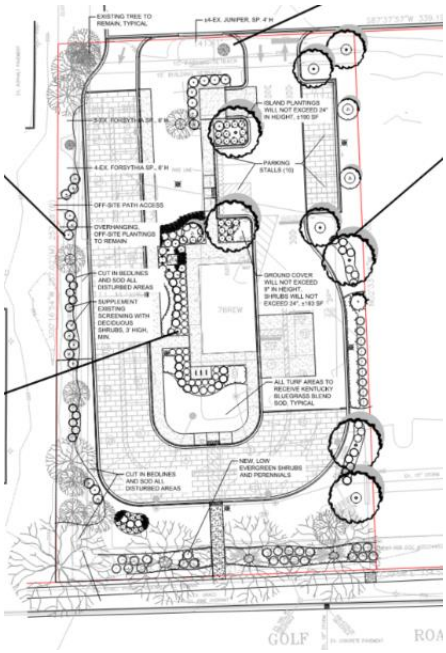
Summary:

Plat of Subdivision and Site Plan Approval:

The petitioner requests a Plat of Subdivision, Site Plan Approval for a Type B Restaurant with Special Use Approval for a Drive-Through as well as an offsite Sign Variation for 7 Brew Coffee, to be located at 400 E. Golf Road.



The property is located at the former Bahama Breeze Restaurant site in the Woodfield Plaza Shopping Center. The lot is zoned B2, General Business and is within the Golf Road Corridor Overlay District and the Woodfield Regional Center Overlay District. The applicant plans to subdivide the property, currently 406 E Golf Road, into two parcels with the addresses of 400 E Golf Road and 404 E Golf Road. The subject site is planned to be developed in two phases concurrently. The initial development is a 7 Brew drive-through coffee building occupying the west portion of the site with a double lane drive through which wraps the building on the west, south and east sides. The second parcel to the east of 7 Brew is a proposed Club Car Wash to be reviewed separately at the same hearing (Case No. Z2605-03). The existing Bahama Breeze structure and pavement will be demolished to make way for the new 7 Brew building and associated parking, drive-through lanes and landscaping. Extensive landscaping is provided around the drive lanes as well as foundation plantings around the building. Additional shrubs and perennials are provided to fill gaps in the existing landscaping within the Golf Road setback.



7 Brew operates exclusively as a drive-through concept, with no dine-in area and specializes in serving espresso based coffee, chillers, teas, energy drinks, sodas and smothies. 7 Brew is a drive-through concept with a dual drive-through configuration. Employees take orders on tablets instead of a traditional drive-through speaker box to facilitate faster service. Hours of operations are expected to be from 5:30 am to 10 pm on weekdays and from 5:30 am to 11pm on weekends. Each 7 Brew operates with 5 employees at the stand during peak times. Ten parking spaces are provided to the north of the building and pedestrian facilities are provided for employees to serve customers in the drive-through queue and to access the sidewalk on Golf Road.



The Golf Road and Woodfield Regional Center Overlay Districts define material requirements for new buildings which are of high quality and durable with preference for brick, masonry and metal panel. All buildings in Business Districts shall be constructed of face brick or comparable material. The proposed exterior facade for 7 Brew's building will be clad in two shades of grey brick. The canopy and distinctive curved roof are clad in blue metal panel and trimmed with matching blue LED strip lighting which is fully shielded on all sides to minimize glare. A raised parapet wraps the sides of the building to hide roof top mechanical units.

Parking Calculations
The proposed restaurant has a net floor area of 1,183 square feet. Based on this size, 7 parking stalls are required by code. The petitioner is showing 10 parking stalls which meets the minimum requirement. For projects involving site plan approvals or site plan amendments, the number of parking spaces provided shall not exceed ten percent (10%) of the minimum number of parking spaces required by this section or three (3) plus the number of parking spaces required by this section, whichever is greater. The parking shown meets maximum parking requirements. Given the amount of parking and allowed parking surplus, staff believes that there will be adequate parking for the Type "B" Restaurant.

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

Special Use - Drive-Through:
Stand alone restaurants are permitted by right in the Golf Road Corridor Overlay Sub District C and drive-through restaurants require Special Use approval. As a drive-through based business, the applicant has proposed two drive through lanes to navigate customer traffic with stacking capacity for 27 vehicles. Customers enter the drive-through from the interior of the main shopping center on the west side of the building where they are greeted and give their orders to 7 Brew employees directly instead of using a speaker system. The drive-through wraps around the 7 Brew building on the south side of the lot and customers are served their orders under the canopy at the east side of the building. Cars will exit back into the interior shopping center parking lot drive. Drive-through traffic is isolated from the parking provided to the north of the building and required landscaping is provided to buffer the drive-through lanes. The applicant has provided traffic studies to demostrate the additional vehicle traffic to the drive-through will not be detrimental to existing commercial uses in the center. Vehicle stacking, parking layout, circulation and landscaping comply with village code and support the business use as a Type "B" restaurant.

The Special Uses Ordinance lists three conditions required to authorize a "special use". Those conditions 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 requested drive-through restaurant is compatible with other auto-oriented uses in the corridor. Restaurants are a desire use for the area expressed the Comprehensive Plan.

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
A drive-through restaurant is a compatible use with the surrounding commercial and retail uses and would not be detrimental to the surrounding properties or community.

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 proposed use complies with regulations as specified in the code.

Sign Variation:
The petitioner is proposing one wall sign on the building façade facing Golf Road in compliance with village code. The site currently has an existing monument sign from the previous restaurant use which is located on the portion of the site allocated to the adjacent Club Car Wash parcel at the vehicle entrance to the shopping center. The applicant is requesting to add an additional panel to the existing monument sign for 7 Brew along with a panel for the proposed Club Car Wash. Once the site is subdivided, the monument sign will no longer be part of the 7 Brew parcel and requires a variation for an off-site sign. Locating a panel on the existing monument sign provides visibility to cars entering the shopping center and provides wayfinding since the business is accessed from inside the shopping center. Additionally, consolidating signs reduces sign clutter and is more visually appealing. For these reasons, staff is supportive of a variation for an off-site sign.

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 vehicle access from Golf Road, an off-site sign located next to this access point will help customers better identify their destination. Staff can support an off-site sign given the fact that it will reduce sign clutter and maintain efficient use of existing signage.

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 a vehicle entrance from inside the Woodfield Plaza Shopping Center, it makes sense to allow the business to have a monument sign panel to face the shopping center entrance.

The requested variation will not be materially detrimental to nearby property owners.
Staff does not believe the off-site 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. The vehicle entrance to the property from Golf is next to the parcel to the east and the proposed wall sign will allow customers to clearly identify the tenant and their entrance.

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 an off-site sign is consistent with the general objectives of the Sign Ordinance. The intent of the Sign Ordinance is to encourage effective and attractive signage display which also reduces unnecessary clutter.

Zoning History:
The subject property was approved for Carlos Murphy's Restaurant in September 1981 (Ord. No. 2049) granting Special Use for a Type "A" restaurant. In February 1992, the Village Board approved a Village-initiated rezoning from B-3 Planned Office District to B-2 General Business District (Ord. No 92-22). In December 2000, the property was approved for a Special Use for Type "A" restaurant for Bahama Breeze Restaurant (Case No. Z0004-03) (Ord. No. 00-192). In February 2022, the village created the Golf Road Corridor overlay district in which the subject property was identified in sub district C of the overlay district.

Surrounding Zoning and Land Uses:
North: B-2 General Business (Woodfield Plaza Shopping Center/H Mart)

South: Residential/Single Family (Hoffman Estates)

East: B-2 General Business (McAlister's Deli, Tropical Smoothie Cafe, Melt n Dip)

West: B-4 Retail, Service, Motor Vehicle (Woodfield Lexus)

Compatibility with Surrounding Land Uses:
The proposed restaurant use is compatible with the other retail and commercial uses in the Golf Road Corridor. Restaurants are a desired use in the Golf Road Corridor Overlay District. The proposed use will not have a negative impact on the adjacent properties.

Comprehensive Plan Designation:
The property is designated General Commercial in the Village Comprehensive Plan. General commercial uses accommodate larger shopping developments along arterial corridors that serve a more regional function. These auto oriented corridors often have a mix of national retailers and franchise restaurants with large parking areas. The subject property is in the Golf Road Sector of the Woodfield Regional Concept Plan, an adopted element of the Village's Comprehensive Plan. The redevelopment will be in compliance with building design standards outlined in the plan. The site layout does not meet street frontage guidelines outlined in the plan, the guideline is relaxed to allow for additional stacking to

facilitate a drive-through only restaurant as a restaurant is a desired use for this location. Landscaping will provide visual interest at the street frontage.

RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through, Sign Variation and Woodfield Regional Center Design Review for 7 Brew, to be located at 400 E Golf Road, Case No. Z2602-03, 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 Plat of Subdivision to the Community Development Department for review and approval to illustrating the following:
   a. Revise the Plat of Subdivision to show the proposed 10' easement for storm drainage as indicated on the Seven Brew Utility Plan.
   b. Remove the parking and building setbacks from the Plat of Subdivision.
5. Prior to execution of the plat, the petitioner shall submit the revised Declarations of Restrictions, Grant of Easements and Common Area Maintenance Agreement for review and approval. The Declarations must be recorded for it to be valid and prior to the issuance of a Land Development Permit.
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 diagonal striping leaving the pick up window should be slanted in the opposite direction.
   b. Use the Village of Schaumburg Permeable Pavement sign.
   c. For the new water service an 8 inch is required up to the hydrant split. The "domestic" segment that leads to the building (after the hydrant split) only needs to be sized to meet the demand of the building (does not need to be 8 inch).
   d. The typical section for the permeable pavement should be revisited and revised as necessary. The surface grades per the grading plan are approximately 776 – 776.70 ft. The top of aggregate layer is 773.85 ft, which is 2.15 - 2.85 ft below the surface. A typical depth of pavers/setting depth is approximately 0.5 ft, which results in a 1.65 – 2.35 ft discrepancy.
   e. Add cleanouts to the upstream ends of the proposed underdrains.
   f. There are two segments of 8-inch diameter storm sewer that should be upsized to the Village's minimum 10-inch diameter.

g. If existing storm sewers are to be removed as part of this project, do not show them on the Utility Plan.
h. Ensure there is consistency between the storm sewer information shown on these plans vs. what is shown on the Club Car Wash plans. The sizes/alignment of the storm sewers at the northeast corner of the site differ between the two plans. This will be important for demonstrating 100-year conveyance to the legacy detention basin.
i. To determine the incremental detention volume required for the development, the applicant needs to follow the procedure outlined in 5.5.3.1 of the MWRD Technical Guidance Manual. This includes a Modified Rational Method calculation of the existing site using TP-40 rainfall and the pro-rated actual release rate for the legacy basin.
j. The verified storage volume within the legacy basin should be based on the HWL corresponding to the actual release rate in the 1979 Schedule D form. The storage volume was calculated assuming same bounce from the original permit.
k. Stormwater conveyance (storm sewer/overland flow route) calculations will be reviewed during final engineering. Please note since offsite legacy detention is being utilized for the development, it must be demonstrated that the critical duration 100-year flowrate from the site can be conveyed to the regional basin.
l. The following MWRD permitting documents will be required for the development:
    i. WMO Permit Application (Schedules A, B, and C)
    ii. Schedule D-Legacy
    iii. Schedule P
    iv. Schedule R
    v. Fee Payment Voucher Form
m. The demolition plan calls out a portion of the existing eastern water service to remain for use by CCW. Indicate the size of the existing service. If the water service will remain add a note to the demolition plan to cap it.
n. The Village GIS shows a 2nd existing water service connected to the main in Golf Road toward the west end of the lot. Call this out to be disconnected at the main using a stainless steel repair sleeve.
o. The existing sanitary service must be televised prior to re-use, and provide copy of the televising to the Village.
p. The proposed grades along the shared property line between 7 Brew and CCW differ by 1 to 2 feet. Coordinate the grading plans of the two projects so that the grades match along the shared property line.
q. A separate demolition permit will be required for the removal of the existing building etc shown in Sheet C-7 Demolition Plan.
r. Luminaire type CB2 is still shown as 5000K color temperature, revise to 4000K.
s. Light poles shall be located at least 3.0 feet from back of curb. Label pole setback on photometric plan.
t. Light poles adjacent to parking stalls shall be moved to line up with the parking stall lines to minimize potential damage from vehicles.
u. 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 foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduits burial detail, etc.

v. An IDOT permit will be required for work in Golf Road to make the water service connection.
w. An executed traffic agreement is required for each property prior to the issuance of a permit.
x. Provide a separate traffic signage and striping plan.
y. Provide a separate directional signage plan.
z. Once approved, provide the IDOT permit for the sidewalk connections.
aa. Relocate "Do Not Enter" pavement marking to the north to notify motorists prior to the drive through exit.
bb. Wherever possible, please use native woody and herbaceous plant material.
cc. When specifying plants for the end parking lot islands, use material whose mature height is less than 24" for driver visibility.

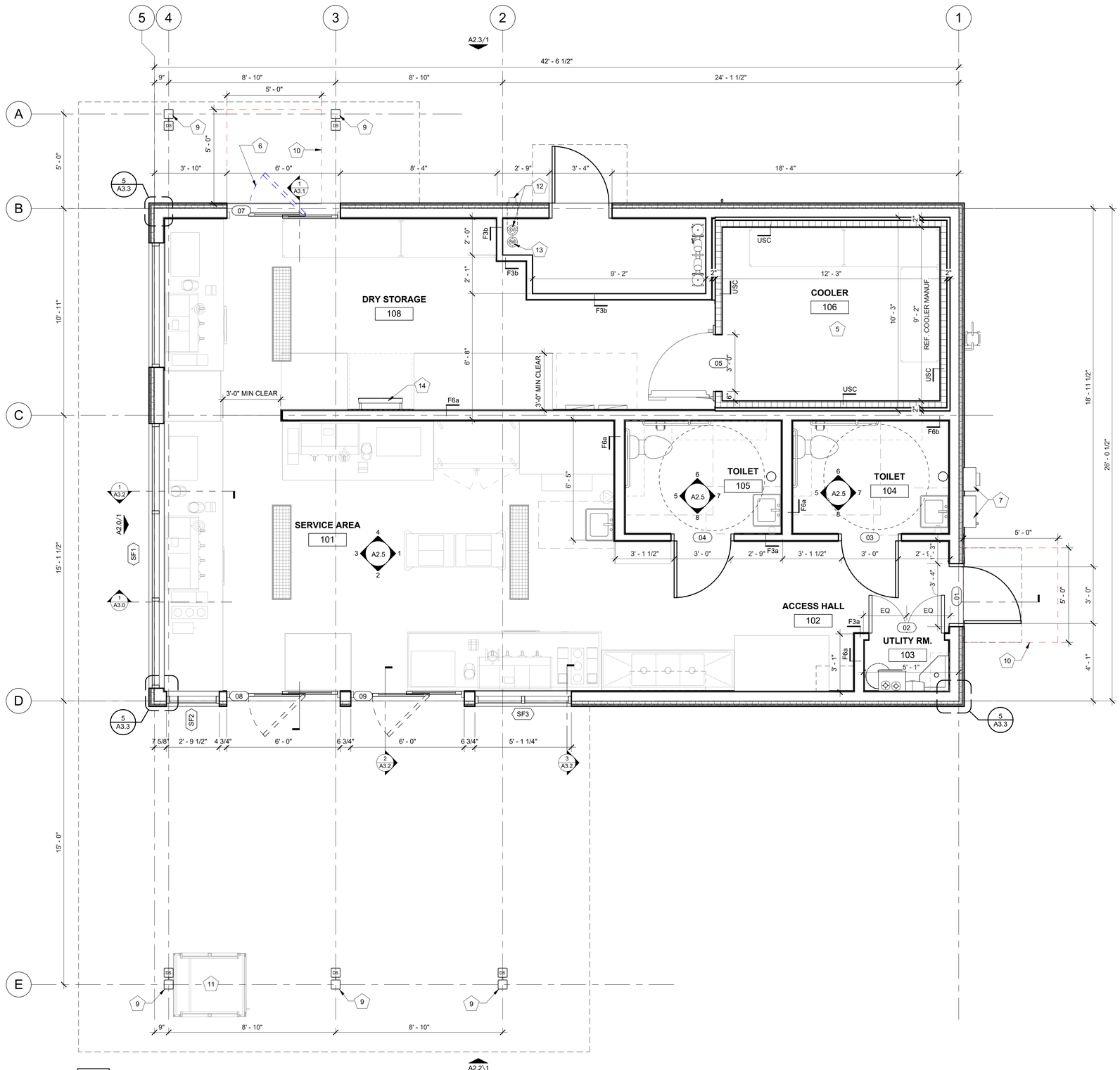
7. Prior to the issuance of a Building Permit, the petitioner shall submit a revised copy of the Building Plans to the Community Development Department which include the following:
   a. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg. The plans will receive a detailed review during the commercial building permit process.
8. 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.
9. Separate sign permits will be required for all signage.
10. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Project Narrative, prepared by 7 Brew and received by the Community Development Department on January 15, 2026.
    b. Preliminary Landscape Plan Title L0.1, prepared by Dickson Design Studio, dated January 27, 2026, last revised April 30, 2026, and received by the Community Development Department on May 1, 2026.
    c. Preliminary Landscape Plan Details L0.2, prepared by Dickson Design Studio, dated January 27, 2026, last revised April 30, 2026, and received by the Community Development Department on May 1, 2026.
    d. Tree Preservation/Removal Plan L1.1, prepared by Dickson Design Studio, dated January 27, 2026, last revised April 30, 2026, and received by the Community Development Department on May 1, 2026.
    e. Preliminary Landscape Plan Notes L1.2, prepared by Dickson Design Studio, dated January 27, 2026, last revised April 30, 2026, and received by the Community Development Department on May 1, 2026.
    f. Preliminary Landscape Plan L2.1, prepared by Dickson Design Studio, dated January 27, 2026, last revised April 30, 2026, and received by the Community Development Department on May 1, 2026.
    g. Floor Plan A1.2, prepared by Veritas Architecture + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.
    h. Roof Plan A1.7, prepared by Veritas Architecture + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.
    i. Exterior Elevations A2.0-A2.3, prepared by Veritas l + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.

j. Building Section A3.0, prepared by Veritas Architecture + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.
k. Trash Enclosure A5.4, prepared by Veritas Architecture + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.
l. Material Color Board, prepared by Veritas Architecture + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.
m. Renderings, prepared by Veritas Architecture + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.
n. Final Engineering Title Sheet C-1, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.
o. Site Plan C-2, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.
p. Grading and Drainage Plan C-3, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.
q. Utility Plan C-4, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.
r. Stormwater Pollution Prevention Plan C-5, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.
s. Details C-6, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.
t. Existing Conditions and Demolition Plan C-7, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.
u. Photometric Point-by-Point Footcandle Plot A260186B, prepared by Security Lighting, dated April 27, 2026 and received by the Community Development Department on May 1, 2026.
v. Preliminary Sign Elevation SK1, prepared by Reitan Architects, LLC., dated November 26, 2025, last revised May 18, 2026 and received by the Community Development Department on June 1, 2026.
w. Detail Plan: Site Signage, prepared by Dickson Design Studio, dated November 26, 2025, last revised May 18, 2026 and received by the Community Development Department on June 1, 2026.
x. Plat of Subdivision, prepared by Northwestern Engineering Consultants, dated January 12, 2026 and received by the Community Development Department on May 1, 2026.
y. Plat of Survey, prepared by Northwestern Engineering Consultants, dated October 28, 2025 and received by the Community Development Department on January 15, 2026.

Pc: Petitioner
Property Owner

FLOOR PLAN KEYNOTES

MARK	DESCRIPTION
1	18" x 24" CHAMFERED MOP SINK; REF PLUMBING
2	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
3	STEP, CENTER ON DOOR
4	FABRICATED STEEL MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
5	COOLER BY OTHERS; COORD LOCATION & SPECS WITH CIVIL & STRUCT
6	ADA AUTO/MANUAL EGRESS CAPABLE
7	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
8	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
9	CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
10	FROST-PROTECTED EGRESS FOUNDATION PAD
11	CANVAS CRAFT WARMING HUT
12	OVERFLOW INTERNAL ROOF DRAIN TO GRADE; DAYLIGHTS THROUGH WALL TO LAMB'S TONGUE SCUPPER; COORD W/ MEP & CIVIL
13	INTERNAL ROOF DRAIN TO STORMWATER SYSTEM; COORD W/ MEP & CIVIL
14	INTERNAL ROOF ACCESS LADDER



1 FLOOR PLAN
3/8" = 1'-0"

NORTH

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WHOBREW, LLC

406 EAST GOLF ROAD, SCHAUMBURG, ILLINOIS 60173

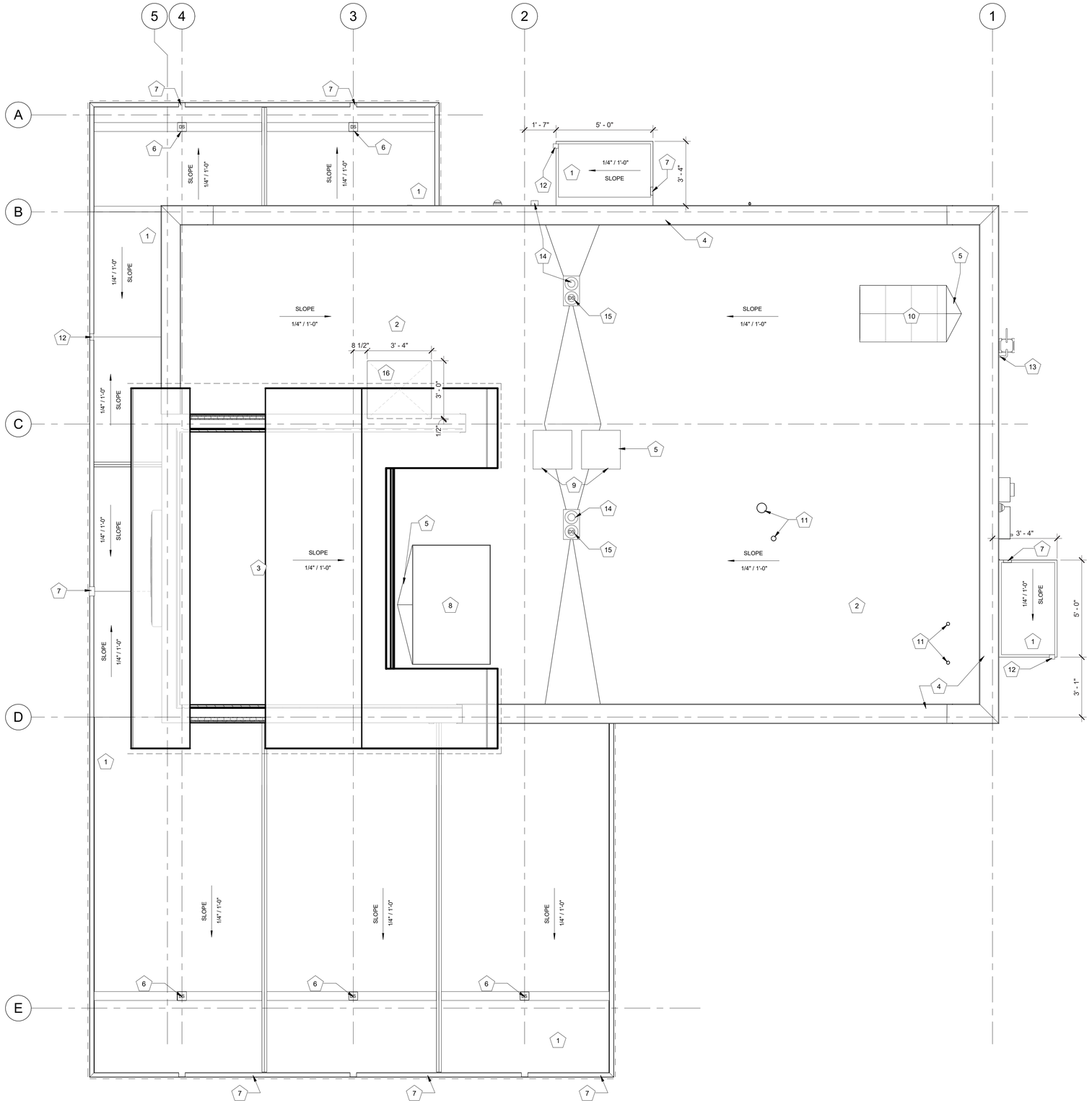
REVISIONS

No.	Description	Date

sheet issue date: 11/24/2025
project no.: 23.43.56
sheet contents: FLOOR PLAN
sheet no.: A1.2

ROOF PLAN KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY W/ TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-UP CRICKET FRAMING; REF STRUCT
2	30 YEAR WARRANTY TPO ROOFING ON TAPERED POLYISO INSULATION, OVER ROOF SHEATHING PER STRUC
3	MP-5 BERRIDGE CURVED TEE-PANEL STANDING SEAM METAL ROOF ARC METAL ROOF ON ICE AND WATER SHIELD ON PLYWOOD ROOF SHEATHING; SUPPLY SNOW GUARD WITHIN EACH ROOF PANEL/BAY ACROSS ENTIRE LENGTH; INSTALL LIGHTNING STRIKE PROTECTION AT ROOF PEAK
4	BRAKE METAL CAP; REF ELEVATIONS
5	CONTRACTOR TO PROVIDE CRICKETS AS REQ. AROUD MECHANICAL UNITS
6	ROOF DRAIN; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
7	OVERFLOW TO GRADE
8	HVAC EQUIPMENT
9	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
10	CONTRACTOR TO PROVIDE CRICKETS AS REQ. AROUD MECHANICAL UNITS
11	VARIOUS ROOF PENETRATIONS REQUIRED FOR VENTING AND MISC. REF MEP FOR REQUIRED ROOF PENETRATIONS AND LOCATIONS
12	SCUPPER
13	GAS LINE; REF PLUMBING
14	OVERFLOW INTERNAL ROOF DRAIN TO GRADE; DAYLIGHTS THROUGH WALL TO LAMB'S TONGUE SCUPPER; COORD W/ MEP & CIVIL
15	INTERNAL DOWNSPOUT TO STORMWATER SYSTEM; COORD CIVIL & MEP
16	INTERNAL ROOF ACCESS HATCH



1 ROOF PLAN
3/8" = 1'-0"

NORTH

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REVISIONS

No.	Description	Date

sheet issue date: 11/24/2025
project no.: 23.43.56
sheet contents: ROOF PLAN
sheet no.: A1.7

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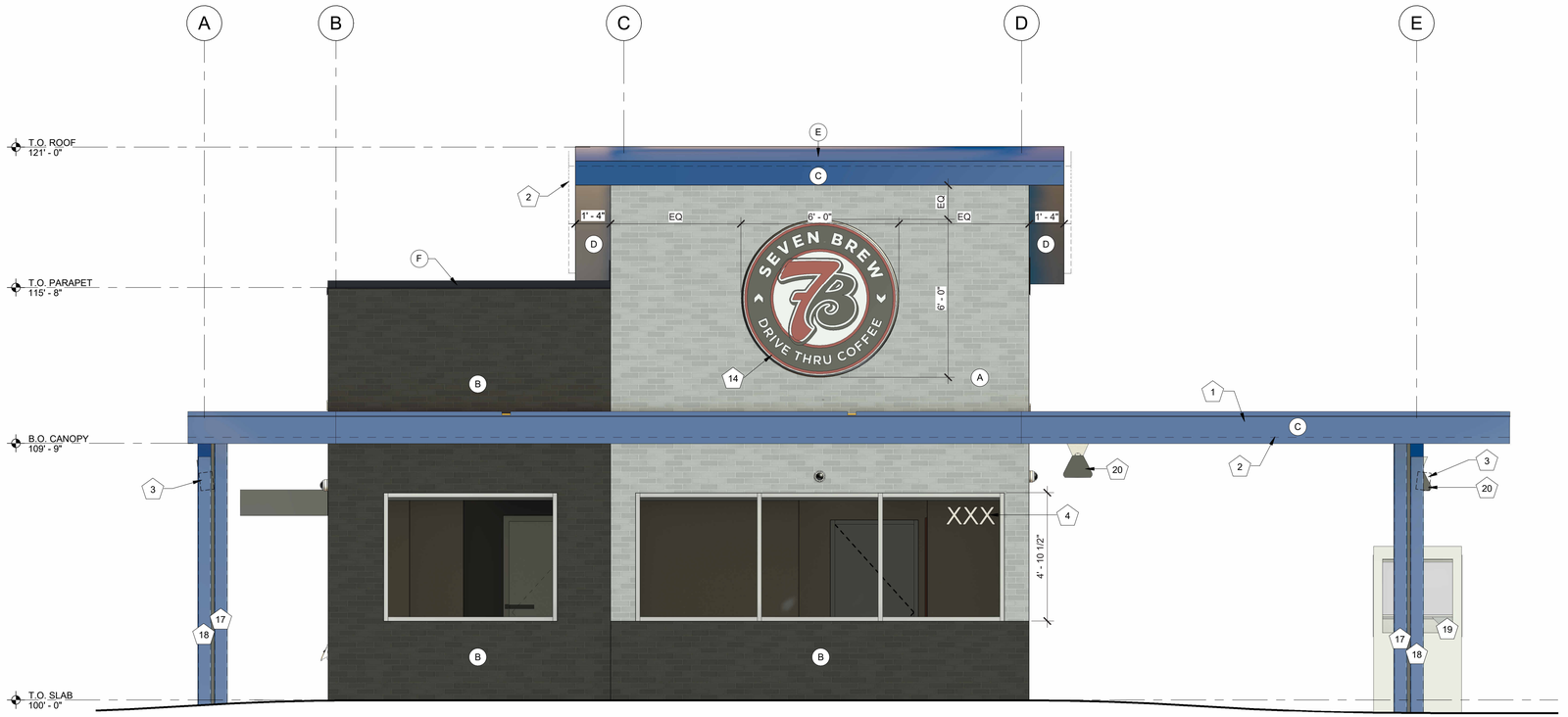


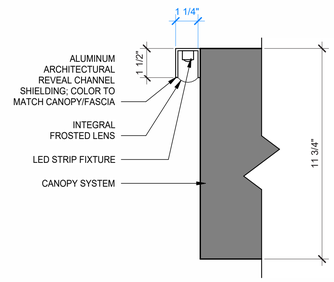
1 **EXTERIOR ELEVATION - SOUTH**
3/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS LEGEND

MARK	DESCRIPTION
A	MODULAR BRICK SIDING (BRK-2)
B	MODULAR BRICK SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-4)
E	STANDING SEAM ROOF PANELS (MP-5)
F	METAL BRAKE CAP (MP-3)
G	BRAKE METAL FASCIA (MP-6)
H	VERTICAL METAL PANELS (MP-1)

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY; REF STRUCTURAL
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	KNOX BOX
9	DAYLIGHT ROOF OVERFLOW DRAIN; TRIM WITH BRASS LAMBS TONGUE
10	OUTLINE OF MECHANICAL UNIT BEYOND
11	DISPLAYS2GO MODEL: LEDOD2436 SILVER FRAME; INSTALLED IN FIELD BY GC; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
12	GUTTER AND DOWNSPOUT; PAINT TO MATCH MP-2
13	SURFACE-MOUNTED LIGHTED SIGN BOX
14	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
15	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
16	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
17	EXPOSED DOWNSPOUT, PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
18	PAINTED STRUCTURAL CANOPY COLUMN; REF STRUCT
19	TEMPORARY CANVAS CRAFT BOOTH
20	CANOPY HEATER
21	GAS METER PAINTED TO MATCH BUILDING; RE PLUMBING
22	FIRE DEPT CONNECTION PER FIRE SPRINKLER DRAWINGS
23	"FIRE SPRINKLER/FIRE ALARM CONTROL ROOM", AS APPLICABLE, IN MINIMUM 6-INCH LETTERS.
24	PAINT MAN DOOR TO MATCH BUILDING



2 **ALT. SHIELDED LED STRIP LIGHT DETAIL**
3" = 1'-0"

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REVISIONS

No.	Description	Date

sheet issue date:
11/24/2025

project no.:
23.43.56

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:
A2.0

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY; REF STRUCTURAL
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	KNOX BOX
9	DAYLIGHT ROOF OVERFLOW DRAIN; TRIM WITH BRASS LAMBS TONGUE
10	OUTLINE OF MECHANICAL UNIT BEYOND
11	DISPLAYS2GO MODEL: LEDOD2436 SILVER FRAME; INSTALLED IN FIELD BY GC; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
12	GUTTER AND DOWNSPOUT; PAINT TO MATCH MP-2
13	SURFACE-MOUNTED LIGHTED SIGN BOX
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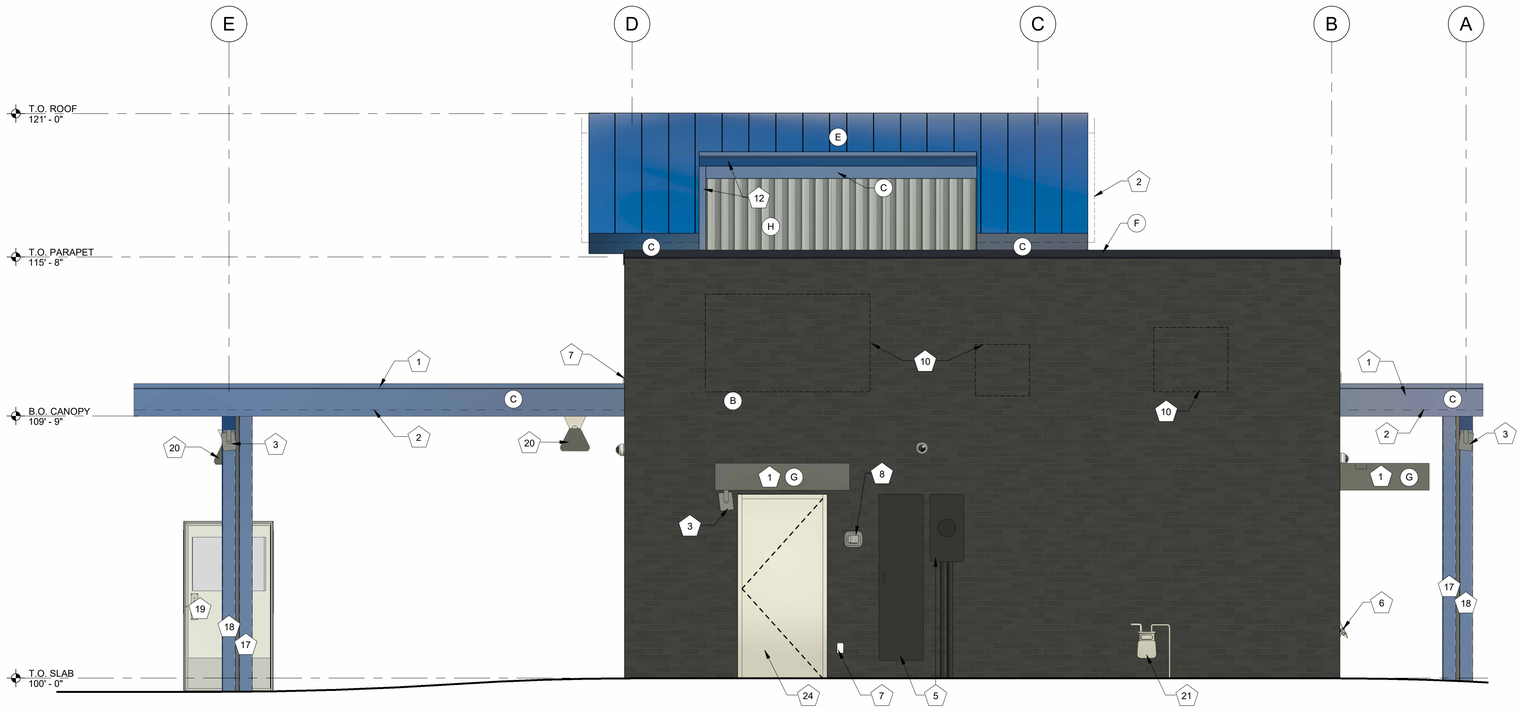
19	TEMPORARY CANVAS CRAFT BOOTH
20	CANOPY HEATER
21	GAS METER PAINTED TO MATCH BUILDING; RE PLUMBING
22	FIRE DEPT CONNECTION PER FIRE SPRINKLER DRAWINGS
23	"FIRE SPRINKLER/FIRE ALARM CONTROL ROOM", AS APPLICABLE, IN MINIMUM 6-INCH LETTERS.
24	PAINT MAN DOOR TO MATCH BUILDING

EXTERIOR ELEVATION MATERIALS LEGEND

MARK	DESCRIPTION
A	MODULAR BRICK SIDING (BRK-2)
B	MODULAR BRICK SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-4)
E	STANDING SEAM ROOF PANELS (MP-5)
F	METAL BRAKE CAP (MP-3)
G	BRAKE METAL FASCIA (MP-6)
H	VERTICAL METAL PANELS (MP-1)



1 EXTERIOR ELEVATION - NORTH
3/8" = 1'-0"

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REVISIONS

No.	Description	Date

sheet issue date: 11/24/2025

project no.: 23.43.56

sheet contents: EXTERIOR ELEVATIONS

sheet no.: A2.1

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EXTERIOR ELEVATION MATERIALS LEGEND

MARK	DESCRIPTION
A	MODULAR BRICK SIDING (BRK-2)
B	MODULAR BRICK SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-4)
E	STANDING SEAM ROOF PANELS (MP-5)
F	METAL BRAKE CAP (MP-3)
G	BRAKE METAL FASCIA (MP-6)
H	VERTICAL METAL PANELS (MP-1)

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY; REF STRUCTURAL
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	KNOX BOX
9	DAYLIGHT ROOF OVERFLOW DRAIN; TRIM WITH BRASS LAMBS TONGUE
10	OUTLINE OF MECHANICAL UNIT BEYOND
11	DISPLAYS2GO MODEL: LEDOD2436 SILVER FRAME; INSTALLED IN FIELD BY GC; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
12	GUTTER AND DOWNSPOUT; PAINT TO MATCH MP-2
13	SURFACE-MOUNTED LIGHTED SIGN BOX
14	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
15	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
16	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
17	EXPOSED DOWNSPOUT, PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
18	PAINTED STRUCTURAL CANOPY COLUMN; REF STRUCT
19	TEMPORARY CANVAS CRAFT BOOTH
20	CANOPY HEATER
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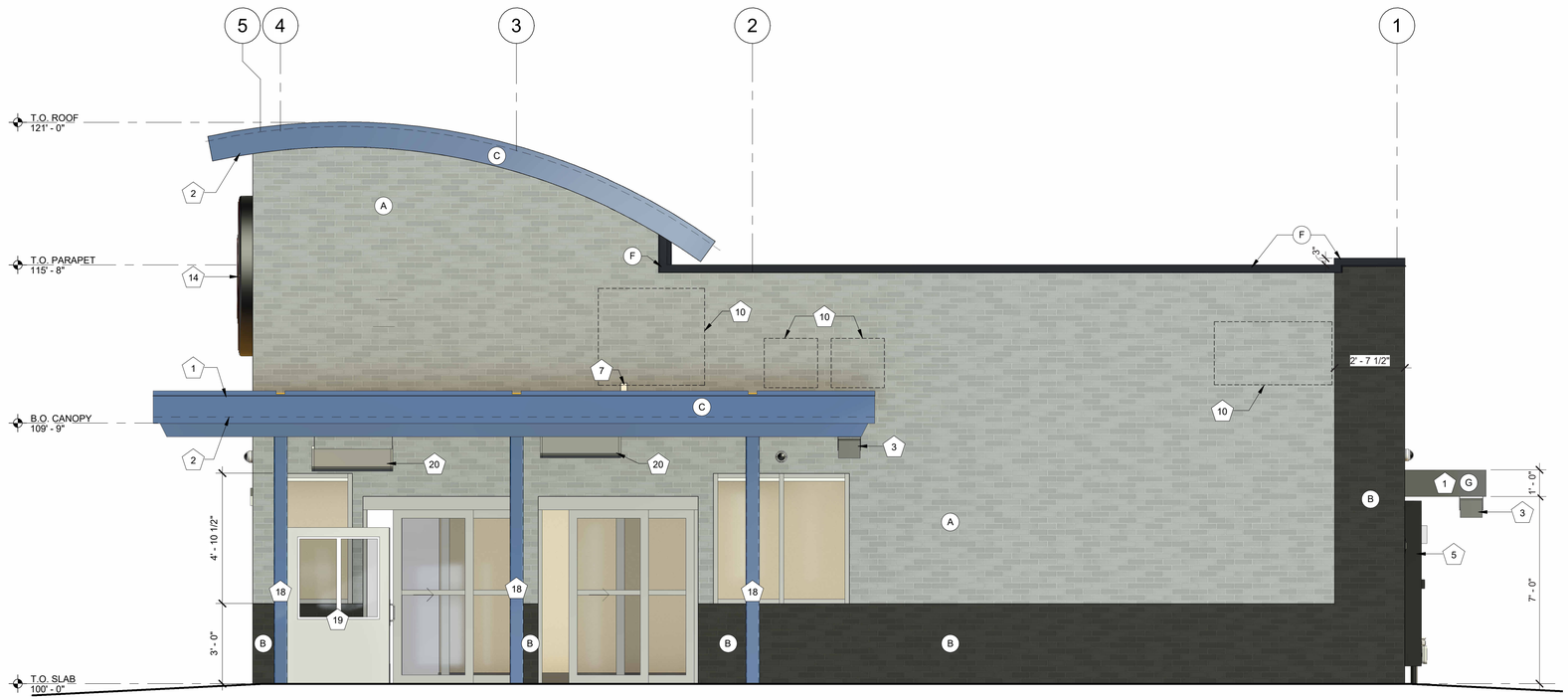
22	FIRE DEPT CONNECTION PER FIRE SPRINKLER DRAWINGS
23	"FIRE SPRINKLER/FIRE ALARM CONTROL ROOM", AS APPLICABLE, IN MINIMUM 6-INCH LETTERS.
24	PAINT MAN DOOR TO MATCH BUILDING



1 **EXTERIOR ELEVATION - WEST**
3/8" = 1'-0"

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REVISIONS

No.	Description	Date

sheet issue date: 11/24/2025
project no.: 23.43.56
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.2

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EXTERIOR ELEVATION MATERIALS LEGEND

MARK	DESCRIPTION
A	MODULAR BRICK SIDING (BRK-2)
B	MODULAR BRICK SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-4)
E	STANDING SEAM ROOF PANELS (MP-5)
F	METAL BRAKE CAP (MP-3)
G	BRAKE METAL FASCIA (MP-6)
H	VERTICAL METAL PANELS (MP-1)

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY; REF STRUCTURAL
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
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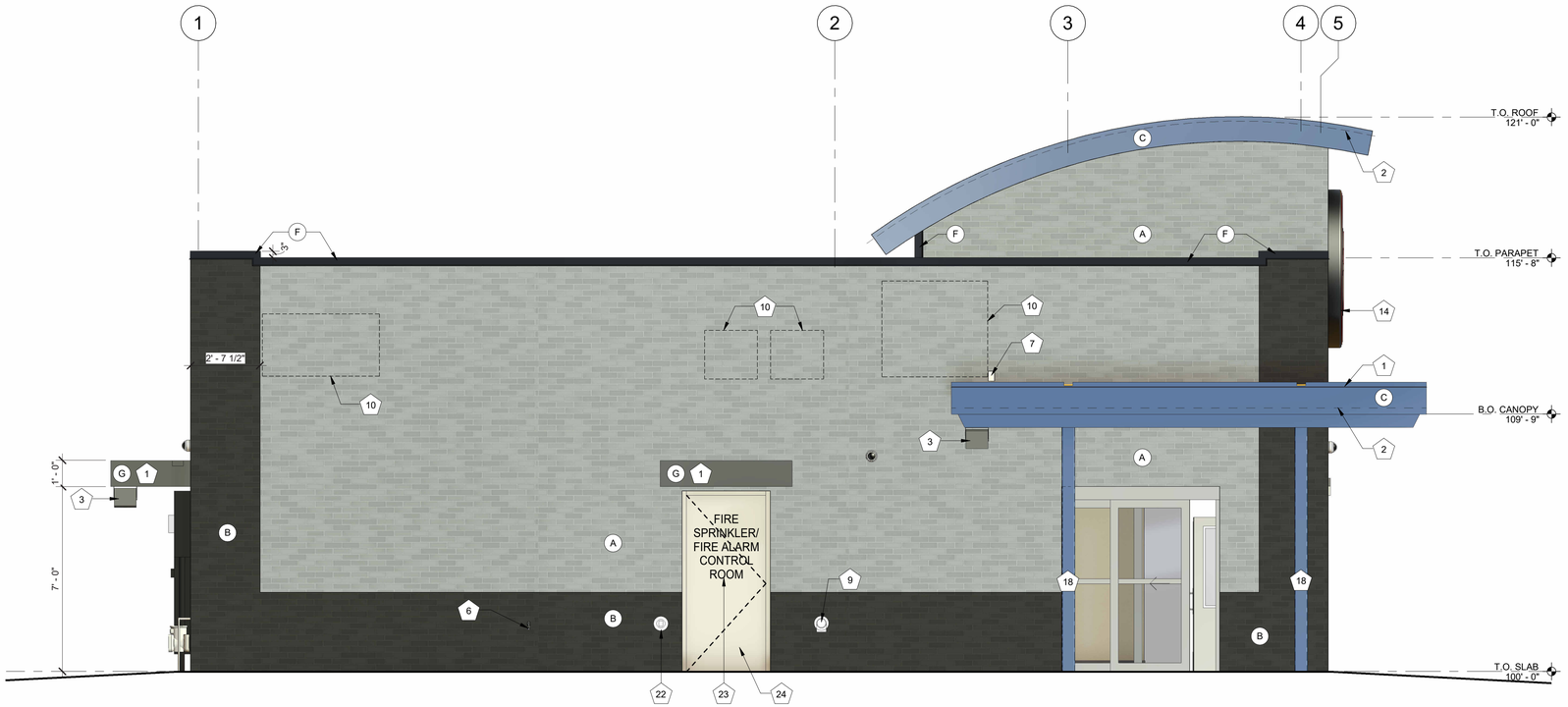

1 EXTERIOR ELEVATION - EAST
3/8" = 1'-0"

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REVISIONS

No.	Description	Date

sheet issue date: 11/24/2025
project no.: 23.43.56
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.3

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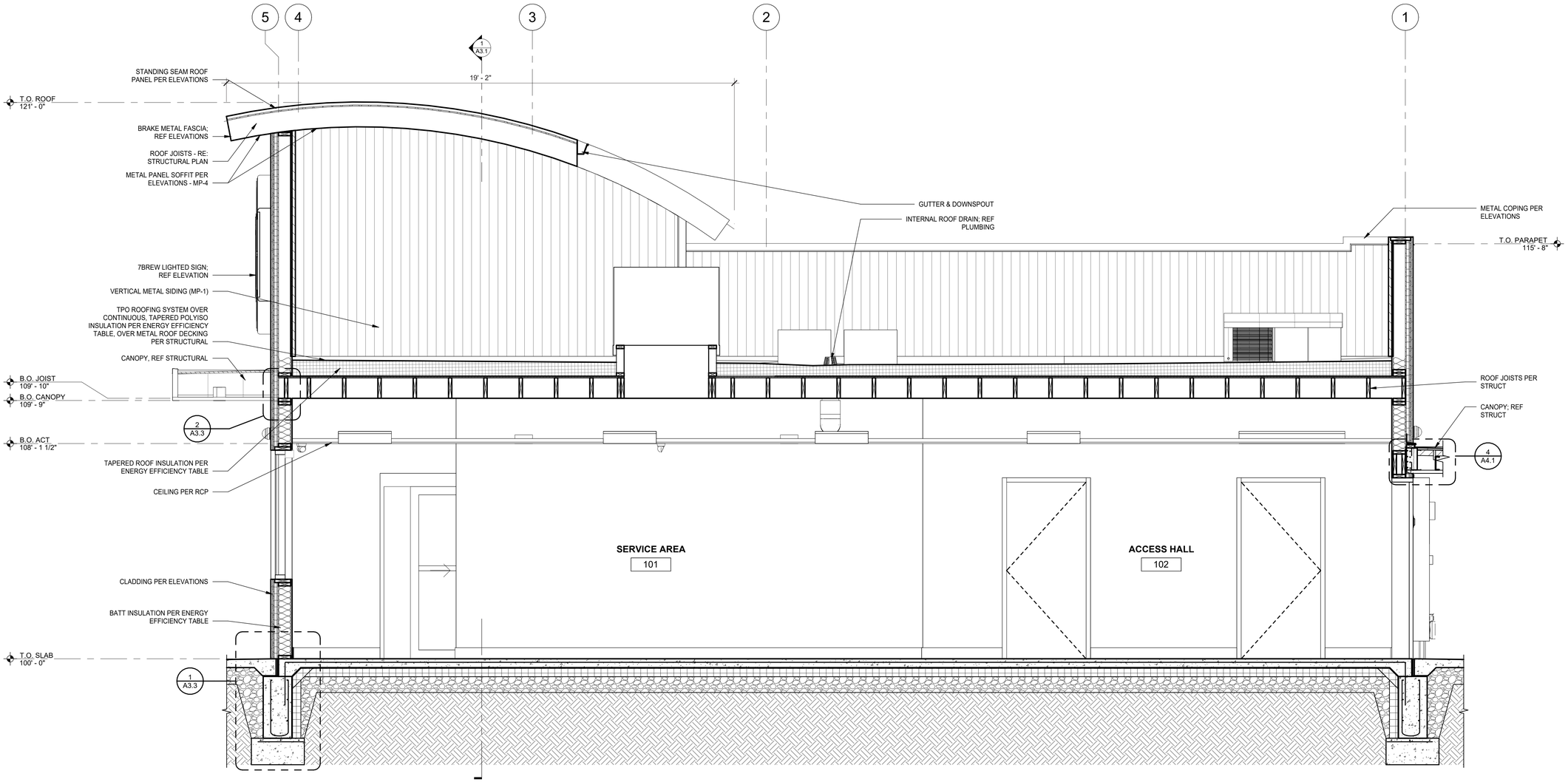

1 BUILDING SECTION

1/2" = 1'-0"

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REVISIONS

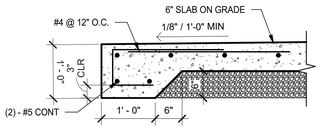
No.	Description	Date

sheet issue date: 11/24/2025

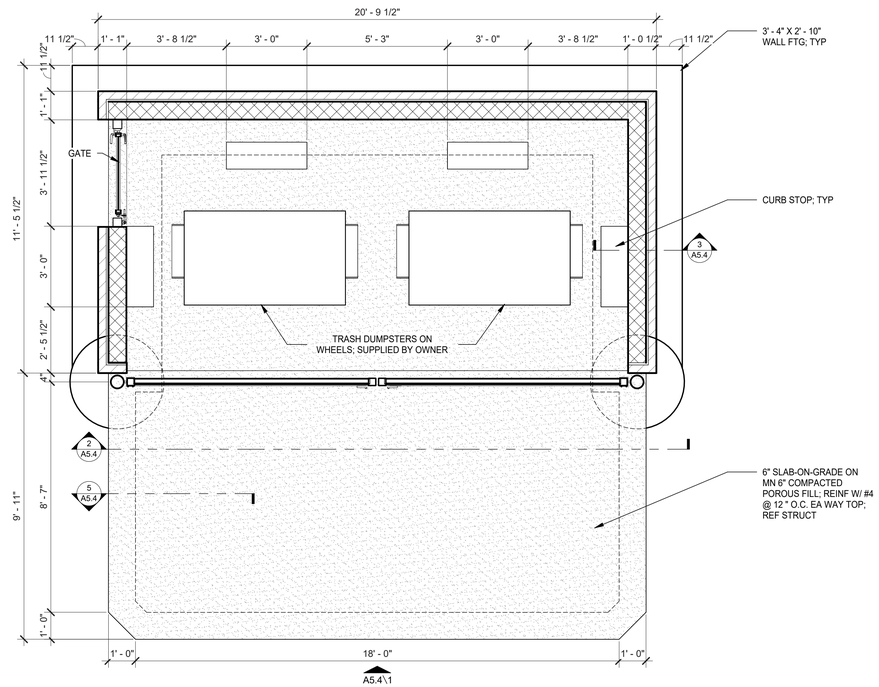
project no.: 23.43.56

sheet contents: BUILDING SECTION

sheet no.: A3.0



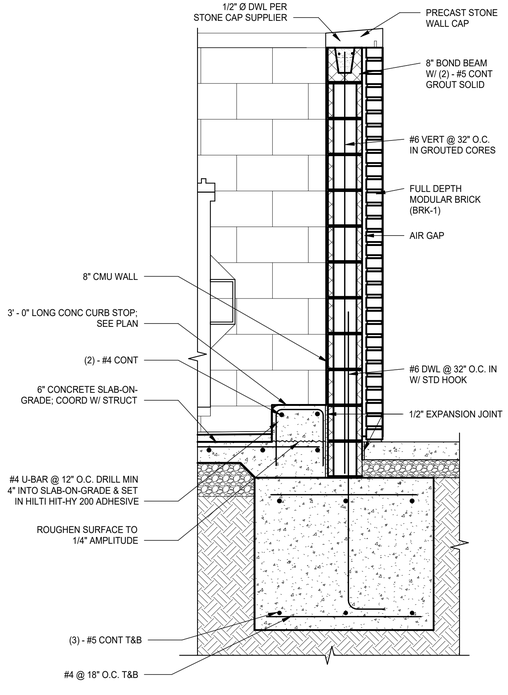
5 ENCLOSURE DETAIL - APRON
3/4" = 1'-0"



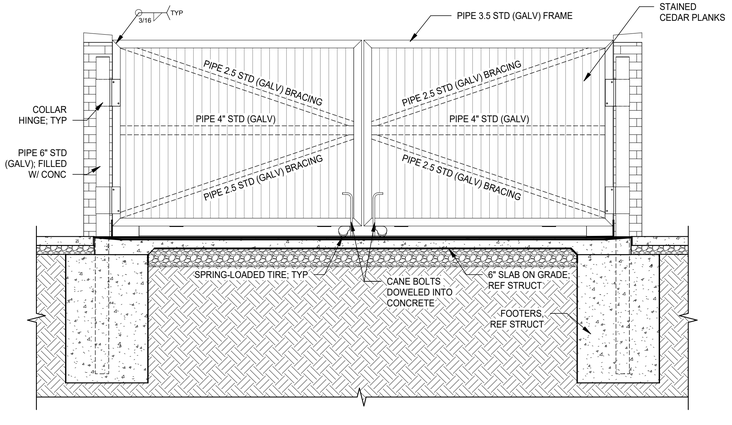
4 ENCLOSURE PLAN
3/8" = 1'-0"

ENCLOSURE KEYNOTES

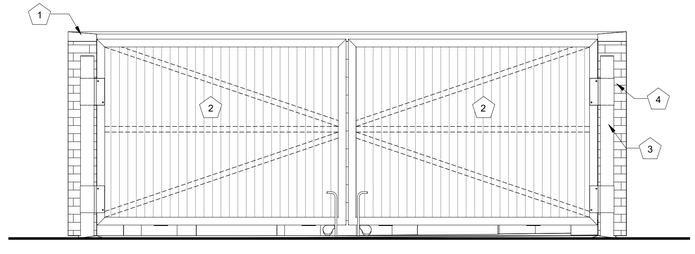
Note Number	Note Text
1	MASONRY CAP ON TOP OF CMU WALL; COLOR TO MATCH ZINC GREY MP-3
2	1X6 VERTICAL CLEAR SEALED CEDAR PLANKS
3	ALL METAL FRAMING, POST AND HARDWARE 1 COAT POR-15 PRIMER AND 2 COATS FINISH. PAINT TO BE OIL BASED; COLOR TO MATCH ROYAL BLUE MP-2
4	BRK-1 OVER CMU



3 ENCLOSURE SECTION - WALL
3/4" = 1'-0"



2 ENCLOSURE SECTION - FRONT
3/8" = 1'-0"



1 ENCLOSURE ELEVATION - FRONT
3/8" = 1'-0"

veritas
architecture + design
707 n. 6th street
kansas city, ks 66101
www.veritas-ad.com
913.308.1460
consulting engineer:

7 BREW DRIVE THRU - SCHAUMBURG IL - GOLF

WHOBREW, LLC

406 EAST GOLF ROAD, SCHAUMBURG, ILLINOIS 60173

REVISIONS

No.	Description	Date

sheet issue date: 11/24/2025

project no.: 23.43.56

sheet contents: TRASH ENCLOSURE

sheet no.: A5.4

4/30/2026 11:07:18 AM C:\Users\sam\Documents\23.43.56_Schaumburg IL - Golf_Entitlement_R24_sam6QWCY.rvt

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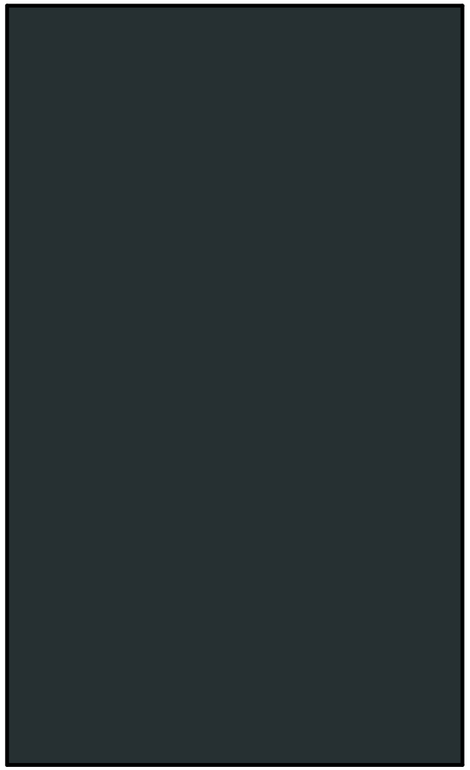
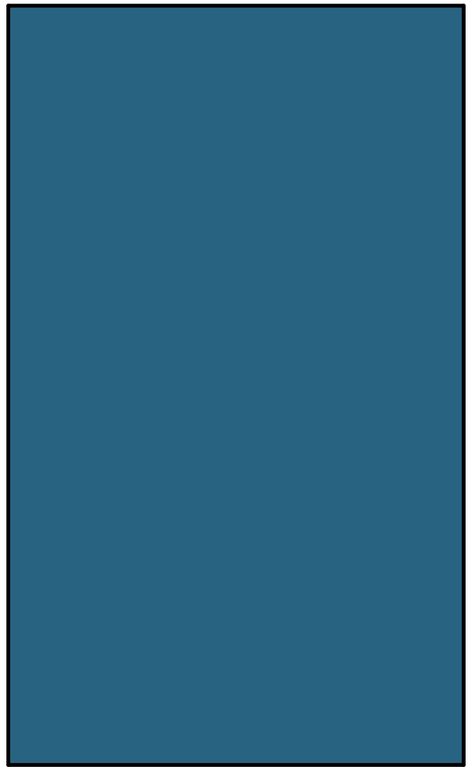
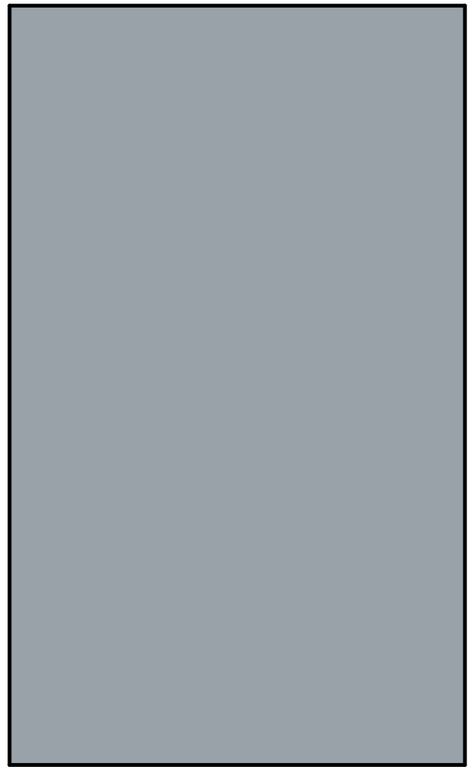
7 Brew Site Constructed Template V1.0



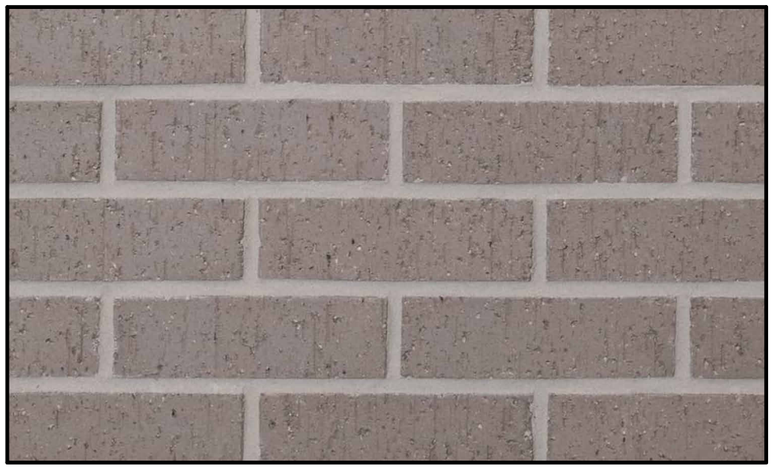
BLACK METAL PANEL MP-6
BRAND: BERRIDGE
COLOR: BLACK
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



BLUE METAL PANEL MP-2, MP-4
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



MODULAR BRICK - BRK-2
BRAND: GLEN GERY
COLOR: STONE GREY
FINISH: KLAYCOAT



MODULAR BRICK - BRK-1
BRAND: GLEN GERY
COLOR: CHARCOAL
FINISH: KLAYCOAT

23.43.56
7 BREW DRIVE THRU - SCHAUMBURG IL - GOLF
11/24/2025

MATERIAL COLOR BOARD



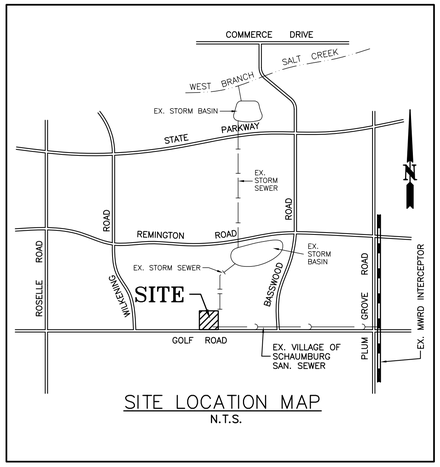


23.43.56
7 BREW DRIVE THRU - SCHAUMBURG IL - GOLF
11/24/2025

RENDERINGS

SEVEN BREW

FINAL ENGINEERING
400 E. GOLF ROAD
SCHAUMBURG, ILLINOIS



SITE LOCATION MAP
N.T.S.

PROJECT CONTACT INFORMATION

PLANNING AND ZONING, BUILDING PERMITS
VILLAGE OF SCHAUMBURG
COMMUNITY DEVELOPMENT
JULIE FITZGERALD
847-923-4430

SEWER AND WATER
VILLAGE OF SCHAUMBURG
ENGINEERING AND PUBLIC WORKS
MICHAEL HALL
847-923-6612

ELECTRIC PROVIDER
COMMONWEALTH EDISON
ComEd Customer Care Center
P.O. Box 805379
Chicago, IL 60680-5379
877-526-6331

NATURAL GAS PROVIDER
NICOR GAS COMPANY
1844 Ferry Road
Naperville, IL 60563-9662
888-642-6748

COMMUNICATIONS PROVIDERS
AT&T
888-333-6651
800-331-0500
COMCAST
855-211-8989

LEGEND

EXISTING		PROPOSED
× W=E620.12	WALK GRADE	×W=631.75
× C=E624.21	CURB GRADE	×C=630.62
× G=E619.94	GUTTER GRADE	×G=630.39
× P=E618.82	PAVEMENT GRADE	×P=631.25
× E619.75	GRADE	×632.51
639	CONTOUR	639
	CONCRETE CURB	
	CONC. CURB TO BE REMOVED	
	RETAINING WALL	
	SANITARY SEWER	
	COMBINED SEWER	
	STORM SEWER	
W 12"	WATERMAIN	W4
-X-X-X-X-	METAL FENCE	
	GUARD RAIL	
	DITCH FLOWLINE	
	MANHOLE	
	CATCH BASIN	
	INLET BASIN	
	VALVE VAULT	
	VALVE BOX	
	LIGHT POLE	
	WOOD POLE	
	FIRE HYDRANT	
	DIRECTION OF DRAINAGE	
	CONCRETE WALK/PAVEMENT	
	ASPHALT PAVEMENT	
	SILT FENCE	S
	TREE	
	PROPERTY LINE	
SL	STREET LIGHT CONDUIT	SL
E	UNDERGROUND ELECTRIC	
G	GAS MAIN	
T	UNDERGROUND TELEPHONE	
OH	OVERHEAD WIRES	
	OVERLAND FLOW ROUTE	
	WOOD FENCE	

DRAINAGE STATEMENT
To the best of my knowledge and belief, the drainage of surface waters will not be changed by the proposed development. If any drainage patterns will be changed, reasonable provisions have been made for the collection and diversion of such surface waters in to the public area, or drains approved for the use by the municipal engineer, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damages to adjoining properties. Upon study and investigation of flood insurance rate map of Cook County, Illinois, map number 17031C0187J dated revised August 19, 2008, the property appears to be located in zone X, areas determined to be outside 500 year floodplain.

Daniel M. Havlik Jr.
IL. Prof. Eng. No. 062-039375
Lic. Exp. 11-30-27

SPECIAL NOTE:
THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK IN A MANNER AS TO MINIMIZE HAZARDS TO VEHICULAR AND PEDESTRIAN TRAFFIC. TRAFFIC CONTROLS AND WORK SITE PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 6 (TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) OF THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL SIGNS, BARRICADES, FLAGGERS, ETC. REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED BY THE CONTRACTOR. ANY WORK IN THE GOLF ROAD RIGHT OF WAY SHALL COMPLY WITH ALL IDOT AND VILLAGE OF SCHAUMBURG STANDARDS AND REQUIREMENTS.

GENERAL NOTES AND SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", latest edition, except as may be modified by the project plans and specifications.
2. All underground construction shall comply with the requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
3. Water mains shall be protected in accordance with the requirements of the Illinois EPA. Where a sewer crosses a water main, a minimum vertical separation of 18" shall be provided between the top of the sewer pipe and the bottom of the water main pipe. Where this 18" vertical separation is not provided or when the water main crosses below the sewer, the sewer shall be constructed to water main standards for a minimum of 10 feet on each side of the water main unless otherwise noted on the drawings. If the water main crosses beneath the sewer, 18" vertical separation shall be provided in all cases. Minimum water main cover is 5.5 feet. Minimum horizontal separation of 10' between sewer and water main is required.
4. All sewer and water main trenches under or within 2 feet of existing or proposed curbs or roadway pavement shall be backfilled with compacted porous granular backfill (IDOT gradation CA-6).
5. Commonwealth Edison, A.T.&T. Telephone, NICOR Gas and other utility company facilities are not necessarily shown on the drawings and must be located in the field prior to construction. Call J.U.L.I.E. (1-800-892-0123) at least 48 hours prior to the start of construction.
6. Any pavement or other improvements disturbed by contractor's operations shall be replaced in kind at no additional cost.
7. Valve vault, catch basin, and manhole covers and rings shall be set in workmanlike manner in mastic bed.
8. All elevations shown are NAVD 88 datum.
9. The Village of Schaumburg EPW and Community Development Departments shall be notified at least two working days prior to the start of construction. Contact number for inspections shall be 847-923-4420.
10. All structures shall be clean at time of final acceptance by the Village at no additional cost.
11. All work to meet all State and local codes and requirements.
12. Water and sewer locations are shown on the drawing from the best available information and must be located in the field by the contractor prior to construction. Any discrepancy that the contractor may find with the plan shall be immediately reported to the engineer and the Village for resolution prior to proceeding with construction.
13. Valve vault lids shall be stamped "Water",storm manhole covers shall be stamped "Storm",and sanitary manhole covers shall be stamped "Sanitary".
14. PVC sewer pipe to be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D3212, unless otherwise noted on the drawings.
15. D.I. sewer pipe to be cement-lined ductile iron pipe, Class 52 conforming to ANSI specification A21.51 with push-on rubber gasket joints ANSI A21.11. All D.I. sewer pipe shall be polyethylene wrapped, 8 mil thick per AWWA C-105-72.
16. Stone bedding 1/4" to 1" in size, with a minimum of 12" above pipe and 6" below pipe shall be provided for all sewer construction (IDOT gradation CA-11 or CA-13).
17. All floor drains shall be connected to the sanitary sewer system. All down spouts and footing drains shall discharge into the storm sewer system.
18. "Band Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
19. Concrete thrust blocks to prevent movement of water main under pressure shall be placed at all tees, valves, and bends of 11 1/4° and greater.
20. PVC Storm sewer pipe shall be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D 3212, except as noted.
21. Concrete and reinforced concrete storm sewer to be type and class noted on the drawing with rubber gasket joints conforming to ASTM C-443.
22. Any new water service line (2" and smaller) shall be copper water tube, type K, soft temper for underground service conforming to ASTM B-88 and B251 and also conforming to all Village of Schaumburg requirements. Water mains and service lines larger than 2" shall be cement-lined ductile iron, Class 52, conforming to ANSI specification A21.51 with push-on rubber gasket joints. All fittings to be cement lined. Sterilization and pressure testing in accordance with the local governing authority's requirements in included. All ductile iron watermain shall be polyethylene wrapped, 8 mil thick per ANSI 221.5-1972 and AWWA C-105-72.
23. The contractor(s) shall indemnify the owner, Northwestern Engineering Consultants, P.C. and the municipality, their agents, etc. from all liability involved with the construction, installation and testing of the work on this project. The contractor(s) is (are) solely responsible for jobsite safety.
24. All concrete used shall be I.D.O.T. Class SI, except for concrete pavement which shall be Class PV (3500 psi min. @14 days).
25. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, the following method shall be used:
    A. Circular saw-cut of sewer main by proper tools ("Sewer-Tap" machine or similar) and proper installation of hub-wye 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.
26. Not Used.
27. The contractor is responsible for maintaining a clean construction area and shall remove debris resulting from his operations. Open trenches or other construction hazards shall be protected with barricades at the end of each day's operations.
28. The contractor shall be responsible for compliance with all of the requirements of the Occupational Safety and Health Act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with the construction project.
29. All existing buildings, foundations, utilities, landscaping, fences, and other improvements on adjacent properties shall be protected at all times during construction. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
30. In order to prevent damage due to settlement, structural support shall be provided for the upper pipe at all water main/sewer crossings in accordance with standard drawings 19, 20, 21, 22, and/or 23 (whichever is applicable to the particular situation) as shown in the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition.
31. The sanitary sewer shall be tested in accordance with the specifications in the "Standard Specifications for Water and Sewer Main Construction in Illinois", and all Village of Schaumburg and MWRD requirements including deflection testing and air testing. All sanitary manholes shall be tested for leakage in accordance with ASTM C1244-02 (vacuum test).
32. All construction and traffic control within the highway right-of-way shall comply with all Illinois Department of Transportation and Village requirements. Pavement, curb, concrete walk or any other improvements disturbed by contractor's operations shall be replaced in kind.
33. All excess excavated material shall become the property of the contractor and shall be removed from the site and legally disposed of by him. The contractor shall have a meeting with the developer prior to the start of earthwork operations to discuss his schedule and plan for the earthwork operations. The contractor shall comply with all the current requirements of the State of Illinois EPA Clean Construction and Demolition Debris (CCDD) Requirements.
34. The contractor and its employees are responsible to comply with all the requirements of the IDOT "Confined Space Entry Policy" as published by IDOT, latest edition, insofar as it relates to entry into manholes, sewers, pipes, lift stations, vaults, wet wells, tanks, and other confined spaces that may be involved with this project.
35. Any damage to perimeter street curbs and/or pavement caused by the contractor's activity shall be repaired by the contractor.
36. The MWRD Local Sewer Section Field Office (708) 588-4055 must be notified at least two working days prior to the start of construction.
37. Subgrade preparation for all pavements and other improvements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deleterious material. Fill placement under all paved areas shall be compacted to 95% Modified Proctor density and shall comply with all the recommendations of the soils engineer.
38. All work shall comply with the IEPA "Standard Specifications for Soil Erosion and Sediment Control" current edition. The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precaution to prevent pollution of streams, lakes and reservoirs with fuels, oils, bituminous, concrete or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be required to maintain clean conditions.
39. NOT USED
40. 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 precast reinforced concrete. Flexible connections conforming to ASTM C-923 are required at all manhole pipe connections. See manhole details, sheet C-6.
41. Drainage from upstream properties shall not be blocked at any time in any manner by any of the proposed construction work shown on these drawings.
42. The design engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction not specified herein, nor for the safety on the job site, nor shall the design engineer be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
43. All abandoned sewers/force mains shall be completely plugged with non-shrink concrete/mortar.
44. Except for foundation/footing drains provided to protect buildings, 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.
45. The contractor is advised that the site contains trees, scrub trees, and brush. The contractor shall make his own investigation and shall include the cost of tree and brush removal as required for this construction project in his total price bid. Any trees whose trunk is located on both sides of any Seven Brew property line shall remain and be protected, unless written permission is obtained from the adjoining property owner to remove said trees. Verify the exact scope of landscape material removal/preservation with the landscape drawings.
46. All existing septic systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.
47. All work shall comply with the Village of Schaumburg "Standard Engineering Notes" shown on sheet C-12.

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

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

GENERAL DEVELOPMENT NOTES

1. All work shall be performed in a manner so as not to unreasonably impair or interfere with the use, occupancy or enjoyment of, or with any business conducted on, any adjacent property.
2. At all times during the performance of any Work all areas other than the construction site proper and the staging area shall be kept free from any loose dirt, debris, equipment or construction materials relating to the work.
3. Upon completion of the Work, Constructing Party shall promptly restore the area to as good or better condition than existed before the use of the area commenced. Restoration shall include, without limitation, clearing the areas of all loose dirt, debris, equipment and construction materials, the repair or replacement of paving, striping and landscaping, and the repair or replacement of any and all damaged areas or improvements.

INDEX OF DRAWINGS

C-1	TITLE SHEET
C-2	SITE PLAN
C-3	GRADING AND DRAINAGE PLAN
C-4	UTILITY PLAN
C-5	STORM WATER POLLUTION PREVENTION PLAN
C-6	DETAILS
C-7	EXISTING CONDITIONS AND DEMOLITION PLAN
C-8	IDOT HIGHWAY STANDARDS
C-9	IDOT HIGHWAY STANDARDS
C-10	IDOT HIGHWAY STANDARDS
C-11	MWRD NOTES
C-12	VILLAGE OF SCHAUMBURG DETAILS
L0.1	LANDSCAPE TITLE SHEET (PREPARED BY OTHERS)
L0.2	LANDSCAPE NOTES AND DETAILS (PREPARED BY OTHERS)
L1.1	LANDSCAPE PRESERVATION/REMOVAL (PREPARED BY OTHERS)
L1.2	LANDSCAPE TREE INVENTORY (PREPARED BY OTHERS)
L2.0	LANDSCAPE PLAN (PREPARED BY OTHERS)

NOTE:
SEE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY DATED NOVEMBER 4, 2025 BY VANDERSTAPPEN SURVEY, INC. FOR PROPERTY LINE AND EASEMENT INFORMATION AND DESCRIPTION OF EXISTING FEATURES WITHIN AND AROUND THE SITE.

OPERATES 24 HOURS 365 DAYS
CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP SCHAUMBURG
SEC. & 1/4 SEC. NO.# SW 1/4 11-41-10
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARKS
BENCHMARK NO. 1 (PROJECT BENCHMARK) = 777.10 NAVD88 DATUM = NATIONAL GEODETIC SURVEY DATA BENCHMARK DESIGNATION "C00 IDOT A."

BENCHMARK NO. 2 (SITE BENCHMARK) = 778.41 NAVD88 DATUM = ELEVATION OF THE NORTHEAST BOLT OF THE FIRE HYDRANT LOCATED APPROXIMATELY 57 FEET EAST AND 7 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY.

ARCHITECT-7 BREW
VERITAS ARCHITECTURE + DESIGN
MR. ADDISON BLISS
240 S. MAIN STREET
BENTONVILLE, AR 72712
479-358-1310

DEVELOPER
KEY DEVELOPMENT PARTNERS
MR. STEVE PANKO
449 N. CLARK ST, SUITE 400
CHICAGO, IL 60654
312-865-1101

REVISIONS

NO.	DATE	DESCRIPTION

DANIEL M. HAVLIK JR. 062-039375 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
Daniel M. Havlik
5-1-26
LIC. EXP. 11-30-27

PREPARED BY
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695
LICENSE EXPIRES APRIL 30, 2027
675 N. NORTH COURT
PALATINE, ILLINOIS 60067
(847) 520-8410

MAY 1, 2026

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COUNTY: COOK
CITY-TOWNSHIP: SCHAUMBURG
SEC. & 1/4 SEC. NO.#: SW 1/4 11-41-10
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

NOTE:
SEE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY DATED NOVEMBER 4, 2025 BY VANDERSTAPPEN SURVEY, INC. FOR PROPERTY LINE AND EASEMENT INFORMATION AND DESCRIPTION OF EXISTING FEATURES WITHIN AND AROUND THE SITE.

7 BREW SITE DATA BOX
ZONING – B-2 GENERAL BUSINESS DISTRICT
B-2 FRONT AND CORNER SIDE YARD BUILDING SETBACK – 28'
B-2 FRONT AND CORNER SIDE YARD PARKING SETBACK – 10'
B-2 INTERIOR SIDE YARD BUILDING SETBACK – 15'
B-2 INTERIOR SIDE YARD PARKING SETBACK – 10'
B-2 REAR YARD BUILDING SETBACK – 15'
B-2 REAR YARD PARKING SETBACK – 5'
GROSS FLOOR AREA – 1107 S.F.
NET FLOOR AREA – 997 S.F.
FLOOR AREA RATIO – 0.03
VEHICLE PARKING STALLS REQUIRED 6/1000 SF – 7 STALLS
VEHICLE PARKING STALLS PROVIDED – 10 STALLS
BICYCLE PARKING STALLS REQUIRED – 5
BICYCLE PARKING STALLS PROVIDED – 6
PROPERTY 0.87 AC = 37,797 SF
IMPERVIOUS SURFACE COVERAGE = 32%

SCALE: 1"=20'
20 0 20 40 60

7-BREW PARKING PROVIDED
9 STANDARD STALLS (9')
1 HANDICAP STALLS (18')
10 STALLS PROVIDED

PROPOSED 7 BREW RESTAURANT SITE (0.87 ACRES). SEE THESE CIVIL ENGINEERING PLANS PREPARED BY NORTHWESTERN ENGINEERING CONSULTANTS, P.C. FOR IMPROVEMENT DETAILS. 7 BREW SITE IMPROVEMENTS SHALL BE INSTALLED BY THE TENANT UNLESS OTHERWISE SPECIFICALLY NOTED.

PROPOSED CLUB CAR WASH SITE (1.30 ACRES) SEE CIVIL ENGINEERING PLANS PREPARED BY REL & ASSOCIATES, INC. FOR IMPROVEMENT DETAILS. CLUB CAR WASH SITE IMPROVEMENTS SHALL BE INSTALLED BY THE TENANT UNLESS OTHERWISE SPECIFICALLY NOTED.

NOTE "A":
SAW CUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER ACROSS EXISTING AND PROPOSED DRIVEWAYS AS INDICATED. REPLACE WITH NEW DEPRESSED CONCRETE CURB AND GUTTER ACROSS NEW DRIVEWAYS, AND WITH NEW BARRIER CONCRETE CURB AND GUTTER ADJACENT TO THE NEW PARKWAY AREAS. NEW CURB AND GUTTER SHALL MATCH EXISTING CURB AND GUTTER. NEW FLOW LINE SHALL MATCH EXISTING FLOW LINE.

NOTE "B":
EXISTING BARRIER CONCRETE CURB AND GUTTER TO REMAIN.

NOTE "C":
PROPOSED 7 BREW SOLID WHITE TRIPLE ARROW PAVEMENT MARKER.

NOTE "D":
CONSTRUCT NEW HANDICAP RAMP IN ACCORDANCE WITH ALL VILLAGE, STATE AND ADA REQUIREMENTS (TYPICAL). RAMP SHALL HAVE TRUNCATED DOME DETECTABLE WARNING SURFACE IN RED COLOR. (SEE DETAIL).

NOTE "E":
PROPOSED HANDICAPPED PARKING STALL WITH PAINTED SYMBOL AND POLE SIGN MEETING ALL STATE OF ILLINOIS AND ADA REQUIREMENTS. SEE VILLAGE OF SCHAUMBURG ADA PARKING STANDARDS DETAIL ON SHEET C-12.

NOTE "F":
PROPOSED 7 BREW 4" WIDE SOLID WHITE PAVEMENT MARKER. INTERIOR STRIPES ARE 4" WIDE WHITE 24" O.C. @ 45°.

NOTE "G":
PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS AND DIMENSIONS.

NOTE "H":
WHERE CONCRETE WALK OR PAVEMENT IS ADJACENT TO FOUNDATION WALL, INSTALL COMPRESSIBLE FILLER (3/4" MAXIMUM) BETWEEN PAVEMENT AND FOUNDATION WALL. CUT BACK AND PROVIDE SEALANT AT BUILDING WALL.

NOTE "J":
ALIGN 4" SOLID WHITE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.

NOTE "K":
PROPOSED 4" WIDE SOLID WHITE PAVEMENT MARKER LINE.

NOTE "L":
PROPOSED 24" TALL "PASS THRU" PAINTED IN WHITE.

NOTE "M":
PROPOSED SOLID WHITE 12" WIDE STOP BAR WITH 48" TALL "STOP" TEXT PAINTED IN WHITE.

NOTE "N":
PROPOSED PIPE BOLLARD (TYP.).

NOTE "P":
PROPOSED B6.12 CONCRETE CURB AND GUTTER. SEE DETAIL, SHEET C-12.

NOTE "Q":
CONCRETE PAVEMENT FOR DRIVE-THRU LANE SHALL BE MINIMUM OF 3,500 P.S.I. AIR ENTRAINED CONCRETE, 8" THICK, 6 BAG MIX WITH 6"x6"-W4xW4 W.W.F. ON 6" COMPACTED CA-6 CRUSHED STONE BASE ON COMPACTED SUBGRADE (TYP.). SURFACE TO RECEIVE BROOM FINISH AND ONE SEAL COAT.

NOTE "R":
PROPOSED 48" TALL "LANE #" PAINTED IN WHITE.

NOTE "S":
PROPOSED ASPHALT PAVEMENT (SHADED AREA). SEE DETAIL, SHEET C-6.

NOTE "T":
CONCRETE PAVEMENT FOR TRASH ENCLOSURE AND APRON SHALL BE MINIMUM OF 3,500 P.S.I. AIR ENTRAINED CONCRETE, 8" THICK, 6 BAG MIX WITH 6"x6"-W4xW4 W.W.F. ON 6" COMPACTED CA-6 CRUSHED STONE BASE ON COMPACTED SUBGRADE (TYP.). SURFACE TO RECEIVE BROOM FINISH AND ONE SEAL COAT.

NOTE "U":
PROPOSED LIGHT POLE (TYP.). SEE ARCHITECTURAL DRAWINGS.

NOTE "V":
PROPOSED 4" WIDE PAINTED WHITE STRIPES 24" O.C. @ 45°.

NOTE "W":
PROPOSED 24" WIDE WHITE STOP BAR.

NOTE "Y":
PROPOSED CONCRETE SIDEWALK.

NOTE "Z":
EXISTING LIGHT POLE TO REMAIN.

NOTE "AA":
PROPOSED LANDSCAPED AREA. SEE LANDSCAPING DRAWINGS.

NOTE "BB":
PROPOSED 12"x18" "PERMEABLE PAVEMENT AREA" SIGN, MOUNTED ON METAL POST. SEE DETAIL, SHEET C-6.

NOTE "CC":
PROPOSED R1-6A 12"x36" PEDESTRIAN CROSSING SIGN MOUNTED ON METAL POST.

NOTE "DD":
PROPOSED AREA OF PERMEABLE PAVERS-SEE DETAIL, SHEET C-6. CONTRACTOR SHALL USE PERMEABLE PAVER UNITS WHICH ARE DESIGNED TO SUPPORT FIRE TRUCK AND GARBAGE TRUCK APPARATUS. PERMEABLE PAVERS SHALL BE UNILOC ECO-OPTILOC (GRAY) OR EQUAL PERMEABLE PAVERS, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

NOTE "EE":
PROPOSED FLUSH CONCRETE CURB TO SEPARATE PERMEABLE PAVERS FROM STANDARD ASPHALT PAVEMENT. SEE DETAIL, SHEET C-6.

NOTE "FF":
PROPOSED MONUMENT SIGN. SEE ARCHITECTURAL DRAWINGS.

NOTE "GG":
PROPOSED BICYCLE PARKING AREA (3 HOOP RACKS). SEE DETAIL, SHEET C-6.

NOTE "HH":
PROPOSED PAINTED TRAFFIC ARROW (TYP.). SEE DETAIL, SHEET C-6.

NOTE "JJ":
PROPOSED R1-1 24"x24" STOP SIGN MOUNTED ON METAL POST.

NOTE "KK":
PROPOSED 30"x30" R5-1 DO NOT ENTER SIGN MOUNTED ON METAL POST.

NOTE "LL":
PROPOSED SEASONAL WARMING BOOTH. SEE ARCHITECTURAL DRAWINGS.

NOTE "MM":
PROPOSED DRIVE-THRU DIRECTIONAL SIGN. SEE SIGNAGE PLAN.

NOTE "NN":
PROPOSED 24" TALL "DRIVE-THRU" PAINTED IN WHITE.

NOTE:
ALL TRAFFIC SIGNS ARE TO BE INSTALLED AT 7' MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF THE SIGN.

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS, PARKING LOT LIGHTING, TRASH ENCLOSURE DIMENSIONS AND DETAILS, SIGNAGE, DRIVE-THRU FACILITY DETAILS AND LANDSCAPING.

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF SIDEWALK OR FACE OF CURB UNLESS OTHERWISE NOTED.

STRIPING PAINT COLORS
WHITE
PMS 000C
C:0%, M:0%, Y:0%, K:0%
R:255, G:255, B:255
HEX:FFFFFF

PAVEMENT MARKING (STRIPING) FOR PARKING LOTS
A. After paving operations are completed, or when directed by the General Contractor, marking as designated on the drawings may proceed. Marking shall consist of 4" wide lines configured as indicated on drawings. Traffic paint shall be as indicated below or approved equal. Apply in strict conformance with manufacturer's instructions.
B. Paint striping work shall include painting of international handicap symbol at designated parking for handicapped, as indicated on drawings.
C. Protect area against traffic for at least 48 hours after application of striping.

THE ACCEPTANCE OR ELECTRONIC DATA TRANSMISSION BY USE, PURPOSE, UNDERSTANDING, AND ASSENT AS FOLLOWS:
PURPOSE OF ALL ELECTRONIC TRANSMITTAL DRAWINGS OR THIS PROJECT MAY BE TRANSMITTED TO THE CLIENT AS ELECTRONIC CADD FILES. THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE FITNESS OR SUITABILITY OF THE CADD FILES FOR ANY PURPOSE OTHER THAN THAT ORIGINALLY INTENDED AT THE TIME OF PREPARATION. THE CADD FILES ARE NOT CONSTRUCTION DOCUMENTS. MINOR DIFFERENCES MAY EXIST BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CADD FILES. IN THE EVENT OF A DISCREPANCY, THE CONSTRUCTION DOCUMENTS SHALL GOVERN. THE ENGINEER IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE CADD FILES AFTER THE FILES HAVE BEEN PREPARED FOR THE SOLE PURPOSE OF PREPARING A SET OF 4 INCH SIGNAL 2D TEST PAPER DRAWINGS. DIFFERENCES MAY EXIST BETWEEN THE CONSTRUCTION DOCUMENTS AND ELECTRONIC FILES. THE OWNER OR SEALED HARD-COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OR LONG TERM STABILITY OF THE CADD FILES DUE TO DATA CORRUPTION, CHANGES MADE BY OTHERS, TIME ELAPSED BETWEEN ORIGINAL AND FUTURE USE, OR USE WITH OTHER SOFTWARE OR HARDWARE. THE CADD FILES ARE NOT GUARANTEED ACCURATE AND SHALL NOT BE MODIFIED OR TRANSFERRED TO ANY OTHER PARTY WITHOUT PRIOR WRITTEN PERMISSION OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. THE RECEIVER BY ACCEPTANCE OF THIS CADD DATA AGREES TO INDEMNIFY AND HOLD HARMLESS NORTHWESTERN ENGINEERING CONSULTANTS, P.C. FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND ATTORNEYS FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR ANY USE OF THESE MATERIALS. THE RECEIVER SHALL MAKE NO CLAIM AND HOLD HARMLESS NORTHWESTERN ENGINEERING CONSULTANTS, P.C. FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND ATTORNEYS FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR ANY USE OF THESE MATERIALS. THE RECEIVER SHALL MAKE NO CLAIM AND HOLD HARMLESS NORTHWESTERN ENGINEERING CONSULTANTS, P.C. FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND ATTORNEYS FEES ARISING OUT OF, OR IN ANY WAY RELATED TO, ANY INTENTIONAL OR UNINTENTIONAL REUSE BY ANYONE OR ANYBODY OF THE ELECTRONIC CADD FILES, THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE FITNESS OR SUITABILITY OF THE CADD FILES FOR ANY PURPOSE OTHER THAN THAT ORIGINALLY INTENDED AT THE TIME OF PREPARATION. THE CADD FILES ARE NOT CONSTRUCTION DOCUMENTS. MINOR DIFFERENCES MAY EXIST BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CADD FILES. IN THE EVENT OF A DISCREPANCY, THE CONSTRUCTION DOCUMENTS SHALL GOVERN. THE ENGINEER IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE CADD FILES AFTER THE FILES HAVE BEEN PREPARED FOR THE SOLE PURPOSE OF PREPARING A SET OF 4 INCH SIGNAL 2D TEST PAPER DRAWINGS. DIFFERENCES MAY EXIST BETWEEN THE CONSTRUCTION DOCUMENTS AND ELECTRONIC FILES. THE OWNER OR SEALED HARD-COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OR LONG TERM STABILITY OF THE CADD FILES DUE TO DATA CORRUPTION, CHANGES MADE BY OTHERS, TIME ELAPSED BETWEEN ORIGINAL AND FUTURE USE, OR USE WITH OTHER SOFTWARE OR HARDWARE. THE CADD FILES ARE NOT GUARANTEED ACCURATE AND SHALL NOT BE MODIFIED OR TRANSFERRED TO ANY OTHER PARTY WITHOUT PRIOR WRITTEN PERMISSION OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. THE RECEIVER BY ACCEPTANCE OF THIS CADD DATA AGREES TO INDEMNIFY

OPERATES 24 HOURS 365 DAYS	CALL J.U.L.I.E. 1-800-892-0123
	WITH THE FOLLOWING:
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	CITY-TOWNSHIP: SCHAUMBURG
	SEC. & 1/4 SEC. NO.: SW 1/4 11-41-10
	48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS

SPECIAL NOTE:
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NOTE:
SEE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY DATED NOVEMBER 4, 2025 BY VANDERSTAPPEN SURVEY, INC. FOR PROPERTY LINE AND EASEMENT INFORMATION AND DESCRIPTION OF EXISTING FEATURES WITHIN AND AROUND THE SITE.

N

SCALE: 1"=20'

20 0 20 40 60

PROPOSED 7 BREW RESTAURANT SITE (0.87 ACRES). SEE THESE CIVIL ENGINEERING PLANS PREPARED BY NORTHWESTERN ENGINEERING CONSULTANTS, P.C. FOR IMPROVEMENT DETAILS. 7 BREW SITE IMPROVEMENTS SHALL BE INSTALLED BY THE TENANT UNLESS OTHERWISE SPECIFICALLY NOTED.

EX. PARKING LOT (TO REMAIN)

EXISTING ASPHALT DRIVEWAY TO REMAIN

EXISTING ASPHALT DRIVEWAY TO REMAIN

EX. ASPHALT PAVEMENT

S87°37'57"W 339.19'(M) 339.13'(R)

141.41'

197.78'

S66°27'53"E 27.73'(R/M)

S00°16'54"W 257.02'(M) 257.28'(R)

WOODFIELD LEXUS

7BREW

FF=779.36

FF=779.33

FF=778.46

FF=778.57

FF=778.50

FF=779.28

FF=777.36

SEE GRADING NOTE 1 AND GRADING DETAIL THIS SHEET

PROPOSED CLUB CAR WASH SITE (1.30 ACRES) SEE CIVIL ENGINEERING PLANS PREPARED BY REL & ASSOCIATES, INC. FOR IMPROVEMENT DETAILS. CLUB CAR WASH SITE IMPROVEMENTS SHALL BE INSTALLED BY THE TENANT UNLESS OTHERWISE SPECIFICALLY NOTED.

N02°35'46"W 257.00'

N02°20'12"W 224.92'(M) 225.00'(R)

245.00'(R)

SEE GRADING NOTE 2

GRADE TO DRAIN

EX. ASPHALT PARKING LOT

EXISTING ASPHALT DRIVEWAY TO REMAIN

N87°39'56"E 10.00'(M)

48.16'(R)

10.00'

N02°20'12"W 20.00'(M)

21.53'

212.99'

N87°39'56"E 334.52'(M) 334.55'(R)

EX. CONC. PUBLIC SIDEWALK TO REMAIN

EX. GRASS

EX. FIRE HYDRANT

MEET

EX. CONC. PUBLIC SIDEWALK TO REMAIN

EX. GRASS

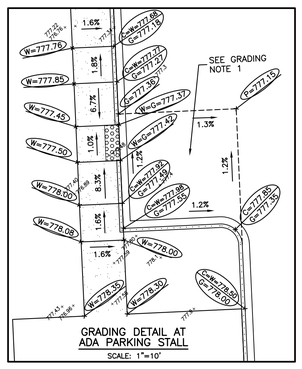
SITE BENCHMARK
NORTHEAST BOLT ON FIRE HYDRANT
ELEV=778.41 NAVD88

L=31.36' R=53263.25'
CH=N87°47'47"E 31.36'

GOLF ROAD

EX. CONCRETE PAVEMENT

GRADING NOTES
1. ACCESSIBLE PARKING SPACES AND THEIR ADJOINING ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
2. ACCESSIBLE PEDESTRIAN ROUTES SHALL NOT EXCEED 2.0% CROSS SLOPE OR 5.0% RUNNING SLOPE, EXCEPT FOR CURB RAMPS WHICH SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 8.33%.
3. ALL GRASS/LANDSCAPED AREAS SHALL BE UNIFORMLY GRADED TO DRAIN WITH POSITIVE DRAINAGE.
4. MAXIMUM CROSS SLOPE FOR ANY NEW PUBLIC SIDEWALK IS 1.5%.



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CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-27

GRADING AND DRAINAGE PLAN
SEVEN BREW
400 E. GOLF ROAD
SCHAUMBURG, ILLINOIS

NO.	DATE	DESCRIPTION
		REVISIONS

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-1-26
SCALE: 1"=20'

DRAWING NO. C-3

JOB NO. 25-22

OPERATES 24 HOURS 365 DAYS | CALL J.U.L.I.E. 1-800-892-0123 WITH THE FOLLOWING: COUNTY COOK, CITY-TOWNSHIP SCHAUMBURG, SEC. & 1/4 SEC. NO.# SW 1/4 11-41-10
48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS

SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

NOTE:
SEE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY DATED NOVEMBER 4, 2025 BY VANDERSTAPPEN SURVEY, INC. FOR PROPERTY LINE AND EASEMENT INFORMATION AND DESCRIPTION OF EXISTING FEATURES WITHIN AND AROUND THE SITE.

SPECIAL NOTE
The locations of existing underground utilities, such as water mains, sewers, gas lines, electric lines, telephone lines, etc., as shown on the plans have been determined from the best available information and is given for the convenience of the contractor. However, the engineer and owner do not assume responsibility for the accuracy of the locations shown. It shall be the contractor's responsibility to contact all utility companies and their facilities shall be located prior to any work.

NOTE:
Prior to the start of construction, the contractor shall expose any utilities or other obstructions to be crossed by the proposed sewer, and shall notify the engineer immediately if there are any conflicts with the proposed sewer grade.

SCALE: 1"=20'
20 0 20 40 60

PROPOSED 7 BREW RESTAURANT SITE (0.87 ACRES). SEE THESE CIVIL ENGINEERING PLANS PREPARED BY NORTHWESTERN ENGINEERING CONSULTANTS, P.C. FOR IMPROVEMENT DETAILS. 7 BREW SITE IMPROVEMENTS SHALL BE INSTALLED BY THE TENANT UNLESS OTHERWISE SPECIFICALLY NOTED.

PROPOSED CLUB CAR WASH SITE (1.30 ACRES) SEE CIVIL ENGINEERING PLANS PREPARED BY REL & ASSOCIATES, INC. FOR IMPROVEMENT DETAILS. CLUB CAR WASH SITE IMPROVEMENTS SHALL BE INSTALLED BY THE TENANT UNLESS OTHERWISE SPECIFICALLY NOTED.

UTILITY NOTES
1. EXISTING GREASE TRAP TO BE REMOVED.
2. EXISTING SANITARY SEWER TO BE REMOVED.
3. EXISTING MANHOLE TO BE REMOVED.
4. CONSTRUCT NEW SANITARY MANHOLE ON EXISTING 8" SANITARY SEWER.
5. EXISTING 8" SANITARY SEWER TO REMAIN.
6. 25 LF 6" PVC SDR 26 SANITARY SEWER S=8.00%
7. EXTERIOR CLEAN OUT. SEE DETAIL, SHEET C-6.
8. 8 LF 6" PVC SDR 26 SANITARY SEWER S=10.00%
9. 8 LF 6" PVC SDR 26 SANITARY SEWER S=10.00%
10. PROPOSED 500 GALLON GREASE. SEE DETAIL, SHEET C-6. INV=771.30 RIM=778.00
11. EXISTING CLEAN OUT TO BE REMOVED.
12. MAKE CUT IN TEE CONNECTION TO EXISTING 12" WATER MAIN IN VALVE VAULT IN ACCORDANCE WITH VILLAGE OF SCHAUMBURG REQUIREMENTS.
13. 11 LF 8" DUCT. IRON WATER MAIN CL 52.
14. EXISTING STORM SEWER TO BE REMOVED.
15. EXISTING STORM SEWER TO REMAIN.
16. EXISTING CATCH BASIN TO BE REMOVED.
17. EXISTING CATCH BASIN TO REMAIN.
18. 25 LF 8" PVC SDR 26 STORM SEWER S=2.00%
19. 25 LF 12" PVC SDR 26 STORM SEWER S=2.00%
20. PROPOSED OBSERVATION WELL AT END OF UNDERDRAIN. SEE DETAIL, SHEET C-6. INV=772.85
21. 95 LF 12" PVC SDR 26 STORM SEWER S=0.89%
22. 64 LF 12" PVC SDR 26 STORM SEWER S=1.00%
23. 107 LF 12" PVC SDR 26 STORM SEWER S=1.00%
24. 20 LF 8" PVC SDR 26 STORM SEWER S=2.00%
25. WATER SERVICE LINE SHALL BE INSTALLED INSIDE A STEEL OR PVC (SDR 26 OR LESS) CASING PIPE FOR A MINIMUM DISTANCE OF 10' BEYOND ANY STORM SEWER CROSSING.
26. ELECTRIC SERVICE SIZED AND ROUTED BY COMED.
27. 38 LF 12" PVC SDR 26 STORM SEWER S=1.00%
28. ALL GRASS AREAS IN THE GOLF ROAD R.O.W. DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED WITH 6" TOPSOIL MINIMUM AND IDOT CL 1A SALT TOLERANT SEEDING.
29. 44 LF 10" PVC SDR 26 STORM SEWER S=1.48%
30. 5 LF 12" PVC SDR 26 STORM SEWER S=10.00%
31. 57 LF 12" PVC SDR 26 STORM SEWER S=1.00%
32. 5 LF 10" PVC SDR 26 STORM SEWER S=10.00%
33. MAKE WATERTIGHT CONNECTION TO EXISTING MANHOLE. PROP. INV.(W)=767.50
34. EXISTING SANITARY SEWER SECTION TO REMAIN AND BE RE-USED SHALL BE TELEVISED BY THE CONTRACTOR TO VERIFY THAT IT IS IN GOOD CONDITION.
35. 57 LF 6" PVC SAN. SEWER AWWA C900 CL150 DR 18 PRESSURE PIPE WITH ELASTOMERIC JOINTS PER ASTM F-477. S=2.00%
36. 183 LF 8" DUCT. IRON WATER MAIN CL 52.
37. 8" VALVE AND VALVE BOX.
38. 8"x8" DUCT. IRON CL 52 TEE.
39. GAS SERVICE SIZED AND ROUTED BY NICOR.
40. 5 LF 10" PVC SDR 26 STORM SEWER S=10.00%
41. 214 LF 12" PVC SDR 26 STORM SEWER S=1.17%
42. 15 LF 4" PERFORATED PVC UNDERDRAIN WITH CAP AT END S=0.00%
43. 40 LF 4" PERFORATED PVC UNDERDRAIN WITH CAP AT END S=0.00%
44. 70 LF 4" PERFORATED PVC UNDERDRAIN WITH CAP AT END S=0.00%
45. 40 LF 4" PERFORATED PVC UNDERDRAIN WITH CAP AT END S=0.00%
46. 35 LF 4" PERFORATED PVC UNDERDRAIN WITH CAP AT END S=0.00%
47. 14 LF 4" PERFORATED PVC UNDERDRAIN WITH CAP AT END S=0.00%
48. 60 LF 4" PERFORATED PVC UNDERDRAIN WITH CAP AT END S=0.00%
49. 45 LF 4" PERFORATED PVC UNDERDRAIN WITH OBS. WELL ON END S=0.00%
50. 70 LF 4" PERFORATED PVC UNDERDRAIN WITH OBS. WELL ON END S=0.00%
51. 80 LF 4" PERFORATED PVC UNDERDRAIN WITH OBS. WELL ON END S=0.00%
52. 40 LF 4" PERFORATED PVC UNDERDRAIN WITH OBS. WELL ON END S=0.00%
53. 25 LF 4" PERFORATED PVC UNDERDRAIN WITH OBS. WELL ON END S=0.00%
54. 20 LF 4" PERFORATED PVC UNDERDRAIN WITH OBS. WELL ON END S=0.00%
55. 60 LF 4" PERFORATED PVC UNDERDRAIN WITH OBS. WELL ON END S=0.00%
56. 17 LF 12" PVC SDR 26 STORM SEWER S=1.12%
57. 5 LF 10" PVC SDR 26 STORM SEWER S=10.00%
58. NOT USED.
59. PROPOSED FIRE DEPARTMENT CONNECTION.

SITE BENCHMARK
NORTHEAST BOLT ON FIRE HYDRANT
ELEV=778.41 NAVD88

L=31.36' R=53263.25'
CH=N87°47'47"E 31.36'

NOTE PER VILLAGE
ALL WATER MAIN SHUTDOWNS SHALL BE COORDINATED WITH THE VILLAGE OF SCHAUMBURG ENGINEERING AND PUBLIC WORKS DEPARTMENT (EPW). CONTRACTOR SHALL CONTACT EPW A MINIMUM OF 48 HOURS PRIOR TO SCHEDULED SHUTDOWN OF PRIVATE WATER SYSTEM, SO A REPRESENTATIVE FROM EPW CAN WITNESS THE SHUTDOWN AND THE ASSOCIATED WORK.

THE RECEIVER OF ELECTRONIC DATA TRANSMISSION BY LIKE, THEREBY ACKNOWLEDGING AND AGREES AS FOLLOWS:
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UTILITY PLAN
SEVEN BREW
400 E. GOLF ROAD
SCHAUMBURG, ILLINOIS

NO.	DATE	REVISIONS DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-1-26
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DRAWING NO. C-4

JOB NO. 25-22

OPERATES 24 HOURS 365 DAYS | CALL J.U.L.I.E. 1-800-892-0123 WITH THE FOLLOWING:
COUNTY: COOK
CITY-TOWNSHIP: SCHAUMBURG
SEC. & 1/4 SEC. NO.#: SW 1/4 11-41-10
48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS

SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

NOTE:
SEE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY DATED NOVEMBER 4, 2025 BY VANDERSTAPPEN SURVEY, INC. FOR PROPERTY LINE AND EASEMENT INFORMATION AND DESCRIPTION OF EXISTING FEATURES WITHIN AND AROUND THE SITE.

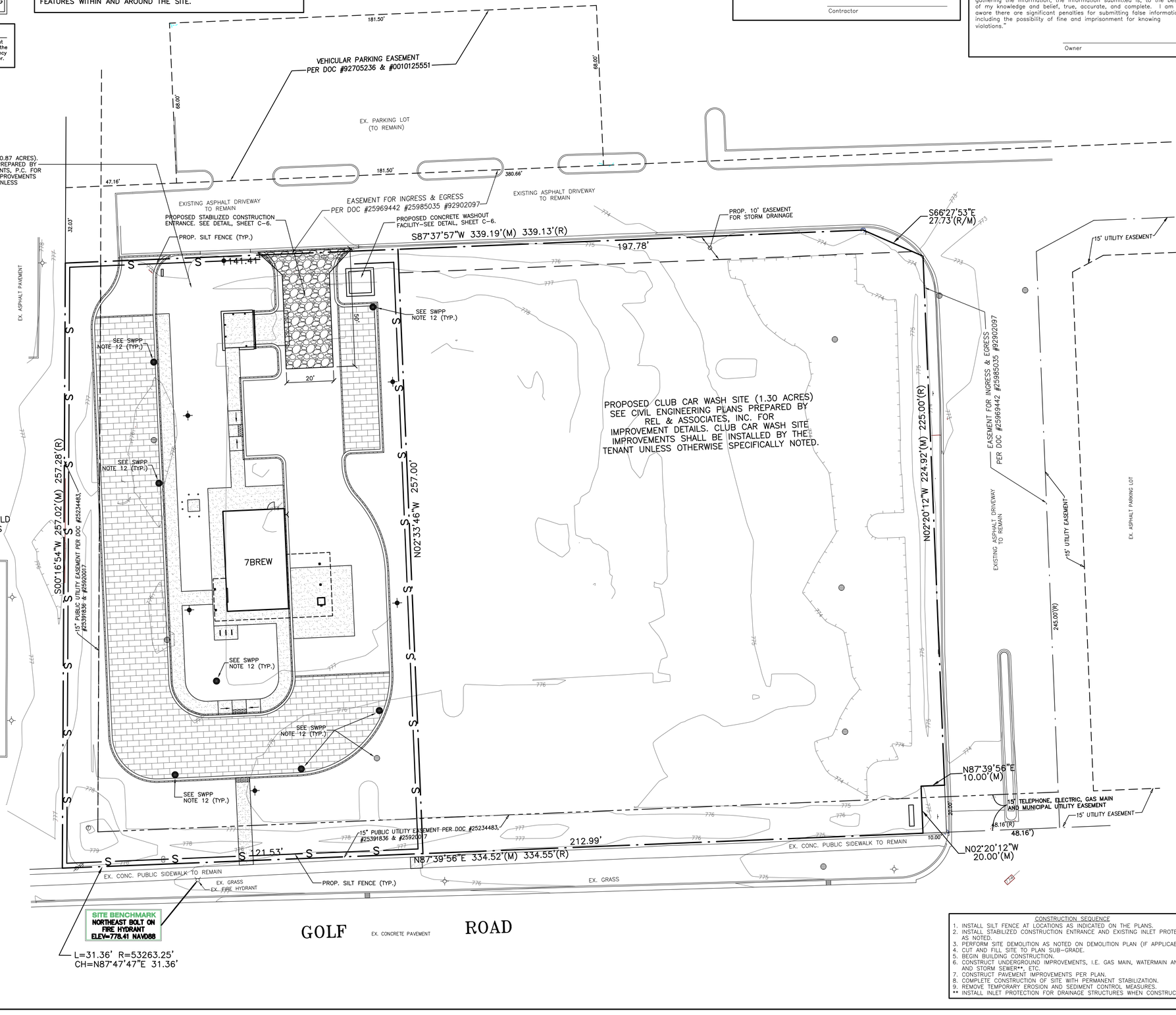
Contractor Certification Statement: "I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDDES) General Permit No. ILR-10 that authorizes the storm water discharges associated with activity from the construction site identified as part of this certification."

Contractor

Owner Certification Statement: "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Owner

SCALE: 1"=20'
20 0 20 40 60



STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

This Storm Water Pollution Prevention Plan has been prepared in compliance with the requirements of the Village of Schaumburg and the State of Illinois. The work to be done is stripping, stockpiling and grading of the project site shown in detail on the contract drawings. The following notes and requirements shall apply to work performed on this project:

1. Soil Erosion and sediment control features shall be constructed prior to the commencement of upland disturbance.
2. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets.
3. Adjacent streets will be manually or mechanically swept periodically as may be required, minimum at end of each working day or as directed by Village Inspector. Village streets are to be kept free from mud and debris.
4. Each catch basin will be installed with a sump as indicated on the drawings. The rims will be set at final grade. A temporary 1 foot deep sump shall be excavated in a 10 foot diameter area around the structure to act as a silt trap. Both sumps will be inspected after each rain and cleaned as required.
5. Soil stockpile areas shall be designated and surrounded by a geotextile fabric silt fence to intercept sediment-laden runoff from the stockpile. The fence shall be continuously maintained and sediment shall be removed to restore planned capacity as required.
6. If the stockpiles will not be used for construction activity for a period of more than 14 days, thay shall be protected with temporary vegetative cover.
7. No material from construction site shall be discharged to the storm sewer.
8. The contractor shall take whatever other steps are deemed necessary by the Village Inspector to prevent erosion from taking place during the course of the construction project.
9. The contractor shall comply with all requirements of this plan and shall include the cost of such compliance in the total price bid for his contract.
10. All temporary and permanent erosion control measures must be maintained and repaired as needed. Erosion control features shall be inspected every 7 days or after 1/2" of rainfall. The general contractor will be responsible for inspection and repair during construction. The owner will be responsible if erosion control is required after the contractor has completed the project.
11. All work shall conform to NRCS Standards as described in the current edition of the Illinois Urban Manual.
12. Install catch basin filtration system in the new storm structures (and in existing storm structures if specifically noted) to prevent eroded material from entering the storm sewer system during the construction project. See detail, sheet C-6.
13. Watering shall be used as required to control dust on the project. A water truck shall be kept on the site at all times during mass earthwork construction, if required by the Village.
14. The name, address and telephone number of the individual in responsible charge of erosion control measures during the construction project shall be given to the Village Public Works Department prior to the start of construction.
15. Disturbed areas shall be protected with seeding according to the "Typical Soil Protection Chart" on this sheet.
16. All erosion control measures and inspections shall be documented on site in the site superintendent's log book.
17. A copy of the approved Storm Water Pollution Prevention Plan shall be maintained on the site at all times.
18. All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed of.
19. Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or stormwater discharge into drainage ditches or waters of the State.
20. All Contractors and Subcontractors involved with storm water pollution prevention shall obtain a copy of the storm water pollution prevention plan and the State of Illinois National Pollution Discharge Elimination General Permit (NPDES Permit) and become familiar with their contents.
21. The Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost to the owner throughtout all phases of construction.
22. Best management practices (BMP'S) and controls shall conform to federal, state, or local requirements or manual of practice. As applicable Contractor shall implement additional controls as directed by permitting agency or owner.
23. All temporary erosion and sediment control items are to be removed within thirty (30) days of the site's final stabilization by the contractor.
24. All construction activities within the boundaries of the project as well as all construction activities involved in making any connections to utilities outside the boundaries of the project shall comply with the requirements of this plan. This Storm Water Pollution Prevention Plan shall cover all such activities.
25. Refer to the Landscape Plan for locations and specifications of sodding, seeding and other permanent ground cover.
26. See Village of Schaumburg Erosion and Sediment Control notes on sheet C-12.

TYPICAL SOIL PROTECTION CHART

Stabilization Type:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A-	-	-	-	-	-	XXX	XXX	X-	-
Dormant Seeding	B-	-	-	-	-	-	-	-	-	-	-	-
Temporary Seeding			C-	-	-	-	-	XXX	XXX	X-	-	-
Sodding			E-XXX	-	-	-	-	-	-	-	-	-
Mulching	F-	-	-	-	-	-	-	-	-	-	-	-

A= Kentucky Bluegrass @ 90 lbs/ac. Mixed with Perennial Ryegrass @ 30 lbs/ac.
B= Kentucky Bluegrass @ 135 lbs/ac. Mixed with Perennial Ryegrass @ 45 lbs/ac.
C= Spring Oats @ 100lbs/ac.
D= Wheat or Cereal Rye @150 lbs/ac.
E= Sod
F= Straw Mulch @ 2 tons/ac.
XXX= Irrigation needed

Irrigation should be provided as necessary to throughly establish growth.

INSPECTIONS AND MAINTENANCE

ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED UNTIL THE SITE OR SECTIONS OF THE SITE ARE STABILIZED. ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE INSPECTED BY A REPRESENTATIVE OF THE GENERAL CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT EXCEEDING 0.5" RAIN. WRITTEN INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AND SHALL BE PRODUCED UPON REQUEST OF ANY LOCAL, STATE OR FEDERAL OFFICIAL. THE FOLLOWING SHALL BE THE MINIMUM MAINTENANCE REQUIREMENTS:

1. ANY INLET OR PIPE PROTECTION OR PERIMETER EROSION BARRIER THAT SHOWS SIGNS OF DETERIORATION OR UNDERMINING SHALL BE REPLACED OR REPAIRED AS REQUIRED.

2. CATCH BASINS SHALL BE INSPECTED AND CLEANED PERIODICALLY.

3. ANY SEEDED AREAS THAT SHOW SIGNS OF GULLIES OR EROSION SHALL BE REGRADED, RESEEDED, WATERED AND FERTILIZED AS REQUIRED TO MAINTAIN A COVER THAT IS ADEQUATE TO PREVENT EROSION.

4. SEDIMENT SHALL BE REMOVED FROM PERIMETER EROSION BARRIER WHEN SILT REACHES ONE HALF THE HEIGHT OF THE FENCE.

5. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO THE RIGHT OF WAY OR PUBLIC PARKING LOTS. TOP DRESSING SHALL BE INSTALLED AS REQUIRED ON THE CONSTRUCTION ENTRANCE AT NO ADDITIONAL COST TO THE OWNER.

6. ANY MUD OR DEBRIS TRACKED ONTO A PUBLIC ROAD OR PARKING LOT SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE JURISDICTIONAL BODY CONTROLLING THE ROAD OR PARKING LOT. THIS WORK SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND EXISTING INLET PROTECTION AS NOTED.
3. PERFORM SITE DEMOLITION AS NOTED ON DEMOLITION PLAN (IF APPLICABLE).
4. CUT AND FILL SITE TO PLAN SUB-GRADE.
5. BEGIN BUILDING CONSTRUCTION.
6. CONSTRUCT UNDERGROUND IMPROVEMENTS, I.E. GAS MAIN, WATERMAIN AND AND STORM SEWER**, ETC.
7. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
8. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
9. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION FOR DRAINAGE STRUCTURES WHEN CONSTRUCTED.

THE ACCEPTANCE OR USE OF ELECTRONIC DATA TRANSMISSION BY ANY RECIPIENT CONSTITUTES AGREEMENT AND ACCEPTANCE OF THE FOLLOWING: ALL OF THE DIGITAL ENGINEERING DRAWINGS OR FILES (CAD FILES) FOR THIS PROJECT MAY BE SUBMITTED TO THE CLIENT AS ELECTRONIC CAD FILES. THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE USEFULNESS OR ACCURACY OF THE CAD FILES FOR ANY PURPOSE OTHER THAN THOSE SPECIFICALLY DESCRIBED IN THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED. ANY REUSE OF THE CAD FILES FOR ADDITIONS TO THIS PROJECT OR FOR OTHER PROJECTS OR ANY MODIFICATION OF THE CAD FILES SHALL BE AT THE SOLE RISK OF THE PARTY USING OR MODIFYING THE CAD FILES. THE CAD FILES WERE PREPARED FOR THE SOLE PURPOSE OF PREPARING A SET OF 24 INCH BY 36 INCH PAPER DRAWINGS. DIFFERENCES MAY EXIST BETWEEN THE CAD FILES AND THE PAPER DRAWINGS. IN THE EVENT OF A DISCREPANCY BETWEEN THE CAD FILES AND THE PAPER DRAWINGS, THE PAPER DRAWINGS SHALL GOVERN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OR LONG TERM STABILITY OF THE CAD FILES DUE TO DATA CONVERSION, HARDWARE OR SOFTWARE INCOMPATIBILITY OR ALTERATIONS MADE TO THE CAD FILES SUBSEQUENT TO THE ACCEPTANCE PERIOD. THE CAD FILES ARE NOT GUARANTEED ACCURATE AND SHALL NOT BE MODIFIED OR TRANSFERRED TO ANY OTHER PARTY WITHOUT WRITTEN PERMISSION OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. THE RECEIVER BY ACCEPTANCE OF THIS CAD INFORMATION AGREES TO INDEMNIFY AND HOLD HARMLESS NORTHWESTERN ENGINEERING CONSULTANTS, P.C. AND ITS OFFICERS AND EMPLOYEES FROM ANY AND ALL CLAIMS AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR ANY USE OF THESE MATERIALS. THE RECEIVER SHALL MAKE NO CLAIM NOR INITIATE ANY ACTION IN A LAW OR EQUITY AGAINST NORTHWESTERN ENGINEERING CONSULTANTS, P.C. FOR ANY DAMAGES RESULTING FROM ANY DEFECTS OR OMISSIONS IN THE DATA SUPPLIED HEREIN OR FROM ANY DEFECTS WHICH MAY BECOME APPARENT IN THE DATA. NORTHWESTERN ENGINEERING CONSULTANTS, P.C. SHALL REMAIN THE OWNER OF ALL ELECTRONIC DATA AND SHALL RETAIN ALL COPYRIGHT AND OTHER INTELLECTUAL PROPERTY INTERESTS IN THIS DATA.

NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-27

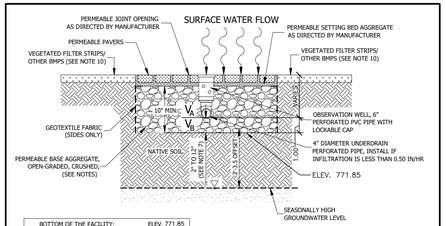
STORM WATER POLLUTION PREVENTION PLAN
SEVEN BREW
400 E. GOLF ROAD
SCHAUMBURG, ILLINOIS

NO.	DATE	REVISIONS DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-1-26
SCALE: 1"=20'

DRAWING NO. C-5

JOB NO. 25-22



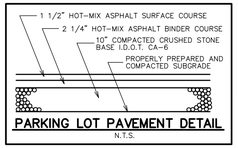
BOTTOM OF THE FACILITY:	ELEV. 771.85
SEASONALLY HIGH GROUNDWATER SEPARATION:	ELEV. 767.00 FEET 4.85

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	8486	1.00	0.30	0.50 X 0.30 X V_A	1273
V_B : COARSE AGGREGATE (BELOW INVERT)	8486	1.00	0.30	0.30 X V_B	2546
				TOTAL	3819

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHERE LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS 1). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

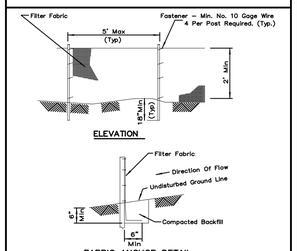
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	8/24/18
PERMEABLE PAVERS DETAIL	STD. DWG. NO.9 PAGE NO. 10 – F



PARKING LOT PAVEMENT DETAIL
N.T.S.

SILT FENCE PLAN



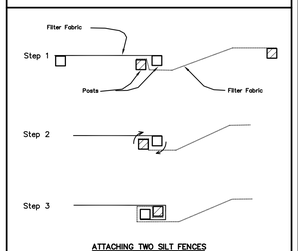
NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and seal stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. E-620 SHEET 1 OF 2 DATE 11-20-01

SILT FENCE

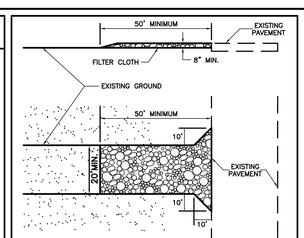


NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date

NRCS Natural Resources Conservation Service

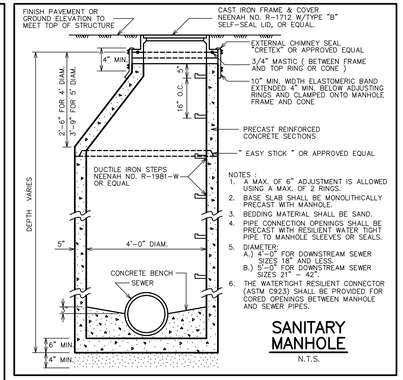
STANDARD DWG. NO. IL-620WV SHEET 2 OF 2 DATE 1-29-99



CONSTRUCTION ENTRANCE SPECIFICATIONS

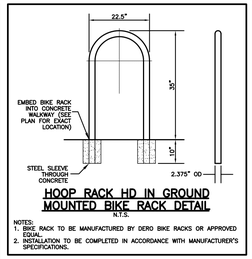
1. STONE SIZE – USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
3. FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAYS MUST BE REMOVED IMMEDIATELY.
5. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
6. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
(TEMPORARY)
N.T.S.



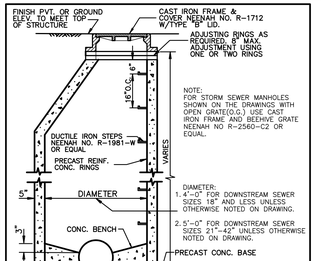
NOTES :
1. A MAX. OF 6" ADJUSTMENT IS ALLOWED USING A MAX. OF 2 RINGS.
2. BASE SLAB SHALL BE MONOLITHICALLY PRECAST WITH MANHOLE.
3. BEDDING MATERIAL SHALL BE SAND.
4. PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT WATER TIGHT PIPE TO MANHOLE SLEEVES OR SEALS.
5. DIAMETER:
   A.) 4'-0" FOR DOWNSTREAM SEWER SIZES 18" AND LESS.
   B.) 5'-0" FOR DOWNSTREAM SEWER SIZES 21" - 42"
6. THE WATERTIGHT RESILIENT CONNECTOR (ASTM C923) SHALL BE PROVIDED FOR CORED OPENINGS BETWEEN MANHOLE AND SEWER PIPES.

SANITARY MANHOLE
N.T.S.

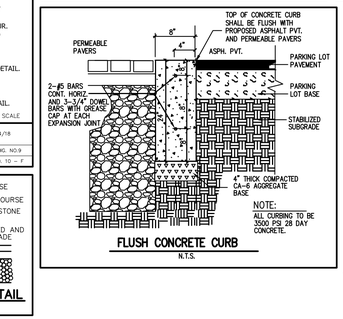


HOOP RACK HD IN GROUND MOUNTED BIKE RACK DETAIL
N.T.S.

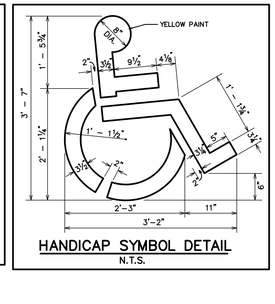
NOTES:
1. BIKE RACK TO BE MANUFACTURED BY DERO BIKE RACKS OR APPROVED EQUAL.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



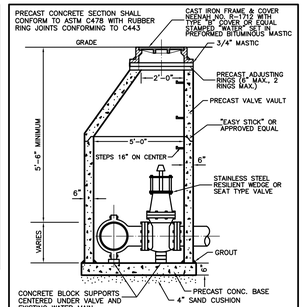
STORM MANHOLE
N.T.S.



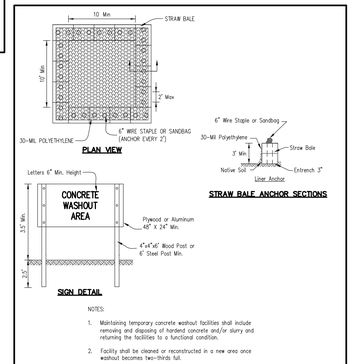
FLUSH CONCRETE CURB
N.T.S.



HANDICAP SYMBOL DETAIL
N.T.S.



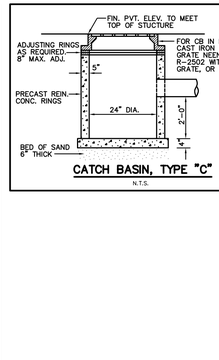
VALVE AND VALVE VAULT DETAIL FOR PRESSURE CONNECTION
N.T.S.



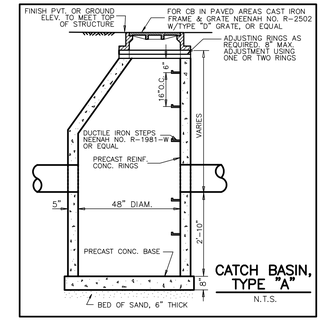
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

Designed	Date
Drawn K. JOHNSON	K.R.
Checked	
Approved	

TEMPORARY CONCRETE WASHOUT FACILITY– STRAW BALE

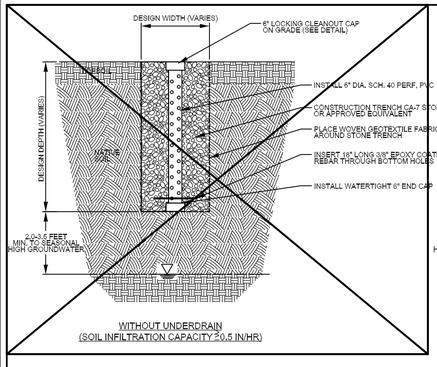


CATCH BASIN, TYPE "C"
N.T.S.

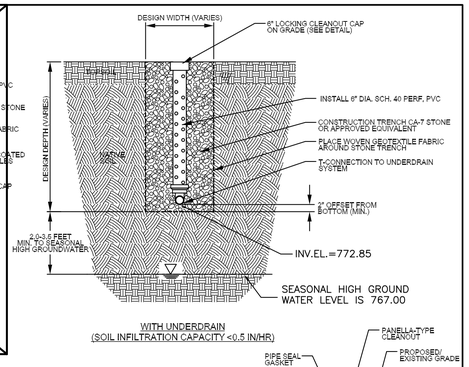


CATCH BASIN, TYPE "A"
N.T.S.

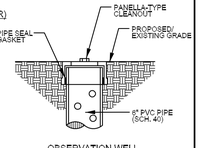
MAINTENANCE NOTES FOR SANITARY SEWER
1. THE TENANT SHALL HAVE THE SANITARY SEWER VISUALLY INSPECTED ANNUALLY TO ENSURE IT IS WORKING PROPERLY.
2. IF THE SEWER IS FOUND NOT TO BE OPERATING PROPERLY, IT SHALL BE RODDED AND TELEVISED AS NECESSARY.



WITHOUT UNDERDRAIN
(SOIL INFILTRATION CAPACITY ≥0.5 IN/HR)



WITH UNDERDRAIN
(SOIL INFILTRATION CAPACITY <0.5 IN/HR)



OBSERVATION WELL CLEANOUT CAP DETAIL

NOTES:
1) ONE OBSERVATION WELL SHALL BE INSTALLED PER 40,000 SQ. FT. OF SURFACE AREA.
2) PERFORATIONS SHALL BE 3/8" CIRCULAR HOLES, 4" ON CENTER, 90° AROUND PIPE.
3) OBSERVATION WELL FOR BIORETENTION FACILITIES SHALL EXTEND 6"-12" ABOVE GRADE AND CONTAIN AN OVERFLOW GRATE INSTEAD OF LOCKING CAP.
4) PIPES/FITTINGS SHALL BE SCHEDULE 40 PVC OR HIGHER QUALITY, 6" DIAMETER MINIMUM.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL DETAIL OBSERVATION WELL	STD. DWG. NO.8 PAGE NO. 9

OPERATIONS AND MAINTENANCE PRACTICES FOR STORM WATER MANAGEMENT SYSTEM

OPERATIONS AND MAINTENANCE
1. The tenant is responsible for all O&M practices.
2. O&M Plan procedures and practices must be reviewed and assessed annually.
3. Access routes including roadways and sidewalks shall be inspected annually and maintained as needed.
4. Drainage structures and flow restrictors must be inspected and cleaned semi-annually.
5. Volume control BMP's shall be inspected semi-annually and after significant rainfall events exceeding 1.5 inches.
6. The tenant shall keep an updated log book documenting the performance of the required O&M activities for perpetuity. Log books must be produced upon the request of the Village or County inspector.
7. Vegetation shall be maintained on a regular basis.
8. Pest control measures shall be implemented to address insects and rodents.
9. Signage and fencing shall be installed and maintained where necessary to protect property and the public.
10. Underground vaults must include design measures to facilitate cleaning and maintenance. Confined space safety procedures must be followed.

Implementation Schedule
The O&M activities required under this plan will commence immediately upon the completion of the construction project. New employees shall be trained in the monitoring procedures required by the O&M Plan.

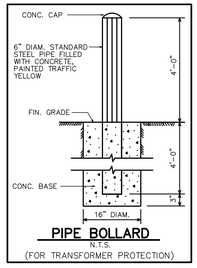
Activity Schedule for Permeable Pavers

As needed
- Do not use sand during the winter months
- Keep landscaped areas well-maintained and prevent soil from being transported onto the pavement.
- Monitor regularly to ensure that the paving surface drains properly after storms.
- Ensure that surface is free of sediment.
- Remove vegetation established in gravel spaces in pavement

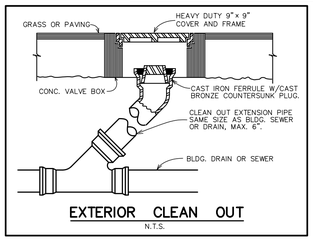
Monthly
- The water level in the underdrain shall be inspected (using the observation well) to ensure the underdrain is functioning properly. If the underdrain is found to be clogged with sediment, it shall be cleaned by jetting.

Twice per year
- Broom, blow, rotary brush or sweep entire surface (alternate–vacuum entire surface)
- Replenish joint aggregate material after cleaning.
- Clean out inlet structures within or draining to the subsurface bedding beneath surface

Once per year
- Inspect surface for signs of deterioration or settling.
- Vacuum or power wash the entire surface and refill joint aggregate material

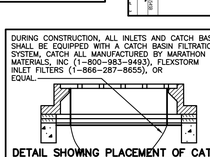


PIPE BOLLARD
N.T.S.
(FOR TRANSFORMER PROTECTION)

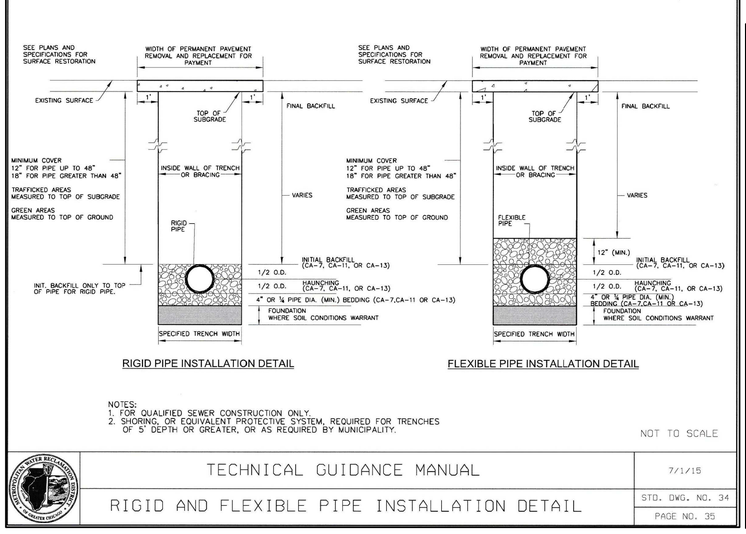


EXTERIOR CLEAN OUT
N.T.S.

DURING CONSTRUCTION, ALL INLETS AND CATCH BASINS SHALL BE EQUIPPED WITH A CATCH BASIN FILTRATION SYSTEM, CATCH ALL MANUFACTURED BY MARATHON MATERIALS, INC (1-800-983-0403), FLEXSTORM INLET FILTERS (1-866-287-8655), OR EQUAL.



DETAIL SHOWING PLACEMENT OF CATCH BASIN FILTRATION SYSTEM UNDER CATCHBASIN AND INLET RIMS DURING CONSTRUCTION
N.T.S.
SEE SWPPP NOTE 12 ON SHEET C–5.



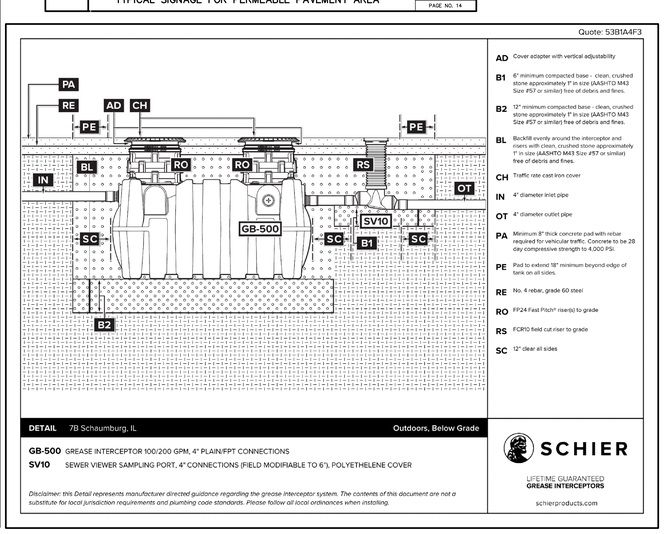
RIGID PIPE INSTALLATION DETAIL

FLEXIBLE PIPE INSTALLATION DETAIL

NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34 PAGE NO. 35



AD Cover adapter with vertical adjustability
B1 6" minimum compacted base - clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.
B2 12" minimum compacted base - clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.
BL Backfill evenly around the interceptor and risers with clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.
CH Traffic rate cast iron cover
IN 4" diameter inlet pipe
OT 4" diameter outlet pipe
PA Minimum 8" thick concrete pad with rebar required for vehicular traffic. Concrete to be 28 day compressive strength to 4,000 PSI.
PE Pad to extend 18" minimum beyond edge of tank on all sides.
RE No. 4 rebar, grade 60 steel
RO FF24 Fast Pitch® riser(s) to grade
RS FCR10 field cut riser to grade
SC 12" clear all sides

DETAIL 7B Schaumburg, IL — Outdoors, Below Grade

GB-500 GREASE INTERCEPTOR 100/200 GPM, 4" PLAIN/FPT CONNECTIONS
SV10 SEWER VIEWER SAMPLING PORT, 4" CONNECTIONS (FIELD MODIFIABLE TO 6"), POLYETHELENE COVER

Disclaimer: this Detail represents manufacturer directed guidance regarding the grease interceptor system. The contents of this document are not a substitute for local jurisdiction requirements and plumbing code standards. Please follow all local ordinances when installing.

SCHIER
LIFETIME GUARANTEED GREASE INTERCEPTORS
schierproducts.com

THE RECEIPT OF ELECTRONIC DATA TRANSMISSION BY USER THEREOF, UNDERSTANDS AND AGREES AS FOLLOWS:
1. THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE SUITABILITY OF THE ELECTRONIC DRAWING DATA FILES FOR ANY PURPOSE, EMPLOYER OF ALL IMPROVEMENTS SHOWN ON THE HARD-COPY DRAWING TRANSMITTED TO THE CLIENT SHALL GOVERN OVER THE LOCATION OF THE IMPROVEMENTS SHOWN ON THE ELECTRONIC DRAWING DATA FILES. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED CONSTRUCTION DOCUMENTS AND ELECTRONIC FILES DELIVERED AND THE PRINTED HARD-COPY CONSTRUCTION DOCUMENTS, THE RECEIVER SHALL COMPARE THE DATA WITH AVAILABLE HARD COPIES. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED CONSTRUCTION DOCUMENTS AND ELECTRONIC FILES, THE SIGNED CONSTRUCTION DOCUMENTS SHALL GOVERN.
2. THE ELECTRONIC DRAWING DATA FILES ARE NOT GUARANTEED TO BE FREE FROM ERRORS OR OMISSIONS. THE RECEIVER SHALL NOTIFY THE ENGINEER OF ANY ERRORS OR OMISSIONS IN THE ELECTRONIC FILES WITHIN 30 DAYS OF THE TRANSMISSION OR OTHER RISK OF CLAIMS, INCONVENIENCES WITH RECEIVING SYSTEM, HARDWARE OR SOFTWARE OR WITH REGARDS TO ANY 429 RELATED PROBLEMS. INFORMATION IN THE ELECTRONIC DATA FILE DO NOT NECESSARILY REFLECT THE FINAL CONDITIONS AS BUILT. THE RECEIVER SHALL NOT HOLD THE ENGINEER RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE ELECTRONIC FILES AND THE AS-BUILT CONDITIONS.
3. THE ELECTRONIC DRAWING DATA FILES ARE NOT INTERACTIVE AND NO CHANGES TO THE ELECTRONIC FILES ARE TO BE MADE BY THE RECEIVING PARTY OR ANY OTHER PERSONS OR ENTITIES WHO RECEIVE THE DATA FROM THE RECEIVING PARTY. ANY REUSE OF THE ELECTRONIC DRAWING DATA FILES FOR ANY PURPOSE OTHER THAN THE ORIGINALLY INTENDED PROJECT SHALL BE AT THE SOLE RISK OF THE PARTY REUSING THE DATA. THE RECEIVER AGREES TO INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ALL CLAIMS, LIABILITIES, EXPENSES, LOSSES AND LAWSUITS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES AND COURT COSTS, THAT MAY BE MADE OR INCURRED BY ANY PARTY AND THAT ARISE OUT OF OR RESULT FROM THE REUSE OF THE ELECTRONIC DRAWING DATA FILES OR ANY MODIFICATIONS TO THE DATA.
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CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-2027

REVISIONS

NO.	DATE	DESCRIPTION

DETAILS
SEVEN BREW
400 E. GOLF ROAD
SCHAUMBURG, ILLINOIS

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-1-26
SCALE: N.T.S.

DRAWING NO. C-6

JOB NO. 25-22

OPERATES 24 HOURS 365 DAYS

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP SCHAUMBURG
SEC. & 1/4 SEC. NO.# SW 1/4 11-41-10
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

NOTE:
SEE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY DATED NOVEMBER 4, 2025 BY VANDERSTAPPEN SURVEY, INC. FOR PROPERTY LINE AND EASEMENT INFORMATION AND DESCRIPTION OF EXISTING FEATURES WITHIN AND AROUND THE SITE.

N

SCALE: 1"=20'

20 0 20 40 60

PROPOSED 6' TALL CHAIN LINK CONSTRUCTION FENCE TO COMPLETELY SURROUND THE CONSTRUCTION SITE

EXISTING CATCH BASIN AND STORM SEWER TO BE REMOVED

PROPOSED ACCESS GATE TO CONSTRUCTION SITE

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

EXISTING CURB AND GUTTER TO REMAIN

EXISTING LANDSCAPING AROUND PERIMETER OF SITE TO REMAIN AS FEASIBLE – SEE LANDSCAPE DRAWING

EXISTING SAN. SEWER, MANHOLES, AND GREASE TRAP TO BE REMOVED

EXISTING BUILDING, CONCRETE CURBS AND GUTTERS, ASPHALT PAVEMENT, AND TRASH ENCLOSURE TO BE REMOVED

EXISTING WATER MAIN, WATER VALVES, AND FIRE HYDRANTS TO BE REMOVED.

EXISTING CATCH BASIN AND STORM SEWER TO REMAIN–INSTALL FILTER BASKETS IN CATCH BASIN PRIOR TO DEMO WORK

PROPOSED SILT FENCE

PROPOSED SILT FENCE

EXISTING CATCH BASIN AND STORM SEWER TO BE REMOVED

EXISTING STORM SEWER TO BE REMOVED

EXISTING LANDSCAPING AROUND PERIMETER OF SITE TO REMAIN AS FEASIBLE – SEE LANDSCAPE DRAWING

EXISTING CURB AND GUTTER TO REMAIN

EXISTING CATCH BASIN AND STORM SEWER TO BE REMOVED

EXISTING OVERHEAD UTILITY WIRES TO REMAIN

EXISTING LIGHT POLES TO BE REMOVED (TYPICAL)

EXISTING WATER MAIN TO REMAIN

EXISTING SIGN TO REMAIN

EXISTING CATCH BASIN AND STORM SEWER TO BE REMOVED

EXISTING LANDSCAPING AROUND PERIMETER OF SITE TO REMAIN AS FEASIBLE – SEE LANDSCAPE DRAWING

EXISTING SAN. SEWER AND SAN. SEWER MANHOLES TO REMAIN

S87°37'57"W 339.19'(M) 339.13'(R)

S0°16'54"W 257.02'(M) 257.28'(R)

N0°23'46"W 257.00'

N0°20'12"W 225.00'(M)

S66°27'53"E 27.73'(R/M)

N87°39'56"E 334.52'(M) 334.55'(R)

N87°39'56"E 10.00'(M)

N0°20'12"W 20.00'(M)

L=31.36' R=53263.25'
CH=N87°47'47"E 31.36'

245.00'(R)

212.99'

121.53'

50'

20'

10.00'

20.00'

8.16'(R)

15' TELEPHONE, ELECTRIC, GAS MAIN AND MUNICIPAL UTILITY EASEMENT

EX. ASPHALT DRIVEWAY TO REMAIN

EX. ASPHALT PARKING LOT

EX. ASPHALT PAVEMENT

EX. PARKING LOT (TO REMAIN)

EX. CONC. PUBLIC SIDEWALK TO REMAIN

EX. CONCRETE PAVEMENT

EX. GRASS

EX. FIRE HYDRANT

EX. WATER MAIN

EX. 8" SAN

EX. 4" STORM

EX. 6" STORM

EX. 10" STORM

EX. 12" STORM

EX. 15" STORM

EX. 18" STORM

EX. 24" STORM

EX. 12" STORM

BRICK WALL

CONCRETE

ASPHALT

BIKE RACK

FIBER OPTIC HAND HOLE

TWO STORY BRICK/FRAME BUILDING #400

STONE COLUMN

CONCRETE

CAR PORT

ENTRANCE AREA

GOLF ROAD

SPECIAL DEMOLITION NOTES

1. All utility companies are to be contacted to permit marking their facilities before any work is done on the site.
2. The contractor shall be fully responsible for the demolition of existing on site facilities above and underground as noted on this drawing. All buildings, trash enclosures, light pole foundations, pavements, driveways, walks, fences, signs, storage tanks, curbs, septic tanks, light poles and other structures existing on the site are to be removed and disposed of off-site by the contractor, excepting that which is noted on the drawings to remain or is approved for re-use in the new construction. The contractor is responsible for the removal from the site of all demolished materials, the filling of all depressions caused by demolition, and the grading of these areas so as not to be objectionable to view. The contractor shall observe all required safety precautions in the performance of his work. The contractor shall comply with any recommendations in the Soils Report for the site for the removal of existing facilities.
3. Contractor is to verify that any existing utility service lines to the facilities proposed for demolition have been shut off or disconnected at their respective main lines before beginning structure and pavement removal on the site.
4. All existing buildings, foundations, utilities, landscaping and other improvements located outside the limits of the demolition and also located on adjacent properties shall be protected at all times during demolition and construction work. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
5. The owner shall be provided with copies of all demolition permits and utility information prior to the commencement of the work.
6. Any excavations caused by the removal of existing underground improvements shall be backfilled with compacted structural fill material in accordance with the soils engineer's requirements. As a minimum, excavation areas shall be backfilled with selected granular backfill material compacted to 95% of modified proctor maximum density in 8" lifts.
7. The contractor may at his option remove and stockpile existing stone base course material on the site. Stockpiled material approved by the soils engineer may be reused as part of the structural fill material required on the site. The balance of the material shall be removed from the site and legally disposed of by the contractor.
8. The contractor shall meet with utility company representatives prior to commencing demolition work to review if there are any utility lines on the site serving other properties. If there are utility lines serving properties, these lines shall remain in place and be carefully protected from damage during the demolition and construction work. The contractor shall be responsible to coordinate all work with the utility companies.
9. The contractor shall comply with all the current requirements of the State of Illinois EPA Clean Construction and Demolition Debris (CCDD) requirements.
10. Verify the exact scope of landscape material removal/preservation with the landscape drawings. Any trees whose trunk is located on both sides of any property line shall remain and be protected, unless written permission is obtained from the adjacent property owner to remove said tree.
11. The demolition contractor shall comply with all requirements of the Village of Schaumburg Commercial Demolition Resource Guide.
12. Upon completion of the demolition work, the site shall be covered with 4" topsoil minimum, graded to drain to the existing catch basins located 40' west of the east property line of the site, and seeded.

THE RECEIVER OF ELECTRONIC DATA (HEREINAFTER, BY USE, DEEMED "UNDERSTAND AND AGREES AS FOLLOWS:
THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE ACCURACY AND COMPLETENESS OF THE ELECTRONIC CADD FILES, NOR ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE APPLICABLE TO THE ELECTRONIC CADD FILES OR ANY COPY THEREOF TRANSMITTED TO THE CLIENT AS ELECTRONIC CADD FILES, THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE ACCURACY AND COMPLETENESS OF THE ELECTRONIC CADD FILES OR ANY COPY THEREOF TRANSMITTED TO THE CLIENT AS ELECTRONIC CADD FILES. ANY DIFFERENCES OR DISCREPANCIES IN THE ELECTRONIC CADD FILES, HARD COPY PLOTS, OR PDF FILES SHALL BE RESOLVED BY REFERENCE TO THE HARD COPY PLOTS PREPARED AND SEALED BY THE ENGINEER. IN THE EVENT OF ANY DIFFERENCE BETWEEN THE ELECTRONIC CADD FILES AND THE HARD COPY PLOTS PREPARED AND SEALED BY THE ENGINEER, THE HARD COPY PLOTS SHALL GOVERN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OR LONG TERM STABILITY OF THE CADD FILES DUE TO DATA CORRUPTION, CHANGES MADE TO THE FILES BY OTHERS, OR CONVERSION TO OTHER FORMATS. THE ELECTRONIC CADD FILES ARE NOT GUARANTEED TO BE COMPATIBLE WITH THE CLIENT'S HARDWARE OR SOFTWARE SYSTEMS. IF THE RECEIVER BY ACCEPTANCE OF THIS CADD DATA, THE RECEIVER AGREES TO INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND NORTHWESTERN ENGINEERING CONSULTANTS, P.C. FROM ANY AND ALL CLAIMS, LOSSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR ANY USE OF THESE MATERIALS. THE RECEIVER SHALL MAKE NO CLAIM FOR INTENT ANY ACTION IN LAW OR EQUITY AGAINST NORTHWESTERN ENGINEERING CONSULTANTS, P.C. WHICH ARISES OUT OF THE UNAUTHORIZED MODIFICATION OR MISUSE OF THESE MATERIALS. THE RECEIVER SHALL MAKE NO CLAIM FOR INTENT ANY ACTION IN LAW OR EQUITY AGAINST NORTHWESTERN ENGINEERING CONSULTANTS, P.C. WHICH STEMS ALL OWNERSHIP, COPYRIGHT AND OTHER INTELLECTUAL PROPERTY INTERESTS IN THIS DATA.

NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-27

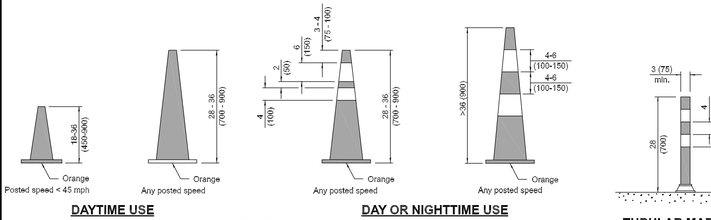
DEMOLITION PLAN
SEVEN BREW
400 E. GOLF ROAD
SCHAUMBURG, ILLINOIS

NO.	DATE	REVISIONS DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-1-26
SCALE: 1"=20'

DRAWING NO. C-7

JOB NO. 25-22



DAYTIME USE

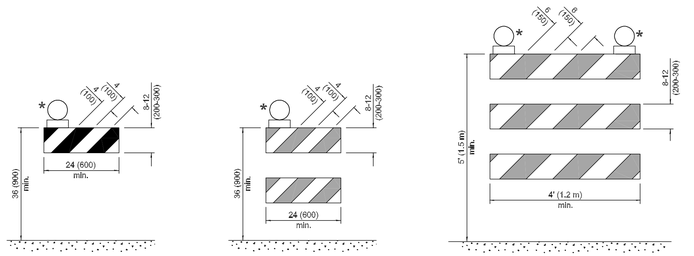
CONES

DAY OR NIGHTTIME USE

TUBULAR MARKER

VERTICAL PANEL
POST MOUNTED

DRUM



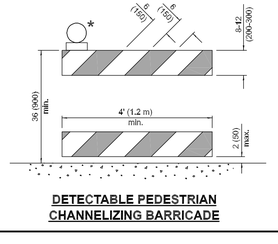
TYPE I BARRICADE

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.

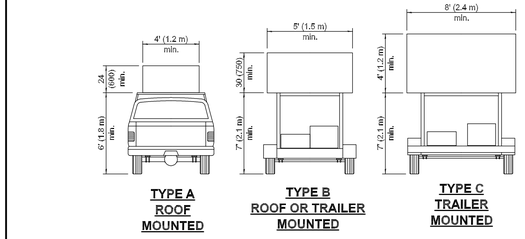
DATE	REVISIONS
1-1-25	Updated Temporary Rumble
	Strip Detail (sht. 3).
1-1-24	Revised Type III Barricade notes
	(sht. 3) & moved warning light on
	post mounted signs to top center.

TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

STANDARD 701901-10

Illinois Department of Transportation
APPROVED January 1, 2025
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2025
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTHA 1-1-25

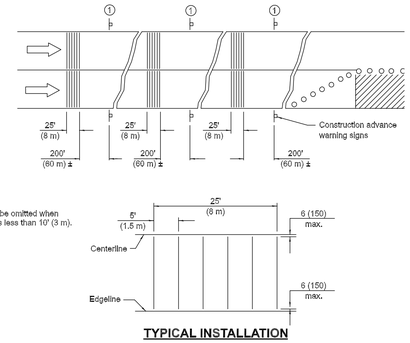


TYPE A ROOF MOUNTED

TYPE B ROOF OR TRAILER MOUNTED

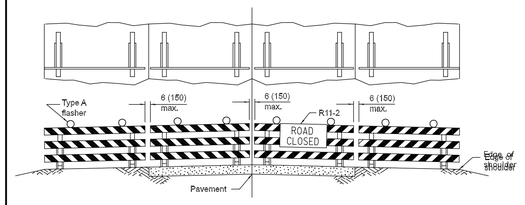
TYPE C TRAILER MOUNTED

ARROW BOARDS



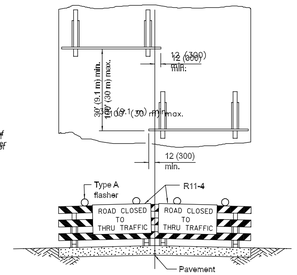
TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS



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

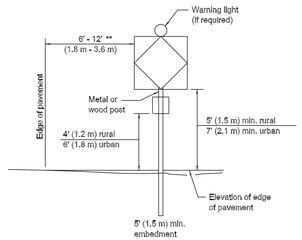
If a Type III barricade with an attached sign panel which meets NCHRP 350 or MASH is not available, the sign may be mounted on an NCHRP 350 or MASH temporary sign support directly in front of the barricade.

Illinois Department of Transportation
APPROVED January 1, 2025
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2025
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTHA 1-1-25

TRAFFIC CONTROL DEVICES

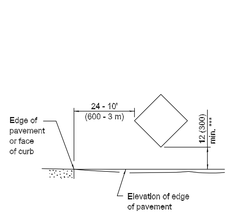
(Sheet 3 of 3)

STANDARD 701901-10



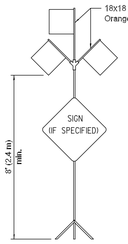
POST MOUNTED SIGNS

** 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.

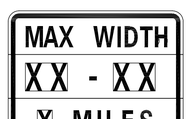


SIGNS ON TEMPORARY SUPPORTS

*** 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.



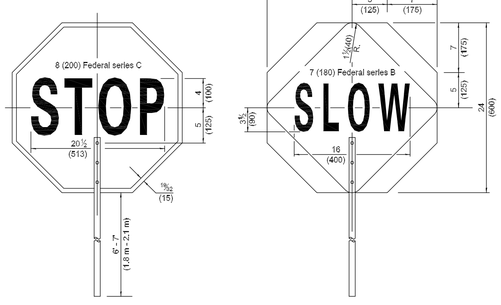
HIGH LEVEL WARNING DEVICE



W12-I103-4848

WIDTH RESTRICTION SIGN

XX-XX" width and X miles are variable.



FLAGGER TRAFFIC CONTROL SIGN

ROAD CONSTRUCTION NEXT X MILES — G20-I104(0)-6036

END CONSTRUCTION — G20-I105(0)-6024

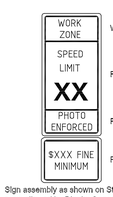
This signing is required for all projects 2 miles (3200 m) or more in length.

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

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

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

WORK LIMIT SIGNING



W21-I105(0)-3618

R2-1-3648

R10-I106p-3618 ****

R2-I106p-3618

G20-I103-6036

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

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

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-I106p shall only be used along roadways under the jurisdiction of the State.

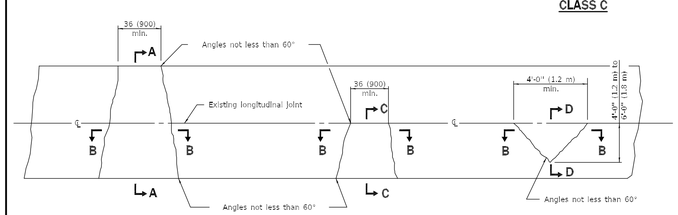
TRAFFIC CONTROL DEVICES

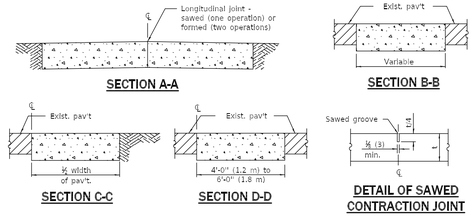
(Sheet 2 of 3)

STANDARD 701901-10

Illinois Department of Transportation
PASSED January 1, 2008
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2008
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTHA 1-1-08

CLASS C





SECTION A-A

SECTION B-B

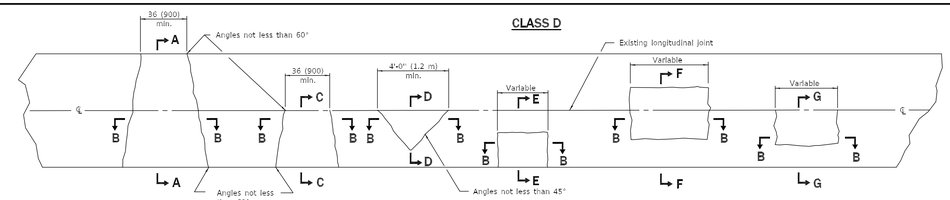
SECTION C-C

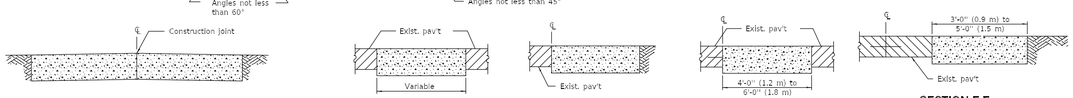
SECTION D-D

DETAIL OF SAWED CONTRACTION JOINT

Note:
Longitudinal joints shall be as detailed on Standard 420001, except tie bars are not required for patches 20'-0" (6.0 m) or less in length.

CLASS D





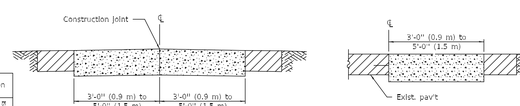
SECTION A-A
(Built in two operations)

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E



SECTION F-F
(Built in two operations)

SECTION G-G

GENERAL NOTES

Existing tie bars shall be either cut or removed. Marginal bars shall be cut.

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

DATE	REVISIONS
1-1-08	Switched units to
	English (metric).
1-1-07	Revised Note for
	Class C patches.

CLASS C and D PATCHES

STANDARD 442201-03

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ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-27

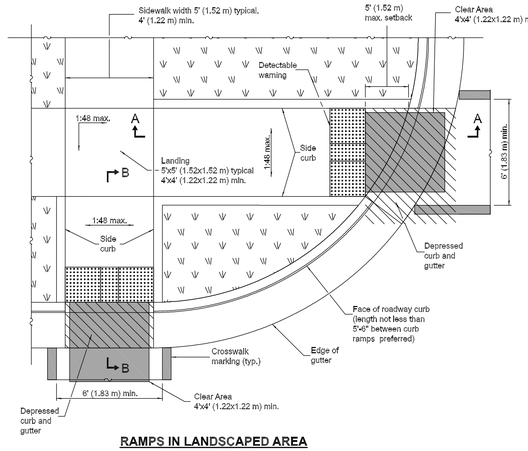
IDOT STANDARDS
SEVEN BREW
400 E. GOLF ROAD
SCHAUMBURG, ILLINOIS

NO.	DATE	DESCRIPTION
		REVISIONS

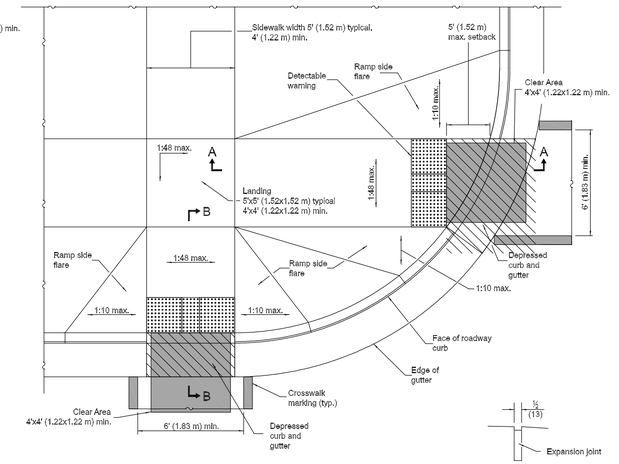
DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-1-26
SCALE: N.T.S.

DRAWING NO.
C-8

JOB NO.
25-22

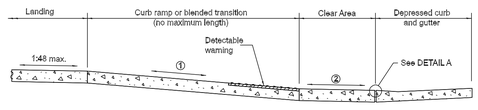


RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'



RAMPS IN PAVED AREA SETBACK ≤ 5'

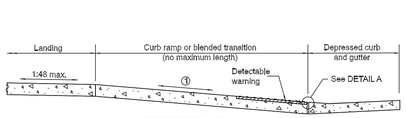
DETAIL A



SECTION A-A

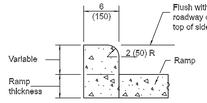
① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

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

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.



SIDE CURB DETAIL

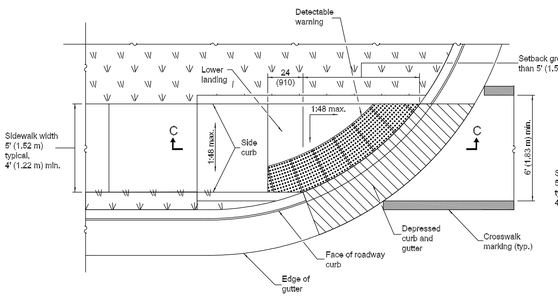
See Sheet 2 for GENERAL NOTES.

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.

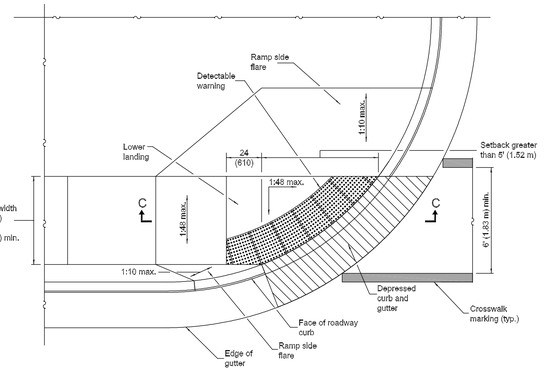
PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 1 of 2)

STANDARD 424001-12

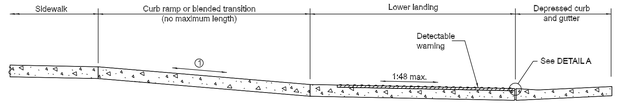
Illinois Department of Transportation
APPROVED January 1, 2025
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2025
ENGINEER OF DESIGN AND ENVIRONMENT
BDE 801 1-1-25



RAMP IN LANDSCAPED AREA SETBACK > 5'



RAMP IN PAVED AREA SETBACK > 5'



SECTION C-C

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.

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.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

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

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 2 of 2)

STANDARD 424001-12

Illinois Department of Transportation
APPROVED January 1, 2025
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2025
ENGINEER OF DESIGN AND ENVIRONMENT
BDE 801 1-1-25

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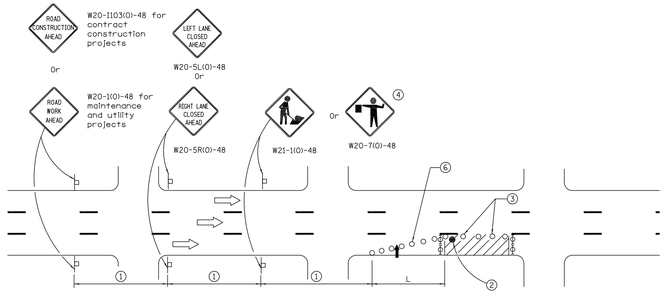


SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

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

① Refer to SIGN SPACING TABLE for distances.

② Required for speeds > 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 For approved sideroad closures.

⑥ Cones, drums or barricades at 20' (6 m) 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 during shoulder operations or where construction requires lane closures in urban areas.

Calculate L as follows:

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

W = Width of offset in feet (meters).

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

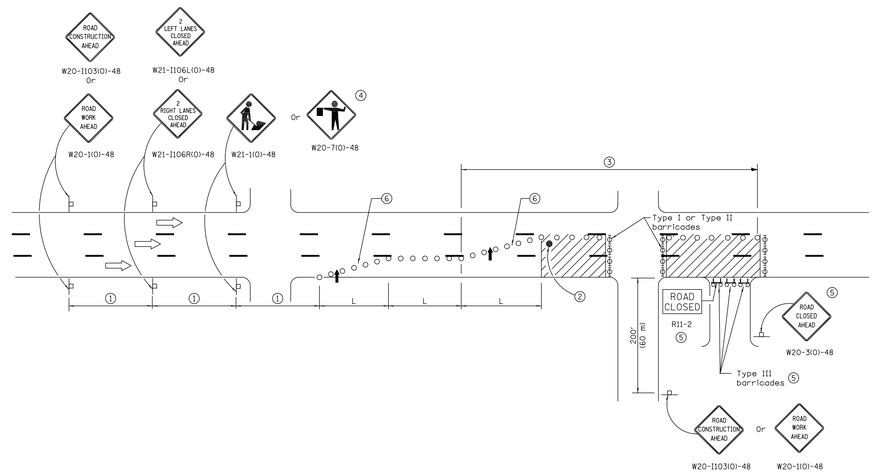
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.
1-1-13	Omitted text 'WORKERS'
	sign.

URBAN LANE CLOSURE, MULTILANE, 1W OR 2W WITH NONTRAVERSABLE MEDIAN
(Sheet 1 of 2)

STANDARD 701601-09

Illinois Department of Transportation
APPROVED January 1, 2014
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97



URBAN LANE CLOSURE, MULTILANE, 1W OR 2W WITH NONTRAVERSABLE MEDIAN
(Sheet 2 of 2)

STANDARD 701601-09

Illinois Department of Transportation
APPROVED January 1, 2014
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-27

IDOT STANDARDS
SEVEN BREW
400 E. GOLF ROAD
SCHAUMBURG, ILLINOIS

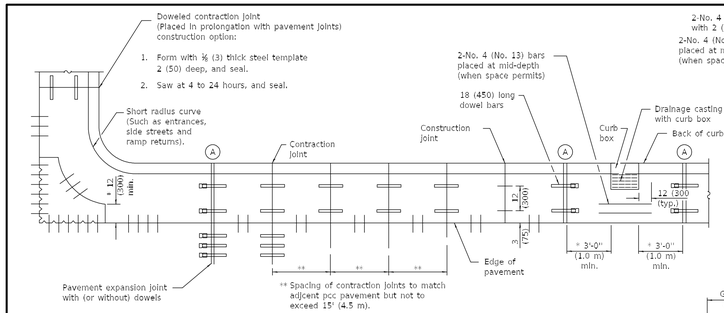
NO.	DATE	DESCRIPTION

REVISIONS

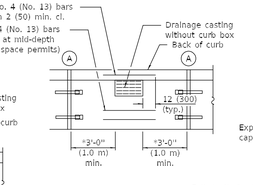
DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-1-26
SCALE: N.T.S.

DRAWING NO.
C-9

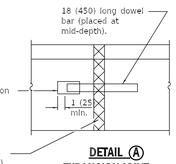
JOB NO.
25-22



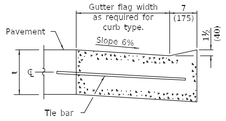
PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE



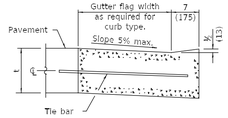
+ This dimension shall be adjusted to align with joint on the adjacent pavement



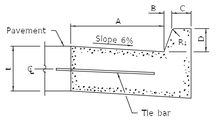
DETAIL (A) EXPANSION JOINT



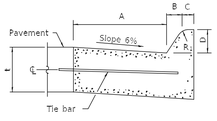
DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED



BARRIER CURB

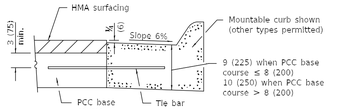


MOUNTABLE CURB

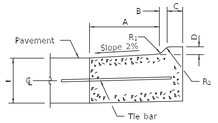
TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R_1	
B-6.06 *	6	1	6	6	1	
(B-15.15)	(150)	(25)	(150)	(150)	(25)	
B-6.12	12	1	6	6	1	
(B-15.30)	(300)	(25)	(150)	(150)	(25)	
B-6.18	18	1	6	6	1	
(B-15.45)	(450)	(25)	(150)	(150)	(25)	
B-6.24	24	1	6	6	1	
(B-15.60)	(600)	(25)	(150)	(150)	(25)	
B-9.12	12	5	9	9	1	
(B-22.30)	(300)	(50)	(125)	(225)	(25)	
B-9.18	18	2	5	9	1	
(B-22.45)	(450)	(50)	(125)	(225)	(25)	
B-9.24	24	2	5	9	1	
(B-22.60)	(600)	(50)	(125)	(225)	(25)	

* For corner islands only.

TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06	6	2	4	2	3	2
(M-5.15)	(150)	(50)	(100)	(50)	(75)	(50)
M-2.12	12	2	4	2	3	2
(M-5.30)	(300)	(50)	(100)	(50)	(75)	(50)
M-4.06	6	4	3	4	3	NA
(M-10.15)	(150)	(100)	(75)	(100)	(75)	
M-4.12	12	4	3	4	3	NA
(M-10.30)	(300)	(100)	(75)	(100)	(75)	
M-4.18	18	4	3	4	3	NA
(M-10.45)	(450)	(100)	(75)	(100)	(75)	
M-4.24	24	4	3	4	3	NA
(M-10.60)	(600)	(100)	(75)	(100)	(75)	
M-6.06	6	6	2	6	2	NA
(M-15.15)	(150)	(150)	(50)	(150)	(50)	
M-6.12	12	6	2	6	2	NA
(M-15.30)	(300)	(150)	(50)	(150)	(50)	
M-6.18	18	6	2	6	2	NA
(M-15.45)	(450)	(150)	(50)	(150)	(50)	
M-6.24	24	6	2	6	2	NA
(M-15.60)	(600)	(150)	(50)	(150)	(50)	



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

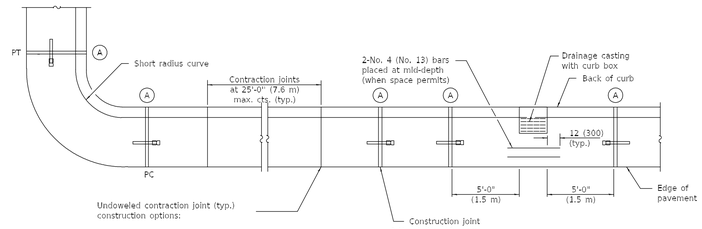
See Standard 606301 for details of corner islands.

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

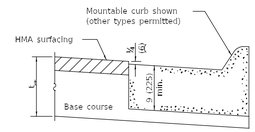
DATE	REVISIONS
1-1-22	Revised contraction joint spacing
	adjacent to pcc pavement.
1-1-18	Revised General Note for tie
	bar spacing to 36 (900) cts.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)
STANDARD 606001-08

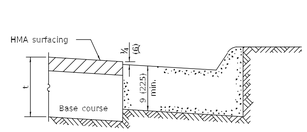
Illinois Department of Transportation
PASSED January 1, 2022 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97



PLAN

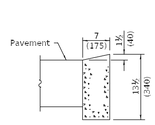


ON DISTURBED SUBGRADE

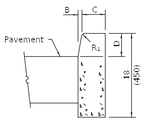


ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

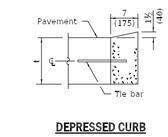


DEPRESSED CURB

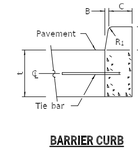


BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB

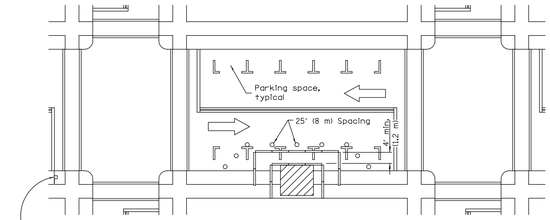


BARRIER CURB

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)
STANDARD 606001-08

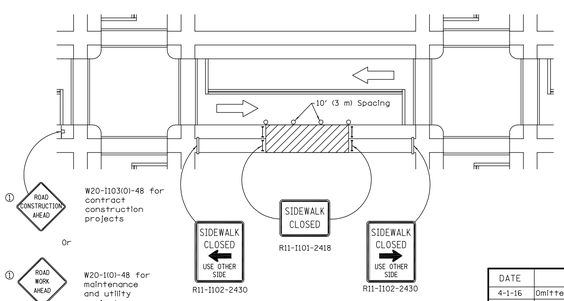


SIDEWALK DIVERSION

① Omit whenever duplicated by road work traffic control.

SYMBOLS

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



SIDEWALK CLOSURE

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.

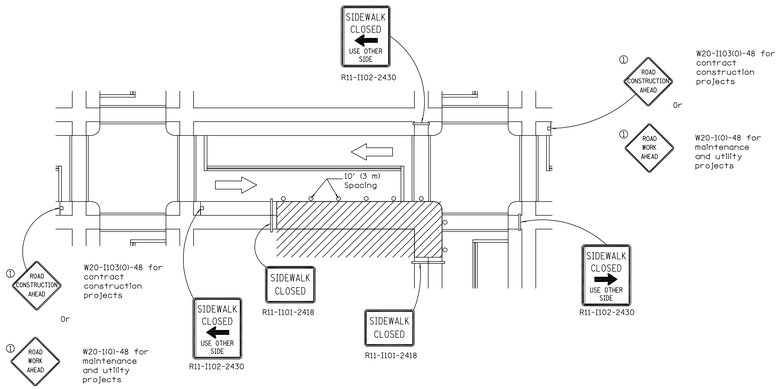
Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

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

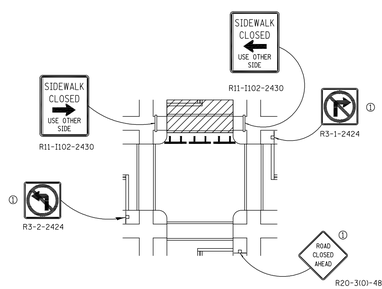
DATE	REVISIONS
4-1-16	Omitted orange safety fence
	from standard as this is
	covered in the std. spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of
	plan views. Renamed Std.

SIDEWALK, CORNER OR CROSSWALK CLOSURE
(Sheet 1 of 2)
STANDARD 701801-06

Illinois Department of Transportation
APPROVED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97



CORNER CLOSURE



CROSSWALK CLOSURE

SIDEWALK, CORNER OR CROSSWALK CLOSURE
(Sheet 2 of 2)
STANDARD 701801-06

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ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-2027

IDOT STANDARDS
SEVEN BREW
400 E. GOLF ROAD
SCHAUMBURG, ILLINOIS

NO.	DATE	DESCRIPTION
		REVISIONS

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-1-26
SCALE: N.T.S.

DRAWING NO.
C-10

JOB NO.
25-22

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 _____ 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.

THE ACCESS OF ELECTRONIC DATA TRANSMISSION BY USE, PURPOSE, UNDERSTANDING AND AGREES AS FOLLOWS
COPYING OF ALL OR THE CAD DRAWING SHOWN ON THIS PRODUCT MAY BE TRANSMITTED TO THE CLIENT AS ELECTRONIC CAD FILES. THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE
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CORRUPTION, MODIFICATION BY OTHERS, OR MEDIA DEGRADATION. THE CLIENT AGREES TO HOLD HARMLESS AND INDEMNIFY THE ENGINEER FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING
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AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR ANY USE OF THESE MATERIALS. THE RECEIVER SHALL MAKE NO CLAIM NOR INITIATE ANY ACTION IN LAW OR EQUITY AGAINST NORTHWESTERN ENGINEERING
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675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002895 EXP. 04-27

MWRD NOTES
SEVEN BREW
400 E. GOLF ROAD
SCHAUMBURG, ILLINOIS

NO.	DATE	REVISIONS DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-1-26
SCALE: N.T.S.

DRAWING NO. C-11

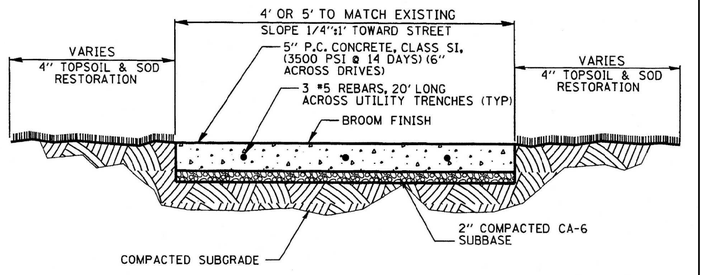
JOB NO. 25-22

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

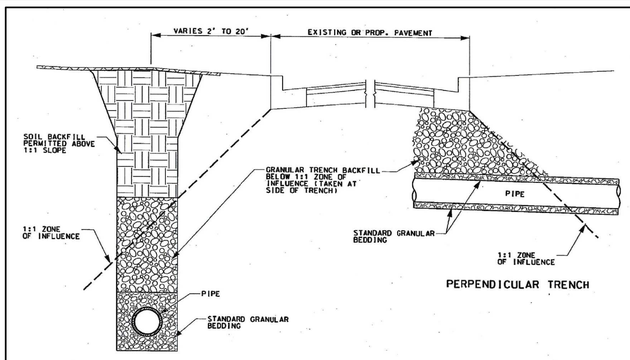
7/13/22

STD. DWG. NO.18



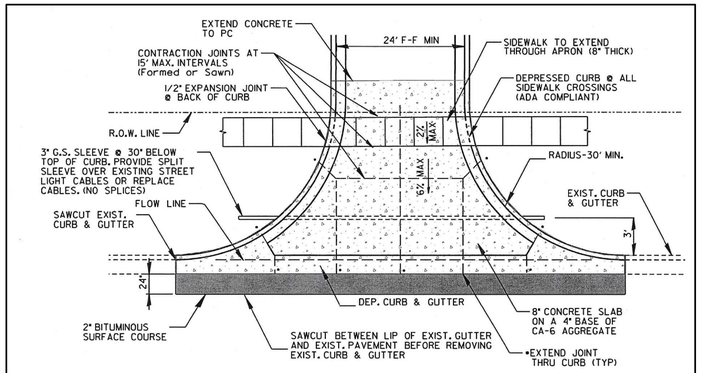
TYPICAL SIDEWALK

Revised Jan/08



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

March/2011

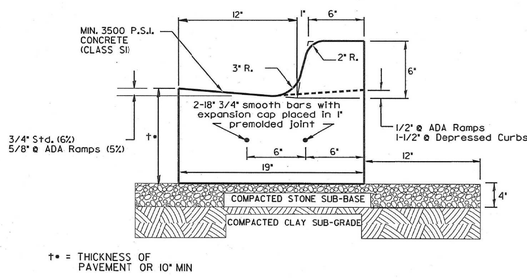


COMMERCIAL/INDUSTRIAL APRONS

NOT TO SCALE

April/2018

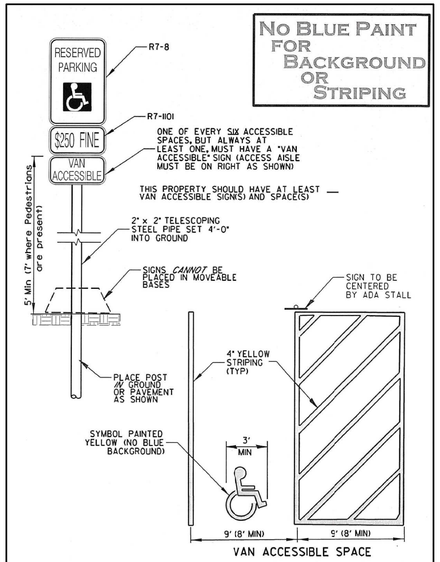
Note: Use two #5 re-bars for 10' on either side of all utility trenches. Install 1" expansion joint at points of curvature (not closer than 10') at construction joints and at a distance not to exceed 60'. Contraction joints shall be placed between expansion joints at distances not to exceed 20'.



COMBINATION CURB & GUTTER
TYPE B-6.12

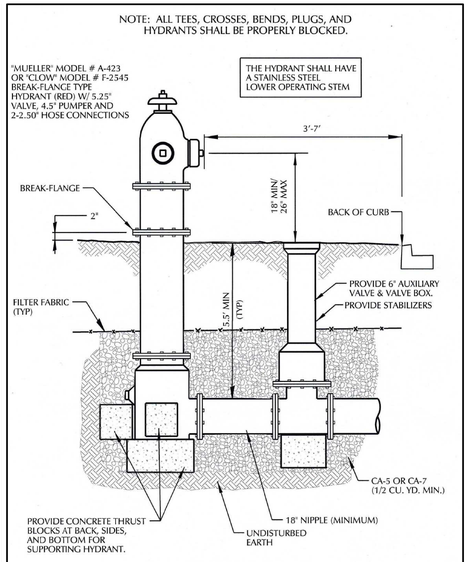
NOT TO SCALE

Revised April/2018



ADA Parking Standards

October/2017



FIRE HYDRANT

Revised Feb/2018

VILLAGE OF SCHAUMBURG
Pioneers By Age, Thunderbolt Century

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.

VILLAGE OF SCHAUMBURG
Pioneers By Age, Thunderbolt Century

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 "Aproved" Land Development Permit Plans on the job site during construction. The Contractor is also responsible for making any necessary copies of the "Approved" Plans for all subcontractors performing site work.
6. The Contractor is to verify the location, depth, and invert of all existing utilities and facilities prior to the start of construction. The contractor will be responsible for any damage to existing public or private utilities, or the relocation of any existing utilities to facilitate the installation of the new site work. The contractor must notify the Design Engineer immediately of any discrepancies with the plans and any existing utilities. No work is to be done until the discrepancy is resolved.
7. Access to the site, and to within 100 feet of any building, shall be provided for emergency vehicles at all times via a 20 foot wide approved all-weather road. An approved water supply shall be available within 100 feet of any building prior to delivery of any combustible materials to the site.
8. No holes are to be left open in the pavement or parkway over any holiday, weekend, or after 3 PM on the day preceding any holiday or any weekend.
9. All existing pavement or concrete to be removed shall be sawcut full-depth along the limits of proposed removal before commencement of the pavement removal.
10. All public right-of-way areas that are disturbed during construction shall be restored with 4" of topsoil and sod. Seeding will not be permitted in these areas.
11. All paving, subgrade preparation, curbing, and sidewalk construction shall conform to the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction" and the "Supplemental Specifications and Recurring Special Provisions", latest editions.
12. No asphalt work is allowed between November 1st and April 1st without the written permission from the Village Engineer.
13. Any temporary or permanent exterior site fencing, including fencing for dumpster enclosures, requires a separate permit from the Community Development Department. Demolition of existing buildings also requires a separate permit from the Community Development Department.
14. All bituminous concrete used for surface, binder and base courses is to have a Marshall Stability of 1700. All portland cement concrete shall have a minimum compressive strength of 3500 psi at 14 days.
15. Prior to placing any pavement material, the Contractor is responsible for properly preparing and compacting the subgrade. The required proof-roll must be witnessed by the village. No pavement material is to be placed on a wet or soft subgrade. If this condition exists, the Contractor is to stop work and immediately notify the village. No additional pavement work shall be done until the problem is corrected.
16. All curbs constructed over a utility trench shall be reinforced with two #5 rebars for a length of 20 feet centered over the trench. Sidewalks shall be treated in the same manner using three #5 rebars.
17. All sewer and water main construction shall be in conformance with the "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.
18. The contractor shall not install any sanitary sewer pipe or structures until he has a copy of the permit and permit drawings issued by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) on the job site. This may also apply to storm sewer and/or detention facilities if included in the MWRD permit.
19. All manholes and valve vaults shall have the "Village of Schaumburg" and "Water," "Storm Sewer," or "Sanitary Sewer" cast into the lid. All open lids or grates shall have the words "Drains to River, Dump no Waste" permanently inscribed.
20. Band-seal connectors shall be used to join pipes of different materials.
21. Use CA-6 trench backfill, compacted to 95% of Modified Proctor, under and within a 1:1 slope from the bottom of all pavement, curbs and sidewalk.
22. ~~A water quality device, Stormceptor, CDS, or equivalent, shall be installed as required by the Subdivision and Land Development Ordinance and as shown on the approved plans.~~
23. All water main pipe 4" and larger shall be ductile iron pipe Class 52 conforming to ANSI A21.51 with cement lining unless otherwise approved by the Village Engineer. All water service lines 3" and smaller shall be Type K copper, unless otherwise noted.
24. All water lines are to be pressure tested and chlorinated per the requirements of the Village of Schaumburg. Also, the minimum cover for all water mains and service lines is 5.5 feet.
25. Fire service mains and lead in connections to system risers are required to be completely flushed before making the connection to the sprinkler piping. (NFPA 13, 1999 ED, 10-2.1.) The Fire Prevention Bureau shall be notified 24 hours in advance to witness the flush at 847.985.4452. A separate inspection fee is also required at the time the Land Development Permit is issued.
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.

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ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-2027

VILLAGE OF SCHAUMBURG DETAILS & NOTES
SEVEN BREW
400 E. GOLF ROAD
SCHAUMBURG, ILLINOIS

NO.	DATE	REVISIONS DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-1-26
SCALE: N.T.S.

DRAWING NO. C-12

JOB NO. 25-22

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OPERATES 24 HOURS 365 DAYS

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WITH THE FOLLOWING:
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CITY-TOWNSHIP: SCHAUMBURG
SEC. & 1/4 SEC. NO.# SW 1/4 11-41-10

48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

NOTE:
SEE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY DATED NOVEMBER 4, 2025 BY VANDERSTAPPEN SURVEY, INC. FOR PROPERTY LINE AND EASEMENT INFORMATION AND DESCRIPTION OF EXISTING FEATURES WITHIN AND AROUND THE SITE.

N

SCALE: 1"=20'

20 0 20 40 60

PROPOSED 7 BREW RESTAURANT SITE (0.87 ACRES). SEE THESE CIVIL ENGINEERING PLANS PREPARED BY NORTHWESTERN ENGINEERING CONSULTANTS, P.C. FOR IMPROVEMENT DETAILS. 7 BREW SITE IMPROVEMENTS SHALL BE INSTALLED BY THE TENANT UNLESS OTHERWISE SPECIFICALLY NOTED.

PROPOSED CLUB CAR WASH SITE (1.30 ACRES) SEE CIVIL ENGINEERING PLANS PREPARED BY REL & ASSOCIATES, INC. FOR IMPROVEMENT DETAILS. CLUB CAR WASH SITE IMPROVEMENTS SHALL BE INSTALLED BY THE TENANT UNLESS OTHERWISE SPECIFICALLY NOTED.

181.50'
VEHICULAR PARKING EASEMENT PER DOC #92705236 & #0010125551
68.00'
EX. PARKING LOT (TO REMAIN)
181.50'
380.66'
47.16'
EXISTING ASPHALT DRIVEWAY TO REMAIN
EXISTING ASPHALT DRIVEWAY TO REMAIN
32.03'
EX. ASPHALT PAVEMENT
PROP. 10' EASEMENT FOR STORM DRAINAGE
S66°27'53"E 27.73'(R/M)
S87°37'57"W 339.19'(M) 339.13'(R)
197.78'
141.41'
DRIVE-THRU
10' PARKING SETBACK
15' BUILDING SETBACK
LANE 1
LANE 2
DO NOT ENTER
7BREW
STOP
STOP
PASS THRU
N02°33'46"W 257.00'
S00°16'54"W 257.02'(M) 257.28'(R)
15' PUBLIC UTILITY EASEMENT PER DOC #25234483, #25391836 & #25920017
10' PARKING SETBACK
50' BUILDING LINE
N02°20'12"W 224.92'(M) 225.00'(R)
10' PARKING SETBACK
15' UTILITY EASEMENT
EXISTING ASPHALT DRIVEWAY TO REMAIN
245.00'(R)
15' UTILITY EASEMENT
EX. ASPHALT PARKING LOT
N87°39'56"E 10.00'(M)
20.00'
15' TELEPHONE, ELECTRIC, GAS MAIN AND MUNICIPAL UTILITY EASEMENT
15' UTILITY EASEMENT
48.16'(R)
48.16')
N02°20'12"W 20.00'(M)
15' PARKING SETBACK
15' PUBLIC UTILITY EASEMENT PER DOC #25234483, #25391836 & #25920017
121.53'
212.99'
N87°39'56"E 334.52'(M) 334.55'(R)
10.00
EX. CONC. PUBLIC SIDEWALK TO REMAIN
EX. CONC. PUBLIC SIDEWALK TO REMAIN
EX. GRASS
EX. FIRE HYDRANT
EX. GRASS
WOODFIELD LEXUS
EX. ASPHALT PAVEMENT
GOLF ROAD
EX. CONCRETE PAVEMENT
L=31.36' R=53263.25'
CH=N87°47'47"E 31.36'

THE ACCEPTANCE OR ELECTRONIC DATA TRANSMISSION BY LIKE BAILEY, HARDCOPY AND SAMPLES AS FOLLOWS:
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ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-27

FIRE TRUCK ACCESS
SEVEN BREW
400 E. GOLF ROAD
SCHAUMBURG, ILLINOIS

REVISIONS

NO	DATE	DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-1-26
SCALE: 1"=20'

DRAWING NO.
FTA-1

JOB NO.
25-22

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245.00'(R/M)
EX. ASPHALT PARKING LOT
N87°39'56"E 10.00'(M)
15' TELEPHONE, ELECTRIC, GAS MAIN AND MUNICIPAL UTILITY EASEMENT
15' UTILITY EASEMENT
20.00'
48.16'(R)
48.16')
N02°20'12"W 20.00'(M)
10.00'
121.53'
15' PARKING SETBACK
15' PUBLIC UTILITY EASEMENT PER DOC #25234483, #25391836 & #2592007
212.99'
N87°39'56"E 334.52'(M) 334.55'(R)
EX. CONC. PUBLIC SIDEWALK TO REMAIN
EX. CONC. PUBLIC SIDEWALK TO REMAIN
EX. GRASS
EX. FIRE HYDRANT
EX. GRASS
WOODFIELD LEXUS
EX. ASPHALT PAVEMENT
GOLF ROAD
EX. CONCRETE PAVEMENT
L=31.36' R=53263.25'
CH=N87°47'47"E 31.36'

THE ACCEPTANCE OF ELECTRONIC DATA TRANSMISSION BY LICENSEE'S AGENT(S) AND/OR EMPLOYEE(S) HEREUNDER SHALL CONSTITUTE AND EVIDENCE LICENSEE'S AGREEMENT TO THE FOLLOWING: ALL OF THE DATA CONTAINED IN THE ELECTRONIC CADD FILES, THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE PURCHASE OF ALL OF THE ELECTRONIC DATA CONTAINED IN THE

SEVEN BREW

406 E. GOLF ROAD | SCHAUMBURG, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER:
V LAND MANAGEMENT, LLC
321 N CLARK STREET 2440
CHICAGO, IL 60654
CONTACT: STEVE PANKO

SURVEYOR:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N MADISON STREET
WOODSTOCK, IL 60098
TEL (815) 337-8310
CONTACT: ARTHUR GRITMACKER

CIVIL ENGINEER:
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT
PALATINE, IL 60067
TEL (847) 520-8410
CONTACT: DAN HAVLIR

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / JEFF TORRENS

ARBORIST:
DAVEY RESOURCE GROUP, INC.
NATURAL RESOURCE CONSULTING
TEL (414) 517-1695
CONTACT: PETE SORENSEN

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	DETAILS: PLANTING LANDSCAPE DATA NOTES: GENERAL LANDSCAPE PLANT SYMBOLS KEY & PLANT MIX MATRIX
L1.1	TREE PRESERVATION / REMOVAL PLAN
L1.2	TREE INVENTORY NOTES: TREE PRESERVATION RATING SCALE: CONDITION / FORM DETAIL: TREE PROTECTION FENCING
L2.1	LANDSCAPE PLAN: 7 BREW

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

V LAND MANAGEMENT, LLC

CHICAGO, ILLINOIS

PLAN DATE

JANUARY 27, 2026

REVISIONS

1.	4/30/26 PER STAFF COMMENTS
2.	
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PROJECT NAME AND SHEET TITLE

7 BREW
SCHAUMBURG, IL

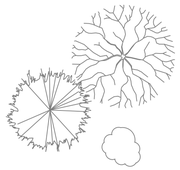
PRELIMINARY LANDSCAPE PLAN - TITLE

SHEET NUMBER

L0.1

PLANT SYMBOLS KEY & PLANT MIX MATRIX

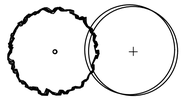
NOTE!
NOT ALL PLANT SYMBOLS & PLANT VARIETIES MAY BE DEPICTED ON PLANS.



EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS



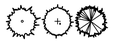
SHADE / CANOPY TREES, 2.5"+ CALIPER:

- *ACER VARIETIES* / MAPLE VAR.
- *CELTIS OCCIDENTALIS* / COMMON HACKBERRY
- *GYMNOCLADUS DIOICA* / KENTUCKY COFFEETREE
- *LIQUIDAMBAR STYRACIFLUA* / AMERICAN SWEETGUM
- *PLATANUS ACERIFOLIA 'MORTON CIRCLE'* / LONDON PLANETREE
- *QUERCUS BICOLOR* / SWAMP WHITE OAK
- *TILIA TOMENTOSA 'STERLING SILVER'* / STERLING SILVER LINDEN
- *ULMUS CARPINIFOLIA 'ACCOLADE'* / ACCOLADE ELM



ORNAMENTAL TREES, 6' TALL:

- *AMELANCHIER VARIETIES* / SERVICEBERRY VAR.
- *BETULA NIGRA* / RIVER BIRCH
- *CRATAEGUS VARIETIES* / HAWTHORN VAR.
- *HAMAMELIS VARIETIES* / WITCHHAZEL VAR.
- *MAGNOLIA VARIETIES* / MAGNOLIA VAR.
- *MALUS VARIEITIES* / FLOWERING CRABAPPLE VAR.



EVERGREEN TREES, 6' TALL:
- *ABIES CONCOLOR* / WHITE FIR
- *JUNIPERUS CHINENSIS 'FAIRVIEW'* / FAIRVIEW JUNIPER
- *PICEA GLAUCA 'DENSATA'* / BLACK HILLS SPRUCE
- *PSEUDOTSUGA MENZIESII* / DOUGLAS FIR



LARGE, DECIDUOUS SHRUBS, 36" TALL:
- *ARONIA VARIETIES* / CHOKEBERRY VAR.
- *CORNUS VARIETIES* / DOGWOOD VAR.
- *FOTHERGILLA GARDENII* / DWARF FOTHERGILLA
- *HYDRANGEA VARIETIES* / HYDRANGEA VAR.
- PHYSOCARPUS OPULIFOLIUS, VAR.
- *SYRINGA VARIETIES* / LILAC VAR.
- *VIBURNUM VARIETIES* / VIBURNUM VAR.



SMALL, DECIDUOUS SHRUBS, 24" TALL:
- *HYPERICUM KALMIANUM* / ST. JOHNSWORT
- *RHUS AROMATICA 'GRO-LOW'* / GRO LOW SUMAC
- *ROSA VARIETIES* / SHRUB ROSE VAR.
- *SPIRAEA VARIETIES* / SPIREA VAR.



SMALL, EVERGREEN SHRUBS, 24" TALL / WIDE:
- *BUXUS VARIETIES* / BOXWOOD VAR.
- *JUNIPERUS VARIETIES* / JUNIPER VAR.
- *TAXUS VARIETIES* / YEW VAR.

LARGE, ORNAMENTAL GRASS, 3 GALLON &
SMALL, ORNAMENTAL GRASS, 1 GALLON:
- *CALAMAGROSTIS VARIETIES* / REED GRASS VAR.
- *PANICUM VARIETIES* / SWITCH GRASS VAR.
- *PENNISETUM VARIETIES* / FOUNTAIN GRASS VAR.
- *SESLERIA AUTUMNALIS* / MOOR GRASS
- *SPOROBOLUS HETEROLEPSIS* / PRAIRIE DROPSEED



PERENNIAL FLOWERS & GROUNDCOVER,
1 GALLON:
- MISC. VAR.

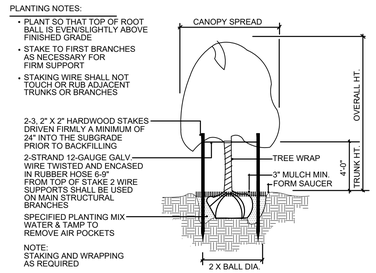
LANDSCAPE DATA

	7 BREW
TOTAL LOT AREA	37,797
AREA BETWEEN BUILDING AND GOLF RD. (SF)	16,022
GREEN SPACE AREA BETWEEN BLDG. AND GOLF RD. (SF)	8,851
GREEN SPACE AREA BETWEEN BLDG. AND STREET (%)	55.2%
TOTAL GREEN SPACE (SF)	17,041
TOTAL GREEN SPACE (%)	45.1%
TOTAL NUMBER OF TREES REQUIRED:	
1 PER 750 SF OF TOTAL GREEN SPACE	**23**
TOTAL NUMBER OF SHRUBS REQUIRED:	
1 PER 200 SF OF TOTAL GREEN SPACE	**85**

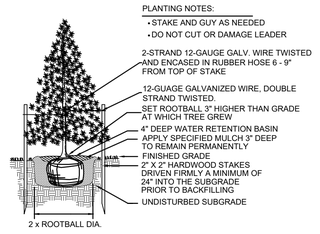
	NORTH BUFFER YARD (CLASS A)				WEST BUFFER YARD (CLASS A)				EAST BUFFER YARD (CLASS A)				FOUNDATION		AREA/OTHER		TOTAL	
7 BREW	REQUIRED	%	PROVIDED	%	REQUIRED	%	PROVIDED	%	REQUIRED	%	PROVIDED	%	PROVIDED	%	PROVIDED	%	PROVIDED	%
TREES:																		
EXISTING SHADE	-		3		-		4		-		0		0		6		13	
NEW SHADE	-		0		-		0		-		4		0		4		8	
TOTAL SHADE	2	50%	3	75%	4	50%	4	57%	4	50%	4	57%	0	0%	10	100%	21	72%
EXISTING ORNAMENTAL	-		1		-		3		-		0		0		0		4	
NEW ORNAMENTAL	-		0		-		0		-		2		1		0		3	
TOTAL ORNAMENTAL	1	40%	1	25%	3	40%	3	43%	2	40%	2	29%	1	100%	0	0%	7	24%
EXISTING EVERGREEN	-		0		-		0		-		0		0		0		0	
NEW EVERGREEN	-		0		-		0		-		1		0		0		1	
TOTAL EVERGREEN	1	10%	0	0%	0	10%	0	0%	1	10%	1	14%	0	0%	0	0%	1	3%
TOTAL NUMBER OF TREES:	**4**	**100%**	**4**	**100%**	**7**	**100%**	**7**	**100%**	**7**	**100%**	**7**	**100%**	**1**		**10**	**100%**	**29**	**100%**
SHRUBS:	***NA***				***NA***				***NA***									
EXISTING EVERGREEN			4				0				0		0		17		6	
NEW EVERGREEN			0				0				0		5		32		32	
TOTAL EVERGREEN			4	100%			0				0		5	10%	49	37%	53	38%
EXISTING DECIDUOUS			0				0				0		0		9		9	
NEW DECIDUOUS			0				0				0		44		76		76	
TOTAL DECIDUOUS			0	0%			0				0		44	90%	85	63%	85	62%
TOTAL NUMBER OF SHRUBS:			**4**	**100%**			***0***	**100%**			***0***	**100%**	***49***	**100%**	**134**	**100%**	**138**	**100%**

NOTES:
1. EXISTING PLANTINGS BETWEEN WOODFIELD LEXUS AND 7 BREW TO REMAIN UNLESS OTHERWISE SHOWN ON TREE PRESERVATION PLAN.
2. FOUNDATION COMPRISED OF 100% CONCRETE WALKS (FOR EMPLOYEE CIRCULATION TO SERVICE PATRONS IN THEIR VEHICLES).

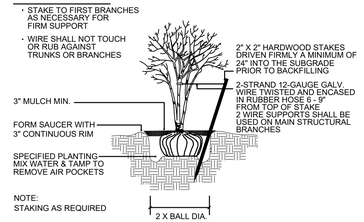
DETAILS: PLANTING



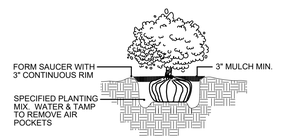
TREE PLANTING & STAKING
NOT TO SCALE



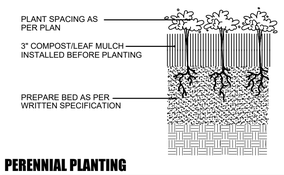
EVERGREEN TREE PLANTING
NOT TO SCALE



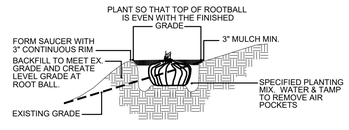
MULTI-TRUNK TREE STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE



HILLSIDE PLANTING
NOT TO SCALE

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

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STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

V LAND MANAGEMENT, LLC

CHICAGO, ILLINOIS

PLAN DATE

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1.	4/30/26 PER STAFF COMMENTS
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PROJECT NAME AND SHEET TITLE

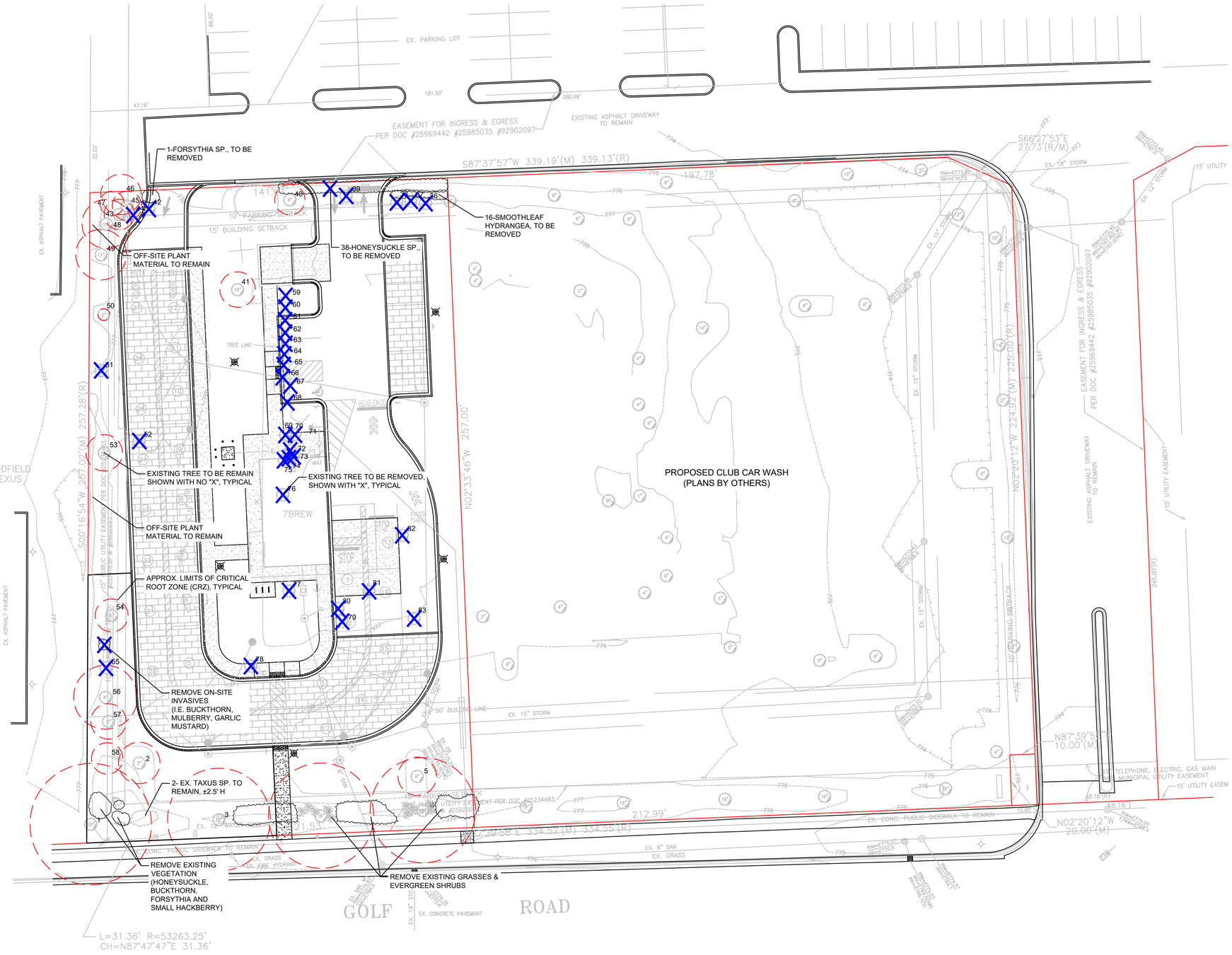
7 BREW

SCHAUMBURG, IL

PRELIMINARY LANDSCAPE PLAN - NOTES & DETAILS

SHEET NUMBER

L0.2



NORTH

TREE PRESERVATION & REMOVAL PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

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STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
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PROJECT NAME AND SHEET TITLE

7 BREW

SCHAUMBURG, IL

PRELIMINARY LANDSCAPE PLAN - TREE PRES & REMOVAL PLAN

SHEET NUMBER

L1.1

RATING SCALE: TREE CONDITION / FORM

Excellent / "1"
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

Good / "2"
The tree is typical of the species and/or has 10% - 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

Fair / "3"
The tree is typical of the species and has 20%-30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.

Poor / "4"
The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

Dead / "5"
The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.

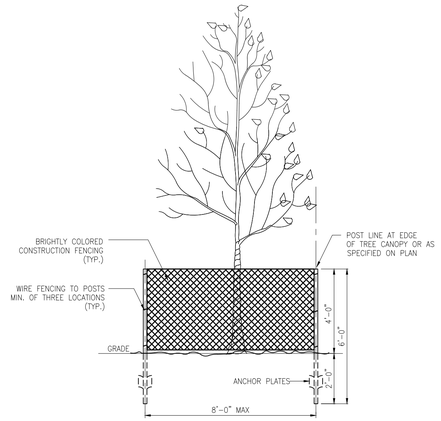
TREE INVENTORY - ONSITE

Tag #	Common Name	Scientific Name	DBH	Condition	Outcome
1	Honeylocust	*Gleditsia triacanthos*	24	Fair	PRESERVE
2	River birch	*Betula nigra*	8.2	Good	PRESERVE
3	Honeylocust	*Gleditsia triacanthos*	20.3	Good	PRESERVE
4	Honeylocust	*Gleditsia triacanthos*	20.8	Good	PRESERVE
5	Honeylocust	*Gleditsia triacanthos*	7.6	Good	PRESERVE
6	Honeylocust	*Gleditsia triacanthos*	21.8	Good	PRESERVE
36	Eastern hemlock	*Tsuga canadensis*	5.5	Poor	REMOVE
37	Eastern hemlock	*Tsuga canadensis*	4.5	Poor	REMOVE
38	Eastern hemlock	*Tsuga canadensis*	6	Fair	REMOVE
39	River birch	*Betula nigra*	10.4	Good	REMOVE
40	River birch	*Betula nigra*	19	Good	PRESERVE
41	River birch	*Betula nigra*	18.3	Good	PRESERVE
42	River birch	*Betula nigra*	7	Good	REMOVE
43	Northern hackberry	*Celtis occidentalis*	6	Poor	PRESERVE
44	Northern hackberry	*Celtis occidentalis*	6.8	Fair	REMOVE
45	Northern hackberry	*Celtis occidentalis*	5.8	Fair	PRESERVE
46	Northern hackberry	*Celtis occidentalis*	8	Poor	PRESERVE
47	apple	*Malus spp.*	13.8	Fair	PRESERVE
48	Northern hackberry	*Celtis occidentalis*	9.7	Fair	PRESERVE
49	Northern hackberry	*Celtis occidentalis*	10	Fair	PRESERVE
50	apple	*Malus spp.*	2.3	Good	PRESERVE
51	Boxelder	*Acer negundo*	18.8	Poor	REMOVE
52	River birch	*Betula nigra*	14.2	Fair	REMOVE
53	apple	*Malus spp.*	13.2	Poor	PRESERVE
54	apple	*Malus spp.*	6.5	Poor	PRESERVE
55	white mulberry	*Morus alba*	4.5	Poor	REMOVE
56	Red maple	*Acer rubrum*	12.6	Fair	PRESERVE
57	American elm	*Ulmus americana*	7	Poor	PRESERVE
58	Northern hackberry	*Celtis occidentalis*	6.2	Fair	PRESERVE
59	Northern white cedar	*Thuja occidentalis*	9	Poor	REMOVE
60	Northern white cedar	*Thuja occidentalis*	5.5	Poor	REMOVE
61	Northern white cedar	*Thuja occidentalis*	7	Poor	REMOVE
62	Eastern hemlock	*Tsuga canadensis*	4.3	Poor	REMOVE
63	Eastern hemlock	*Tsuga canadensis*	4	Poor	REMOVE
64	Eastern hemlock	*Tsuga canadensis*	4.6	Poor	REMOVE
65	Northern white cedar	*Thuja occidentalis*	4	Poor	REMOVE
66	Northern white cedar	*Thuja occidentalis*	9	Poor	REMOVE
67	Northern white cedar	*Thuja occidentalis*	11.5	Poor	REMOVE
68	Eastern hemlock	*Tsuga canadensis*	4.3	Poor	REMOVE
69	Northern white cedar	*Thuja occidentalis*	14.9	Good	REMOVE
70	Northern white cedar	*Thuja occidentalis*	5.5	Good	REMOVE
71	Northern white cedar	*Thuja occidentalis*	5	Good	REMOVE
72	Northern white cedar	*Thuja occidentalis*	11.2	Good	REMOVE
73	Northern white cedar	*Thuja occidentalis*	17.5	Good	REMOVE
74	Northern white cedar	*Thuja occidentalis*	10	Good	REMOVE
75	Northern white cedar	*Thuja occidentalis*	16.5	Good	REMOVE
76	Northern white cedar	*Thuja occidentalis*	4.3	Fair	REMOVE
77	Scots pine	*Pinus sylvestris*	15.1	Fair	REMOVE
78	River birch	*Betula nigra*	18.6	Good	REMOVE
79	Austrian pine	*Pinus Nigra*	9.8	Fair	REMOVE
80	Northern white cedar	*Thuja occidentalis*	10.6	Fair	REMOVE
81	Northern white cedar	*Thuja occidentalis*	6.2	Fair	REMOVE
82	Nannyberry	*Viburnum lentago*	6.9	Fair	REMOVE
83	River birch	*Betula nigra*	21.6	Good	REMOVE

DETAIL: TREE PROTECTION FENCE (Village Detail)

TREE PRESERVATION NOTES:

1. PRIOR TO ANY CONSTRUCTION OR ANY TREE REMOVALS, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AROUND ALL TREES TO BE PRESERVED. THE LOCATION AND DESIGN OF THE FENCE SHALL BE AS SHOWN ON THE DRAWING AND DETAILS. ALL TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED BY THE VILLAGE PRIOR TO CONSTRUCTION.
2. WITHIN THE TREE PROTECTION FENCING, THERE SHALL BE NO EQUIPMENT OR MATERIAL STORAGE, VEHICLE ACCESS OR CONSTRUCTION EQUIPMENT ACCESS.
3. WITHIN THE TREE PROTECTION FENCING, THERE SHALL ALSO BE NO EXCAVATION, TRENCHING, CHEMICAL OR WATER DUMPING. ALL UTILITY LINES OR IRRIGATION LINES SHALL BE ROUTED AROUND THE TREE PROTECTION FENCING.
4. OUTDOOR TOILET FACILITIES SHALL NOT BE LOCATED WITHIN TWENTY FEET (20') OF ANY TREE PROTECTION FENCING.
5. THE TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE FINISH GRADED AND READY FOR SOD, SEED OR PLANTING.



NOTES: TREE PRESERVATION

1. TREE PRESERVATION:
   - A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**
   - B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.
   - C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.
   - D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".
   - E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.
   - F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.
   - G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.
   - H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ 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 A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
   - I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.
   - J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.
   - K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).
   - L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
   - M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.
   - N. ALL OFF-SITE TREES SHALL BE PRESERVED.
   - O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

V LAND MANAGEMENT, LLC

CHICAGO, ILLINOIS

PLAN DATE

JANUARY 27, 2026

REVISIONS

1.	4/30/26 PER STAFF COMMENTS
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

7 BREW
SCHAUMBURG, IL

PRELIMINARY LANDSCAPE PLAN - TREE INVENTORY & NOTES

SHEET NUMBER

L1.2

WEST PERIMETER BUFFER YARD, *CLASS A*,
±257 LF

REQUIRED:
- 10 FT. WIDE BUFFER YARD
- 1 TREE PER 35 LF
- 10% EVERGREEN, 40% ORNAMENTAL AND 50% SHADE TREES

TOTAL REQUIRED: (7) TREES

PROVIDED:

- 10 FT. WIDE BUFFER YARD	
- EXISTING ORNAMENTAL TREES	= 3 (43%)
- EXISTING SHADE TREES	= 4 (57%)
TOTAL TREES PROVIDED:	= 7

FOUNDATION PLANTINGS, BUILDING HEIGHT DOES NOT EXCEED 30 FEET

REQUIRED:
- 10 FT. WIDE LANDSCAPE BED, EXCEPT WHERE SIDEWALKS AND DRIVEWAYS PROVIDE ACCESS TO THE BUILDING, OR WHERE FIRE DEPARTMENT CONNECTIONS ARE NECESSARY.
- COMBINATION OF SHADE TREE, ORNAMENTAL TREES, EVERGREENS, SHRUBS, GROUNDCOVERS AND PERENNIALS.

PROVIDED:
- 10 FT. WIDE LANDSCAPED BED WHEREVER POSSIBLE, LOCATED OUTSIDE OF WALKS ENCIRCLING THE BUILDING PERIMETER.
- COMBINATION OF ORNAMENTAL TREES, EVERGREEN AND DECIDUOUS SHRUBS, GROUNDCOVERS AND PERENNIALS.

NORTH PERIMETER BUFFER YARD, *CLASS A*,
±142 LF

REQUIRED:
- 10 FT. WIDE BUFFER YARD
- 1 TREE PER 35 LF
- 10% EVERGREEN, 40% ORNAMENTAL AND 50% SHADE TREES

TOTAL REQUIRED: (4) TREES

PROVIDED:

- 10 FT. WIDE BUFFER YARD	
- EXISTING ORNAMENTAL TREES	= 1 (25%)
- EXISTING SHADE TREES	= 3 (75%)
TOTAL TREES PROVIDED:	= 4

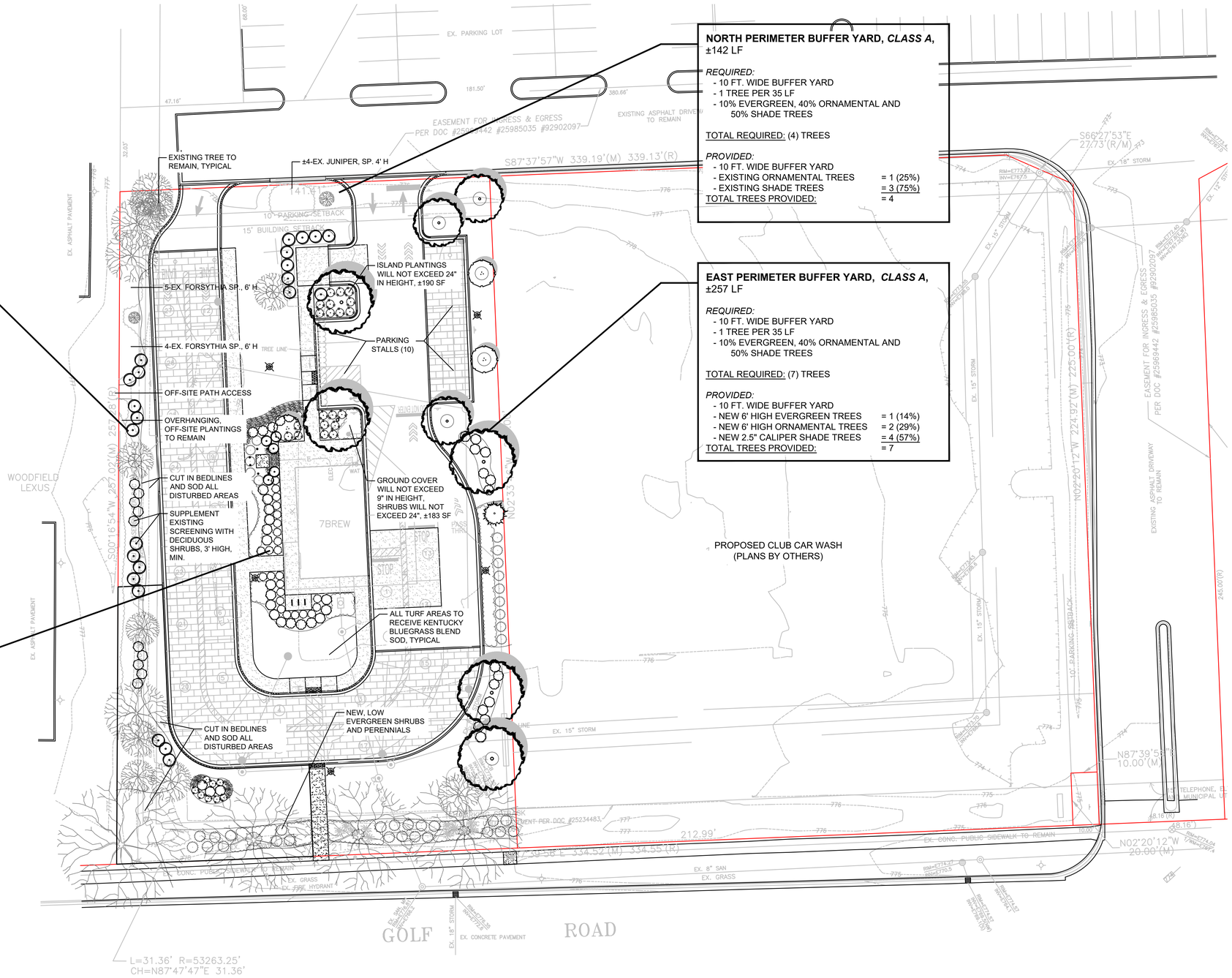
EAST PERIMETER BUFFER YARD, *CLASS A*,
±257 LF

REQUIRED:
- 10 FT. WIDE BUFFER YARD
- 1 TREE PER 35 LF
- 10% EVERGREEN, 40% ORNAMENTAL AND 50% SHADE TREES

TOTAL REQUIRED: (7) TREES

PROVIDED:

- 10 FT. WIDE BUFFER YARD	
- NEW 6' HIGH EVERGREEN TREES	= 1 (14%)
- NEW 6' HIGH ORNAMENTAL TREES	= 2 (29%)
- NEW 2.5" CALIPER SHADE TREES	= 4 (57%)
TOTAL TREES PROVIDED:	= 7



NORTH

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

V LAND MANAGEMENT, LLC

CHICAGO, ILLINOIS

PLAN DATE

JANUARY 27, 2026

REVISIONS

1.	4/30/26 PER STAFF COMMENTS
2.	
3.	
4.	
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6.	
7.	
8.	
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10.	

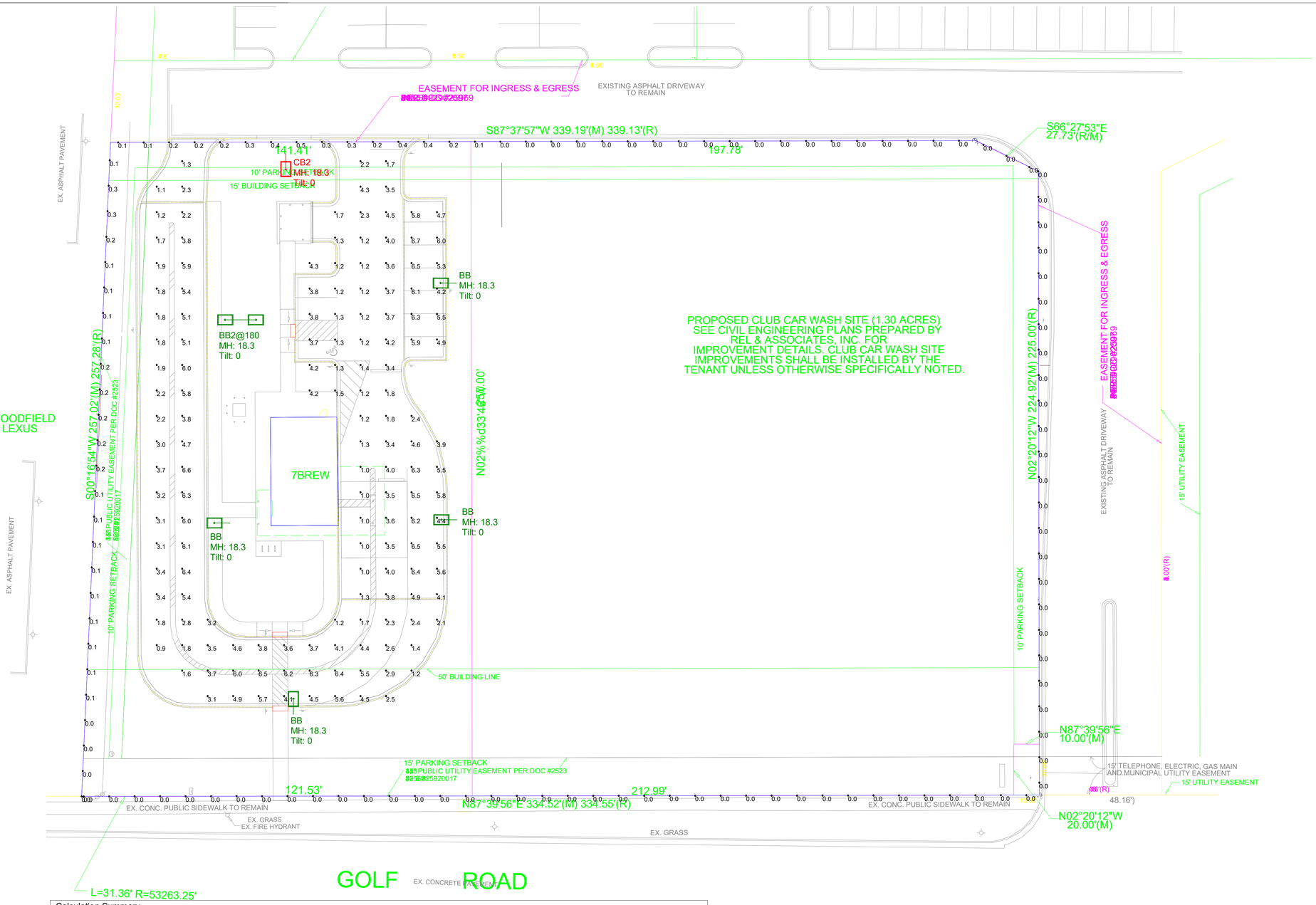
PROJECT NAME AND SHEET TITLE

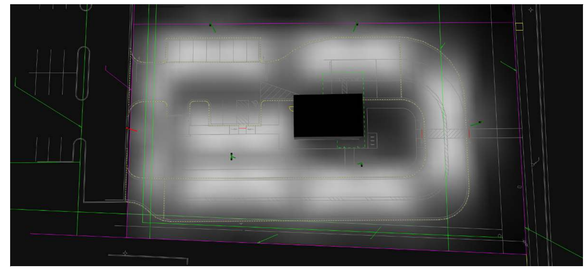
7 BREW
SCHAUMBURG, IL

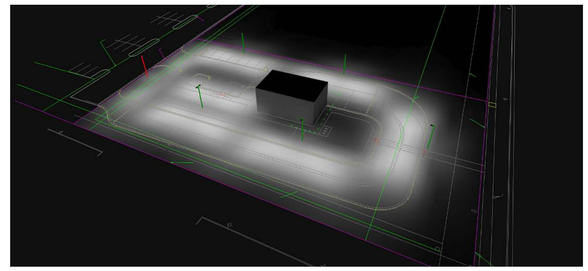
PRELIMINARY LANDSCAPE PLAN - 7 BREW PROPOSED CONDITIONS

SHEET NUMBER

L2.1







NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. DISTANCE BETWEEN READINGS 10'

Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=18'-4"
(18' Pole + 4" Base)

Lighting Ord

Max Mounting Height 20'

Max Pole Base Above Grade 4"

Max Prop ROW 2FC

Max Prop Com 0.5FC

Min Point 0.9FC

Min Avg 2.0FC

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
7-Brew	Illuminance	Fc	3.56	6.7	0.9	3.96	7.44
Prop Com	Illuminance	Fc	0.11	0.5	0.0	N.A.	N.A.
ROW	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type	Luminaire Lumens	Filename	Arm
	4	BB	Single	0.850	VP-2-320L-210-4K7-4W-BC-UNV-A-PSS	213.9	0.555	18.3	SES-18-40-1-TA-xx (4")	16210	VP-2-320L-210-4K7-4W-BC.ies	1.5
	1	BB2@180	Back-Back	0.850	VP-2-320L-210-4K7-4W-BC-UNV-A-PSS	213.9	1.110	18.3	SES-18-40-1-TA-xx (4")	16210	VP-2-320L-210-4K7-4W-BC.ies	1.5
	1	CB2	Single	0.850	VP-1-160L-100-5K7-2-BC-UNV-A-PSS	92	0.555	18.3	SES-18-40-1-TA-xx (4")	6628	VP-1-160L-100-5K7-2-BC.ies	1.5

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

SECURITY LIGHTING™

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

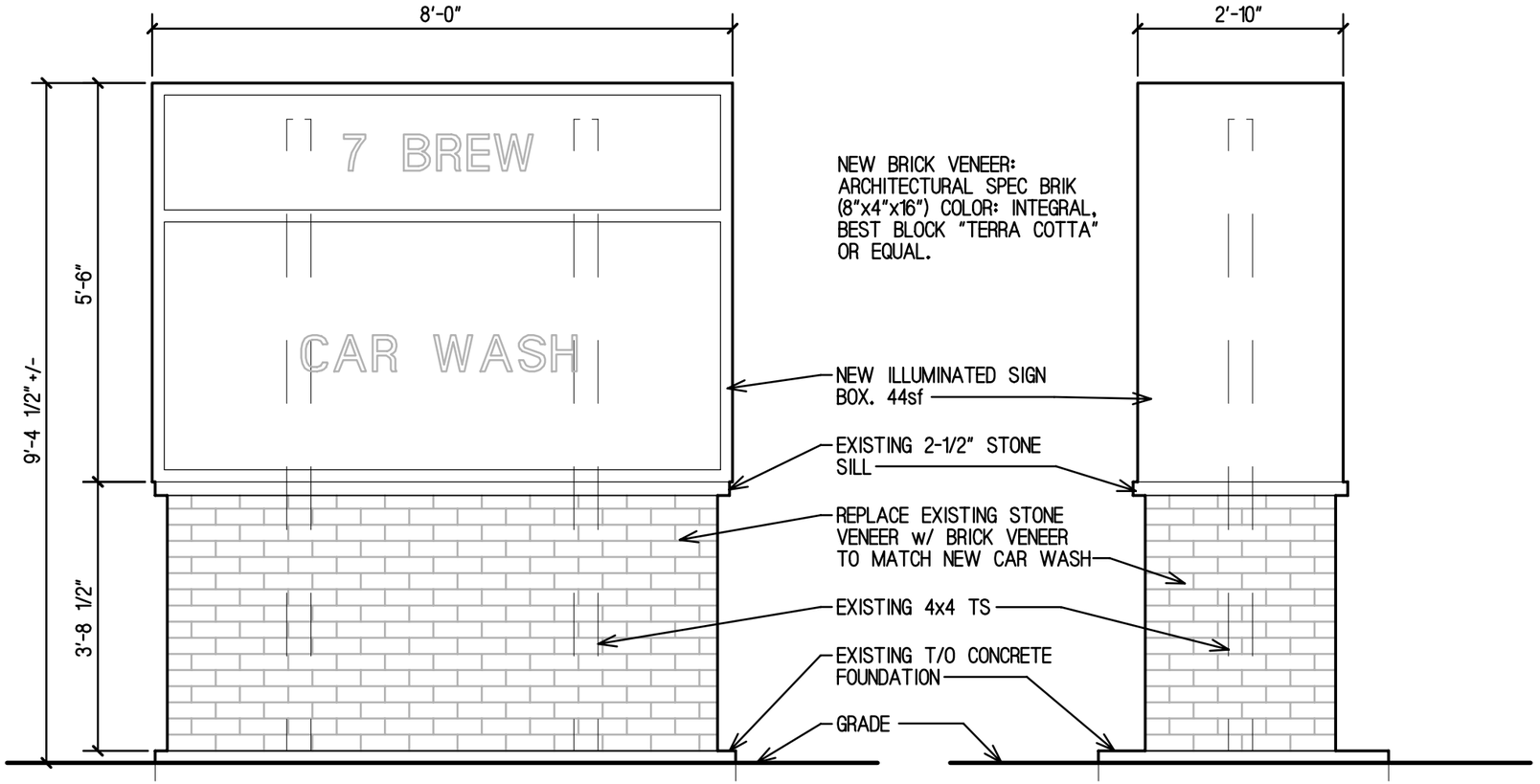
DRAWN BY CLB

POINT-BY-POINT FOOTCANDLE PLOT FOR

410 & 420 East Golf Road,
Schaumburg, IL

DATE 4/27/2026

DRAWING NUMBER A260186B.AGI



EAST ELEVATION SIMILAR

West Elevation

SCALE: 1/2"=1'-0"

NORTH ELEVATION SIMILAR

South Elevation

SCALE: 1/2"=1'-0"

DATE
NOVEMBER 26, 2025

REVISIONS 02/26/2026
05/19/2026

PROPOSED
Site Redevelopment
406 E. GOLF ROAD
SCHAUMBURG, ILLINOIS 60173

Reitan Architects, LLC.
214 Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347

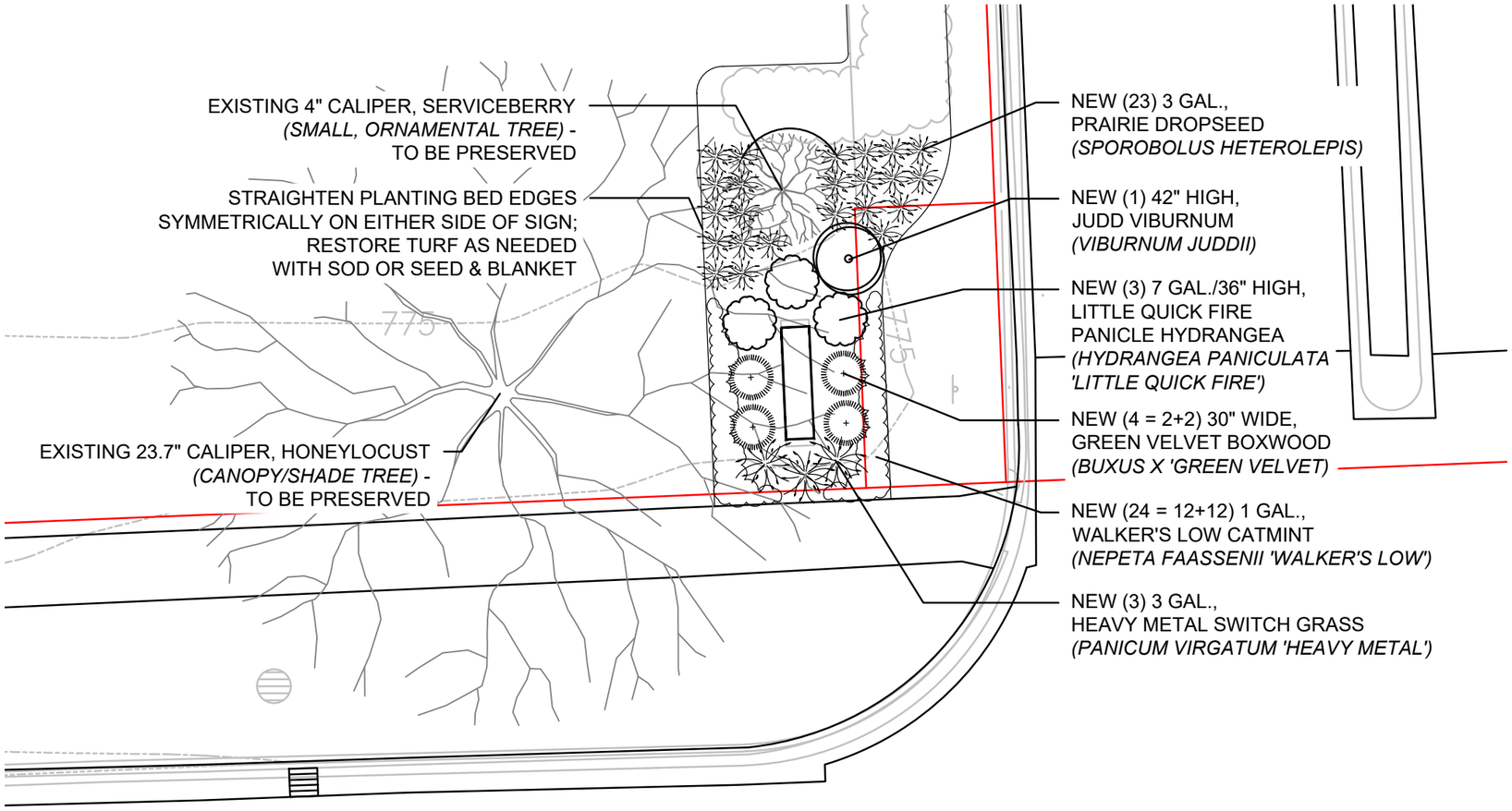
THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO LAWS AND ORDINANCES OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

SHEET NAME
PRELIMINARY
SIGN ELEVATION

SHEET
SK1
OF 1

©Copyright, Reitan Architects, LLC.

PROJECT NO.
2500SCHAUMB



DETAIL PLAN: SITE SIGNAGE

SCALE: 1" = 10'-0"

0 5' 10' 20'

NORTH

SEVEN BREW

406 E. GOLF ROAD - SCHAUMBURG, IL

V LAND MANAGEMENT, LLC

dickson design STUDIO

MAY 18, 2026

COMMON ADDRESS:
406 E. GOLF ROAD
SCHAUMBURG, ILLINOIS 60173

EXISTING PIN NO. : 07-11-304-005-0000

KDP SCHAUMBURG SUBDIVISION

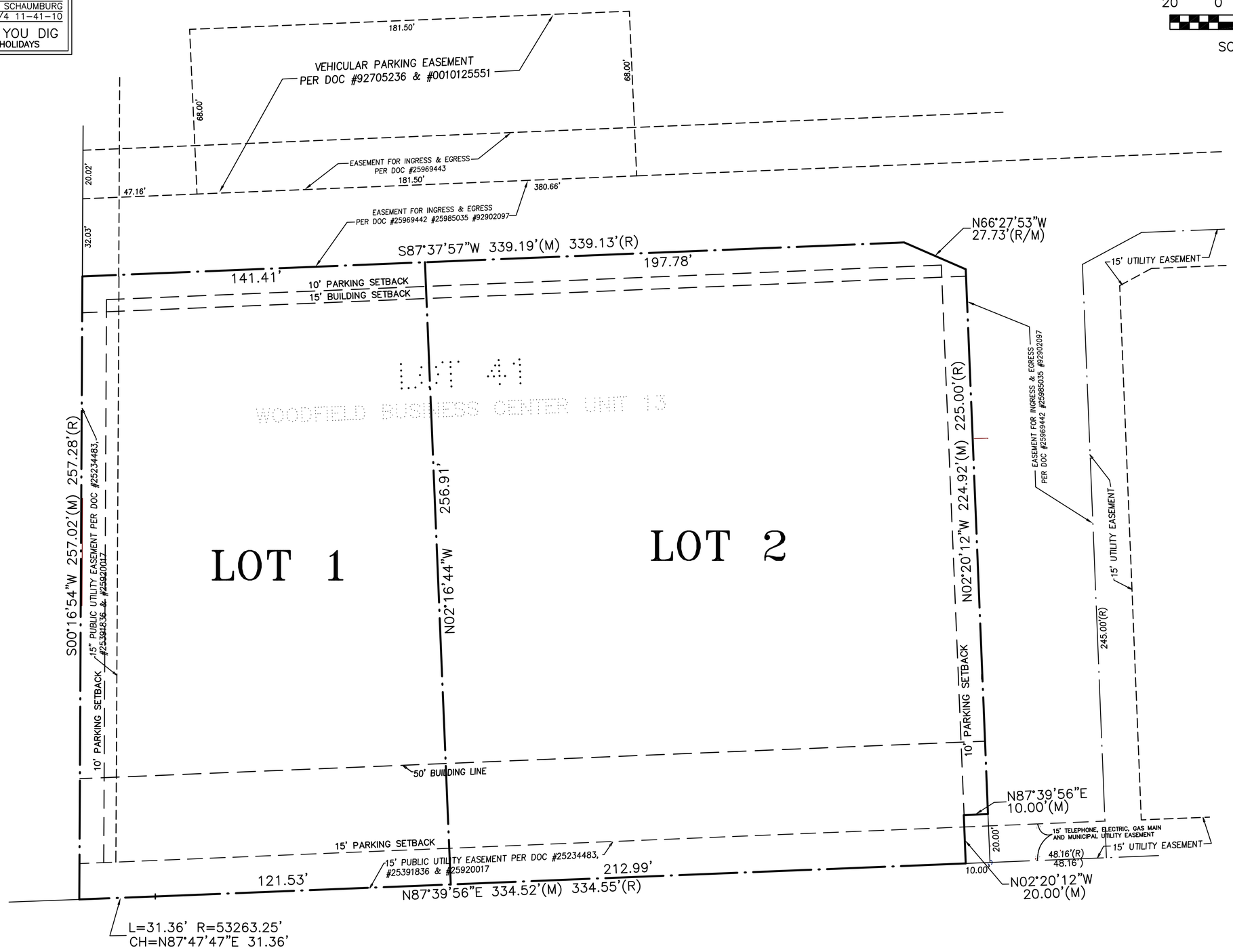
LOT 41 IN WOODFIELD BUSINESS CENTER UNIT 13, BEING A RESUBDIVISION OF PART OF LOT 6 IN WOODFIELD BUSINESS CENTER, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING: THE SOUTH 20.0 FEET OF THE EAST 10.0 FEET AS MEASURED PARALLEL AND PERPENDICULAR TO THE SOUTH AND EAST LINES THEREOF.

OPERATES 24 HOURS 365 DAYS
CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP SCHAUMBURG
SEC. & 1/4 SEC. NO.# SW1/4 11-41-10
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

N

20 0 20 40 60

SCALE: 1"=30'



SUBDIVISION DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof or that if such surface water drainage will change, adequate provision has been made for the collection and diversion of such surface waters into areas or drainage paths which the subdivider has a right to use, and that surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated at Palatine, Illinois this_____Day of_____, A.D., 20_____

_____
Daniel M. Havlir Design Engineer
Illinois Professional Engineer No. 062-039375

DANIEL M. HAVLIR, JR. 062-039375 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }SS
COUNTY OF COOK }

To the best of its knowledge and belief, V Land Management LLC, an Illinois Limited Liability Company, hereby certifies that the surveyed property lies wholly within Schaumburg Community Consolidated School District 54, Township High School District 211, and Harper College Community College 512, in Cook County, IL.

Dated at_____, Illinois, this_____day

of_____, A.D. 20_____.

BY:_____

_____ V Land Management LLC, an Illinois Limited Liability Company
Title 449 N. Clark Street, Suite 400
Chicago, IL 60654

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Under the authority provided by the Illinois Compiled Statutes, enacted by the Legislature of the State of Illinois and ordinance adopted by the Village President and Board of Trustees of the Village of Schaumburg, Illinois, this plat was given approval by the Village of Schaumburg.

Approved by the Zoning Board of Appeals at a meeting held on _____

_____
Chairman

_____
Secretary

Approved by the Village Board at a meeting held on _____

_____
Village President

_____
Village Clerk

THIS PROPERTY CONTAINS TWO PARCELS
LOT 1 AREA=37,797 SQ.FT.=0.868 ACRES
LOT 2 AREA= 56,917 SQ.FT.=1.306 ACRES
COMBINED TOTAL AREA=94,714 SQ.FT.=2.174 ACRES

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PROPERTY AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, COMCAST AND AT&T (AMERITECH) ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED EASEMENT, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF SUCH AREAS TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED EASEMENT, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

An easement is hereby reserved for and granted to the NICOR, its successors and assigns to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement," and streets and alleys, whether public or private, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NICOR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

AN EASEMENT FOR SERVING THE PROPERTY, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG, ITS RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED PUBLIC UTILITY AND/OR DRAINAGE EASEMENT , OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE EASEMENT PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE EASEMENT PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

MAIL RECORDED PLAT TO:
VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193

MAIL TAX BILL TO:
V LAND MANAGEMENT LLC
449 N. CLARK STREET, SUITE 400
CHICAGO, IL 60654

DANIEL M. HAVLIR, JR. LICENSED PROFESSIONAL LAND SURVEYOR 035-002654 STATE OF ILLINOIS

OWNER'S CERTIFICATE (GRANTOR)

STATE OF ILLINOIS
COUNTY OF COOK }SS

V Land Management LLC, an Illinois Limited Liability Company, does hereby certify that it is the holder of record title to the property described above and that as such title-holder it has caused said property to be surveyed and subdivided as shown on the plat hereon drawn, for the uses and purposes therein set forth.

Dated at_____, Illinois, this_____day

of_____, A.D._____.

BY:_____

NOTARY CERTIFICATE

STATE OF ILLINOIS }SS
COUNTY OF COOK }

I,_____,a NOTARY PUBLIC in and for said county and state do hereby certify that

_____ (Name) , _____ (Title),
of V Land Management LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed said instrument as their own free and voluntary act and as the free and voluntary act of said V Land Management LLC, an Illinois Limited Liability Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this_____day of

_____,A.D._____.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }SS

NORTHWESTERN ENGINEERING CONSULTANTS, P.C. Illinois Professional Design Firm License No. 184-002695, does hereby certify that the Plat of Subdivision for the Property described in the caption hereon drawn has been made by an Illinois Professional Land Surveyor and that this is a true and correct representation of said survey.

We hereby further certify that the property shown on the Plat hereon drawn is within the Corporate limits of the Village of Schaumburg which has adopted a Comprehensive Plan and is exercising the special powers authorized by Division 12 of Article II of Illinois Municipal Code as heretofore and hereafter amended, and that based upon a review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Community Panel 17031C0187J with an effective date of August 19, 2008, it is our opinion that the property platted hereon is situated in zone "X", areas determined to be outside the 0.2% annual chance floodplain as designated by flood insurance rate map.

Given under my hand and seal at Palatine, Illinois, this 12th day of January 2026.

By:_____
Daniel M. Havlir, Jr.
Illinois Professional Land Surveyor No. 2654

I, DANIEL M. HAVLIR JR. HEREBY AUTHORIZE A REPRESENTATIVE OF THE VILLAGE OF SCHAUMBURG OR ITS ATTORNEYS TO RECORD THIS PLAT.

PREPARED BY:

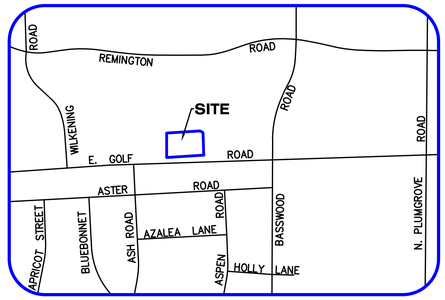
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT
PALATINE, ILLINOIS 60067
ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-002695 EXPIRES 04-30-27
(847) 520-8410

JANUARY 12, 2026

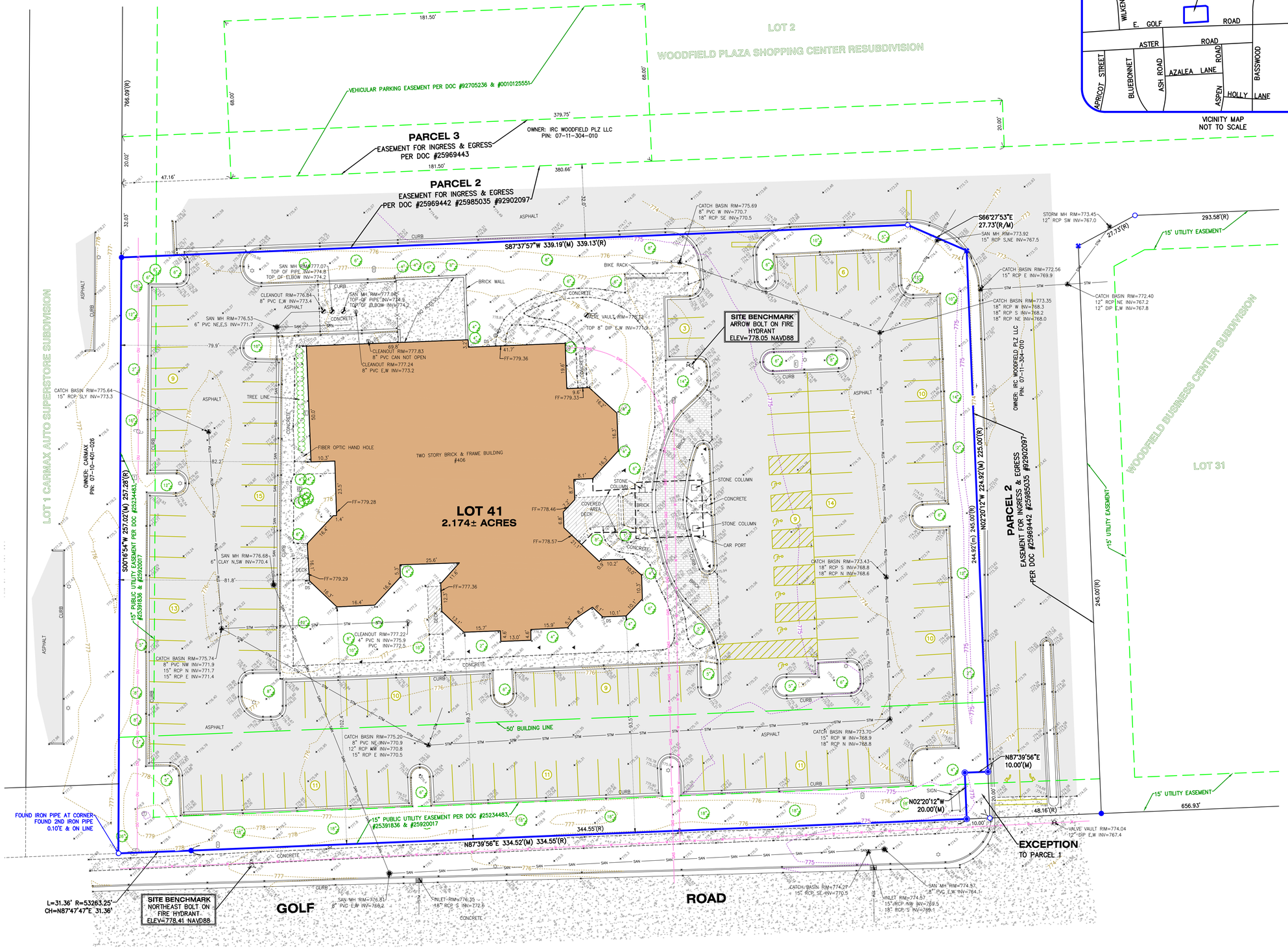
25-22 SUBDIVISION

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

ALTA/NSPS LAND TITLE SURVEY
AND TOPOGRAPHIC SURVEY



VICINITY MAP
NOT TO SCALE



LEGEND	
	CATCH BASIN
	CLEAN OUT
	CURB INLET
E	ELECTRIC HANDHOLE
	ELECTRIC METER
	FIRE CONNECTION
	FIRE HYDRANT
	FOUND CROSS
	FOUND IRON BAR
	FOUND IRON PIPE
	GAS METER
	HANDICAP
I	IRRIGATION CONTROL VALVE
	LIGHT
	MANHOLE
	SANITARY MANHOLE
	SIGN
	STORM MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE RISER
	TRANSFORMER
	TREE
	UTILITY POLE
	VALVE VAULT
	WATER VALVE
	YARD LIGHT
(5)	PARKING COUNT
(M)	MEASURE
(D)	DEED
(R)	RECORD

PROJECT BENCHMARK
NATIONAL GEODETIC SURVEY
DATA BENCHMARK
DESIGNATION "COO IDOT A"
ELEV=777.1 NAVD88

20' 0' 20' 40'
SCALE: 1" = 20'

CLIENT: NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=20' SEC. 11 T. 41 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 07-11-304-005
JOB NO.: 250890 I.D. TPA
FIELDWORK COMP.: 10/28/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

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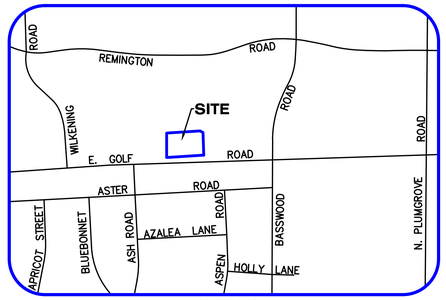

VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #CCHI2504844LD dated September 24, 2025. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.

2. Based on Flood Insurance Rate Map, Panel No. 17031C0187J, dated August 19, 2008, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. (Pertains to Table A, item 3).

3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.

4. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.

5. The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.

6. Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.

7. Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.

8. Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.

9. This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.

10. This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.

11. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.

12. Site address: 406 Golf Road, Schaumburg, IL 60173 (Pertains to Table A, item 2).

13. There is a total of 141 striped parking spaces for cars, including 6 of which are marked handicapped and 0 of which are for motorcycles. (Pertains to Table A, item 9).

14. There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, item 16).

SCHEDULE B, PART II EXCEPTIONS:

15. Exceptions 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 26, 30, 31 & 32 are not survey related.

16. Exceptions 2, 3, 28 & 29 are blanket in nature.

17. Exceptions 20, 24, 25 & 27 are plotted hereon.

18. Exception 21: Restrictions contained in the plat of Woodfield Business Center recorded November 9, 1979 as Document No. 25234483 as corrected by Certificate of Correction recorded as Document No. 25391836 and as referenced on Plat of Woodfield Business Center Unit 13 recorded June 29, 1981 as Document No. 25920017 (see document for particulars)

19. Exception 22: Covenants and restrictions contained in the Declaration of Protective Covenants for Woodfield Business Center executed by National Boulevard Bank of Chicago as Trustee under Trust Agreement dated November 15, 1978 and known as Trust Number 5850 dated November 29, 1979 and recorded December 13, 1979 as Document No. 25281482 and amended by instrument recorded as Document No. 25423780. (see document for particulars)

20. Exception 23: Provision contained in the Declaration of Protective Covenants for Woodfield Business Center by National Boulevard Bank of Chicago as Trustee under Trust Agreement dated November 15, 1978 and known as Trust Number 5850 dated November 29, 1979 and recorded December 13, 1979 as Document No. 25281482, as amended by instrument recorded as Document No. 25423780. (see document for particulars)

LEGAL DESCRIPTION

PARCEL 1:
Lot 41 in Woodfield Business Center Unit 13, being a Resubdivision of part of Lot 6 in Woodfield Business Center, a Subdivision of part of the Southwest Quarter of Section 11, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom the following: The South 20.0 feet of the East 10.0 feet as measured parallel and perpendicular to the South and East lines thereof.

PARCEL 2:
Non-exclusive easement appurtenant to and for the benefit of Parcel 1 for ingress and egress as created by Easement Agreement made by National Boulevard Bank of Chicago, a National Banking Association, as Trustee under Trust Agreement dated November 15, 1978 and known as Trust No. 5850 and Foodmaker, Inc., a corporation of Delaware, recorded August 14, 1981 as Document No. 25969442 over and upon a portion of the following described real estate as defined and set forth in said agreement: That part of Lot 6 in Woodfield Business Center, being a Subdivision of the Southwest Quarter of Section 11, Township 41 North, Range 10 East of the Third Principal Meridian recorded November 9, 1979 as Document No. 25234483, and as corrected by Certificate of Correction recorded March 14, 1980 as Document No. 25391836, described as follows: Commencing at the Northwest corner of Lot 41 in Woodfield Business Center Unit 13, being a Resubdivision of part of said Lot 6 in Woodfield Business Center, said point being also on the West line of said Lot 6; thence North 0 degrees 0 minutes 03 seconds East along the West line of said Lot 6 a distance of 32.03 feet; thence North 87 degrees 26 minutes 14 seconds East 939.83 feet; thence North 84 degrees 34 minutes 30 seconds East 90.11 feet; thence North 87 degrees 26 minutes 14 seconds East 47.10 feet to a point on the East line of said Lot 6; thence in a Southerly direction along the East line of said Lot 6, said line being a curve concave to the East, having a radius of 1136.21 feet, an arc length of 41.75 feet, the chord of said arc having a length of 41.75 feet and bearing South 8 degrees 15 minutes 43 seconds West, thence South 87 degrees 26 minutes 14 seconds West 39.26 feet; thence North 89 degrees 41 minutes 01 seconds West 90.11 feet; thence South 87 degrees 26 minutes 14 seconds West 210.42 feet to the Northeast corner of Lot 31 in Woodfield Business Center Unit 8, being a Resubdivision of part of Lot 6; thence continuing south 87 degrees 26 minutes 14 seconds West along the North line of said Lot 31 a distance of 293.58 feet to a corner of said Lot 31; thence South 61 degrees 47 minutes 46 seconds West along a Northwesterly line of said Lot 31, a distance of 27.73 feet to a corner of said Lot 31; thence South 2 degrees 33 minutes 46 seconds East along the West line of said Lot 31, a distance of 245.00 feet to the Southwest corner of said Lot 31, said point being also on the South line of said Lot 6; thence South 87 degrees 26 minutes 14 seconds West along the South line of said Lot 6, a distance of 48.16 feet to the Southeast corner of said Lot 41 in Woodfield Business Center Unit 13; thence North 2 degrees 33 minutes 46 seconds West along the East line of said Lot 41; a distance of 245.00 to a corner of said Lot 41; thence North 66 degrees 55 minutes 18 seconds West along a Northeasterly line of said Lot 41, a distance of 27.73 feet to a corner of said Lot 41; thence South 87 degrees 26 minutes 14 seconds West along the North line of said Lot 41, a distance of 339.13 feet to the Place of Beginning, in Cook County, Illinois.

PARCEL 3:
Easement appurtenant for the benefit of Parcel 1 as created by Agreement for Temporary Easement made by and between National Boulevard Bank of Chicago, as Trustee under Trust Agreement dated November 15, 1978 and known as Trust No. 5850 and Foodmaker, Inc., a corporation of Delaware recorded August 14, 1981 as Document No. 25969443 for ingress and egress and for parking over the following described land: That part of Lot 6 in Woodfield Business Center, being a Subdivision in the Southwest Quarter of Section 11, Township 41 North, Range 10 East of the Third Principal Meridian recorded November 9, 1979 as Document No. 25234483, and as created by Certificate of Correction recorded March 14, 1980 as Document No. 25391836, described as follows: Commencing at the Northwest corner of Lot 41 in Woodfield Business Center Unit 13, being a Resubdivision of part of said Lot 6 in Woodfield Center, said point being also on the West line of said Lot 6; thence North 0 degrees 03 minutes 27 seconds East along the West line of said Lot 6, a distance of 32.03 feet to the Place of Beginning; thence continuing North 0 degrees 03 minutes 27 seconds along said West line of Lot 6 a distance of 20.02 feet; thence North 87 degrees 26 minutes 14 seconds East 379.75 feet; thence South 2 degrees 33 minutes 46 seconds East 20.00 feet; thence South 87 degrees 26 minutes 14 seconds West 380.66 feet, to the Place of Beginning, in Cook County, Illinois.

PROJECT BENCHMARK
NATIONAL GEODETIC SURVEY
DATA BENCHMARK
DESIGNATION "COO IDOT A"
ELEV=777.1 NAVD88

CLIENT: NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
DRAWN BY: PJD **CHECKED BY:** APG
SCALE: 1"=20' **SEC.** 11 **T.** 41 **R.** 10 **E.**
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 07-11-304-005
JOB NO.: 250890 **I.D.** TPA
FIELDWORK COMP.: 10/28/25 **BK.** ___ **PG.** ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. **REF:** _____

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

Certified to: 1) V Land Management, LLC
2) Chicago Title Insurance 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, 5, 7a, 8 9, 11a, 13, 16, 18 & 19 of Table A thereof.
The field work was completed on October 30th, 2025.

Dated this 4th day of November, A.D., 2025.

VANDERSTAPPEN LAND SURVEYING INC.
Design Firm No. 184-002792

_____ (seal)
ARTHUR P. GRITMACKER, 035-003857
PROFESSIONAL LAND SURVEYOR

ARTHUR P. GRITMACKER
035-003857
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2024
WOODSTOCK, ILLINOIS

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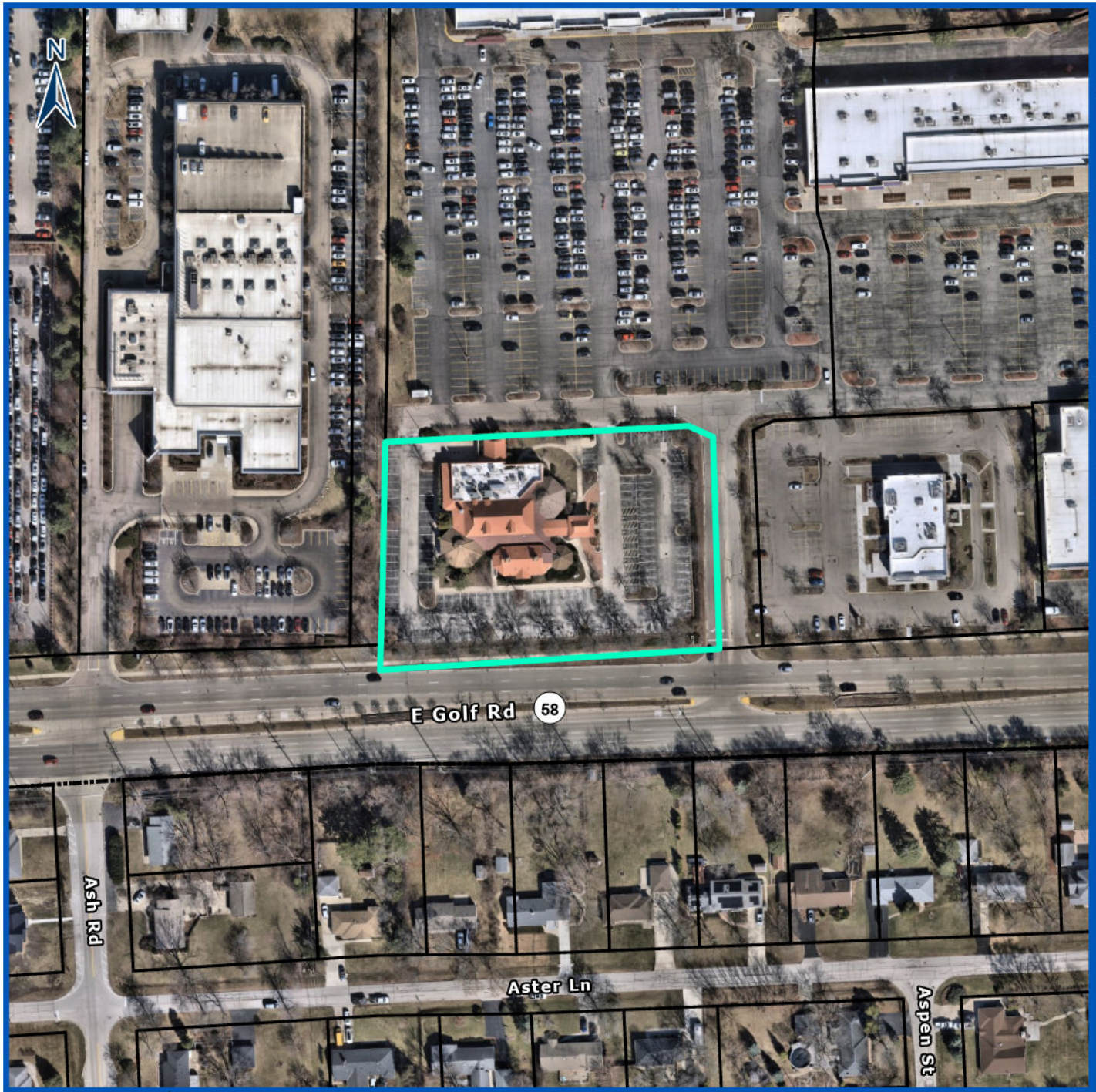




Subject Property

Z2602-03

7 Brew Development

Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through, Sign Variation and Woodfield Regional Center Design Review

0 80 160
Feet

VILLAGE OF SCHAUMBURG

400 E. Golf Road

Prepared By:
Village of Schaumburg
Community Development Department

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2605-03 / CLUB CAR WASH / 404 E. Golf Road / Site Plan Approval, Special Use for a Car Wash, Parking Variation and Woodfield Regional Center Design Review
06/10/26
Zoning Board of Appeals

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

Executive Summary:

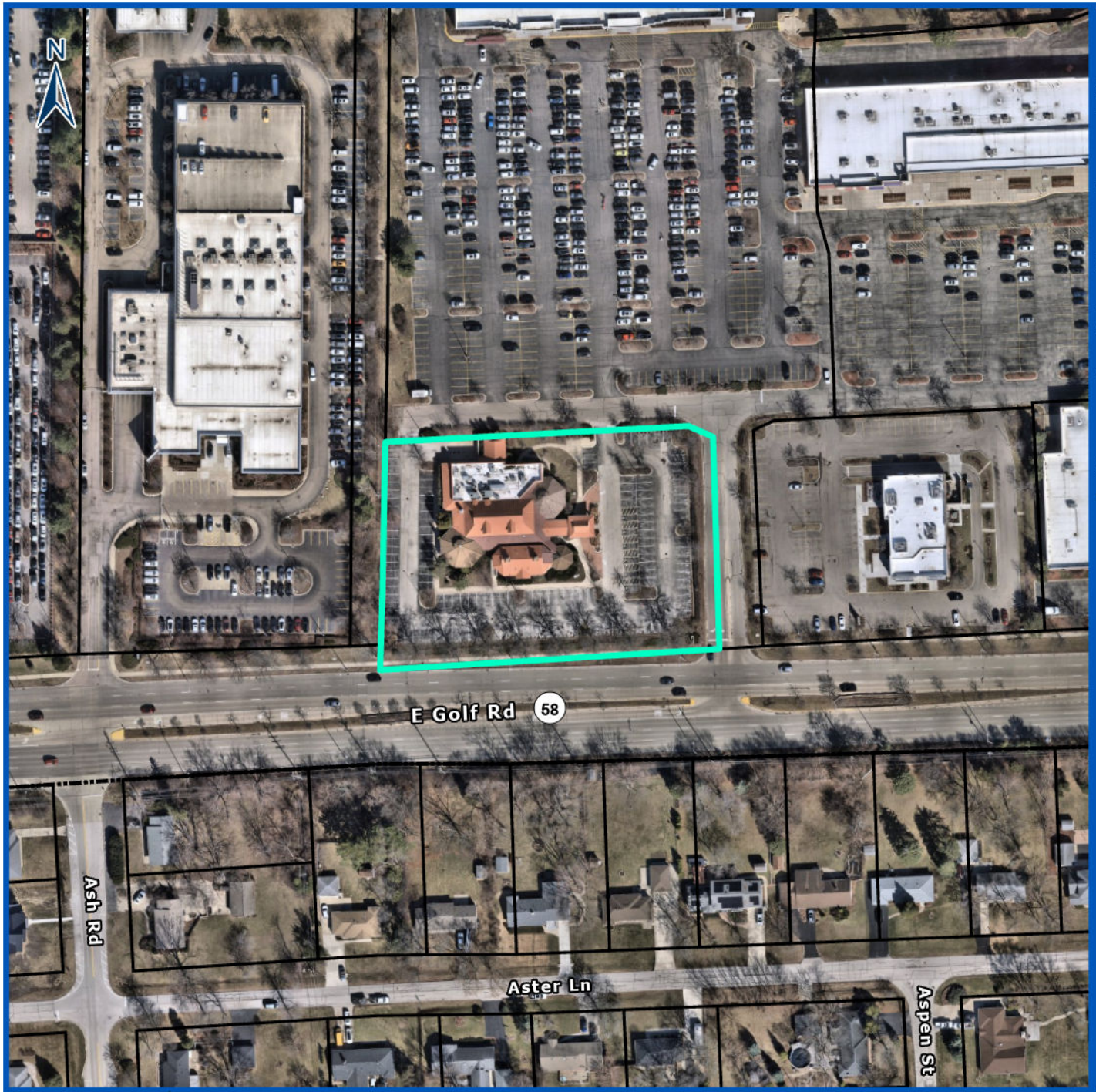
The petitioner requests Site Plan Approval with Special Use Approval for a Car Wash and a Parking Variation to Reduce Required Stacking Spaces for Club Car Wash, to be located at 404 E. Golf Road.

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 Approval, Special Use for a Car Wash, Parking Variation and Woodfield Regional Center Design Review for Club Car Wash, to be located at 404 E Golf Road, Case No. Z2605-03, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Location Map
- Staff Report
- Project Narrative
- Architecture Plans
- Engineering Plans
- Landscape Plans
- Monument Sign
- Photometric Plans





Subject Property

Z2605-03

Club Car Wash

Site Plan Approval, Special Use for a Car Wash, Parking Variation and Woodfield Regional Center Design Review

0 80 160
Feet

VILLAGE OF SCHAUMBURG

404 E. Golf 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: June 10, 2026

DATE PREPARED: May 29, 2026 CASE NUMBER: Z2605-03

TITLE: Club Car Wash / 404 E. Golf Road / Site Plan Approval, Special Use for a Car Wash, Parking Variation and Woodfield Regional Center Design Review

BACKGROUND INFORMATION

Petitioner:	Mr. Daniel Havlir
Address of Petitioner:	675 N. North Court Palatine, IL 60067
Status of Petitioner:	Owner's Representative
Owner of Parcel:	WCCS Schaumburg LLC
Address of Owner:	449 N. Clark Street, Suite 400 Chicago, IL 60654
Existing Zoning:	B-2, General Business District
Existing Land Use:	Vacant building

Requested Actions:

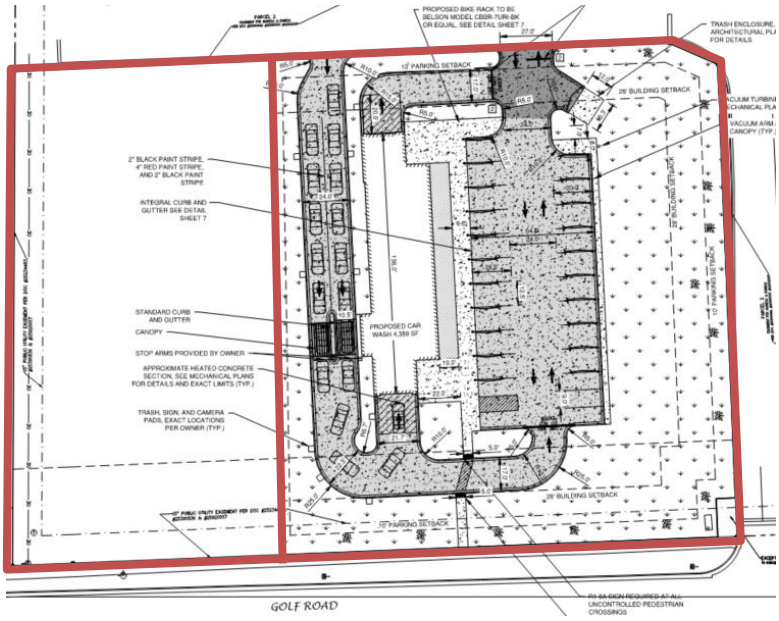
- Site Plan Approval to Construct a 3,036 Square Foot Car Wash Building [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
- Special Use for a Car Wash [Title 15, Chapter 154, Section 154.90.05 of the Zoning Ordinance]
- Variation to Reduce Required Stacking Spaces [Title 15, Chapter 154, Section 154.123 of the Zoning Ordinance]
- Woodfield Regional Center Design Review

ANALYSIS

Summary:

Site Plan Approval:

The petitioner requests Site Plan Approval with Special Use Approval for a Car Wash and a Parking Variation for Club Car Wash, to be located at 404 E. Golf Road.



The property is located at the former Bahama Breeze Restaurant site in the Woodfield Plaza Shopping Center. The applicant plans to subdivide the property, currently 406 E Golf Road, into two parcels with the addresses of 400 E Golf Road and 404 E Golf Road. The subject site is planned to be developed in two phases concurrently. The initial development is a 7 Brew drive-through coffee building on the west portion of the site to be reviewed separately at the same hearing (Case No. Z2602-03). The car wash will be located on the east portion of the site. The existing structure and pavement will be demolished and an automated car wash building built on the west side of the parcel and oriented north/south. The applicant is also proposing a parking lot outfitted with vacuum stations to the east of the car wash.

Per the submitted narrative, a typical Club Car Wash site has approximately 4 staff members on site at all times, with a fifth manager floating between sites. Two staff members are stationed at the pay booth and two additional members are at the entrance of the tunnel directing vehicles into the wash and using power washers as needed to prep cars before entering the wash. At the end of the wash, approximate 70% of cars go to the self service vacuums to clean out the insides of the cars. At the vacuum stations, hoses are provided on each side of the car, as well as a widened parking space to allow for two vehicles next to each other to open car doors and customers to maneuver around their vehicle. Behind the vacuum stanchion poles (but attached to them) are trash receptacles which are emptied every hour by staff.

The proposed car wash will be open Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings. The car wash will only be open 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays. The car wash will have 3-4 employees on-site during all hours of operation. The vacuum stalls will be self-serve, but the carwash will be staffed at all times.

The Golf Road and Woodfield Regional Center Overlay Districts define material requirements for new buildings which are of high quality and durable with preference for brick, masonry and metal panel. All buildings in Business Districts shall be constructed of face brick or comparable material. The proposed exterior facade for the car wash building is comprised of red-brown and beige brick with black metal awnings and trim. The shop windows on the west façade are flanked with decorative sconce light fixtures. There will be one wall sign on the Golf Road facing side of the building and the existing monument sign at the southwest corner of the property will be re-clad in brick to match the primary building. Wall signs shown in the sections are for illustrative purposes only and no wall signs are being approved as part of this case.





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

Special Use – Car Wash:

Within the Golf Road Corridor Overlay Sub District C, car washes require Special Use approval. The development is being proposed in tandem with a 7 Brew coffee stand which is another auto-oriented drive-through business compatible with the car wash use. Restaurants are a desired use in the Golf Road Corridor Overlay District. Typically, car wash customers are pass-by users who are already in the area and the location next to 7 Brew facilitates this business model without adding excessive additional traffic. The property is designated General Commercial in the Village Comprehensive Plan, this designation includes auto-oriented corrridors which is compatible with a car wash use. The traffic circulation and landscaping comply with village code and staff is supportive of the Special Use request.

The Special Uses Ordinance lists three conditions required to authorize a "special use". Those conditions 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 requested car wash is compatible with other auto-oriented uses in the corridor.

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
A car wash is a compatible use with the surrounding commercial and retail uses and would not be detrimental to the surrounding properties or community.

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 proposed use complies with regulations as specified in the code.

Parking Variation:
Chapter 154.123 of the village code (Schedule of Parking Requirements) specifies stacking requirements for car washes as "equal in number to 5 times the maximum capacity of the car wash for each wash rack". The car wash uses a continuous conveyor wash system rather than separate wash racks and can discharge a car from the wash every 30 seconds at maximum operating conditions. The car wash is capable of holding approximately 6 cars at a time, which would require 30 queuing spaces. However, because of the type of wash system and fast discharge speed, the higher capacity car wash reduces wait times rather than increasing them. The site can provide approximately 19 queuing spaces for vehicles, which is ample to prevent backups of vehicles off site. Staff is supportive of the variation due to the type of car wash system and rate of discharge.

Parking lot stall calculations for Car Washes are based on number of employees. There will be a maximum of 5 employees on site at a given time, and 5 stalls are required by code, the applicant has provided 5 stalls to meet code requirements.

Zoning History:
The subject property was approved for Carlos Murphy's Restaurant in September 1981 (Ord. No. 2049) granting Special Use for a Type "A" restaurant. In February 1992, the Village Board approved a Village-initiated rezoning from B-3 Planned Office District to B-2 General Business District (Ord. No 92-22). In December 2000, the property was approved for a Special Use for Type "A" restaurant for Bahama Breeze Restaurant (Case No. Z0004-03) (Ord. No. 00-192). In February 2022, the village created the Golf Road Corridor overlay district in which the subject property was identified in sub district C of the overlay district.

Surrounding Zoning and Land Uses:
North: B-2 General Business (Woodfield Plaza Shopping Center/H Mart)

South: Residential/Single Family (Hoffman Estates)

East: B-2 General Business (McAlister's Deli, Tropical Smoothie Cafe, Melt n Dip)

West: B-4 Retail, Service, Motor Vehicle (Woodfield Lexus)

Compatibility with Surrounding Land Uses:
The proposed car wash use is compatible with the other retail and commercial uses in the Golf Road Corridor. The proposed use will not have a negative impact on the adjacent properties.

Comprehensive Plan Designation:

The property is designated General Commercial in the Village Comprehensive Plan. General commercial uses accommodate larger shopping developments along arterial corridors that serve a more regional function. These auto-oriented corridors often have a mix of national retailers and franchise restaurants with large parking areas. The subject property is in the Golf Road Sector of the Woodfield Regional Concept Plan, an adopted element of the Village's Comprehensive Plan. The redevelopment will be in compliance with building design standards outlined in the plan. The site layout does not meet street frontage guidelines outlined in the plan, the guideline is relaxed due to site constraints and to facilitate co-development with 7 Brew restaurant which is a desired use for this location. Landscaping will provide visual interest at the street frontage.

RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Site Plan Approval, Special Use for a Car Wash, Parking Variation and Woodfield Regional Center Design Review for Club Car Wash, to be located at 404 E Golf Road, Case No. Z2605-03, 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. Separate sign permits will be required for all signage. No wall signs are being approved as part of this case.
5. 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 stripe between the two drive thru lanes shall be white. The crosswalk striping shall be white. Any parking stall lines may be white or yellow.
   b. Add Do Not Enter signs at the two one way exit drive aisles.
   c. Add curb inlet along the pipe at the south end of the parking lot, along with minor regrading of parking lot, so there isn't 10,000+ sf of pavement draining to one inlet.
   d. The storm structures immediately upstream of the bioretention facility shall be converted to catch basins to provide debris/sediment collection points before reaching the facility.
   e. Avoid 90-degree bend at watermain service line near building.
   f. Provide crossing elevations where needed.
   g. Add a cleanout to the upstream end of the proposed underdrain.
   h. The material of the proposed underdrain (PVC or HDPE) shall be specified on the plans.

i. Ensure there is consistency between the storm sewer information shown on these plans vs. what is shown on the 7 Brew plans. The sizes/alignment of the storm sewers at the northeast corner of the site differ between the two plans. This will be important for demonstrating 100-year conveyance to the legacy detention basin.
j. The seasonally high groundwater elevation (SHGWE) and offset information should be added to the bioretention facility detail on Sheet 7.
k. To determine the incremental detention volume required for the development, the applicant needs to follow the procedure outlined in 5.5.3.1 of the MWRD Technical Guidance Manual. This includes a Modified Rational Method calculation of the existing site using TP-40 rainfall and the pro-rated actual release rate for the legacy basin.
l. The verified storage volume within the legacy basin should be based on the HWL corresponding to the actual release rate in the 1979 Schedule D form.
m. Stormwater conveyance (storm sewer/overland flow route) calculations will be reviewed during final engineering. Please note since offsite legacy detention is being utilized for the development, it must be demonstrated that the critical duration 100-year flowrate from the site can be conveyed to the regional basin.
n. Verify the size of the existing water service that is proposed to be re-used.
o. For the water service, clarify using different line types which part is existing and which is new.
p. An IDOT permit will be required for work in Golf Road to make the sewer service connection.
q. The following MWRD permitting documents will be required for the development:
    i. WMO Permit Application (Schedules A, B, and C)
    ii. Schedule D-Legacy
    iii. Schedule P
    iv. Schedule R
    v. Fee Payment Voucher Form
r. Include an Illuminance photometric summary including the minimum, average, Average/minimum and maximum/minimum to verify they are in accordance with the values in the Village Ordinance 151.10.2 (A) for high level activities.
s. Show the pavement calculation points within the driving surfaces only, they should not extend outside of them.
t. Label the mounting height for the type “F” luminaires.
u. In the Site Lighting Schedule, indicate the photometric (ies) files used in the photometric calculations.
v. In the Site Lighting Schedule, indicate the tilt (referenced above horizontal) for all fixtures to verify that fixtures have a zero-degree tilt and so as not to project glare to roadways or neighboring properties.
w. In the Site Lighting Schedule, indicate the arm length used for each fixture.
x. In the Site Lighting Schedule remove the callout “* OR EQUAL”. If different luminaires are to be used, photometric calculations shall be revised using these luminaires and resubmitted for approval
y. Only the first page of the manufactures catalog cuts of the proposed luminaires were provided, provide all cut sheet pages for every luminaire.
z. Provide cut sheets for the light poles.
aa. Light poles adjacent to parking stalls shall be moved to line up with the parking stall lines to minimize potential damage from vehicles.

bb. The general notes state to refer to Sheet ED300 for additional site lighting details and specifications but this sheet was not included.
cc. The provide scale of 1/16"=1'-0" does not appear to be correct.
dd. Light pole foundations shall include a ground rod.
ee. The top of foundation is called out as 2'-6" above grade, it shall be no more than four inches above finished grade.
ff. Light pole foundation depth is called out as 3'-7" and 5'-0", foundations shall be at least 6'-0" deep below grade.
gg. Show the light pole locations on the utility and landscape plans to verify there are no conflicts.
hh. 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.
ii. Indicate location of all above ground proposed utilities.
jj. Indicate the location of any site lighting.
kk. Are there to be trash receptacles along the east edge of the parking lot? If so, please shown their locations.
ll. Indicate stormwater end walls and catch basin in bio retention facility.
mm. Provide a landscape cross section of the bio retention facility that indicates the specific species of deep-rooted native plants as shown on sheet 7 of the site civil plans.
nn. Details for bike racks are shown on sheet 7 of the civil plans but no location is shown on the landscape plan.
oo. An existing tree on the east side of the project is currently growing with a parking lot island. It occupies the same space that is the location of the bioretention facility. Please show tree protection plus a retaining wall for the survival of the tree or show it being removed and replaced.
pp. Show tree protection for trees to remain and provided tree protection details.
qq. Relocate bike parking closer to the pedestrian access from Golf Rd. Bike racks shall be conveniently located near the entrance of the building it is serving and should be highly visible from the building entrance from where bicyclists approach. Bicycle parking areas shall be separated from motor vehicle parking areas.
rr. Per code section 154.125, a minimum of 5 bicycle parking spaces is required based on the total number of employees working on site. Developments with less than ten (10) employees or extenuating circumstances may be exempt from bicycle parking requirements subject to review of a written request.
ss. Reduce the width of the drive-through exit drive aisles. The proposed 17-foot widths for a one-way circulation is excessive and should be revised to a narrower dimension consistent with standard design practices.
tt. Stop bars shall be 24" wide pavement marking according to IDOT BLRS standards.
uu. Provide curb and gutter around the entire parking lot.
vv. Provide ADA parking and depressed curb ramp for pedestrian access route.
ww. Relocate "Do Not Enter" pavement marking to the north to notify motorists prior to the drive through exit.
xx. Location of the R1-6A sign shall be on the right side of the drive aisle, consistent with MUTCD standards. Please note that signage may also be installed on the left side in addition to the required right-side placement.

yy. Align the curb ramps and design the pedestrian access route with the shortest distance as possible.
zz. The curb return radius at the drive-through entrance is overly wide and should be reduced to better control vehicle movements and minimize excessive pavement area.
aaa. Update truck turning templates with 47' Schaumburg Fire Engine detail.
bbb. An executed traffic agreement is required for each property prior to the issuance of a permit.
ccc. Provide a separate traffic signage and striping plan.
ddd. Provide a separate directional signage plan as previously requested.
eee. Once approved, provide the IDOT permit for the sidewalk connections.

6. 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. 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. 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 Club Car Wash and received by the Community Development Department on May 12, 2026.
   b. Plans & Elevations, prepared by Finkle + Williams Architecture, dated April 23, 2026 and received by the Community Development Department on May 12, 2026
   c. Photometric Plan, prepared by Timberlake Engineering, dated May 12, 2026 and received by the Community Development Department on May 12, 2026
   d. Landscape Plan, prepared by Elevate Outdoor, dated April 29, 2026 and received by the Community Development Department on May 12, 2026
   e. Location Maps and Index, prepared by Robert E. Lee & Associates, dated April 2026 and received by the Community Development Department on May 12, 2026
   f. Existing Site Conditions, prepared by Robert E. Lee & Associates, dated April 2026 and received by the Community Development Department on May 12, 2026
   g. Site Plan, prepared by Robert E. Lee & Associates, dated April 2026 and received by the Community Development Department on May 12, 2026
   h. Utility Plan, prepared by Robert E. Lee & Associates, dated April 2026 and received by the Community Development Department on May 12, 2026
   i. Grading and Erosion Control Plan, prepared by Robert E. Lee & Associates, dated April 2026 and received by the Community Development Department on May 12, 2026
   j. Truck Turning Templates, prepared by Robert E. Lee & Associates, dated April 2026 and received by the Community Development Department on May 12, 2026
   k. Preliminary Sign Elevation SK1, prepared by Reitan Architects, LLC., dated November 26, 2025, last revised May 18, 2026 and received by the Community Development Department on June 1, 2026.
   l. Detail Plan: Site Signage, prepared by Dickson Design Studio, dated November 26, 2025, last revised May 18, 2026 and received by the Community Development Department on June 1, 2026.

Pc: Petitioner
Property Owner

Robert E. Lee & Associates, Inc.
Engineering | Environmental | Surveying | Ecological

1250 Centennial Centre Blvd
Hobart, WI 54155
920-662-9641
releeinc.com

April 27, 2026

Monica Richart – Sustainability Planner
VILLAGE OF SCHAUMBURG
1000 E. Woodfield Road
Schaumburg, IL 60173

RE: Club Car Wash Development – 406 Golf Road Schaumburg IL

Dear Ms. Richart:

On behalf of Club Car Wash, Robert E. Lee & Associates, Inc. is submitting the attached Conditional Use Permit application and associated documentation for the proposed car wash development at 3122 N. Century Ave, Mahtomedi, MN. The proposed project includes the demolition of the existing structure and pavement on site, and the construction of an automated car wash building, the associated paved parking lot, driveways, stormwater BMP, and vacuum stations.

Club Car Wash is based in Columbia, MO and started in 2006 as Tiger Express Car Wash. Since then, they have expanded across the country and are now in more than 250 locations all operated by Club Car Wash because they do not franchise. For a monthly fee, Club Car Wash offers memberships at different tiers corresponding to car wash options so you can wash your car daily. You also have the option as a nonmember to drive up for a one time purchase car wash.

A typical site has approximately 4 staff members on site at all times, with a fifth manager floating around between sites. Two staff members are stationed at the pay booth to complete transactions and sign folks up for club memberships. Two additional members are at the entrance of the tunnel directing vehicles into the wash and using power washers to loosen stuck on debris from the front of cars prior to entering the wash. At the end of the wash, approximate 70% of cars go to the self service vacuums to clean out the insides of the cars. Towels are also provided here to wipe down the interiors of cars.

At the vacuum stations, hoses are provided on each side of the car, as well as a widened parking space to allow for two vehicles next to each other to open car doors and maneuver around without issue and in a safe manner. The vacuum stanchion poles have a clip for car floor mats for ease of cleaning. Behind the vacuum stanchion poles (but attached to them) are trash receptacles which provide easy access for customers to discard unwanted trash. These are emptied every hour by staff to maintain a cleanly site.

Self service vacuums are available to the public and customers alike during business hours.

Robert E. Lee & Associates, Inc.
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920-662-9641
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Typical traffic on site generally matches with the ITE traffic numbers, around 90 trips during the peak hour. Car washes however typically don't "generate" trips in the traditional sense; customers typically don't leave their home or make a special trip to the area just to get a car wash. Typically, these are pass-by trips of folks who are already in the area who turn into the site to get a car wash, then continue on their typical travel route. This is why the location of the car wash is so critical.

The car wash is capable of holding approximate 6 cars at a time and can discharge a car from the wash every 30 seconds at maximum operating conditions. The site can provide approximately 19 queuing spaces for vehicles which is ample to prevent backups of vehicles off site.

The proposed car wash will be open Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings. The car wash will only be open 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays. The car wash will have 3-4 employees on-site during all hours of operation. The vacuum stalls will be self-serve, but the carwash will be staffed at all times.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Michael R. Leidig, P.E. (WI, IL, MN, OK)
Project Manager

MRL

ENC.

EXTERIOR MATERIALS LEGEND & REFERENCE MATERIAL PHOTOS

BR-1	ARCHITECTURAL SPEC BRIK (8" x 4" x 16") COLOR: Paint SW7009 Pearly White	GL-2	ALUMINUM STOREFRONT GLAZING SYSTEM Exterior Glazed System in Black Anodized Aluminum, w/ 1/4" LOW E SPANDREL GLASS	MTL-1	KYNAR COATED METAL COPING COLOR: Matte Black
BR-2	ARCHITECTURAL SPEC BRIK (8" x 4" x 16") COLOR: Integral, Best Block 'Terra Cotta'	AWN-1	PREFABRICATED FLAT METAL AWNING COLOR: Black	MTL-2	STANDING SEAM METAL ROOF COLOR: Matte Black
GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2" x 4 1/2" Thermal Storefront Framing in Black Anodized Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit	S/DS	PREFINISHED KYNAR SHEET METAL GUTTER/ SCUPPER/ DOWNSPOUTS COLOR: Matte Black	MTL-3	FLUSH LOCK METAL SOFFIT PANEL COLOR: Matte Black

BR-1 

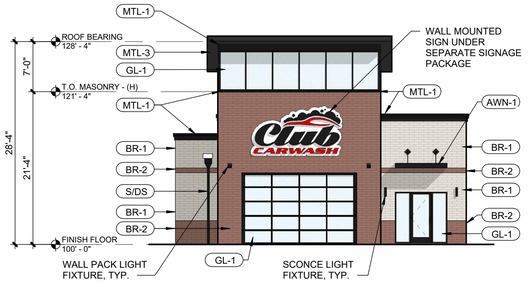
BR-2 

GL 

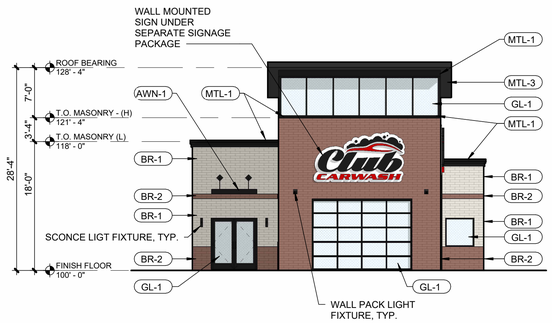
MTL-2 

MTL-3 

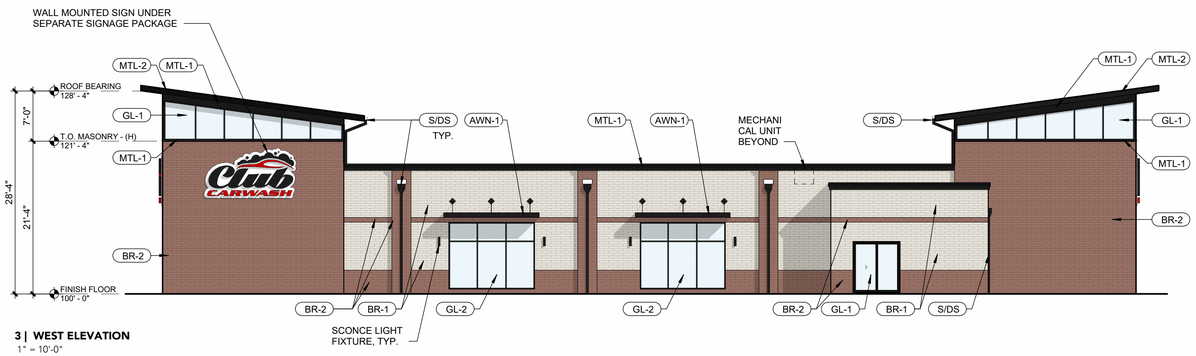
AWN-1 



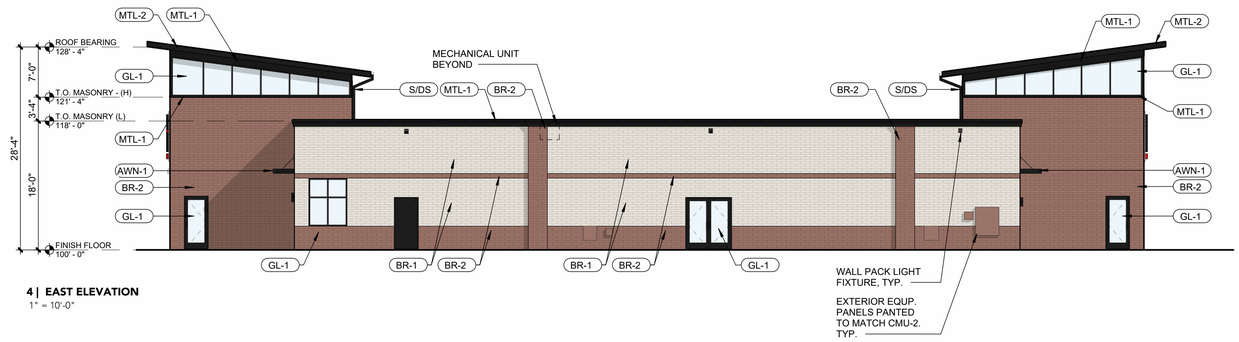
5 | SOUTH ELEVATION
1" = 10'-0"



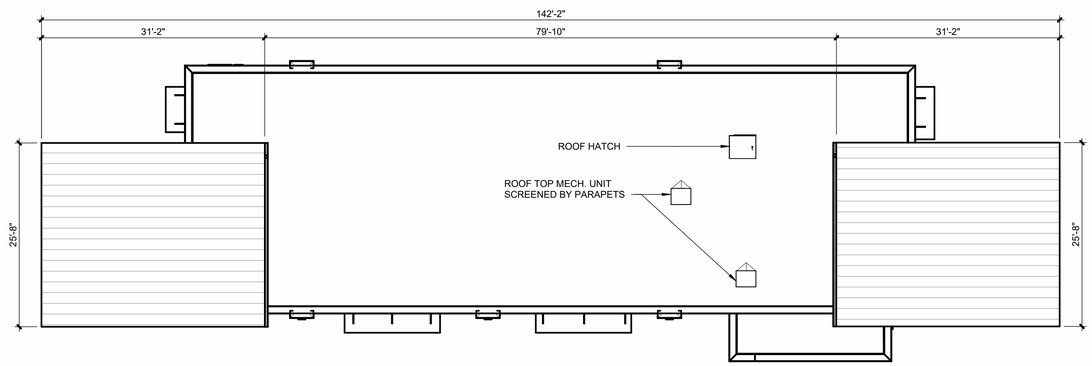
6 | NORTH ELEVATION
1" = 10'-0"



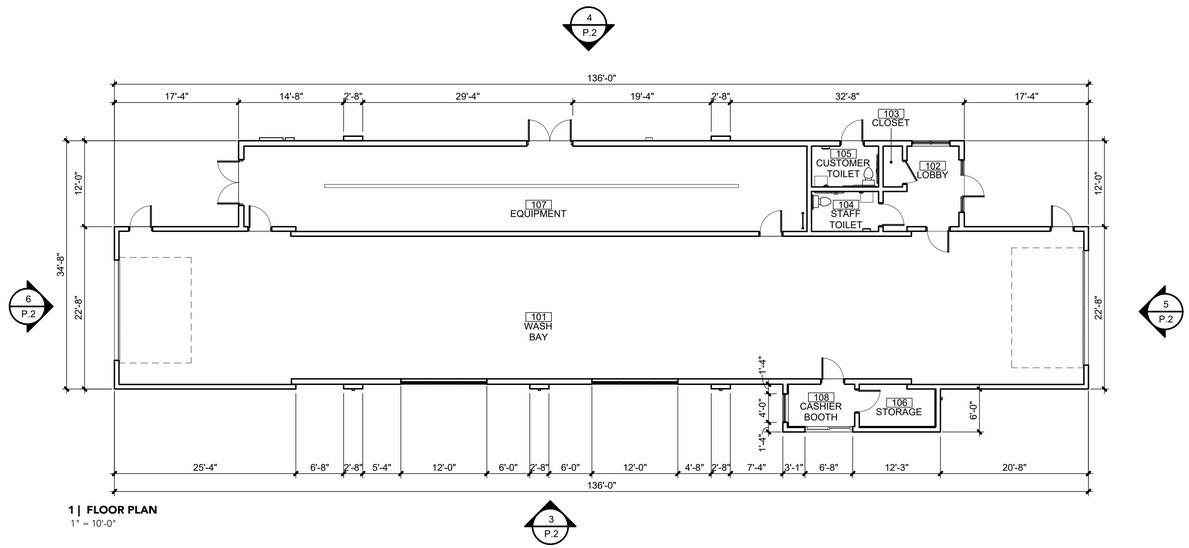
3 | WEST ELEVATION
1" = 10'-0"



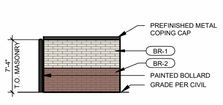
4 | EAST ELEVATION
1" = 10'-0"



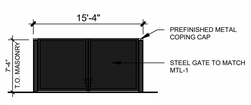
2 | ROOF PLAN
1" = 10'-0"



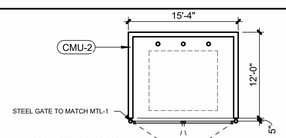
1 | FLOOR PLAN
1" = 10'-0"



TRASH ENCLOSURE SIDE ELEVATION



TRASH ENCLOSURE FRONT ELEVATION



TRASH ENCLOSURE PLAN

PROJECT NAME	CCW - SCHAUMBURG, IL
PROJECT NO.	20015.192
DATE	04.23.2026
PROJECT ADDRESS	406 E Golf Rd. Schaumburg, IL 60173

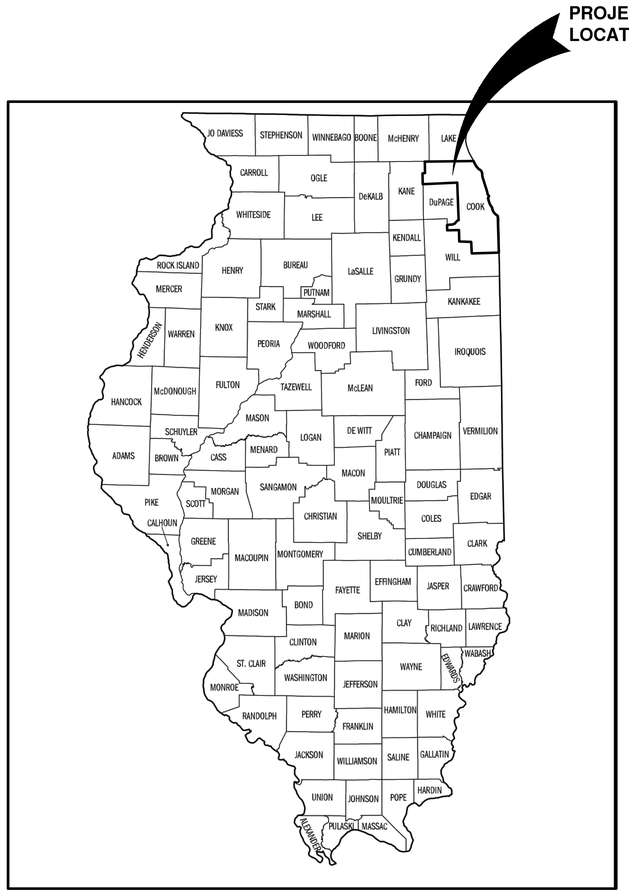
PLANS & ELEVATIONS

FINKLE + WILLIAMS
ARCHITECTURE

FINKLE + WILLIAMS © 2026

406 E GOLF ROAD
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING AND EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	MISCELLANEOUS DETAILS
8	MISCELLANEOUS DETAILS
9	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
10	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
11	EROSION CONTROL - DITCH CHECK DETAILS
12	EROSION CONTROL - SHEET FLOW DETAILS
13	EROSION CONTROL - TRACKOUT CONTROL PRACTICES



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
CHECKED ----
DESIGNED MRL

406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

LOCATION MAPS AND INDEX TO DRAWINGS

DATE 04/2026
FILE 6258047C
JOB NO. 6258047

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. C

File: R:\6200\6258\6258047-dwg\6258047C.dwg
Print Date: Apr 30, 2026 - 8:42pm

1. THE COMMUNITY DEVELOPMENT DEPARTMENT MUST BE NOTIFIED ONE BUSINESS DAY PRIOR TO EACH INSPECTION AT 847.923.4420. A MINIMUM NOTICE OF THREE BUSINESS DAYS IS REQUIRED BY THE ENGINEERING AND PUBLIC WORKS DEPARTMENT, 847-895-7100, FOR A WATER MAIN SHUT DOWN IN A COMMERCIAL AREA.

2. TREE PROTECTION FENCING MUST BE INSTALLED, INSPECTED, AND APPROVED BY THE VILLAGE PRIOR TO THE ISSUANCE OF A LAND DEVELOPMENT PERMIT. THE FENCING MUST BE MAINTAINED FOR THE DURATION OF THE SITE WORK.

3. A SEPARATE ELECTRICAL PERMIT MUST BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO INSTALLING ANY SITE LIGHTING. THE ELECTRICAL SYSTEM MUST BE APPROVED AS PART OF THE ELECTRICAL PERMIT FOR THE SITE LIGHTING. THE DETAILED PHOTOMETRICS AND EXTERIOR LIGHT POLE LOCATIONS MUST BE APPROVED AS PART OF THE LAND DEVELOPMENT PERMIT.

4. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, AND THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, TESTING, AND OPERATION OF ALL WORK ASSOCIATED WITH THIS PROJECT.

5. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF THE "APPROVED" LAND DEVELOPMENT PERMIT PLANS ON THE JOB SITE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR MAKING ANY NECESSARY COPIES OF THE " APPROVED" PLANS FOR ALL SUBCONTRACTORS PERFORMING SITE WORK.

6. THE CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH, AND INVERT OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PUBLIC OR PRIVATE UTILITIES, OR THE RELOCATION OF ANY EXISTING UTILITIES TO FACILITATE THE INSTALLATION OF THE NEW SITE WORK. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES WITH THE PLANS AND ANY EXISTING UTILITIES. NO WORK IS TO BE DONE UNTIL THE DISCREPANCY IS RESOLVED.

7. ACCESS TO THE SITE, AND TO WITHIN 100 FEET OF ANY BUILDING, SHALL BE PROVIDED FOR EMERGENCY VEHICLES AT ALL TIMES VIA A 20 FOOT WIDE APPROVED ALL-WEATHER ROAD. AN APPROVED WATER SUPPLY SHALL BE AVAILABLE WITHIN 100 FEET OF ANY BUILDING PRIOR TO DELIVERY OF ANY COMBUSTIBLE MATERIALS TO THE SITE.

8. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER ANY HOLIDAY, WEEKEND, OR AFTER 3 PM ON THE DAY PRECEDING ANY HOLIDAY OR ANY WEEKEND.

9. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT FULL-DEPTH ALONG THE LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF THE PAVEMENT REMOVAL.

10. ALL PUBLIC RIGHT-OF-WAY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 4" OF TOPSOIL AND SOD. SEEDING WILL NOT BE PERMITTED IN THESE AREAS.

11. ALL PAVING, SUBGRADE PREPARATION, CURBING, AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE " SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" , LATEST EDITIONS.

12. NO ASPHALT WORK IS ALLOWED BETWEEN NOVEMBER 1ST AND APRIL 1ST WITHOUT THE WRITTEN PERMISSION FROM THE VILLAGE ENGINEER.

13. ANY TEMPORARY OR PERMANENT EXTERIOR SITE FENCING, INCLUDING FENCING FOR DUMPSTER ENCLOSURES, REQUIRES A SEPARATE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. DEMOLITION OF EXISTING BUILDINGS ALSO REQUIRES A SEPARATE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

14. ALL BITUMINOUS CONCRETE USED FOR SURFACE, BINDER AND BASE COURSES IS TO HAVE A MARSHALL STABILITY OF 1700. ALL PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 14 DAYS.

15. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE REQUIRED PROOF-ROLL MUST BE WITNESSED BY THE VILLAGE. NO PAVEMENT MATERIAL IS TO BE PLACED ON A WET OR SOFT SUBGRADE. IF THIS CONDITION EXISTS, THE CONTRACTOR IS TO STOP WORK AND IMMEDIATELY NOTIFY THE VILLAGE. NO ADDITIONAL PAVEMENT WORK SHALL BE DONE UNTIL THE PROBLEM IS CORRECTED.

16. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #5 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #5 REBARS.

17. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.

18. THE CONTRACTOR SHALL NOT INSTALL ANY SANITARY SEWER PIPE OR STRUCTURES UNTIL HE HAS A COPY OF THE PERMIT AND PERMIT DRAWINGS ISSUED BY THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) ON THE JOB SITE. THIS MAY ALSO APPLY TO STORM SEWER AND/OR DETENTION FACILITIES IF INCLUDED IN THE MWRD PERMIT.

19. ALL MANHOLES AND VALVE VAULTS SHALL HAVE THE " VILLAGE OF SCHAUMBURG" AND " WATER," " STORM SEWER," OR " SANITARY SEWER" CAST INTO THE LID. ALL OPEN LIDS OR GRATES SHALL HAVE THE WORDS " DRAINS TO RIVER, DUMP NO WASTE" PERMANENTLY INSCRIBED.

20. BAND-SEAL CONNECTORS SHALL BE USED TO JOIN PIPES OF DIFFERENT MATERIALS.

21. USE CA-6 TRENCH BACKFILL, COMPACTED TO 95% OF MODIFIED PROCTOR, UNDER AND WITHIN A 1:1 SLOPE FROM THE BOTTOM OF ALL PAVEMENT, CURBS AND SIDEWALK.

22. A WATER QUALITY DEVICE, STORMCEPTOR, CDS, OR EQUIVALENT, SHALL BE INSTALLED AS REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND AS SHOWN ON THE APPROVED PLANS.

23. ALL WATER MAIN PIPE 4" AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 CONFORMING TO ANSI A21.51 WITH CEMENT LINING UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER. ALL WATER SERVICE LINES 3" AND SMALLER SHALL BE TYPE K COPPER, UNLESS OTHERWISE NOTED.

24. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE VILLAGE OF SCHAUMBURG. ALSO, THE MINIMUM COVER FOR ALL WATER MAINS AND SERVICE LINES IS 5.5 FEET.

25. FIRE SERVICE MAINS AND LEAD IN CONNECTIONS TO SYSTEM RISERS ARE REQUIRED TO BE COMPLETELY FLUSHED BEFORE MAKING THE CONNECTION TO THE SPRINKLER PIPING. (NFPA 13, 1999 ED, 10-2.1.) THE FIRE PREVENTION BUREAU SHALL BE NOTIFIED 24 HOURS IN ADVANCE TO WITNESS THE FLUSH AT 847.985.4452. A SEPARATE INSPECTION FEE IS ALSO REQUIRED AT THE TIME THE LAND DEVELOPMENT PERMIT IS ISSUED.

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.

OWNER INFORMATION:

CLUB CAR WASH
1591 E. PRATHERSVILLE ROAD
COLUMBIA, MO 65202

(573) 999-5178

CONTACT: JUSTIN BARNES

CONTRACTOR INFORMATION:

BAYLAND BUILDINGS
3323 BAY RIDGE COURT
HOBART, WI 54155

(920) 371-6200

CONTACT: DAVID O'BRIEN

LEGEND

- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- STORM INLET (NOT IN CURB AND GUTTER)
- STORM INLET (IN CURB AND GUTTER)
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- TO BE REMOVED
- TO BE DEMOLISHED

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE (750)
- RETAINING WALL
- GUARD RAIL
- FENCE

- SANITARY SEWER (SIZE NOTED) (8SS)
- FORCEMAIN (SIZE NOTED) (4FM)
- STORM SEWER (SIZE NOTED) (10ST)
- WATERMAIN (SIZE NOTED) (6W)
- GAS LINE (G)
- OVERHEAD TELEPHONE LINE (OT)
- UNDERGROUND TELEPHONE LINE (T)
- OVERHEAD ELECTRIC LINE (OE)
- UNDERGROUND ELECTRIC LINE (E)
- OVERHEAD CABLE TV LINE (OTV)
- CABLE TV LINE (TV)
- FIBER OPTIC LINE (FO)
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

GR.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BIT.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULV	CULVERT

NO.	DATE	APPROV.	REVISION

NO.	DATE	APPROV.	REVISION

DRAWN ALG
CHECKED —
DESIGNED MRL

406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

GENERAL NOTES

DATE 04/2026
FILE 6258047T
JOB NO. 6258047

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 1

File: R:\6200\6258\6258047\dwg\6258047-dwg
Plot Date: Apr 30, 2026 - 8:34am
DGN NOTES
Layout:

BENCHMARK	FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.
01	ARROW BOLT ON FIRE HYDRANT	778.05'
02	NORTHEAST BOLT ON FIRE HYDRANT	778.41

NOTE: BENCHMARKS ESTABLISHED BY VANDERSTAPPEN LAND SURVEYING, INC. CONTRACTOR TO VERIFY ELEVATIONS WITH SURVEYOR CONTACT ARTHOR GRITMACKER (815) 502-6516

LOT 2
WOODFIELD PLAZA SHOPPING CENTER RESUBDIVISION

LOT 1 CARMAX AUTO SUPERSTORE SUBDIVISION

LOT 31

WOODFIELD BUSINESS CENTER SUBDIVISION

PARCEL 3
EASEMENT FOR INGRESS & EGRESS
PER DOC #25969443

PARCEL 2
EASEMENT FOR INGRESS & EGRESS
PER DOC #25969442 #25985035 #92902097

EX SAN MH 6
RIM:777.07
D=2.87'
INV:774.20 (8" E)
INV:774.20 (8" W)

EX SAN MH 7
RIM:777.06
D=2.86'
INV:774.20 (8" E)
INV:774.20 (8" W)

EX SAN MH 5 MINI
RIM:776.84
D=3.44'
INV:773.40 (8" E)
INV:773.40 (6" W)

EX SAN MH 4
RIM:776.53
D=4.83'
INV:771.70 (6" E)
INV:771.70 (6" NE)
INV:771.70 (6" S)

CO
RIM:777.24
D=3.35'
INV:774.20 (8" W)

EX BIT

EX CONC

FF=778.23

FF=779.36

FF=779.33

FF=778.46

FF=778.57

FF=779.28

EX SAN MH 3
RIM:776.68
D=6.28'
INV:770.40 (8" N)
INV:770.40 (8" S)

FF=779.36

FF=777.36

EX ST CB 11
RIM:775.64
D=2.34'
INV:773.30 (15" S)

EX ST CB 10
RIM:775.74
D=4.34'
INV:771.90 (8" E)
INV:771.70 (15" N)
INV:771.40 (12" SE)

EX ST CB 6
RIM:775.69
D=5.19'
INV:770.70 (8" W)
INV:770.50 (18" E)

EX ST MH 4
RIM:773.92
D=6.42'
INV:767.50 (18" SW)
INV:767.50 (15" NE)

EX ST CB 5
RIM:773.35
D=5.35'
INV:768.30 (18" W)
INV:768.20 (18" S)
INV:768.00 (18" NE)

EX ST CB 7
RIM:773.43
D=4.83'
INV:768.80 (18" S)
INV:768.60 (18" N)

EX ST CB 8
RIM:773.70
D=4.90'
INV:768.90 (15" W)
INV:768.80 (18" N)

EX ST CB 9
RIM:775.20
D=4.70'
INV:770.80 (12" NW)
INV:770.90 (8" N)
INV:770.50 (15" E)

EX ST MH 1
RIM:773.45
D=6.45'
INV:767.00 (12" SW)

EX ST CB 3
RIM:772.56
D=2.66'
INV:769.90 (12" E)

EX ST CB 2
RIM:772.40
D=5.20'
INV:767.80 (12" W)
INV:767.80 (12" E)
INV:767.20 (12" NE)

EX SAN MH 1
RIM:774.57
D=10.47'
INV:764.10 (8" W)
INV:764.10 (8" E)

EX SAN MH 2
RIM:776.81
D=10.61'
INV:766.20 (8" N)
INV:766.20 (8" E)

EXCEPTION TO PARCEL 1

SEE PLANS BY OTHERS FOR DEMOLITION AND REMOVAL NOTES

SEE 7 BREW PLANS BY OTHERS FOR REMOVAL PLAN AND NOTES

GOLF ROAD

NORTH

0' 20' 40'

SCALE IN FEET

File: R:\6200\6258\6258047\dwg\6258047t.dwg
Plot Date: Apr 30, 2026 - 5:23pm
LAYOUT: EX SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
CHECKED ----
DESIGNED MRL

406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

EXISITING SITE CONDITIONS

DATE 04/2026
FILE 6258047T
JOB NO. 6258047

SHEET NO. 2

LOT 2
WOODFIELD PLAZA SHOPPING CENTER RESUBDIVISION

PARCEL 3
EASEMENT FOR INGRESS & EGRESS
PER DOC #25969443

PARCEL 2
EASEMENT FOR INGRESS & EGRESS
PER DOC #25969442 #25985035 #92902097

PROPOSED BIKE RACK TO BE BELSON MODEL CBBR-7URI-BK OR EQUAL, SEE DETAIL SHEET 7

STOP BAR AND STOP SIGN REQ'D (TYP.)

TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS

10' PARKING SETBACK

28' BUILDING SETBACK

VACUUM TURBINE PAD, SEE MECHANICAL PLANS (TYP.)

VACUUM ARM AND CANOPY (TYP.)

2" BLACK PAINT STRIPE, 4" RED PAINT STRIPE, AND 2" BLACK PAINT STRIPE

INTEGRAL CURB AND GUTTER SEE DETAIL SHEET 7

STANDARD CURB AND GUTTER

CANOPY

STOP ARMS PROVIDED BY OWNER

APPROXIMATE HEATED CONCRETE SECTION, SEE MECHANICAL PLANS FOR DETAILS AND EXACT LIMITS (TYP.)

TRASH, SIGN, AND CAMERA PADS, EXACT LOCATIONS PER OWNER (TYP.)

PROPOSED CAR WASH 4,359 SF

ONE WAY DO NOT ENTER

15' PUBLIC UTILITY EASEMENT PER DOC #25234483, #25391836 & #25920017

WOODFIELD BUSINESS CENTER SUBDIVISION

LOT 3

EXCEPTION TO PARCEL 1

GOLF ROAD

R1-6A SIGN REQUIRED AT ALL UNCONTROLLED PEDESTRIAN CROSSINGS

DETECTABLE WARNING FIELD REQ'D (TYP.)

LEGEND

- CONCRETE SIDEWALK (3,484 S.F.)
- CONCRETE PAVEMENT (LIGHT) (19,729 S.F.)
- CONCRETE PAVEMENT (HEAVY) (1,309 S.F.)
- GREEN SPACE
- HEATED CONCRETE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- VACUUM ARM

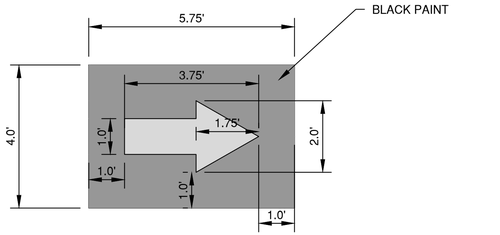
1

RESERVED PARKING
VAN ACCESSIBLE

2

STOP

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE



DIRECTIONAL ARROW DETAIL

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

ALL PAVEMENT STRIPING ON SITE SHALL BE YELLOW OR WHITE

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 4

HANDICAP ACCESSIBLE PARKING STALLS = 1

TOTAL PARKING STALLS REQUIRED = 5

SITE DATA

TOTAL AREA = 1.33 ACRES, 57,920 S.F.

BUILDING AREA = 0.10 ACRES, 4,359 S.F. (7.5%)

SIDEWALK/PARKING LOT AREA = 0.53 ACRES, 22,956 S.F. (39.7%)

GREEN SPACE = 0.70 ACRES, 30,605 S.F. (52.8%)

ZONING

B-2 GENERAL BUSINESS

(GOLF ROAD CORRIDOR OVERLAY AND WOODFIELD REGIONAL CENTER OVERLAY)

PARCEL NO.

07-11-304-005 (TO BE SPLIT)

NORTH

0' 20' 40'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION

NO.	DATE	APPROV.	REVISION

DRAWN ALG
CHECKED ----
DESIGNED MRL

406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

SITE PLAN

DATE 04/20/26
FILE 6258047D
JOB NO. 6258047

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 3

File: R:\6200\6258\6258047\dwg\6258047d.dwg
Print Date: May 11, 2026 - 10:11am

LEGEND

- PROPOSED SANITARY SEWER
- 8SS — 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — 6W — 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE
		CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM INLET (NOT IN CURB AND GUTTER)
		STORM INLET (IN CURB AND GUTTER)
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
		ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

LOT 2
WOODFIELD PLAZA SHOPPING CENTER RESUBDIVISION

EX SAN MH 7
RIM:777.06
D=2.86'
INV:774.20 (8" E)
INV:774.20 (8" W)

PARCEL 3
EASEMENT FOR INGRESS & EGRESS
PER DOC #25969443

EX SAN MH 6
RIM:777.07
D=2.87'
INV:774.20 (8" E)
INV:774.20 (8" W)

PARCEL 2
EASEMENT FOR INGRESS & EGRESS
PER DOC #25969442 #25985035 #92902097

EX SAN MH 5 MINI
RIM:776.84
D=3.44'
INV:773.40 (8" E)
INV:773.40 (8" W)

52'-12" ST. SEWER @ 0.48%

ST. INLET 03 (TYPE A)
F/L:774.35
D=2.50'
INV:771.85 (12" W)
INV:771.85 (12" S)

EX ST MH 4
RIM:773.92
D=6.42'
INV:767.50 (18" SW)
INV:767.50 (15" NE)

2'-18" ST. SEWER @ 96.95%

2'-4" ST. SEWER @ 57.86%

EX ST MH 1
RIM:773.45
D=6.45'
INV:767.00 (12" SW

STRUCTURE – (20)
RIM:–2.96
D=???'
INV:772.00 (6" E)
INV:772.00 (6" SW)

CO
RIM:777.24
D=3.35'
INV:774.20 (8" W)

94'-12" ST. SEWER @ 0.26%

ONE WAY
DO NOT
ENTER

EX SAN MH 4
RIM:776.53
D=4.83'
INV:771.70 (6" E)
INV:771.70 (6" NE)
INV:771.70 (6" S)

EX ST CB 3
RIM:772.56
D=2.66'
INV:769.90 (12" E)

EX ST CB 2
RIM:772.40
D=5.20'
INV:767.80 (12" W)
INV:767.80 (12" E)
INV:767.20 (12" NE)

ST. INLET 01 (TYPE A)
F/L:775.23
D=3.00'
INV:772.23 (12" E)

ST. INLET 04 (TYPE A)
F/L:774.60
D=3.00'
INV:771.60 (12" N)
INV:771.60 (12" E)

ST. INLET 07 (TYPE A)
F/L:772.50
D=4.50'
INV:768.00 (18" NE)
INV:768.00 (4" S)

12" APRON ENDWALL
WITH RIP RAP
E.O.P. INV:771.50 (12" W)

43'-12" ST. SEWER @ 0.31%

ST. INLET 02 (TYPE A)
RIM:777.25
D=5.15'
INV:772.10 (12" W)
INV:772.10 (12" E)

13'-12" ST. SEWER @ 0.76%

PROVIDE CONNECTION TO
RECLAMATION SYSTEM.
RECLAMATION SYSTEM DESIGNED
BY OTHERS, SEE MECHANICAL
PLANS FOR DETAILS

90'-8" ST. SEWER @ 1.04 MIN.

4" - 90° BEND

PROPOSED CAR
WASH 4,359 SF

EX SAN MH 3
RIM:776.68
D=6.28'
INV:770.40 (6" N)
INV:770.40 (8" S)

BIO RETENTION FACILITY WITH 160' - 4"
DRAIN TILE, SEE DETAIL SHEET 7

35'-8" ST. SEWER @ 1.04 MIN.

72' - 4" WATER SERVICE

SEE PLUMBING PLAN
FOR CONTINUATION

ST. INLET 06 (TYPE A)
RIM:777.25
D=5.13'
INV:772.12 (12" SW)
INV:772.12 (12" E)

124'-12" ST. SEWER @ 0.50%

ONE WAY
DO NOT
ENTER

12" APRON ENDWALL
WITH RIP RAP
E.O.P. INV:771.50 (12" W)

ST. INLET 05 (TYPE A)
F/L:775.85
D=3.50'
INV:772.35 (12" NE)

(2) 4" 45° BENDS

8" X 4" REDUCER

47'-12" ST. SEWER @ 0.49%

58' - 8" WATER SERVICE

EX SAN MH 1
RIM:774.57
D=10.47'
INV:764.10 (8" W)
INV:764.10 (8" E)

EX SAN MH 2
RIM:776.81
D=10.61'
INV:766.20 (8" N)
INV:766.20 (8" E)

15' PUBLIC UTILITY EASEMENT PER DOC #25234483

15' PUBLIC UTILITY EASEMENT PER DOC #25391836 & #25920017

EXCEPTION
TO PARCEL 1

LOT 1 CANNA AUTO SUPERHOME SUBDIVISION

15' PUBLIC UTILITY EASEMENT PER DOC #25391836 & #25920017

15' UTILITY EASEMENT

PARCEL 2
EASEMENT FOR INGRESS & EGRESS
PER DOC #25969442 #25985035 #92902097

GOLF ROAD

NOTE: EXISTING 8" VALVE MAY BE REUSED BUT VALVE SHALL BE EXERCISED TO VERIFY FUNCTIONALITY PRIOR TO CONNECTION. EXISTING 8" WATER SERVICE NOT FIELD VERIFIED, CONTRACTOR TO DIG DOWN AND VERIFY. IF DIFFERENT THAN PLAN CONTACT ENGINEER.

ALL WATER MAIN SHUTDOWNS SHALL BE COORDINATED WITH THE VILLAGE OF SCHAUMBURG ENGINEERING AND PUBLIC WORKS DEPARTMENT (EPW). CONTRACTOR SHALL CONTACT EPW A MINIMUM OF 48 HOURS PRIOR TO SCHEDULED SHUTDOWN OF PRIVATE WATER SYSTEM, SO A REPRESENTATIVE FROM EPW CAN WITNESS THE SHUTDOWN AND THE ASSOCIATED WORK.

INV. 764.74

PROVIDE WATER TIGHT CONNECTION TO EXISTING SANITARY SEWER PER VILLAGE STANDARDS

114' - 6" SAN LATERAL @ 1.04% MIN.

25' - 6" HYDRANT LEAD WITH 6" VALVE, 6" X 6" TEE AND HYDRANT. FLANGE EL: 776.00. HYDRANT SHALL BE INSTALLED AND OF A MAKE AND MODEL PER VILLAGE STANDARDS

NORTH

0' 20' 40'

SCALE IN FEET

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
6. FRSA MUST BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION STARTING
7. ALL WORK MUST BE DONE IN ACCORDANCE WITH FRSA'S STANDARD SPECIFICATION

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
CHECKED ----
DESIGNED MRL

406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

UTILITY PLAN

DATE 042026
FILE 6258047D
JOB NO. 6258047

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 4

File: R:\2020\6258\6258047\dwg\6258047d.dwg
Plot Date: May 11, 2026 - 10:12am

LOT 2
WOODFIELD PLAZA SHOPPING CENTER RESUBDIVISION

LOT 1 CAMMA AUTO SUPERSTORE SUBDIVISION

LOT 3

WOODFIELD BUSINESS CENTER SUBDIVISION

TRACKING PAD (TYP.)
REQUIRED AT ALL CONSTRUCTION
ENTRANCES AND EXITS (TYP.)

MATCH EX E/P ±774.74
MATCH EX E/P ±774.50
MATCH EX E/P ±774.13
MATCH EX E/P ±774.04

INLET PROTECTION REQ'D. (TYP.)

PROPOSED CAR WASH 4,359 SF
F.F. EL: 777.50

SILT FENCE REQ'D. (TYP.)

EROSION MAT REQUIRED ON ALL SLOPES 4:1 OR GREATER (TYP.)

MATCH EX S/W ±775.54
MATCH EX S/W ±775.53

EXCEPTION 10 PARCEL 1

GOLF ROAD

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW
	SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
	DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
	TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
	EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
	INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 20' 40'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
CHECKED ----
DESIGNED MRL

406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

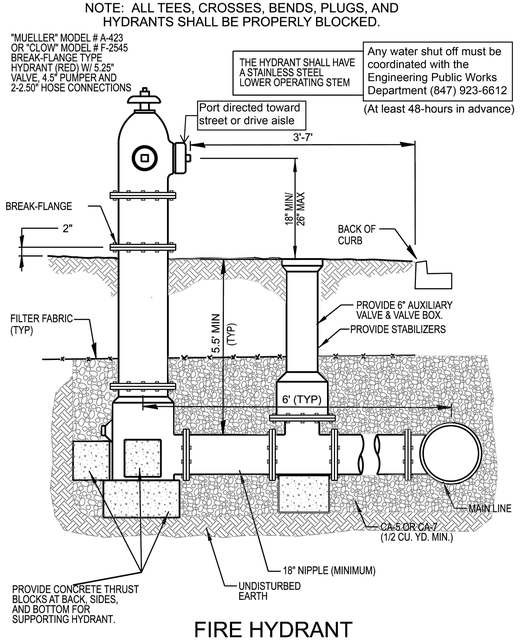
GRADING AND EROSION CONTROL PLAN

DATE 04/2026
FILE 6258047D
JOB NO. 6258047

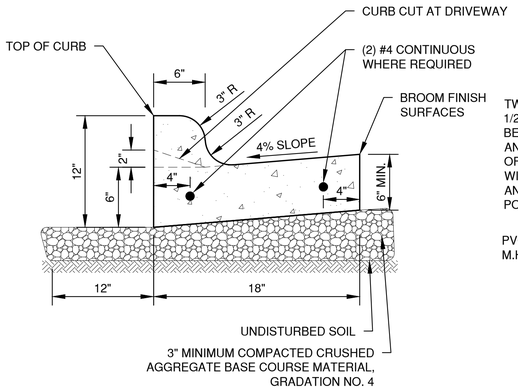
Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 5

File: K:\6200\6258\6258047\dwg\6258047.dwg
Layout: grading and erosion control plan
May 11, 2026 - 10:12pm

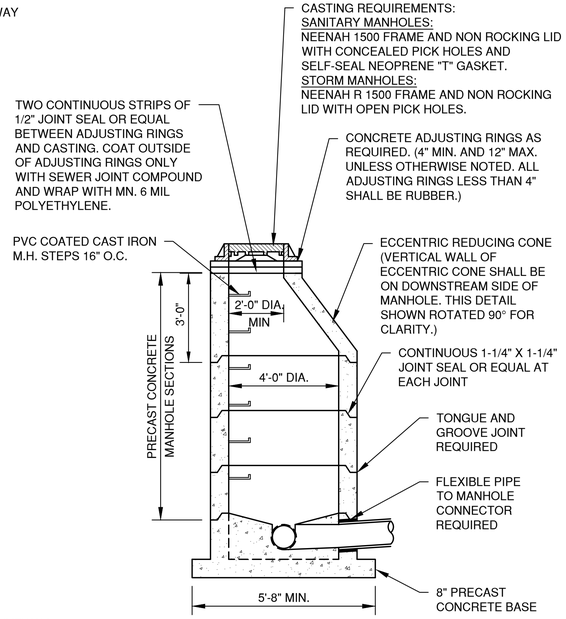


FIRE HYDRANT

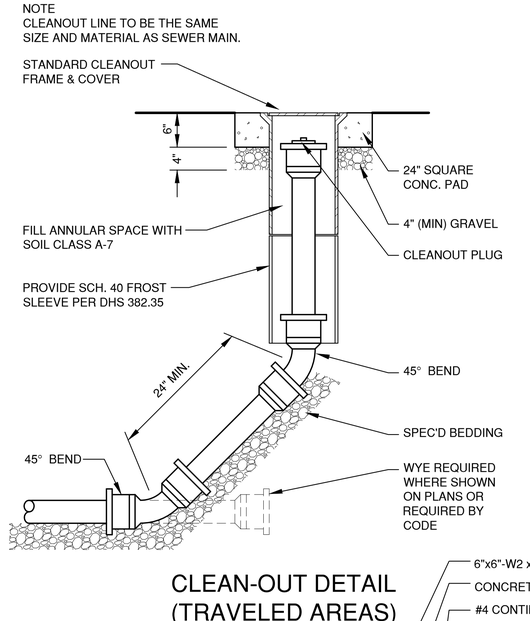


NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

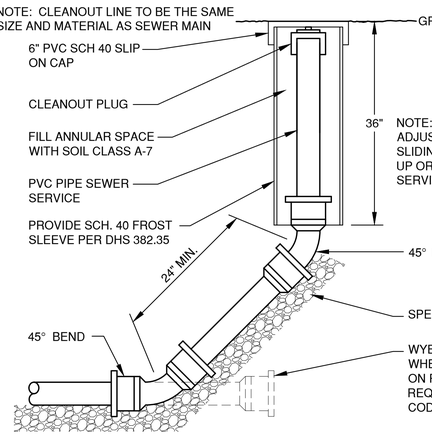
STANDARD CURB AND GUTTER



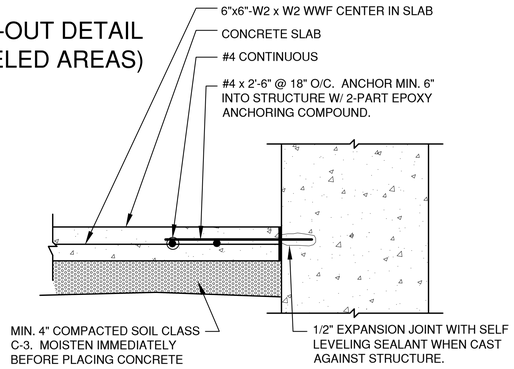
PRIVATE SANITARY AND STORM STANDARD MANHOLE 8"-24" (INCLUSIVE)



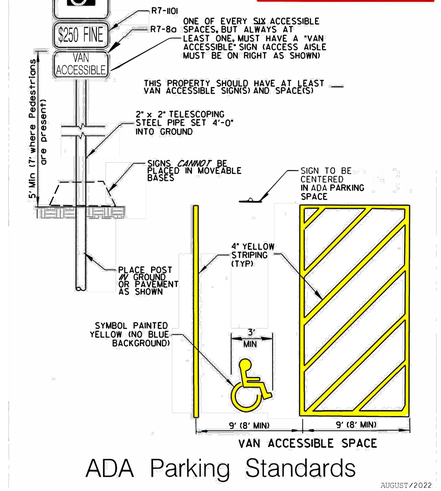
CLEAN-OUT DETAIL (TRAVELED AREAS)



CLEAN-OUT DETAIL (NON-TRAVELED AREAS)



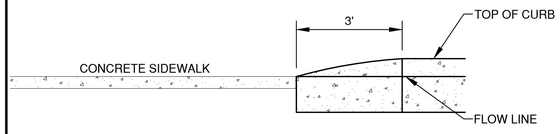
TYPICAL SIDEWALK ADJACENT TO STRUCTURE



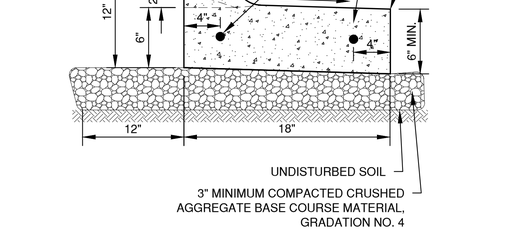
ADA Parking Standards

AUGUST 2022

Revised Jan/2022

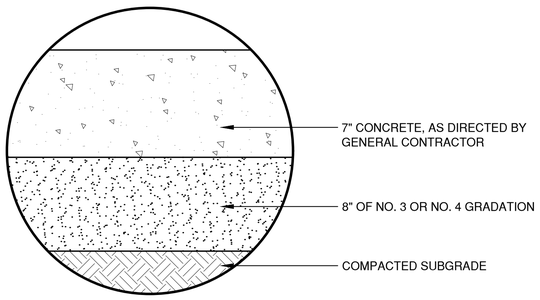


CURB TAPER DETAIL

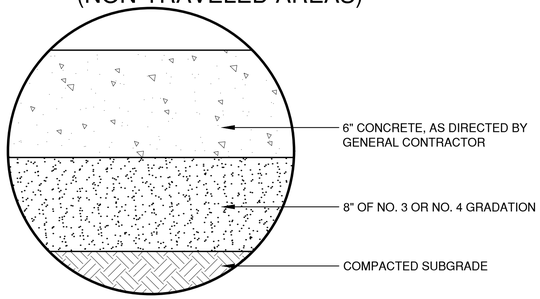


NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

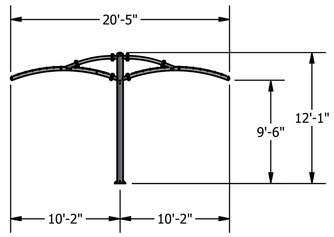
SHEDDING CURB AND GUTTER



HEAVY DUTY CONCRETE PAVEMENT



STANDARD CONCRETE PAVEMENT



PAY STATION CANOPY

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
CHECKED ----
DESIGNED MRL

406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

MISCELLANEOUS DETAILS

DATE 04/2026
FILE 6258047DET
JOB NO. 6258047

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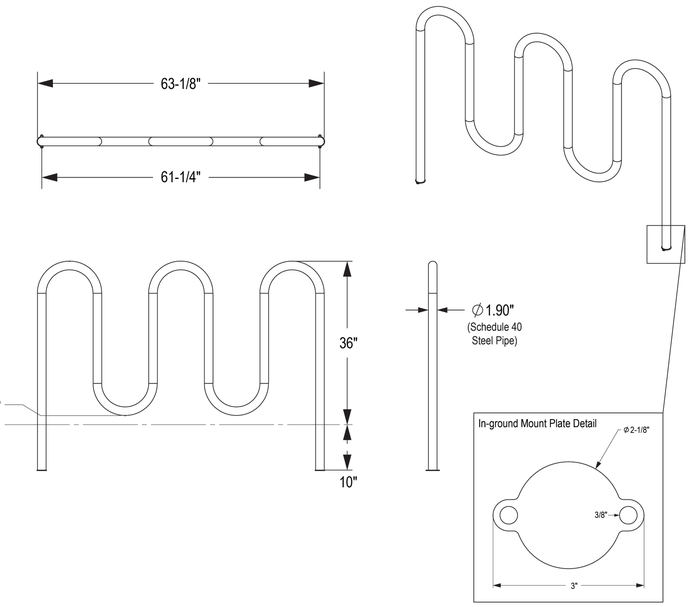
SHEET NO. 6

File: R:\6200\6258\6258047\dwg\6258047DET.dwg
Plot Date: Apr 30, 2026 - 4:05pm
LAYOUT: DETAILS (1)

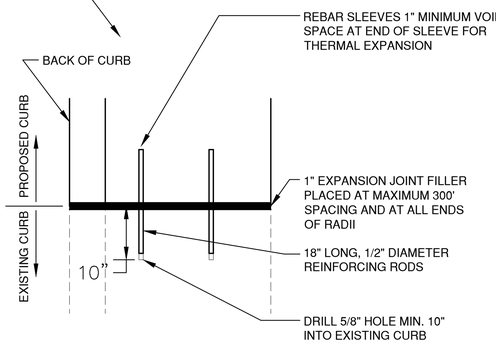
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
sales@belson.com

Model # CBBR-7URI-BK — **Dimension Sheet**

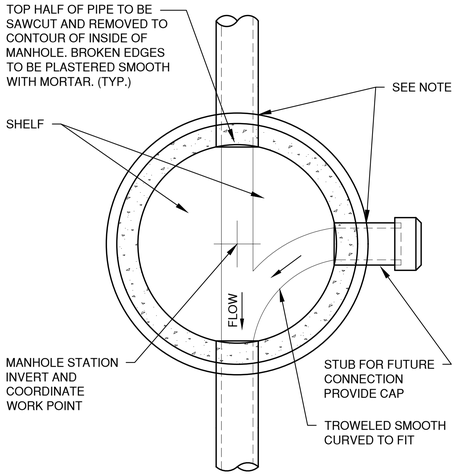
7 Bike Wave Bike Rack | Powder-Coated Black, In-ground Mount



NOTE:
PROVIDE CONTRACTION JOINTS AT MAXIMUM 20' SPACING
BY SAW CUTTING OR INSERTION OF DIVIDER PLATES

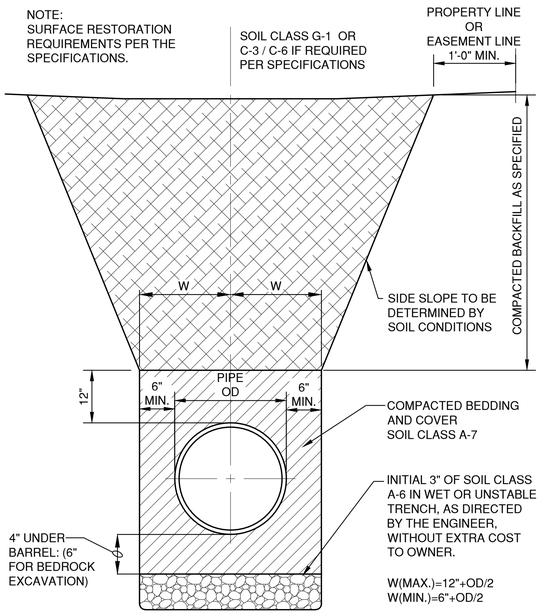


CURB TIE IN DETAIL

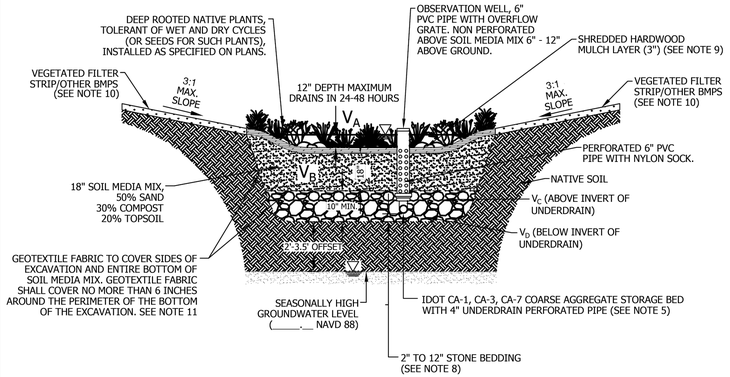


NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)



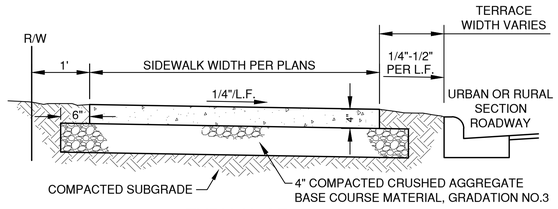
HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL



BOTTOM OF THE FACILITY:	ELEV. _____
SEASONALLY HIGH GROUNDWATER:	ELEV. _____
SEPARATION:	FEET _____

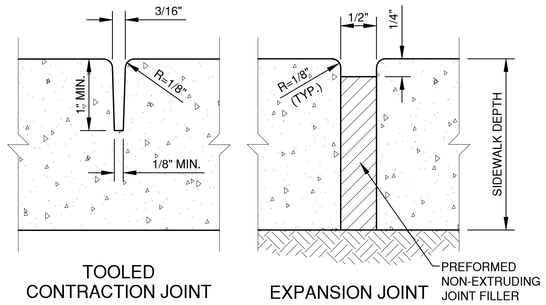
VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE	3678/4949	12"	1.00	1.00 X V_A	4297 CF
V_B : SOIL MEDIA MIX	3678	18"	0.25	0.50 X 0.25 X V_B	689.62 CF
V_C : COARSE AGGREGATE (ABOVE INVERT)	3678	21"	0.30	0.50 X 0.30 X V_C	965.48 CF
V_D : COARSE AGGREGATE (BELOW INVERT)	3678	2"	0.30	0.30 X V_D	183.9 CF
				TOTAL	6136.00 CF

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK.
8. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. CHOKING STONE MAY BE SUBSTITUTED FOR GEOTEXTILE FABRIC, PER APPROVAL BY THE ENGINEER.



TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS
FOR REINFORCEMENTS.

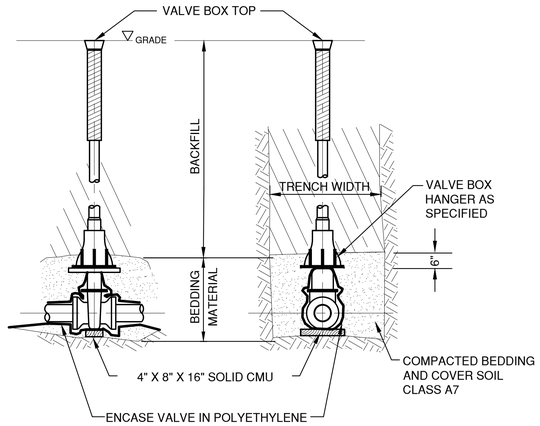


TOOLED CONTRACTION JOINT

EXPANSION JOINT

WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL



SIDE VIEW FRONT VIEW

VALVE BOX SETTING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
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406 E GOLF ROAD SITE IMPROVEMENT PLAN
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COOK COUNTY, ILLINOIS

MISCELLANEOUS DETAILS

DATE 04/2026
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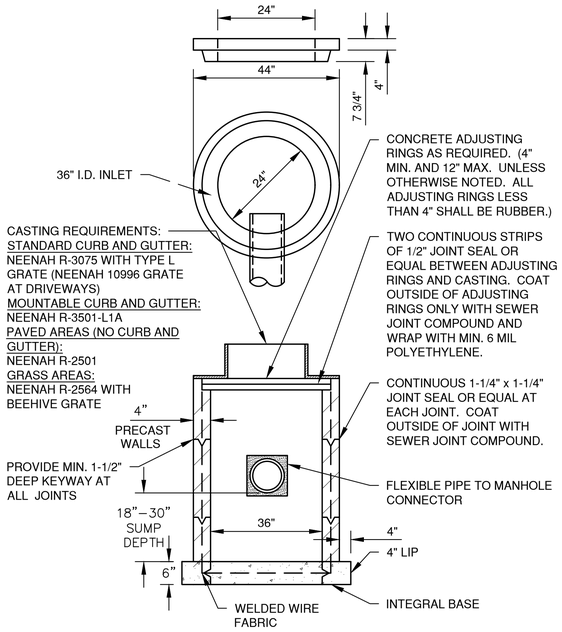
SHEET NO. 7

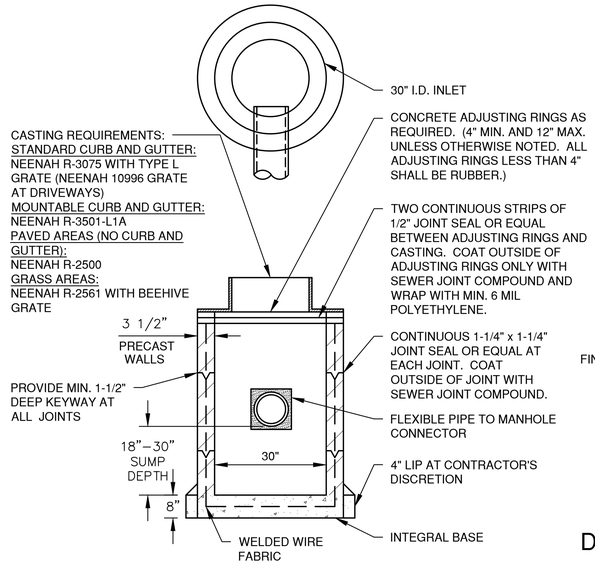
File: R:\6200\6258\6258047\dwg\6258047DET.dwg
Plot Date: Apr 30, 2026 - 4:34pm
Layout: DETAILS (2)



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

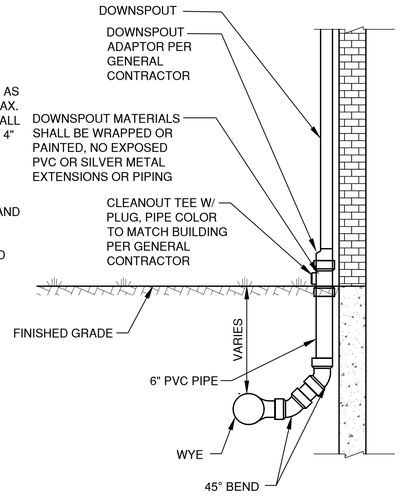
TYPE 'A' STORM INLET

OR

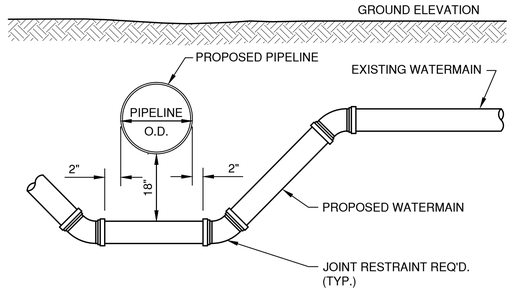


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

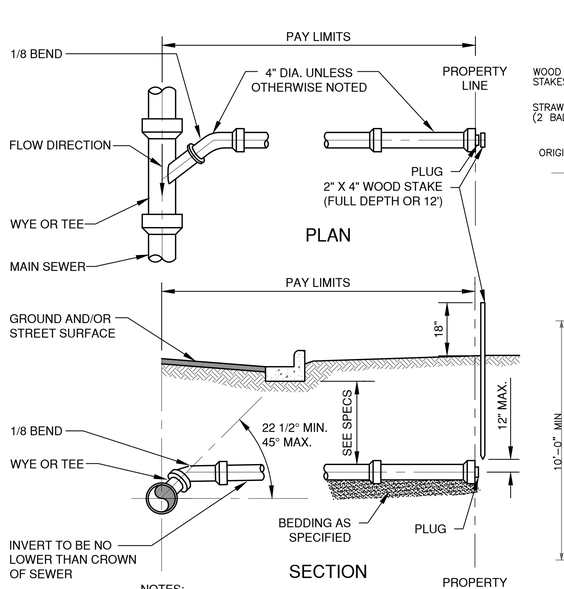
TYPE 'A' STORM INLET



DOWN SPOUT COLLECTOR DETAIL

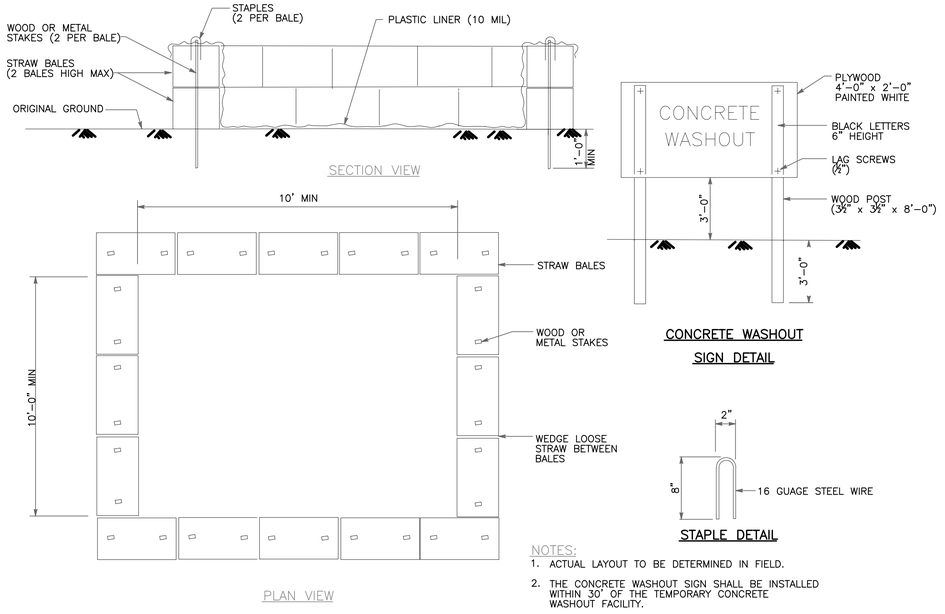


DETAIL FOR WATERMAIN OFFSET



NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
2. BACKFILL TO CONFORM TO MAIN SEWER.
3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL



NOTES:
1. ACTUAL LAYOUT TO BE DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT STATION

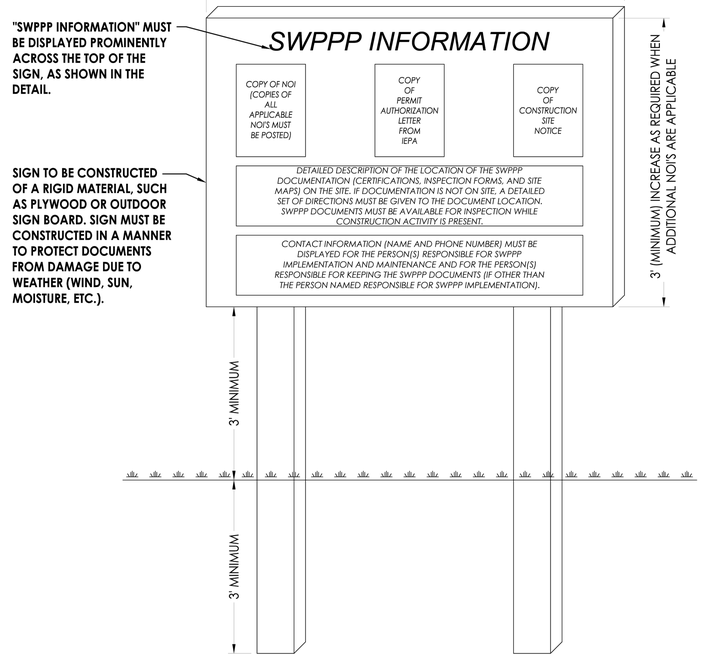
1) THE SWPPP INFORMATION SUCH MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE OF TERMINATION (NOT) IS FILLED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND OR/ EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.



SWPPP INFORMATION SIGN

N.T.S.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
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SHEET NO. 8

File: R:\6200\6258\6258047\dwg\6258047DET.dwg
Plot Date: Apr 30, 2026 - 4:05pm
Layout: DETAILS (3)

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH IDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE IDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES: TYPE "B" AND "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

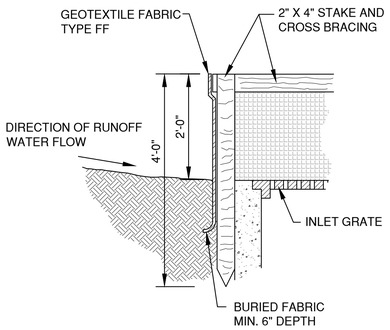
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

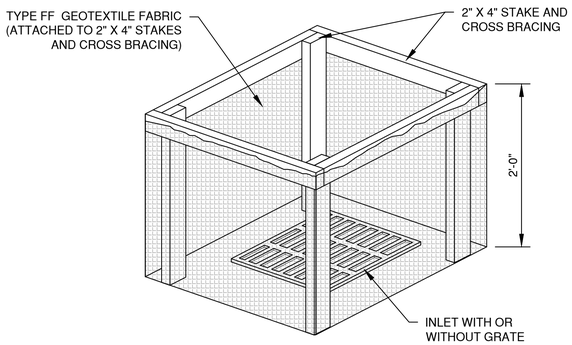
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

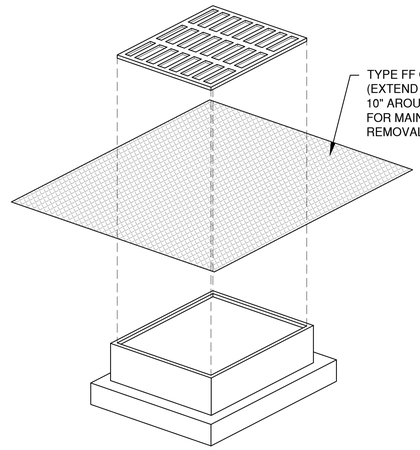
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

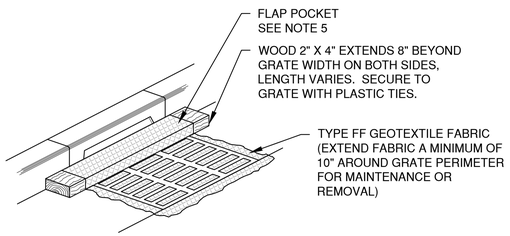




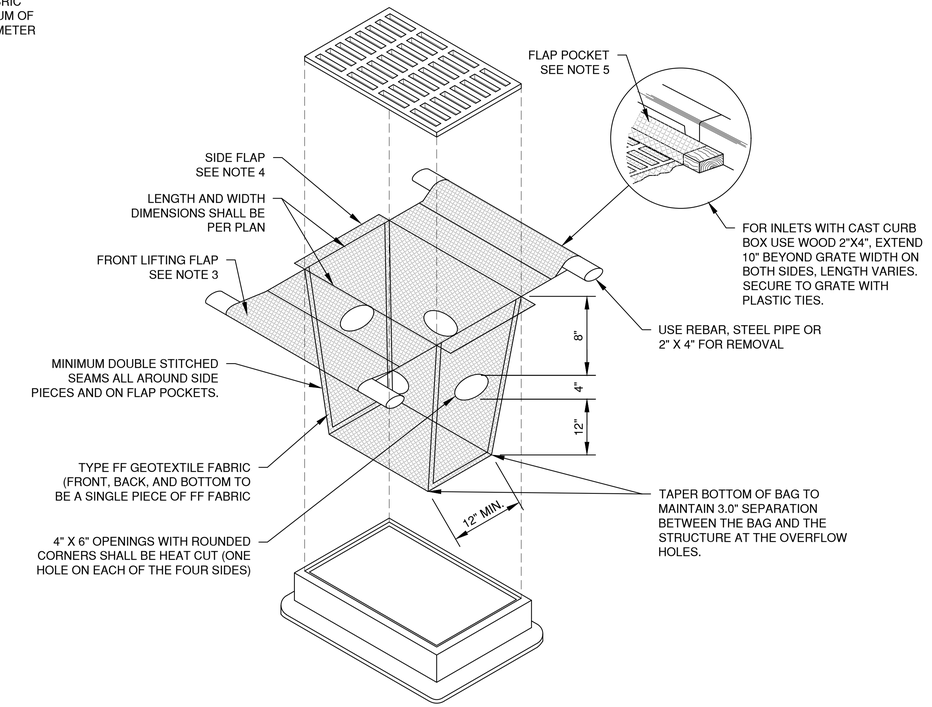
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

File: R:\6200\6258\6258047\dwg\6258047EC.dwg
Plot Date: Apr 30, 2026 - 9:52am
LAYOUT: L INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
CHECKED ----
DESIGNED MRL

406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE 042026
FILE 6258047EC
JOB NO. 6258047

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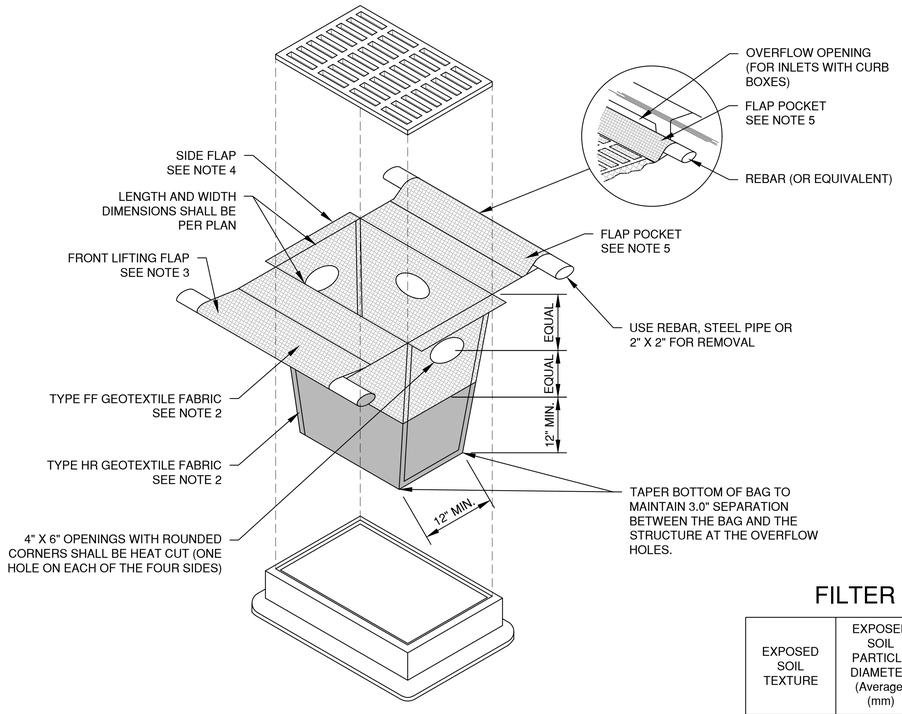
SHEET NO. 9

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

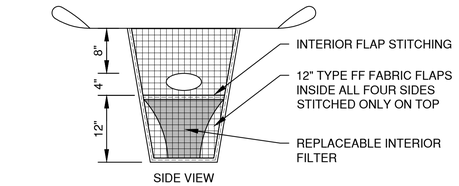


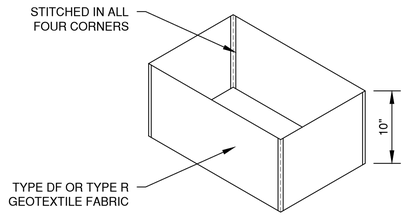
INLET PROTECTION, TYPE D-HR

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

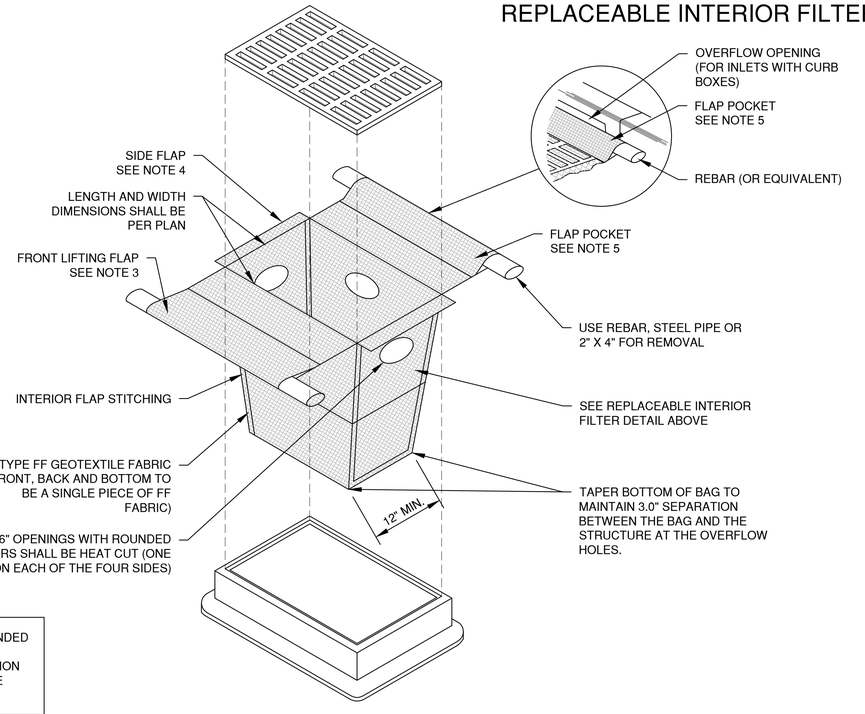
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.





REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

File: R:\6200\6258\6258047\dwg\6258047EC.dwg
Plot Date: Apr 30, 2026 - 8:55am
LAYOUT: 2 INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE 04/2026
FILE 6258047EC
JOB NO. 6258047

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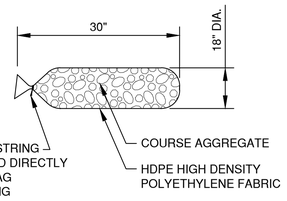
SHEET NO. 10



FILTER BAG DETAIL

NOTES:

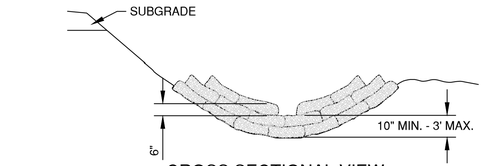
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

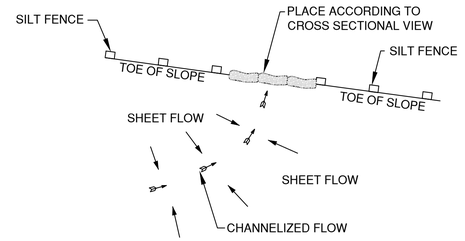
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

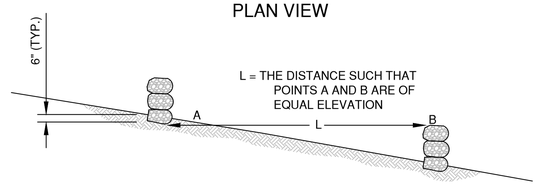
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



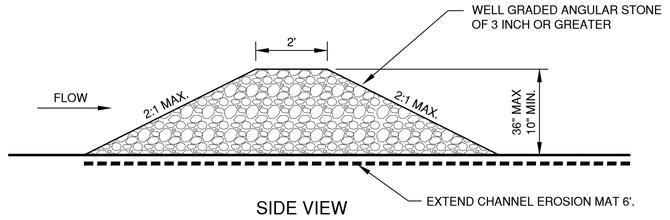
SIDE VIEW

DITCH CHECK DETAIL

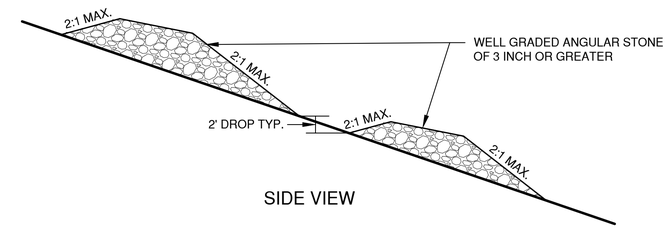
ROCK FILLED EROSION CONTROL BAGS TYPE B

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDNR TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE TYPE C

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
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406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

EROSION CONTROL
DITCH CHECK DETAILS

DATE 04/2026
FILE 6258047EC
JOB NO. 6258047

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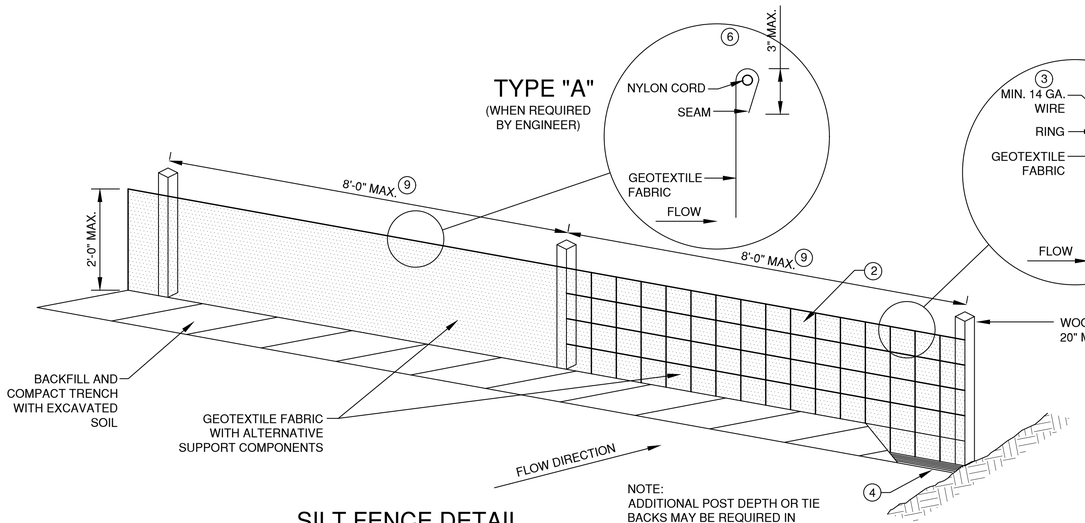
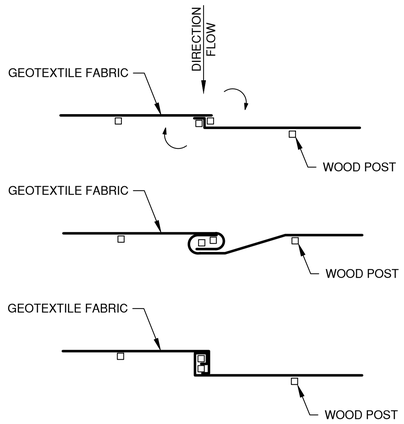
SHEET NO. 11

File: R:\6200\V6258\6258047\dwg\6258047EC-dwg
Plot Date: Apr 30, 2026 - 8:54am
Layout: 3 ditch checks

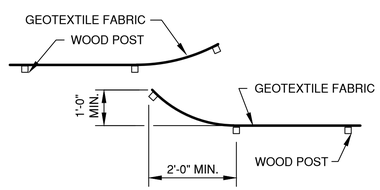


SILT FENCE DETAIL

NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

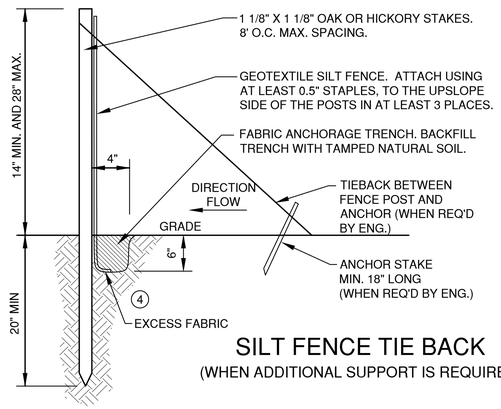


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH IDNR TECHNICAL STANDARDS.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)

   STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
8. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

EROSION CONTROL
SHEET FLOW DETAILS

DATE 04/2026
FILE 6258047EC
JOB NO. 6258047

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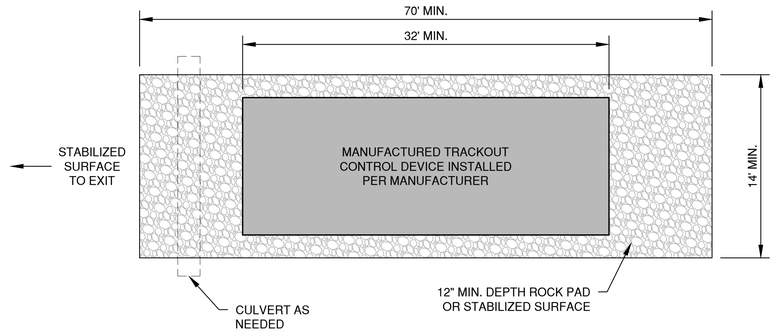
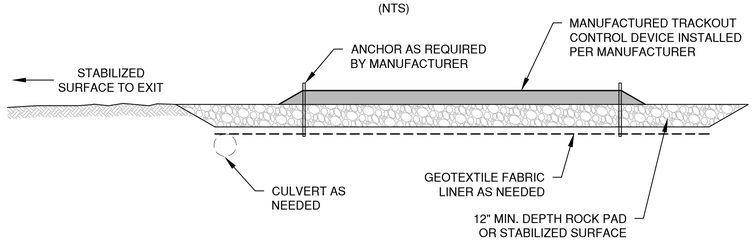
SHEET NO. 12

File: R:\6200\6258\6258047\dwg\6258047C.dwg
Print Date: Apr 30, 2026 - 8:45am
LAYOUT: 4 SHEET FLOW

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

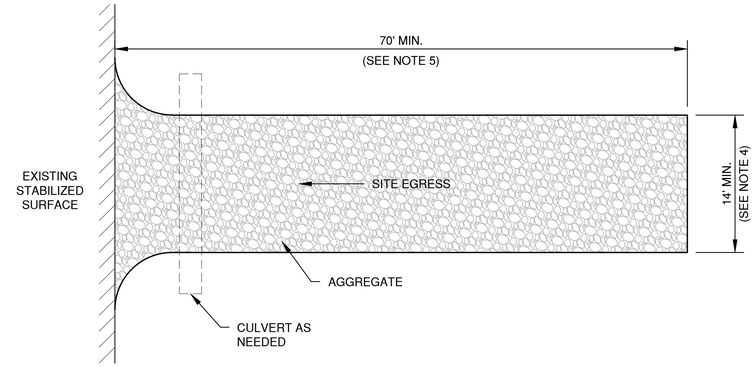


SECTION VIEW

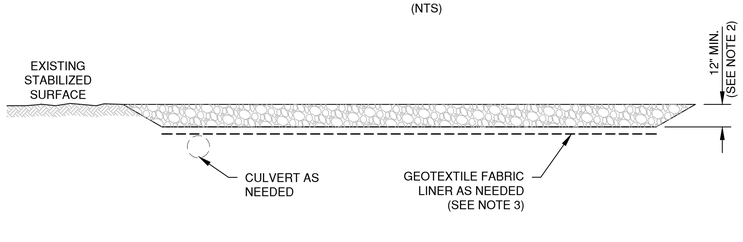
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 14' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING IDOT COARSE AGGREGATE GRADATIONS: CA-1, CA-2, CA-3, OR CA-4.
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 14 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 70' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

File: R:\6200\6258\6258047\dwg\6258047EC.dwg
Plot Date: Apr 30, 2026 - 8:56am
Layout: S_Trackout

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE 04/2026
FILE 6258047EC
JOB NO. 6258047

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SHEET NO. 13

LOT 2
WOODFIELD PLAZA SHOPPING CENTER RESUBDIVISION

PARCEL 3
EASEMENT FOR INGRESS & EGRESS
PER DOC #25969443

PARCEL 2
EASEMENT FOR INGRESS & EGRESS
PER DOC #25969442 #25985035 #92902097

5' SW Section 40 STATION 63+00

ONE WAY
DO NOT
ENTER

PROPOSED CAR
WASH 4,359 SF

ONE WAY
DO NOT
ENTER

15' PUBLIC UTILITY EASEMENT PER DOC #25234483,
#25391836 & #25920017

15' PUBLIC UTILITY EASEMENT PER DOC #25234483,
#25391836 & #25920017

LOT 1 CANNAN AUTO SUPERSTORE SUBDIVISION

WOODFIELD BUSINESS CENTER SUBDIVISION

LOT 3

PARCEL 2
EASEMENT FOR INGRESS & EGRESS
PER DOC #25969442 #25985035 #92902097

15' UTILITY EASEMENT

EXCEPTION
TO PARCEL 1

GOLF ROAD

NORTH

0' 20' 40'

SCALE IN FEET

File: R:\6200\6258\6258047\dwg\6258047d.dwg
Plot Date: Apr 30, 2026 - 5:01pm
Layout: TURNING TEMPLATE (2)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

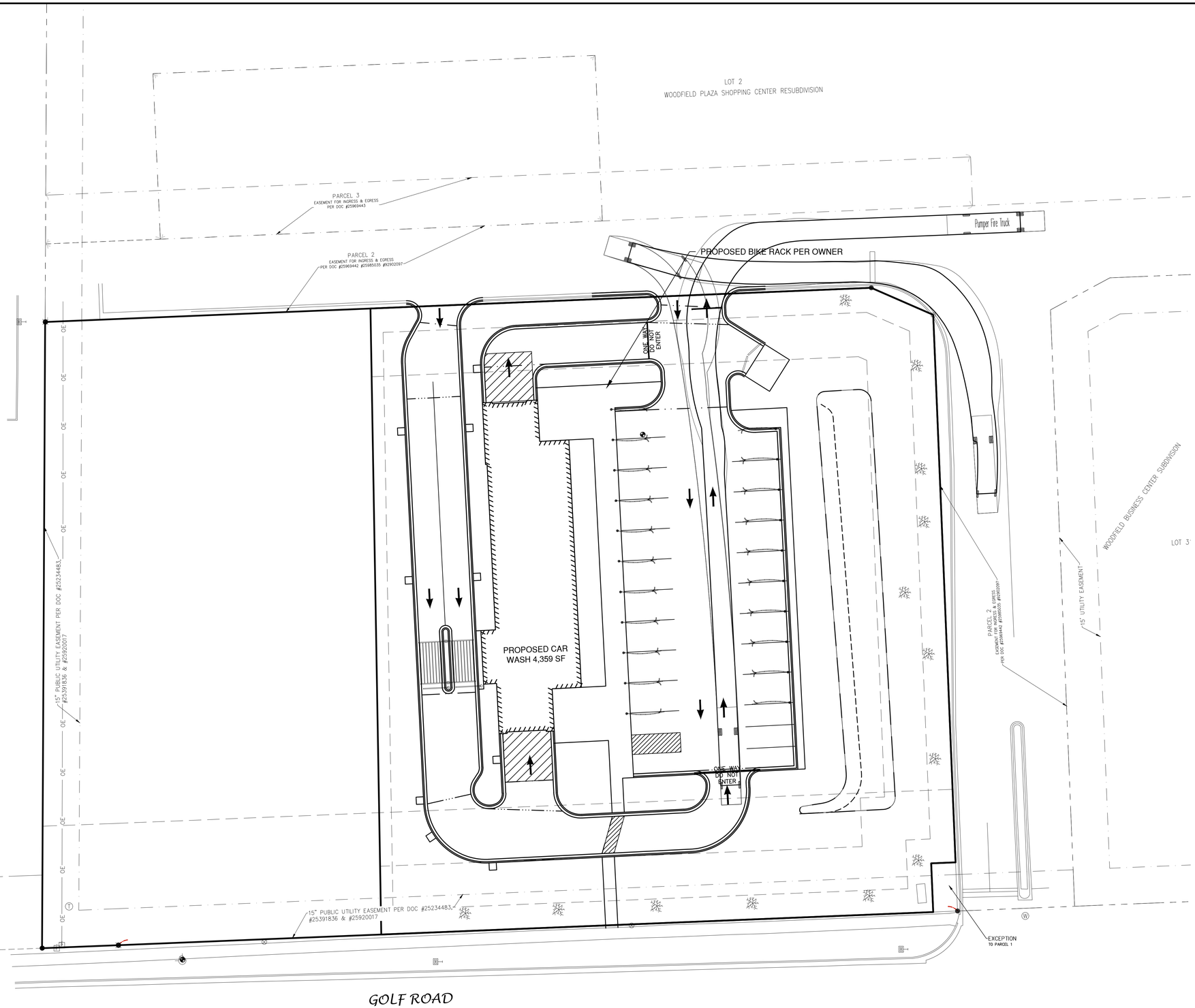
DRAWN ALG
CHECKED —
DESIGNED MRL

406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

F-150 TRUCK TURNING TEMPLATE

DATE 04/2026
FILE 6258047D
JOB NO. 6258047

SHEET NO. TT2



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Plot Date: Apr 30, 2026 - 5:00pm
LAYOUT: TURNING TEMPLATE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

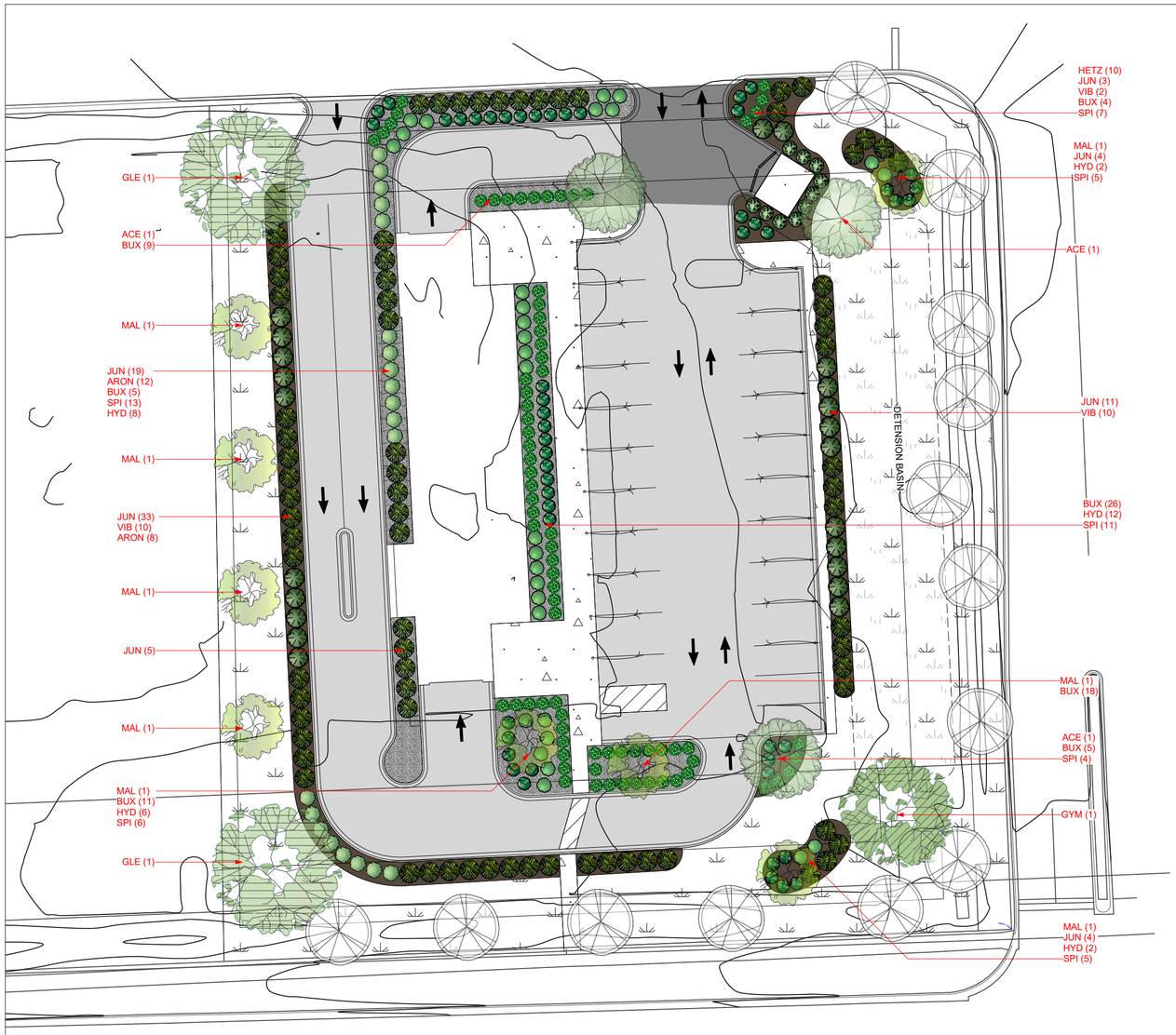
DRAWN ALG
CHECKED —
DESIGNED MRL

406 E GOLF ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
VILLAGE OF SCHAUMBURG
COOK COUNTY, ILLINOIS

FIRE TRUCK TURNING TEMPLATE

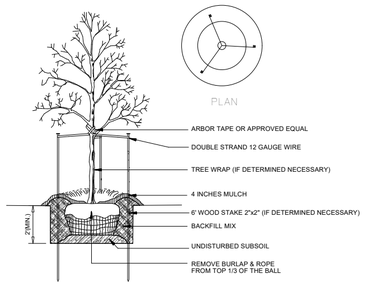
DATE 04/2026
FILE 6258047D
JOB NO. 6258047

SHEET NO. TT1

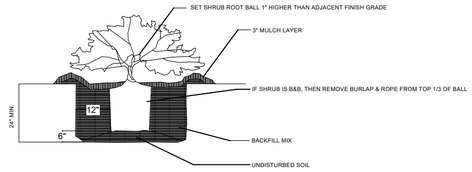


Planting Schedule

	Qty	Common Name	Botanical Name	Scheduled Size	Plant ID
Conifers					
	10	**Hetz Columnar Juniper**	Juniperus chinensis 'Hetzii Columnaris'	6' BB	HETZ
Shrubs					
	20	**Black Chokeberry**	Aronia melanocarpa	#5 - 24"	ARON
	51	**Goldflame Spirea**	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	#5 - 24"	SPI
	30	**Little Lime® Hardy Hydrangea**	Hydrangea paniculata 'Jane' USPP 22330	#5 - 24"	HYD
	79	**Sea Green Juniper**	Juniperus x pfitzeriana 'Sea Green'	#5 - 36"	JUN
	22	**Summer Snowflake Viburnum**	Viburnum plicatum f. tomentosum 'Summer Snowflak	#5 - 24"	VIB
	78	**Wintergreen Boxwood**	Buxus microphylla 'Wintergreen'	#5 - 24"	BUX
Trees					
	13	**Existing Tree**	Existing Tree		
	1	**Kentucky Coffeetree**	Gymnocladus dioicus	2.5" Cal.	GYM
	8	**Prairie Fire Crabapple**	Malus 'Prairie Fire'	2.5" Cal.	MAL
	3	**Red Maple, Swamp Maple**	Acer rubrum	2.5" Cal.	ACE
	2	**Skyline Honeylocust**	Gleditsia triacanthos inermis 'Skyline'	2.5" Cal.	GLE



TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.

1" = 30'

Village of Schaumburg Design Standards:

(1) All existing and proposed plant groupings shall be labeled by species and quantity.
(2) Provide a plant key which lists all existing and proposed plantings, including common name, botanical name, quantity, size (if proposed), and root condition (if proposed).
(3) Provide a complete listing of all native detention basin plantings.
(4) Provide a nurse cover crop, erosion blanket, and plug plantings for detention basin to ensure germination/coverage.
(5) Provide shade trees at the end of each row of parking; add/shift plantings accordingly. Each planting space shall be a min. of 120 SF.
(6) All drive through lanes shall be screened along 100% of their length to a height of 36". Provide additional plantings to supplement existing plant materials as needed to meet code.
(7) Provide additional foundation plantings at the southeast corner to meet the intent of the code.

Detention Basin Planting:

Fox Sedge (Carex vulpiniodea) - Plug
Palm Sedge (Carex muskingum) - Plug
Great Blue Lobelia (Lobelia siphilitica)
Swamp Milkweed (Asclepias incarnata)
Prairie avens (Geum triflorum)
Big Bluestem (Andropogon gerardii)

Detention pond to be installed with erosion blanket to ensure proper germination.

Landscape Installation Notes:

GENERAL:

-Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

-Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

-Irrigation system required and to be designed by qualified Irrigation Contractor - system must be programmable and capable of odd/even day use.

-This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.

-All planting beds adjacent to turf grass shall be edged with vinyl or steel landscaping edging.

-Individiual trees planting within turf grass shall have a 4' minimum diameter mulched tree ring.

PLANTING:

-When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by Landscape Contractor.

-All planting beds and trees should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-All backfill around plant material should be removed during planting.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

-Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

No.	Date	By	Revision Notes

Project Address

Club Car Wash
406 E Golf Road
Schaumburg, Illinois
60173

elevate outdoor

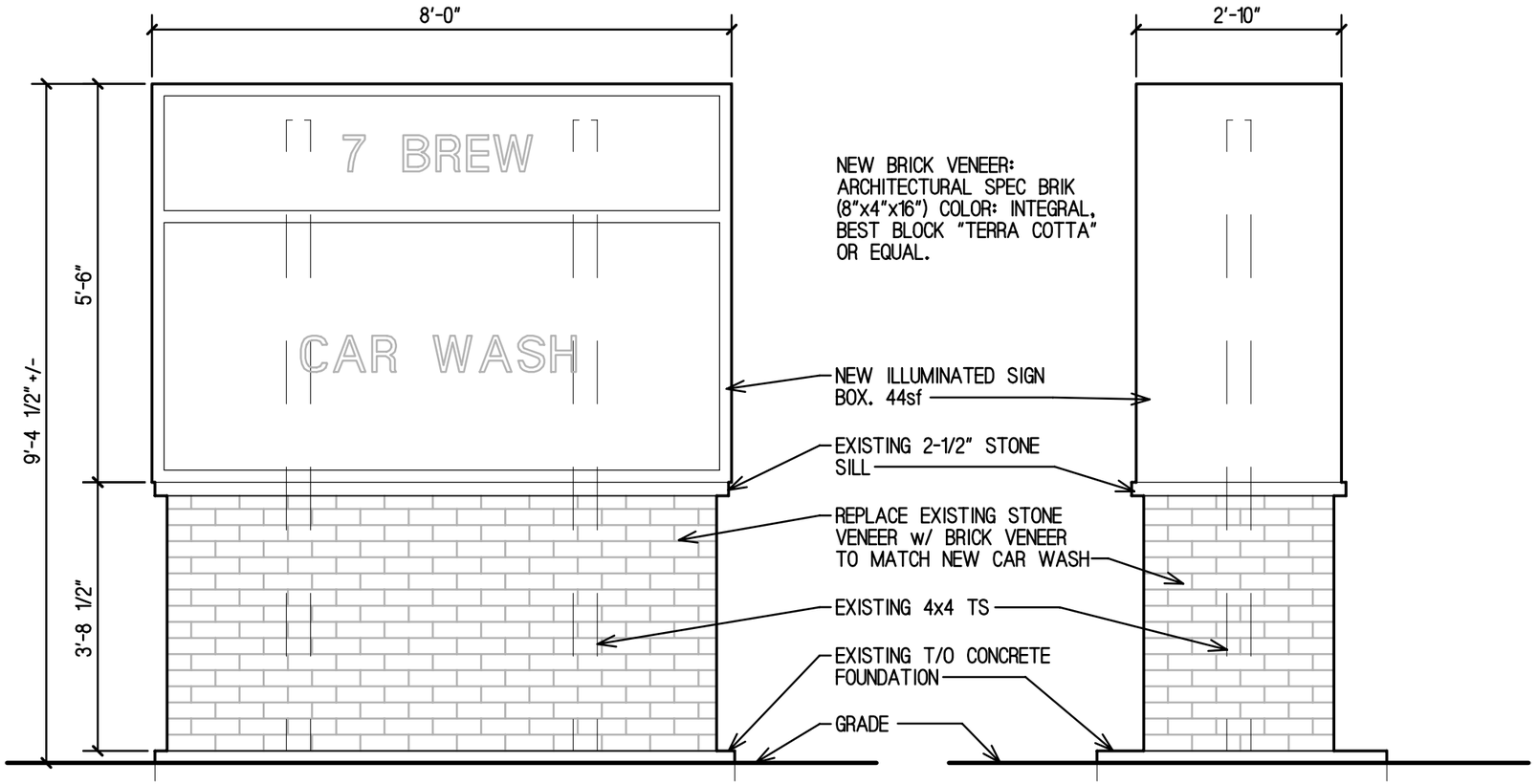
Design Firm
Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, Missouri 63366

Consultant
Mark Gawriluk
Member APLD

Project Title
Club Car Wash
Schaumburg, Illinois

Sheet Title
Landscape Plan

Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 30'
Reviewed By	Sheet No.: L-1
Date: 4/29/2026	of 1



EAST ELEVATION SIMILAR

West Elevation

SCALE: 1/2"=1'-0"

NORTH ELEVATION SIMILAR

South Elevation

SCALE: 1/2"=1'-0"

DATE
NOVEMBER 26, 2025

REVISIONS 02/26/2026
05/19/2026

PROPOSED
Site Redevelopment
406 E. GOLF ROAD
SCHAUMBURG, ILLINOIS 60173

Reitan Architects, LLC.
214 Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO LAWS AND ORDINANCES OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

SHEET NAME
PRELIMINARY
SIGN ELEVATION

SHEET
SK1
OF 1

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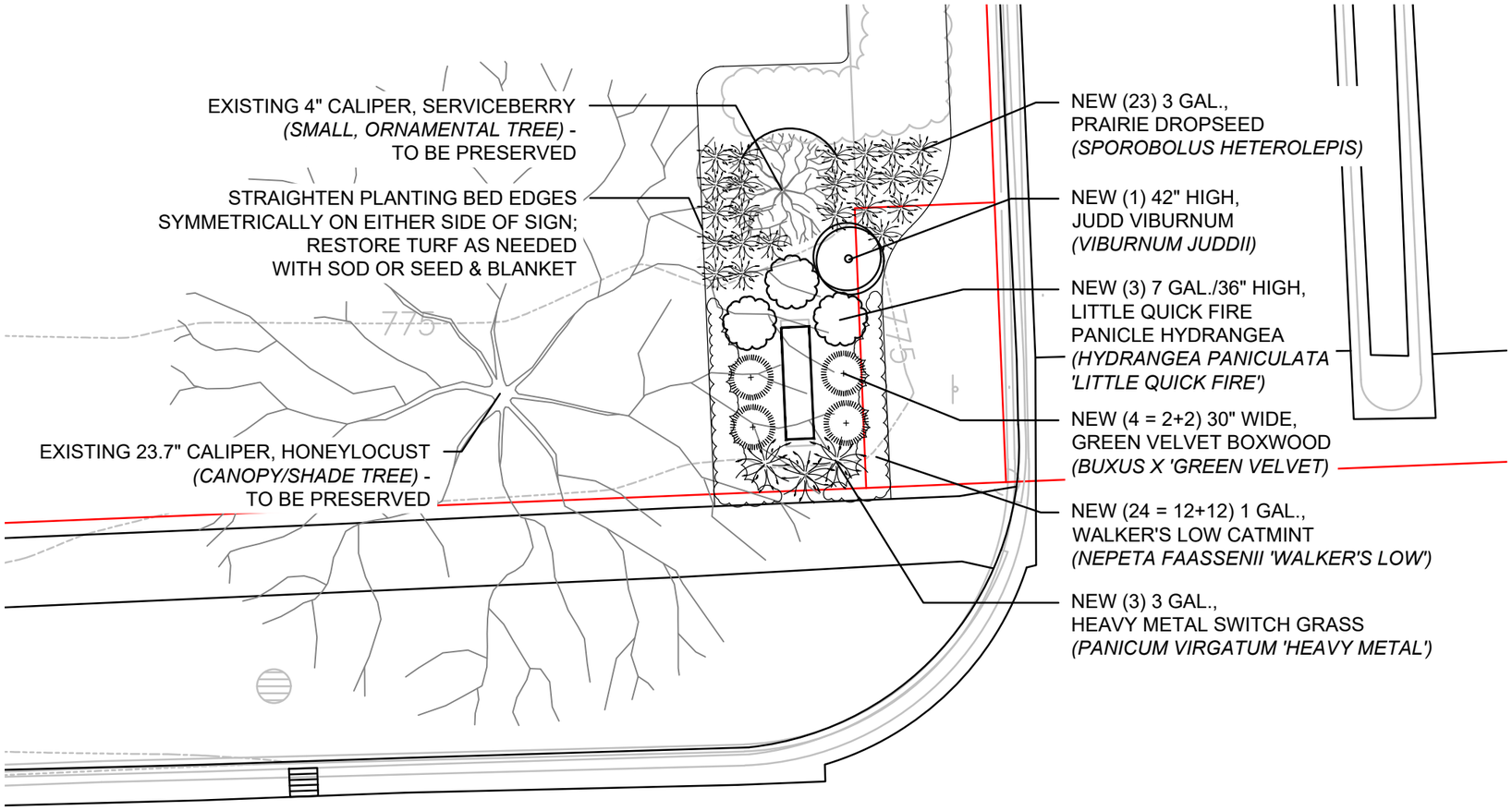
PROJECT NO.
2500SCHAUMB



DETAIL PLAN: SITE SIGNAGE

SCALE: 1" = 10'-0"

0 5' 10' 20'

NORTH

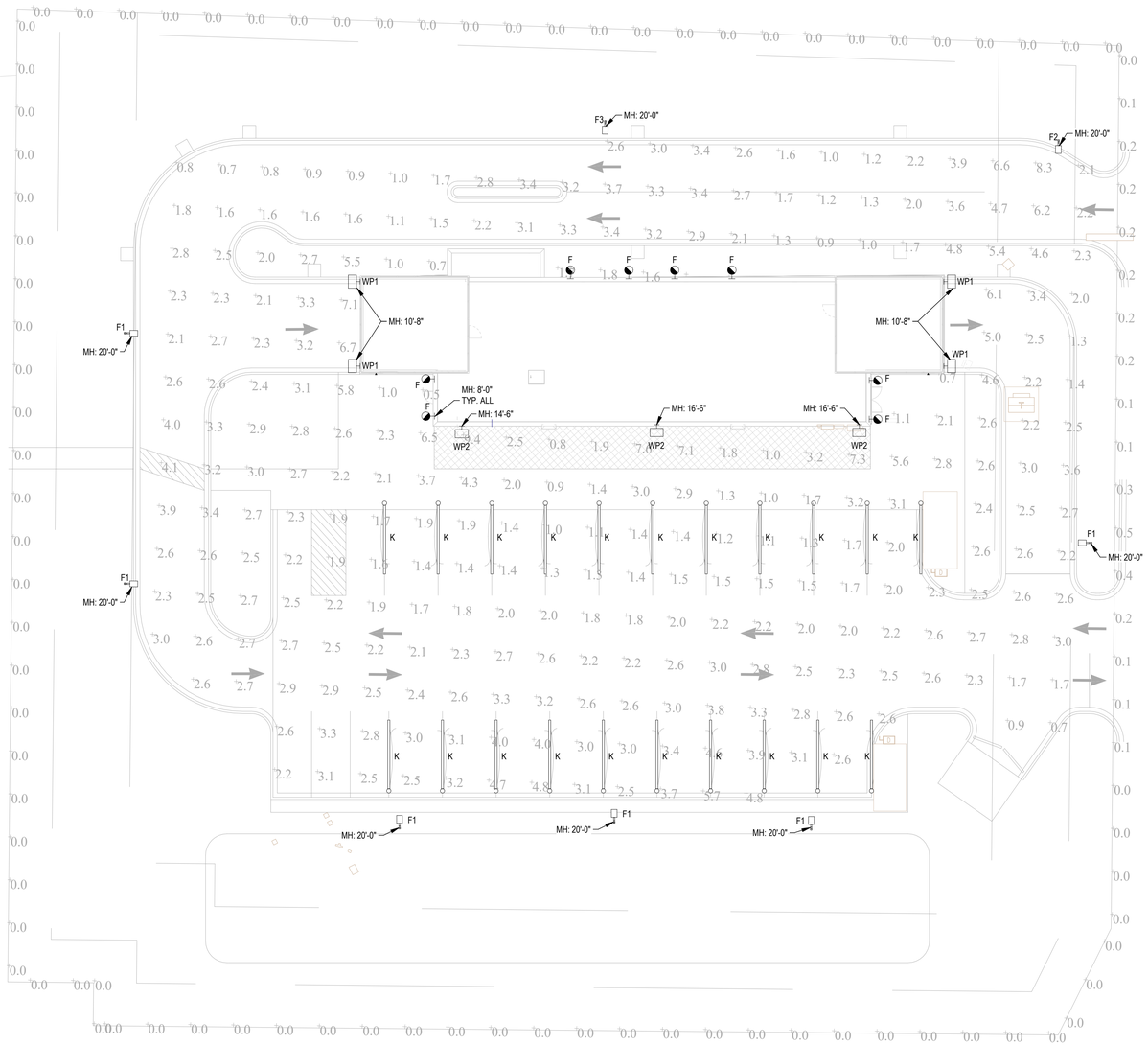
SEVEN BREW

406 E. GOLF ROAD - SCHAUMBURG, IL

V LAND MANAGEMENT, LLC

dickson design STUDIO

MAY 18, 2026



PHOTOMETRIC PLAN

1/16" = 1'-0"

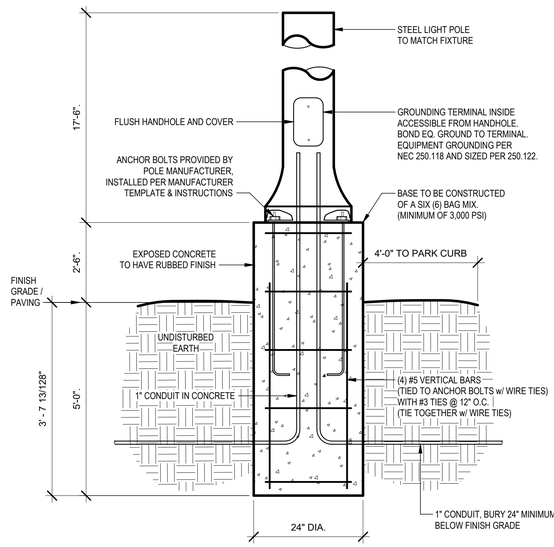
SITE LIGHTING GENERAL NOTES

1. REFER TO SHEET ED300 FOR ADDITIONAL SITE LIGHTING DETAILS AND SPECIFICATIONS.

SITE LIGHTING SCHEDULE

MARK	MANUFACTURER	*MODEL NO.	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
F	AFX	BVYW0406LAJUDBK	SCONCE DOWN LIGHT	120	0.12	10	600	4000	80	LED	WALL	
F1	MCGRAW EDISON	GALN-SA2C-740-U-T4FT-HSS	POLE LIGHT	277	0.39	108	10181	4000	80	LED	POLE	WITH BLACK SSS POLE AND HOUSE SIDE SHIELDS
F2	MCGRAW EDISON	GALN-SA2C-740-U-SLR-HSS	POLE LIGHT	277	0.39	108	10153	4000	80	LED	POLE	WITH BLACK SSS POLE AND HOUSE SIDE SHIELDS
F3	MCGRAW EDISON	GALN-SA2C-740-U-T3-HSS	POLE LIGHT	277	0.39	108	10380	4000	80	LED	POLE	WITH BLACK SSS POLE AND HOUSE SIDE SHIELDS
K	G&G INDUSTRIAL	GPX8-SO	VACUUM ARCH LIGHT	120	0.3	36	4800	4000	80	LED	POLE	
WP1	LUXMARK	XTOR4B-W	WALL PACK	277	0.07	18.2	2103	4000	80	LED	WALL	
WP2	LUXMARK	XTOR4B-W	WALL PACK	277	0.31	37.7	4205	4000	80	LED	WALL	

* OR EQUAL



2 MEP4 TYPICAL LIGHT POLE DETAIL
NOT TO SCALE

Project	
Catalog #	
Type	
Prepared by	
Notes	
Date	

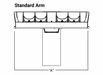


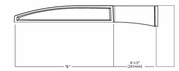
Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Quick Facts
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Dimensional Details

Standard Arm





Pole Drilling Patterns
Type 'H'

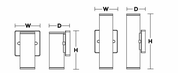


Number of Light Squares	Width 'A'	Housing Length 'B'	Weight with Standard or Mid Arm	EPA with Standard or Mid Arm
1-4	16"	22"	29 lb	0.95
5-6	23"	22"	39 lb	0.95
7-9	23"	28-1/8"	48 lb	1.1

NOTES:
For pole selection requirements and additional tier art, see Mounting Details section.

NOTES:
1. Values are determined in accordance with IESNA LM-79-08 and IESNA LM-80-08 and are for reference only. Field conditions may affect performance.
2. For additional information on the GALN family of products, see the Energy and Performance Data section.
3. See ordering information for configurations available. Not all product variations are DLC qualified.
4. IES CATALOG NUMBER FILE and test report number: LTL-16L-0.5A-700-4K7-U-MVOLT-DIM-DWH-M1-LP840-2021-EPIC1

LOCATION	DATE
PREPARED BY	QUANTITY
COMMENTS	FIXTURE TYPE
CATALOG NUMBER	



Black	Satin Nickel	LED	Delivered Lumens	Adjustable CCT	H	W	D
BVYW0406LAJUDBK	BVYW0406LAJUDSN	10W	600	2700K/3000K/3500K/4000K/5000K	6-3/4"	4-1/8"	3-1/2" (1-Light)
BVYW0406LAJUSBK	BVYW0406LAJUDSN	20W	1200	2700K/3000K/3500K/4000K/5000K	10"	4-1/8"	3-1/2" (2-Light)

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Lumark

Catalog #	Type
Project	
Comments	Date
Prepared by	



XTOR
CROSSTOUR LED

APPLICATIONS
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs, durable die-cast aluminum construction, universal mounting back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design incorporates a die-cast aluminum housing, aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in 39W and 52W. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box is universal for use with 1/2" threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Back box is designed for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door to back box. Includes a 3/4" slip fitter pole for site lighting application. Not recommended for car wash applications.

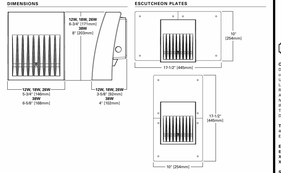
Optical
Silicone sealed optical LED module consists of a aluminum engineered mirrored anodized reflector providing high efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff classification. Available in 4 lumen package options; 5000K, 4000K and 3000K CCT.

Electrical
The fixture is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 120V - 277V, 50/60Hz electronic driver is rated for -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 60,000 hours of operation. Includes a half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat finish. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the fixture. Made in the USA from Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

DIMENSIONS



ESCUTCHEON PLATES

CERTIFICATION DATA
Dark Sky Approved (Fixed mount, Full Cutoff models only)
ULc/cUL Wet Location Listed
LM79 / LM80 Compliant
RoHS Compliant
IP66 Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
Rated Maximum Ambient Temperature
Field Adjustable Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR4B-L, XTOR4B-M, XTOR4B-S:24
XTOR4B-L:0

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.26 lbs. (1.7 - 2.4 kgs.)

*www.designlights.org

AFX

Beverly LED Outdoor Sconce
BVYW Series

Features
This outdoor LED light is ideal for security and general lighting. Available in 1-light and 2-light. Provides lighting in residential, commercial, and hospitality applications.
Fixture mounts to standard junction box (not included).

Construction
Die-cast aluminum construction. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish
Black powder coated or Satin Nickel finish.

Diffuser
Clear acrylic diffuser(s).

Electrical
Input 120-277 VAC 60 HZ.
0-10V dimming (120-277V), TRIAC (120V).
Minimum starting temp -4° F / -20°C

LED
Fixture includes a LED modules capable of producing:
10W = 600 delivered lumens
20W = 1200 delivered lumens
Selectable 2700K, 3000K, 3500K, 4000K, 5000K (CCT).
Rated for 50,000 hrs., 90 CRI.

Certification
All fixtures are cETLus listed for wet locations.
Title 24 LA6 Compliant

Warranty
Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions subject to change without notice.

Project	
Catalog #	
Type	
Prepared by	
Notes	
Date	



McGraw-Edison
GALN Galleon II
Area / Site Luminaire

Product Features

Product Certifications

Quick Facts
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems
- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm

Pole Drilling Patterns
Type 'H'

Number of Light Squares	Width 'A'	Housing Length 'B'	Weight with Standard or Mid Arm	EPA with Standard or Mid Arm
1-4	16"	22"	29 lb	0.95
5-6	23"	22"	39 lb	0.95
7-9	23"	28-1/8"	48 lb	1.1

NOTES:
For pole selection requirements and additional tier art, see Mounting Details section.

NOTES:
1. Values are determined in accordance with IESNA LM-79-08 and IESNA LM-80-08 and are for reference only. Field conditions may affect performance.
2. For additional information on the GALN family of products, see the Energy and Performance Data section.
3. See ordering information for configurations available. Not all product variations are DLC qualified.
4. IES CATALOG NUMBER FILE and test report number: LTL-16L-0.5A-700-4K7-U-MVOLT-DIM-DWH-M1-LP840-2021-EPIC1

COOPER Lighting Solutions

G&G INDUSTRIAL LIGHTING
T 800.285.6780 E sales@ggled.net
www.ggled.net

Date	
Project	

cULus LISTED DIRECT AC DRIVERLESS

GPX DRIVERLESS LINEAR



Low-Profile, Driverless Linkable IP67 LED Linear Luminaire

Product Features

Maintenance-Free Driverless Design
Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime. Requires zero maintenance.

Easy to Install Quick-Connect Cabling
Convenient push-and-click connectors and cabling make GPX Series fixtures easy to install and daisy chain.

Coextruded Copolyester/Aluminum Housing
Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heatsinking characteristics for long lifetime.

Superior Chemical & UV Resistance
Seamless polymeric outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

Performance Summary

Delivered Light Output: Up to 8,000 Lumens

Efficacy: 130 LPW

CRI: Typical 85 CRI

CCT: 1000K & 4000K

Lifetime: Designed to last 100,000 Hours at 25°C

Warranty: 3 Years (See gglled.net for Terms)

Mounting: Ceiling or Wall

Protection Class: IP67

Voltage: 120 VAC or 277 VAC Input

Maximum Run Length: Refer to the Table on Page 2

Ambient Temperature: -40°C to 55°C

Ordering Information

Product	Length	Lumen Output	Color Temp.	Lens Diffusion	UV Protection	Through Wired	Voltage
GPX	2 (2 Feet)	SO: Optimized Output (4000K Only)	50K (standard)	Blank (standard) Standard Diffusion	Blank (standard) Standard, Not Suitable for Outdoor Use	Blank (standard) Standard, Not Suitable for Through Wiring	120V (standard) 120 VAC
	4 (4 Feet)	HO*: High Output (4000K Only)	40K* 4000K	GC: Lens Covered with Textured Lens with Added Diffusion Sheet	UVO Coating Added Resist with UV Blocking	SE: Single-Ended Connector on 1 Input Only. No Daisy Chain, No Surchrge Install	277V 277 VAC Input
	6 (6 Feet)						
	8 (8 Feet)						

*Available in 2', 4' & 8' only

Power & Connection Accessories

Cable	Type	Length	Wire
*No Jumper Cable Required on End-to-End Connection			
GPX-JMP-1	Jumper	1ft	18 AWG SJTW
GPX-JMP-2	Jumper	2ft	18 AWG SJTW
GPX-JMP-4	Jumper	4ft	18 AWG SJTW
GPX-JMP-8	Jumper	8ft	18 AWG SJTW
GPX-LDR-10	Leader Cable	10ft	18 AWG SJTW
GPX-LDR-25	Leader Cable	25ft	18 AWG SJTW

Mounting Hardware	Description
GPX-MNT-NM	Non-Metallic Quick Latch
GPX-MNT-SS	Stainless Steel Bolt Latch

*For serviceability and expansion/connection considerations G&G limits the number of luminaires connected end-to-end (without a jumper cable) to a maximum of 8.

Rev Date 22 1108

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Shane Floyd, P.E.
62.071994
IL Certificate of Authority #184.004779

MAY 1ST, 2026

Timberlake ENGINEERING
A Custom Engineering Company
912 Old Hwy 63 S.
Columbia, Missouri 65203
573.875.4365
www.CUSTOMENG.com
Illinois Certificate of Authority # 184.004779

PROJECT No.	DESIGNED BY
COL26041	NCC
DRAWN BY	CHECKED BY
NCC	SLF

PROJECT

CLUB CAR WASH

406 E GOLF RD
SCHAUMBURG, IL 60173

SHEET TITLE

PHOTOMETRIC PLAN

SHEET NUMBER

MEP4