AGENDA

Zoning Board of Appeals

Wednesday, December 3, 2025
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

MINUTES TO BE APPROVED

CASES TO BE HEARD

Z2508-04 / LONG AVENUE DEVELOPMENT / 1001 W. Irving Park Road / Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence

Z2508-05 / EXPERIOR TRANSPORT, LLC / 1001 W. Irving Park Road / Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence

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

Z2508-04 / LONG AVENUE DEVELOPMENT / 1001 W. Irving Park Road / Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence
12/03/25
Zoning Board of Appeals

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

The petitioner is requesting an annexation, plat of consolidation, plat of vacation, plat of easement, rezone from A (agricultural) to M-1 (manufacturing) upon annexation, site plan approval, and variations including landscape, parking setback, building setback, building height. sign and fence for the single-family subdivision on Long Ave. The existing residential subdivision is unincorporated cook county and is situated on the east side of the Boomers stadium & Schaumburg Metra south parking lot and west side of the Experior Transport development site.

Recommended Action:

Staff has reviewed the petitioner's request and is supportive of the development. Therefore, staff recommends approval of a Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence for Long Avenue Development Case No. Z2508-04, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- Project Narrative
- ALTA Survey
- Plat of Vacation
- Plat of Easement
- Plat of Vacation Roadways
- Architectural Plans
- BMP Plan Set
- Engineering Plans
- Landscape Plan
- Plat of Annexation
- Plat of Subdivision
- Tree Preservation Plan
- Truck Turning Templates
- Z2508-04 Long Ave Development Application.pdf
- Easement Agreement

- Ground Lease

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: December 3, 2025

CASE NUMBER: Z2508-04

DATE PREPARED: November 14, 2025

TITLE: Z2508-04 / LONG AVENUE DEVELOPMENT / 1001 W. Irving Park Road / Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence

BACKGROUND INFORMATION

Petitioner:	Todd Russell
Address of Petitioner:	One Mid America Plaza, Suite 3019, Oak Brook Terrace, IL 60181
Status of Petitioner:	Architect
Owner of Parcel:	LPC Acquisition Company, LLC
Address of Owner:	191 N. Wacker Dr., Suite 1700 Chicago, IL 60606
Existing Zoning:	Unincorporated Schaumburg
Existing Land Use:	Single-Family

Requested Actions:

- Annexation [Title 15, Chapter 154, Section 154.147 – New or Annexed Land in the Zoning Ordinance]
- Plat of Consolidation [Title 15, Chapter 151, Section 151.20 of the Subdivision and Land Development Ordinance]
- Plat of Vacation [Title 15, Chapter 151, Section 151.20(E) of the Subdivision and Land Development Ordinance]
- Plat of Dedication [Title 15, Chapter 151, Section 151.20 of the Subdivision and Land Development Ordinance]
- Plat of Easement [Title 15, Chapter 151, Section 151.20 of the Subdivision and Land Development Ordinance]

- Rezoning from A - Agricultural to M-1 Manufacturing Upon Annexation [Title 15, Chapter 154, Section 154.43 (B)(2) of the Zoning Ordinance]
- Site Plan Approval to construct two (2) - 221,580 square foot Office/Warehouse buildings [Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]
- Variation to Waive the South Bufferyard Requirement Between the Office/Warehouse Parking and Experior Parking [Title 15, Chapter 154, Section 154.136 Table 2 Buffer Yards of the Zoning Ordinance]
- Variation To Reduce Parking Setback from 5' to 0'for the Shared Parking Lot [Title 15, Chapter 154, Section 154.188.(D)(6)(a)(2) of the Zoning Ordinance]
- Variation to Reduce Overall Landscaping from 20% to 19.3% [Title 15, Chapter 154, Section 154.136(J)(1)]
- Variation to Reduce the Front Yard Building Setback from 58' to 49'5" [Title 15, Chapter 154, Section 154.188(D)(6)(a)(1) of the Zoning Ordinance]
- Variation to Exceed the Maximum Building Height from 45' to 46' [Title 15, Chapter 154, Section 154.188(D)(5) of the Zoning Ordinance]
- Fence Variation to Install a Fence Outside of the Six-Inch Allowance from the Property Line [Title 9, Chapter 102, Section 102.10(A) of the Fence Ordinance]
- Variation to Reduce the Minimum Separation of Driveways from 200' to 172' [Title 15, Chapter 151, Section 151.06(P) of the Subdivision Ordinance]

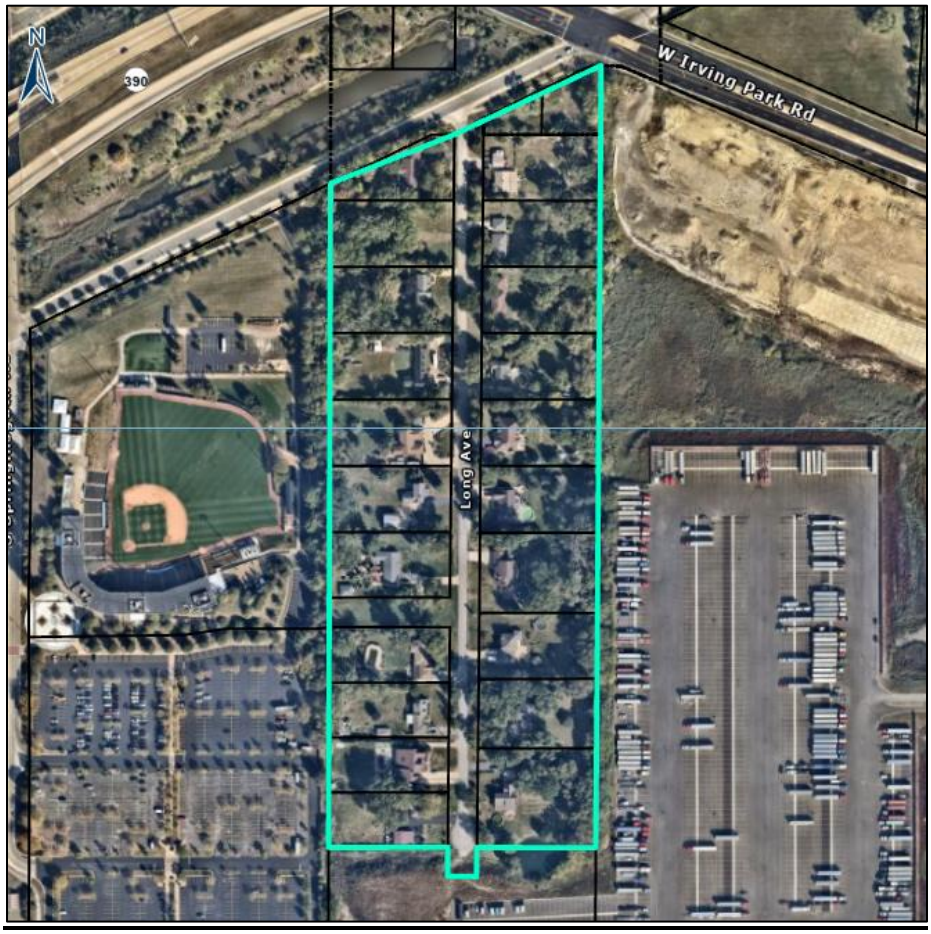
ANALYSIS

Project Summary

The petitioner is requesting an annexation, plat of consolidation, plat of vacation, plat of easement, rezone from A (agricultural) to M-1 (manufacturing) upon annexation, site plan approval, and variations including landscape, parking setback, building setback, building height. sign and fence for property currently developed as a single-family subdivision on Long Avenue. The existing residential subdivision is unincorporated Cook County and is situated to the east of the Boomers stadium and Schaumburg Metra south parking lot and west side of the Experior Transport development site.

Annexation

The petitioner is proposing to annex the existing single-family subdivision on Long Avenue, which is currently improved with 20 homes. Long Avenue is a north/south street in unincorporated Cook County. As shown on the proposed Plat of Annexation, the existing property is comprised of 22 lots in the Fenz Acres subdivision. The property is ±22.73 acres. A public hearing for the annexation will be held by the Village Board on December 9, 2025.



Plats

Consolidation

The petitioner is proposing to consolidate the existing 22 lots and subdivide the property into 2 lots, as shown in the submitted plat of subdivision. Lot 1 will be on the north side of the property and measure ±11.34 acres. Lot 2 will be on the south side of the property and measure ±11.39 acres. Both lots will comply with the minimum M-1 district area of 20 acres combined as well as minimum lot area of 15,000 square feet.

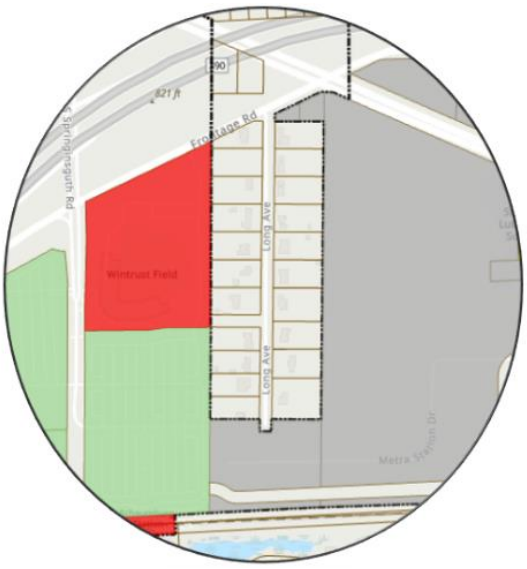
Vacation

As shown on the plat of vacation, the petitioner is also proposing to vacate the existing north/south right-of-way for Long Avenue, and an east/west right-of-way platted as Fenz Road between Lots 9 and 10 on the east side of Long Avenue and Lots 16 and 15 on the west side of Long Avenue.

Easement

The petitioner is requesting multiple easements to be granted for the proposed development. First is the utility easement for stormwater management. As proposed, the development will share both underground and above-ground stormwater detention systems with Experior. For the purposes of shared maintenance responsibilities to inspect, repair or maintain stormwater storage facilities, a plat of easement exhibit has been submitted which depicts the proposed utility easement limits. The second easement request is related to off-site grading work and a proposed sidewalk at the northwest corner of the property on the Boomers stadium lot owned by the Village. Lastly, at the Village's request, the petitioner is providing a 60' cross-access and utility easement on the south side of the property, along the west side of the proposed lot 2 to preserve the opportunity for future connection to the northern parking lot serving the Boomers stadium and Schaumburg Metra station. A physical connection between the two properties is currently not feasible due to approximately 10' of elevation change from west to east. However, the developer is prepared to dedicate a cross-access and utility easement that can facilitate a future connection if the ballpark site is redeveloped and the grading challenges are addressed. It shall be noted that the submitted plat omits "utility" easement for the future connection along the west side of lot 2. A condition of approval has been added to this staff report to revise the plat of subdivision to include cross access and utility easement.

Rezoning



Section 154.147 of the zoning code states that any territory in excess of five (5) acres in area, annexed to the municipality shall automatically, upon such annexation be classified as A-Agricultural District. The petitioner is proposing to rezone the property to M-1 Manufacturing, upon annexation. This is the same zoning classification as the adjacent site currently being developed by Experior Transport. A public hearing to consider the annexation of the subject property is scheduled with the Village Board on December 9, 2025. Staff is supportive of the rezoning request. The proposed industrial zoning will align with the adjacent land use designation. Once annexed, the subject parcel will conform to the minimum area (20 acres) that may constitute a separate or detached area of the

M-1 zoning district designation. The Fenz Acres subdivision conforms to all other bulk requirements as listed in the Village M-1 zoning code section.

Zoning amendments are addressed in Section 154.42 of the municipal code. Per the code, requests for rezoning must be considered by the Zoning Board. The code also states the Zoning Board shall forward its recommendations and findings of fact in the form of a written report to the village board within a reasonable time, usually within thirty (30) days following the date of public hearing on each application, unless it is withdrawn by the petitioner.

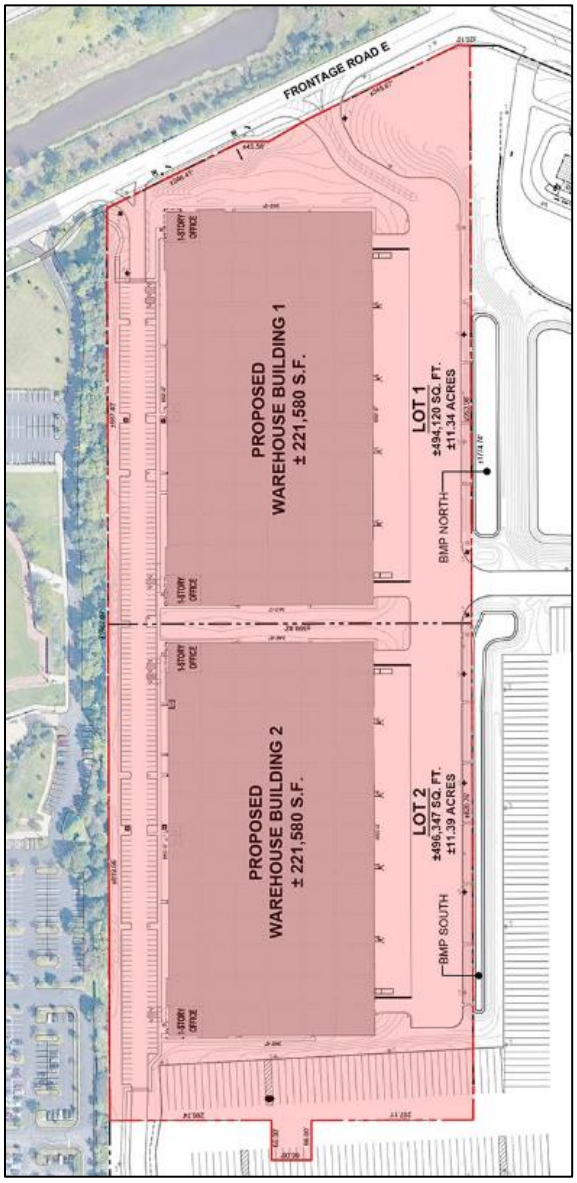
The zoning code lists three findings for rezonings. Those findings and their application to the requested rezoning are as follows:

General Welfare: That the proposed zoning classification 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 property is in unincorporated Cook County and is not included in the future land use map within the village's Comprehensive Plan; however, the property to the east (Experior property) is designated for industrial land use in the Comprehensive Plan and the proposed rezoning of the LPC property is consistent with this designation. The M-1 rezoning will allow for compatible use. Once approved and constructed, the subject parcels will be an integral part of the overall industrial development at this corner and the proposed M-1 zoning is required to be consistent with the parcel to the east.

Desirability: That such zoning classification will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvements in the vicinity. The proposed rezoning will be detrimental to the health, safety, morals, or general welfare of persons working in the vicinity. The development proposal and proposed area of rezoning includes all the 20 homes in the vicinity. The subject parcel will include bufferyard landscaping to minimize any impacts that may contribute to the health, safety, morals, or general welfare of the intended users of the parking lot on the west side at Boomers stadium and Schaumburg Metra site. The zoning is consistent with the industrial parcel to the east.

Conformance: That the amendment shall conform to 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 subject parcel is currently in unincorporated Cook County. However, once annexed, the property will conform to the regulations and conditions specified in the M-1 zoning district code.

Site Plan Approval



The petitioner is proposing to construct two (2) - 221,580 square foot office/warehouse buildings on the subject property. As previously stated, the proposed plat of subdivision divides the property into two lots. Each lot will be improved with a new east/west oriented building. Two new curb cuts will be constructed on Frontage Road for ingress/egress to the site. The western most curb cut will serve as the primary access for customers and employees. Whereas the easternmost curb cut will be used by semi-trailer trucks associated with the businesses. Both the proposed curb cuts will be right-in right-out only. No left turns will be permitted onto Frontage Road. An additional access point to the site is provided on the south side, outside of the subject property which connects to Metra Station Drive via Experior Transport's property. The southern access point will only be used by customers/employees. Lastly, a second (east/west) access point for semi-trailer trucks is proposed to be constructed off-site via Experior Transport's property, which eventually connects to Rodenburg Road.

Surface parking is proposed on the west side of the buildings as primary entrances are on this side. 33 loading docks are proposed on the east side of the buildings, including 4 trash compactors. 48 truck parking spaces are proposed to be constructed on the south side of the building on Lot 2. These spaces will be leased to Experior by the applicant. However, the future tenants of the proposed buildings could also use the truck parking spaces.

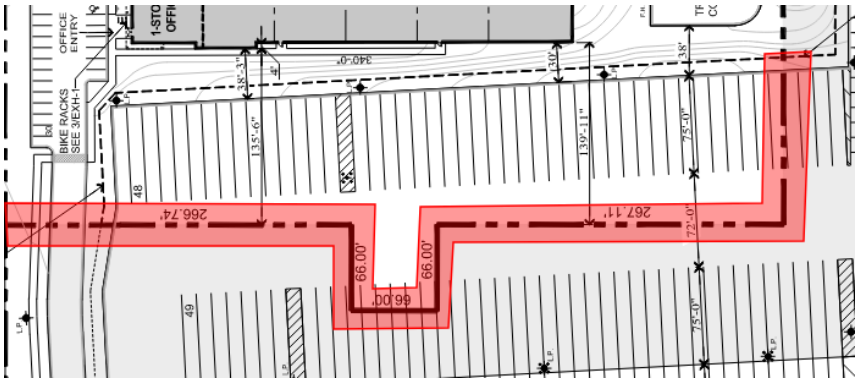
There is an existing bike path which runs east/west on Frontage Road via the subject property. The petitioner is proposing to modify the pathway to fit the geometry of the drive aisles and maintain the connectivity. A continuous sidewalk pathway from Frontage Road to the site is provided along the west side of the building for pedestrian connectivity. The proposed sidewalk

will be further constructed off-site on the west side of the southern drive-aisle to connect pedestrians to the Schaumburg Metra station. Additional sidewalks are provided between the two proposed buildings. A total of 12 bike rack parking spaces are provided at each corner of the buildings on the west side. A shared monument sign with 4 tenant panels will be installed in the front yard facing Frontage Road. Lastly, an 8' tall privacy fence is proposed on the south side of the building on lot 2, which connects to the existing north/south fence located on the west side of Experior Transport's property.

Variations

Landscape Bufferyard and Parking Setback

The petitioner is requesting a landscape and parking setback variation along the south and east lot line. As illustrated below, the southern property line and a portion of the east property line overlap the truck parking areas on the Experior Transport's property. The zoning code requires a minimum of 10 feet landscape buffer and a minimum of 5 feet parking setback between properties. As previously mentioned, the proposed development includes multiple shared site components such as parking and ingress/egress with the adjacent property. Once constructed, the proposed development will complement the adjacent property to operate as a comprehensive and unified development. Since the requested variation is the result of the proposed subdivision boundary lines and given the intended use of the subject area as truck parking to coincide between the two properties, staff is supportive of the request.



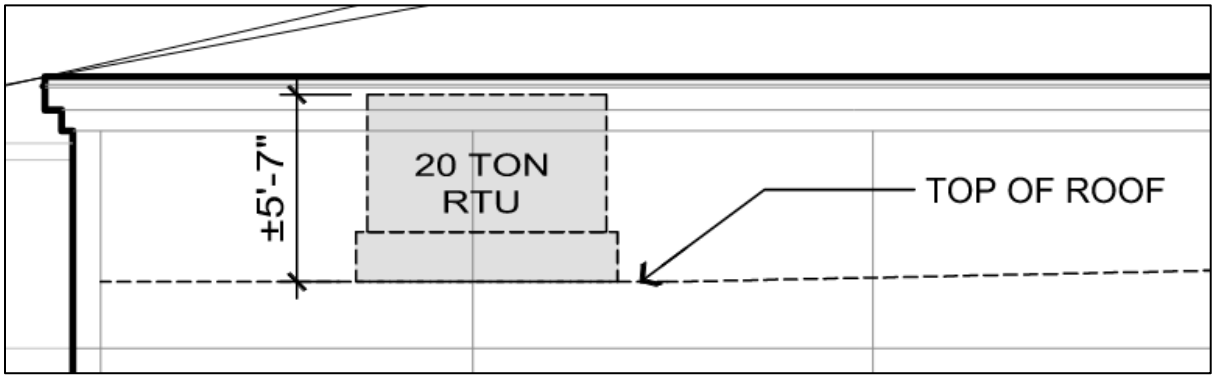
Landscape Quantity

The petitioner is requesting to reduce the overall landscaping on-site from 20% to 19.3%. The zoning code requires each zoning lot to contain a minimum of 20% greenspace. Staff is supportive of this variation for a few reasons. First, the proposed development includes an off-site stormwater detention system, which means that there will be no on-site underground or above-ground detention system to collect and convey rainwater. The subject property will drain

through the 2 off-site detention ponds on the east side of the property which eventually will convey water to the large north detention basin on the Experior Transport's property. Should the petitioner install an on-site detention system, then they would exceed the required 20% greenspace requirement. Second, the proposed landscape plan shows a variety of plantings in and around the property including mix of shade, evergreen, and ornamental tress and shrubs for ground cover purposes. Once installed, the proposed development will blend in seamlessly with the adjacent property and generate a cohesive landscape visual amongst the properties. Lastly, the requested variation of 0.7% is minor.

Building Height

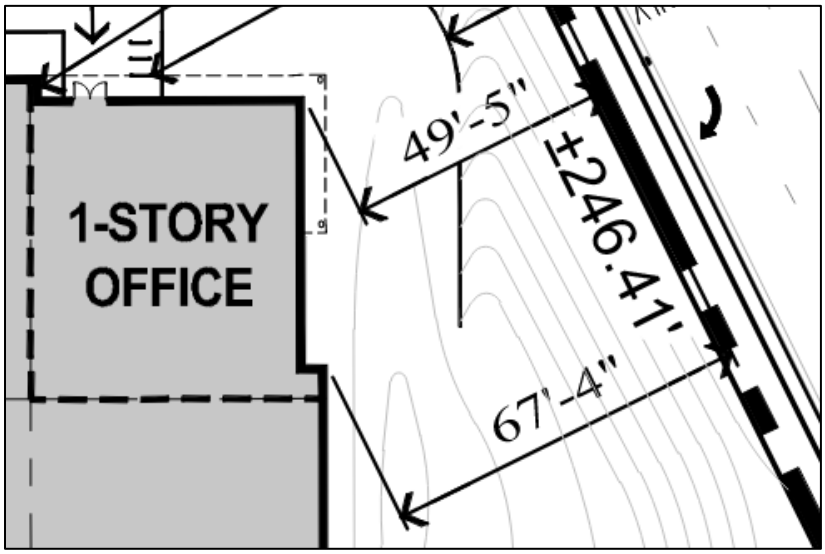
The petitioner is requesting a 1' building height variation to construct the proposed buildings from 45' to 46' tall. As proposed, the majority of both the buildings will be 44' tall. However, the proposed height of the building at the north and south ends is 46'. The subject area includes the placement of the roof top mechanical units (RTU's). The proposed mechanical units are ±6' tall. The zoning code requires all roof top mechanical units to be screened from the roadway. The screening must be achieved by increasing the height of the building parapet wall for new construction. The petitioner is requesting a variation of 1' tall to provide a parapet wall adequate to screen the proposed RTU's. The petitioner has submitted a site line diagram to illustrate the requested variation. Staff is supportive of this request since it's minor and provides screening of the RTU's. The remainder of the building portions in the middle will be 44' tall and comply with the maximum height requirement.



Building Setback

The petitioner is requesting a front yard building setback variation from 58' to 49'5". Section 154.188(D)(6)(a)(1) requires all buildings abutting a roadway in the front lot line to be setback 30' plus 1' in addition for every 1' increase in building height over 16'. The proposed building height is 46'. Therefore, the required front yard building setback is 58'. Staff is supportive of the

requested building setback variation for a few reasons. First, the total north elevation width of the building facing Frontage Rd on lot 1 is 340’ and the proposed reduced setback of 49’5” is only for a minor east/west section (±28’) of the building at the northwest corner. This equates to roughly 8% of the total width of the wall requiring a reduced setback. Second, the requested building setback variation is due to the property shape and angle of the lot line adjacent to Frontage Road going west to east. 92% of the width on the north elevation will have a setback of 58’ or greater. Lastly, a large detention pond is located on the north side of Frontage Rd coupled with I-390/ Elgin-Ohare Tollway, additional greenspace and a detention pond on the north which eventually leads to the intersection of E. Irving Park Rd and Springinsguth Rd. Therefore, there are no other buildings or businesses on the north side of the Frontage Rd which minimizes any potential negative impact of the requested setback.



Sign

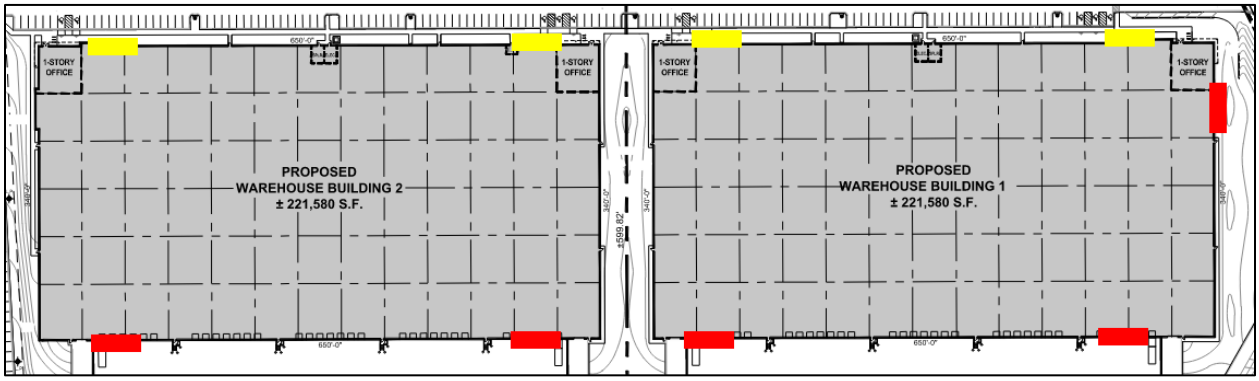
The petitioner is requesting a sign variation to have 5 additional wall signs (2 on each building on the east elevations and 1 on the north elevation of the building on lot 1). Per the sign code, one wall sign per street frontage is permitted for each tenant in a building where a single-story building is devoted to 2 or more uses. The proposed buildings anticipate 2 tenants per building. Since the buildings will only have street frontage facing Frontage Road, each tenant is eligible for a wall sign on the north elevation based on their appropriate fair share of the building wall to which the sign is to be affixed. In addition, the code allows an administrative exception process for a permitted sign to be relocated to a different façade should an applicant chose. Since the main entrances to the tenants are located on the west side of the buildings, the petitioner has

confirmed to have the 4 permitted wall signs for the tenants to be installed on the west elevation, as shown in yellow box in the exhibit listed below.

At this time, the property owner does not have specific tenants proposed for the signs. With typical sign variations requests, detailed plans and more specific details such as the tenant name and design of the sign are presented as part of the request. Although this is not typical of sign variations requested, the Village has approved a blanket sign variation for 1700 E. Golf Road (Z1508-06), which granted the subject property an additional wall sign measuring 200 square feet. The sign was requested to attract a future tenant.

Although Staff is supportive of the request, Staff recommends conditions of approval to minimize sign clutter on the building as well as maintain some consistency with the signage.

1. Wall signs shall be a maximum of 100 square feet.
2. Wall signs for the building shall be individual channel letters.
3. The same tenant cannot have more than one wall sign.
4. If signs are illuminated, signs shall be internally illuminated.



The petitioner is requesting the same business/tenant wall signs to be installed on the east elevation and one additional developer identification wall sign on the north elevation, as shown as red boxes in the exhibit above. Because the petitioner does not have more than one street frontage, a variation is required for additional wall signs. Staff is supportive of the variations for multiple reasons. In addition to the entrance to the site from Frontage Road, there will be a secondary access to the site on the east side from Experior Transport's property. Therefore, the proposed tenant wall signs on the east side of the building will help truck drivers locate the businesses. In addition, the proposed east wall signs could also help achieve branding and advertising for patrons driving north/south on Rodenburg Road. Lastly, the total square feet of the 4 permitted wall signs would be 800 sf (200 sf each). The petitioner is proposing to split the

maximum allowed square footage for all the signs to be at 100 sf. The additional wall signs will not cause any adverse impacts to the adjacent properties.

Similarly, staff is also supportive of the proposed developer identification wall sign on the north elevation. The proposed sign will only be a maximum of 10 sf and will include the logo of the developer for branding purposes. No additional wall signs will be installed on the north elevation at this time.

Design Analysis (for requested signs):

Type and Number of Signs:	Five Wall Signs
Items of Information:	To Be Determined (Maximum per Village Code is 8 items)
Size of sign:	No larger than 100 square feet (East Elevation) No larger than 10 square feet (North Elevation)
Height:	Maximum of 5 feet (East Elevation) Maximum of 3 feet (North Elevation)
Length:	Maximum of 20 feet (East Elevation) Maximum of 3 feet (North Elevation)
Illumination:	Illuminated Channel Letters
Color(s):	To Be Determined

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 literal interpretation and strict application of the provisions of these requirements would prevent the petitioner from providing signage for a new tenant to the building. By only having one street frontage, the subject property is permitted one wall sign per tenant. Allowing additional signage on the east elevation will allow the subject property to display additional signage to provide better identification for new tenants. Similarly, the north elevation wall sign will add minor visual interest with the proposed developer logo sign.

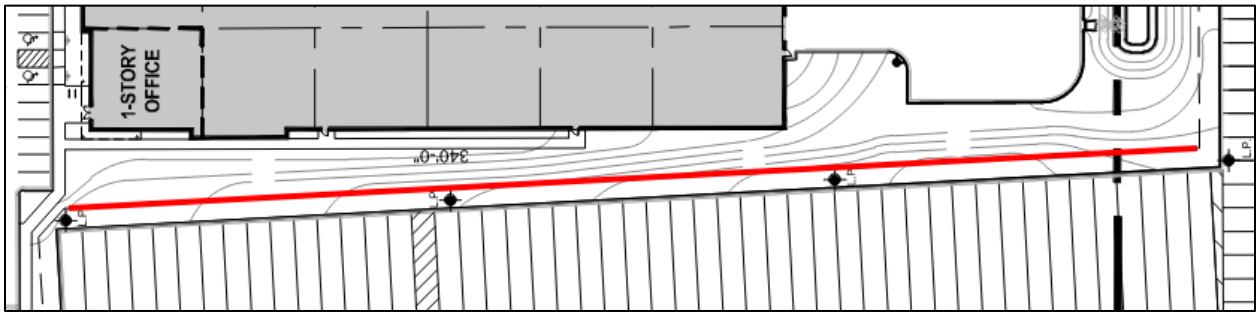
The alleged hardship must be clearly exhibited and must be a result of an external influence or this chapter and not be self-imposed or created by any person having an interest in the property.
There is no evidence that the hardship has been self-created. Staff believes the additional signs are reasonable considering the proposed sizes of the building and given multiple access points to the site.

The requested variation will not be materially detrimental to nearby property owners.
Staff does not believe that the proposed sign will set a negative precedent or be materially detrimental to nearby property owners. The signs will be located on the east elevation facing the adjacent property who are providing a shared connected drive-aisle to the subject property. On the north side, there are no businesses present on the other side of Frontage Road.

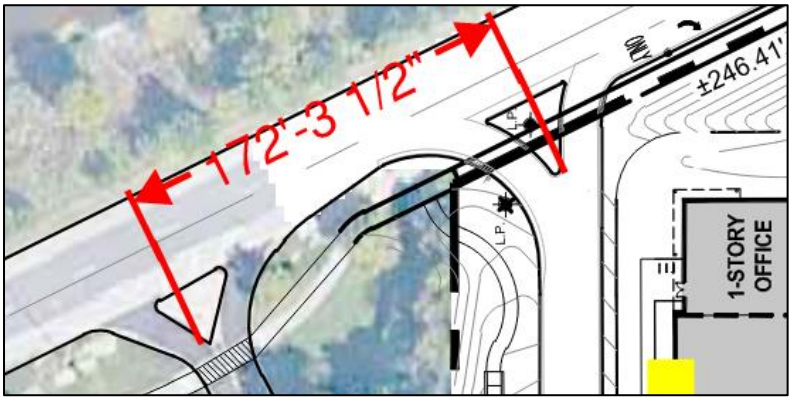
The unique and unusual conditions applying to the specific building, parcel, or property upon which the sign is to be erected do not apply generally to other properties in the Village.
The proposed signage is consistent with the spirit and intent of the Village Sign Ordinance, which is to enhance the economy, business, and industry of the village by promoting the reasonable, orderly, and effective display of signs. The proposed size and placement of the buildings with just one street frontage limits the ability to install additional signage.

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.
Staff believes that the requested variation is not contrary to the sign code and will not be obtrusive or add sign clutter along the rights of way. The additional wall sign will provide information to the general public and will be located in such a way as to provide said information effectively and at an appropriate size and scale to the office building.

Fence
The petitioner is requesting to install a fence on the south side of property to be outside of the required 6” of the property line, as depicted in red bold line below. The proposed fence location takes into consideration the existing topography and landscaping, and is in line with the shared maintenance agreement with the adjacent property. Since the proposed south lot line overlaps a parking lot, compliance with the 6” code requirement is not feasible. Therefore, the petitioner is requesting to install a fence on the south side of the building on lot 2 to visually delineate the shared truck parking area from the development. Staff is supportive of this variation.



Driveway



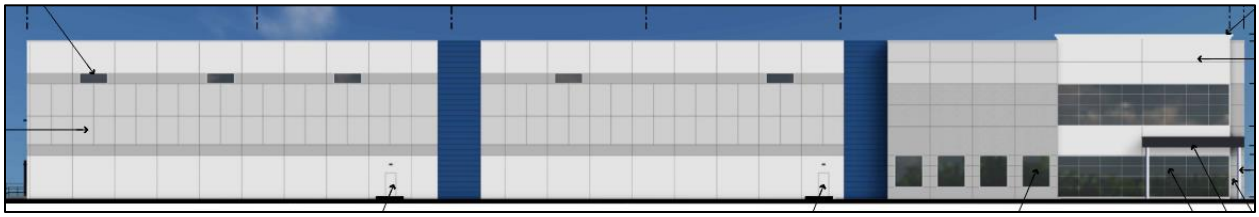
The petitioner is also requesting a relief from the Subdivision Code. Section 151.25 of the Subdivision Code indicates requests for variations can be considered by the ZBA when they are related to a zoning request. The code indicates relief from the Subdivision Code can be granted by the Village Board. Section 151.06(P) of the Street and Subdivision requires a minimum separation between 2 driveways shall be 200'. The petitioner is requesting a variance of 28' to reduce the separation to 172'. As illustrated below, the proposed western ingress/egress curb cut is ±172' away from the existing Boomers stadium curb cut. Staff worked closely with the petitioner's design professionals to consider a shared access to the site via the existing Boomers stadium curb cut to negate this deviation. However, there is a ±10' grade change between the two properties which makes it challenging to construct a shared drive-aisle. In addition, the proposed grading plans depict a drainage divide in the subject area which also limits the ability to connect the driveways from an engineering perspective. The purpose of the minimum separation between driveways is to ensure traffic safety by reducing potential conflict points between vehicles entering and exiting multiple driveways close together. The main entrance to the Boomers stadium is via Springinsguth Road. The existing east drive has restricted access, mainly for athletes and staff. The peak traffic from the ballpark is mainly directed through the west Boomers parking lot for customers. Additionally, peak traffic for the proposed warehouse is not likely to overlap with the Boomers. For the provided engineering and operations reasons, staff is supportive of this deviation.

Architecture

The proposed buildings will be primarily constructed of precast concrete wall panels with multiple color tones of white and gray. Various sizes of the panels are proposed in either a square or rectangular shape to add visual interest. Additional royal blue panels are proposed to break up the façade. The north elevation facing Frontage Road will include tinted glass windows along with a canopy constructed of prefinished aluminum by the customer entrance area. The proposed canopy will wrap around the west side. The middle portion of the west elevation features a rectilinear, panelized grid pattern with a central field composed of darker horizontal bands, providing tonal contrast and visual depth. The top of the building, including the parapet wall,

will be constructed with prefinished metal coping. Windows are proposed along the top portion of the building to allow for natural light in the proposed tall ceiling buildings.

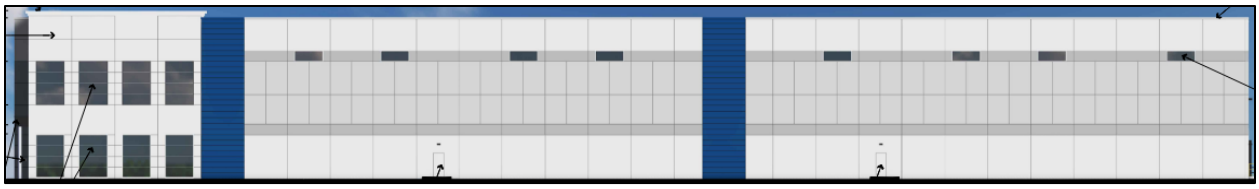
North Elevation



Partial West Elevation



South Elevation



Partial East Elevation



Traffic Impact Study

The petitioner has submitted a Traffic Impact Study (TIS) which was reviewed by the Village's third-party consultant. The study evaluated existing traffic conditions, crash history, and projected traffic volumes for the year 2032, accounting for background growth and the nearby Experior Logistics development.

According to the study, the proposed development is expected to generate approximately 1,000 vehicle trips per day, including 85 trips during the morning peak hour and 92 trips during the evening peak hour. The analysis concluded that all study area intersections including those at Springinsguth Road, Irving Park Road, Rodenburg Road, and Frontage Road will continue to

operate at acceptable Levels of Service (LOS A–C) under total future traffic conditions. The addition of site-generated traffic is projected to have little to no effect on the operational performance of the surrounding roadway network.

Based on the findings of the TIS and as recommended by the Village's consultant, the proposed development is not anticipated to result in any adverse impacts on traffic operations or safety within the study area.

Zoning History

The subject property is in unincorporated Cook County, therefore, there is no Village zoning history available.

Surrounding Zoning and Land Uses

North: Unincorporated Cook County
South: M-1 – Manufacturing (Experior Transport Parking Lot)
East: M-1 – Manufacturing (Experior Transport)
West: B-4 – Retail, Service, Motor Vehicle (Boomers Stadium)
A – Agricultural (Schaumburg Metra Parking Lot)

Compatibility with Surrounding Land Uses

The parcel to the south and east of the subject property is zoned M-1 and currently operates as a truck parking lot. Various other uses such as office/warehouse, maintenance building, and a gas station are approved but not yet constructed on the Experior Transport property. The proposed development will complement the existing land use on the east and south side. In addition, the location provides easy access from I-390 making it seamless for truck drivers to navigate the site for the proposed land use. On the west side, the petitioner is exceeding the bufferyard requirements to minimize the impact of the proposed development on the Boomers stadium and Schaumburg Metra commuter parking lot.

Comprehensive Plan Designation

The Future Land Use Map in the Village's Comprehensive Plan does not include the subject property as its unincorporated cook county. However, it designates the adjacent properties for industrial use. This designation is consistent with the proposed development.

Parking

Parking calculations for the proposed development are as follows. While the property is proposed to be subdivided into 2 lots, the overall car parking will appear to be as one lot with shared parking. The parking calculations are as follows:

Use	**Parking Rate**	**Required Parking**
Lot 1 Proposed office/warehouse building Office 5,500 sq ft GFA 4,950 sq ft NFA Warehouse 216,080 sq ft GFA 194,472 sq ft NFA	 5 spaces / 1,000 sq ft NFA 1/1,000 NFA + 1/2,000 NFA above 10,000	 25 spaces 102 spaces
Total Parking Required		**127 spaces**
Total Parking Provided		**117 spaces**
Parking Deficit		**10 spaces**
Lot 2 Proposed office/warehouse building Office 5,500 sq ft GFA 4,950 sq ft NFA Warehouse 216,080 sq ft GFA 194,472 sq ft NFA	 5 spaces / 1,000 sq ft NFA 1/1,000 NFA + 1/2,000 NFA above 10,000	 25 spaces 102 spaces
Total Parking Required		**127 spaces**
Total Parking Provided		**159 spaces**
Parking Surplus		**32 spaces**
Parking Surplus (Lot 1 and Lot 2)		**22 spaces**

Developer Contributions

1. Prior to the issuance of a land development permit, the petitioner shall make a cash contribution to the Village Police and Fire Fund in the amount of $44,316, which is $0.10 per gross square foot of each of the buildings.

2. Prior to the issuance of a Land Development Permit, the petitioner shall make a cash contribution in the amount of $8,317.25 in lieu of installing parkway trees along Frontage Road. This figure is based on the total lot frontage of 665.38 linear feet at $12.50 per linear

foot. The parkway tree selection and installation will be coordinated with Villages Engineering & Public Works Department.

PLANNING

1. Prior to the issuance of a land development permit, the plat of subdivision must be revised to include cross access and utility easement on the west side of lot 2 for the future connection towards the Schaumburg Metra station parking lot.
2. Prior to the issuance of a land development permit, the Plat of Subdivison must be recorded.
3. Prior to the issurance of a land development permit, the Plat of Annexation must be recorded.
4. Prior to the issuance of a land development permit, the Plat of Vacation must be recorded.
5. Prior to the issuance of a land development permit, the Plat of Easement must be recorded.
6. Prior to the issuance of a land development permit, the Easement Agreement between LPC and Experior must be recorded.
7. Prior to the issuance of a land development permit, the Ground Lease Agreement must be recorded.
8. Any plat associated with the development must be revised to omit "Village Plan Commission" from the document.
9. Separate sign permits will be required.
10. Prior to the issuance of a building permit, the sign on the north elevation on lot 1 building shall be removed or revised to 10 square feet.
11. All roof top mechanical units shall be screened from view.

FIRE

1. If high-piled storage is utilized, fire department access doors must be provided at 125' intervals. This is not achieved on the west side of the buildings. (Architectural Plans SP-1).
2. Relocate FDC's closer to office entrances. (Architectural Plans SP-1)

TRANSPORTION

1. Extend the proposed curbline westward to meet the existing driveway for Wintrust Field. This improvement will help resolve potential merging and circulation issues identified along the I-390 Frontage Road. The shoulder currently continues west to Springinsguth Road and should be extended accordingly, transitioning into a painted island where the proposed curb island projects into the I-390 Frontage Road.
2. Realign the 60' cross-access easement with the northernmost east-west drive aisle that connects with Springinsguth to the west and serves Wintrust Field and the Schaumburg Metra Station.
3. Prior to the issuance of a permit a recorded traffic agreement is required. As this was not received in the final concept submittal, provide the completed document for staff review.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the development. Therefore, staff recommends **approval** of a Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence for Long Avenue Development Case No. Z2508-04, subject to the following conditions:

1. A land development permit and fee are 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 percent of the approved construction cost estimate, which includes 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 (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
3. Prior to the issuance of a land development permit, the petitioner shall make a cash contribution to the Village Police and Fire Fund in the amount of $44,316 which is $0.10 per gross square foot of each of the buildings.
4. Prior to the issuance of a Land Development Permit, the petitioner shall make a cash contribution in the amount of $8,317.25 in lieu of installing parkway trees along Frontage Road. This figure is based on the total lot frontage of 665.38 linear feet at $12.50 per linear foot. The parkway tree selection and installation will be coordinated with Villages Engineering & Public Works Department.
5. Provide an itemized landscape cost estimate at the time of Land Development Permit review. The estimate shall include an itemized listing for each plant, all mulched areas, turf, hardscape, tree removals, site furnishings, etc.
6. Prior to the issuance of a Certificate of Occupancy, a recorded traffic agreement is required. Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.
7. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
8. At minimum permits from the following external agencies will be required: MWRD, IDOT, IEPA.

9. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance with all applicable codes and standards as adopted by the village of Schaumburg with submittal of building permit applications.
10. Any plat associated with the development must be revised to omit "Village Plan Commission" from the document.
11. Prior to the issuance of a land development permit, the plat of subdivision must be revised to include cross access and utility easement on the west side of lot 2 for the future connection towards the Schaumburg Metra station parking lot.
12. Sign permits will be required.
13. All roof top mechanical units shall be screened from view.
14. Tenantall signs shall be a maximum of 100 square feet each.
15. Wall signs for the building shall be individual channel letters.
16. The same tenant cannot have more than one wall sign.
17. If signs are illuminated, signs shall be internally illuminated.
18. Prior to the issuance of a land development permit, the petitioner must record the following plats/agreements with the county:
    a. Plat of annexation
    b. Plat of subdivision/consolidation
    c. Plat of vacation
    d. Plat of easement
    e. Easement agreement between Experior Group LLC and LPC Acquisition Company LLC
    f. Ground Lease Agreement (between Experior Group LLC and LPC Acquisition Company LLC.

19. Prior to the issuance of a land development permit, the engineering plans must be revised to address the following:
    a. The existing overhead electric lines that run north south in Long Avenue also provide power to the street lights at the Metra Road. This service will need to be kept or re-routed.
    b. Show on the plans the jurisdictions at and adjacent to the frontage road area (Tollway, Village of Schaumburg, Township etc.)
    c. Truck turning templates were provided as requested for the T-intersection of the new east-west access road and the existing north-south access road on the Experior Logistics site. However, there were no auto turn exhibits for the southbound to westbound movement nor the eastbound to northbound movement. Please provide.
    d. Provide a detail for the movable fence/gate shown going through the proposed entrance of the parking lot at the far southwestern corner of the site.

e. In between the two proposed buildings, sidewalks are now proposed from the emergency access doors to the parking lots. Continue finishing off the sidewalk in between to provide front to rear access for pedestrians.
f. At the southwest corner of the southern building, relocate the ADA spaces to right in front of office door. N
g. Shift sanitary manholes E and F slightly to the west, so the lids would no longer be in the wheel paths of vehicles.
h. Provide a short or long-term maintenance and monitoring plans with vegetation performance standards. The Experior Logistics Facility Naturalized Stormwater Management Basins must meet the required Maintenance and Monitoring requirements and vegetation performance standards, as these basins will be used by the Long Avenue Project.
i. All preliminary engineering comments have been addressed. A review of the stormwater conveyance (storm sewer/overland flow route) calculations will be completed during final engineering.
j. Extend the proposed curbline westward to meet the existing driveway for Wintrust Field. This improvement will help resolve potential merging and circulation issues identified along the I-390 Frontage Road. The shoulder currently continues west to Springinsguth Road and should be extended accordingly, transitioning into a painted island where the proposed curb island projects into the I-390 Frontage Road.
k. Update the variances List to include a request for deviation from code section 151.06(O) for not meeting the minimum driveway separation of 200 feet.
l. Relocate ADA parking spaces to establish the shortest pedestrian accessible route to the front door that it's service.
m. Realign the 60' cross-access easement with the northernmost east-west drive aisle that connects with Springinsguth to the west and serves Wintrust Field and the Schaumburg Metra Station.
n. Show the adjacent parking lot design on the site plan for future coordination.
o. Crosswalks shall be striped with white pavement marking. When crosswalk lines are used, they shall consist of solid white lines that mark the crosswalk. According to IDOT standards, pavement marking shall be no less than 6 inches nor greater than 24 inches in width.
p. Update the truck turning templates with the 47' Schaumburg Fire Engine along with providing the WB-67 truck turning movement from southbound to westbound on the updated exhibits. The correct dimensions for the Schaumburg Fire Engine have been uploaded to the attachments for the applicant's use.
q. Prior to the issuance of a permit a recorded traffic agreement is required. As this was not received in the final concept submittal, provide the completed document for staff review.

20. The proposed photometrics plan is accepted as preliminary. A detailed review of the plan will be done during the land development permit review. Full compliance with the Village site lighting ordinances will be required.

21. Prior to the issuance of a land development permit the landscape plans must be revised to address the following comments:
    a. Sheets L2.1 through L2.6 still have a written and graphic scale of 1" = 40'. Please correct.
    b. Note 19 in the General Notes indicates that the contractor is to use an erosion control blanket but a specific type is not indicated. Please provide a specific type of erosion control blanket.
    c. On sheet L2.0 a hatch pattern and a seed mix for a 'Full Sun to Part Shade Prairie' is indicated but the hatch pattern doesn't appear on plans. Either remove the seed mix or show where it is to be used on the site.
    d. Provide a clear delineation between the sod and seed areas at the NW corner of the site.
22. Prior to the issuance of a land development permit, the traffic impact study must be revised to address the following comments:
    a. The Daily Sum for the proposed warehouse should be 996, not 732 .
    b. Verify the volumes depicted on Exhibit 6: 2032 Total Traffic – All Vehicles. Please clarify which volume exhibits should be added up to get the volumes depicted in Exhibit 6 – Year 2032 Total Traffic – All Vehicles. Several of the volumes (along Frontage Road, along Springinsguth Road and along Rodenburg Road @ Metra) do not add up just using the volumes in Exhibit 4A and Exhibit 5C as stated in the TIS.
    c. Revise Passage Timer for EB and WB Through movements to 7.0 seconds.
    d. Modify the recall to maximum.
23. Prior to the issuance of a building permit, the architectural plans must be revised to address the following comments:
    a. If high-piled storage is utilized, fire department access doors must be provided at 125' intervals. This is not achieved on the west side of the buildings. (Architectural Plans SP-1)
    b. Relocate FDC's closer to office entrances. (Architectural Plans SP-1).
    c. Prior to the issuance of a building permit, the sign on the north elevation on lot 1 building shall be removed or revised to 10 square feet.

18. The following plans shall be adopted as part of the governing ordinance:
    a. ALTA/NSPS Land Title Survey, Sheets 1 through 7, prepared by Manhard Consulting, Ltd, dated May 22, 2025, and received by the Community Development Department on August 18, 2025.

b. Plat of Annexation, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated August 29, 2025, latest revised date October 20, 2025, and received by the Community Development Department on October 21, 2025.
c. Plat of Subdivision, Sheets 1 through 6, prepared by Manhard Consulting, Ltd, dated August 7, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
d. Plat of Abrogation, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.
e. Plat of Easement, Sheets 1 through 3, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.
f. Plat of Vacation, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.
g. Project Narrative, prepared by Logistics Property Company, received by the Community Development Department on August 18, 2025.
h. Easement agreement between Experior Group LLC and LPC Acquisition Company LLC, received by the Community Development on November 6, 2025.
i. Ground Lease Agreement between LPC Acquisition Company LLC and Experior Group LLC, dated September 11, 2025, and received by the Community Development Department on November 20, 2025.
j. Site Plan, Sheet SP-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
k. Site Character Aerial, Sheet EXH-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
l. Floor Plan, Sheet FP-1, Building 1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
m. Building Elevations, Sheets EL-1 and EL-2, Building 1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
n. Rendered Building Elevations, Sheets EL-1R and EL-2R, Building 1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

o. Floor Plan, Sheet FP-1, Building 2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
p. Building Elevations, Sheets EL-1 and EL-2, Building 2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
q. Rendered Building Elevations, Sheets EL-1R and EL-2R, Building 2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
r. Site Line Study, Sheet EXH-2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
s. Photometric Plan, Sheet E-1.0, E-1.1, E-1.2 and E-1.3, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
t. Cover Sheet, Sheet 0, prepared by Gary R. Weber Associates, Inc., dated October 10, 2025, and received by the Community Development on October 13, 2025.
u. Naturalized BMP Plan, Sheets 1 and 2, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.
v. Management Exhibit, Sheets 3, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.
w. Naturalized BMP Specifications, Sheets 4, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.
x. Title Sheet, Sheet 1, prepared by Manhard Consulting, Ltd, dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13 2025.

y. Index of Sheets, Sheet 2, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
z. Existing Conditions and Demolition Plan – A, Sheet 3, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

aa. Existing Conditions and Demolition Plan – B, Sheet 4, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

bb. Existing Conditions and Demolition Plan – C, Sheet 5, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

cc. Existing Conditions and Demolition Plan – D, Sheet 6, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

dd. Overall Site Plan, Sheet 7, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ee. Site Dimensional and Paving Plan – A, Sheet 8, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ff. Site Dimensional and Paving Plan – B, Sheet 9, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

gg. Site Dimensional and Paving Plan – C, Sheet 10, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

hh. Site Dimensional and Paving Plan – D, Sheet 11, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ii. Grading Plan – A, Sheet 12, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

jj. Grading Plan – B, Sheet 13, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

kk. Grading Plan – C, Sheet 14, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ll. Grading Plan – D, Sheet 15, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

mm. Overall Utility Plan, Sheet 16, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

nn. Utility Plan – A, Sheet 17, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

oo. Utility Plan – B, Sheet 18, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

pp. Utility Plan – C, Sheet 19, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

qq. Utility Plan – D, Sheet 20, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

rr. Soil Erosion and Sediment Control Plan – North, Sheet 21, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ss. Soil Erosion and Sediment Control Plan – South, Sheet 22, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

tt. Soil Erosion and Sediment Control Plan – Details, Sheet 23, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

uu. Construction Details, Sheet 24, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

vv. Construction Details, Sheet 25, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ww. Construction Details, Sheet 26, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

xx. Construction Details and MWRD General Notes, Sheet 27, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

yy. Construction Specifications, Sheet 28, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

zz. Landscape Plan, Sheets L2.0 through L2.7, prepared by Upland Design Ltd., dated August 8, 2025, latest revised date October 9, 2025, and received by the Community Development on October 13, 2025.

aaa. Tree Preservation Plan, Sheets T2.0 through T2.5, prepared by Upland Design Ltd., dated August 8, 2025, latest revised date October 9, 2025, and received by the Community Development on October 13, 2025.

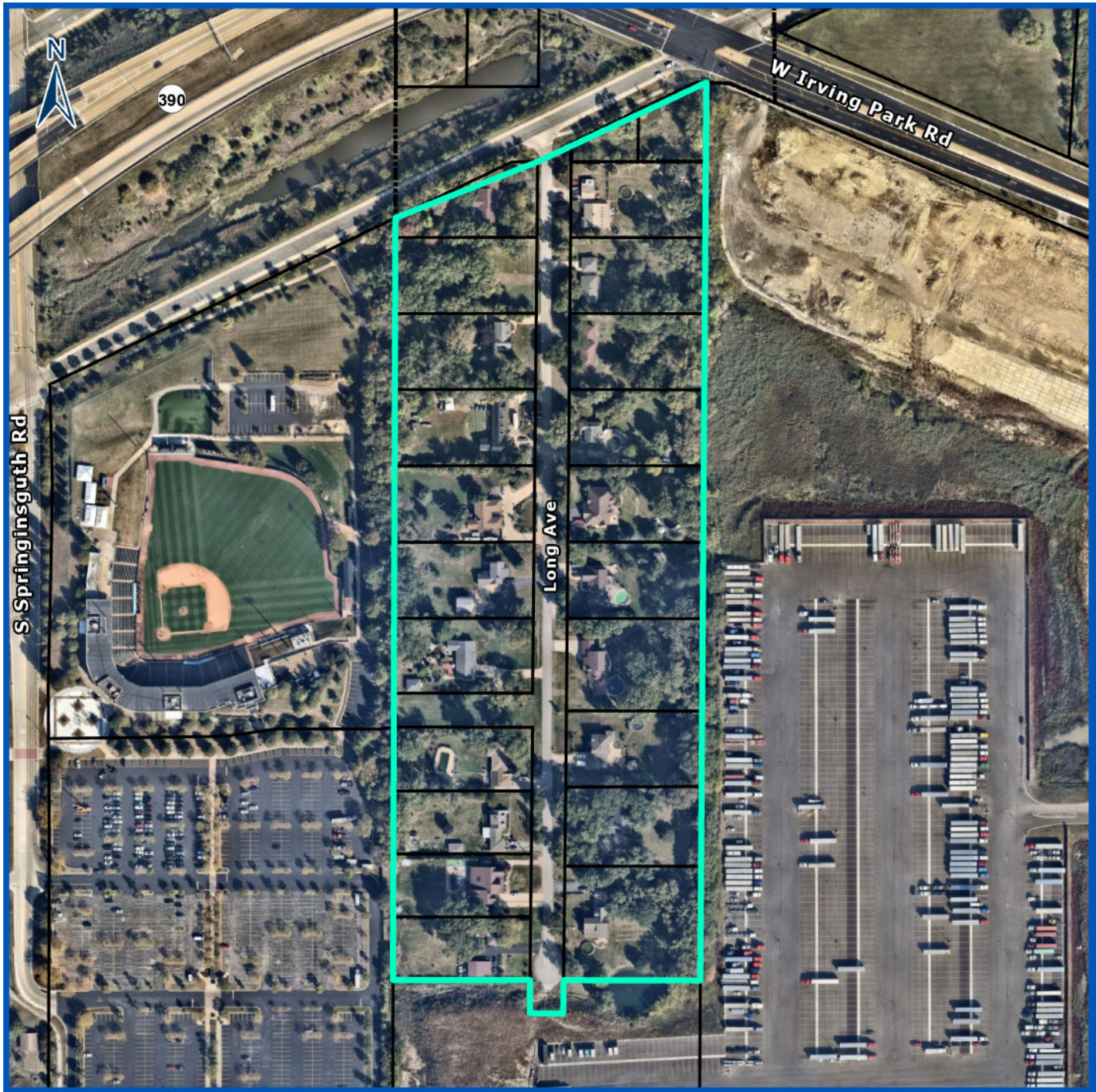
bbb. Truck Access Drive, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dated October 8, 2025, and received by the Community Development Department on October 13, 2025.

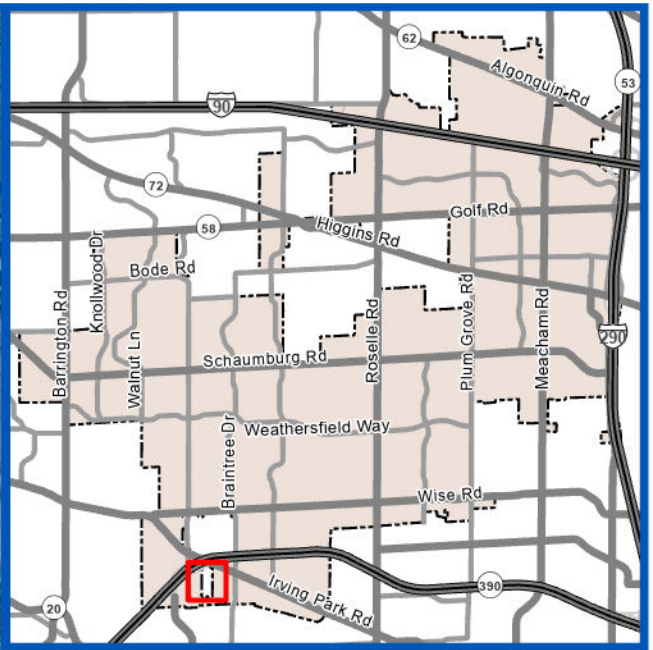
ccc. Firetruck U-Turn, Sheet 3 of 3, prepared by Manhard Consulting, Ltd., dated August 7, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ddd. Utility Exhibit – Public vs. Private, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dates October 8, 2025, and received by the Community Development Department on October 13, 2025.

eee. Traffic Impact Study, prepared by Gewalt Hamilton Associates, Inc., dated September 30, 2025, and received by the Community Development Department on October 13, 2025.

fff. Wetland Determination Report, prepared by Gary R. Weber Associates, Inc., dated May 29, 22025, and received by the Community Development Department on October 13, 2025.





Subject Property

Z2508-04

LONG AVE DEVELOPMENT

Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence

0 140 280
Feet

VILLAGE OF SCHAUMBURG

1001 W. IRVING PARK RD

Prepared By:
Village of Schaumburg
Community Development Department

LOGISTICS PROPERTY CO

Long Ave Assemblage
Project Description

The proposed industrial re-development will be developed in one phase and consist of two (2) +/- 220,00 SF single load buildings with ample car parking. The site which was previously unincorporated will be annexed into Schaumburg and provide significant contributions to property tax revenue.

The location along the newly constructed I-390 represents a strategic location for logistics, e-commerce and manufacturing users who prioritize speed, efficiency, and reliability. With easy connectivity to I-290 (6-minute drive), I-355 (8-minute drive), I-90 (13-minute drive), and O'Hare (15-minute drive), I-390 provides a direct, high-speed corridor for logistics transportation. The project also provides synergies with Experior's adjacent development in which users can utilize their project for overflow parking, repair services, truck scales, and fuel stations.

The project details are as follows:

Buildings: Two (2) industrial warehouses (+/- 220,000 SF)

Access: The main access point will be a right-in-right out on Frontage Rd. Additionally, the developer is working on an access agreement with Experior to allow for trucks to access Rodenburg Rd through their site.

Parking: Building 1 – 120 spaces. Building 2 – 160 spaces.

Loading Docks: 33 docks per building

Drive in Doors: 2 per building

Detention: Shared use of Experior's adjacent stormwater management system

The developer is an affiliate of Logistics Property Company, LLC.

Logistics Property Company, LLC (LPCCO) was founded in January 2018. The company is owned by the management team of LPCCO and Macquarie Real Estate Investments Holdings (North America), Inc., an entity in the Real Estate division of Macquarie Asset Management (MAM). LPCCO is an industrial real estate company focused on acquiring, developing, and managing modern logistics properties. The group is led by a management team that averages more than 25 years of experience and has developed more than 61 million square feet of logistics buildings since 1995. LPCCO is headquartered in Chicago with more than 90 employees strategically located across nine offices. The portfolio comprises 61 buildings across 25.5 million square feet in key logistics markets across North America, with an estimated end value of more than $4.3 billion.

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

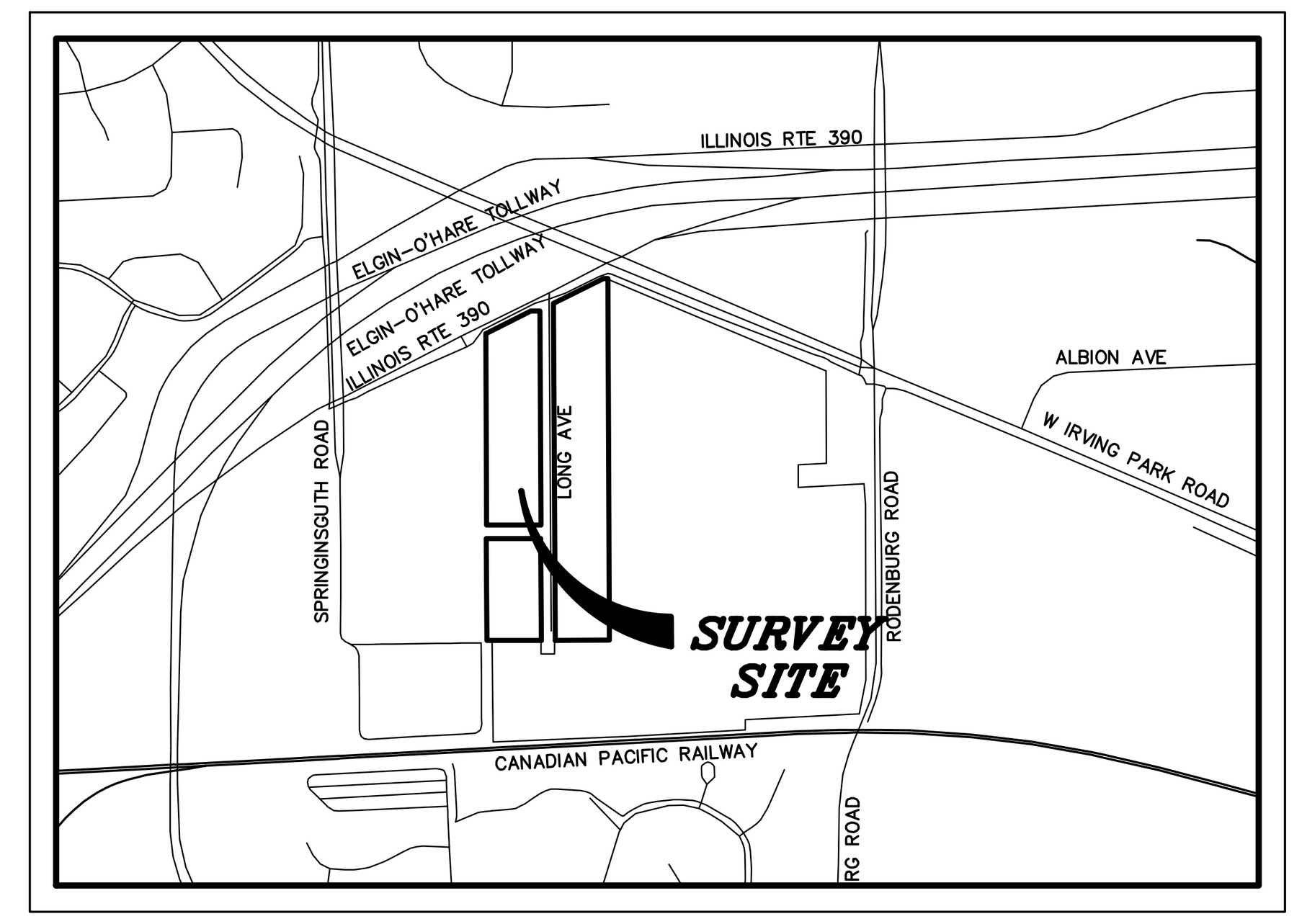
TITLE NOTE

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS–1262944–CHI2 WITH A COMMITMENT DATE OF MAY 20, 2025 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION 40) THE SURVEY PROPERTY IS SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED DECEMBER 19, 2018 AS DOCUMENT NUMBER 1835308267. SAID DOCUMENT GRANTS RIGHTS, MAINTENANCE REQUIREMENTS, AND USES OF A POND WHICH STRADDLES THE BOUNDARY LINE BETWEEN LOT 11 AND THE PROPERTY TO THE SOUTH. SAID DOCUMENT ALSO GRANTS INGRESS AND EGRESS EASEMENT OVER THE PARCELS TO ACCESS SAID POND. (SEE DOCUMENT FOR PARTICULARS)

INDEX TO SCHEDULE B

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION	AFFECTS LOT
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY	ALL LOTS
2	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY	ALL LOTS
3	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	IMPROVEMENTS SHOWN ON SURVEY	ALL LOTS
4	N/A	ANY LIEN NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY	ALL LOTS
5	N/A	TAXES OR SPECIAL ASSESSMENTS NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY	ALL LOTS
6	N/A	MATTERS THAT MAY APPEAR FOR THE FIRST TIME IN PUBLIC RECORDS BETWEEN THE COMMITMENT DATE AND THE DATE IN WHICH ALL THE REQUIREMENTS ARE MET	NOT ADDRESSED BY SURVEY	UNKNOWN	ALL LOTS
7	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-007-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 22
8	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-008-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 21
9	N/A	PROPERTY TAXES FOR 2024, 2025 AND PRIOR YEARS MARKED EXEMPT AND REQUEST FOR EVIDENCE SHOWING LAND IS ENTITLED TO SAID EXEMPTION	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 21
10	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-009-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 20
11	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-010-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 19
12	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-011-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 18
13	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-012-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 17
14	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-013-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 16
15	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-006-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 14
16	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-007-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 14
17	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-008-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 15
18	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-009-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 15
19	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-001-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 2
20	N/A	PROPERTY TAXES FOR 2024, 2025 AND PRIOR YEARS MARKED EXEMPT AND REQUEST FOR EVIDENCE SHOWING LAND IS ENTITLED TO SAID EXEMPTION	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 2
21	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-002-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 1
22	N/A	PROPERTY TAXES FOR 2024, 2025 AND PRIOR YEARS MARKED EXEMPT AND REQUEST FOR EVIDENCE SHOWING LAND IS ENTITLED TO SAID EXEMPTION	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 1
23	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-003-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 3
24	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-004-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 4
25	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-005-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 5
26	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-006-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 6
27	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-007-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 7
28	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-008-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 8
29	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-009-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 9
30	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-015-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 10
31	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-016-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 10 AND 11
32	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-018-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 11
33	0605418011	ORDINANCE NO. 06-03 DISCONTINUING SPECIAL SERVICE AREA NO. 3	NO	NO EASEMENTS GRANTED	UNKNOWN (LOT 5, LOT 18 AND PART OF LOT 15 PER TITLE)
34	0605418012	ORDINANCE NO. 06-04 DISCONTINUING SPECIAL SERVICE AREA NO. 4	NO	NO EASEMENTS GRANTED	UNKNOWN (LOT 5, LOT 18 AND PART OF LOT 15 PER TITLE)
35	0814822026	ORDINANCE NO. 08-068 DISCONTINUING SPECIAL SERVICE AREA NO. 5	NO	NO EASEMENTS GRANTED	UNKNOWN (LOT 5, LOT 18 AND PART OF LOT 15 PER TITLE)
36	14355939	BUILDING SETBACK LINES AS SHOWN ON PLAT OF SUBDIVISION	YES	SHOWN ON SURVEY	ALL LOTS
37	14355939	EASEMENTS FOR PUBLIC UTILITIES AS SHOWN ON PLAT OF SUBDIVISION	YES	SHOWN ON SURVEY	ALL LOTS
38	14355939	EASEMENTS FOR ROADWAY AS SHOWN ON PLAT OF SUBDIVISION	YES	SHOWN ON SURVEY	LOT 9 AND LOT 10
39	2102719098	VILLAGE OF SCHAUMBURG ORDINANCE NO. 20-094	NO	NO EASEMENTS GRANTED	LOT 1 AND LOT 2
40	1835308267	DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS	NO	NOTED ON SURVEY	LOT 11
41	87480000	ORDINANCE NO. 2836 - ORDINANCE ESTABLISHING A TAX ON THE PURCHASE OF FOOD, BEVERAGE AND ALCOHOLIC LIQUOR IN THE VILLAGE OF SCHAUMBURG	NO	NO EASEMENTS GRANTED	LOT 15
42	N/A	RIGHTS OF OWNERS OF LAND BORDERING ON THE POND IN RESPECT TO THE WATER OF SAID POND	YES	IMPROVEMENTS SHOWN ON SURVEY	LOT 11
43	N/A	EXISTING UNRECORDED LEASES, IF ANY	UNKNOWN	NOT ADDRESSED BY SURVEY	UNKNOWN



LOCATION MAP

NOT TO SCALE

PROPERTY AREA

860,463 SQUARE FEET (19.754 ACRES)

LEGAL DESCRIPTION

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

PROPERTY DATA TABLE

ADDRESS	LOT NUMBER	PIN
92 LONG AVENUE	LOT 22	07-32-400-007-0000
94 LONG AVENUE	LOT 21	07-32-400-008-0000
96 LONG AVENUE	LOT 20	07-32-400-009-0000
97 LONG AVENUE	LOT 1 (PART)	07-32-405-002-0000
97 LONG AVENUE	LOT 2 (PART)	07-32-405-001-0000
98 LONG AVENUE	LOT 19	07-32-400-010-0000
99 LONG AVENUE	LOT 3	07-32-405-003-0000
100 LONG AVENUE	LOT 18	07-32-400-011-0000
101 LONG AVENUE	LOT 4	07-32-405-004-0000
102 LONG AVENUE	LOT 17	07-32-400-012-0000
103 LONG AVENUE	LOT 5	07-32-405-005-0000
104 LONG AVENUE	LOT 16	07-32-400-013-0000
105 LONG AVENUE	LOT 6	07-32-405-006-0000
106 LONG AVENUE	LOT 15 (N 1/2)	07-32-403-008-0000
107 LONG AVENUE	LOT 7	07-32-405-007-0000
108 LONG AVENUE	LOT 15 (S 1/2)	07-32-403-009-0000
109 LONG AVENUE	LOT 8	07-32-405-008-0000
110 LONG AVENUE	LOT 14 (N 1/2)	07-32-403-006-0000
111 LONG AVENUE	LOT 9	07-32-405-009-0000
112 LONG AVENUE	LOT 14 (S 1/2)	07-32-403-007-0000
113 LONG AVENUE	LOT 10 (N 150')	07-32-405-015-0000
115 LONG AVENUE	LOT 10 (S 133') AND LOT 11 (N 27')	07-32-405-016-0000
121 LONG AVENUE	LOT 11(EXCEPT N 27')	07-32-405-018-0000

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION,SITE DATA, TITLE NOTES AND INDEX, FEMA NOTE, SURVEYORS NOTES AND CERTIFICATE
SHEET 2–3	EXISTING LOT AND EASEMENT DETAILS
SHEETS 4–6	EXISTING IMPROVEMENTS AND IMPROVEMENT TIES
SHEET 7	EXISTING ORTHOPHOTOGRAPHY

SURVEY PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. 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.
4. UNLESS OTHERWISE NOTED, 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.
5. 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 AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
6. AT THE TIME OF THIS SURVEY THE SURVEYOR HAS NOT RECEIVED A PZR/ZONING REPORT FOR THE SURVEY PROPERTY AT THE TIME OF THE SURVEY. UPON RECEIVING SID PZR/ZONING REPORT THE SURVEYOR SHALL STATE AND PLOT APPLICABLE BULK RESTRICTIONS AND SETBACKS. (PERTAINS TO TABLE A, ITEM 6A AND 6B)
7. THERE ARE NO STRIPED PARKING SPACES FOR CARS WITHIN THE SURVEY PROPERTY (PERTAINS TO TABLE A, ITEM 9)
8. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE AND A THIRD–PARTY PRIVATE UTILITY LOCATE COMPLETED BY THE UNDERGROUND DETECTIVE ON MAY 20, 2025. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PERTAINS TO TABLE A, ITEM 11B)
9. UNDERGROUND DRY UTILITIES WERE MARKED IN THE FIELD BY THE UNDERGROUND DETECTIVE. THE UTILITIES WERE MARKED WITH FLAGS AND PAINT MARKS UTILIZING ELECTROMAGNETIC EQUIPMENT AND METHODS. SOME OF THE UTILITIES WERE MARKED UTILIZING GROUND PENETRATING RADAR EQUIPMENT AND METHODS. HOWEVER, HIGH GRADE GROUND PENETRATING RADAR EQUIPMENT WITH THE CAPABILITY OF DATA STORAGE AND GEO–PHYSICAL POST PROCESSING WAS NOT UTILIZED TO LOCATE THE UTILITIES. (PERTAINS TO TABLE A, ITEM 11B)
10. OWNER/TAXPAYER INFORMATION HAS BEEN SHOWN HEREON BASED ON COOK COUNTY GIS WEBSITE (PERTAINS TO TABLE A, ITEM 13)
11. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, TALL GRASS OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
12. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, 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.
13. ADJACENT OWNER/TAXPAYER INFORMATION HAS BEEN SHOWN HEREON BASED ON RECORDS FROM COOK COUNTY TREASURER'S OFFICE WEBSITE (PERTAINS TO TABLE A ITEM 13)
14. AERIAL MAPPING HAS BEEN UTILIZED TO SUPPLEMENT THIS SURVEY AND TO PROVIDE THE LOCATIONS OF INTERNAL IMPROVEMENTS. THE AERIAL SURVEY WAS COMPLETED BY MANHARD CONSULTING ON THE DATE OF THE FIELD SURVEY AND EXCEEDS THE RECOMMENDED ACCURACIES AND TOLERANCES FOR ENGINEERING AND CONSTRUCTION PROJECTS PER THE FEDERAL GEOGRAPHIC DATA COMMITTEE GEOSPATIAL POSITIONING ACCURACY STANDARDS PART 4, STANDARDS FOR ARCHITECTURE, ENGINEERING, CONSTRUCTION AND FACILITY MANAGEMENT, TABLE A–3. (PERTAINS TO TABLE A, ITEM 15)
15. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS TO TABLE A, ITEM 16)
16. THE VILLAGE OF SCHAUMBURG AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION HAVE BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT–OF–WAY LINES FOR FAP 426 ELGIN O'HARE EXPRESSWAY FRONTAGE ROAD OR IRVING PARK ROAD. IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NUMBER 17031C0330J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA WHICH HAS NOT BEEN PRINTED (ZONE X, AREA OF MINIMAL FLOOD HAZARD). ACCORDING TO FEMA, "THIS MEANS THE ENTIRE AREA OF THE PANEL IS IN A SINGLE FLOOD ZONE, THEREFORE FEMA CHOSE TO ECONOMIZE AND NOT CREATE A PRINTABLE IMAGE FOR THIS LOCATION."

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY
AND: LPC ACQUISITION COMPANY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 8, 9, 11B, 13, 14, 15, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22, 2025.

DATED THIS 9TH DAY OF JUNE, A.D., 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2027.

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3648
LINCOLNSHIRE, ILLINOIS

Manhard CONSULTING
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY | REVISIONS | DATE

LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: N/A

SHEET 1 OF 7
LOPSCIL01

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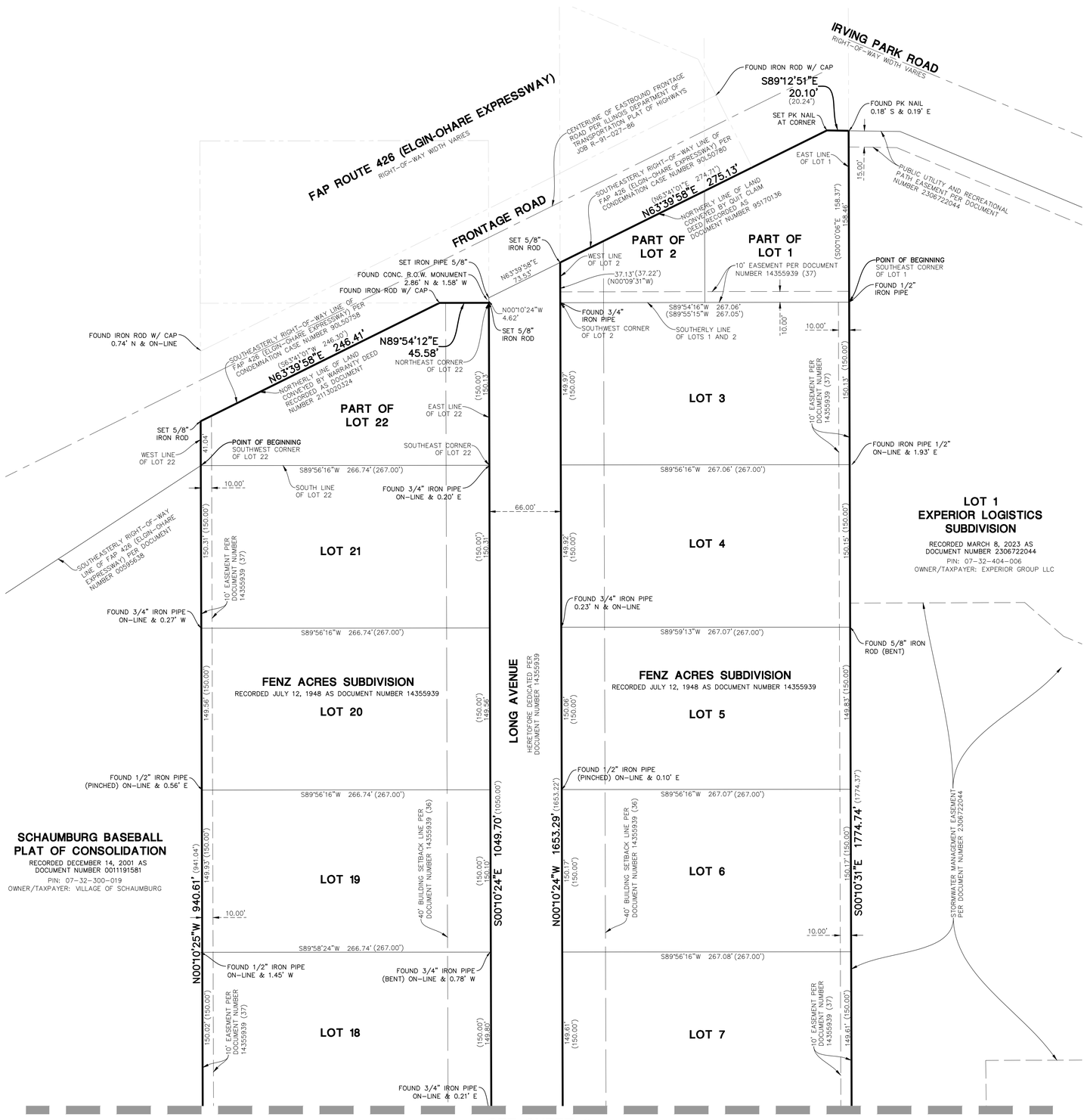
June 10, 2025 – 14:12 Dwg Name: \\mcl–vh–nas\Projects–LO\Lopscil01\dwg\Surv\Final Drawings\Alta Survey\01–LOPSCIL01–SA.dwg Updated By: LMoryl

ALTA/NSPS LAND TITLE SURVEY



SEE SHEET 3

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DRAWN BY
REVISIONS
DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.0066 manhardconsulting.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=50'

SHEET 2 OF 7
LOPSCIL01

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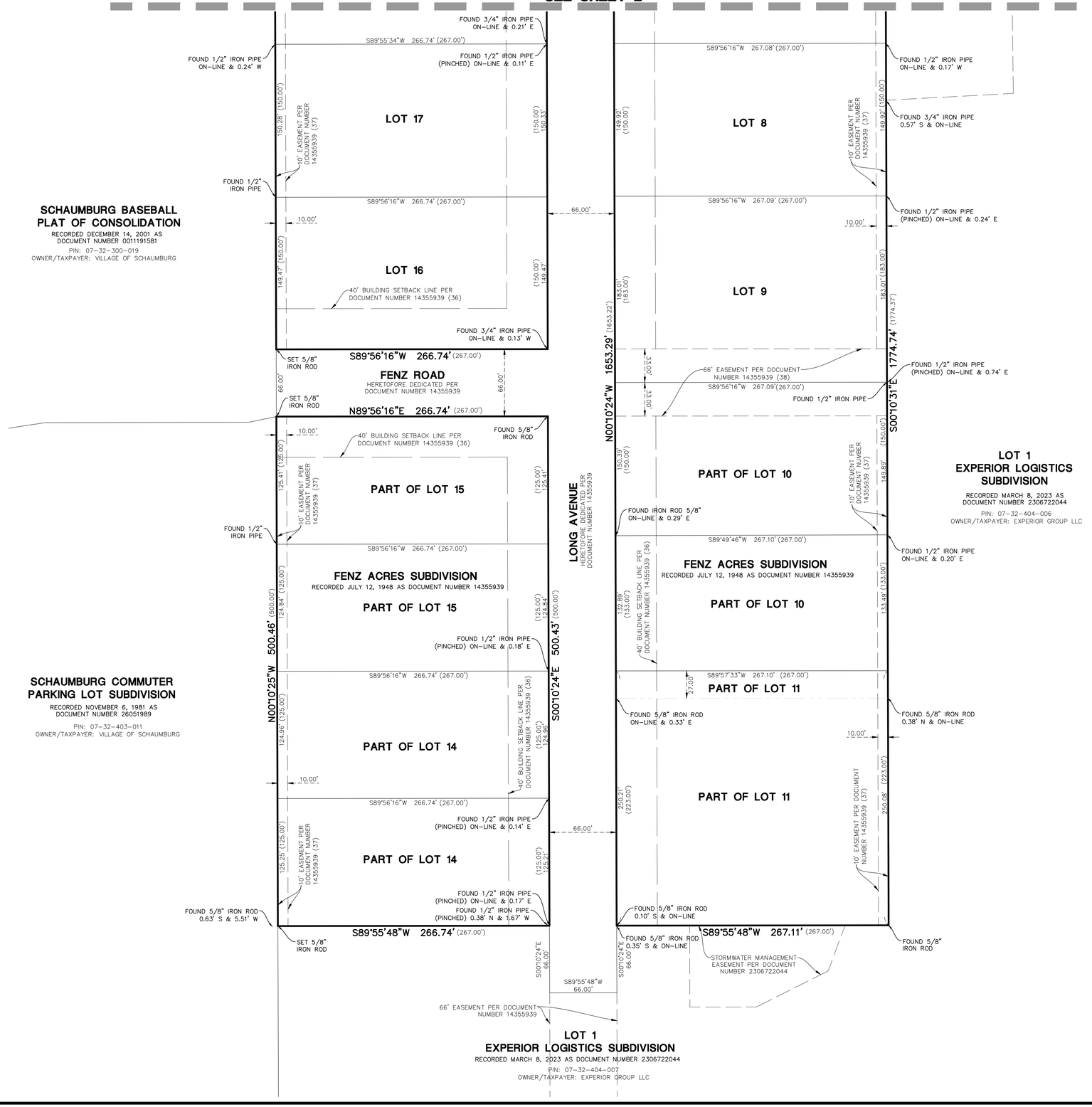
June 6, 2025 - 13:47 Dwg Name: P:\Projects01\Data\Surv\Final Drawings\Alta Survey\X01-031-LOPSCIL01-SA.dwg Updated By: AShaver

ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 2



SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION
RECORDED DECEMBER 14, 2001 AS DOCUMENT NUMBER 0011191581
PIN: 07-32-300-019
OWNER/TAXPAYER: VILLAGE OF SCHAUMBURG

LOT 1 EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044
PIN: 07-32-404-006
OWNER/TAXPAYER: EXPERIOR GROUP LLC

SCHAUMBURG COMMUTER PARKING LOT SUBDIVISION
RECORDED NOVEMBER 6, 1981 AS DOCUMENT NUMBER 26051989
PIN: 07-32-403-011
OWNER/TAXPAYER: VILLAGE OF SCHAUMBURG

LOT 1 EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044
PIN: 07-32-404-007
OWNER/TAXPAYER: EXPERIOR GROUP LLC

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

DRAWN BY	REVISIONS	DATE

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One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 f:847.634.0066 manhardconsulting.com
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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=50'

SHEET 3 OF 7
LOPSCIL01

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June 6, 2025 - 13:47 Dwg Name: P:\Projects\01\Arch\Surv\Final Drawings\Alta Survey\02-03-LOPSCIL01-S3.dwg Updated By: ASlower

ALTA/NSPS LAND TITLE SURVEY

FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY)

FRONTAGE ROAD

SIGN

FENCE IS 4.3' S'LY AND 3.6' N'LY

WALK EDGE IS 3.5' SE'LY

PART OF LOT 1

PART OF LOT 2

10' EASEMENT PER DOCUMENT NUMBER 14355939 (37)

CHAIN-LINK FENCE

ELECTRIC TRANSFORMER

FENCE IS 1.30' N'LY

WOOD FENCE

POLE IS 0.3' W'LY

FENCE IS 0.7' NW'LY

ONE STORY FRAME BUILDING

BUILDING OVERHANG

CHAIN-LINK FENCE

BITUMINOUS PAVEMENT

ONE STORY FRAME BUILDING 511 SQ FT

STAIRS

POOL

FIREPIT

CHAIN-LINK FENCE

BRICK

RETAINING WALL T/WALL=±816.6

ONE STORY FRAME BUILDING 2,967 SQ FT

CONCRETE

STAMPED CONCRETE

AGGREGATE

BRICK

LOT 3

FENCE IS 3.5' W'LY

FENCE IS 1.0' NW'LY

WOOD FENCE

PART OF LOT 22

FENCE CORNER IS 1.1' S'LY

FENCE CORNER IS 1.0' W'LY

FENCE CORNER IS 3.4' E'LY

GATE

GUY IS 0.2' W'LY

GUY IS 0.2' W'LY

TELEPHONE PEDESTAL IS 0.3' E'LY

POLE IS 0.25' E'LY

ONE STORY BRICK BUILDING 2,100 SQ FT

10' EASEMENT PER DOCUMENT NUMBER 14355939 (37)

CHAIN-LINK FENCE

FENCE CORNER IS 2.0' W'LY

LOT 1

EXPERIOR LOGISTICS SUBDIVISION

RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044

40' BUILDING SETBACK LINE PER DOCUMENT NUMBER 14355939 (36)

METAL POLE

BITUMINOUS PAVEMENT

ONE STORY BRICK BUILDING 555 SQ FT

CHAIN-LINK FENCE

METAL POLE

LOT 4

CONCRETE

ONE STORY BRICK BUILDING 1,362 SQ FT

WOOD DECK

FENZ ACRES SUBDIVISION

RECORDED JULY 12, 1948 AS DOCUMENT NUMBER 14355939

LOT 21

FENZ ACRES SUBDIVISION

RECORDED JULY 12, 1948 AS DOCUMENT NUMBER 14355939

40' BUILDING SETBACK LINE PER DOCUMENT NUMBER 14355939 (36)

10' EASEMENT PER DOCUMENT NUMBER 14355939 (37)

LONG AVENUE

CENTER OF POLE IS 0.3' E'LY & END OF MAST ARM IS 4.1' W'LY

ONE STORY FRAME BUILDING 781 SQ FT

CONCRETE

BRICK RETAINING WALL

BRICK

CONCRETE RETAINING WALL

TWO STORY FRAME BUILDING 1,547 SQ FT

BITUMINOUS PAVEMENT

ONE STORY FRAME BUILDING 491 SQ FT

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION

RECORDED DECEMBER 14, 2001 AS DOCUMENT NUMBER 0011191581

WOOD FENCE

LOT 20

ONE STORY METAL BUILDING 999 SQ FT

LOT 5

ONE STORY FRAME BUILDING 1068 SQ FT

CONCRETE

WOOD FENCE

CENTER OF POLE 1.6' E'LY MAST ARM 2.2' W

FENCE CORNER IS 0.4' E'LY

GATE

ONE STORY

CONC.

CONCRETE

SEE SHEET 5

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

DRAWN BY

REVISIONS

DATE

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT

SCHAUMBURG, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=30'

SHEET 4 OF 7

LOPSCIL01

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June 17, 2025 - 12:01 Dwg Name: P:\Projects\01\Civil\Survey\Final Drawings\Alta Survey\04-06-LOPSCI01-SA.dwg Updated By: ASHower

SEE SHEET 4

ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LOT 19

LOT 18

LOT 17

LOT 16

LOT 6

LOT 7

LOT 8

LOT 9

FENZ ACRES SUBDIVISION
RECORDED JULY 12, 1948 AS DOCUMENT NUMBER 14355939

SCHAUMBURG BASEBALL
PLAT OF CONSOLIDATION
RECORDED DECEMBER 14, 2001 AS
DOCUMENT NUMBER 0011191581

LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 6, 2023 AS DOCUMENT NUMBER 2306722044

LONG AVENUE

FENZ ROAD

SEE SHEET 6

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DRAWN BY	REVISIONS	DATE

LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT

SCHAUMBURG, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=30'

SHEET 5 OF 7

LOPSCIL01

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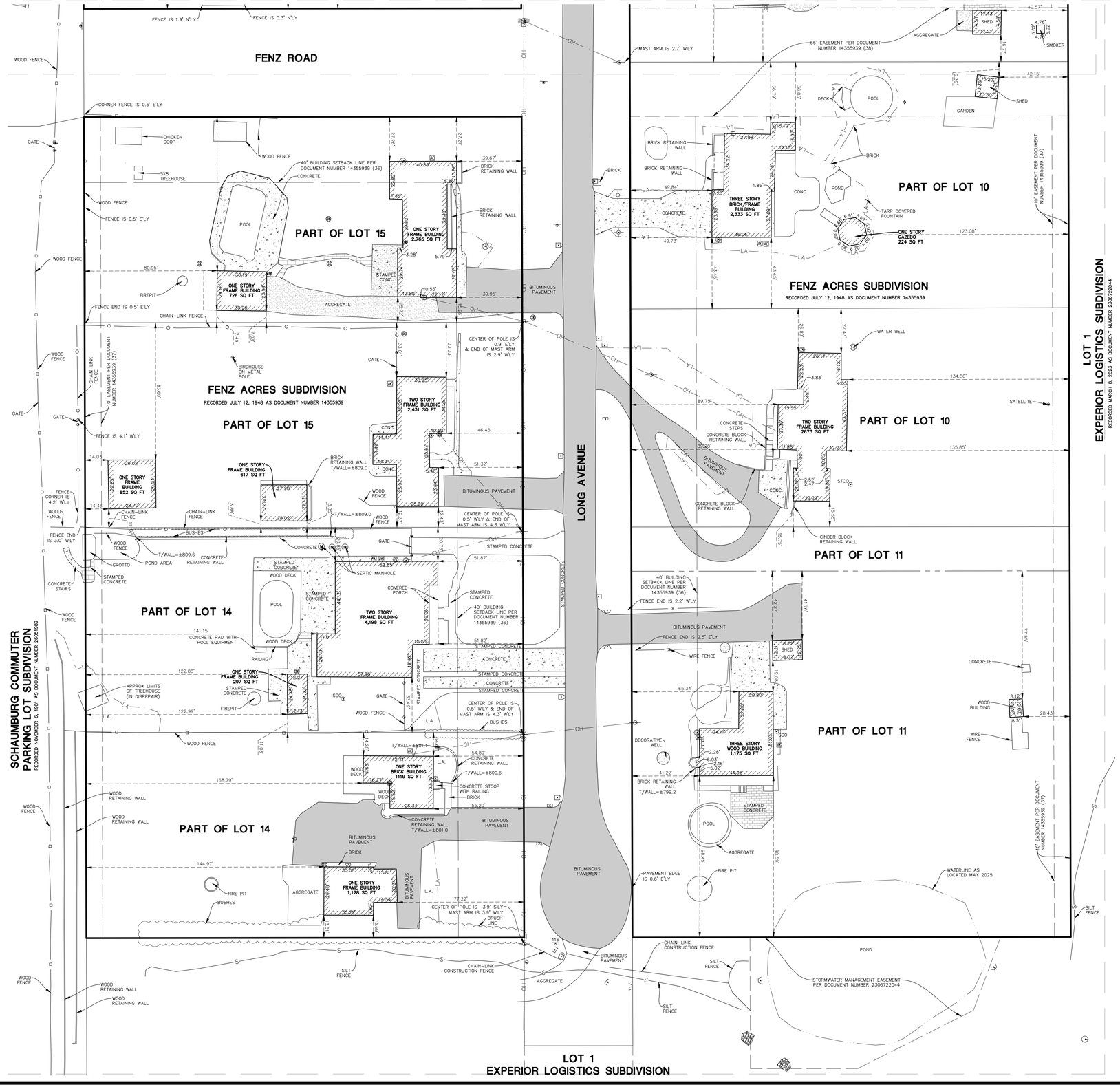
June 2, 2025 - 12:01 Dwg Name: P:\Projects\01\Misc\Survey\Plot Drawings\Alta Survey\04-08-LOPSCIL01-SA.dwg Updated By: ASchauer

ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 5



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DRAWN BY | REVISIONS | DATE

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=30'

SHEET 6 OF 7

LOPSCIL01

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June 27, 2025 - 12:01 Dwg Name: P:\Projects\Vdes\Surv\Final Drawings\Alta Survey\04-06-LOPSCIL01-SA.dwg Updated By: AShaver

ALTA/NSPS LAND TITLE SURVEY



N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DRAWN BY | REVISIONS | DATE

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT

SCHAUMBURG, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=100'

SHEET 7 OF 7

LOPSCIL01

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May 23, 2025 - 14:48 Dan Nanne P:\Lopscil01\Vara\Sara\Final Drawings\Alta Survey\07-LOPSCIL01-S3.dwg Updated By: ASchaver

PLAT OF ABROGATION

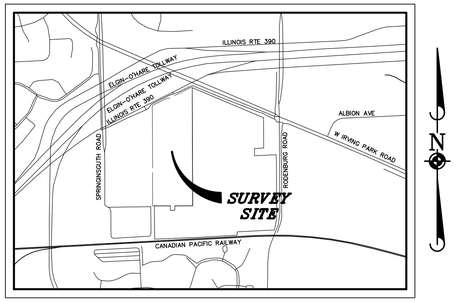
PART OF FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PLAT PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193



LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LPC ACQUISITION COMPANY, LLC IS THE LEGAL OWNER OF ALL THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF VACATING CERTAIN EASEMENTS AND SETBACKS AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, A.D., 2025.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LPC ACQUISITION COMPANY, LLC WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 2025.

_____
NOTARY PUBLIC

OWNER'S VACATION APPROVAL CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF LPC ACQUISITION COMPANY, LLC HEREBY RELEASE AND ABROGATE ALL RIGHTS TO THE EASEMENTS AND SETBACKS SHOWN HEREON AS HEREBY VACATED

DATED THIS _____ DAY OF _____, A.D., 20____.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

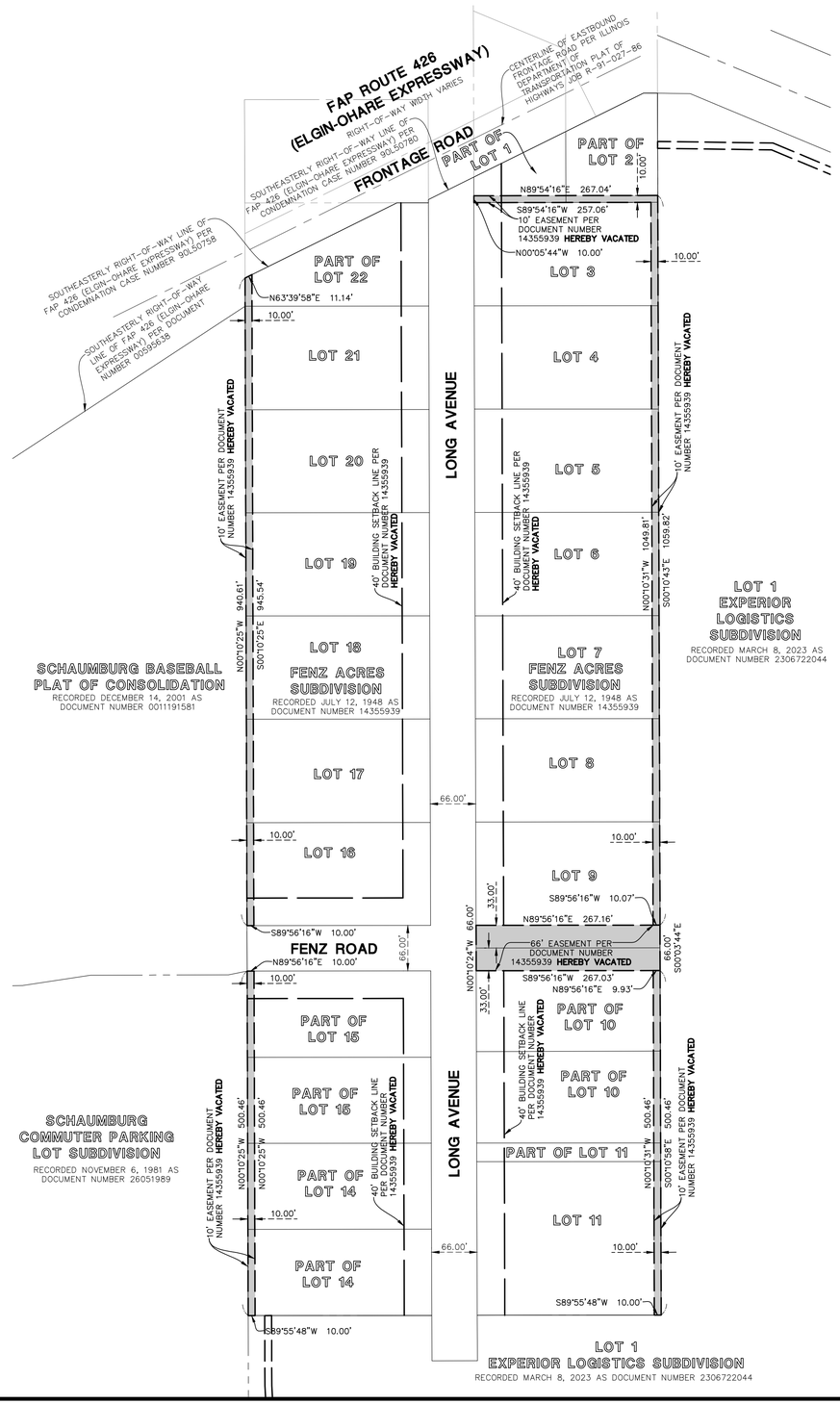
SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

2. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

3. THIS PLAT WAS PREPARED FOR LPC ACQUISITION COMPANY, LLC BASED ON AN ALTA SURVEY COMPLETED BY MANHARD CONSULTING DATED JUNE 9, 2025.

4. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.



VACATION OF EASEMENT APPROVED AND ACCEPTED THE APPROVING

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE EASEMENTS AS GRANTED BY DOCUMENT 14355939. (SHOWN HEREON)

ACCEPTED: _____ DATE: _____
NORTHERN ILLINOIS GAS COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
ILLINOIS BELL TELEPHONE COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
VILLAGE OF SCHAUMBURG

_____
PRINTED NAME AND TITLE

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 20____. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_____ DAY OF _____, A.D., 20____.

_____
COUNTY CLERK, COOK COUNTY, ILLINOIS

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF AUGUST, A.D. 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF VACATING CERTAIN EASEMENTS AND SETBACKS AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF AUGUST, A.D., 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES: NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph.630.691.8500 fx. 630.691.8585 manhard.com
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Construction Managers | Environmental Scientists | Landscape Architects | Planners

FENZ ACRES SUBDIVISION EASEMENTS AND SETBACKS
VILLAGE OF SCHAUMBURG, ILLINOIS
PLAT OF ABROGATION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: BSH
DATE: 08/07/25
SCALE: 1"=100'

SHEET
1 OF 1
LOP.SCIL01

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August 7, 2025 - 18:34 Dwg Name: P:\Projects\013\dwg\Surv\Final Drawing\Plat of Abrogation\LOPCSIL01-PV.dwg, Updated By: AShaver

PLAT OF EASEMENT GRANT

FOR

PUBLIC UTILITIES, STORMWATER MANAGEMENT AND ACCESS

PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

PROPOSED EASEMENTS

= PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

= STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

= ACCESS EASEMENT **HEREBY GRANTED**

FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY)

FRONTAGE ROAD

RIGHT-OF-WAY WIDTH VARIES

SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE NUMBER 90L50758

SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE NUMBER 90L50760

15.00'

10.00'

PUBLIC UTILITY AND RECREATIONAL PATH EASEMENT PER DOCUMENT NUMBER 2306722044

IRVING PARK ROAD

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

LOT 1
PROPOSED LONG AVENUE ASSEMBLAGE SUBDIVISION

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

ACCESS EASEMENT **HEREBY GRANTED**

51.00'

51.00'

46.00'

15.50'

PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

20.00'

20.00'

15.50'

PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

20.00'

STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2306722044

20.00'

20.00'

40.00'

STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2306722044

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

ACCESS EASEMENT **HEREBY GRANTED**

UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

SEE SHEET 2

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY | REVISIONS | DATE

LOT 1 - EXPERIOR LOGISTICS SUBDIVISION

SCHAUMBURG, ILLINOIS

PLAT OF EASEMENT GRANT

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	08/07/25
SCALE:	1"=60'

SHEET

1 OF 3

LOPSCIL01

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August 7, 2025 - 18:42 Dwg Name: P:\Jobs\001\Gra\Surv\Final Drawings\Plat of Easement\LOPSCIL01-PE_OPTSITE.dwg Updated By: ASlower

PLAT OF EASEMENT GRANT
FOR
PUBLIC UTILITIES, STORMWATER MANAGEMENT AND ACCESS

PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

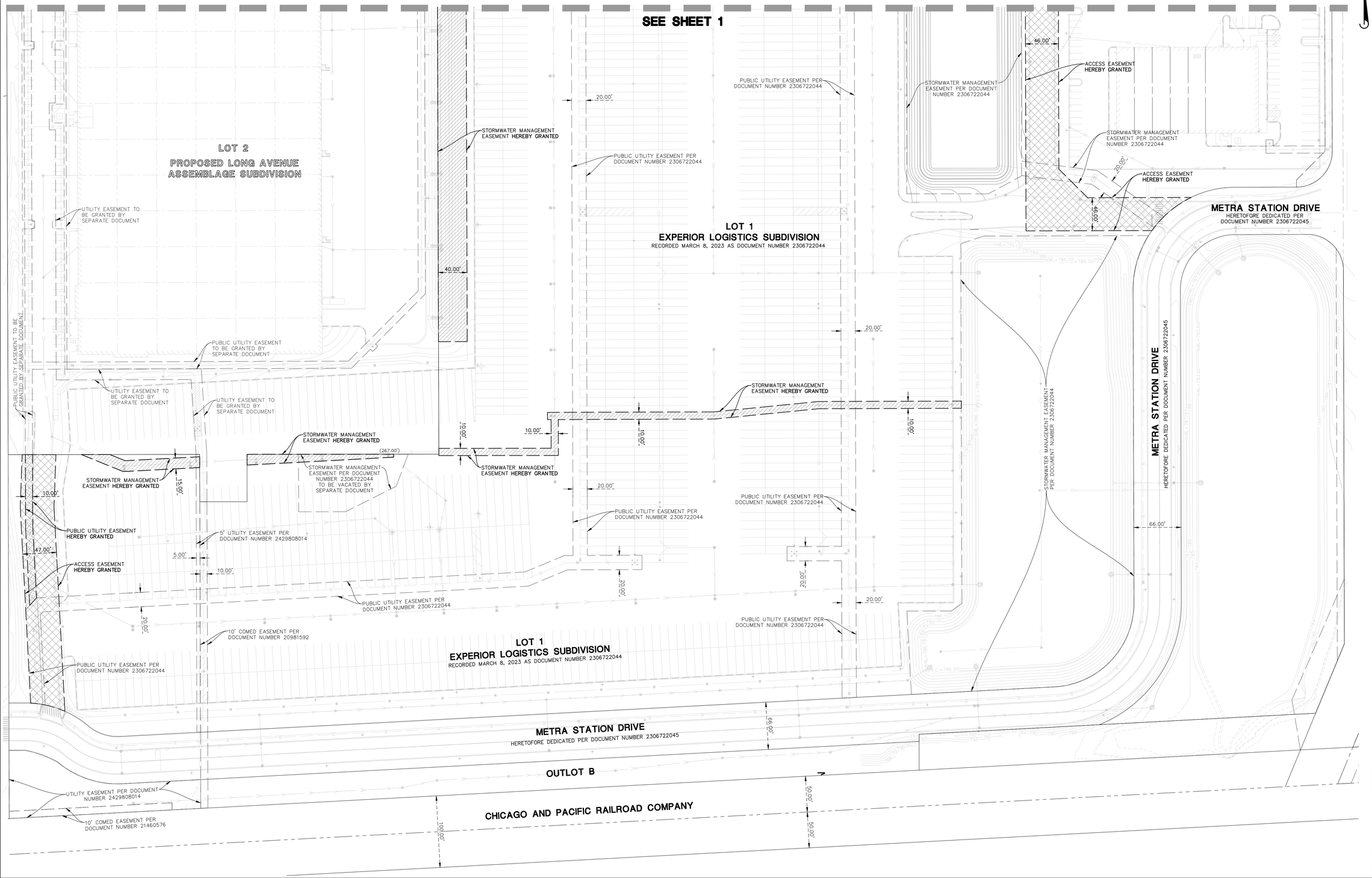
PROPOSED EASEMENTS

- = PUBLIC UTILITY EASEMENT HEREBY GRANTED
- = STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED
- = ACCESS EASEMENT HEREBY GRANTED

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



DATE	REVISIONS	DRAWN BY

Manhard CONSULTING

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LOT 1 - EXPERIOR LOGISTICS SUBDIVISION

SCHAUMBURG, ILLINOIS

PLAT OF EASEMENT GRANT

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	08/07/25
SCALE:	1"=60'

SHEET 2 OF 3

LOPSCIL01

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August 7, 2025 - 18:42 Dwg Name: P:\Lopscil01\dwg\Surv\Final Drawings\Plat of Easement\LOPSCIL01-PE-OFFSITE.dwg Updated By: AShaver

PLAT OF EASEMENT GRANT

FOR

PUBLIC UTILITIES, STORMWATER MANAGEMENT AND ACCESS

PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PLAT PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE FINAL PLAT OF EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT EXPERIOR GROUP, LLC IS THE LEGAL OWNER OF ALL THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, A.D., 2025.

EXPERIOR GROUP LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: LYNX MANAGEMENT, INC.,
AN ILLINOIS CORPORATION, ITS MANAGER

BY: _____
NAME: TOMASZ DULIAN
ITS: PRESIDENT

NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 2025.

_____
NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,_____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_____ DAY OF _____ A.D., 20____.

_____
COUNTY CLERK, COOK COUNTY, ILLINOIS

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 20____ IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

PUBLIC UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND SANITARY SEWER, WATER MAIN, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS (P.U.E. (PUBLIC UTILITY EASEMENT)) FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS, EGRESS ON THIS PLAT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER GRANTEES' FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH OTHER PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY THE VILLAGE. OBSTRUCTIONS SHALL NOT BE PLACED IN A PUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR IT'S SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER MANAGEMENT EASEMENT (S.W.M.E.). HOWEVER, THE VILLAGE OF SCHAUMBURG SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISE DESCRIBED HEREON AS STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN STORMWATER STORAGE FACILITIES AND APPURTENANCES THERETO, WHICH THE OWNER (OR ASSOCIATION) FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF SCHAUMBURG OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF (INCLUDING BOTH DIRECT AND INDIRECT COSTS) SHALL BE PAID BY THE OWNER (OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION) AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ADJACENT ENTIRE REAL ESTATE WHICH THE STORAGE FACILITIES AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO, IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 AND 2 IN LONG AVENUE ASSEMBLAGE SUBDIVISION AND LOT 1 IN EXPERIOR LOGISTICS SUBDIVISON, ALONG WITH FUTURE OWNERS, THE VILLAGE OF SCHAUMBURG, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS OVER DRIVES, AND ALL PAVED SURFACES TO PROVIDE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM PUBLIC RIGHT-OF-WAYS. THIS EASEMENT IS FOR ACCESS, INGRESS AND EGRESS PURPOSES ONLY AND DOES NOT GRANT VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

GRANTOR'S LEGAL DESCRIPTION

LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023 AS DOCUMENT 2306722044, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. 2. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
3. 3. THIS PLAT WAS PREPARED FOR LPC ACQUISITION COMPANY, LLC. EXISTING LOTS AND EASEMENTS HAVE BEEN SHOWN HEREON BASED ON THE FINAL PLAT OF EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044.
4. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF AUGUST, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF AUGUST, A.D., 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES: NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 f:847.634.0066 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Structural Engineers • Surveyors • Transportation Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LOT 1 - EXPERIOR LOGISTICS SUBDIVISION
SCHAUMBURG, ILLINOIS
PLAT OF EASEMENT GRANT

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: N/A

SHEET
3 OF 3
LOPSCIL01

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August 7, 2025 - 10:59 Dwg Name: P:\Jobs\001\dwg\Surv\Final Drawings\Plat of Easement\LOPSCIL01-PE-OPTSITE.dwg Updated By: ASchuver

PLAT OF VACATION

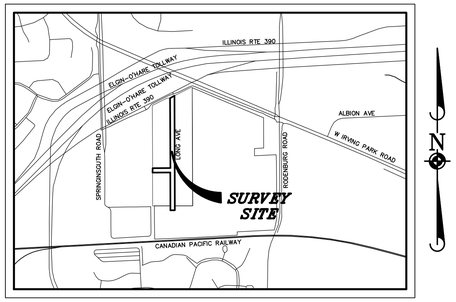
PART OF FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PLAT PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193



LOCATION MAP

NOT TO SCALE

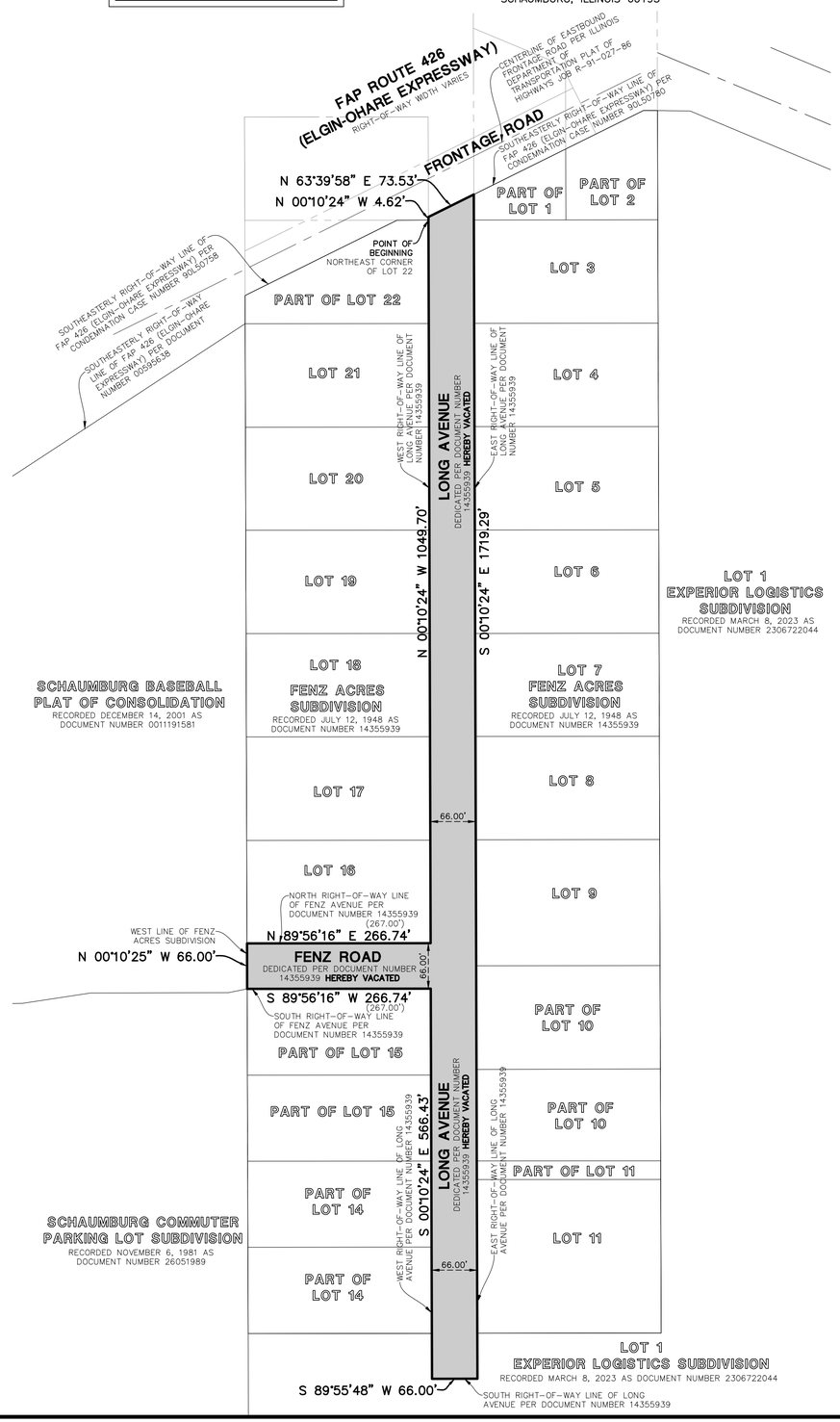
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT VILLAGE OF SCHAUMBURG IS THE LEGAL OWNER OF ALL THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF VACATING LONG AVENUE AND FENZ ROAD AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, A.D., 2025.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 2025.

_____
NOTARY PUBLIC

OWNER'S VACATION APPROVAL CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF THE VILLAGE OF SCHAUMBURG HEREBY RELEASE AND ABROGATE ALL RIGHTS TO LONG AVENUE AND FENZ ROAD SHOWN HEREON AS HEREBY VACATED

DATED THIS _____ DAY OF _____, A.D., 20____.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

2. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

3. THIS PLAT WAS PREPARED FOR LPC ACQUISITION COMPANY, LLC BASED ON AN ALTA SURVEY COMPLETED BY MANHARD CONSULTING DATED JUNE 9, 2025.

4. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

VACATION LEGAL DESCRIPTION

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;

AREA OF VACATION

130,004 SQUARE FEET (2.984 ACRES)

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 20____. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,_____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_____ DAY OF _____, A.D., 20____.

_____
COUNTY CLERK, COOK COUNTY, ILLINOIS

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF AUGUST, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF VACATING LONG AVENUE AND FENZ ROAD AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF AUGUST, A.D., 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES: NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph.630.691.8500 fx. 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

LONG AVENUE AND FENZ ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS
PLAT OF VACATION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: BSH
DATE: 08/07/25
SCALE: 1"=100'

SHEET 1 OF 1

LOP.SCIL01

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August 7, 2025 - 18:17 Dwg Name: P:\Lopscl01\dwg\Surv\Final Drawings\Plat of Vacation\LOPSCL01.PV.dwg Updated By: ASNavar

LONG AVE. DEVELOPMENT

SCHAUMBURG, ILLINOIS 60803

ZONING M-1

FOR:

LOGISTICS PROPERTY COMPANY, LLC.

LOGISTICS® PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

ARCHITECT & PLANNER:

arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

DRAWING SHEET INDEX

CS	COVER SHEET
SP-1	PROPOSED SITE PLAN
EXH-1	SITE CHARACTER AERIAL AND DETAILS
FP-1	PROPOSED FLOOR PLAN BDLG. 1
EL-1	BUILDING ELEVATIONS BDLG. 1
EL-2	BUILDING ELEVATIONS BDLG. 1
EL-1R	BUILDING RENDER ELEVATION BDLG. 1
EL-2R	BUILDING RENDER ELEVATION BDLG. 1
FP-1	PROPOSED FLOOR PLAN BDLG. 2
EL-1	BUILDING ELEVATIONS BDLG. 2
EL-2	BUILDING ELEVATIONS BDLG. 2
EL-1R	BUILDING RENDER ELEVATION BDLG. 2
EL-2R	BUILDING RENDER ELEVATION BDLG. 2
EXH-2	SITE LINE STUDY
E-1.0	PHOTOMETRIC PLAN
E-1.1	PHOTOMETRIC PLAN
E-1.2	ELECTRICAL LIGHT FIXTURES
E-1.3	ELECTRICAL LIGHT FIXTURES

CIVIL ENGINEER:

Manhard CONSULTING

DRAWING SHEET INDEX

1	TITLE SHEET
2	INDEX OF SHEETS
3	EXISTING CONDITIONS AND DEMOLITION PLAN - A
4	EXISTING CONDITIONS AND DEMOLITION PLAN - B
5	EXISTING CONDITIONS AND DEMOLITION PLAN - C
6	EXISTING CONDITIONS AND DEMOLITION PLAN - D
7	OVERALL SITE PLAN
8	SITE DIMENSIONAL AND PAVING PLAN - A
9	SITE DIMENSIONAL AND PAVING PLAN - B
10	SITE DIMENSIONAL AND PAVING PLAN - C
11	SITE DIMENSIONAL AND PAVING PLAN - D
12	GRADING PLAN - A
13	GRADING PLAN - B
14	GRADING PLAN - C
15	GRADING PLAN - D
16	OVERALL UTILITY PLAN
17	UTILITY PLAN - A
18	UTILITY PLAN - B
19	UTILITY PLAN - C
20	UTILITY PLAN - D
21	SOIL EROSION AND SEDIMENT CONTROL PLAN - NORTH
22	SOIL EROSION AND SEDIMENT CONTROL PLAN - SOUTH
23	SOIL EROSION AND SEDIMENT CONTROL PLAN - DETAILS
24	CONSTRUCTION DETAILS
25	CONSTRUCTION DETAILS
26	CONSTRUCTION DETAILS
27	CONSTRUCTION DETAILS AND MWRD GENERAL NOTES
28	CONSTRUCTION SPECIFICATIONS

STORMWATER SUMMARY:
STORMWATER EXECUTIVE SUMMARY OCTOBER 2025

1 OF 1	EXISTING DRAINAGE EXHIBIT
1 OF 1	PROPOSED DRAINAGE EXHIBIT

DRAWING SHEET INDEX

FIRE TRUCK AUTOTURN EXHIBIT:
3 OF 3 FIRE TRUCK U-TURN

TRUCK DRIVE AUTOTURN EXHIBIT:
1 OF 1 TRUCK ACCESS DRIVE

PLAT OF SUBDIVISION:

1 OF 6	OVERALL SITE AND SITE DATA
2 OF 6	EXISTING LOTS AND EASEMENT DETAILS
3 OF 6	EXISTING LOTS AND EASEMENT DETAILS
4 OF 6	PROPOSED LOT AND EASEMENT DETAILS
5 OF 6	PROPOSED LOT AND EASEMENT DETAILS
6 OF 6	CERTIFICATES AND EASEMENT PROVISIONS

UTILITY EXHIBIT - PUBLIC VS PRIVATE:
1 OF 1 UTILITY EXHIBIT - PUBLIC VS PRIVATE

WETLAND DETERMINATION REPORT:
WETLAND DETERMINATION REPORT: MAY 29, 2025

LANDSCAPE ARCHITECT:

uplandDesign ltd
Landscape Architecture & Park Planning
1250 W 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

DRAWING SHEET INDEX

TREE PRESERVATION PLAN:

T2.0	TREE PRESERVATION PLAN
T2.1	TREE PRESERVATION PLAN - NORTH
T2.2	TREE PRESERVATION PLAN - CENTER
T2.3	TREE PRESERVATION PLAN - SOUTH
T2.4	TREE SURVEY - TAGGED TREE LIST
T2.5	TREE SURVEY - TAGGED TREE LIST

LANDSCAPE PLAN:

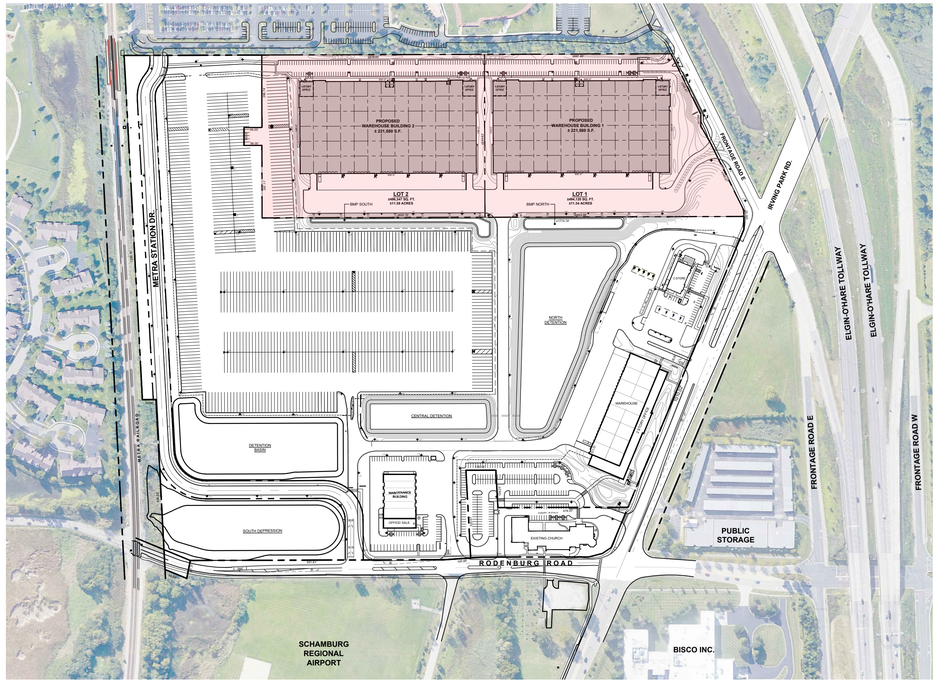
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN
L2.6	LANDSCAPE PLAN
L2.7	LANDSCAPE PLAN

WETLAND CONSULTANT:

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PH: 630-668-7197

DRAWING SHEET INDEX

0	COVER SHEET
1	NATURALIZED BMP PLAN
2	NATURALIZED BMP PLAN
3	MANAGEMENT EXHIBIT
4	NATURALIZED BMP SPECIFICATIONS



LOCATION MAP

SCALE: NTS

NORTH

PROJECT DATA:

LOT 1 AREA: ±494,120 SQ. FT. ±11.34 ACRES

WAREHOUSE BUILDING 1:

ALLOCATED OFFICE: 5,500 S.F. (GROSS AREA)

WAREHOUSE: 216,080 S.F. (GROSS AREA)
TOTAL AREA: 221,580 S.F. (GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <206,080 S.F.	103 STALLS	100 STALLS
TOTAL :	141 STALLS	138 STALLS

PROVIDED 138 STALLS
PER CROSS ACCESS AND SHARED PARKING EASEMENT

DEVIATION REQUIRED 6 STALLS

BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	49'-5"
		94'-0"
SIDE YARDS (SOUTH)	15'-0"	30'-6"
DEVIATION REQ. PER IBC 2021 SECTION 507.4		29'-6"
REAR YARDS	15'-0"	161'-10"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	118'-11"
		20'-0"
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	16'-4"

PROPOSED BLDG. HEIGHT : 44'-0"
ALLOWED BLDG. HEIGHT 45'-0"

DEVIATION REQUIRED OF 12" AT THE OFFICE CORNERS

POTENTIAL LOADING DOCKS 33

FLOOR AREA RATIO:
WAREHOUSE BUILDING 1 ±221,580 SQ.FT.
LOT 1 AREA ±494,120 SQ. FT.
ACTUAL FLOOR AREA RATIO: 44.8%
ALLOWED MAX. FAR: 45.0%

LOT COVERAGE:
WAREHOUSE BUILDING 1 ±221,580 SQ.FT.
LOT 1 AREA ±494,120 SQ. FT.
LOT COVERAGE: 44.8%
ALLOWED LOT COVERAGE: 45.0%

LOT 2 AREA: ±496,347 SQ. FT. ±11.39 ACRES

WAREHOUSE BUILDING 2:

ALLOCATED OFFICE: 5,500 S.F. (GROSS AREA)

WAREHOUSE: 216,080 S.F. (GROSS AREA)
TOTAL AREA: 221,580 S.F. (GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <206,080 S.F.	103 STALLS	100 STALLS
TOTAL:	141 STALLS	138 STALLS

PROVIDED 138 STALLS
PER CROSS ACCESS AND SHARED PARKING EASEMENT

DEVIATION REQUIRED SEE NOTE LOT 1 PARKING DATA

BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	94'-0"
SIDE YARDS (SOUTH)	15'-0"	135'-6"
SIDE YARDS (NORTH)	15'-0"	30'-6"
DEVIATION REQ. PER IBC 2021 SECTION 507.4		29'-6"
REAR YARDS	15'-0"	161'-10"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	20'-0
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	16'-4"

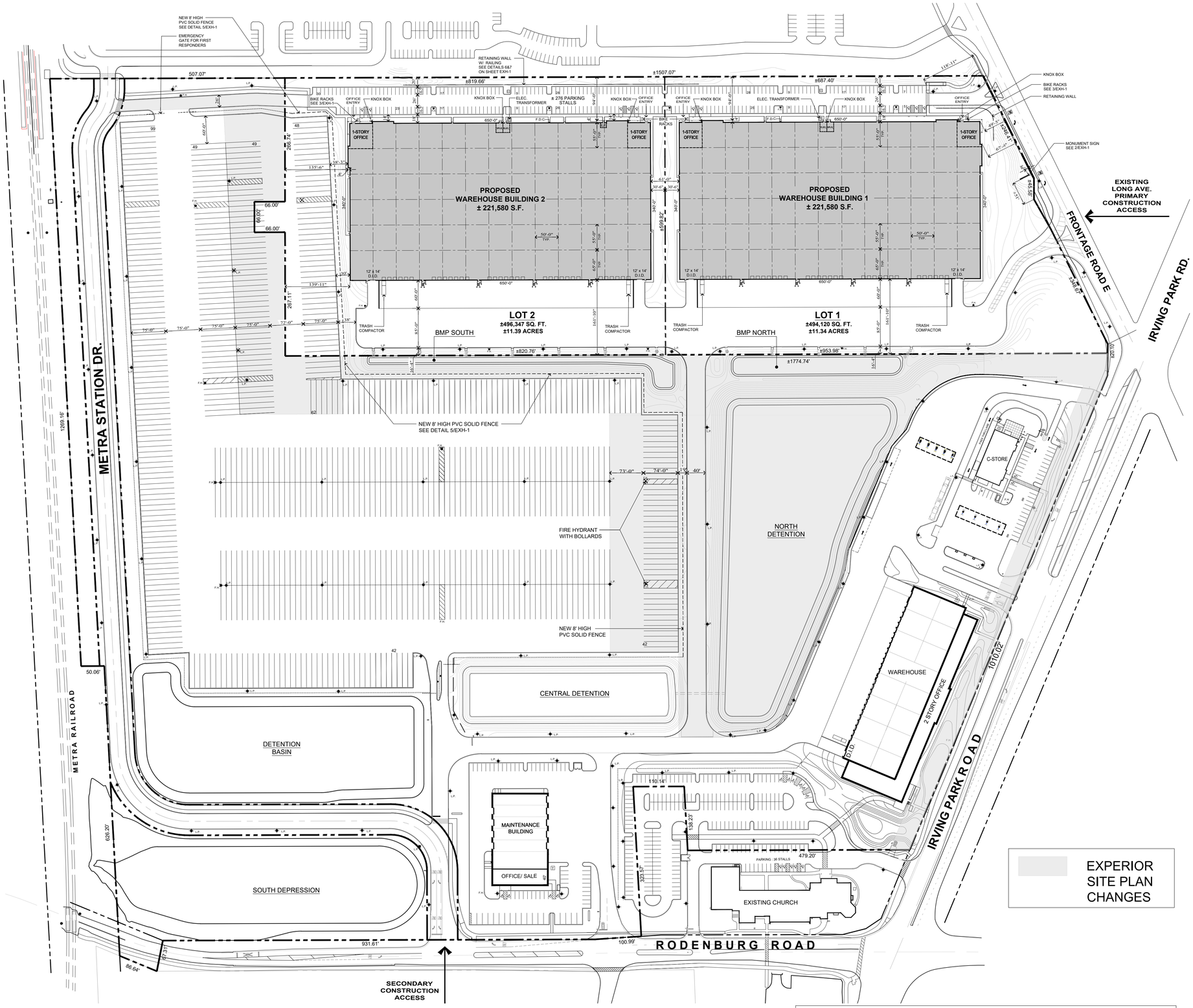
PROPOSED BLDG. HEIGHT : 44'-0"
ALLOWED BLDG. HEIGHT 45'-0"

DEVIATION REQUIRED OF 12" AT THE OFFICE CORNERS

POTENTIAL LOADING DOCKS 33

FLOOR AREA RATIO:
WAREHOUSE BUILDING 2 ±221,580 SQ.FT.
LOT 2 AREA ±496,347 SQ. FT.
ACTUAL FLOOR AREA RATIO: 44.6%
ALLOWED MAX. FAR: 45.0%

LOT COVERAGE:
WAREHOUSE BUILDING 2 ±221,580 SQ.FT.
LOT 2 AREA ±496,347 SQ. FT.
LOT COVERAGE: 44.6%
ALLOWED LOT COVERAGE: 45.0%



SITE PLAN

SCALE: 1" = 100'-0"

0 100' 200'

NORTH

EXPERIOR SITE PLAN CHANGES

SITE PLAN NOTES:

- PROVIDE KNOX BOXES AT EACH OFFICE ENTRANCE AND AT THE SPRINKLER ROOMS SEE SITE PLAN SP-1 AND BUILDING ELEVATIONS EL-1 & EL-2
- PROVIDE FIRE ALARM ANNUNCIATOR PANELS AT EACH OFFICE ENTRANCE.

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

PROPOSED SITE PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

SP-1

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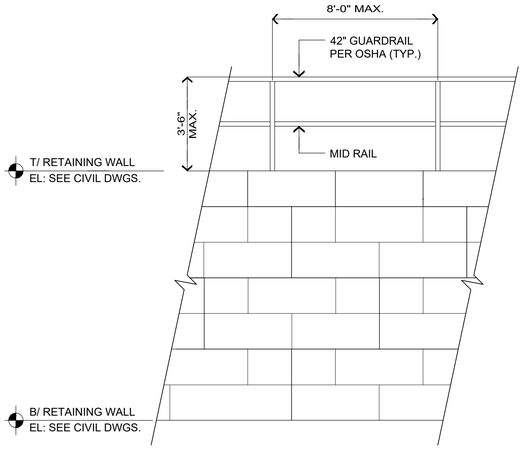
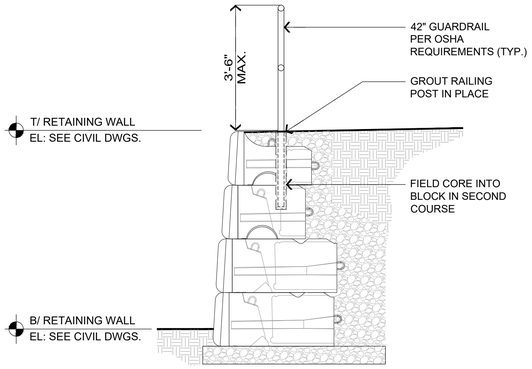
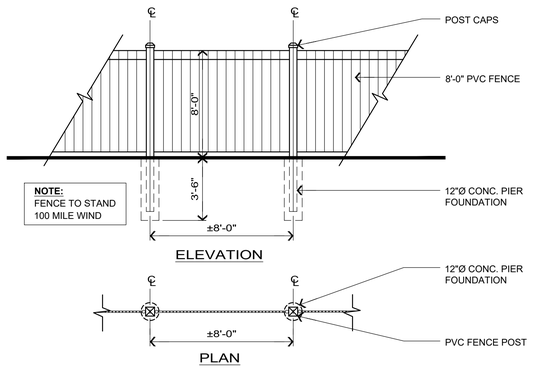


7 **RETAINING WALL/ GUARDRAIL ELEVATION**
SCALE: N.T.S.



6 **GUARDRAIL CONNECTION DETAIL**
SCALE: N.T.S.

NOTE:
LOCATION OF SCREEN FENCE ILLUSTRATED ON SITE PLAN IS APPROXIMATE, FINAL LOCATION WILL BE DETERMINE ACCORDING TO CIVIL ENGINEERING DESIGN



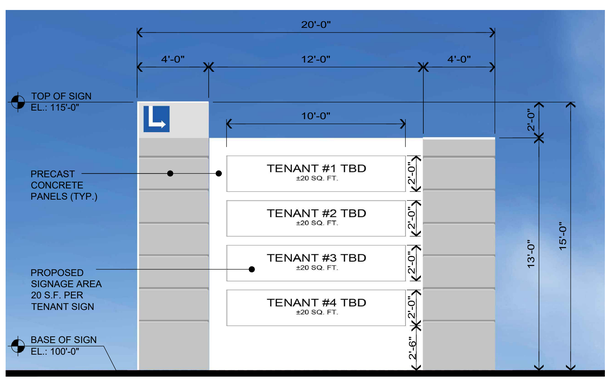
5 **PROPOSED FENCE DETAIL**
SCALE: 1' = 1/4"
0' 8' 16'



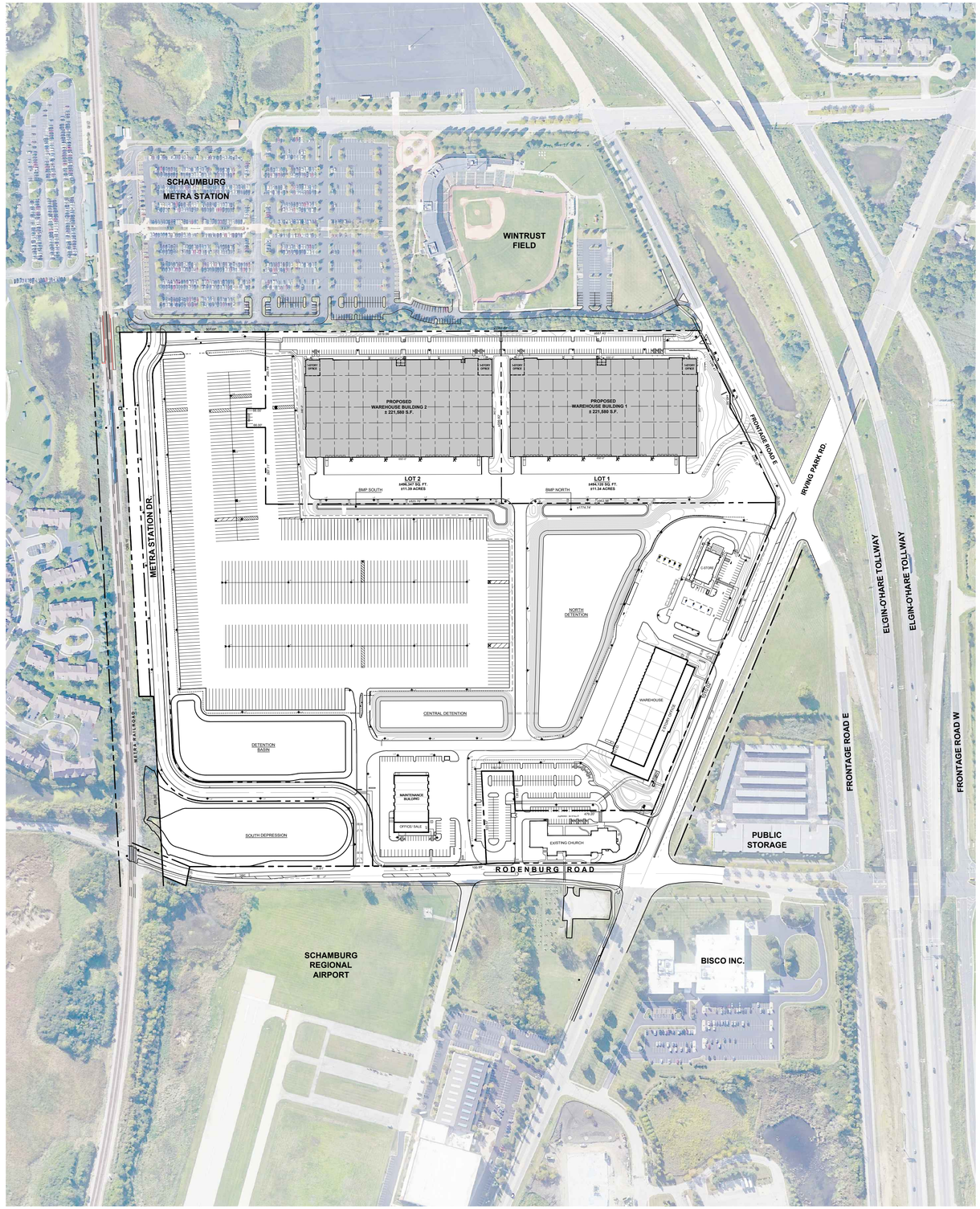
4 **REPRESENTATIVE FENCE IMAGE**
SCALE: N.T.S.



3 **BIKE RACK EXAMPLE**
SCALE: N.T.S.



2 **MONUMENT SIGN**
SCALE: 1' = 1/4"
0' 8' 16'



1 **SITE CHARACTER AERIAL**
SCALE: 1" = 200'-0"
NORTH

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arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

SITE CHARACTER AERIAL AND DETAILS

LONG AVE. WAREHOUSE BUILDINGS
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

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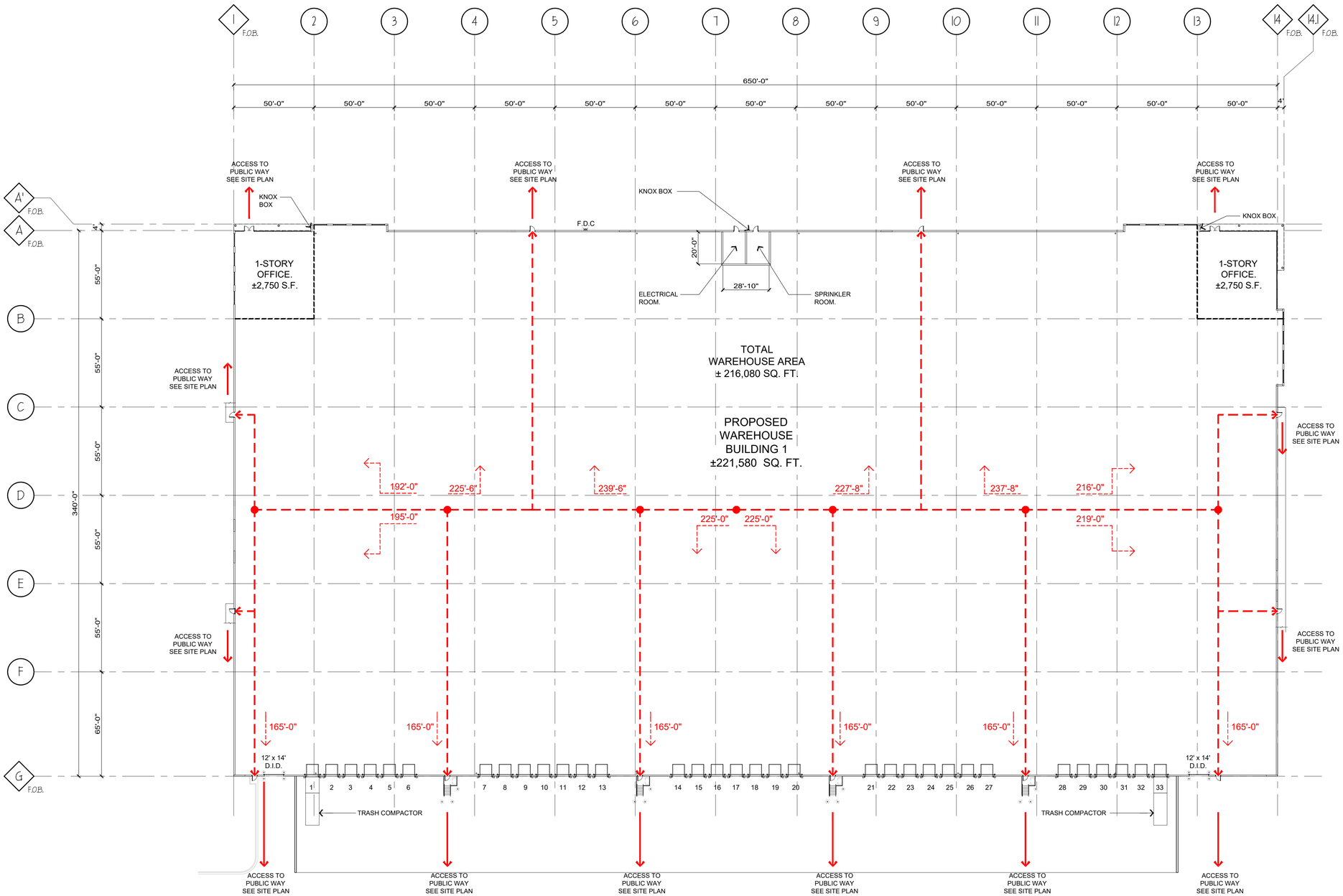

(2021 INTERNATIONAL BUILDING CODE)

OCCUPANCY CLASSIFICATION & USE (CHAPTER 3)

S-1 OCCUPANCY, MODERATE-HAZARD STORAGE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

OCCUPANCY CLASSIFICATION	SYSTEM	TYPE OF CONSTRUCTION	ALLOWABLE BUILDING HEIGHT
S	SPRINKLER ESFR SYSTEM	II-B	75

MEANS OF EGRESS (CHAPTER 10)

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	AREA (S.F.)		OCCUPANT LOAD FACTOR		OCCUPANT LOAD
BUSINESS AREAS	5,500 S.F.	÷	150 GROSS	=	37
WAREHOUSE AREAS	216,080 S.F.	÷	500 GROSS	=	432
SUM TOTALS:	221,580 S.F.				469 MAX

SECTION 1005 MEANS OF EGRESS SIZING

OCCUPANT LOAD		MEANS OF EGRESS CAPACITY FACTOR OF 0.15" (1005.3.2)		TOTAL OPENING WIDTH REQUIRED
469	x	.15	=	70.35"

NUMBER OF DOORS PROVIDED		OPENING WIDTH PER DOOR		TOTAL OPENING WIDTH PROVIDED
14	x	32"	=	448"

36" WIDE EXIT DOOR (32" CLEAR OPENING) / .15 = 213 OCCUPANTS / DOOR

SECTION 106.3.3 EGRESS BASED ON OCCUPANT LOAD

3 MINIMUM PER TABLE 1006.3.3

SECTION 1010.1.1 SIZE OF DOORS

THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES.

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE
(PER TABLE 1017.2)
S-1 OCCUPANCY 250'-0"

PLUMBING OCCUPANT LOAD PER IL PLUMBING CODE 890.810

OCCUPANCY PERSON IN S. F.	AREA (S.F.) OCCUPANTS		FLOOR AREA PER		DESIGN NUMBER	PLUMBING FIXTURES REQUIRED (MEN)	PLUMBING FIXTURES REQUIRED (WOMEN)
OFFICE AREAS	5,500 S.F.	÷	200 GROSS	=	28	1WC, 1 LAV	1WC, 1 LAV
WAREHOUSE AREAS	216,080 S.F.	÷	400 GROSS	=	540	2WC, 1 URINAL, 3 LAV	3WC, 3 LAV
SUM TOTALS:	221,580 S.F.				568 MAX	3 WC, 1 URINAL, 4 LAV	4WC, 4 LAV

FLOOR PLAN

SCALE: 1/32" = 1'-0"

NORTH

PLAN KEY
EXIT ACCESS TRAVEL DISTANCE IN LINEAR FEET

NOTE:
DESIGN EXIT CAPACITY AT ALL EXIT DOORS = 240 PERSONS
(32" CLEAR DOOR WIDTH DIVIDED BY 0. 15" / PERSON = 213 PERSONS)

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

PROPOSED FLOOR PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

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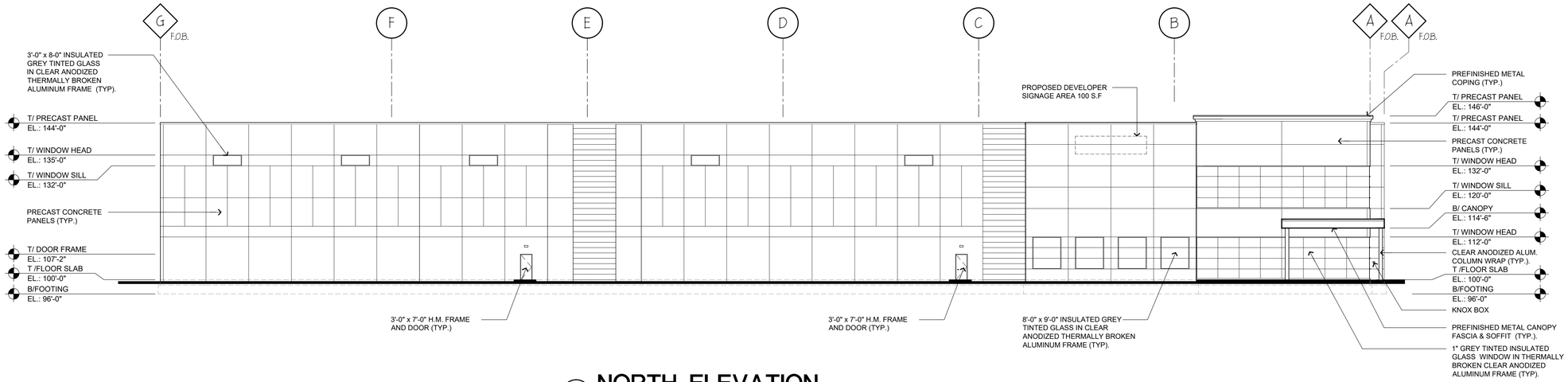
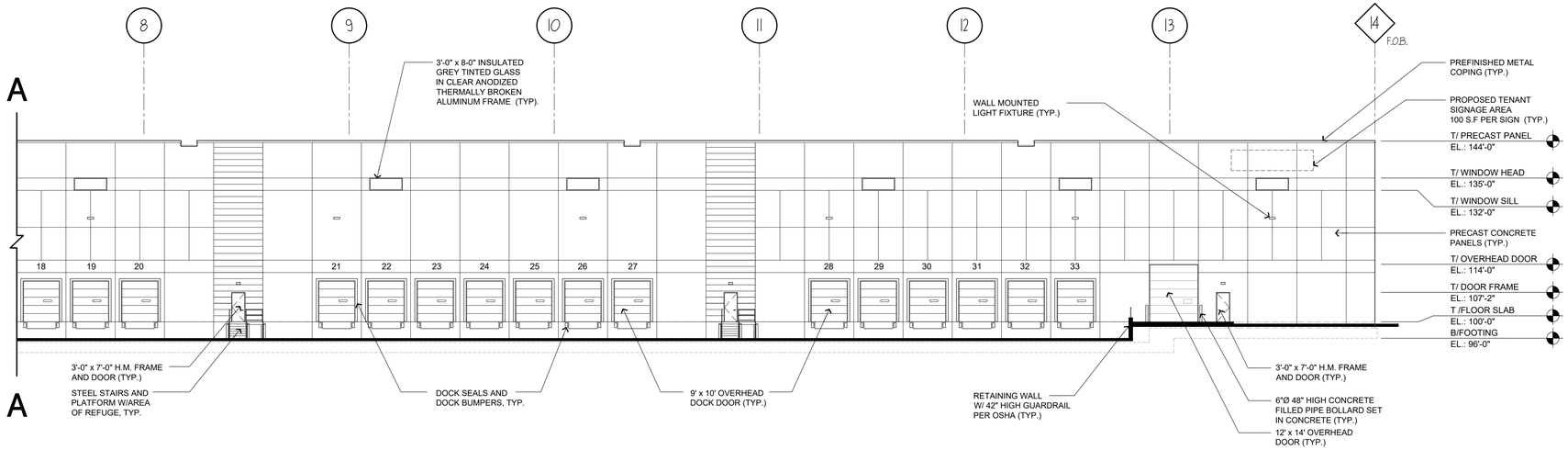


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

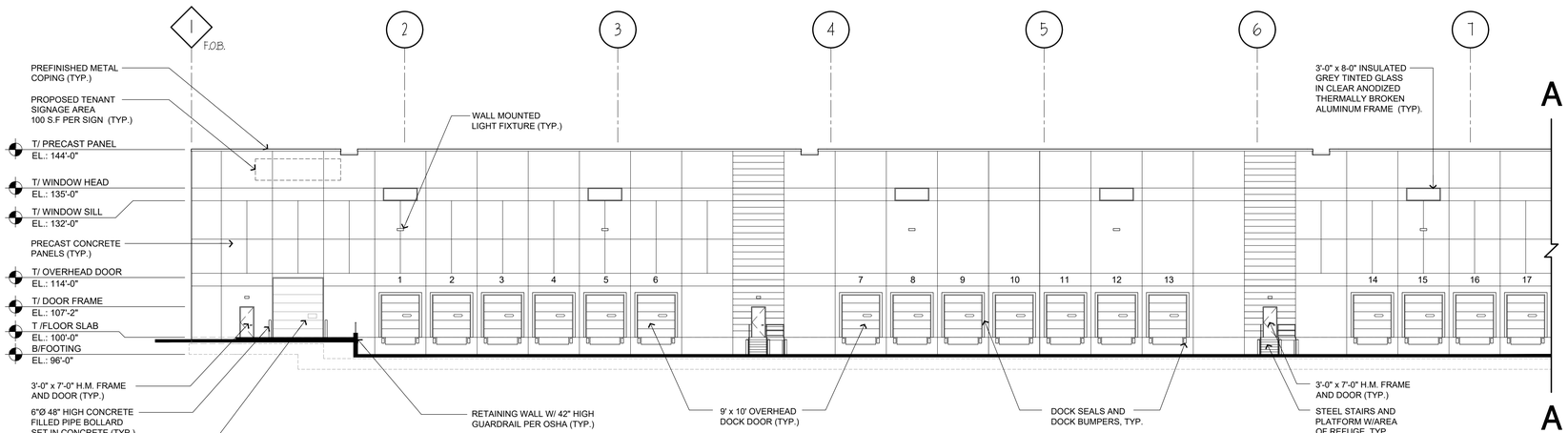
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

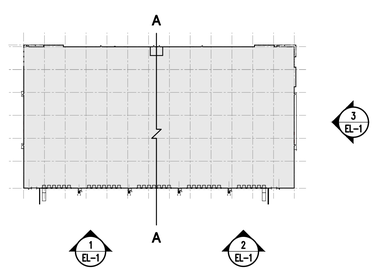
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

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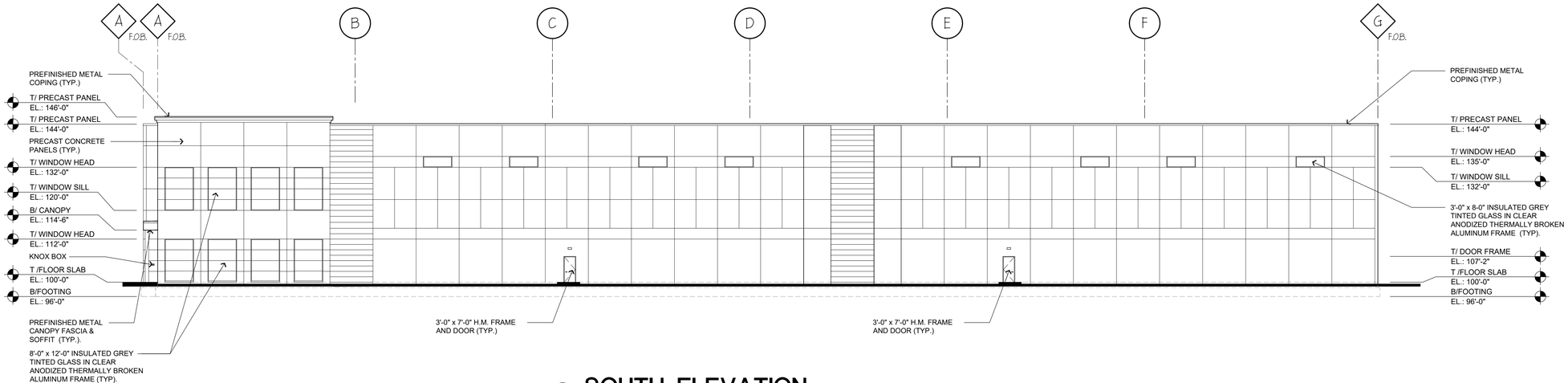
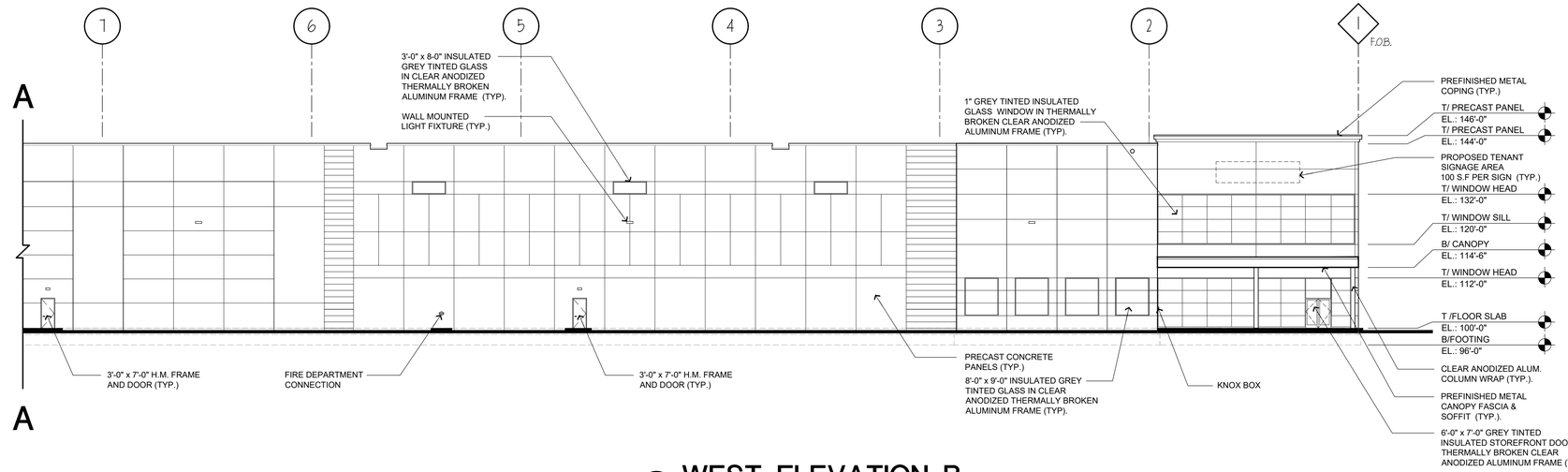


3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

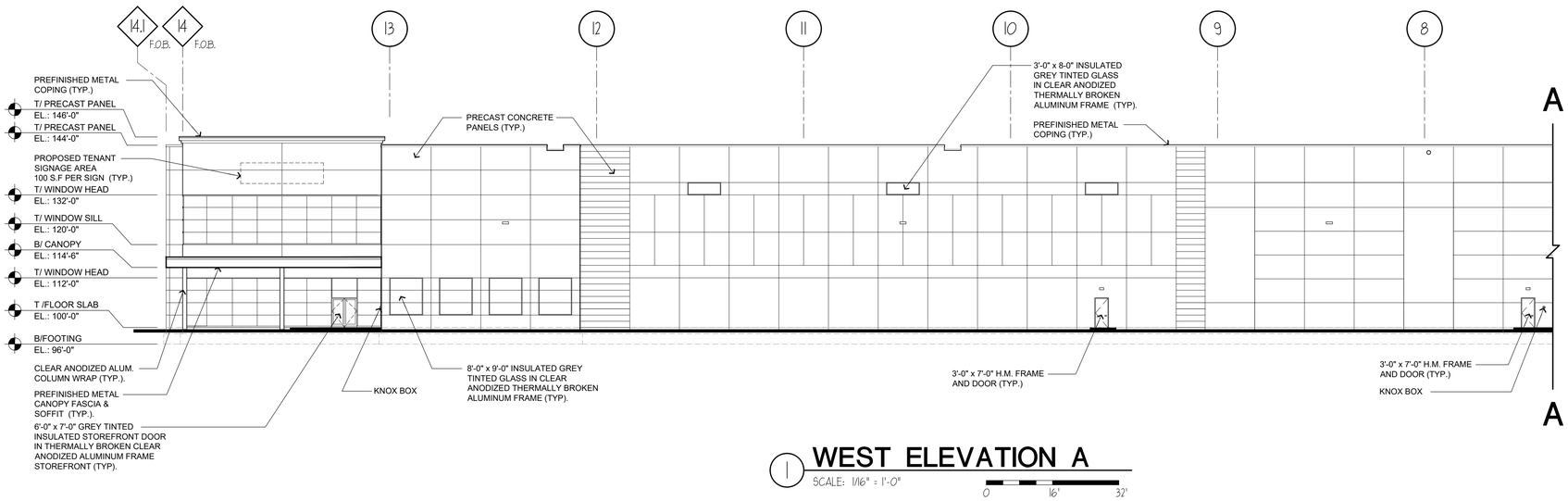
0 16' 32'



2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

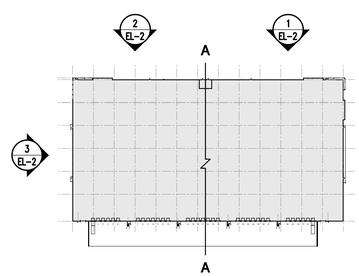
0 16' 32'



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

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arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

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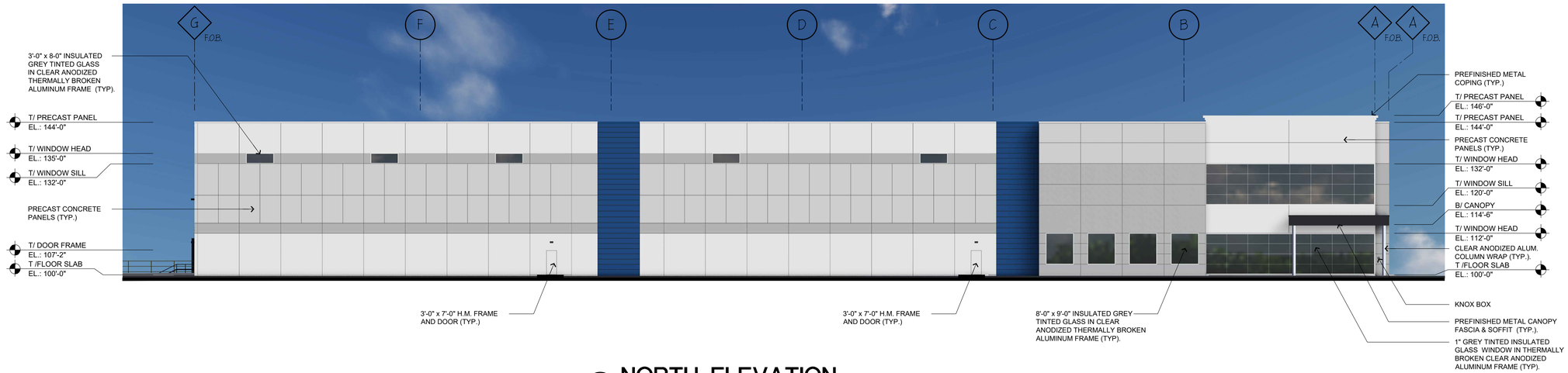
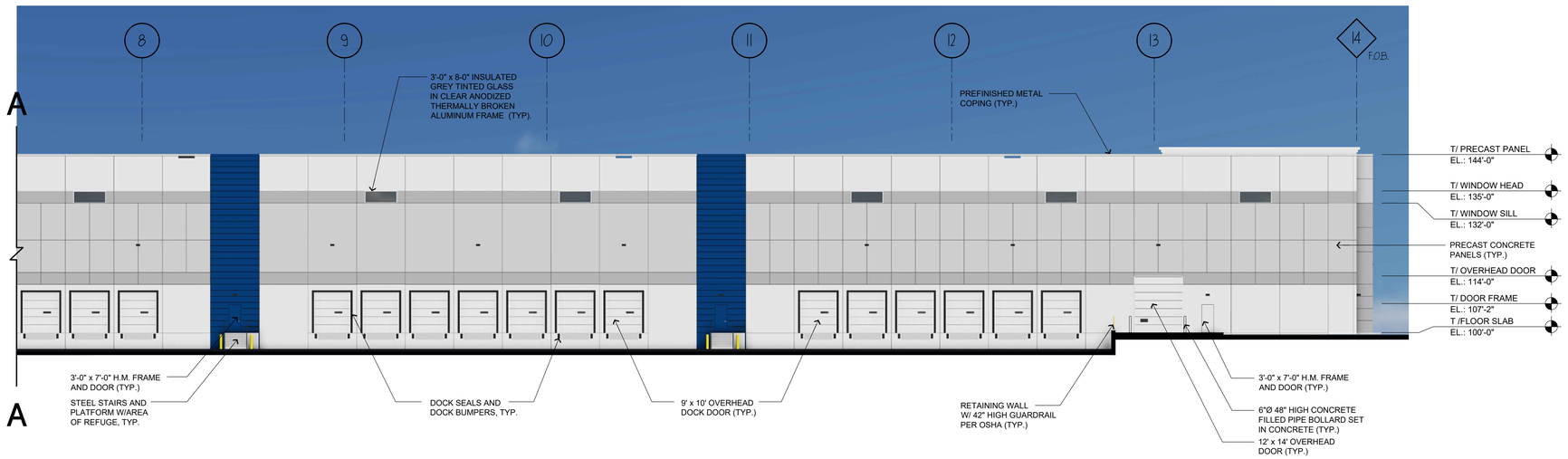


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

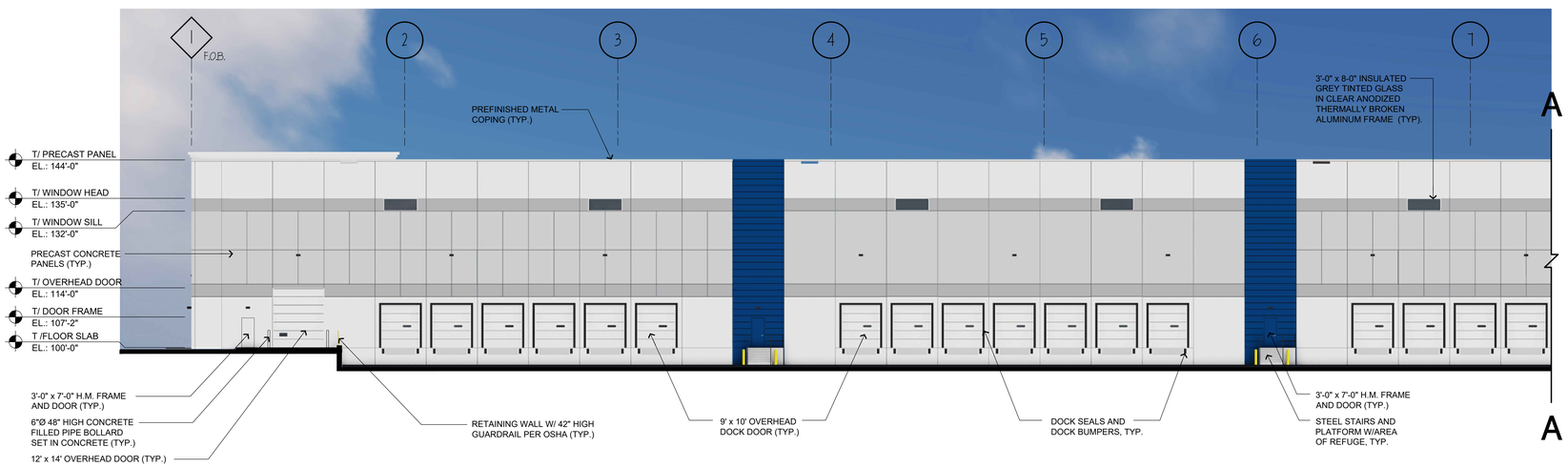
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

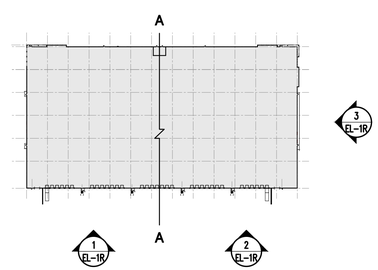
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

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arete design studio ltd
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815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

RENDERED BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

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LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
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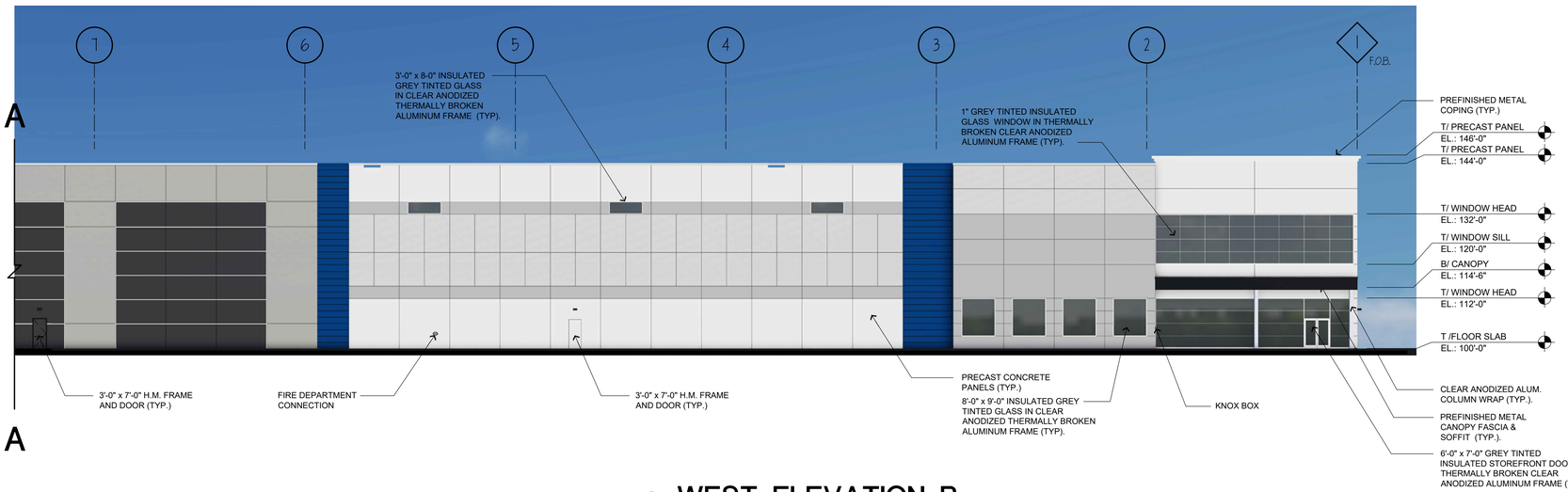
3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

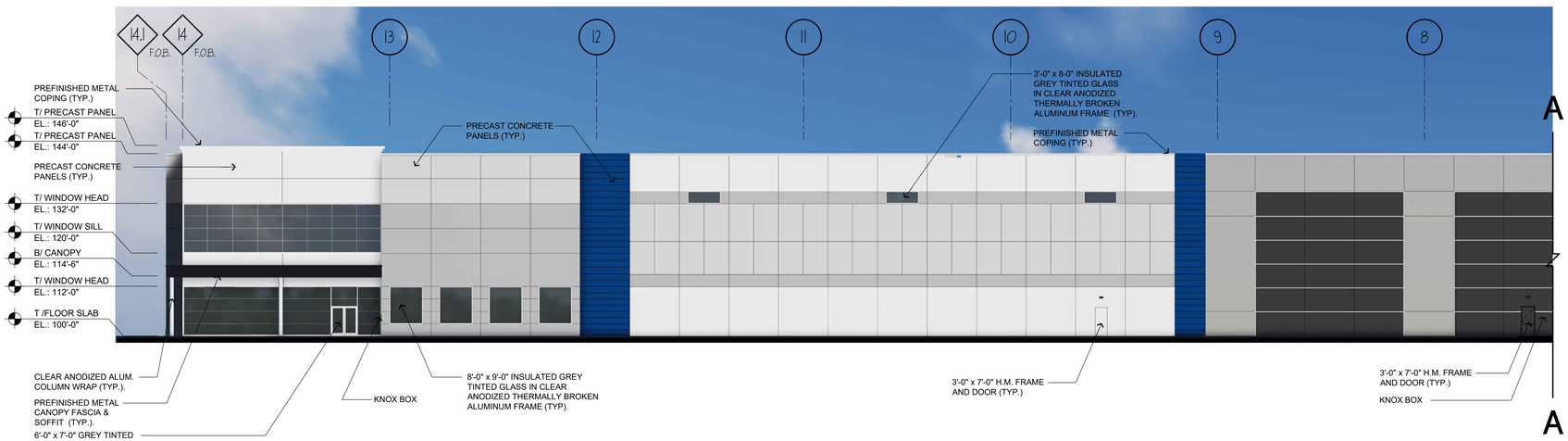
0 16' 32'



2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

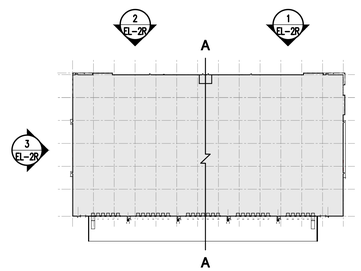
0 16' 32'



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

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architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
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333 EAST BUTTERFIELD RD.
SUITE 600
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INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

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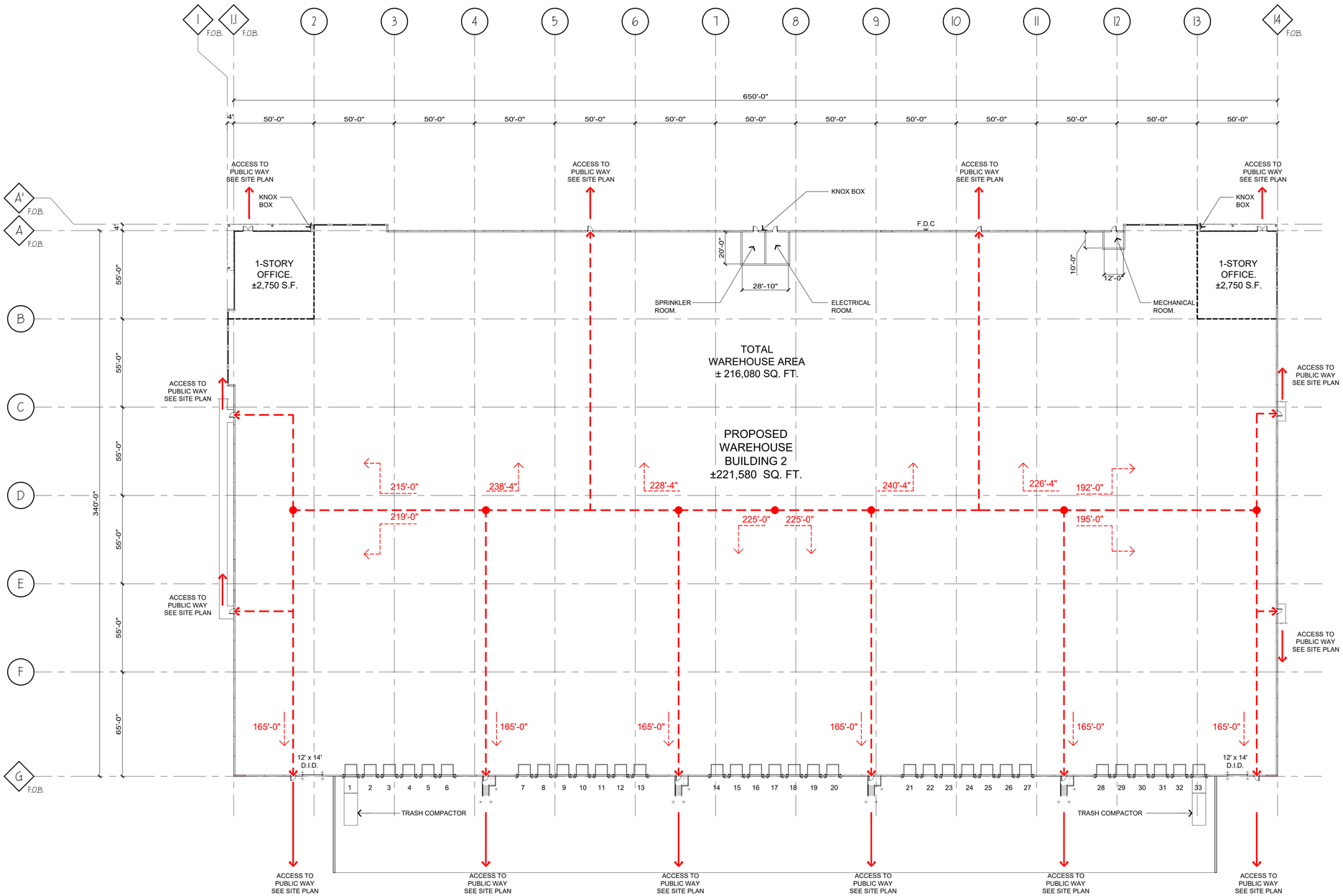

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OCCUPANCY CLASSIFICATION & USE (CHAPTER 3)

S-1 OCCUPANCY, MODERATE-HAZARD STORAGE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

OCCUPANCY CLASSIFICATION	SYSTEM	TYPE OF CONSTRUCTION	ALLOWABLE BUILDING HEIGHT
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MEANS OF EGRESS (CHAPTER 10)

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BUSINESS AREAS	5,500 S.F.	÷	150 GROSS	=	37
WAREHOUSE AREAS	216,080 S.F.	÷	500 GROSS	=	432
SUM TOTALS:	221,580 S.F.				469 MAX

SECTION 1005 MEANS OF EGRESS SIZING

OCCUPANT LOAD		MEANS OF EGRESS CAPACITY FACTOR OF 0.15" (1005.3.2)		TOTAL OPENING WIDTH REQUIRED
469	x	.15	=	70.35"

NUMBER OF DOORS PROVIDED		OPENING WIDTH PER DOOR		TOTAL OPENING WIDTH PROVIDED
14	x	32"	=	448"

36" WIDE EXIT DOOR (32" CLEAR OPENING) / .15 = 213 OCCUPANTS / DOOR

SECTION 106.3.3 EGRESS BASED ON OCCUPANT LOAD

3 MINIMUM PER TABLE 1006.3.3

SECTION 1010.1.1 SIZE OF DOORS

THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES.

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE
(PER TABLE 1017.2)
S-1 OCCUPANCY 250'-0"

PLUMBING OCCUPANT LOAD PER IL PLUMBING CODE 890.810

OCCUPANCY PERSON IN S. F.	AREA (S.F.) OCCUPANTS		FLOOR AREA PER		DESIGN NUMBER	PLUMBING FIXTURES REQUIRED (MEN)	PLUMBING FIXTURES REQUIRED (WOMEN)
OFFICE AREAS	5,500 S.F.	÷	200 GROSS	=	28	1WC, 1 LAV	1WC, 1 LAV
WAREHOUSE AREAS	216,080 S.F.	÷	400 GROSS	=	540	2WC, 1 URINAL, 3 LAV	3WC, 3 LAV
SUM TOTALS:	221,580 S.F.				568 MAX	3 WC, 1 URINAL, 4 LAV	4WC, 4 LAV

FLOOR PLAN

SCALE: 1/32" = 1'-0"

NORTH

PLAN KEY
EXIT ACCESS TRAVEL DISTANCE IN LINEAR FEET

NOTE:
DESIGN EXIT CAPACITY AT ALL EXIT DOORS = 240 PERSONS
(32" CLEAR DOOR WIDTH DIVIDED BY 0. 15" / PERSON = 213 PERSONS)

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

PROPOSED FLOOR PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

FP-1

PROJECT #: 24031
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REVISIONS: 10/08/25
SCALE: AS NOTED

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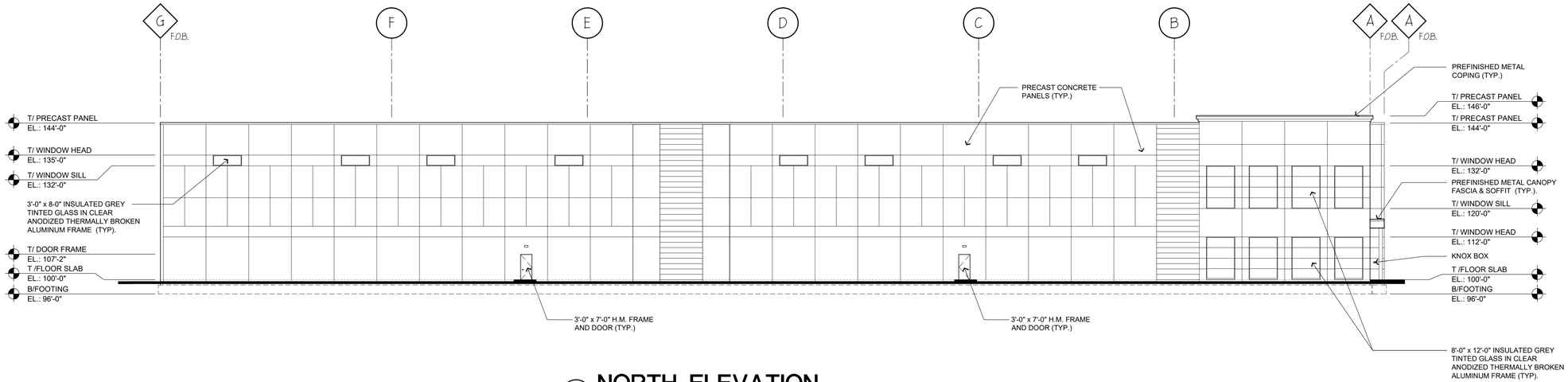
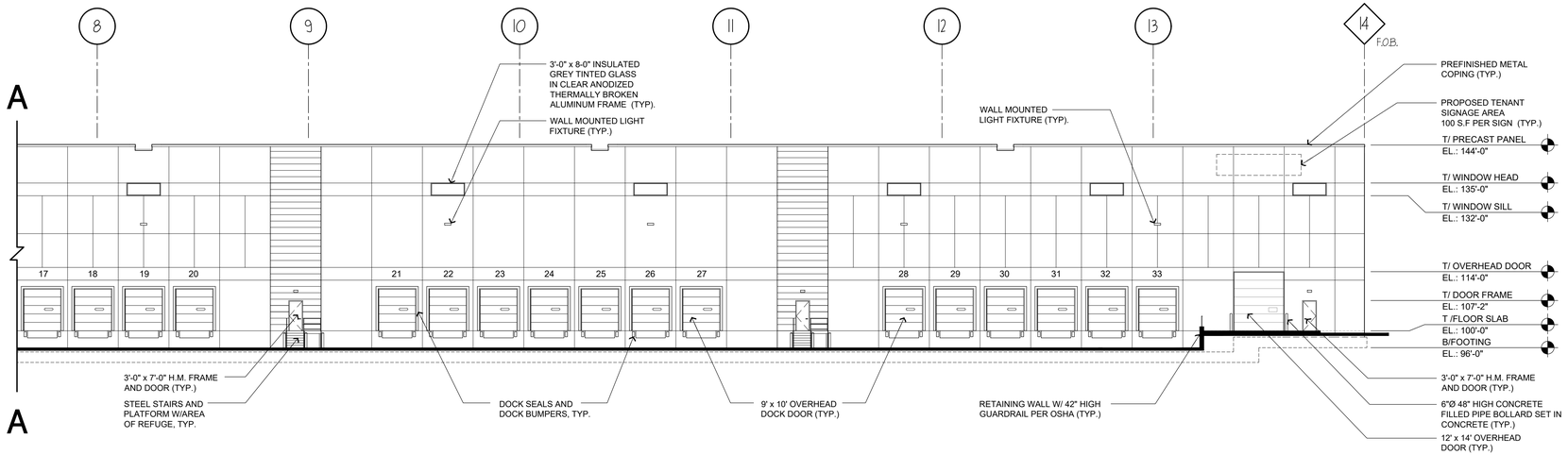


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

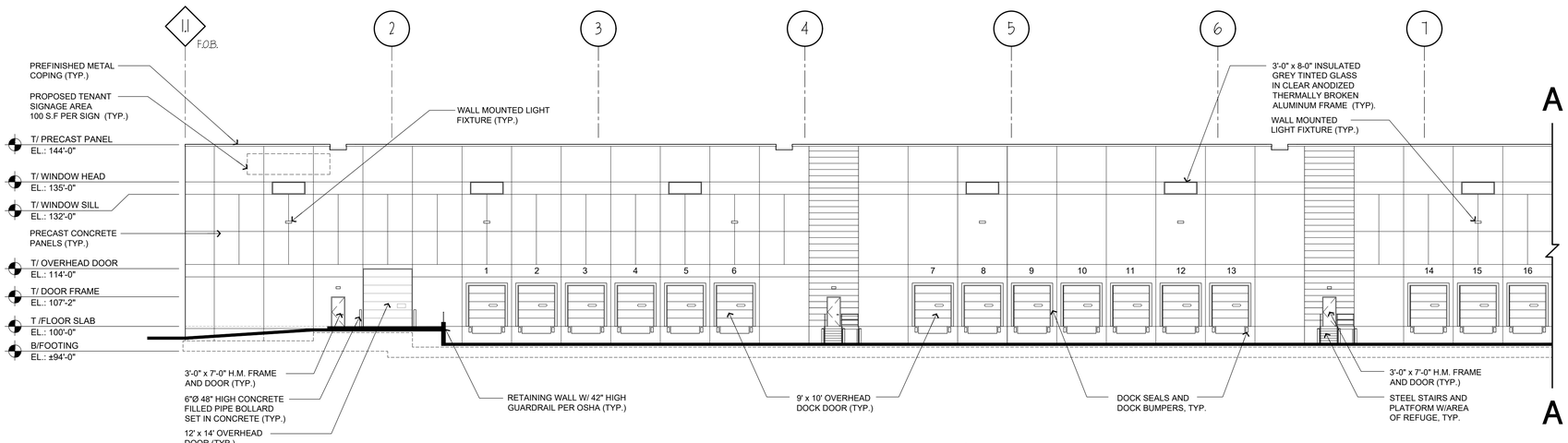
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

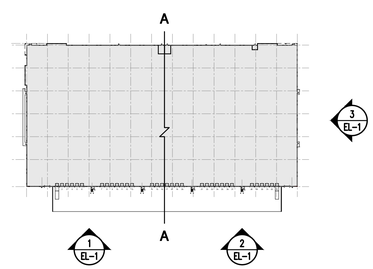
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

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PROJECT #: 24031
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SCALE: AS NOTED

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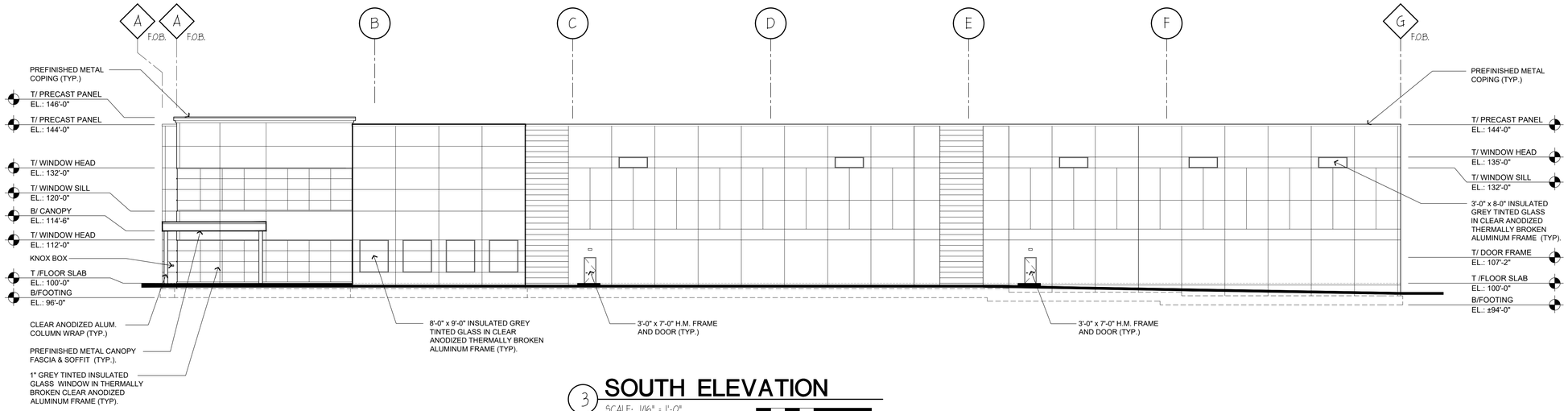
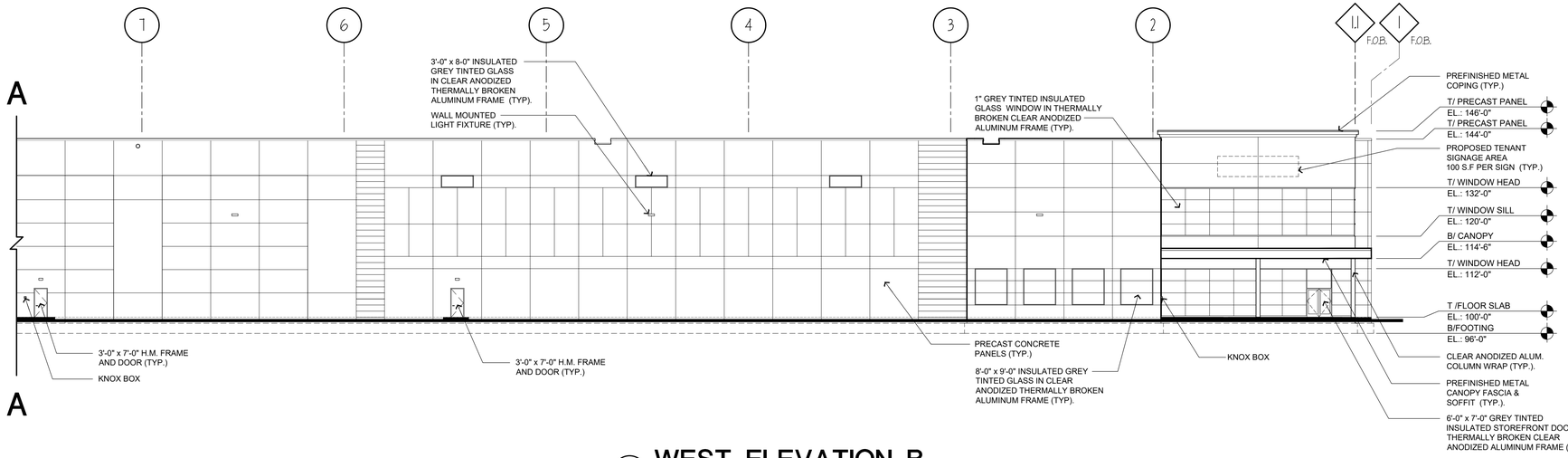


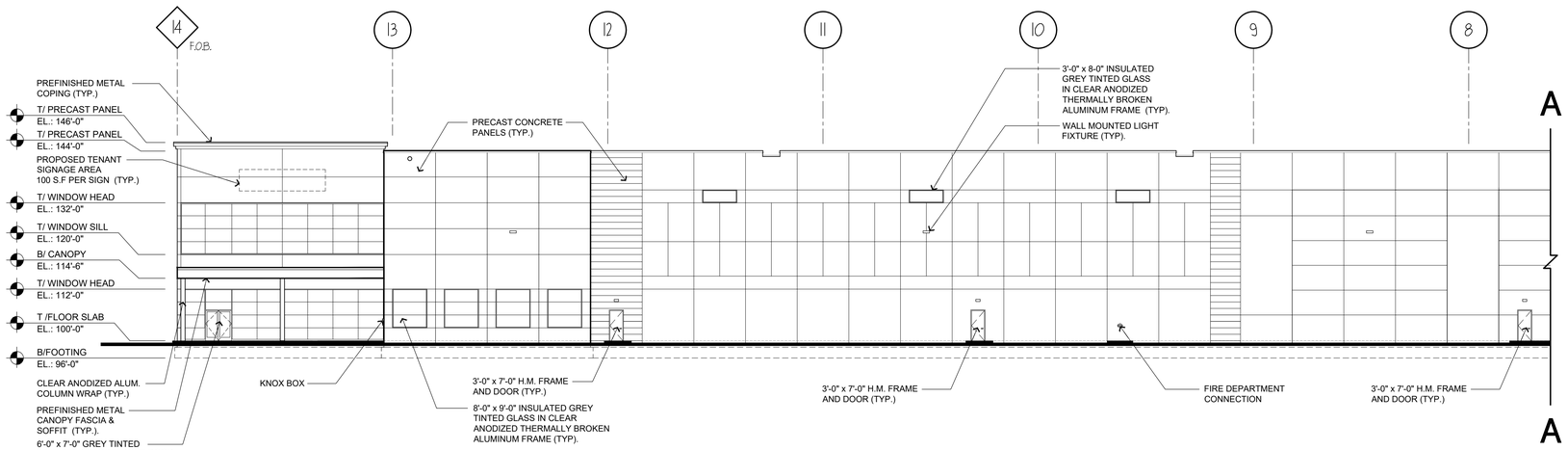
3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



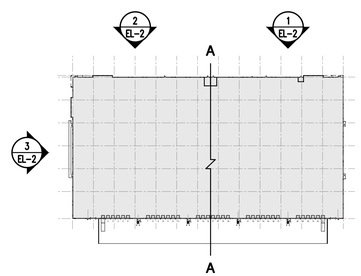
2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

BUILDING ELEVATIONS

LONG AVE.
WAREHOUSE
BUILDINGS
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

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PROJECT #: 24031
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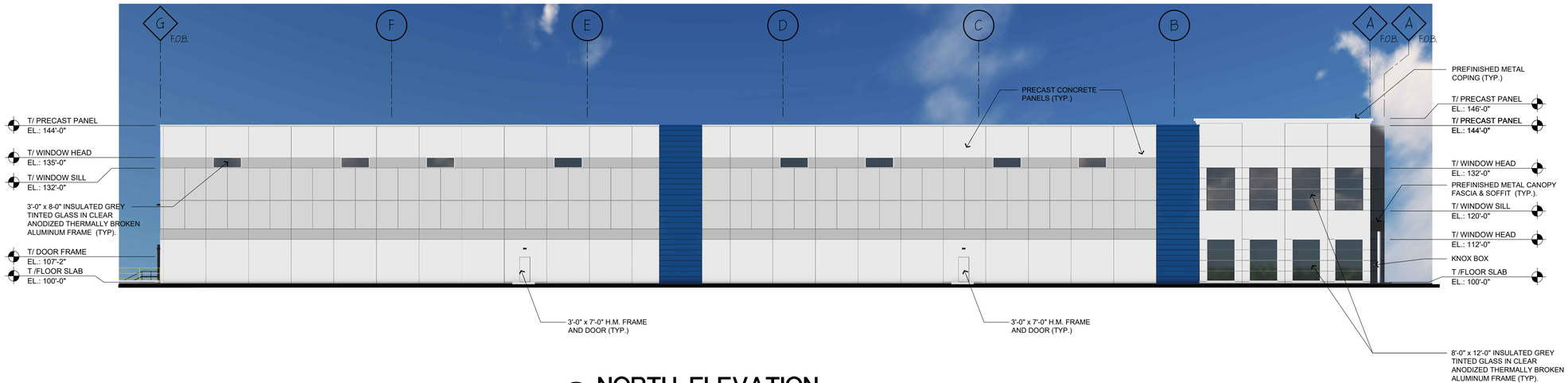
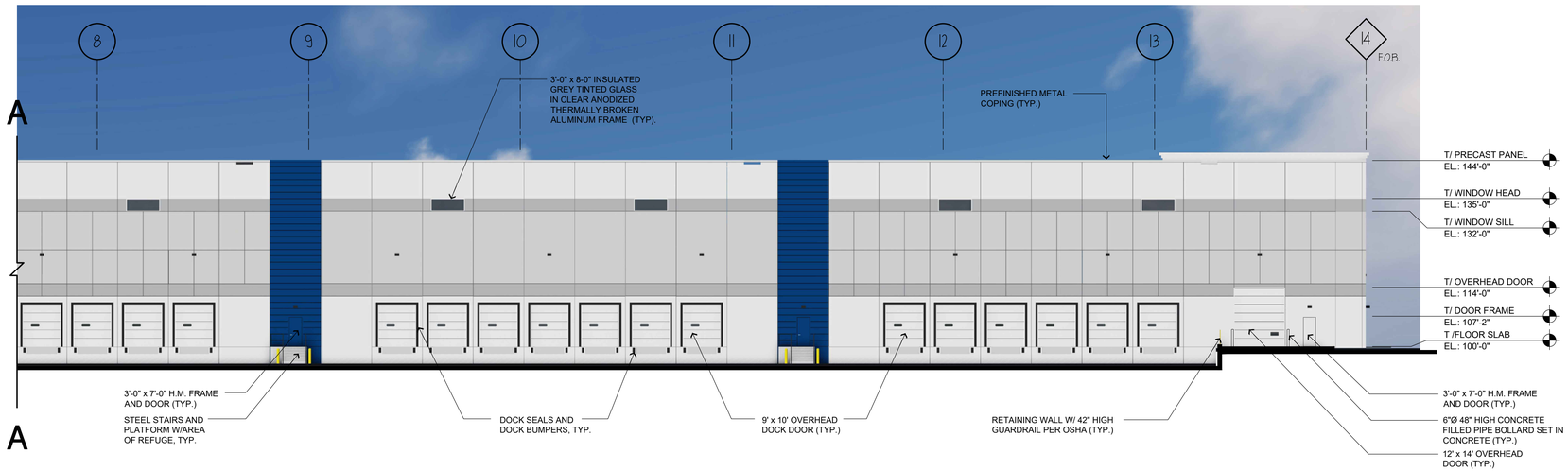


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

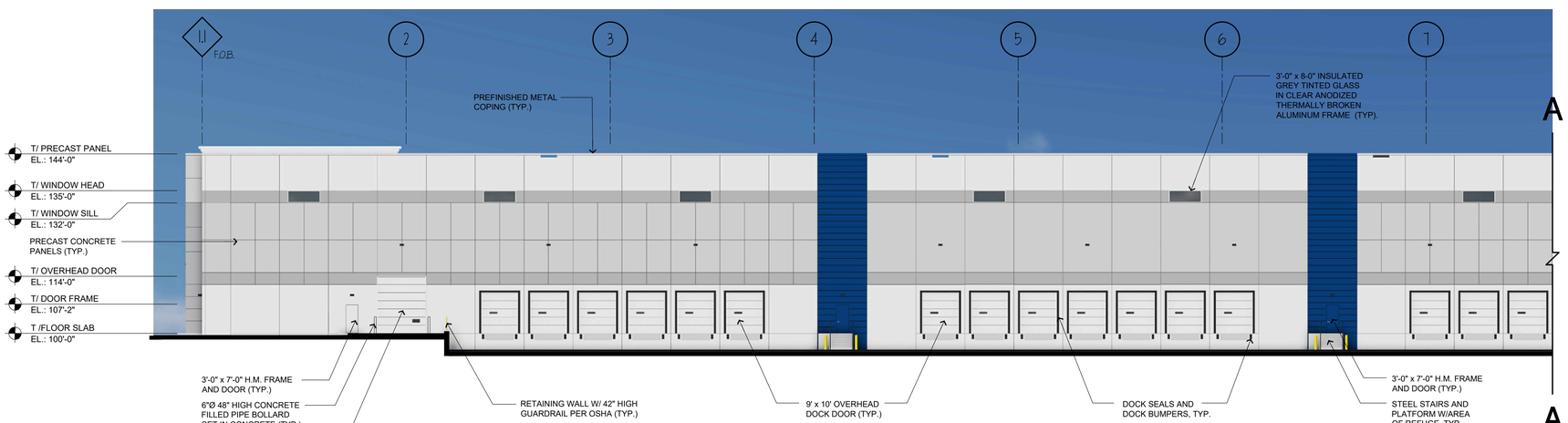
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

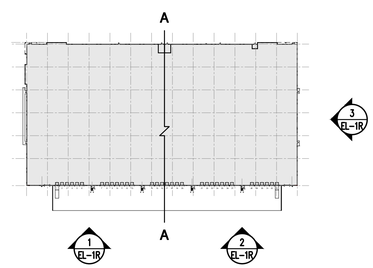
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

RENDERED BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EL-1R

PROJECT #: 24031
DATE: 06/04/24
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SCALE: AS NOTED

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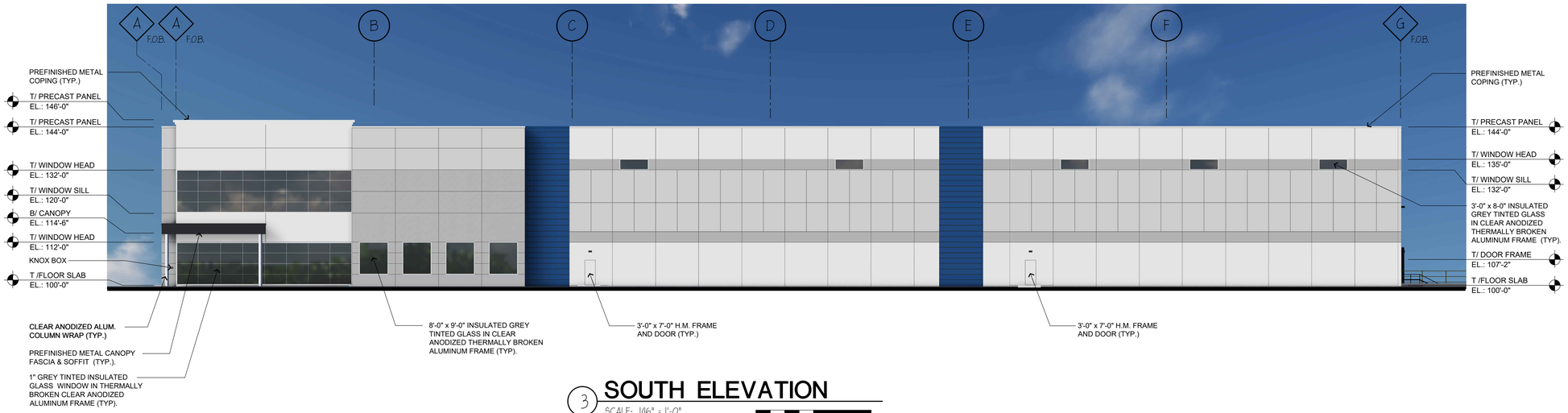
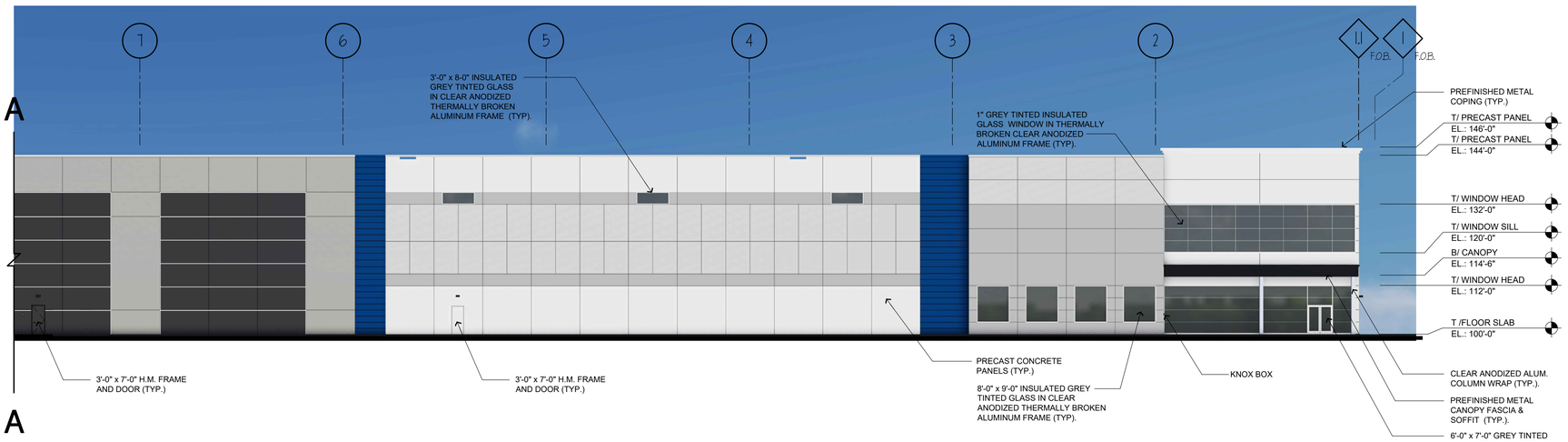


3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

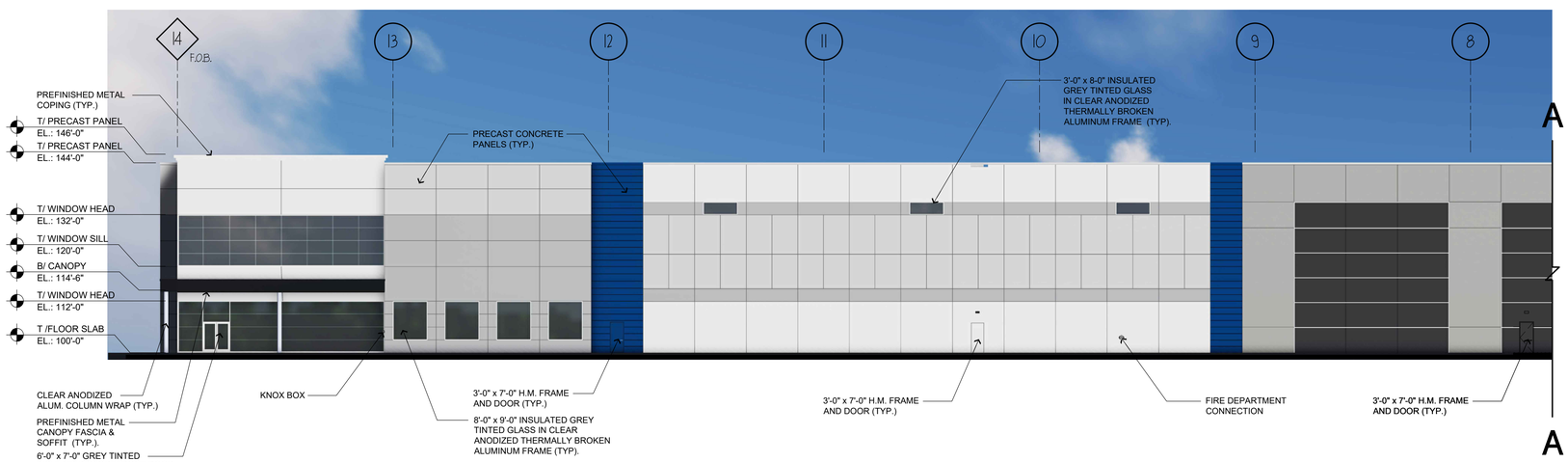
0 16' 32'



2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

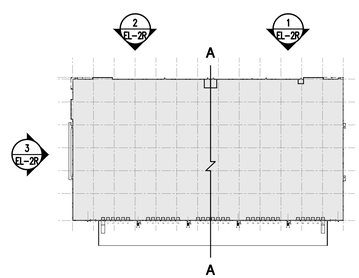
0 16' 32'



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

RENDERED BUILDING ELEVATIONS

LONG AVE.
WAREHOUSE BUILDINGS
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE, SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

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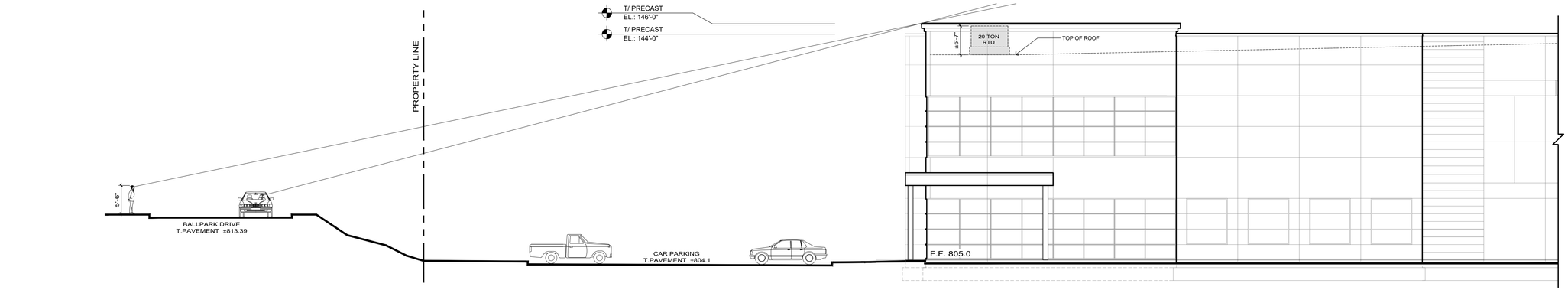
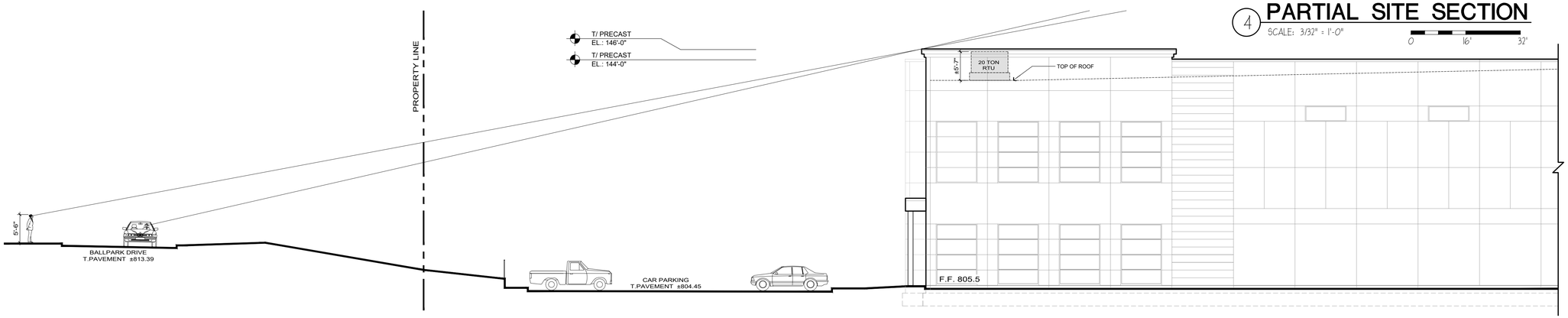


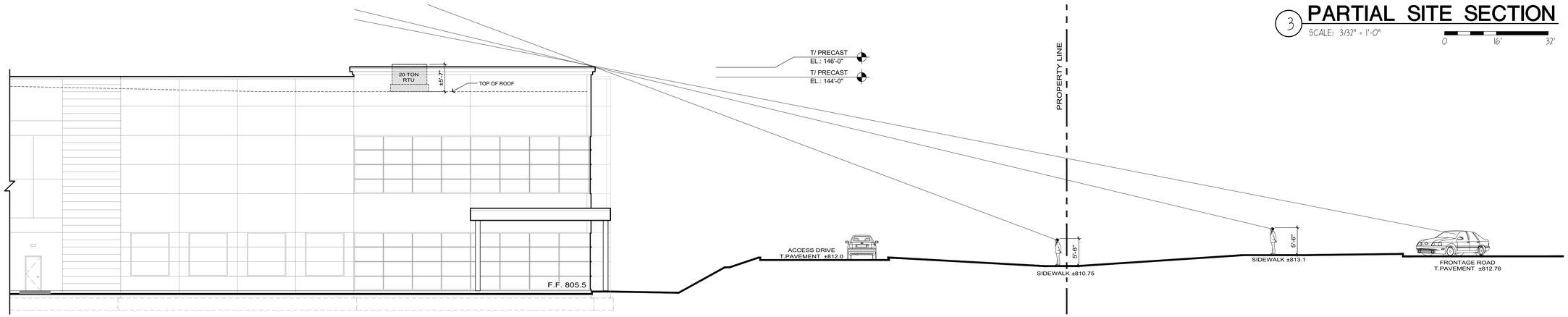
4 PARTIAL SITE SECTION

SCALE: 3/32" = 1'-0"



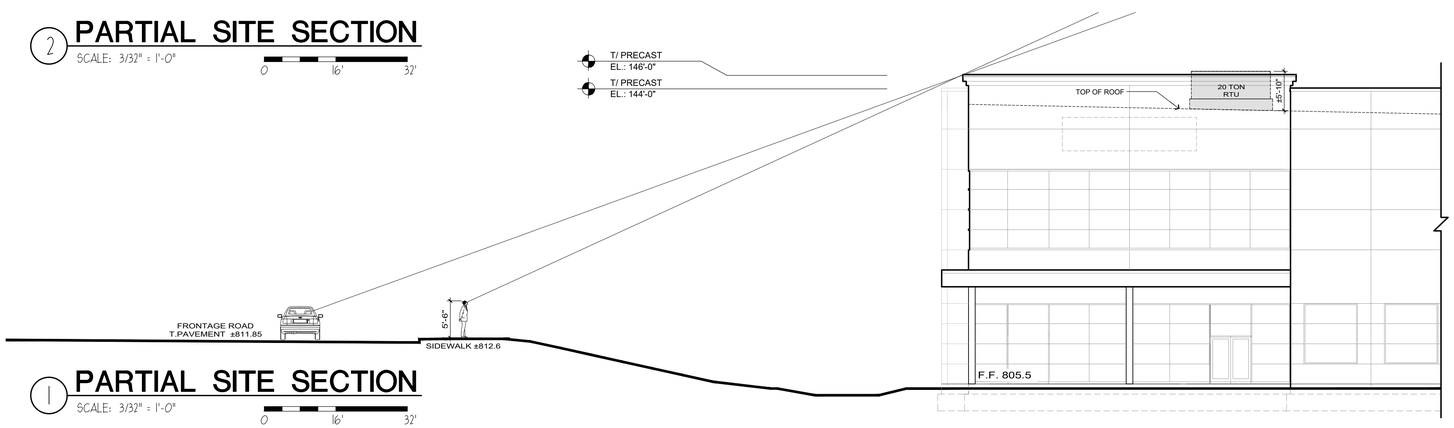
3 PARTIAL SITE SECTION

SCALE: 3/32" = 1'-0"



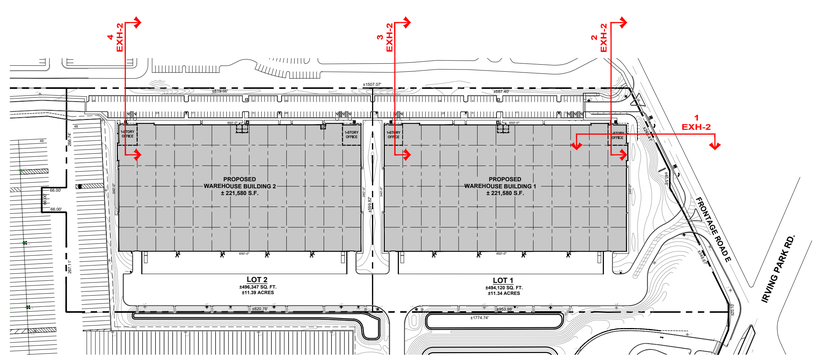
2 PARTIAL SITE SECTION

SCALE: 3/32" = 1'-0"



1 PARTIAL SITE SECTION

SCALE: 3/32" = 1'-0"



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:

arete design studio ltd
architecture • planning • design

13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:

Manhard CONSULTING

333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

SITE LINE STUDY

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES

NAI Hiffman

ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EXH-2

PROJECT #: 24031
DATE: 06/04/24
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SCALE: AS NOTED

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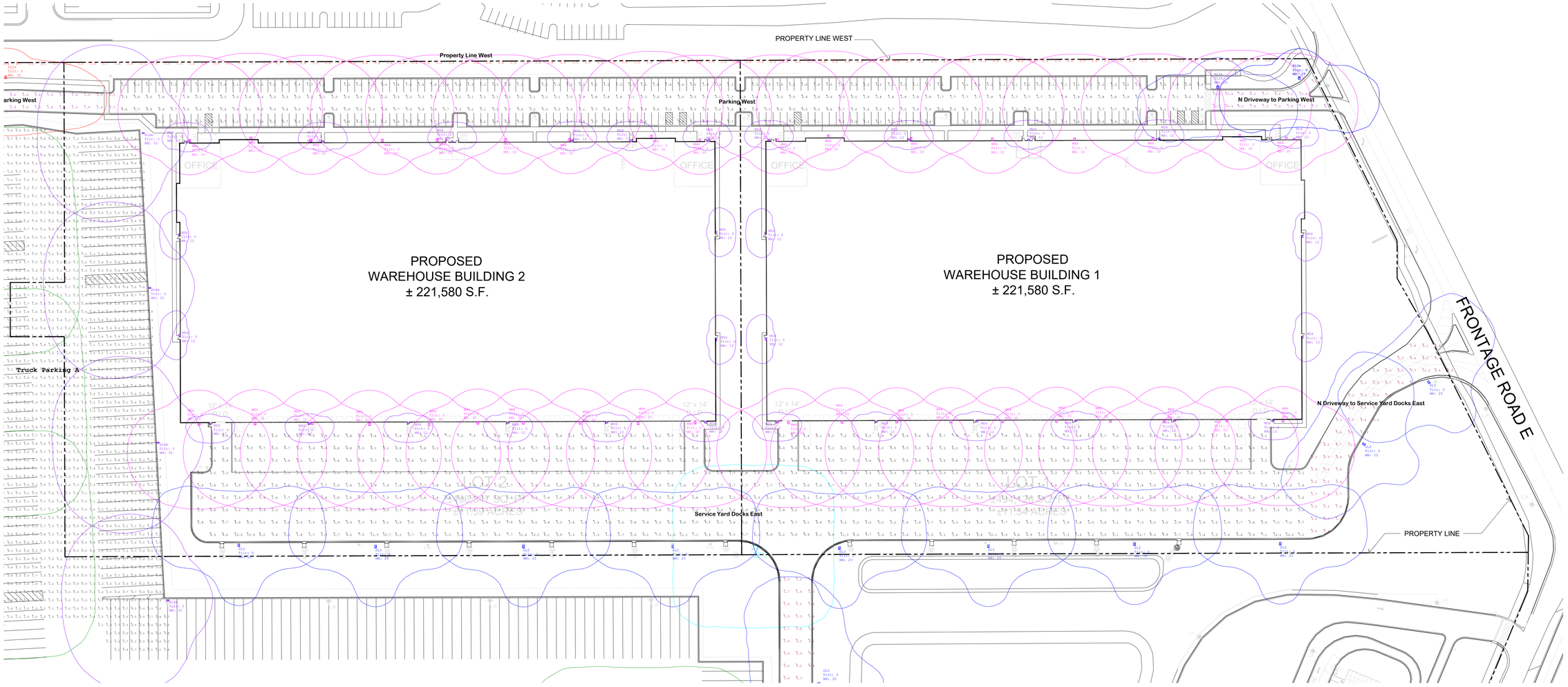


PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

NORTH

Luminaire Schedule - DB Lighting										
Label	Qty	Symbol	Arrangement	[MANUFAC]	Description	Lumens	Watts	LLF	Arm	Tilt
MD4	31		Single	SIGNIFY	GWS-A01-830-T3M	1503	10.2	0.950	0	0°
SL2s	2		Single	SIGNIFY	OPF-L-A20-830-T2M-HIS	28266	247.49	0.950	1	0°
SL3	13		Single	SIGNIFY	OPF-L-A24-750-T3M	51620	298.17	0.950	1	0°
SL3s	2		Single	SIGNIFY	OPF-L-A21-830-T3M-HIS	30027	259.79	0.950	1	0°
SL4m	4		Single	SIGNIFY	OPF-L-A30-830-T4M	54962	392.88	0.950	1	0°
SL5	2		Single	SIGNIFY	OPF-L-A30-830-T5W	54161	392.88	0.950	1	0°
SL5-2	5		Back-Back	SIGNIFY	OPF-L-A30-830-T5W	108322	785.76	0.950	1	0°
WM4	37		Single	SIGNIFY	OPF-L-A16-830-T4M	30319	194.62	0.950	0	0°

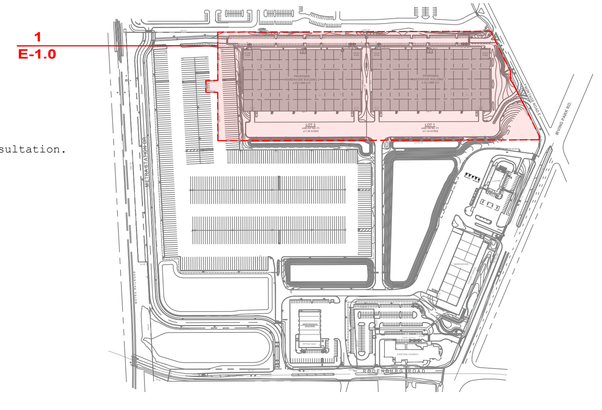
Calculation Summary - DB Lighting									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
E Driveway to Service Yard Docks East	Illuminance	Fc	2.10	5.8	0.7	3.00	8.29	0
N Driveway to Parking West	Illuminance	Fc	7.97	10.6	4.1	1.94	2.59	0
N Driveway to Service Yard Docks East	Illuminance	Fc	4.38	11.3	1.6	2.74	7.06	0
Parking West	Illuminance	Fc	2.86	6.6	1.0	2.86	6.60	0
Property Line West	Illuminance	Fc	0.50	0.9	0.0	N.A.	N.A.	N.A.
S Driveway to Parking West	Illuminance	Fc	2.08	4.6	0.7	2.97	6.57	0
Service Yard Docks East	Illuminance	Fc	3.50	12.7	1.3	2.69	9.77	0
Truck Parking A	Illuminance	Fc	2.09	8.6	0.6	3.48	14.33	0
Truck Parking B	Illuminance	Fc	1.57	5.8	0.5	3.14	11.60	0

NOTES:

1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on MH:XX = Mounting Height.
4. Calculation points are Horizontal at Grade level on an 15' x 15' spacing
5. Per fixture isolines shown represent 0.25 fc and is for reference only
6. Light Poles shall be located at least 3'-0" from edge of pavement.
7. Light Pole foundation shall be no more than 4 inches above grade.

PHOTOMETRIC PLAN BY:

Chicago Lightworks
505 Warrenville Rd.
Suite 101
Lisle, IL 60532



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

PHOTOMETRIC PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
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NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
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E-1.0

PROJECT #: 24031
DATE: 06/04/24
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SCALE: AS NOTED

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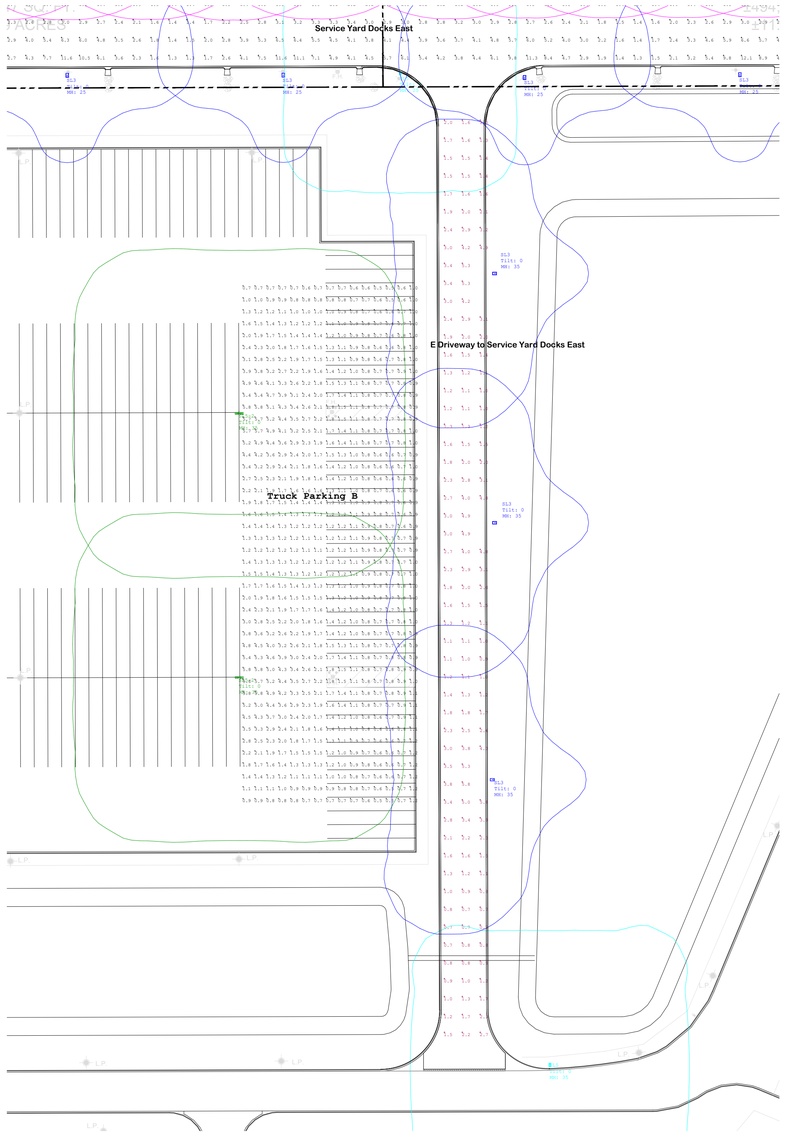
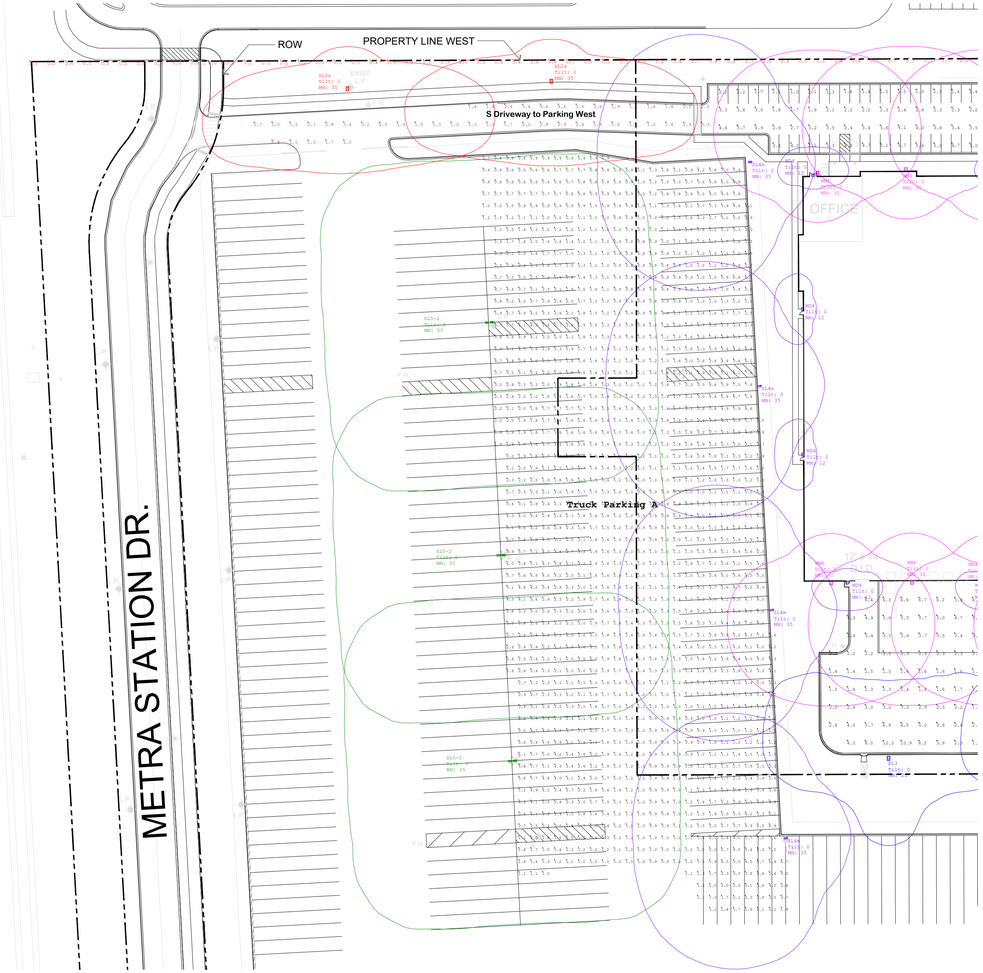


2 PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

NORTH



1 PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

NORTH

Luminaire Schedule - DB Lighting

Label	Qty	Symbol	Arrangement	[MANUFAC]	Description	Lumens	Watts	LLF	Arm	Tilt
MD4	31		Single	SIGNIFY	GWS-A01-830-T3M	1503	10.2	0.950	0	0°
SL2s	2		Single	SIGNIFY	OPF-L-A20-830-T2M-HIS	28266	247.49	0.950	1	0°
SL3	13		Single	SIGNIFY	OPF-L-A24-750-T3M	51620	298.17	0.950	1	0°
SL3s	2		Single	SIGNIFY	OPF-L-A21-830-T3M-HIS	30027	259.79	0.950	1	0°
SL4m	4		Single	SIGNIFY	OPF-L-A30-830-T4M	54962	392.88	0.950	1	0°
SL5	2		Single	SIGNIFY	OPF-L-A30-830-T5W	54161	392.88	0.950	1	0°
SL5-2	5		Back-Back	SIGNIFY	OPF-L-A30-830-T5W	108322	785.76	0.950	1	0°
WM4	37		Single	SIGNIFY	OPF-L-A16-830-T4M	30319	194.62	0.950	0	0°

Calculation Summary - DB Lighting

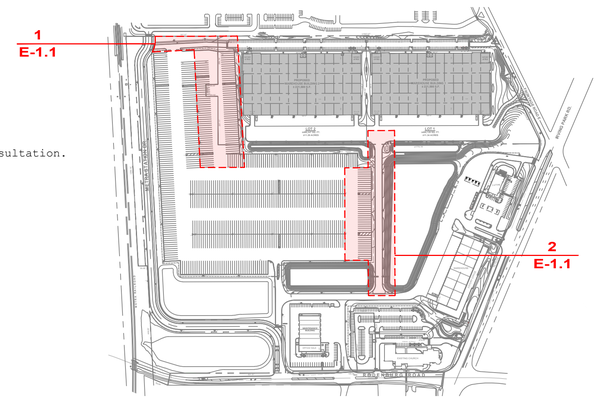
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
E Driveway to Service Yard Docks East	Illuminance	Fc	2.10	5.8	0.7	3.00	8.29	0
N Driveway to Parking West	Illuminance	Fc	7.97	10.6	4.1	1.94	2.59	0
N Driveway to Service Yard Docks East	Illuminance	Fc	4.38	11.3	1.6	2.74	7.06	0
Parking West	Illuminance	Fc	2.86	6.6	1.0	2.86	6.60	0
Property Line West	Illuminance	Fc	0.50	0.9	0.0	N.A.	N.A.	N.A.
S Driveway to Parking West	Illuminance	Fc	2.08	4.6	0.7	2.97	6.57	0
Service Yard Docks East	Illuminance	Fc	3.50	12.7	1.3	2.69	9.77	0
Truck Parking A	Illuminance	Fc	2.09	8.6	0.6	3.48	14.33	0
Truck Parking B	Illuminance	Fc	1.57	5.8	0.5	3.14	11.60	0

NOTES:

1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on MH:XX = Mounting Height.
4. Calculation points are Horizontal at Grade level on an 15' x 15' spacing
5. Per fixture isolines shown represent 0.25 fc and is for reference only
6. Light Poles shall be located at least 3'-0" from edge of pavement.
7. Light Pole foundation shall be no more than 4 inches above grade.

PHOTOMETRIC PLAN BY:

Chicago Lightworks
505 Warrenville Rd.
Suite 101
Lisle, IL 60532



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

PHOTOMETRIC PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

E-1.1

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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GARDCO

Site and Area

OptiForm

OPF-L Large



Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

example: OPF-L-A36-840-T4M-AR1-240-BL50-L3-TR7-BZ

Luminaire	Configuration (nom. lumens)		Color Temperature	Distribution		Mounting	Voltage
OPF-L							
OPF-L Large Area	A16 35,000 lumens A17 38,000 lumens A18 38,000 lumens A19 40,000 lumens A20 42,000 lumens A21 44,000 lumens A22 46,000 lumens A23 48,000 lumens	A24 50,000 lumens A25 52,000 lumens A26 54,000 lumens A27 56,000 lumens A28 60,000 lumens A30 63,000 lumens	827 (6)CRI 2700K 830 (6)CRI 3000K 840 (6)CRI 4000K 727 (7)CRI 2700K 730 (7)CRI 3000K 740 (7)CRI 4000K 750 (7)CRI 5000K	AFR Autofront row T2M Type 2 medium T3M Type 3 medium T4M Type 4 medium T4W Type 4 wide T5N Type 5 narrow T5M Type 5 medium T5W Type 5 wide	LCL LEED corner optic left LCR LEED corner optic right BLC Back light control WAL Wall mount MOD* Mounting orders separately	AR1** Arm mount (standard) MAP* Mast arm PT Post mount SAT* Satin ARB* Arbor UNV 120-277V HVU 347-480V	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V

Dimming Controls	Sensing	Options (electrical, mechanical, etc)	Finish

The following options include 0-10V Driver

none	0-10V dimming driver	**L3**	PIR sensor, #3 lens (Required if BL50 is selected)
DLEA*	Dimming leads externally accessible (controls by others)	**L7**	PIR sensor, #7 lens (Required if BL50 is selected)
FAWU*	Field adjustable wattage selector		
BL50*	Bi-level with motion sensor		

The following options include SR/DALI Driver

WAP1*	Wireless Interact (includes SR driver and SR receptacle)	**H5**	High (20'-40' mounting height) sensor, black color housing
SRDR*	SR driver connected to 2-tap socket (D4I)	**HW**	High (20'-40' mounting height) sensor, white color housing

DynaDimmer: Automatic Profile Dimming

CS50*	Security 50% dimming, 7 hours
CM50*	Medium 50% dimming, 8 hours
CS30*	Security 30% dimming, 7 hours
CM30*	Medium 30% dimming, 8 hours

None	Surge protector 10kV standard	**SP2**	Surge protector 20kV (option)
FS1*	Single fuse (120, 277, or 347VAC)	**FS2***	Double fuse (208, 240, or 480V)
PCB1*	Photocontrol button connected to 0-10V driver		
TR5	5-pin twist lock receptacle connected to 0-10V driver		
TR7	7-pin twist lock receptacle connected to 0-10V compliant driver		
TLP*	7-pin twist lock receptacle connected to D4I compliant driver w/ 3-pin Photocell		
BAC1*	Meets the requirements of the Buy American Act of 1933 (BAA)		

Standard textured finish

BK	Black
WH	White
BZ	Bronze
DG	Dark Gray
MG	Medium Gray

Customer specified

CC	Special optional color or RAL, (requires factory quote)
SC	Special custom finish (must supply color chip, requires factory quote)

1. Extended leadtime applies. Consult factory for details.
2. Mounts to a square pole with knockout for 4-5" OD round pole.
3. Mounts to a horizontal 2-3/8" OD x 6" long tenon.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor lens (L2 or L3).
8. Not available with PCB, TR5.
9. Must be specified with a motion sensor LM, L8, HW, H8.
10. Not available in 347, 480, or HVU.
11. Must specify input voltage.
12. Not available with TR7, TLP.
13. OPF-RMB accessory recommended for retrofit applications.
14. Consult factory for shielding for with TSM and TSW.
15. Failure to properly select the "BAC" suffix could result in you receiving product that is NOT BAA compliant and subject to duties and tariffs. Gardco LLC. has no information hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed by the Build America, Buy America Act, which apply to infrastructure projects funds administered by the Department of Transportation or other federal agencies.

OPF-L OptiForm large

Site & area luminaire

Shielding Accessory Kits (order separately)

OPF -L-HS-4* Internal house side shields. For optic Types T2M, T3M, and T5N. qty 4
OPF-L-HS-T5-4* Internal house side shield for optic types T4M and T4W. qty 4
OPF-L-HS-SN/SP* Internal house side shield for optic types T5M and T5W. qty 4
* Standard Internal house shields (HS) can be used for rotated optics

Luminaire Accessories (order separately)

Pole Mount Fusing

FP1* Pole mount single fuse (120V, 277V, or 347V)
FP2* Pole mount double fuse (208V, 240V, or 480V)
FP3* Pole mount double fuse canadian double pull (208V, 240V, or 480V)

Photocell Accessories

PA005 Shorting cap

Mountings (boxed and shipped separately)

Must choose Mounting Ordered Separately (MOS) selection for mounting option of luminaire. Useful for attachment of arm to pole prior to luminaire installation. (*) Must specify finish

Standard Arm

OPF-AR1-(F)*? Standard arm mount
OPF-AR1-TR7-(F)*? Standard arm mount with 7-pin (TR7) receptacle

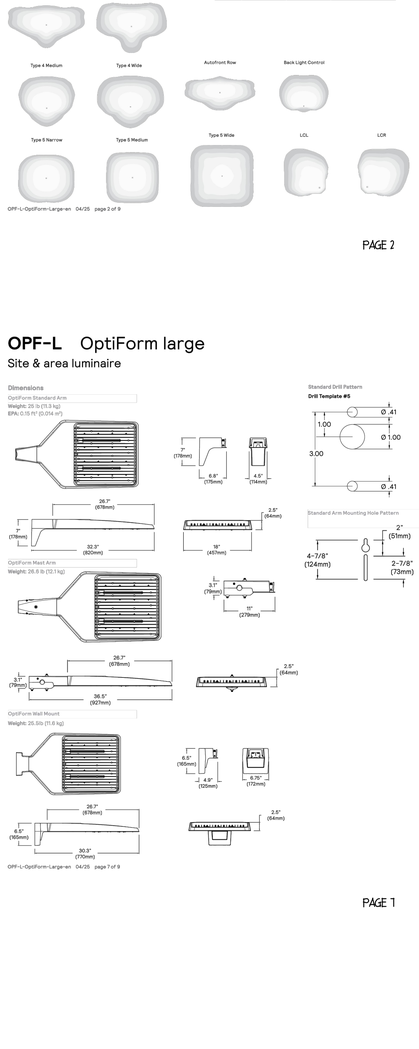
Wall Mount

OPF-WAL-(F) Wall mount bracket
OPF-WAL-TR7-(F) Wall mount with 7-pin (TR7) receptacle

Mast Arm

OPF-MAR-(F)* Mast arm mount
OPF-MAR-TR7-(F)* Mast arm mount with 7-pin (TR7) receptacle

Optical Distributions



Mounting Accessories

OPF-RMB Retrofit Mounting Bolster Plate for attaching OptiForm to existing poles. Recommended for retrofit applications.

OPF-RPA Round Pole Adapter. Fits to 3"- 3.9" O.D. pole. Painted black.

Pole Top Fitters

(F) Must specify finish

FTF2 - Pole top fitter fits 2 3/8" - 2 1/2" OD x 4" depth tenon

FTF2-1-90-(F) 1 luminaire at 90°
FTF2-2-90-(F) 2 luminaires at 90°
FTF2-3-90-(F) 3 luminaires at 90°
FTF2-4-90-(F) 4 luminaires at 90°
FTF2-2-180-(F) 2 luminaires at 180°
FTF2-3-120-(F) 3 luminaires at 120°

FTF3 - Pole top fitter fits 3-1/2" OD x 6" depth tenon

FTF3-1-90-(F) 1 luminaire at 90°
FTF3-2-90-(F) 2 luminaires at 90°
FTF3-3-90-(F) 3 luminaires at 90°
FTF3-4-90-(F) 4 luminaires at 90°
FTF3-2-180-(F) 2 luminaires at 180°
FTF3-3-120-(F) 3 luminaires at 120°

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to operating conditions. Calculated L_{70} is the predicted time at which the LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temp°C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	>100,000 hours	>102,000 hours	98%

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A16	195	T2M	34055	B4-U0-G4	175	36004	B4-U0-G4	185	36004	B4-U0-G4	185
		T3M	33793	B4-U0-G4	174	35736	B4-U0-G4	184	35736	B4-U0-G4	184
		T4M	34238	B3-U0-G5	176	36197	B3-U0-G4	186	36197	B3-U0-G4	186
		T5M	35290	B5-U0-G3	181	37309	B5-U0-G3	192	37309	B5-U0-G3	192
		AFR	35272	B4-U0-G4	181	37290	B4-U0-G4	192	37290	B4-U0-G4	192
		T4W	32598	B3-U0-G5	167	34464	B3-U0-G5	177	34464	B3-U0-G5	177
		T5N	35041	B5-U0-G3	180	37047	B5-U0-G3	190	37047	B5-U0-G3	190
		T5W	33739	B5-U0-G4	173	35669	B5-U0-G4	183	35669	B5-U0-G4	183
		LCL	18529	B2-U0-G3	95	19589	B2-U0-G3	101	19589	B2-U0-G3	101
		LCR	18529	B2-U0-G3	95	19589	B2-U0-G3	101	19589	B2-U0-G3	101
		BLC	23745	B1-U0-G4	122	25104	B1-U0-G4	129	25104	B1-U0-G4	129
A17	210	T2M	35876	B4-U0-G4	171	37928	B4-U0-G4	180	37928	B4-U0-G4	180
		T3M	35590	B4-U0-G4	169	37626	B4-U0-G4	179	37626	B4-U0-G4	179
		T4M	36068	B3-U0-G4	171	38133	B3-U0-G4	181	38133	B3-U0-G4	181
		T5M	37177	B5-U0-G3	177	39305	B5-U0-G3	187	39305	B5-U0-G3	187
		AFR	37158	B4-U0-G4	177	39284	B4-U0-G4	187	39284	B4-U0-G4	187
		T4W	34342	B3-U0-G5	163	36307	B3-U0-G5	173	36307	B3-U0-G5	173
		T5N	36915	B5-U0-G3	176	39028	B5-U0-G3	186	39028	B5-U0-G3	186
		T5W	35543	B5-U0-G4	169	37577	B5-U0-G4	179	37577	B5-U0-G4	179
		LCL	19519	B2-U0-G3	93	20637	B2-U0-G3	98	20637	B2-U0-G3	98
		LCR	19519	B2-U0-G3	93	20637	B2-U0-G3	98	20637	B2-U0-G3	98
		BLC	25011	B1-U0-G4	119	26446	B1-U0-G4	126	26446	B1-U0-G4	126
A18	223	T2M	37982	B4-U0-G4	170	40155	B4-U0-G4	180	40155	B4-U0-G4	180
		T3M	37679	B4-U0-G4	169	39835	B4-U0-G4	178	39835	B4-U0-G4	178
		T4M	38185	B3-U0-G4	171	40371	B3-U0-G4	181	40371	B3-U0-G4	181
		T5M	39359	B5-U0-G4	176	41612	B5-U0-G4	186	41612	B5-U0-G4	186
		AFR	39339	B4-U0-G4	176	41590	B4-U0-G4	186	41590	B4-U0-G4	186
		T4W	36357	B3-U0-G5	163	38438	B3-U0-G5	172	38438	B3-U0-G5	172
		T5N	39082	B5-U0-G3	175	41319	B5-U0-G3	185	41319	B5-U0-G3	185
		T5W	37629	B5-U0-G4	169	39782	B5-U0-G4	178	39782	B5-U0-G4	178
		LCL	20665	B2-U0-G3	93	21848	B2-U0-G3	98	21848	B2-U0-G3	98
		LCR	20665	B2-U0-G3	93	21848	B2-U0-G3	98	21848	B2-U0-G3	98
		BLC	26483	B1-U0-G4	119	27998	B1-U0-G4	125	27998	B1-U0-G4	125
A19	235	T2M	39792	B4-U0-G4	169	42069	B4-U0-G4	179	42069	B4-U0-G4	179
		T3M	39474	B4-U0-G4	168	41733	B4-U0-G4	177	41733	B4-U0-G4	177
		T4M	40005	B3-U0-G5	170	42295	B3-U0-G5	180	42295	B3-U0-G5	180
		T5M	41235	B5-U0-G4	175	43595	B5-U0-G4	185	43595	B5-U0-G4	185
		AFR	41214	B4-U0-G4	175	43572	B4-U0-G4	185	43572	B4-U0-G4	185
		T4W	38090	B3-U0-G5	162	40270	B3-U0-G5	171	40270	B3-U0-G5	171
		T5N	40945	B5-U0-G3	174	43288	B5-U0-G4	184	43288	B5-U0-G4	184
		T5W	39422	B5-U0-G4	168	41679	B5-U0-G4	177	41679	B5-U0-G4	177
		LCL	21650	B3-U0-G3	92	22889	B3-U0-G3	97	22889	B3-U0-G3	97
		LCR	21650	B2-U0-G3	92	22889	B2-U0-G3	97	22889	B2-U0-G3	97
		BLC	27745	B1-U0-G4	118	29333	B1-U0-G4	125	29333	B1-U0-G4	125

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values (cont'd)

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A20	247	T2M	41679	B4-U0-G4	168	44064	B4-U0-G4	178	44064	B4-U0-G4	178
		T3M	41347	B4-U0-G4	167	43713	B4-U0-G4	177	43713	B4-U0-G4	177
		T4M	41903	B3-U0-G5	169	44301	B3-U0-G5	179	44301	B3-U0-G5	179
		T5M	43191	B5-U0-G4	175	45662	B5-U0-G4	185	45662	B5-U0-G4	185
		AFR	43169	B4-U0-G4	174	45639	B4-U0-G4	184	45639	B4-U0-G4	184
		T4W	39897	B4-U0-G5	161	42180	B4-U0-G5	170	42180	B4-U0-G5	170
		T5N	42887	B5-U0-G4	173	45341	B5-U0-G4	183	45341	B5-U0-G4	183
		T5W	41292	B5-U0-G4	167	43655	B5-U0-G4	176	43655	B5-U0-G4	176
		LCL	22677	B3-U0-G3	92	23975	B3-U0-G3	97	23975	B3-U0-G3	97
		LCR	22677	B2-U0-G3	92	23975	B2-U0-G3	97	23975	B2-U0-G3	97
		BLC	29081	B1-U0-G4	117	30724	B1-U0-G4	124	30724	B1-U0-G4	124
A21	260	T2M	43501	B4-U0-G4	167	45991	B4-U0-G4	177	45991	B4-U0-G4	177
		T3M	43154	B4-U0-G5	166	45624	B4-U0-G5	176	45624	B4-U0-G5	176
		T4M	43735	B3-U0-G5	168	46238	B3-U0-G5	178	46238	B3-U0-G5	178
		T5M	45079	B5-U0-G4	174	47659	B5-U0-G4	183	47659	B5-U0-G4	183
		AFR	45056	B4-U0-G4	173	47634	B4-U0-G4	183	47634	B4-U0-G4	183
		T4W	41641	B4-U0-G5	160	44024	B4-U0-G5	169	44024	B4-U0-G5	169
		T5N	44762	B5-U0-G4	172	47323	B5-U0-G4	182	47323	B5-U0-G4	182
		T5W	43097	B5-U0-G4	166	45564	B5-U0-G4	175	45564	B5-U0-G4	175
		LCL	23668	B3-U0-G3	91	25023	B3-U0-G3	96	25023	B3-U0-G3	96
		LCR	23668	B2-U0-G3	91	25023	B2-U0-G3	96	25023	B2-U0-G3	96
		BLC	30351	B1-U0-G4	117	32067	B1-U0-G4	123	32067	B1-U0-G4	123
A22	273	T2M	45438	B4-U0-G4	167	48038	B4-U0-G4	176	48038	B4-U0-G4	176
		T3M	45075	B4-U0-G5	165	47665	B4-U0-G5	175	47665	B4-U0-G5	175
		T4M	45682	B3-U0-G5	168	48296	B3-U0-G5	177	48296	B3-U0-G5	177
		T5M	47086	B5-U0-G4	173	49781	B5-U0-G4	183	49781	B5-U0-G4	183
		AFR	47062	B4-U0-G4	173	49755	B4-U0-G4	183	49755	B4-U0-G4	183
		T4W	43495	B4-U0-G5	160	45984	B4-U0-G5	169	45984	B4-U0-G5	169
		T5N	46754	B5-U0-G4	172	49430	B5-U0-G4	181	49430	B5-U0-G4	181
		T5W	45016	B5-U0-G5	165	47592	B5-U0-G5	175	47592	B5-U0-G5	175
		LCL	24722	B3-U0-G3	91	26137	B3-U0-G3	96	26137	B3-U0-G3	96
		LCR	24722	B2-U0-G3	91	26137	B2-U0-G3	96	26137	B2-U0-G3	96
		BLC	31682	B1-U0-G4	116	33495	B1-U0-G4	123	33495	B1-U0-G4	123
A23	266	T2M	47490	B4-U0-G4	166	50208	B4-U0-G4	176	50208	B4-U0-G4	176
		T3M	47111	B4-U0-G5	165	49808	B4-U0-G5	174	49808	B4-U0-G5	174
		T4M	47745	B4-U0-G5	167	50478	B4-U0-G5	177	50478	B4-U0-G5	177
		T5M	49213	B5-U0-G4	172	52029	B5-U0-G4	182	52029	B5-U0-G4	182
		AFR	49187	B4-U0-G4	172	52002	B4-U0-G4	182	52002	B4-U0-G4	182
		T4W	45459	B4-U0-G5	159	48061	B4-U0-G5	168	48061	B4-U0-G5	168
		T5N	48866	B5-U0-G4	171	51663	B5-U0-G4	181	51663	B5-U0-G4	181
		T5W	47049	B5-U0-G5	165	49742	B5-U0-G5	174	49742	B5-U0-G5	174
		LCL	25839	B3-U0-G4	90	27317	B3-U0-G4	96	27317	B3-U0-G4	96
		LCR	25839	B2-U0-G4	90	27317	B2-U0-G4	96	27317	B2-U0-G4	96
		BLC	33113	B1-U0-G4	116	35008	B1-U0-G4	122	35008	B1-U0-G4	122

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values (cont'd)

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A24	298	T2M	49218	B4-U0-G4	165	52034	B4-U0-G4	175	52034	B4-U0-G4	175
		T3M	48825	B4-U0-G5	164	51619	B4-U0-G5	173	51619	B4-U0-G5	173
		T4M	49482	B4-U0-G5	166	52313	B4-U0-G5	175	52313	B4-U0-G5	175
		T5M	51003	B5-U0-G4	171	53921	B5-U0-G4	181	53921	B5-U0-G4	181
		AFR	50976	B5-U0-G4	171	53894	B5-U0-G4	181	53894	B5-U0-G4	181
		T4W	47113	B4-U0-G5	158	49809	B4-U0-G5	167	49809	B4-U0-G5	167
		T5N	50644	B5-U0-G4	170	53542	B5-U0-G4	180	53542	B5-U0-G4	180
		T5W	48761	B5-U0-G5	164	51551	B5-U0-G5	173	51551	B5-U0-G5	173
		LCL	26778	B3-U0-G4	90	28311	B3-U0-G4	95	28311	B3-U0-G4	95
		LCR	26778	B2-U0-G4	90	28311	B2-U0-G4	95	28311	B2-U0-G4	95
		BLC	34317	B1-U0-G4	115	36281	B2-U0-G4	122	36281	B2-U0-G4	122
A25	311	T2M	51001	B5-U0-G4	164	53920	B5-U0-G4	173	53920	B5-U0-G4	173
		T3M	50594	B4-U0-G5	163	53490	B4-U0-G5	172	53490	B4-U0-G5	172
		T4M	51275	B4-U0-G5	165	54209	B4-U0-G5	174	54209	B4-U0-G5	174
		T5M	52851	B5-U0-G4	170	55875	B5-U0-G4	180	55875	B5-U0-G4	180
		AFR	52824	B5-U0-G4	170	55847	B5-U0-G4	179	55847	B5-U0-G4	179
		T4W	48820	B4-U0-G5	157	51614	B4-U0-G5	166	51614	B4-U0-G5	166
		T5N	52479	B5-U0-G4	169	55482	B5-U0-G4	178	55482	B5-U0-G4	178
		T5W	50528	B5-U0-G5	162	53419	B5-U0-G5	172	53419	B5-U0-G5	172
		LCL	27749	B3-U0-G4	89	29337	B3-U0-G4	94	29337	B3-U0-G4	94
		LCR	27749	B2-U0-G4	89	29337	B2-U0-G4	94	29337	B2-U0-G4	94
		BLC	35561	B1-U0-G4	114	37596	B2-U0-G5	121	37596	B2-U0-G5	121
A26	324	T2M	52814	B5-U0-G4	163	55837	B5-U0-G4	172	55837	B5-U0-G4	172
		T3M	52393	B4-U0-G5	162	55391	B4-U0-G5	171	55391	B4-U0-G5	171
		T4M	53098	B4-U0-G5	164	56126	B4-U0-G5	173	56126	B4-U0-G5	173
		T5M	54730	B5-U0-G4	169	57862	B5-U0-G4	178	57862	B5-U0-G4	178
		AFR	54702	B5-U0-G4	169	57832	B5-U0-G4	178	57832	B5-U0-G4	178
		T4W	50556	B4-U0-G5	156	53449	B4-U0-G5	165	53449	B4-U0-G5	165
		T5N	54344	B5-U0-G4	168	57455	B5-U0-G4	177	57455	B5-U0-G4	177
		T5W	52324	B5-U0-G5	161	55318	B5-U0-G5	171	55318	B5-U0-G5	171
		LCL	28735	B3-U0-G4	89	30380	B3-U0-G4	94	30380	B3-U0-G4	94
		LCR	28735	B3-U0-G4	89	30380	B3-U0-G4	94	30380	B3-U0-G4	94
		BLC	36825	B2-U0-G5	114	38932	B2-U0-G5	120	38932	B2-U0-G5	120
A27	337	T2M	54641	B5-U0-G4	162	57768	B5-U0-G5	171	57768	B5-U0-G5	171
		T3M	54205	B4-U0-G5	161	57308	B4-U0-G5	170	57308	B4-U0-G5	170
		T4M	54935	B4-U0-G5	163	58078	B4-U0-G5	172	58078	B4-U0-G5	172
		T5M	56623	B5-U0-G4	168	59864	B5-U0-G4	177	59864	B5-U0-G4	177
		AFR	56594	B5-U0-G5	168	59833	B5-U0-G5	177	59833	B5-U0-G5	177
		T4W	52305	B4-U0-G5	155	55298	B4-U0-G5	164	55298	B4-U0-G5	164
		T5N	56224	B5-U0-G4	167	59442	B5-U0-G4	176	59442	B5-U0-G4	176
		T5W	54134	B5-U0-G5	160	57232	B5-U0-G5	170	57232	B5-U0-G5	170
		LCL	29729	B3-U0-G4	88	31431	B3-U0-G4	93	31431	B3-U0-G4	93
		LCR	29729	B3-U0-G4	88	31431	B3-U0-G4	93	31431	B3-U0-G4	93
		BLC	38099	B2-U0-G5	113	40279	B2-U0-G5	119	40279	B2-U0-G5	119

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values (cont'd)

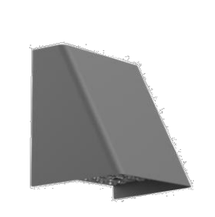
Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A28	350	T2M	56342	B5-U0-G5	161	59566	B5-U0-G5	170	59566	B5-U0-G5	170
		T3M	55892	B4-U0-G5	160	59091	B4-U0-G5	169	59091	B4-U0-G5	169
		T4M	56644	B4-U0-G5	162	59886	B4-U0-G5	171	59886	B4-U0-G5	171
		T5M	58385	B5-U0-G4	167	61727	B5-U0-G4	176	61727	B5-U0-G4	176
		AFR	58355	B5-U0-G4	167	61695	B5-U0-G5	176	61695	B5-U0-G5	176
		T4W	53933	B4-U0-G5	154	57019	B4-U0-G5	163	57019	B4-U0-G5	163
		T5N	57974	B5-U0-G4	165	61292	B5-U0-G4	175	61292	B5-U0-G4	175
		T5W	55819	B5-U0-G5	159	59013	B5-U0-G5	168	59013	B5-U0-G5	168
		LCL	30655	B3-U0-G4	88	32409	B3-U0-G4	93	32409	B3-U0-G4	93
		LCR	30655	B3-U0-G4	88	32409	B3-U0-G4	93	32409	B3-U0-G4	93
		BLC	39284	B2-U0-G5	112	41533	B2-U0-G5	119	41533	B2-U0-G5	119
A29	378	T2M	59894	B5-U0-G5	159	63322	B5-U0-G5	168	63322	B5-U0-G5	168
		T3M	59418	B4-U0-G5	157	62817	B4-U0-G5	166	62817	B4-U0-G5	166
		T4M	60216	B4-U0-G5	159	63662	B4-U0-G5	169	63662	B4-U0-G5	169
		T5M	62066	B5-U0-G5	164	65618	B5-U0-G5	174	65618	B5-U0-G5	174
		AFR	62034	B5-U0-G5	164	65585	B5-U0-G5	174	65585	B5-U0-G5	174
		T4W	57333	B4-U0-G5	152	60614	B4-U0-G5	161	60614	B4-U0-G5	161
		T5N	61629	B5-U0-G4	163	65156	B5-U0-G4	173	65156	B5-U0-G4	173
		T5W	59338	B5-U0-G5	157	62734	B5-U0-G5	166	62734	B5-U0-G5	166
		LCL	32587	B3-U0-G4	86	34452	B3-U0-G4	91	34452	B3-U0-G4	91
		LCR	32587	B3-U0-G4	86	34452	B3-U0-G4	91	34452	B3-U0-G4	91
		BLC	41761	B2-U0-G5	111	44151	B2-U0-G5	117	44151	B2-U0-G5	117
A30	393	T2M	61735	B5-U0-G5	157	65268	B5-U0-G5	166	65268	B5-U0-G5	166
		T3M	61243	B4-U0-G5	156	64747	B4-U0-G5	165	64747	B4-U0-G5	165
		T4M	62066	B4-U0-G5	158	65618	B4-U0-G5	167	65618	B4-U0-G5	167
		T5M	63974	B5-U0-G5	163	67635	B5-U0-G5	172	67635	B5-U0-G5	172
		AFR	63941	B5-U0-G5	163	67600	B5-U0-G5	172	67600	B5-U0-G5	172
		T4W	59095	B4-U0-G5	150	62477	B4-U0-G5	159	62477	B4-U0-G5	159
		T5N	63524	B5-U0-G5	162	67159	B5-U

GARDCO

Wall Mount

GeoForm

GWS LED wall sconce



Geoform wedge small LED wall sconce GWS features a compact geometric design that will complement a range of architectural styles. GeoForm wedge small features specialized, highly efficient optics which balance low glare with excellent performance. Type 2, 3 and 4 optical distributions are available with up to 5500 lumens. A diffuse lens option is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination. Multiple control options, including wireless Interact Pro outdoor, further enhance energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GWS-A01-830-T2M-120-BK

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls[2]	Electrical	Options	Finish
GWS								
GWS GeoForm Wedge Small	**A01**[1] 1,500 lumens **A02**[1] 2,500 lumens **A03** 4,000 lumens **A04** 5,000 lumens **A05** 6,000 lumens	**830** 80CRI 3000K **840** 80CRI 4000K **740** 70CRI 4000K **750** 70CRI 5000K	**T2M** Type 2 **T3M** Type 3 **T4M** Type 4 **DFL** Diffusing lens	**120** 120V **208** 208V **240** 240V **277** 277V **UNV** 120-277V **347** 347V **480** 480V **HVU** 347-480V	**none** Leave blank (0-10V dimming driver standard) **DLEA**[2] Dimming Leads Externally Accessible (controls by others) **FAWS**[2] Field Adjustable Wattage Selector	**none** Leave blank (10kV kA surge protection standard) **SP2** Surge Protector 20kV/10kA **FS1** Single Fuse (120, 277, or 347VAC) **FS2** Double Fuse (208V, 240V, or 480V) **PCB**[3] Photocontrol Button (120-277V)	**none** Leave blank **EM**[1] Emergency Battery Pack (0-40°C) **BAC**[4] Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Gray **Customer specified** **OC** Specify optional color or RAL, contact factory **SC** Special Color (must supply color chip, requires factory quote)

1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Only available from 120-277V, must specify voltage.
4. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
5. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories (order separately)[5]

GF-WS-BK	Wall Mounted Box for surface conduit, painted black
GF-INV	Inversion Mounting kit (required with inverted mounting)

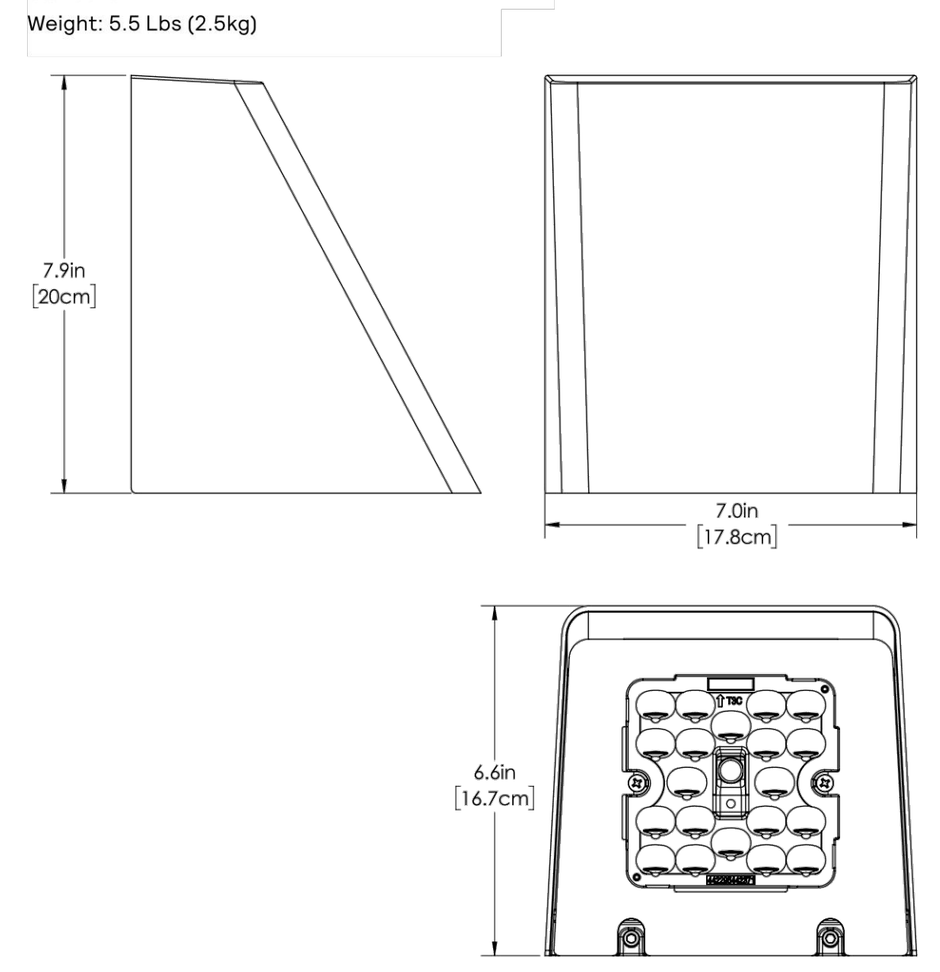
DARKSKY APPROVED Reduces light pollution Certified by DarkSky.org · DLC LISTED PREMIUM · c UL us

GWS GeoForm wedge small

Wall sconce

Dimensions

GWS Wedge
Standard
Weight: 5.5 Lbs (2.5kg)

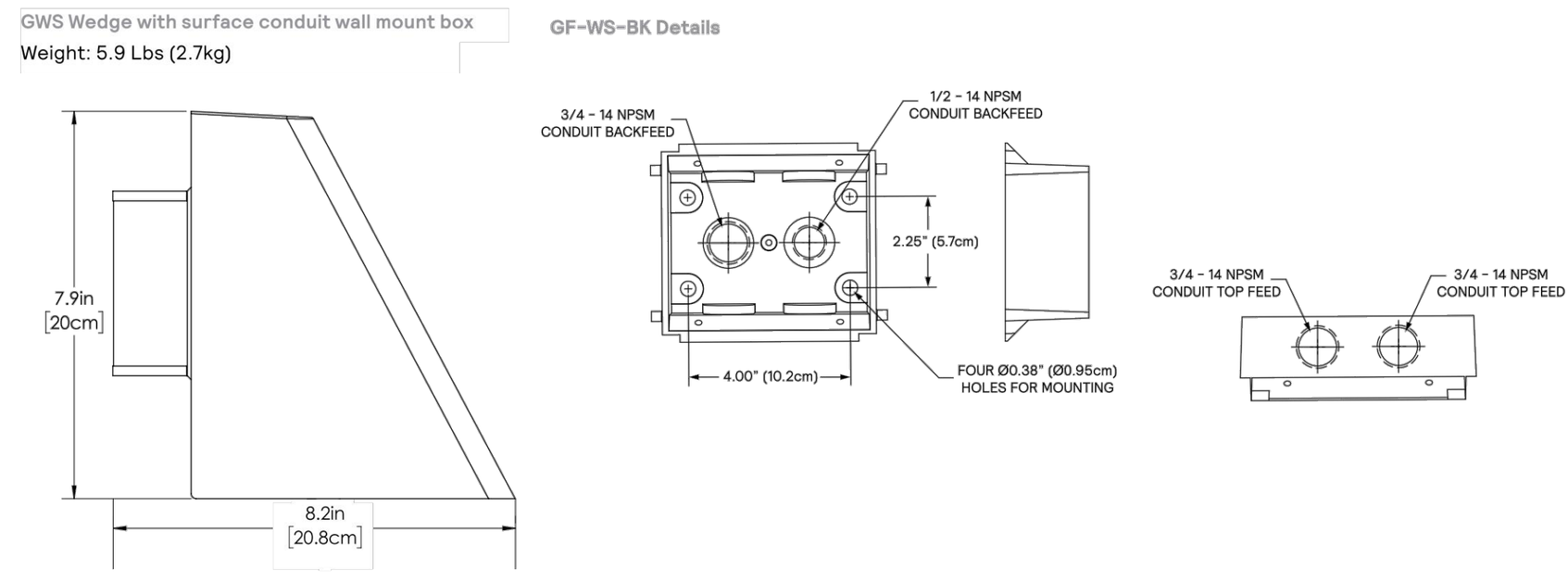


Accessory details

Surface mount conduit box (GF-WS-BK)

GWS Wedge with surface conduit wall mount box
Weight: 5.9 Lbs (2.7kg)

GF-WS-BK Details



GWS GeoForm wedge small

Wall sconce

GWS Lumen values

3000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-830	3000	80	10	1483	B1-U0-G1	145	1503	B1-U0-G1	147	1467	B0-U0-G1	144
GWS-A02-830	3000	80	17	2478	B1-U0-G1	147	2511	B1-U0-G1	149	2452	B1-U0-G1	145
GWS-A03-830	3000	80	25	3522	B1-U0-G1	143	3570	B1-U0-G1	145	3485	B1-U0-G1	142
GWS-A04-830	3000	80	34	4601	B1-U0-G1	137	4664	B1-U0-G1	139	4553	B1-U0-G1	136
GWS-A05-830	3000	80	41	5501	B2-U0-G2	134	5575	B2-U0-G2	136	5443	B1-U0-G1	132

4000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-840	4000	80	10	1537	B1-U0-G1	151	1558	B1-U0-G1	153	1521	B0-U0-G1	149
GWS-A02-840	4000	80	17	2569	B1-U0-G1	152	2604	B1-U0-G1	154	2542	B1-U0-G1	151
GWS-A03-840	4000	80	25	3652	B1-U0-G1	148	3701	B1-U0-G1	150	3613	B1-U0-G1	147
GWS-A04-840	4000	80	34	4771	B1-U0-G1	142	4835	B2-U0-G2	144	4721	B1-U0-G1	141
GWS-A05-840	4000	80	41	5703	B2-U0-G2	139	5780	B2-U0-G2	141	5643	B1-U0-G2	137

4000K, 70CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-740	4000	70	10	1732	B1-U0-G1	170	1756	B1-U0-G1	172	1714	B1-U0-G1	168
GWS-A02-740	4000	70	17	2895	B1-U0-G1	171	2934	B1-U0-G1	174	2865	B1-U0-G1	170
GWS-A03-740	4000	70	25	4115	B1-U0-G1	167	4171	B1-U0-G1	170	4072	B1-U0-G1	166
GWS-A04-740	4000	70	34	5376	B2-U0-G2	160	5449	B2-U0-G2	163	5320	B1-U0-G1	159
GWS-A05-740	4000	70	41	6427	B2-U0-G2	156	6514	B2-U0-G2	158	6359	B1-U0-G2	155

5000K, 70CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-750	5000	70	10	1663	B1-U0-G1	163	1686	B1-U0-G1	165	1646	B1-U0-G1	161
GWS-A02-750	5000	70	17	2780	B1-U0-G1	165	2818	B1-U0-G1	167	2751	B1-U0-G1	163
GWS-A03-750	5000	70	25	3952	B1-U0-G1	161	4005	B1-U0-G1	163	3910	B1-U0-G1	159
GWS-A04-750	5000	70	34	5163	B2-U0-G2	154	5233	B2-U0-G2	156	5109	B1-U0-G1	153
GWS-A05-750	5000	70	41	6172	B2-U0-G2	150	6255	B2-U0-G2	152	6107	B1-U0-G2	149

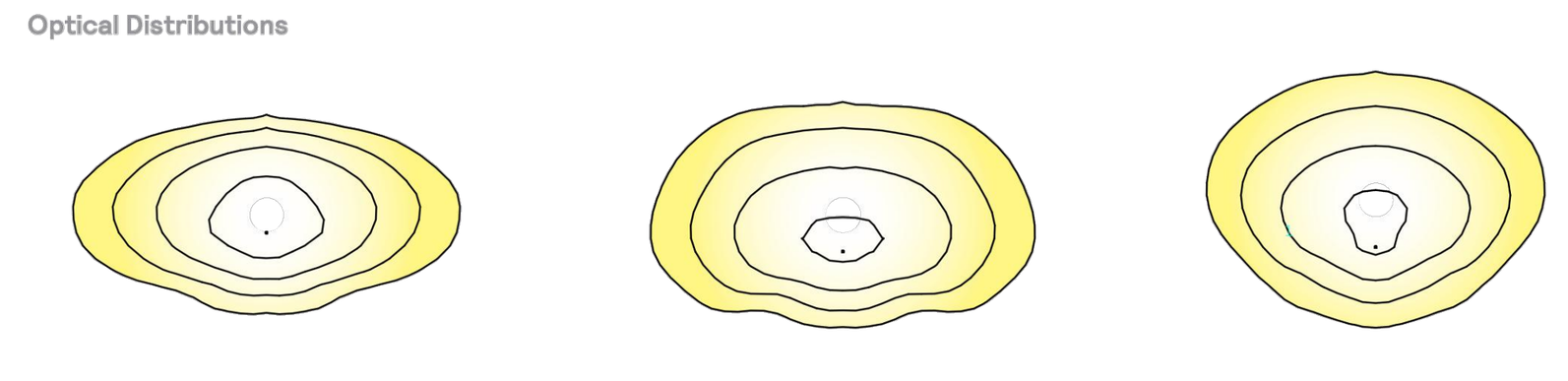
LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	CCT	CRI	Avg. System Wattage (W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 3 Lumen Output	Type 3 BUG Rating	Type 4 Lumen Output	Type 4 BUG Rating	DFL Lumen Output	DFL BUG Rating
GWS-A01/2/3/4/5-830-x-EM	3000	80	6	856	B0-U0-G0	868	B0-U0-G0	847	B0-U0-G1	717	B1-U0-G0
GWS-A01/2/3/4/5-840-x-EM	4000	80	6	887	B0-U0-G0	899	B0-U0-G0	878	B0-U0-G1	743	B1-U0-G0
GWS-A01/2/3/4/5-740-x-EM	4000	70	6	1000	B0-U0-G0	1014	B0-U0-G0	990	B0-U0-G1	838	B1-U0-G0
GWS-A01/2/3/4/5-750-x-EM	5000	70	6	960	B0-U0-G0	973	B0-U0-G0	950	B0-U0-G1	804	B1-U0-G0

GWS GeoForm wedge small

Wall sconce

Optical Distributions



Type 2 Type 3 Type 4

Specifications

Construction

Main body housing and door frame made of low copper die cast aluminum alloy for a high resistance to corrosion. Removable die cast backplate to allow access to driver or other electronic components for servicing. The housing acts as the main heat sinking component, for maximum thermal dissipation. Giving the freedom to have a clean minimalist aesthetic design while allowing it to house emergency battery backup equipment and various other options. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

IK Rating IK08 high impact resistance rating for both the housing and optics

IP Rating IP65 rated luminaire with IP66 rated light engine

Light engine

Electrical components are RoHS compliant, IP66 sealed light engine equipped LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

LED PCBA made of 20 LEDs populated on aluminum metal clad board for optimal thermal dissipation ensuring long LED life.

Optical System

Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Performance tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and U0 per IESNA TM-15.

Mounting

Mounting is achieved through integral back plate that features a hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire body. Luminaire ships fully assembled, ready to install. GeoForm requires a mounting kit accessory for use of inverted luminaires. Mounting kit includes Safety Cable and hardware. GeoForm with Precision Plus optics are suitable for damp locations only when inverted.

Installation

GeoForm features an integral hook on its mounting plate which allows a single installer to perform wiring without assistance. See installation instructions for complete details.

Control options

0-10V dimming (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Emergency Battery Backup (EM): Emergency battery packs included integral to the luminaire, allowing for a consistent look between emergency and non-emergency luminaires. Emergency is suitable for use in ambient temperature conditions from 0°C (32°F) to 40°C (104°F) designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120-277V, or 'UNV' only.

Electrical

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. 0-10V dimming driver down to 10% standard. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/ IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

GWS GeoForm wedge small

Wall sconce

Specifications (cont'd)

Listings

UL/cUL listed to the UL 1598 standard, suitable for wet locations when mounted downward facing. Also listed for damp locations when inverted upward facing when mounted in covered ceiling application. Suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). All GeoForm configurations are qualified under Design Lights Consortium® Premium category. Consult DLC Qualified Products List on Specific Classifications and for more details. CCTs 3000K and warmer are IDA Dark Sky Approved. FCC Compliant.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powder coat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

GeoForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Drive current	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>102,000 hours	>91%

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GENLYTE SOLUTIONS a Signify business

Signify North America Corp.
400 Crossing Blvd, Suite 600
Bridgewater, NJ 08807
Telephone: 800-555-0050

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone: 800-668-9008

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LOMBARD, IL 60148

ELECTRICAL LIGHT FIXTURES

LONG AVE. WAREHOUSE BUILDINGS
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS® PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

E-1.3

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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Naturalized BMP Plan

Experior Logistics Facility

Schaumburg, Illinois

October 10th, 2025

CONSULTANTS:

NATIVE LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MANHARD CONSULTING, LTD.
700 SPRINGER DR.
LOMBARD, ILLINOIS 60148

ARCHITECT/PLANNER

ARETE DESIGN STUDIO
13543 W. 185TH STREET
MOKENA, ILLINOIS 60448

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LOCATION MAP

SCALE: 1"= 500'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	NATURALIZED BMP PLAN
2	NATURALIZED BMP PLAN
3	MANAGEMENT EXHIBIT
4	NATURALIZED BMP SPECIFICATIONS

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
5. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
6. See General Conditions and Specifications for landscape work for additional requirements.

Temporary Cover Crop

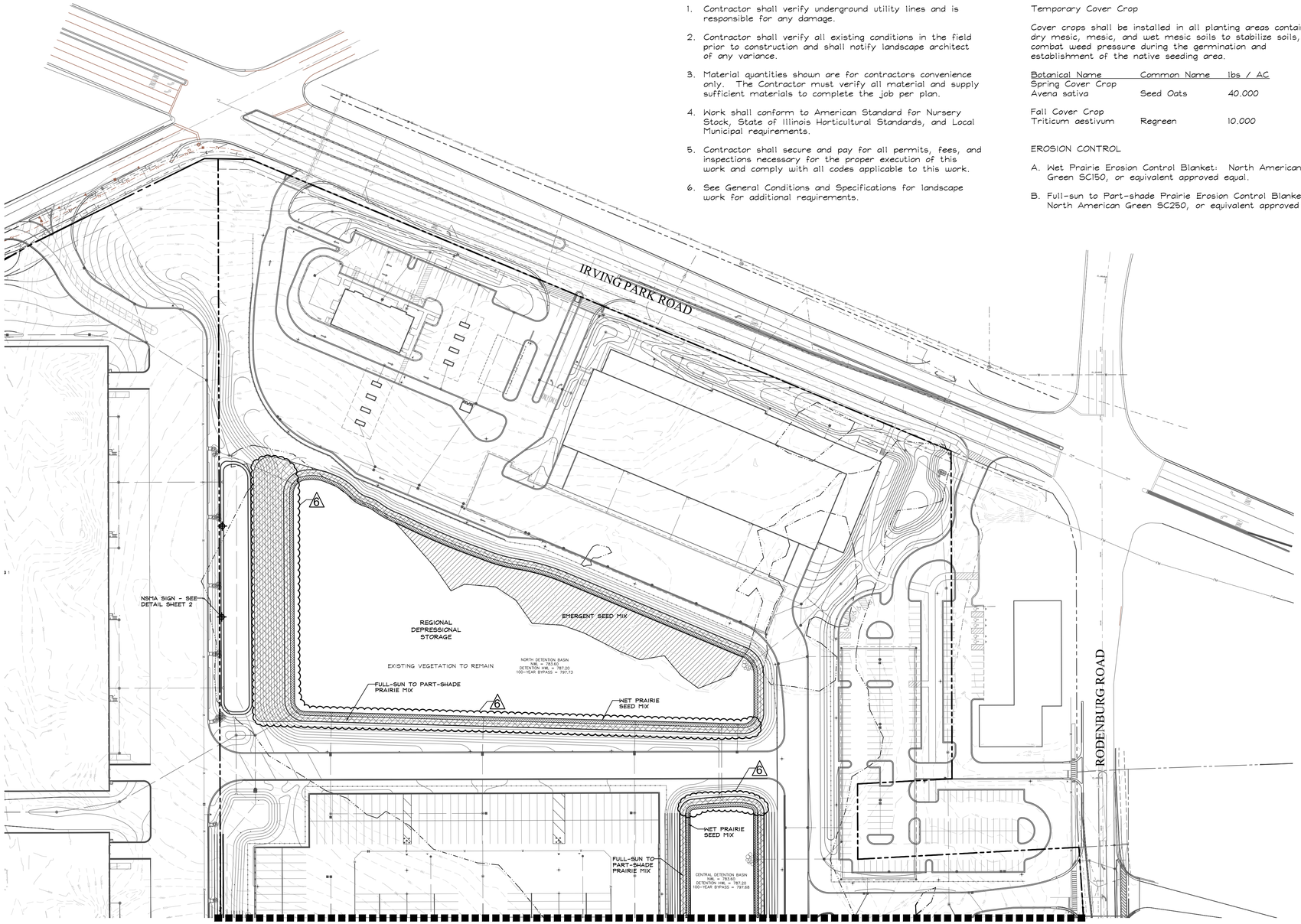
Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

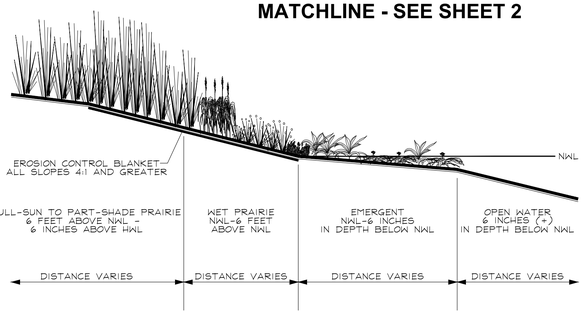
Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	40.000
Fall Cover Crop		
Triticum aestivum	Regreen	10.000

EROSION CONTROL

A. Wet Prairie Erosion Control Blanket: North American Green SC150, or equivalent approved equal.

B. Full-sun to Part-shade Prairie Erosion Control Blanket: North American Green SC250, or equivalent approved equal.





PLANT COMMUNITY SECTION
NOT TO SCALE

0 40' 80' 160' 240'
SCALE: 1"=80'

NORTH

NATIVE AREA QUANTITIES

Key	Qty.	Description
	4.80 AC.	EMERGENT SEED MIX
	1.15 AC.	WET PRAIRIE SEED MIX
	2.24 AC.	FULL-SUN TO PART-SHADE PRAIRIE SEED MIX
	5	NATURALIZED STORMWATER MANAGEMENT AREA SIGN

NATIVE SEED MIXTURES 2.1.B

Emergent Plantings
Basin bottom where specified

Botanical Name	Common Name	lb/ac	Plugs/ac
Acorus americanus	Sweet Flag	0.500	500
Alisma subcordatum	Water Plantain	1.250	500
Eleocharis obtusa	Blunt Spike Rush	0.375	
Eleocharis palustris	Marsh Spike Rush	0.375	
Glyceria grandis	Reed Manna Grass	0.375	
Hibiscus laevis	Rose Mallow	0.250	
Iris virginica shrevei	Blue Flag	0.500	500
Juncus effusus	Common Rush	0.500	
Leersia Oryzoides	Rice Cut Grass	1.250	
Pontederia Cordata	Pickerelweed	0.250	500
Sagittaria latifolia	Common Arrowhead	1.250	
Scirpus acutus	Hardstem Bulrush	0.250	500
Scirpus pungens	Chairmakers Rush	0.250	500
Scirpus validus	Great Bulrush	0.250	500
Sparganium eurycarpum	Bur Reed	1.000	500
Bolboschoenus fluviatilis	River Bulrush		1,500
Total Emergent Seed Mix		8.625	
Total Emergent Plugs			5,500

Wet Prairie Mix
NWL to 6" above NWL

Botanical Name	Common Name	lb/ac
Grasses and Sedges		
Agrostis gigantea	Red Top Grass	0.500
Agrostis stolonifera	Bent Grass	1.000
Carex Bebbii	Bebbs Sedge	0.250
Carex scoparia	Pointed Broom Sedge	0.250
Carex stipata	Awlfruited Sedge	0.063
Carex vulpinoidea	Brown Fox Sedge	1.000
Eleocharis obtusa	Blunt Spike Rush	0.015
Elymus virginicus	Virginia Rye	3.000
Glyceria striata	Fowl Manna Grass	0.125
Juncus effusus	Soft Rush	0.050
Juncus torreyi	Torreys Rush	0.006
Leersia oryzoides	Rice Cut Grass	0.250
Panicum virgatum	Switch Grass	2.000
Schoenoplectus tabernaemontani	Great Bulrush	0.063
Scirpus atrovirens	Dark Green Rush	0.625
Scirpus pendulus	Red Bulrush	0.031
Total Grasses and Sedges		9.228
Asclepias incarnata	Swamp Milkweed	0.250
Boehmeria cylindrica	False Nettle	0.063
Clematis virginiana	Virgin's Bower	0.015
Helenium autumnale	Sneezeweed	0.063
Lycopus americanus	Common Water Horehound	0.125
Penthorum sedoides	Ditch Stonecrop	0.006
Rudbeckia laciniata	Green Coneflower	0.063
Teucrium canadensis	Germander	0.031
Verbena hastata	Blue Vervain	0.250
Total Wildflowers/Broadleaves:		0.866
Total Wet Prairie Mix		10.094

Full-sun to Part-shade Prairie Mix
NWL to 6" above NWL

Botanical Name	Common Name	lb/ac
Grasses and Sedges		
Andropogon gerardii	Big Bluestem	2.000
Carex Bicknellii	Bicknells Sedge	0.188
Carex grisea	Wood Gray Sedge	0.031
Carex Sprengelii	Sprengels Sedge	0.031
Elymus hystrix	Bottlebrush Grass	0.063
Elymus villosus	Silky Rye	0.125
Elymus virginicus	Virginia Rye	4.000
Panicum virgatum	Switch Grass	0.500
Schizachyrium scoparium	Little Bluestem	2.000
Total Grasses and Sedges		8.938
Total Wildflowers/Broadleaves:		
Asclepias syriaca	Common Milkweed	0.063
Asclepias tuberosa	Butterfly Weed	0.500
Baptisia lactea {B alba macrophylla}	White Indigo	0.063
Coreopsis tripteris	Tall Coreopsis	0.094
Desmodium canadense	Showy Ticktrefoil	0.094
Euthamia graminifolia {Solidago g}	Grass Leaf Goldenrod	0.063
Gentiana alba {G. flavida}	Pale Gentian	0.063
Glyceria striata	Fowl Manna Grass	0.063
Heliopsis helianthoides	Early Sunflower	0.125
Juncus dudleyi	Dudleys Rush	0.125
Lespedeza capitata	Round-headed Bush Clover	0.130
Monarda fistulosa	Wild Bergamot	0.094
Solidago ridgida	Stiff Goldenrod	0.063
Pycnanthemum tenuifolium	Slender Mt Mint	0.031
Pycnanthemum virginianum	Common Mt Mint	0.063
Rudbeckia hirta	Blackeyed Susan	0.125
Rudbeckia subtomentosa	Sweet Coneflower	0.125
Rudbeckia triloba	Browneyed Susan	0.250
Solidago juncea	Early Goldenrod	0.015
Solidago ulmifolia	Elmleaf Goldenrod	0.188
Symphyotrichum drummondii	Drummonds Aster	0.063
Symphyotrichum shortii	Shorts Aster	0.063
Symphyotrichum urophyllum	Arrowleaf Aster	0.063
Tradescantia ohiensis	Ohio Spiderwort	0.046
Vernonia missurica	Missouri ironweed	0.046
Zizia aurea	Golden Alexander	0.063
Total Wildflowers/Broadleaves:		2.680
Total Full-sun to Part-shade Prairie Mix		11.618

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CIVIL ENGINEER:
Manhard CONSULTING
700 SPRINGER DRIVE
LOMBARD, IL 60148

ARCHITECT:
arete design studio
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

EXPERIOR LOGISTICS FACILITY

1001 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS

NATURALIZED BMP PLAN

7	10.10.2025
6	8.08.2025
5	5.25.2022
4	4.12.2022
3	2.10.2022
2	2.04.2022
1	1.17.2022

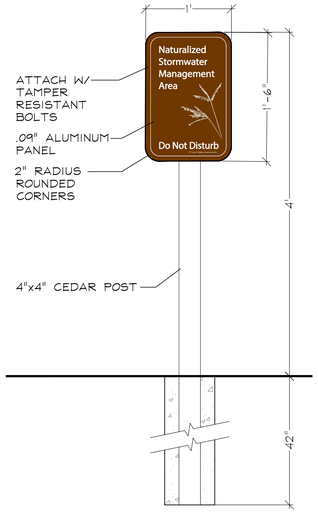
REVISIONS

DATE	8.17.2021
PROJECT NO.	ET1801
DRAWN	LRP
CHECKED	ELR
SHEET NO.	

1 OF 4

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

XREFS:
PLOT CONFIG:



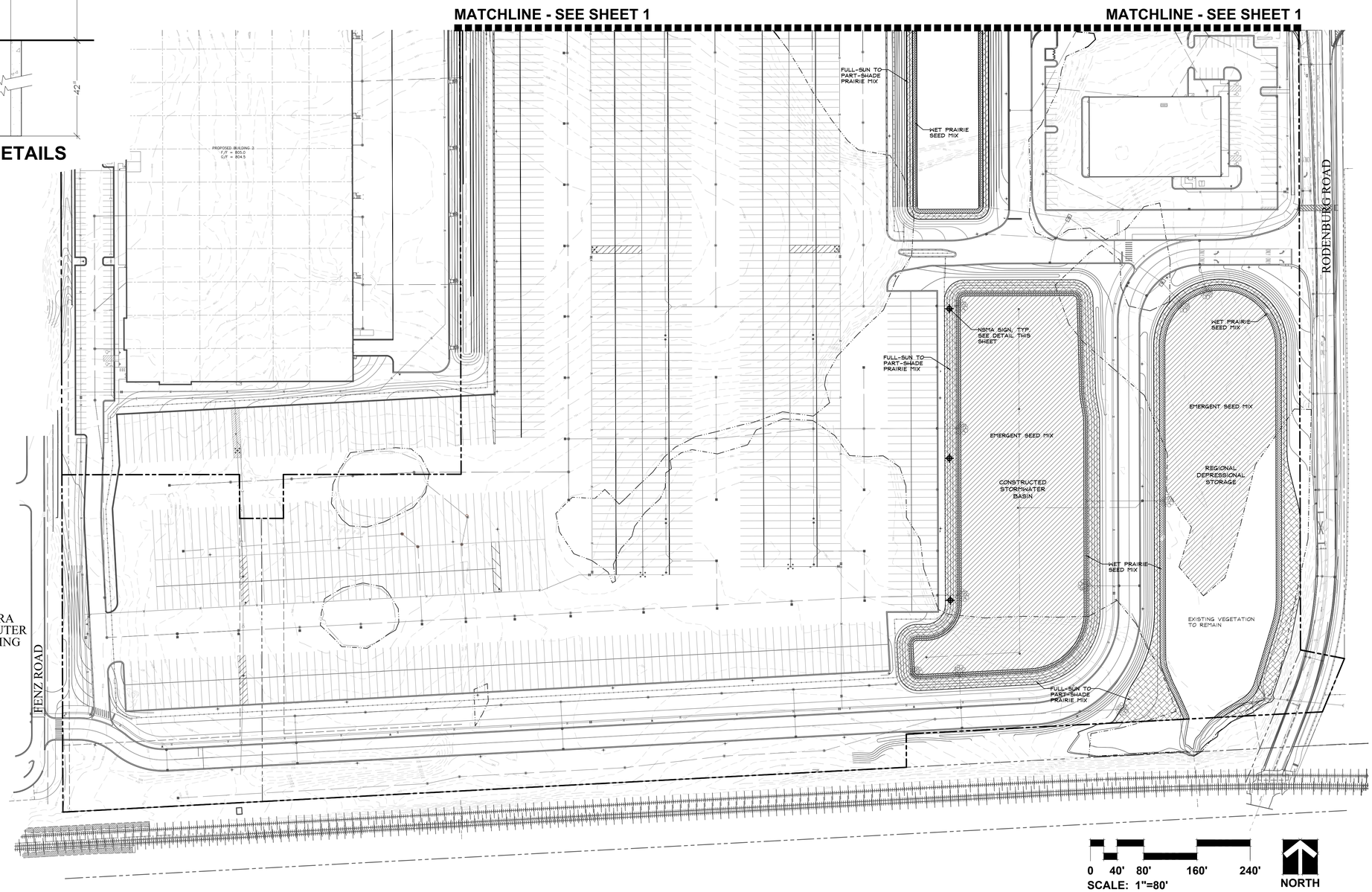
NSMA SIGN DETAILS
NOT TO SCALE

SIGN NOTES:

1. SIGN BACKGROUND COLOR:
   C=40, M=70, Y=100, K=28
   SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
   FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

NATIVE AREA LEGEND

Key	Description
	EMERGENT SEED MIX
	WET PRAIRIE SEED MIX
	FULL-SUN TO PART-SHADE PRAIRIE SEED MIX
	NATURALIZED STORMWATER MANAGEMENT AREA SIGN



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LAND PLANNING
ECOLOGICAL CONSULTING
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402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
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ARCHITECT:
arete design studio
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13543 West 185th Street, Mokena, Illinois 60448
815.480.7339
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1001 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS
NATURALIZED BMP PLAN

7	10.10.2025
6	8.08.2025
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1	1.17.2022

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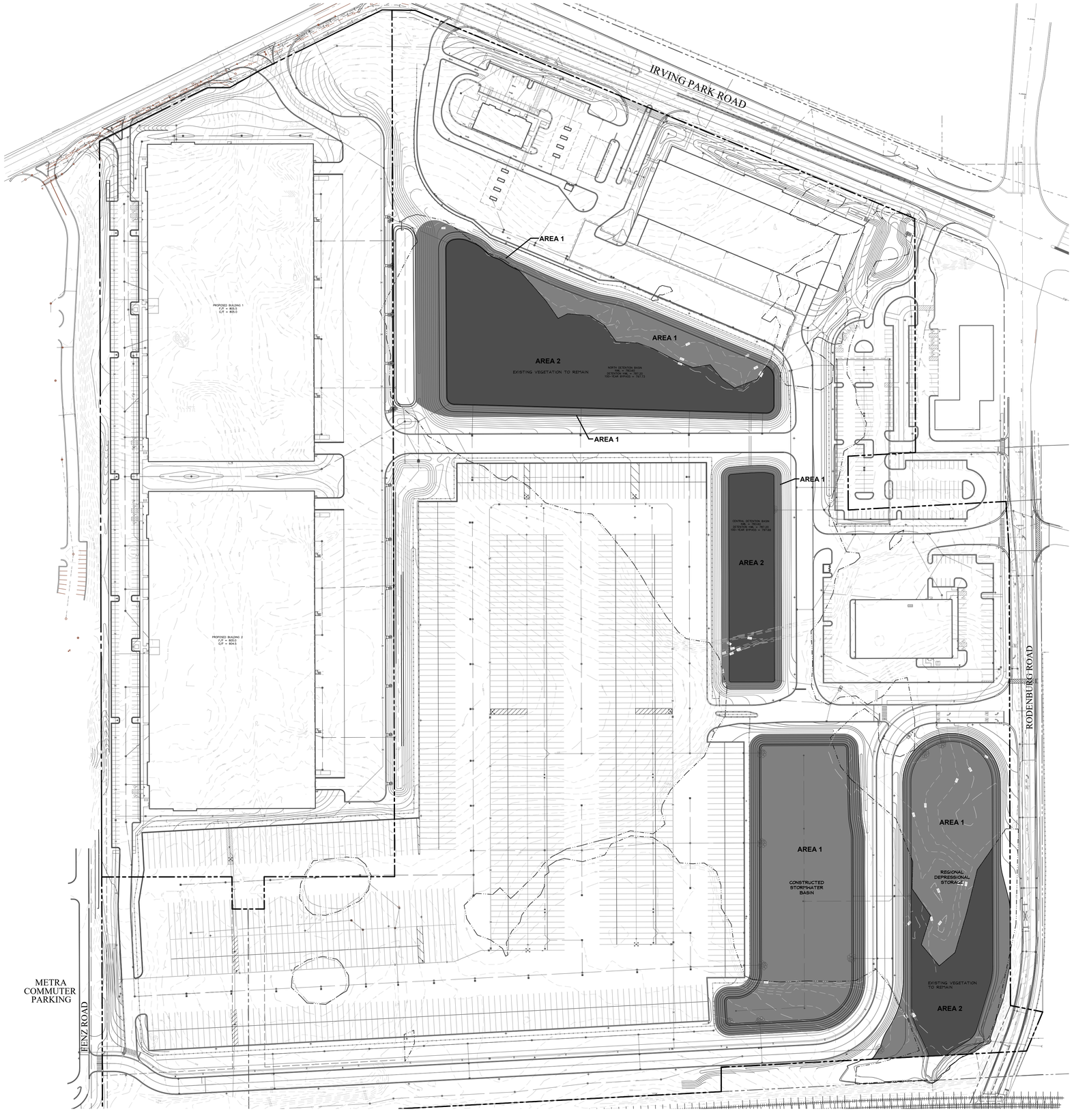
PROJECT NO.	ET1801
DRAWN	LRP
CHECKED	ELR
SHEET NO.	

2 OF 4

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

XREFS

PLOT CONFIG



MANAGEMENT LEGEND

Key	Qty.	Description
	7.59 AC.	AREA 1 - SHALL MEET THE REQUIREMENTS OF "SEEDED NATIVE AREA MAINTENANCE (3-YR PERIOD", "ANNUAL MONITORING (3-YR PERIOD)", AND "LONG-TERM MONITORING" AS SPECIFIED ON SHEET 4 OF 4
	4.55 AC.	AREA 2 - SHALL MEET THE REQUIREMENTS OF "EXISTING NATIVE AREA MAINTENANCE (3-YR PERIOD", "ANNUAL MONITORING (3-YR PERIOD)", AND "LONG-TERM MONITORING" AS SPECIFIED ON SHEET 4 OF 4

0 50' 100' 200' 300'
SCALE: 1"=100'

NORTH

Know what's below. Call before you dig.

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LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
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815.480.7339 arete-ltd.com

EXPERIOR LOGISTICS FACILITY

1001 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS

MANAGEMENT EXHIBIT

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REVISIONS	

DATE	8.17.2021
PROJECT NO.	ET1801
DRAWN	LRP
CHECKED	ELR
SHEET NO.	3 OF 4

XREFS:
PLOT CONFIG:

NATIVE LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of seeded areas for restored wetland areas within development.
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

Plant substitutions shall be approved by the Village of Schaumburg prior to installation.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs /AC.
Avena sativa	Seed Oats	40.000

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs /AC
Triticum aestivum	Regreen	10.000

B. See Native Seed Mixture Table (Sheet 1)

2.2 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.3 EROSION CONTROL

A. Wet Prairie Erosion Control Blanket: North American Green SC150, or equivalent approved equal.

B. Full-sun to Part-shade Prairie Erosion Control Blanket: North American Green SC250, or equivalent approved equal.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 INVASIVE VEGETATION REMOVAL

1. Invasive species include, but are not limited to common reed (Phragmites australis), and Teasel (Dipsacus sp.)

2. Scrape the top 6"of soil within the removal area. Scraping to this depth will remove rhizomes discourage regrowth of invasive species noted above. This should be conducted with low ground pressure equipment. Care should be taken prevent machinery from disturbing ground outside the limits noted above. Scraped soils should be properly disposed of, or incorporated into development use. Scraped soil shall not be stored, or incorporated into work within the stormwater areas.

3. Following scraping, allow the exposed, existing seed bed to germinate for 3-4 weeks. Sediment control measures, such as silt fence, may be implemented to prevent exposed soil from reaching other parts of the stormwater areas.

4. Spray germinated vegetation with an aquatic-safe herbicide. Herbicide shall be applied by a trained and licensed operator and is limited to the invasive removal area.

5. Allow 2 weeks for re-growth. Apply second herbicide treatment if necessary.

6. Allow 2 weeks for growth of remaining seed bank. Lightly cultivate the existing vegetation to a depth of not to exceed 2". Allow an additional 2 weeks for turned vegetation to wither and die.

3.3 NATIVE SEED INSTALLATION

A. Ground Preparation

1. The standard period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed must have at least 60 days of growth prior to frost.

2. Dormant seeding in winter is possible if soil conditions allow and shall be seeded between September 15th - December 31st. Dormant seeding should be done over bare or mostly bare ground.

3. The Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

4. The Contractor shall till soil to a depth of four (4) inches within areas designated for native seed mixes after completion of subgrade. When conditions are such that satisfactory results are not likely to be obtained, the work will be suspended and shall resume only when conditions are appropriate. Undulation or irregularities in the surface that would interfere with the operations or maintenance shall be leveled before the next operation.

5. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures may involve ripping from 12 to 18 inches of the soil horizon prior to disking.

6. Prior to seeding, planting areas shall have at least twelve (12) inches of clean un-compacted topsoil. Spread approximately ½the thickness of required topsoil over loosened subgrade. Work into top of loosened subgrade to create a transition layer, then spread remainder of topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

7. Soil shall be loose and friable without compaction of top soil (4-12"depth) or prepared subsoil depth (8-16"depth). Contractor shall be responsible for remediating any compact areas within native planting zones prior to beginning seeding or planting.

8. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Mix thoroughly into the upper four (4) inches of topsoil. Native areas shall not receive fertilizer.

B. Seed Installation

1. The Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. The Contracor shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

2. Seed shall be drop-seeded by a rangeland type dropseeder designed to plant native grass and for seed (such as the Belco Greenscape 600-4s Conservation seeder). Seed shall be installed in at least two separate runs where each application of seed shall overlap the previous application by one half (1/2) the weight to insure double coverage of seeded areas. Each planting run shall overlap by a minimum of 6 inches. Some seed species require exposure of sunlight for germination, these species shall be planted separately, after dropseeding, utilizing the broadcasting method.

3. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Other methods of seed installation may be used with prior approval from the Landscape Architect.

4. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

5. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

6. Wet mesic areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water.

7. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

8. Whenever possible, the General Contractor shall utilize equipment having low unit pressure ground contract within planting areas.

9. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers. If Soils is exposed, seed can be implimented in lieu of plugs.

10. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs. Goose Protection to be added at contractors discretion.

3.4 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.5 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

SEEDED NATIVE AREA MAINTENANCE (3-YR PERIOD): Seeded Areas for Constructed Stormwater Basin and Depressional Storage Area as shown on the Landscape Plan

A. Mowing shall be conducted in accordance with all applicable codes and by personnel with appropriate training in safety and use of the machinery. Mowing shall commence during late May/early June and subsequently four weeks apart or anytime a large number of weedy species begins to flower. Mowing shall be timed in a manner that prevents viable seed from bein produced on site. Mowing shall be conducted with a conventional rotary mower, sickle type mower, or a flail type mower. To reduce thatch, at no time shall more than 6 inches (height) of vegetation be cut in a pass. Applicant shall ensure that cut materials are not allowed to drop seed or smother desired vegetation. On slopes that are too steep to mow, around structures, and in areas that are too wet to mow, mowing shall be conducted with the use of a hand-held brush cutter or weed-wacker only. Damage to landscape material or other structures shall be replaced/repaired by the Applicant.

1. First Growing Season: Native plantings shall be kept under 12 inches. Recommend budgeting for 5 mowings
2. Second Growing Season: Native planting areas shall be spot mown targeting non-native/ weedy species. If non-native/weedy species are dominant, native planting areas shall be kept mown at under 18 inches. Recommend budgeting for 3 mowings
3. Third Growing Season: Native planting areas shall be spot mown targeting non-native/ weedy species. If non-native/weedy species are dominant, native planting areas shall be kept mown at under 18 inches.

B. Herbicide application must be conducted by the Applicant on a consistent basis and must respond to seasonal weather and to the life cycle of each target species.

1. Spot Herbicide Applications - Small scattered populations or individual specimens of undesirable species shall be controlled with spot herbicide applications. Large-scale colonization shall not be allowed.
   a. Backpack Spray Treatments - Applicants shall utilize a 3-5 gallon backpack style sprayer such as Solo, SP2, Field King, or acceptable substitution
   b. Hand-wicking - IN areas of high-quality native vegetation where desirable species are directly adjacent to targeted plants or where the growth habit of the target plant makes it impossible to avoid off-target damage, the appropriate herbicide shall be selectively hand wiped onto the target plant utilizing a sponge-wicking applicator or a saturated cloth glove.

2. Broadcast Herbicide Applications - On a larger site where a broad-scale application is needed because large colonies of the target species have become established, broadcast applications by large tank-equipped spray-gun, all terrain vehicle or tractor may be utilized to treat undesirable species.
   a. Broad-spectrum Herbicide Broadcast Application - Large tank-equipped ATV equipped with a boom-sprayer to apply large amounts of glyphosate which will kill all vegetation
   b. Selective Herbicide Broadcast Application - Large tank-equipped ATV equipped with a boom-sprayer to apply large amounts of a selective herbicide resulting in kill of targeted species

3. Treatment of Woody Species - The applicant shall conduct woody species herbicide treatments to all re-sprouts, re-growth, or other remaining live plants of all non-native or aggressive native woody species throughout stewardship operations until performance criteria have been achieved.
   a. Woody species treatment during the growing season may be foliar application using an appropriate herbicide. Damage to surrounding vegetation due to re-sprout treatment shall be repaired by the Applicant
   b. Woody species treatment during the dormant season may be applied with cut-stem and/or basal bark application using appropriate herbicide. Damage to surrounding vegetation due to re-sprout treatment shall be repaired by the Applicant
   c. Chain saws, brush clearing saws, handsaw, and loopers may be used. Small walk behind mower-type brush cutters may be used with written approval by Village Ecologist and must not result in rutting or pitting of soil
   d. Cut woody target species shall be treated with an herbicide mixture after cutting
   e. Basal bark treatment shall be applied to species 1-inch or less at the base. Herbicide shall be applied directly to the tree trunk, around the entire circumference, at 6 inches above the soil until thoroughly wet. Application shall occur during dormancy.
   f. Wherever possible, application shall be accomplished by utilizing wick or sponge type applicators.
   g. All cuttings longer than 2-ft in length or larger than 1-inch in diameter shall be removed from the project site or burned on site in accordance with this document. Smaller cuttings and debris from shredding maybe left on site to decompose or be consumed by prescribed fire (if applicable). Cutting and debris shall not be allowed to accumulate to a depth that will smother existing native species.

4. Annual inspections shall occur to remove debris and litter from the native areas. Stormwater structures shall be inspected for sediment buildup and debris.

   Outlet Control Structure
   - Inspect restrictor and remove debris if clogged or discharge reduced
   - Remove accumulated sediment at outlet
   - Scour and erosion at outlet, repair and reseed
   - Any ice damage to outlet of pipe, repair if necessary

   Storm Inlets/Manholes/Catch Basins
   - Remove accumulated leaves and other debris from grates
   - Reset covers/lids on as-needed basis
   - Remove accumulated sediment from bottom of catch basin when 25% of sump is filled.

   Storm Sewers/Culverts
   - Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
   - Restore riprap at outfalls if erosion is observed
   - Replant and reseed any eroded areas

5. Annual Maintenance and Monitoring Schedule - Constructed Stormwater Basin and Regional Depressional Storage Areas

Management Task							Year					
Debris Management							Monthly					
ACTIVITY	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
Site Visit	X	X	X	X	X	X	X	X	X	X	X	X
Debris Management	X	X	X	X	X	X	X	X	X	X	X	X

Management Task							Year					
Vegetation Management							Monthly					
ACTIVITY	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
WEED CONTROL					X				X			
NATIVE OVERSEEDING				X	X						X	X
SIDE SLOPE MOWING					X							
ALGAE TREATMENT AND REMOVAL								X	X		X	
CATTAIL TREATMENT AND REMOVAL								X	X		X	
PRESCRIBED BURNS *				X	X					X	X	

***NOTE: IF PRESCRIBED BURNING IS TO BE CONDUCTED, PROPER PERMITS SHALL BE SECURED AND THE SCHAUMBURG AIRPORT SHALL BE NOTIFIED TWO DAYS IN ADVANCE.**

EXISTING VEGETATION MAINTENANCE (3-YR PERIOD): Areas within the central and southeast Depressional Storage Basins that are ungraded and unplanted as shown on the Landscape Plan

A. Initial maintenance shall target species present within Depressional Storage Areas as noted in section 3.2.

B. Annual maintenance shall target cattails and manage to a degree where a dominant monoculture is not observed.
   a. Cattails shall be treated with an aquatic safe version of glyophosphate herbicide (such as RodeoTM/) towards the end of the growing season (August or September) so that the herbicide will translocate into the roots and effectively prevents regrowth.

ANNUAL MONITORING (3-YR PERIOD)

A. Monitoring

An annual monitoring report will be submitted to the Village of Schaumburg by January 31st/ following each monitoring year. The report will contain the native floristic analysis (FQA), representative photographs, a summary of the year's management activities, and include a review of progress in meeting goals and performance standards.

Vegetation Monitoring will be conducted using a search and meander method for years 1-3. A minimum of two (2) site visits shall be completed during the growing season. Data will be summarized by the plant community. Additional visits may be necessary. The work shall be considered 100% complete after the year three performance criteria have been satisfied and approval has been given in writing by the Village.

3.7 PERFORMANCE CRITERIA

A. AREA 1: New Native Planting Area Performance Criteria:

1. 1st/ Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species.

2. 2nd/ Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3. 3rd/ full growing season: For all newly planted areas,at least 75% of vegetation coverage shall be native, non-invasive species.

4. Non-native species in planted areas shall include the following:

American Silver-Berry (*Elaeagnus commutata*)	Japanese Bristle Grass (*Setaria aberi*)
Asian Bittersweet (*Celastrus orbiculatus*)	JapaneseHoneysuckle (*Lonicera japonica*)
Garden Bird's-Foot-Trefoil (*Lotus corniculatus*)	Japanese Hop (*Humulus japonica*)
Black Locust (*Robinia pseudoacacia*)	Japanese-Knotweed (*Reynoutria japonica*)
Bull Thistle (*Cirsium vulgare*)	Japanese Stilt Grass (*Microstegium vimineum*)
Lesser Burrdock (*Arctium minus*)	Leafy Spurge (*Euphorbia esula*)
Canadian Goldenrod (*Solidago canadensis*)	Littleleaf Linden (*Tilia cordata*)
Canadian Thistle (*Cirsium arvense*)	Morrow's Honeysuckle (*Lonicera morrowii*)
Chinese Yam (*Discorea oppositifolia*)	Nodding Plumeless-Thistle (*Carduus nutans*)
Common Reed (*Phragmites australis*)	Privet (*Ligustrum spp.*)
Crack Willow (*Salix fragilis*)	Purple Loosestrife (*Lythrum salicaria*)
Creeping-Jenny (*Lysimachia nummularia*)	Ragweed (*Ambrosia spp.*)
Crownvetch (*Securigera varia*)	Rambler Rose (*Rosa multiflora*)
Curly Pondweed (*Potamageton crispus*)	Red/White Clover (*Trifollium spp.*)
Dames Rocket (*Hesperis matronalis*)	Reed Canary Grass (*Phalaris arundinacea*)
Eurasian-Buttercup (*Ficaria verna*)	Russian Olive (*Elaeagnus angustifolia*)
Eurasian Water-Milfoil (*Myriophyllum spicatum*)	Sandbar Willow (*Salix interior*)
European Barberry (*Berberis vulgaris*)	Showy Fly-Honeysuckle (*Lonicera x bella*)
European Buckthorn (*Rhamnus cathartica*)	Spotted knapweed (*Centaurea stoebe subsp. micranthos*)
Garlic-Mustard (*Alliaria petiolata*)	Teasel (*Dipsacus spp.*)
Giant Hogweed (*Heracleum mantegazzianum*)	Twinsisters (*Lonicera tatarica*)
Glossy False Buckthorn (*Frangula alnus*)	Watercress (*Nasturtium officinale*)
Greater Flowering-Rush (*Butomus umbellatus*)	Wild Parsnip (*Pastinaca sativa*)

5. Since cattails are a large component of the undisturbed portion of existing vegetation and off-site adjacent wetlands, cattail coverage shall be managed to constituent no more than 50% of the planting zone.

6. Continued monitoring and maintenance will exceed 3 years if the above-mentioned performance criteria is not met.

B. AREA 2: Regional Depressional Storage Areas:

Existing Wetland Vegetation Criteria: This shall apply to all depressional storage areas that contain existing wetland vegetation as shown on the management exhibit.

It is estimated that approximately 50-60% of the existing depressional storage areas are dominated by Cattail (Typha) species. In an attempt to maintain the natural features of the resource, maintenance will be focused on the areas within or near newly graded slopes. Following construction activities, within these areas, the natural regeneration of Typha in likely to occur. A pre-planting cattail control will be conducted if any cattails are present. Once the newly graded areas are planted, per the landscaping plan, aggressive cattail control will be required to ensure plant establishment. See control method in Section 3.4.B

Annual Management: Typha will be managed to a point that a monoculture is not observed. The overall eradication of the species is not the intent however reducing the Typha dominance is the goal. The newly planted areas will have specific management tasks and performance goals including targeted species to control as noted above.

3.6 LONG-TERM MONITORING

The Owner shall be responsible for the maintenance of the native areas in perpetuity once contractor performance standards are met. Basic maintenance is required to preserve the aesthetic value and function of the naturalized areas on a long-term basis. The Long -Term Maintenance Plan includes guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal. The recommended annual maintenance schedule to be utilized by the owner is outlined in the tables below.

Task	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	Notes
2.1 General Maintenance/Clean Up									
SITE ASSESSMENT	X						X		Site is assessed in spring/fall to determine if any changes or repairs needed.
DEBRIS REMOVAL	X	X							Removal fo windblown debris.
INLET/OUTLET CLEANING	X		X		X			X	Removal of accumulated sediments in structures
2.2 Vegetation Mainteance									
WEED CONTROL		X				X			Spot spray as necessary.
NATIVE OVERSEEDING									As necessary with dormant seeding preferred.
SIDE SLOPE MOWING		X							Side slopes should be mown mid-May.
CATTAIL TREATMENT AND REMOVAL					X	X		X	Can be removed in winter during ice-cover.
ALGAE TREATMENT AND REMOVAL									As necessary.
PERSCRIBED BURN *	X	X					X	X	

3.7 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect

Know what's below. Call before you dig.

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CIVIL ENGINEER:
Manhard CONSULTING
700 SPRINGER DRIVE
LOMBARD, IL 60148

ARCHITECT:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

EXPERIOR LOGISTICS FACILITY
1001 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS
NATURALIZED BMP SPECIFICATIONS

7	10.10.2025
6	8.08.2025
5	5.25.2022
4	4.12.2022
3	2.10.2022
2	2.04.2022
1	1.17.2022

REVISIONS

DATE	8.17.2021
PROJECT NO.	ET1801
DRAWN	LRP
CHECKED	ELR

SHEET NO.

4 OF 4

XREFS:
PLOT CONFIG:

Preliminary Improvements for

LONG AVENUE ASSEMBLAGE

SW CORNER OF IRVING PARK ROAD AND FRONTAGE ROAD EAST
VILLAGE OF SCHAUMBURG, ILLINOIS

STANDARD SYMBOLS

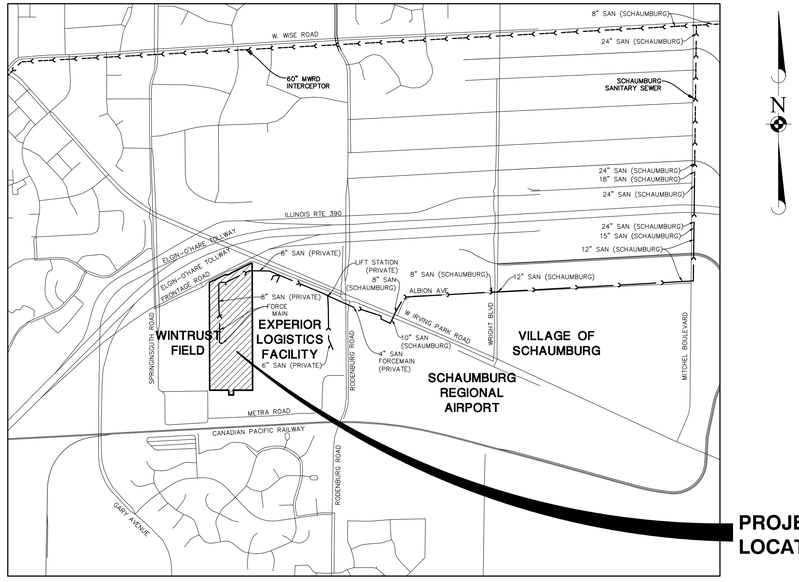
08-01-16

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN–LINK FENCE	
792.8 G	SPOT ELEVATION	792.8 G
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

08-01-16

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT–OF–WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B–B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B–BOX	BUFFALO BOX	HYD	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
CO	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T–A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	P	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E–E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.O.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F–F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		



PROJECT LOCATION

LOCATION MAP
1"=1000'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	INDEX OF SHEETS
3	EXISTING CONDITIONS AND DEMOLITION PLAN – A
4	EXISTING CONDITIONS AND DEMOLITION PLAN – B
5	EXISTING CONDITIONS AND DEMOLITION PLAN – C
6	EXISTING CONDITIONS AND DEMOLITION PLAN – D
7	OVERALL SITE PLAN
8	SITE DIMENSIONAL AND PAVING PLAN – A
9	SITE DIMENSIONAL AND PAVING PLAN – B
10	SITE DIMENSIONAL AND PAVING PLAN – C
11	SITE DIMENSIONAL AND PAVING PLAN – D
12	GRADING PLAN – A
13	GRADING PLAN – B
14	GRADING PLAN – C
15	GRADING PLAN – D
16	OVERALL UTILITY PLAN
17	UTILITY PLAN – A
18	UTILITY PLAN – B
19	UTILITY PLAN – C
20	UTILITY PLAN – D
21	SOIL EROSION AND SEDIMENT CONTROL PLAN – NORTH
22	SOIL EROSION AND SEDIMENT CONTROL PLAN – SOUTH
23	SOIL EROSION AND SEDIMENT CONTROL PLAN – DETAILS
24	CONSTRUCTION DETAILS
25	CONSTRUCTION DETAILS
26	CONSTRUCTION DETAILS
27	CONSTRUCTION DETAILS AND MWRD GENERAL NOTES
28	CONSTRUCTION SPECIFICATIONS

NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING ON MAY 22, 2025. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

1

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

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

DEVELOPER

LOGISTICS PROPERTY COMPANY
191 NORTH WACKER DRIVE
CHICAGO, IL
(708) 667–6940

ARCHITECT/PLANNER

ARETE DESIGN STUDIO LTD.
13543 WEST 185TH ST
MOKENA, IL
(815) 485–7333

BENCHMARKS:

SOURCE BENCHMARK: (NGS PID:MF0059)
DISK IN EAST SIDE OF SQUARE FLAG POLE BASE, SOUTHWEST CORNER OF IRVING PARK RD & RODENBURG RD, 35.9FT NORTHEAST OF SOUTHEASTERLY BUILDING CORNER OF SAINT JOHNS CHURCH.

ELEVATION=796.16 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #1:
SET CUT SQUARE IN NORTH SIDE OF LIGHTPOLE BASE, 4TH LIGHTPOLE WEST OF ENTRANCE TO SAINT JOHNS CHURCH, SOUTH SIDE OF IRVING PARK ROAD.

ELEVATION=803.13 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #3:
SOUTHWEST ARROWBOLT OF FIRE HYDRANT LOCATED APPROXIMATELY 69 FEET SOUTHEASTERLY OF THE CENTERLINE OF PAVEMENT OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN–OHARE EXPRESSWAY) AND APPROXIMATELY 856 FEET SOUTHWESTERLY OF THE CENTERLINE OF PAVEMENT OF IRVING PARK ROAD AS MEASURED ALONG THE CENTERLINE OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN–OHARE EXPRESSWAY).

ELEVATION=815.84 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #4:
SOUTHWEST ARROWBOLT OF FIRE HYDRANT LOCATED APPROXIMATELY 27 FEET SOUTHEASTERLY OF THE CENTERLINE OF PAVEMENT OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN–OHARE EXPRESSWAY) AND APPROXIMATELY 324 FEET SOUTHWESTERLY OF THE CENTERLINE OF PAVEMENT OF IRVING PARK ROAD AS MEASURED ALONG THE CENTERLINE OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN–OHARE EXPRESSWAY).

ELEVATION=810.59 DATUM=NAVD88–GEOID 18

UTILITY CONTACTS

ELECTRIC COMED 350 S. 2ND STREET ELGIN, IL 60123 847–608–2382 CONTACT: JAYVEE ROLDAN III	WATER VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193–1899 847–923–6612 CONTACT: BRIAN WAGNER
GAS NICOR 1011 WILEY ROAD SCHAUMBURG, IL 60173 847–598–4006 CONTACT: RYAN PATTERMAN	
SEWER VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193–1899 847–923–6612 CONTACT: BRIAN WAGNER	

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
TITLE SHEET

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=1000'

SHEET 1 OF 28

LOP.SCIL01

QUINTEN D. HOOGENDOORN
062-068508
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
10/8/2025
EXP. 11/30/27
SEAL

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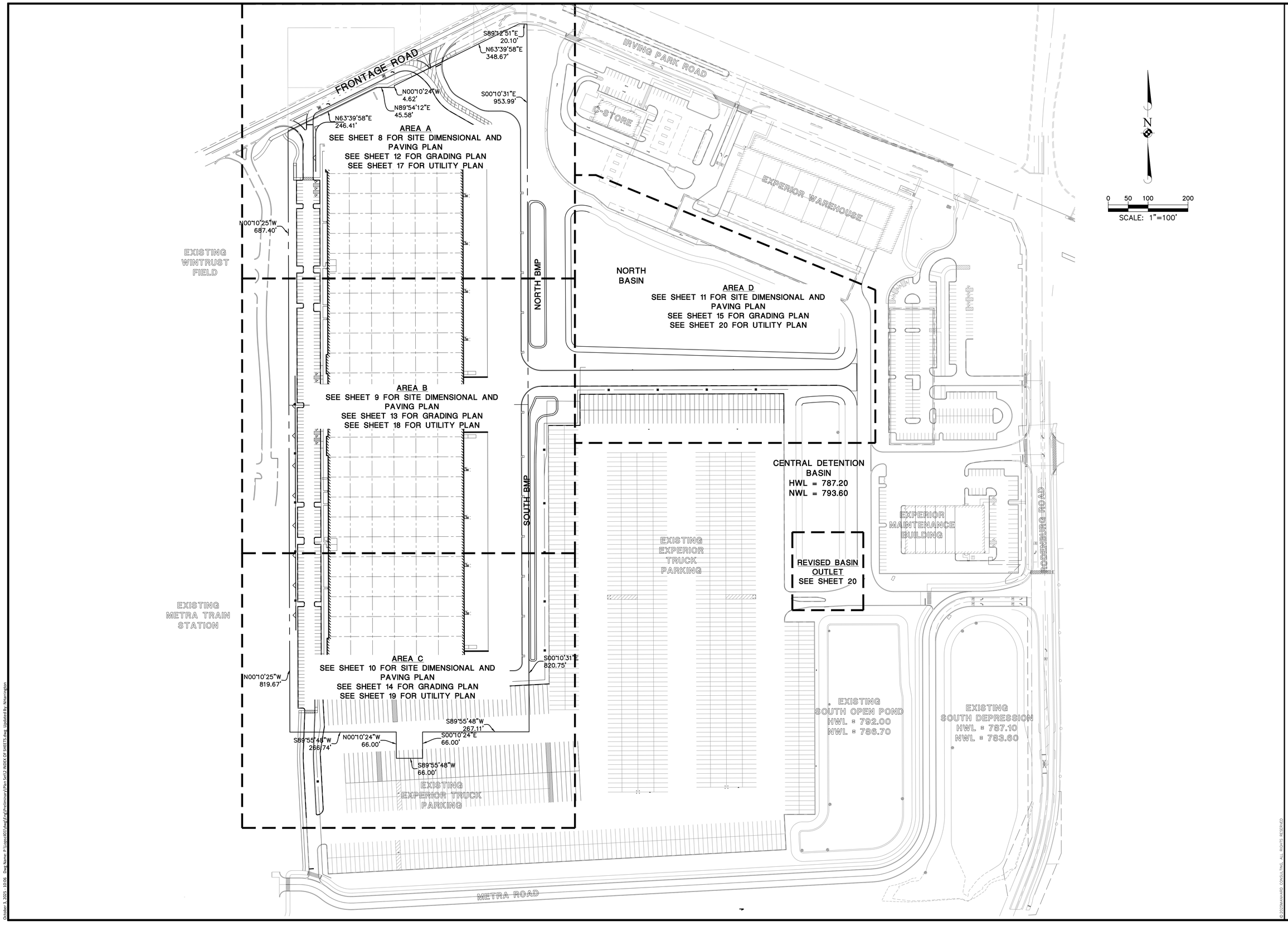
October 3, 2025 - 13:49 Dwg Name: P:\Logistics\Drawing\Eng\Preliminary\Plan Set\1 TITLE.dwg, Updated By: kkensington



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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
INDEX OF SHEETS

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
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SHEET 2 OF 28

LOP.SCIL01

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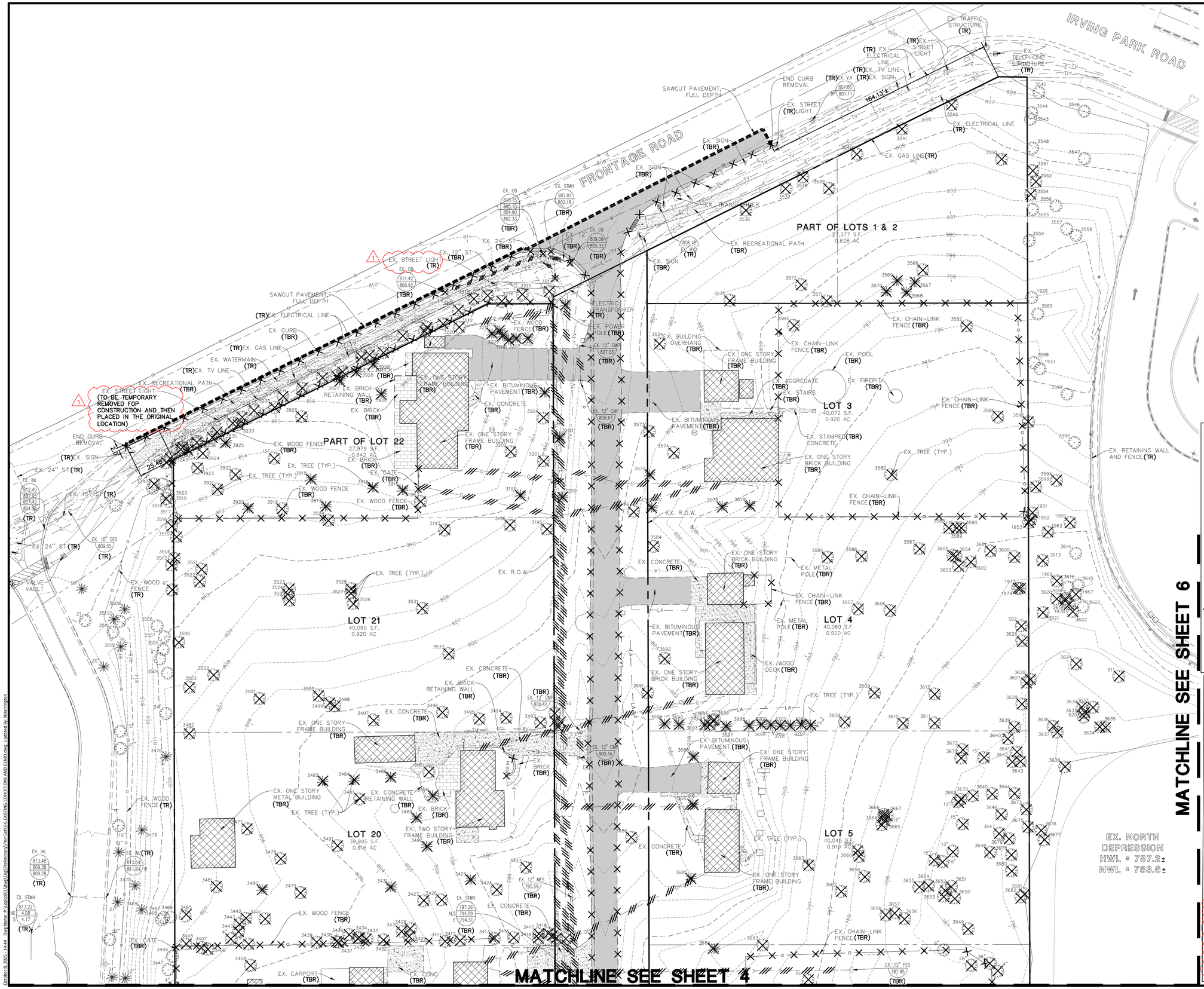
October 3, 2025 - 10:06 Dwg Name: P:\Lopsci01\dwg\Eng\Preliminary\Plan Set\2 INDEX OF SHEETS.dwg Updated By: NHarrington



N

0 15 30 60

SCALE: 1"=30'

KEY MAP

TREE PRESERVATION NOTES:

1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MAY 22, 2025. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
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LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

EXISTING CONDITIONS AND DEMOLITION PLAN - A

PROJ MGR.:	QDH
PROJ ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 3 OF 28

LOP.SCIL01

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MATCHLINE SEE SHEET 3

EXISTING NORTHWEST

MATCHLINE SEE SHEET 6

EX. NORTH DEPRESSION
HWL = 787.2±
NWL = 783.6±

LOT 19
40,016 S.F.
0.919 AC

LOT 18
40,092 S.F.
0.918 AC

LOT 17
40,092 S.F.
0.920 AC

LOT 16
39,998 S.F.
0.918 AC

LOT 6
40,107 S.F.
0.921 AC

LOT 7
39,958 S.F.
0.917 AC

LOT 8
40,041 S.F.
0.919 AC

LOT 9
48,881 S.F.
1.122 AC

EXISTING EAST
459,044 S.F.
10.539 AC

ROW
150,004 S.F.
2.984 AC

EX. VACANT R.O.W.

PART OF LOT 10 NORTH
40,163 S.F.
0.921 AC

MATCHLINE SEE SHEET 5

N

0 15 30 60
SCALE: 1"=30'

KEY MAP

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DEMOLITION LEGEND

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- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

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DRAWN BY			NAH
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - B

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
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SHEET 4 OF 28
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PART OF LOT 15 NORTH

PART OF LOT 15 SOUTH

EXISTING SOUTHWEST

PART OF LOT 14 NORTH

PART OF LOT 14 SOUTH

PART OF LOT 10 SOUTH

LOT 11
66,816 S.F.
1.534 AC

LONG AVENUE

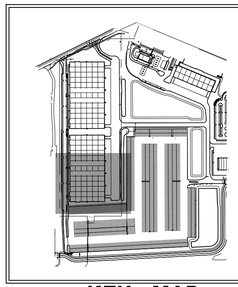
MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

EX. WOOD FENCE (TBR)
EX. POOL (TBR)
EX. CONCRETE (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. STAMPED CONCRETE (TBR)
EX. FIREPIT (TBR)
EX. CHAIN-LINK FENCE (TBR)
EX. AGGREGATE (TBR)
EX. R.O.W.
EX. GATE (TBR)
EX. BIRDHOUSE ON METAL POLE (TBR)
EX. CONC. (TBR)
EX. TWO STORY FRAME BUILDING (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. BITUMINOUS PAVEMENT (TBR)
EX. WOOD FENCE (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. CHAIN-LINK FENCE (TBR)
EX. T/WALL=±809.0 (TBR)
EX. STATIC MANHOLE (TBR)
EX. WALL (TBR)
EX. CONCRETE RETAINING WALL (TBR)
EX. POND AREA (TBR)
EX. GROTTO (TBR)
EX. WOOD DECK (TBR)
EX. POOL (TBR)
EX. COVERED PORCH (TBR)
EX. TWO STORY FRAME BUILDING (TBR)
EX. CONCRETE PAD WITH POOL EQUIPMENT (TBR)
EX. RAILING (TBR)
EX. APPROX LIMITS OF TREEHOUSE (IN DISREPAIR) (TBR)
EX. BUSHES (TBR)
EX. T/WALL=±801 (TBR)
EX. CONCRETE RETAINING WALL (TBR)
EX. WOOD RETAINING WALL (TBR)
EX. ONE STORY BRICK BUILDING (TBR)
EX. BRICK (TBR)
EX. BRUSH LINE (TBR)
EX. FIRE PIT (TBR)
EX. CONCRETE STOOP WITH RAILING (TBR)
EX. 12" HDPE 796.42 (TBR)
EX. 12" HDPE 796.08 (TBR)
EX. CPP 794.84 (TBR)
EX. DECORATIVE WELL (TBR)
EX. THREE STORY BRICK/FRAME BUILDING (TBR)
EX. 8" CMP 805.64 (TBR)
EX. END 8" CMP (TBR)
EX. WATER WELL (TBR)
EX. TWO STORY FRAME BUILDING (TBR)
EX. CONCRETE STEPS (TBR)
EX. CONCRETE BLOCK RETAINING WALL (TBR)
EX. 8" CMP 804.79 (TBR)
EX. CINDER BLOCK RETAINING WALL (TBR)
EX. CONCRETE BLOCK RETAINING WALL (TBR)
EX. BITUMINOUS PAVEMENT (TBR)
EX. 12" MES 800.82 (TBR)
EX. 12" MES 800.63 (TBR)
EX. WIRE FENCE (TBR)
EX. WOOD BUILDING (TBR)
EX. THREE STORY WOOD BUILDING (TBR)
EX. STAMPED CONCRETE (TBR)
EX. POND (TBR)
WATERLINE AS LOCATED MAY 2025
EX. SILT FENCE (TBR)
EX. CHAIN-LINK CONSTRUCTION FENCE (TBR)
EX. 12" MES 793.59 (TBR)
EX. 12" MES 792.47 (TBR)
EX. 15" CES 792.73 (TBR)
EX. TREE (TYP.)
EX. 18" ST
EX. FES-255 (TBR)
EX. MH-254 (TBR)
EX. MH-247B (TBR)
EX. 15" ST (TBR)
EX. 12" ST (TBR)
EX. OVERHEAD LINE (TO BE RELOCATED)
EX. ELECTRICAL LINE (TO BE RELOCATED)
EX. INL-247C-EXP (TBR)
EX. LIGHT POLE (TR)
EX. MH-247A (TR)
EX. EX. MH-253 (TR)
EX. 18" ST (TR)
EX. 15" ST (TR)
EX. HYDRANT (TR)
EX. 5' UTILITY EASEMENT (TR)
EX. UTILITY POLE (TR)
EX. 10' COMED EASEMENT (TR)
SAWCUT PAVEMENT, FULL DEPTH
EX. PAVEMENT (TBR)
EX. CURB (TBR)
EX. 8" WM (TBR)
EX. 8" WM (TR)
END CURB REMOVAL
EX. MH-250 (TR)
EX. INL-250A-EXP
EX. INL-251-EXP (TR)
EX. 15" ST (TR)
EX. 18" ST (TR)
EX. 12" ST (TR)
EX. EX. MH-249 (TR)
EX. INL-249A-EXP (TR)
EX. EX. MH-248 (TR)
EX. INL-248A-EXP (TR)
EX. 21" ST (TR)
EX. EX. MH-247 (TR)
EX. INL-247B-EXP (TR)
EX. 24" ST (TR)
EX. 30" ST (TR)
EX. MH-245 (TR)
EX. MH-246 (TR)
EX. INL-246A-EXP (TR)
EX. INL-245A-EXP
EX. CURB (TR)
EX. SILT FENCE (TR)
EX. STREET LIGHT (TR)
EX. PVC FENCE (TR)
EX. SATELLITE
EX. WALL (TR)
EX. LIGHT POLE (TR)

N

0 15 30 60
SCALE: 1"=30'



KEY MAP

TREE PRESERVATION NOTES:
1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - C

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 5 OF 28

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MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

EX. 12" ST (TR)
EX. MH-20 (TR)
EX. 15" ST (TR)
EX. MH-19 (TR)
EX. INL-19A (TR)P
EX. 15" ST (TR)
EX. CB-18 (TR)
EX. INL-18A (TR)P
EX. 24" ST (TR)
EX. CB-17 (TR)
EX. INL-17A (TR)P
EX. INL-15A (TR)P
EX. CB-15 (TR)
(TR) EX. CB-14
(TR) EX. CB-13
EX. CB-12 (TR)
EX. CB-11 (TR)
EX. CB-10 (TR)
(TR) EX. 24" ST
(TR) EX. 42" ST
EX. CB-5 (TR)
(TR) EX. 12" ST
EX. 12" ST (TR)
EX. CB-121 (TR)
(TR) EX. FES-5
EX. INL-122-EXP (TR)

EX. NORTH DEPRESSION
HWL = 787.2±
NWL = 783.6±
VOLUME PROVIDED = 21.27 AC-FT

EX. NORTH DEPRESSION
HWL = 787.2±
NWL = 783.6±
VOLUME PROVIDED = 21.27 AC-FT

EXPERIOR INTERNAL ACCESS ROAD
EX. DUAL 36" FLARED END SECTIONS (TBR)
EXPERIOR TRUCK PARKING ENTRANCE

DETAIL A

EX. CURB (TBR)
EX. PAVEMENT (TBR)
EX. 8" WM (TBR)
EX. 8" WM (TR)
END CURB REMOVAL
SAWCUT PAVEMENT, FULL DEPTH
EX. LIGHT POLE (TR)
EXPERIOR PARKING
METRA ROAD

DETAIL B

N

0 15 30 60
SCALE: 1"=30'

DETAIL A
DETAIL B

KEY MAP

TREE PRESERVATION NOTES:
1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

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EX. LIGHT POLE (TO BE RELOCATED)
EX. PVC FENCE (TO BE RELOCATED)
EX. INL-216A-EXP (TBR)
EX. CURB (TBR)
EX. LIGHT POLE (TO BE RELOCATED)
EX. INL-215A-EXP (TBR)
EX. LIGHT POLE (TO BE RELOCATED)
EX. INL-208A-EXP (TBR)
EX. 12" ST (TBR) (FILL BOTH ENDS WITH 2' MINIMUM OF FLOWABLE FILL)
EX. 12" ST (TBR) (FILL BOTH ENDS WITH 2' MINIMUM OF FLOWABLE FILL)
(TBR) EX. 15" ST (FILL BOTH ENDS WITH 2' MINIMUM OF FLOWABLE FILL)
57.5'
END CURB REMOVAL
END FENCE REMOVAL
SAWCUT PAVEMENT, FULL DEPTH
EX. MH-216 (TR)
EX. INL-216B-EXP (TR)
EX. 15" ST (TR)
(TR) EX. MH-215
EX. INL-215B-EXP (TR)
EX. PAVEMENT (TBR)
(TR) EX. INL-208B-EXP
(TR) EX. MH-208
5'
5'
SAWCUT PAVEMENT, FULL DEPTH
EX. BOLLARDS (4) (TO BE RELOCATED)
(TR) EX. 21" ST
EX. PERMEABLE PAVEMENT SIGN (TO BE RELOCATED)
(TO BE RELOCATED) EX. HYD
EX. BOLLARDS (4) (TO BE RELOCATED)
EX. PERMEABLE PAVEMENT SIGN (TO BE RELOCATED)
(TR) EX. 18" ST
EX. INL-238A-EXP (TR)
EX. INL-238-EXP (TR)
EX. LIGHT POLE (TO BE RELOCATED)
EX. HYD (TO BE RELOCATED)
EX. LIGHT POLE (TO BE RELOCATED)
EX. MH-214 (TR)
(TR) EX. MH-207
EX. FENCE (TBR)
36.64'
142.02'
EX. STREET LIGHT (TO BE RELOCATED)
EX. CURB AND GUTTER (TBR)
21.81'
EX. INL-117-EXP (TR)
(TR) EX. 12" ST
(TR) EX. CB-116
(TR) EX. FES-118
(TR) EX. RCB-117
(TR) EX. 30" ST
(TR) EX. 12" ST

DATE	REVISIONS	DRAWN BY
10-08-25	1 REVISED PER VILLAGE COMMENTS	NAH

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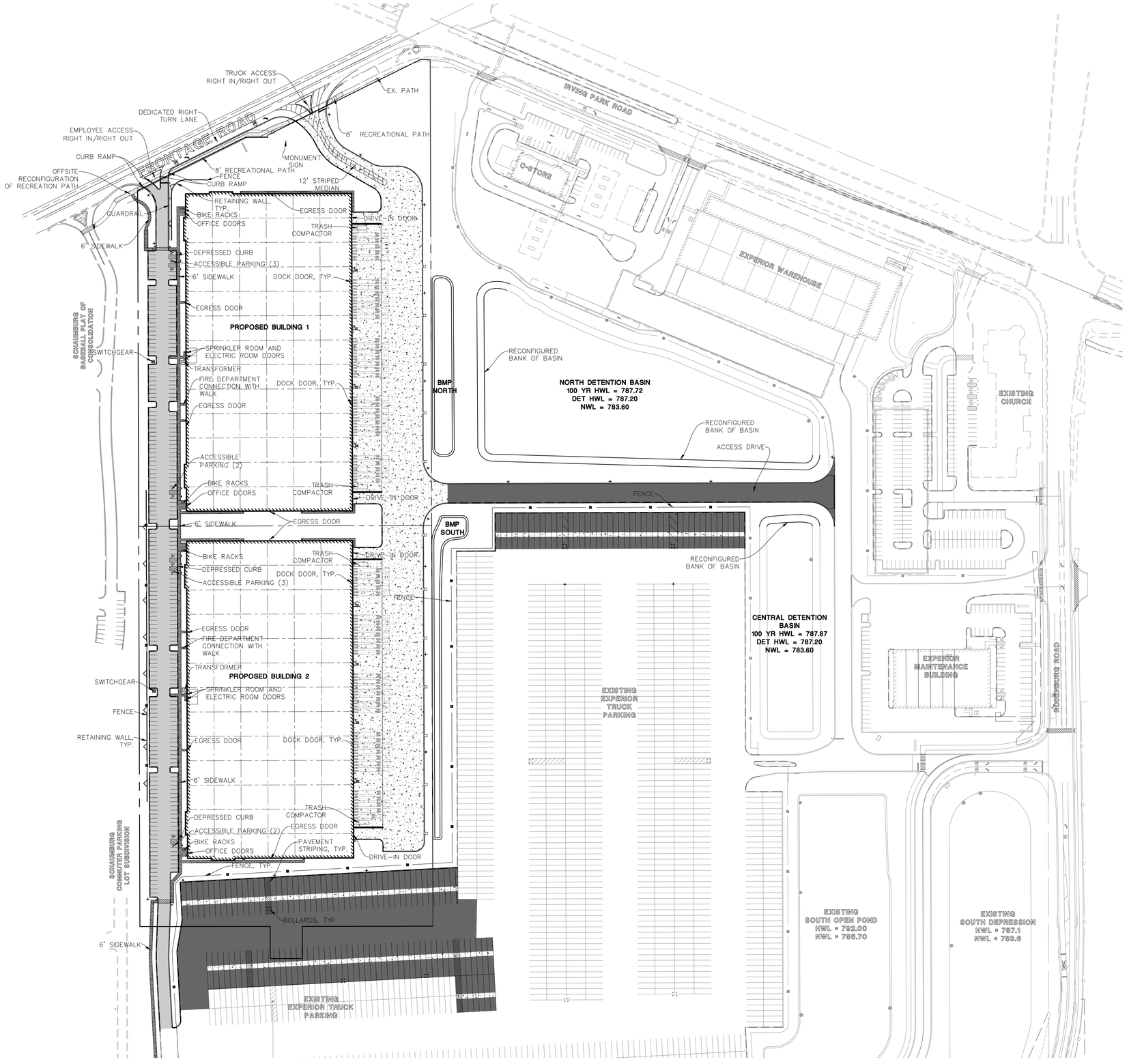
LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - D

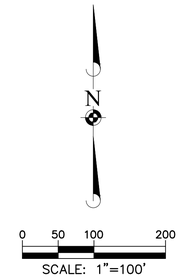
PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=30'

SHEET 6 OF 28

LOP.SCIL01

October 8, 2025 - 14:44 Dwg Name: P:\Jobs\2011\dwg\Eng\Preliminary\Plan Set\13-6 EXISTING CONDITIONS AND DEMO.dwg Updated By: NHorrington





SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
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10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
12. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

SITE DATA

SITE AREA	22.74 ACRES
STANDARD PARKING PROVIDED	266 SPACES
ACCESSIBLE PROVIDED	10 SPACES
TOTAL PARKING PROVIDED	276 SPACES
PARKING RATIO	1.57 SPACES/1000 S.F.
NET TRUCK PARKING PROVIDED	47 SPACES

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE, TYPE B

RECREATIONAL PATH
3" HOT MIX ASPHALT SURFACE COARSE
6" AGGREGATE BASE COURSE GRADE 9 CRUSHED STONE W/ FINES

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
OVERALL SITE PLAN

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=100'

SHEET
7 OF 28
LOP.SCIL01

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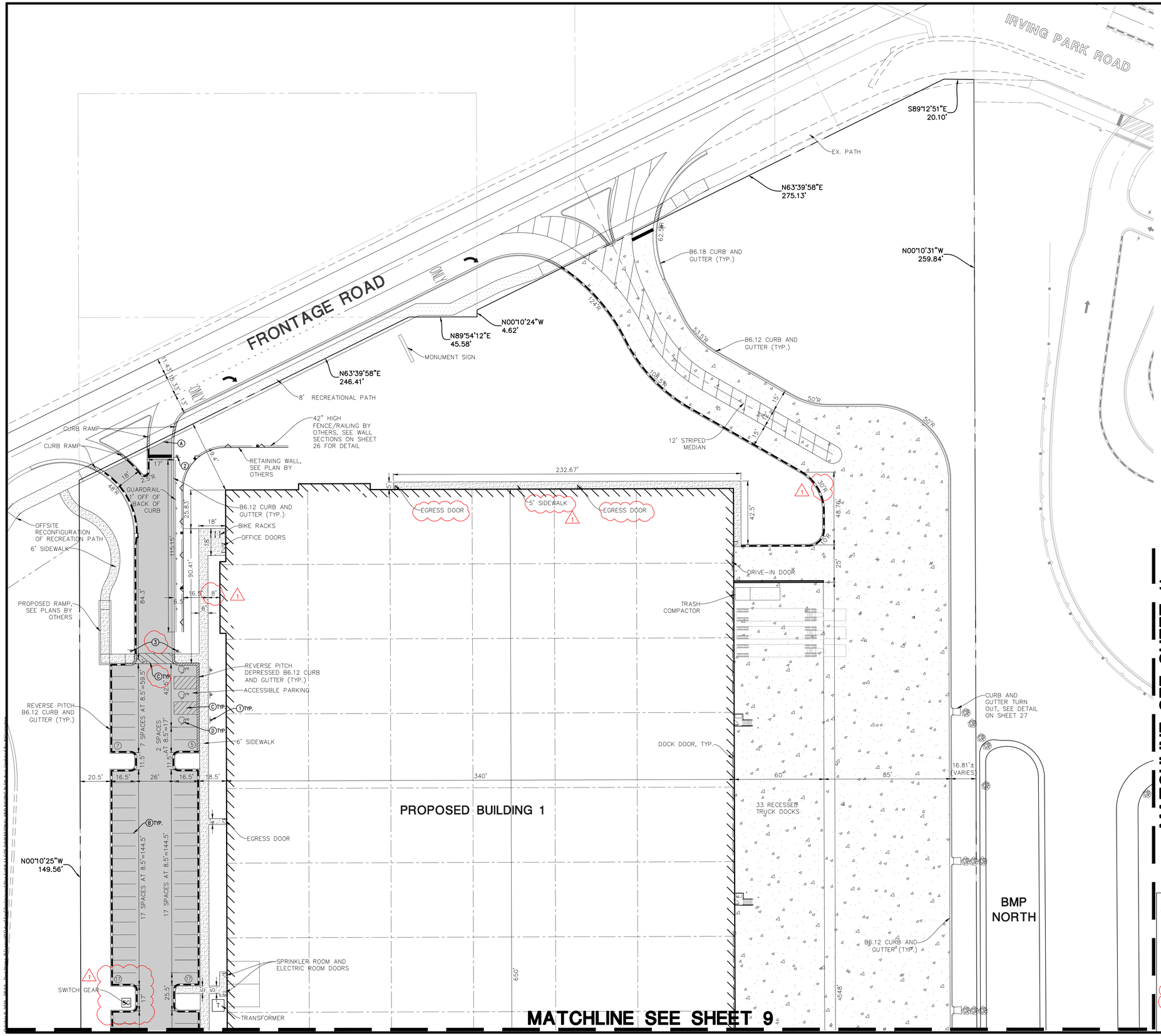
October 3, 2025 - 10:10 Dwg Name: P:\Lopsc\001\dwg\Eng\Preliminary\Plan Set\7 OVERALL SITE PLAN.dwg Updated By: NHarrington



N

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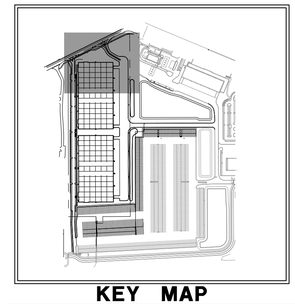
SCALE: 1"=30'



KEY MAP

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PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) HC STALL MARKINGS

SIGN LEGEND

- (1) R7-8 HANDICAP PARKING SIGN
- (2) R1-1 STOP SIGN
- (3) W11-1 PEDESTRIAN CROSSING SIGN

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
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DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - A

PROJ. MGR.: ODH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=30'

SHEET 8 OF 28

LOP.SCIL01

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MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 11

PROPOSED BUILDING 1

PROPOSED BUILDING 2

BMP NORTH

BMP SOUTH

EXISTING EXPERIOR TRUCK PARKING

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

END OF RETAINING WALL

42" HIGH FENCE/RAILING BY OTHERS, SEE WALL SECTIONS ON SHEET 26 FOR DETAIL

RETAINING WALL, DESIGN BY OTHERS

FIRE DEPARTMENT CONNECTION WITH WALK

EGRESS DOOR

DOCK DOOR, TYP.

33 RECESSED TRUCK DOCKS

TRASH COMPACTOR

DRIVE-IN DOOR

ACCESSIBLE PARKING

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

BIKE RACKS

5' SIDEWALK

6' SIDEWALK

OFFICE DOORS

CURB AND GUTTER TURN OUT, SEE DETAIL ON SHEET 27

B6.12 CURB AND GUTTER (TYP.)

8" TALL FENCE, (TYP.)

ACCESS EASEMENT

ACCESS DRIVE

TRANSFORMER

SPRINKLER ROOM AND ELECTRIC ROOM DOORS

SWITCH GEAR

N00°10'25"W 149.93'

9 SPACES AT 8.5'=76.5'

28 SPACES AT 8.5'=238'

19 SPACES AT 8.5'=153'

25 SPACES AT 8.5'=42.5'

6 SPACES AT 8.5'=51'

17 SPACES AT 8.5'=144.5'

9 SPACES AT 8.5'=76.5'

650'

340'

548'

129.33'

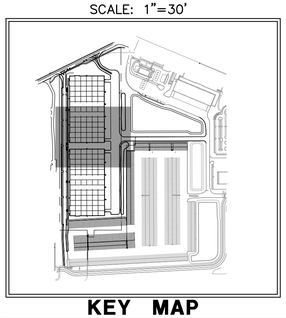
110.33'

16.82'± VARIES

16.83'± VARIES

0 15 30 60

SCALE: 1"=30'



KEY MAP

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PAVEMENT MARKING LEGEND

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- (B) 4" YELLOW LINE
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) HC STALL MARKINGS

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1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
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10" AGGREGATE BASE COURSE, TYPE B

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4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
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ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

SITE DIMENSIONAL AND PAVING PLAN - B

PROJ. MGR.:	GDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 9 OF 28

LOP.SCIL01

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October 9, 2025 - 08:50 Dwg Name: P:\Locs\031\Dwg\Eng\Preliminary\Plan Set\8-11 SITE DIMENSIONAL AND PAVING PLAN.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 11

PROPOSED BUILDING 2

N00°10'25"W 125.41'

N00°10'25"W 125.25'

RETAINING WALL DESIGN BY OTHERS

42" HIGH FENCE/RAILING BY OTHERS, SEE WALL SECTIONS ON SHEET 26 FOR DETAIL

END OF RETAINING WALL

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

CROSS ACCESS EASEMENT

EGRESS DOOR

6' SIDEWALK

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

ACCESSIBLE PARKING

BIKE RACKS

OFFICE DOORS

5' SIDEWALK

DOCK DOOR, TYP.

33 RECESSED TRUCK DOCKS

CURB AND GUTTER TURN OUT, SEE DETAIL ON SHEET 27

TRASH COMPACTOR

DRIVE-IN DOOR

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

B6.12 CURB AND GUTTER (TYP.)

BMP SOUTH

8" TALL FENCE, (TYP.)

EXISTING EXPERIOR TRUCK PARKING

MEET EXISTING PAVEMENT, TYP.

PAVEMENT STRIPING, TYP.

BOLLARDS, TYP.

CURB RAMP

B6.12 CURB AND GUTTER (TYP.)

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

6' SIDEWALK

ACCESS EASEMENT

16 SPACES AT 8.5'=144.5'

15 SPACES AT 8.5'=127.5'

30 SPACES AT 8.5'=255'

16 SPACES AT 8.5'=51'

33 SPACES AT 11.5'=379.5'

15 SPACES AT 11.5'=172.5'

7 SPACES AT 11.5'=80.5'

36 SPACES AT 11.5'=414'

6 SPACES AT 11.5'=69'

6 SPACES AT 11.5'=69'

N89°55'48"E 267.11'

S89°55'48"W 266.74'

N00°10'24"W 66.00'

S00°10'24"E 66.00'

S89°55'48"W 66.00'

N00°10'31"W 1514.90'

251.67'

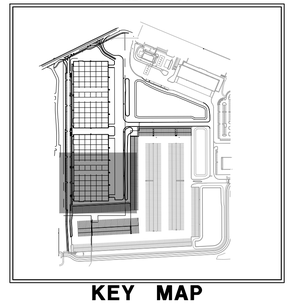
340'

650'

524'R

408'R

SCALE: 1"=30'



KEY MAP

06-01-16

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10" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

SITE DIMENSIONAL AND PAVING PLAN - C

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 10 OF 28

LOP.SCIL01

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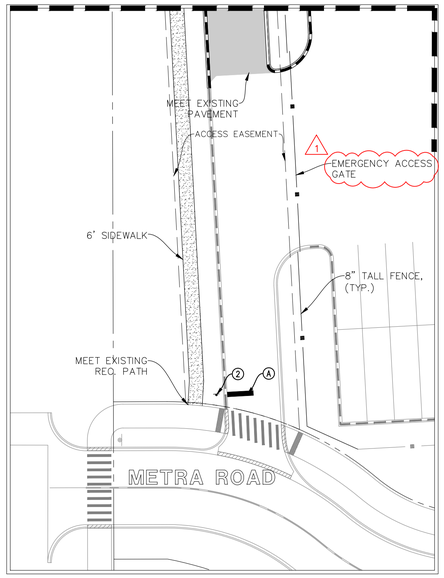
October 9, 2025 08:50 Dwg Name: P:\Projects\013.dwg\Eng\Preliminary\Plan Set\8-11 SITE DIMENSIONAL AND PAVING PLAN.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 8

EXPERIOR LOGISTICS FACILITY

SEE SHEET 10



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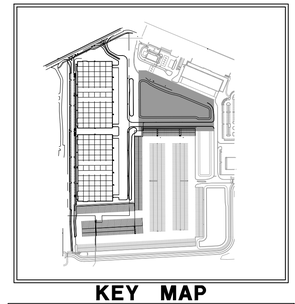
SCALE: 1"=30'



KEY MAP

MATCHLINE SEE SHEET 9

NORTH DETENTION BASIN
100 YR HWL = 787.72
DET HWL = 787.20
NWL = 783.60

B6.12 CURB AND GUTTER (TYP.)

ACCESS DRIVE

50'R

MEET EXISTING PAVEMENT

ACCESS EASEMENT

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

40'

8' TALL FENCE (TYP.)

20'

DEPRESSED B6.12 CURB AND GUTTER (TYP.)

50'R

15'

30

B TYP.

39'

5'

10'

24'

74'

BOLLARDS, TYP.

11.5'

30 SPACES AT 11.5'=356.5'

17.25'

12 SPACES AT 11.5'=138'

CENTRAL DETENTION BASIN
100 YR HWL = 787.67
DET HWL = 787.20
NWL = 793.60

CROSS ACCESS EASEMENT

06-01-16

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) HC STALL MARKINGS

SIGN LEGEND

- (1) R7-8 HANDICAP PARKING SIGN
- (2) R1-1 STOP SIGN
- (3) W11-1 PEDESTRIAN CROSSING SIGN

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
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4" COMPACTED AGGREGATE BASE COURSE, TYPE B

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - D

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 11 OF 28

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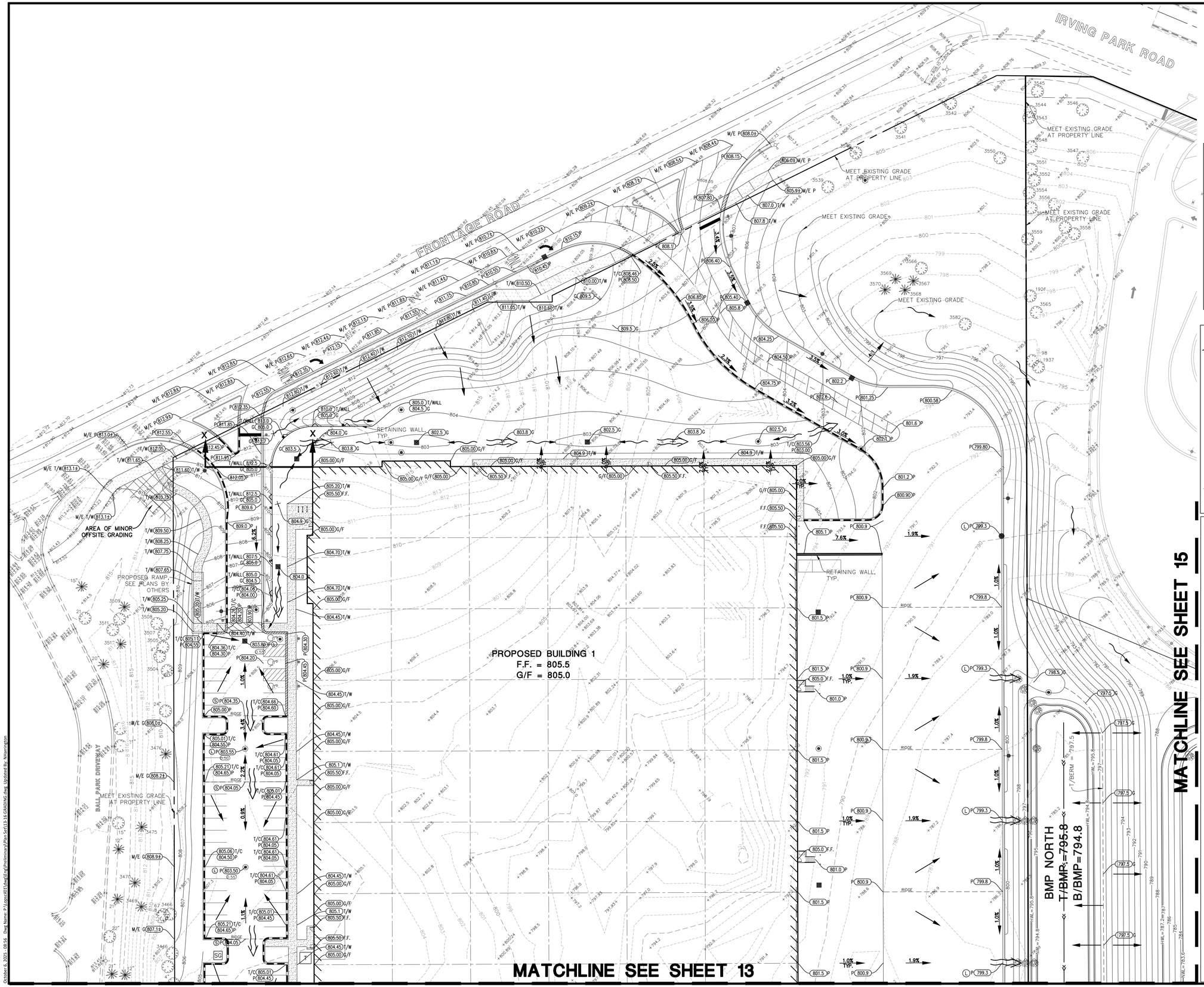

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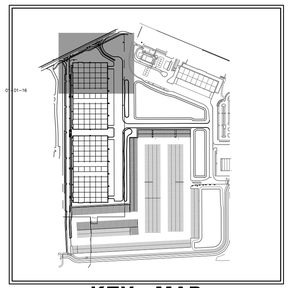
SCALE: 1"=30'



KEY MAP

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.2'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON MAY 22, 2025. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
12. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

DATE	REVISIONS	DRAWN BY
		NAH
10-08-25	1 REVISED PER VILLAGE COMMENTS	

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - A

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
12 OF 28
LOP.SCIL01

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MATCHLINE SEE SHEET 12

PROPOSED BUILDING 1
F.F. = 805.5
G/F = 805.0

PROPOSED BUILDING 2
F.F. = 805.0
G/F = 804.5

AREA OF MINOR OFFSITE GRADING TO ALLOW DRAINAGE OVER CURB TO PARKING LOT

MEET EXISTING GRADE AT PROPERTY LINE

RETAINING WALL, TYP.

BMP NORTH
T/BMP=795.8
B/BMP=794.8

BMP SOUTH
T/BMP≥795.8
B/BMP=794.8

MATCHLINE SEE SHEET 15

MEET EXISTING GRADE AT TOP OF CURB

MATCHLINE SEE SHEET 14

N

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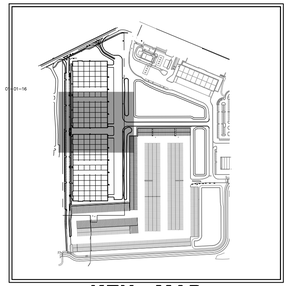
SCALE: 1"=30'



KEY MAP

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
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T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

GRADING NOTES:

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DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - B

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
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DATE:	08/08/2025
SCALE:	1"=30'

SHEET
13 OF 28
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October 6, 2025 - 08:56 Dwg Name: P:\Projects\011dwg\Engr\Preliminary\Plan Set\13-16 GRADING.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 13

PROPOSED BUILDING 2
F.F. = 805.0
G/F = 804.5

BMP SOUTH
T/BMP=795.38
B/BMP=794.8

MEET EXISTING GRADE AT TOP OF CURB

RETAINING WALL, TYP.

MEET EXISTING GRADE AT PROPERTY LINE

MEET EXISTING GRADE AT EDGE OF PAVEMENT

N

0 15 30 60

SCALE: 1"=30'

KEY MAP

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
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G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.57	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

06-01-16

GRADING NOTES:

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DRAWN BY	REVISIONS	DATE
NAH	1. COMMENTS	10-08-25

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - C

PROJ. MGR.:	QDH
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SHEET
14 OF 28
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October 6, 2025 - 05:56 Dwg Name: P:\Lopp\001\dwg\Eng\Preliminary\Plan Set\13-16 GRADING.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 12

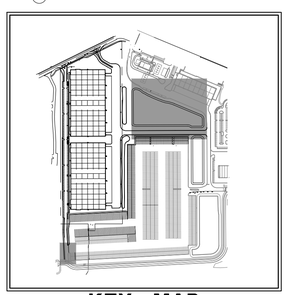
MEET EXISTING GRADE

SEE SHEET 14

T/W 801.80
799.85 P
800.05 P
RIDGE
799.7± P (S)
799.7± EX. P
799.0± EX. P
MEET EXISTING GRADE AT PAVEMENT
MEET EXISTING GRADE AT EDGE OF PAVEMENT
T/W 801.80
T/W (802.40)
T/W (802.45)
M/E P 804.88
M/E P 805.00
METRA ROAD

N

0 15 30 60
SCALE: 1"=30'



KEY MAP

GRADING PLAN LEGEND

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792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
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T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
(L)	PROPOSED SWALE LOW POINT
(S)	PROPOSED SWALE SUMMIT

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 31Y 22, 2025. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
12. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

MATCHLINE SEE SHEET 13

A

B

NORTH DETENTION BASIN
100-YEAR HWL = 787.72
DET. HWL = 787.20
NWL = 783.60

NWL=783.6
HWL=787.2
1.25%
1.4%
1.3%
1.0%
0.7%
2.0%
6.6%
1.6%
RIDGE
795.00 P (L)
795.70 P
796.30 P
795.60
793.35 P (L)
794.10 P
793.95
794.70 P
792.40 P (L)
793.00 P
792.80
793.40 P
791.00 P
792.25 P
792.20 P
791.60
792.00 P
791.80 P
792.0± M/E P
792.1± M/E P
791.9± M/E P
791.6± M/E P
791.3± M/E P
796.86 T/C
796.30 M/E P
797.55 T/C
797.0± M/E P
794.96 T/C
794.4± M/E P
795.56 T/C
795.0± M/E P
T/C 793.56
M/E P 793.0±
T/C 793.86
M/E P 793.3±
MEET EXISTING EDGE OF PAVEMENT
MEET EXISTING EDGE OF PAVEMENT
797.86 T/C
797.3± M/E P

CENTRAL DETENTION BASIN
100-YEAR HWL = 787.67
DET. HWL = 787.20
NWL = 783.60

DRAWN BY	DATE	REVISIONS	
NAH		1 10-08-25 REVISED PER VILLAGE COMMENTS	

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - D

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
15 OF 28
LOP.SCIL01

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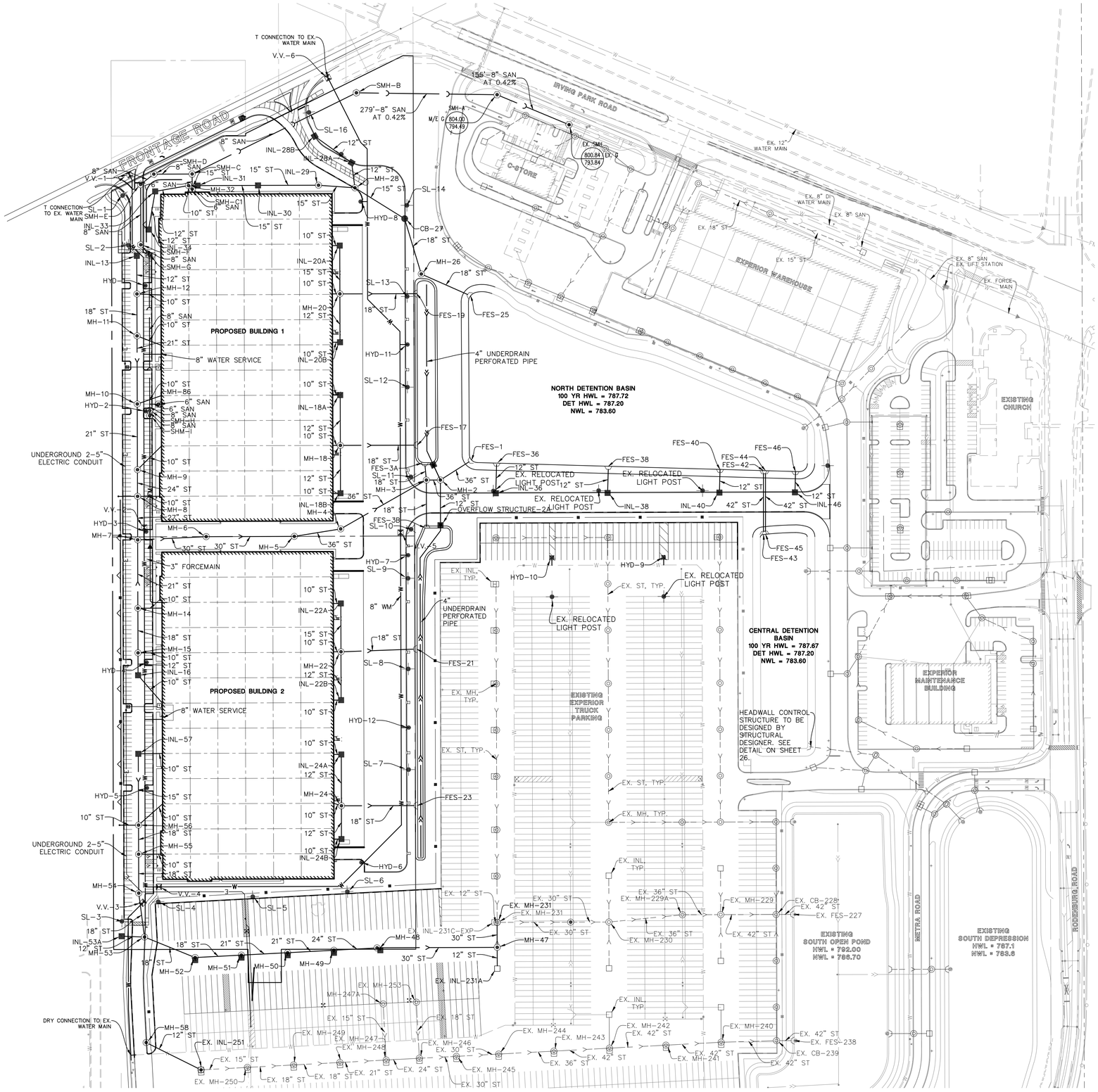
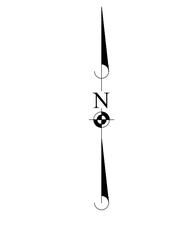
October 6, 2025 - 08:56 Dwg Name: P:\Lopp\001\dwg\Eng\Preliminary\Plan Set\13-16 GRADING.dwg Updated By: Nharrington





06-01-16

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2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
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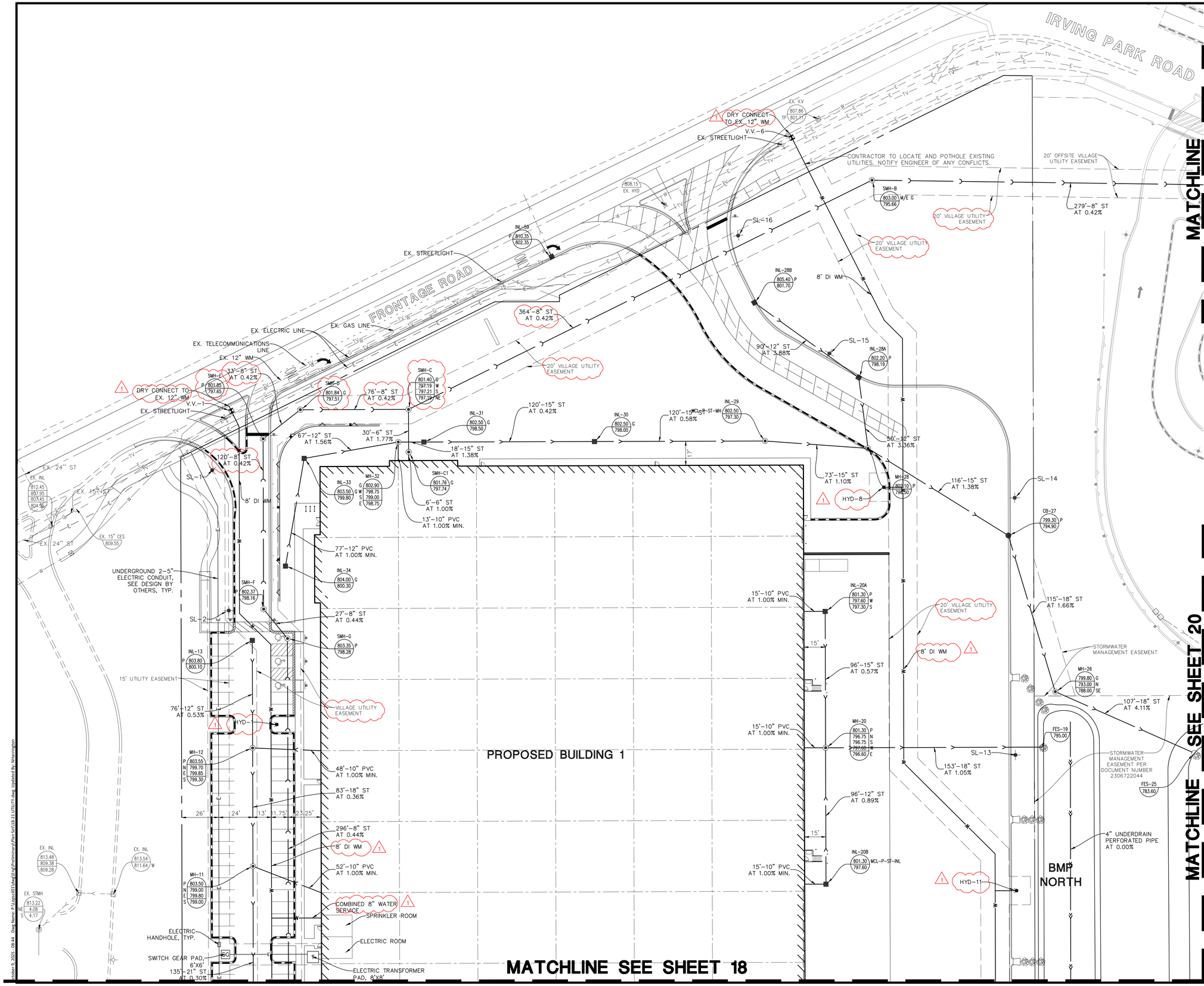
19. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

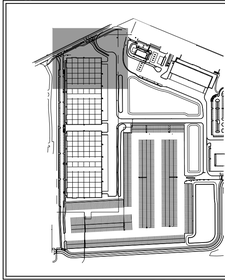
1

20. ALL WATER MAIN SHUTDOWNS SHALL BE COORDINATED WITH THE VILLAGE OF SCHAUMBURG ENGINEERING AND PUBLIC WORKS DEPARTMENT (EPW). EPW WILL INVESTIGATE SHUTDOWNS PRIOR TO SCHEDULED CONSTRUCTION TO ENSURE THAT VALVES ARE FUNCTIONING PROPERLY. CONTRACTOR SHALL CONTACT EPW DISPATCH LINE (847-923-6612) A MINIMUM OF SEVEN WORKING DAYS PRIOR TO SHUTDOWN TO SCHEDULE THE PRE-SHUTDOWN INVESTIGATION.
21. CONTRACTOR SHALL CONTACT EPW A MINIMUM OF 48 HOURS PRIOR TO SHUTDOWN TO CONFIRM SCHEDULE AND DETAILS OF SHUTDOWN. DEPENDING ON THE NUMBER OF EXISTING BUSINESSES SERVICED BY THE AFFECTED WATER MAIN, SPECIAL CIRCUMSTANCES (NIGHT SHUTDOWN) MAY BE REQUIRED.

DATE	REVISIONS	DRAWN BY



KEY MAP



06-01-16

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DATE	REVISIONS	DRAWN BY
		NAH
10-08-25	REVISED PER VILLAGE COMMENTS	

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - A

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
17 OF 28
LOP.SCIL01

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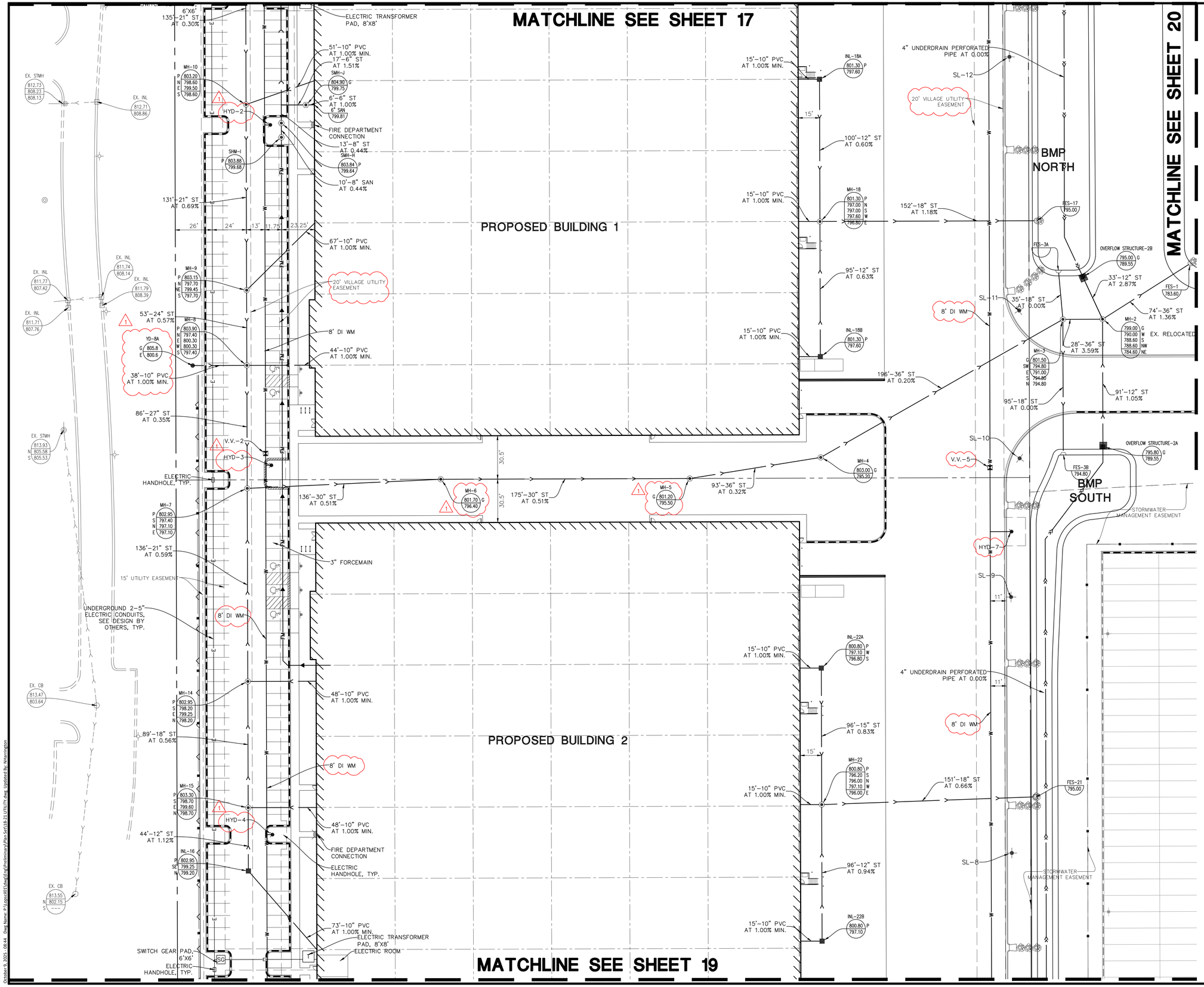
October 9, 2025 - 08:44 Dwg Name: P:\Lopsc\001\dwg\Eng\Preliminary\Plan Set\18-21 UTILITY.dwg, Updated By: NHarrington



KEY MAP

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10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - B

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=30'

SHEET
18 OF 28
LOP.SCIL01

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October 9, 2025 - 08:44 Dwg Name: P:\Locs\013\dwg\Eng\Preliminary\Plan Sets\18-21 UTILITY.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 18

PROPOSED BUILDING 2

SPRINKLER ROOM COMBINED 8" WATER SERVICE

INL-57 P 802.95 E 799.20 S 798.90

142'-15" ST AT 0.35%

UNDERGROUND 2 – 5" ELECTRIC CONDUITS, SEE DESIGN BY OTHERS, TYP.

HYD-5

8' DI WM

20' VILLAGE UTILITY EASEMENT

39'-10" PVC AT 1.00% MIN.

YD-56A G 804.8 E 801.8

MH-56 P 802.95 N 798.40 NE 799.10 W 799.10 S 798.40

58'-18" ST AT 0.69%

15' UTILITY EASEMENT

MH-55 P 803.55 N 798.00 E 799.20 S 798.00

77'-18" ST AT 1.04%

MH-54 P 803.00 797.20

V.V.-4

V.V.-3

88'-18" ST AT 1.14%

SL-3

45'-12" ST AT 3.96%

INL-53A G 801.20 798.00

MH-53 P 800.50 796.20

48'-10" PVC AT 1.00% MIN.

64'-10" PVC AT 1.00% MIN.

44'-10" PVC AT 1.00% MIN.

SL-4

SL-5

SL-6

15'-10" PVC AT 1.00% MIN.

16'-10" PVC AT 1.00% MIN.

15'-10" PVC AT 1.00% MIN.

INL-24A 800.80 P 797.10

102'-12" ST AT 0.59%

MH-24 800.80 P 796.50 S 796.50 N 797.10 W 796.40 E

66'-12" ST AT 0.91%

INL-24B 800.80 P 797.10

HYD-12

8' DI WM

BMP SOUTH

SL-7

8" WM

4" UNDERDRAIN PERFORATED PIPE AT 0.00%

151'-18" ST AT 0.93%

FES-23 795.00

20' VILLAGE UTILITY EASEMENT

HYD-6

8' DI WM

EX. MH, TYP.

EX. MH, TYP.

24" ST

EX. MH-231 P 795.60 788.35

50'-30" ST AT 0.20%

MH-47 P 795.50 788.45

42'-12" ST AT 5.80%

EX. INL-231A P 794.90 790.90

232'-30" ST AT 0.15%

STORMWATER MANAGEMENT EASEMENT

20' VILLAGE UTILITY EASEMENT

UNDERGROUND 2 – 5" ELECTRIC CONDUITS, SEE DESIGN BY OTHERS, TYP.

EXISTING OVERHEAD ELECTRIC LINES TO REROUTED UNDERGROUND

PROPOSED UTILITY POLE LOCATION

108'-18" ST AT 1.85%

OVERHEAD ELECTRIC LINE

MH-51 P 797.15 W 792.40 S 793.10 E 792.40

92'-18" ST AT 1.96%

MH-52 P 798.55 W 794.20 S 794.50 E 794.20

5'-12" ST AT 2.00%

INL-52A P 798.55 794.60

5'-12" ST AT 2.00%

INL-51A P 797.15 793.20

92'-21" ST AT 1.31%

MH-50 P 795.75 W 791.20 S 791.40 E 791.20

92'-21" ST AT 1.74%

5'-12" ST AT 2.00%

INL-50A P 795.75 791.50

MH-49 P 794.35 W 789.60 S 789.80 E 789.60

92'-24" ST AT 0.87%

5'-12" ST AT 2.00%

INL-49A P 794.35 789.90

MH-48 P 794.10 788.80

5'-12" ST AT 2.00%

INL-48A P 794.10 788.90

STORMWATER MANAGEMENT EASEMENT

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044 TO BE VACATED

20' OFFSITE VILLAGE UTILITY EASEMENT

8' DI WM

EX. 5' UTILITY EASEMENT

EX. LIGHT POLE

EX. UNDERGROUND ELECTRIC LINE

EX. 10' COMED EASEMENT

EX. OVERHEAD ELECTRIC LINE

EX. LIGHT POLE

EX. LIGHT POLE

EX. MH-247A

EX. LIGHT POLE

EX. MH-253

EX. 15" ST

EX. 18" ST

EX. HYDRANT

EX. 8" WM

MATCHLINE SEE SHEET 11

20' OFFSITE VILLAGE UTILITY EASEMENT

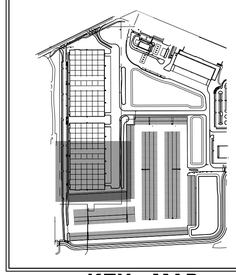
MH-58 P 799.50 795.80

EX. 8" WM

N

0 15 30 60

SCALE: 1"=30'



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3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
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14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
18. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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303 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8000 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

UTILITY PLAN - C

PROJ MGR.: QDH
PROJ ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=30'

SHEET 19 OF 28

LOP.SCIL01

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October 9, 2025 - 08:44 Dwg Name: P:\Loop\c001\Dwg\Eng\Preliminary\Plan Sets\18-21 UTILITY.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 17

SEE SHEET 19

CENTRAL DETENTION BASIN
100 YR HWL = 787.67
DET HWL = 787.20
NWL = 783.60

HEADWALL CONTROL STRUCTURE, SEE DETAIL ON SHEET 26

UTILITY EASEMENT

MH-58
P 799.50
795.80

EX. 8" WM

DRY CONNECTION TO EX. 8" WM

EX. HYD

EX. LIGHT POLE

EX. VALVE VAULT

122'-12" ST AT 1.64%

EX. 15" ST

EX. INL-251
P 797.35
793.80

EX. 12" ST

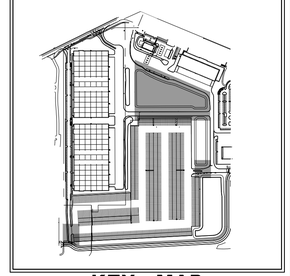
EX. INL-251A-EXP

EX. 8" WM

METRA ROAD

N

0 15 30 60
SCALE: 1"=30'



KEY MAP

MATCHLINE SEE SHEET 18

NORTH DETENTION BASIN
100 YR HWL = 787.72
DET HWL = 787.20
NWL = 783.60

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

FES-35 783.60
FES-37 783.60
FES-39 783.60
FES-41 783.60
FES-43 783.60
FES-45 783.60

60'-12" ST AT 7.34%
53'-12" ST AT 5.47%
46'-12" ST AT 3.04%
41'-12" ST AT 3.36%

LIGHT POLE
EX. RELOCATED LIGHT POLE
EX. RELOCATED LIGHT POLE
EX. RELOCATED LIGHT POLE

INL-36
795.00 P
788.00

INL-38
793.35 P
786.50

INL-40
792.40 P
785.00

INL-46
791.00 P
785.00

127'-42" ST AT 0.00%
127'-42" ST AT 0.00%

FES-42 783.60
FES-44 783.60

CENTRAL DETENTION BASIN
100 YR HWL = 787.67
DET HWL = 787.20
NWL = 783.60

EX. 12" ST
EX. MH-216
EX. INL-216B-EXP
EX. 15" ST
EX. MH-215
EX. INL-215B-EXP
EX. 12" ST
EX. INL-208B-EXP
EX. MH-208
EX. 12" ST

20' VILLAGE UTILITY EASEMENT

HYD-10
HYD-9

6" WM
6" WM

EX. 21" ST
EX. 18" ST

EX. 8" WM

EX. MH-214
EX. MH-207

EX. RELOCATED LIGHT POLE
EX. RELOCATED LIGHT POLE

12" ST
UNDER

UTILITY NOTES:

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15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8000 fx 630.691.8686 manhard.com
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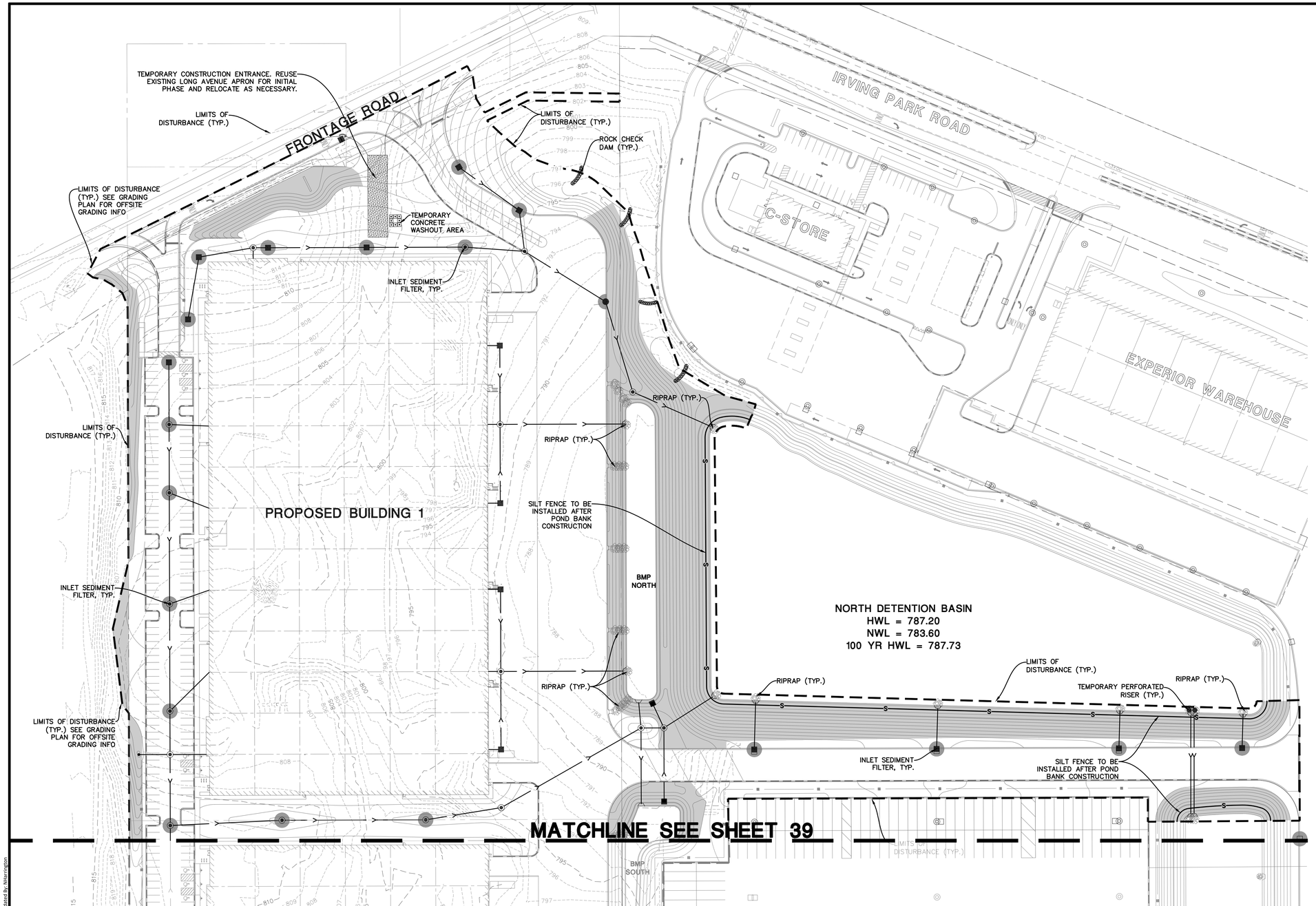
LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - D

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
20 OF 28
LOP.SCIL01

October 9, 2025 - 08:44 Dwg Name: P:\Jobs\011\dwg\Eng\Preliminary\Plan Set\18-21 UTILITY.dwg Updated By: NHarrington



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0 30 60 120

SCALE: 1"=60'

03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
9. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL–WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL–VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF–SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
11. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
12. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
13. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
14. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
15. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
16. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

LEGEND

- —S——S— TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- —SD——SD— TEMPORARY SILT DIKE
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- TEMPORARY PERFORATED RISER
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

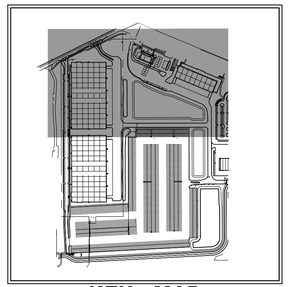
09-01-16

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS AND/OR BASINS.
4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
6. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB–GRADE AND INSTALL OUTLET PIPES.
7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
8. CUT AND FILL SITE TO PLAN SUB–GRADE.
9. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."



KEY MAP

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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ph 630.591.8000 fx 630.591.8585 manhard.com

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - NORTH

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=60'

SHEET
21 OF 28
LOP.SCIL01

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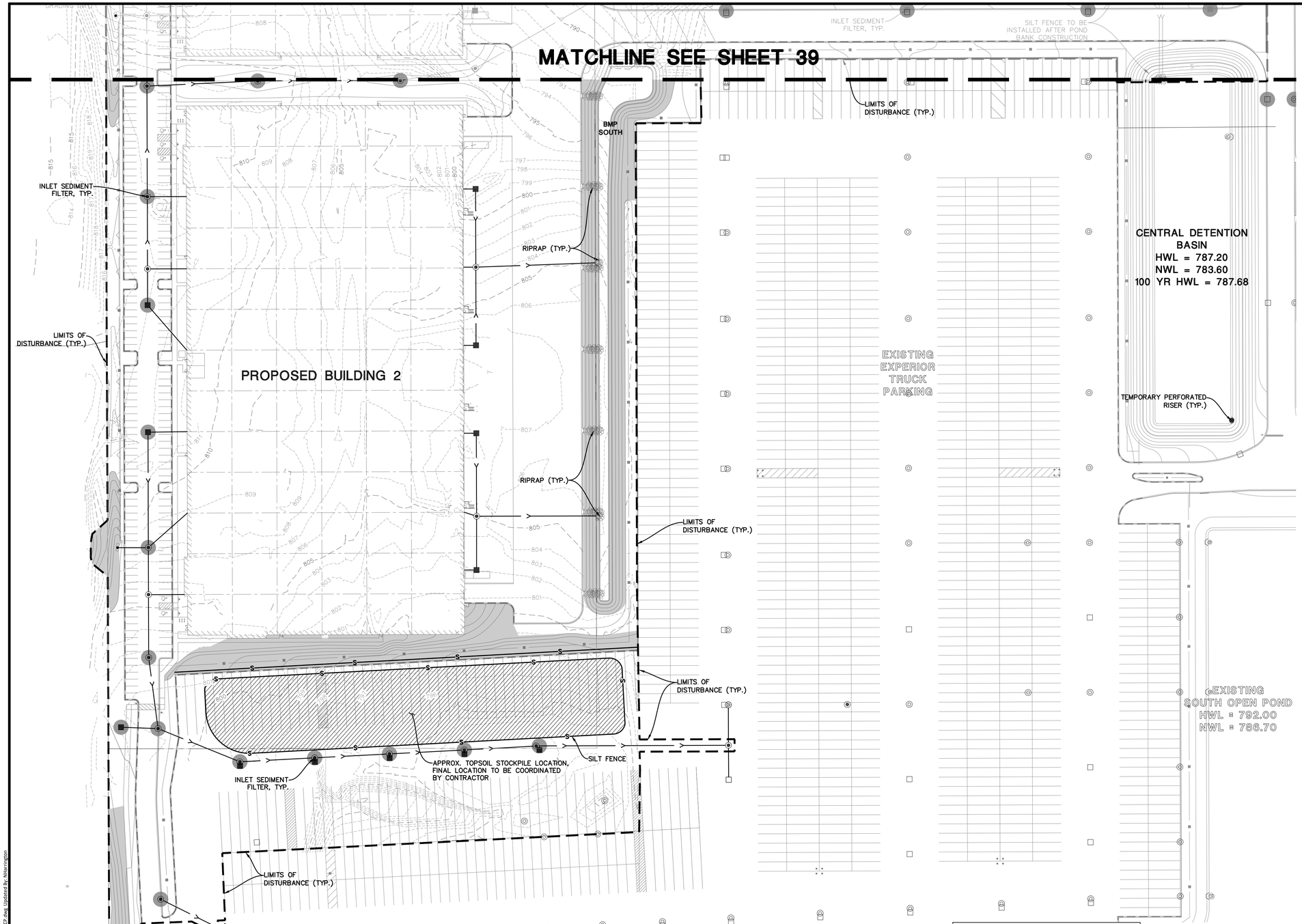
October 2, 2025 - 16:52 Dwg Name: P:\Projects\031\dwg\Eng\Preliminary\Plan Set\22-24 SESCP.dwg Updated By: NHarrington



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03-07-24

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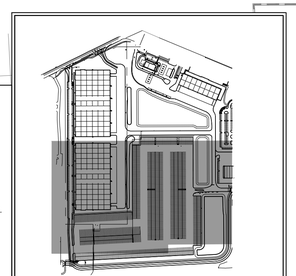

KEY MAP

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3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
9. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
11. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
12. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
13. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
14. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
15. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
16. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

DATE	REVISIONS	DRAWN BY
		NAH
10-08-25	REVISED PER VILLAGE COMMENTS	

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.591.8000 fx 630.591.8585 manhard.com
Civil Engineers • Water Resource Engineers • Structural Engineers • Surveyors
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LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

SOIL EROSION AND SEDIMENT CONTROL PLAN - SOUTH

PROJ. MGR.:	ODH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=60'

SHEET 22 OF 28

LOP.SCIL01

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October 2, 2025 - 16:52 Dwg Name: P:\Projects\011dwg\Eng\Preliminary\Plan Set\22-24 SECP.dwg Updated By: NHurrington

VILLAGE OF SCHAUMBURG
EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, LATEST EDITION.

2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR DISTURBANCE OF THE SITE. THE MEASURES MAY HAVE TO BE ADJUSTED TO MEET FIELD CONDITIONS DURING CONSTRUCTION. ANY MEASURES, IN ADDITION TO THOSE OUTLINED IN THE PLANS AND WHICH ARE DEEMED NECESSARY BY THE VILLAGE, SHALL BE IMPLEMENTED IMMEDIATELY BY THE DEVELOPER.

3. REGULAR INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROVIDED BY THE DEVELOPER. INSPECTIONS SHOULD OCCUR WEEKLY, AND AFTER ANY RAINFALL GREATER THAN 1/2". ANY NON-FUNCTIONING SEDIMENT CONTROL MEASURES OR DAMAGED DEVICES THAT ARE FOUND DURING INSPECTION SHALL BE REPAIRED OR REPLACED IMMEDIATELY THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY SEDIMENT WHICH LEAVES THE PROPERTY, AND THE DEVELOPER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES UNTIL THE SITE IS PERMANENTLY STABILIZED.

4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS, DIRT, AND MUD ONTO ADJACENT STREETS, PARKING LOTS, OR PROPERTIES. ANY DEBRIS, DIRT, OR MUD THAT REACHES AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, OR PARKING AREA SHALL BE PROMPTLY REMOVED, AND TRANSPORTED TO A PROPER DISPOSAL AREA.

5. ALL SEDIMENT MUST BE PREVENTED FROM ENTERING ANY PUBLIC OR PRIVATE STORM DRAINAGE SYSTEM. REUSABLE INLET FILTER BASKETS (FLEXSTORM, CATCHALL, OR EQUIVALENT), SEDIMENT BASINS, AND WATER FILTERING BAGS, SHALL BE PROVIDED AS NEEDED.

6. ALL DRAINAGE SWALES SHALL BE SODDED. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN OR EQUAL TO 3H:1V, AND APPROVED BY THE VILLAGE, SHALL BE STABILIZED WITH SOD, MATTING, OR EROSION BLANKET IN COMBINATION WITH APPROPRIATE SEEDING.

7. TOPSOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF STOCKPILE ONTO NEIGHBORING PROPERTIES OR INTO RESTORED PROJECT AREAS. STOCKPILES SHALL BE LOCATED SO THAT A DRAINAGE SWALE IS LOCATED BETWEEN THE STOCKPILE AND ANY DOWNSTREAM PROPERTIES. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT MUST BE SEEDED AND BLANKETED TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.

8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING A SEPARATE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY WHENEVER 1 ACRE OR MORE OF PROPERTY IS DISTURBED. FOR DEVELOPMENTS OVER 1 ACRE, THE DEVELOPER MUST ALSO PREPARE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AT THE PROJECT SITE, ALONG WITH THE NPDES PERMIT. FOR DEVELOPMENTS LESS THAN 1 ACRE, A SEDIMENT AND EROSION CONTROL PLAN MUST BE MAINTAINED BY THE DEVELOPER.

9. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 14 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR REDISTURBANCE.

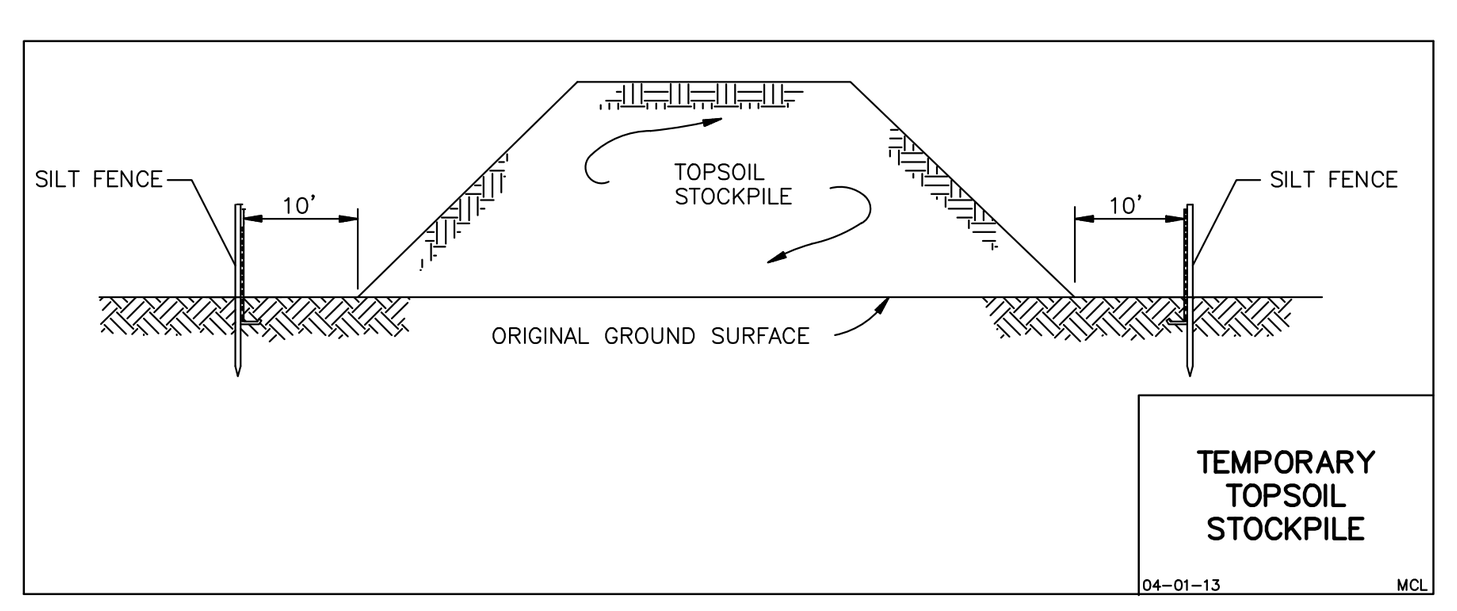
10. IF DEWATERING SERVICES ARE USED, ADJACENT PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES FROM CONSTRUCTION DEWATERING SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE SUCH AS A SEDIMENT TRAP, A SEDIMENT BASIN, OR ANY OTHER APPROPRIATE MEASURE.

SOIL PROTECTION CHART

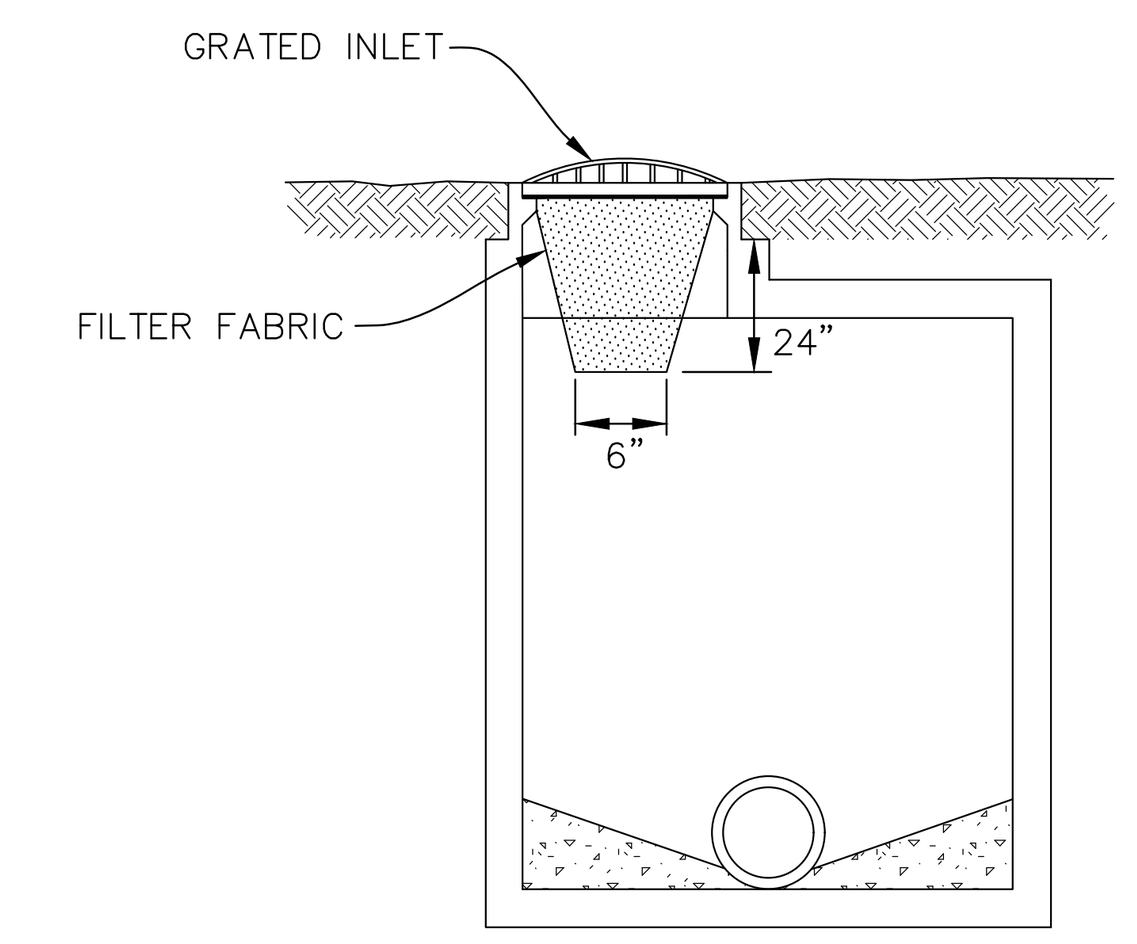
STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS			A			*	*		* →			
DORMANT SEEDINGS	B		→								B	→
TEMPORARY SEEDINGS			C						→			
TEMPORARY SEEDINGS	D											→
SODDING			E**						→			
MULCHING	F											→

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. 2 TONS STRAW MULCH PER ACRE
C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE
* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2–3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

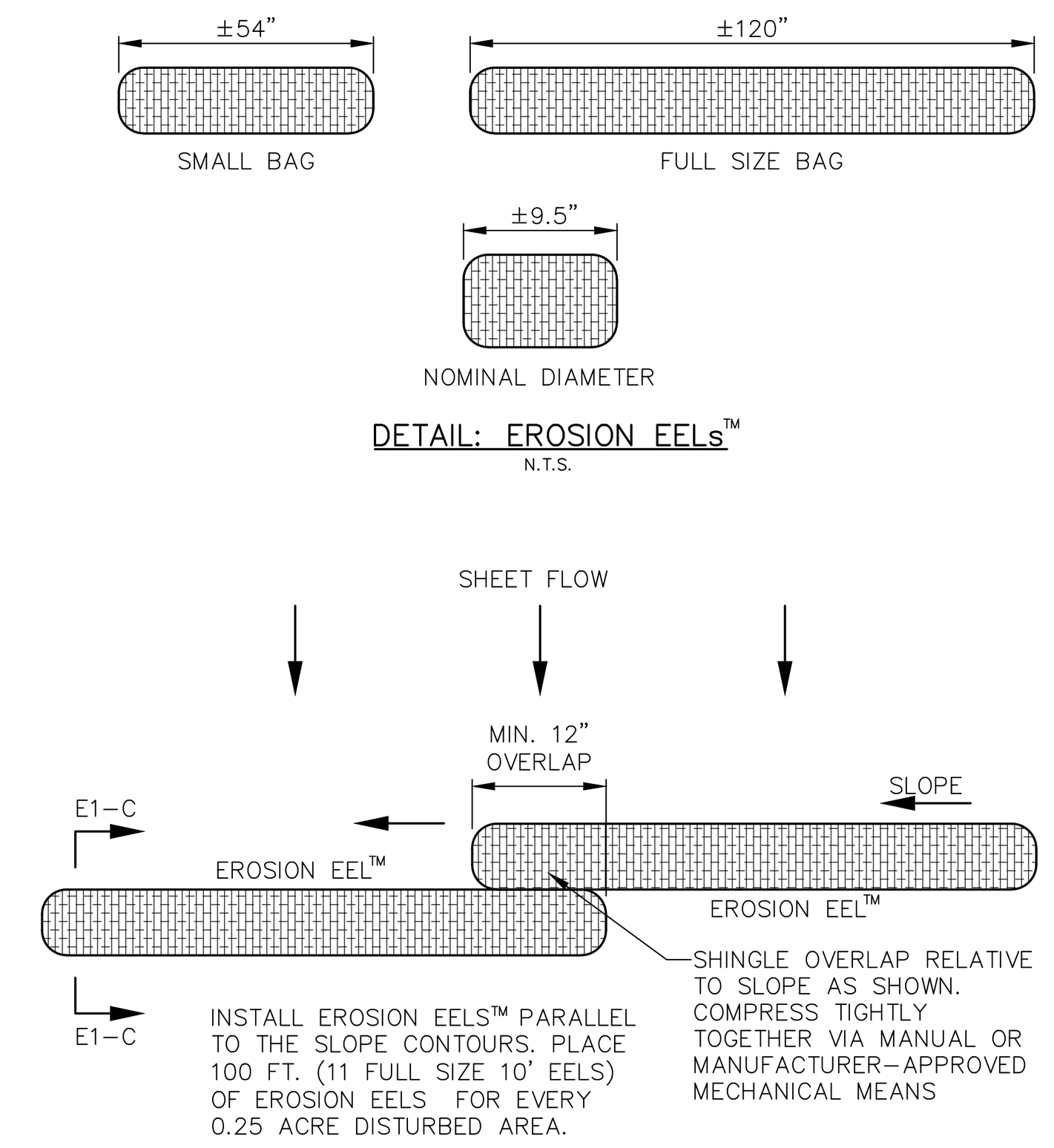


TEMPORARY TOPSOIL STOCKPILE
04-01-13 MCL



NOTE:
1. CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY BAG, IPP INLET FILTER, FLEXSTORM OR APPROVED EQUAL.
2. FOR CURB STRUCTURES, CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY CURB SACK OR APPROVED EQUAL.

06-01-15
FILTER BASKET INLET SEDIMENT FILTER
EC-ST-FB-INLETPROTECT

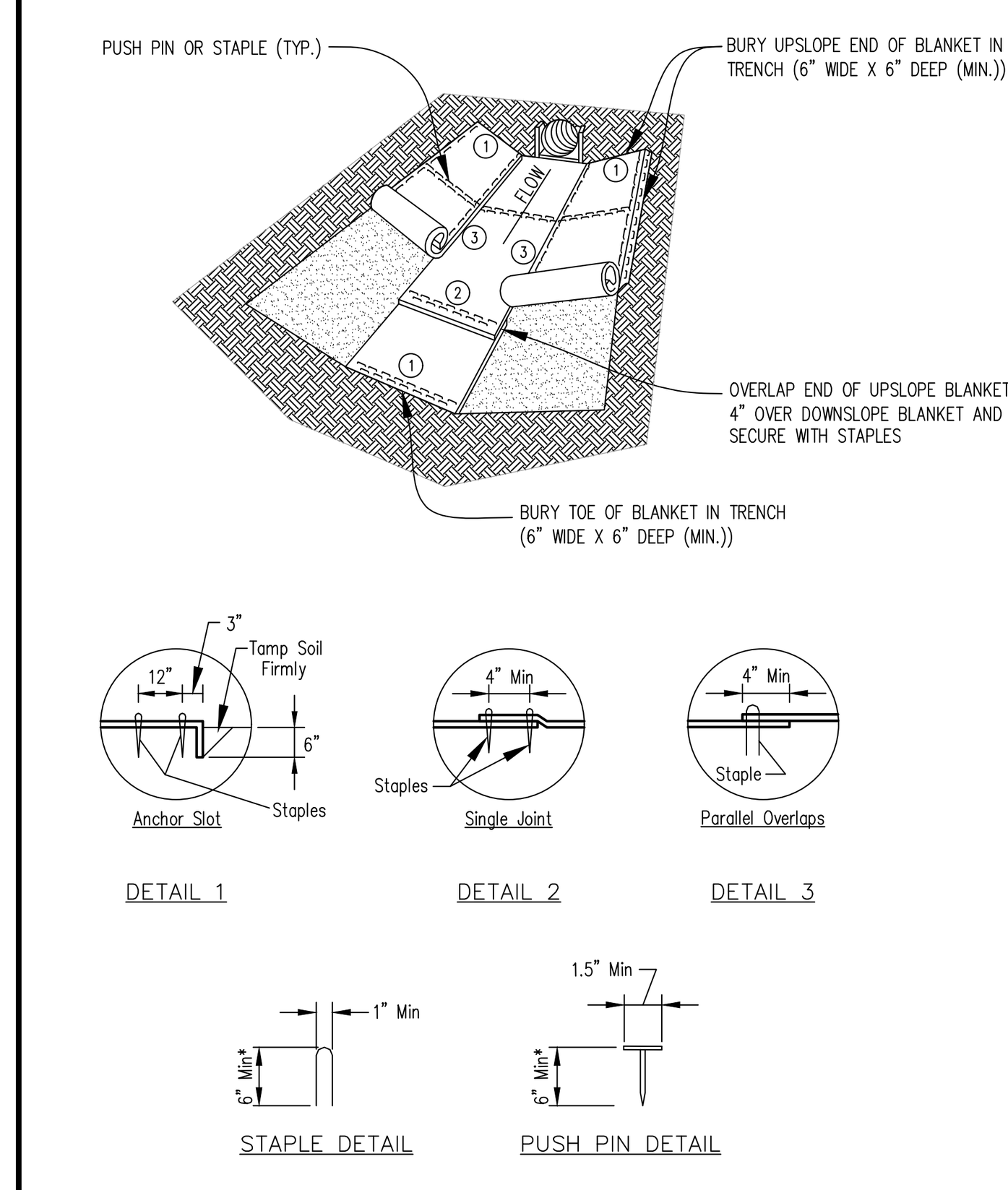


INSTALLATION FOR INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH – PLAN VIEW

NOTE:
EROSION EELs™ SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURES'S RECOMMENDATIONS.

06-01-15
TYPICAL EROSION EEL
S-EC-EEL

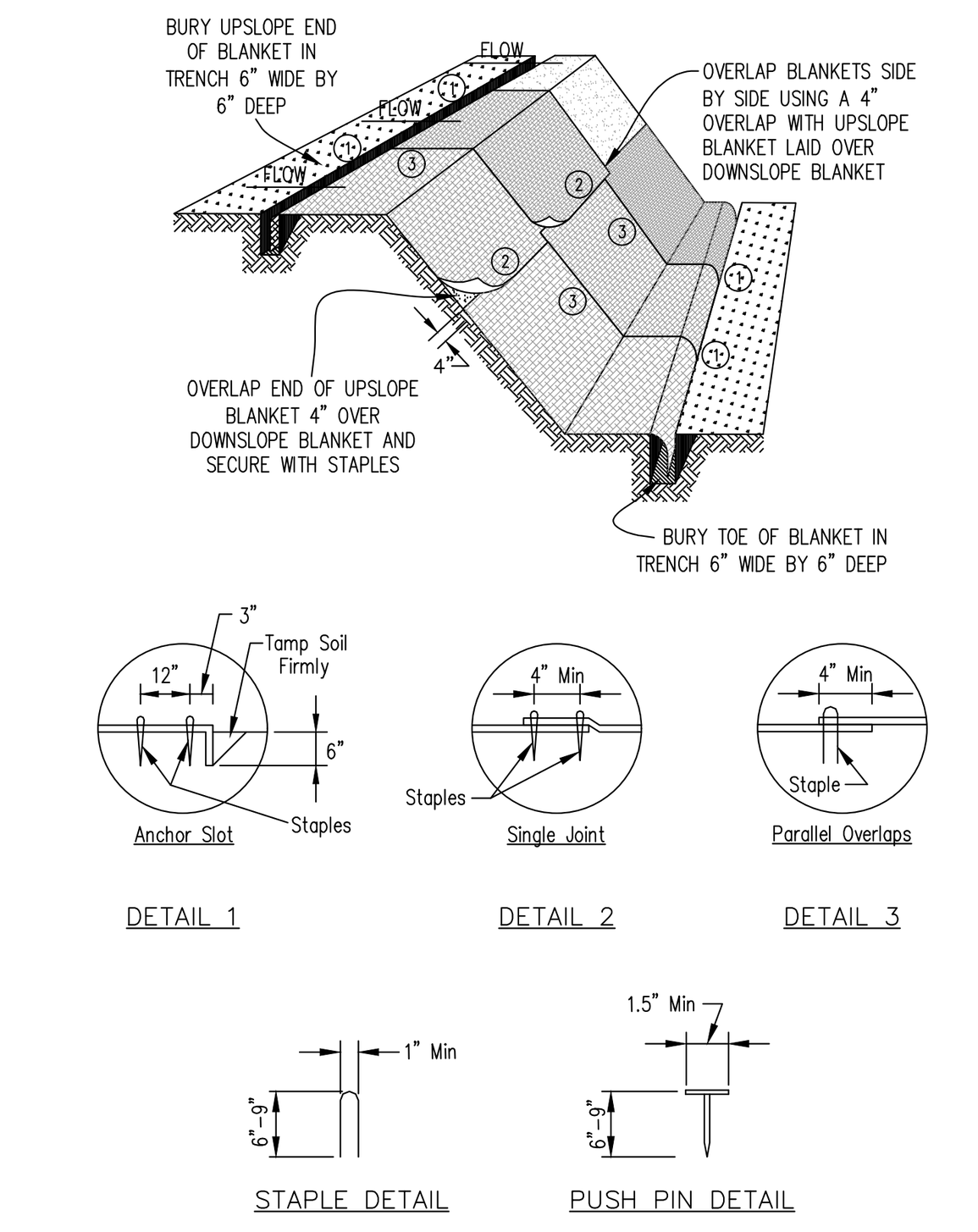
EROSION CONTROL BLANKET – TURF REINFORCEMENT MAT (TRM)



*Note:
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.

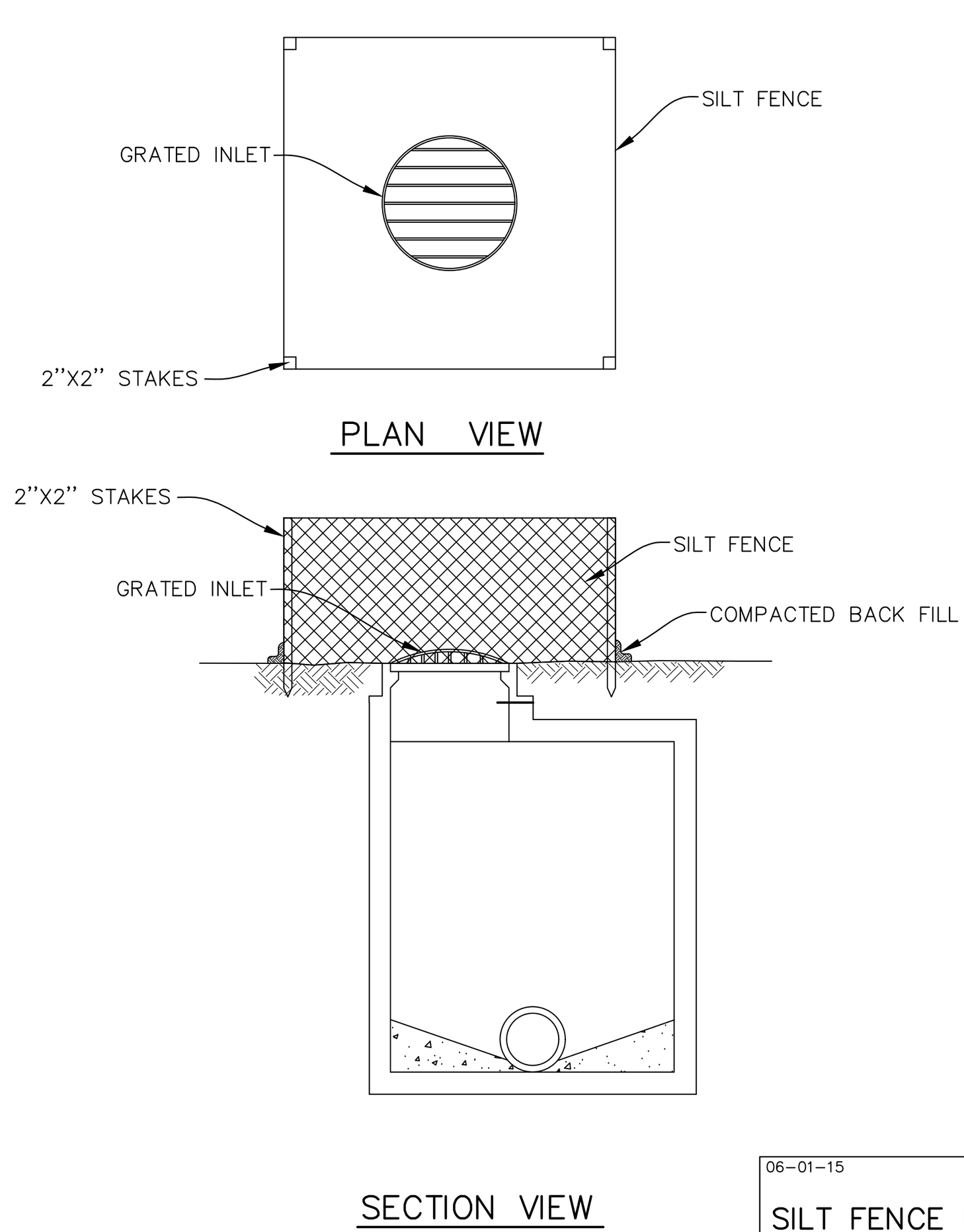
REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____
STANDARD DWG. NO. IUM-531
SHEET 1 OF 1
DATE 02-22-11

AUTOCAD2006

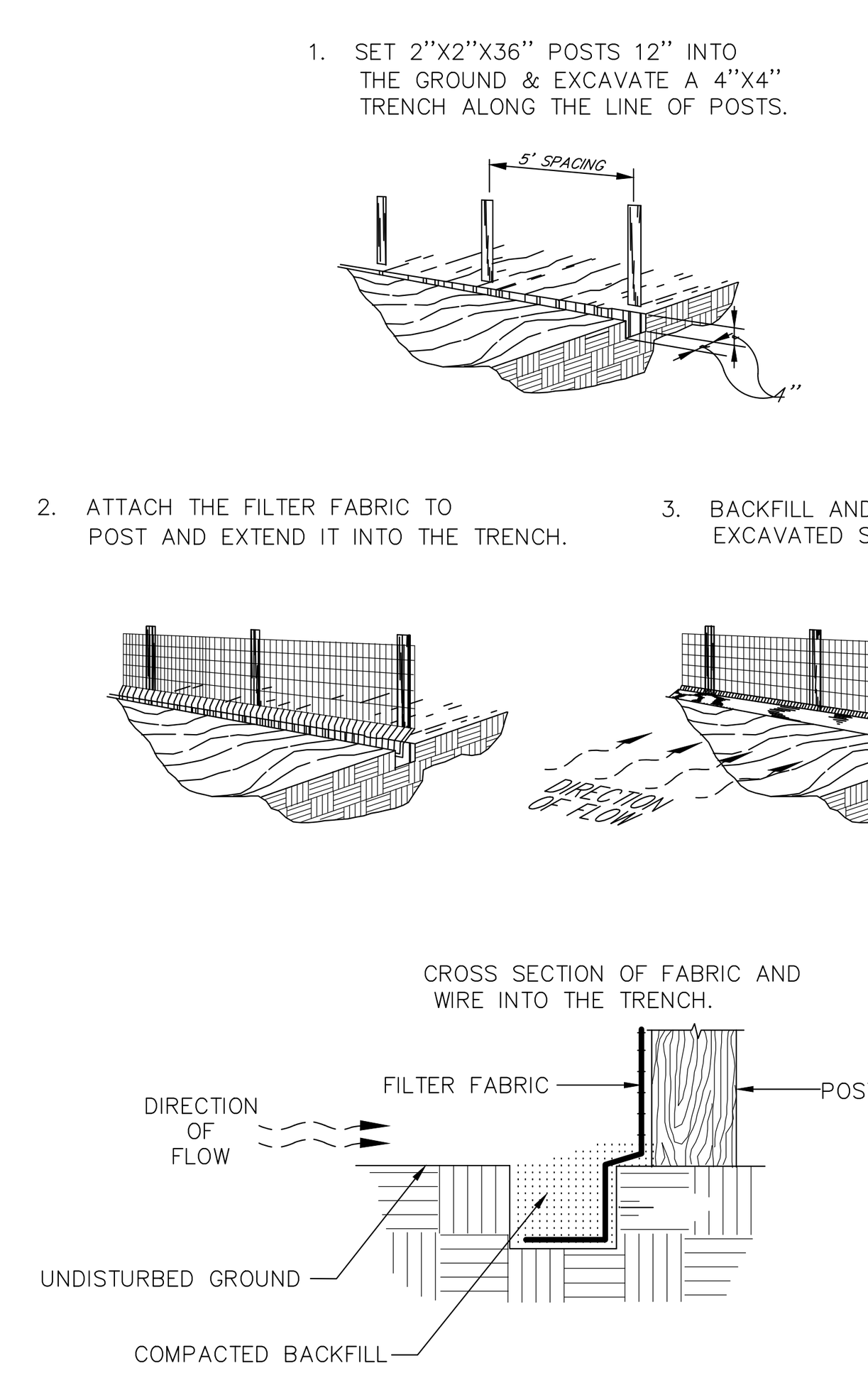


NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

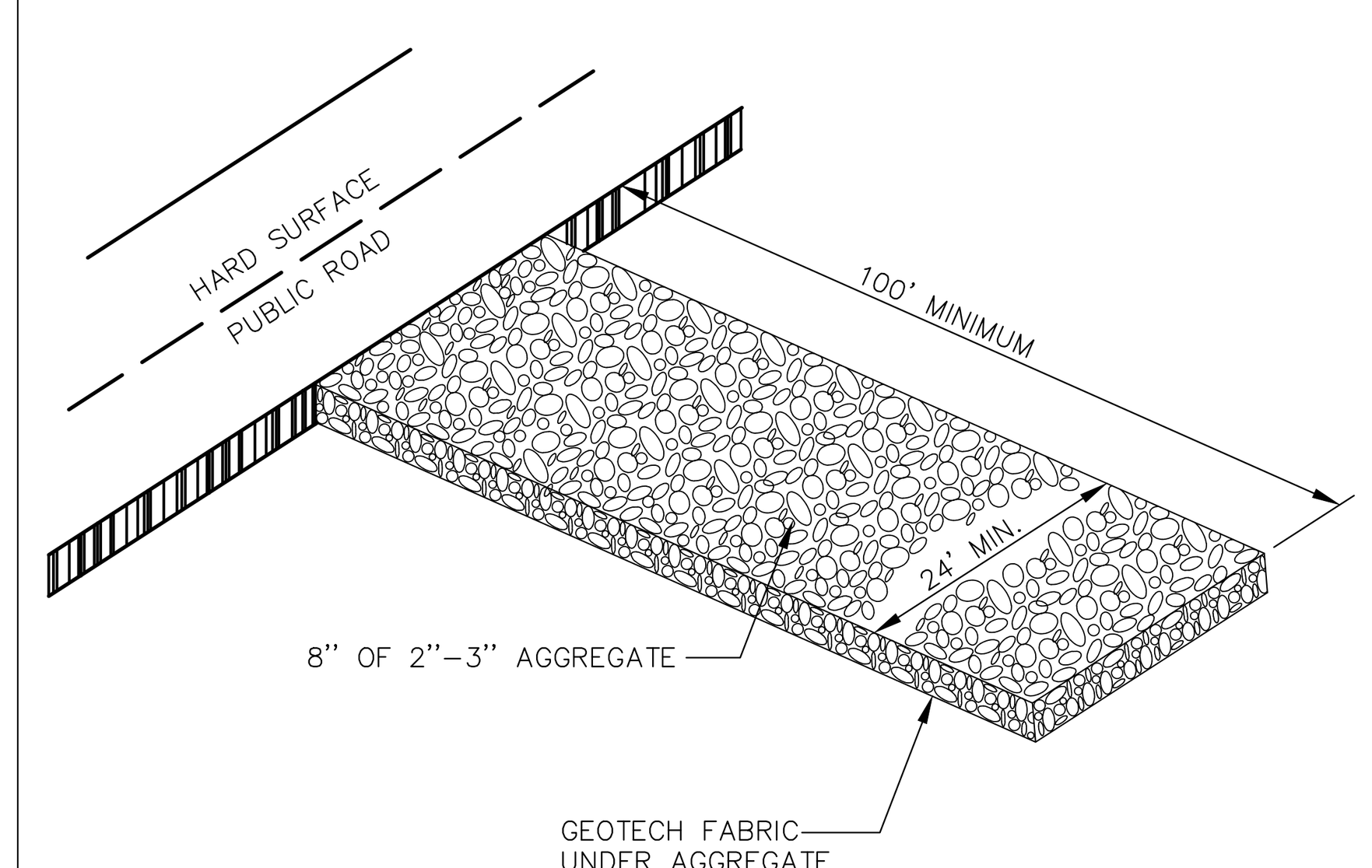
IUM-530
EROSION CONTROL BLANKET INSTALLATION DETAILS
Drawn B. JOHNSON 11/08



06-01-15
SILT FENCE INLET SEDIMENT FILTER (NON-PAVEMENT)
S-EC-SF-INLETPROTECT



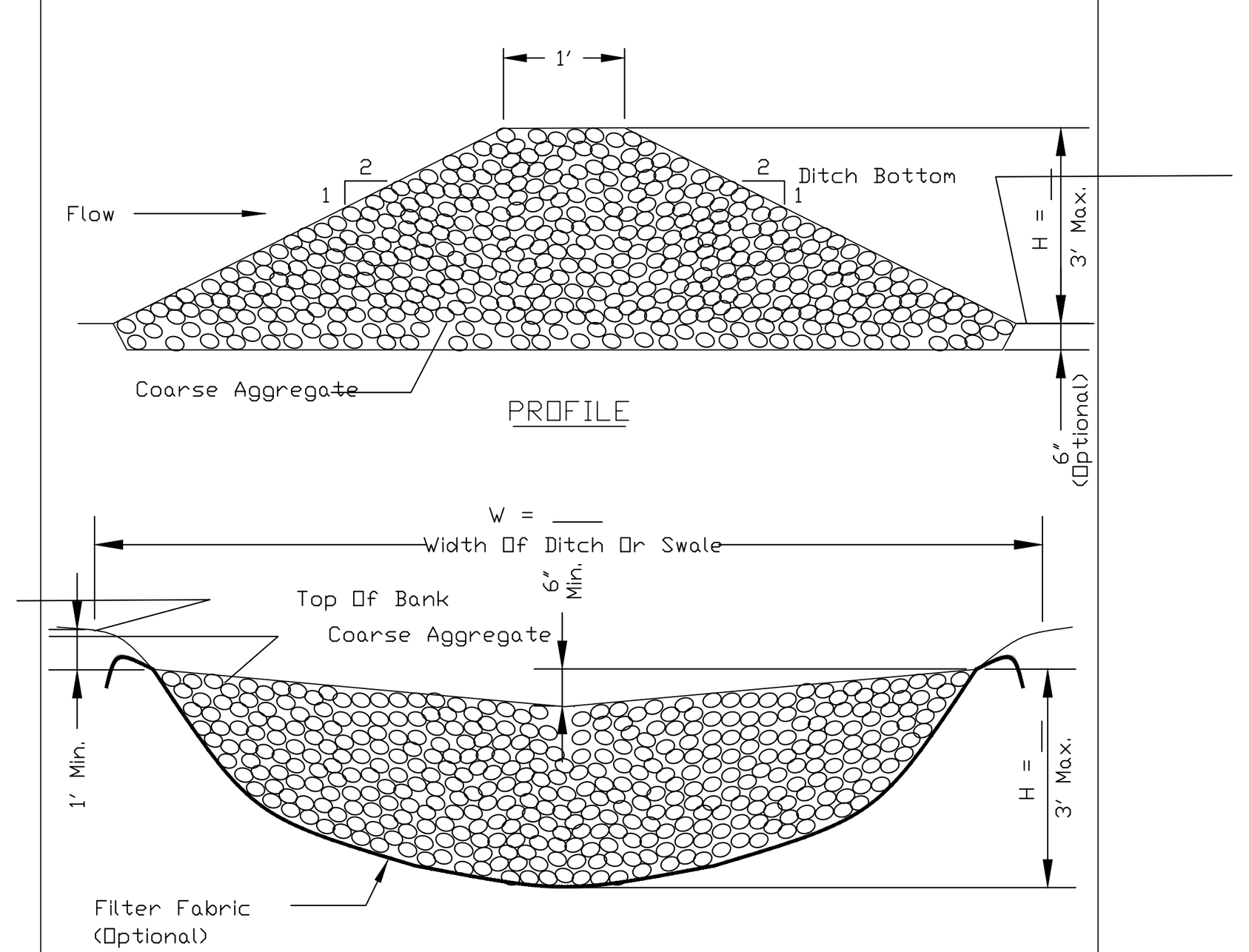
06-01-17
SILT FENCE DETAIL
S-EC-SILT FENCE



NOTE:
PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT TRACK OUT.

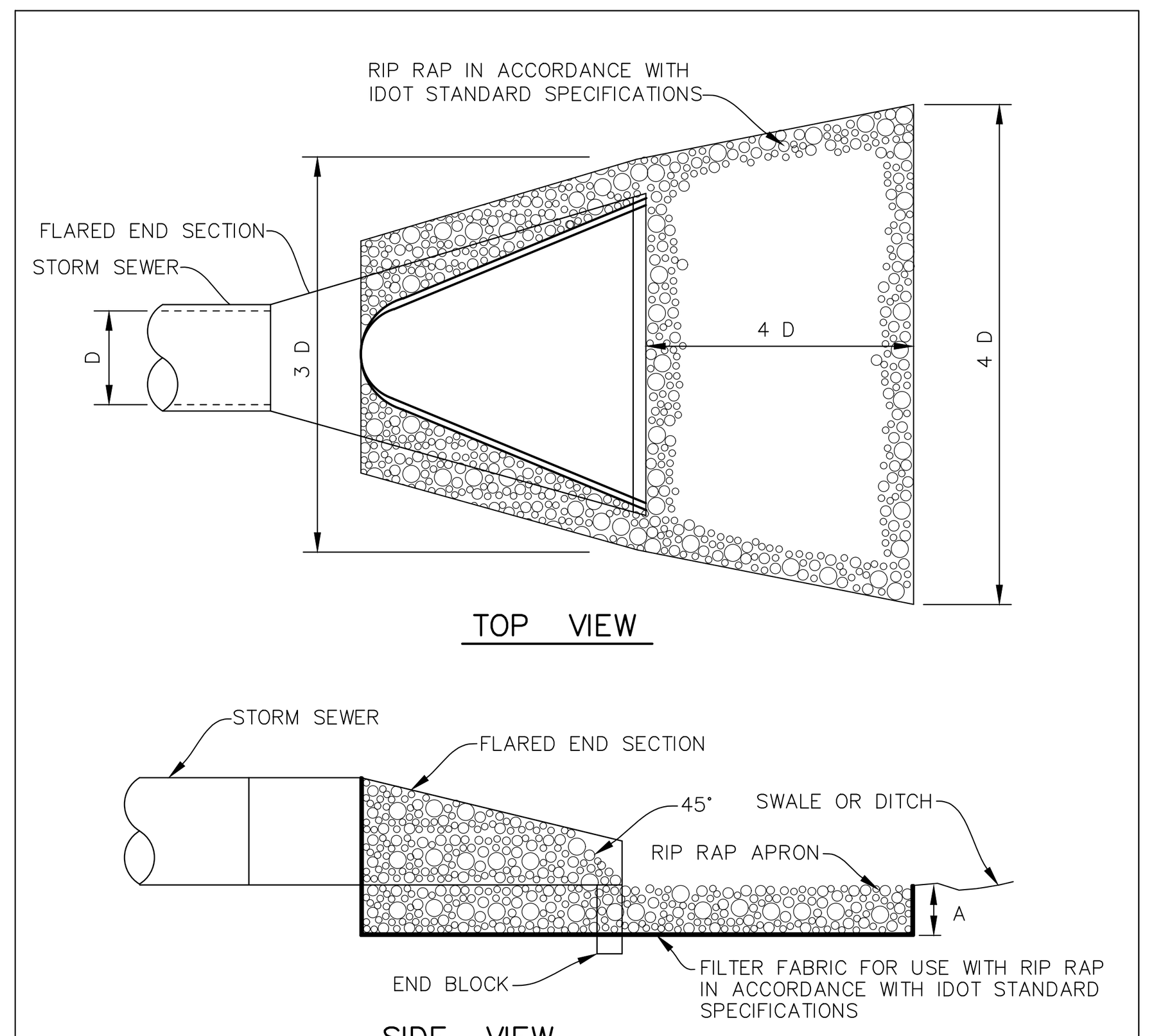
06-01-15
GRAVEL CONSTRUCTION ACCESS DETAIL
S-EC-CONST-ENTRANCE

ROCK CHECK DAM – COARSE AGGREGATE



NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV and shall be placed over the cleared area prior to the placing of rock.
2. Coarse aggregate shall meet one of the following IDOT gradations, CA-1, CA-2, CA-3, or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. For added stability, the base of the dam may be keyed 6 inches into the
4. soil.
5. See plans for spacing of dams and H dimensions.
6. Drainage area to each dam shall be less than 2 acres. Use ROCK CHECK DAM-RIPRAP IL-605R for drainage areas of 2 to 10 acres.

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-605CA
SHEET 1 OF 1
DATE 1-29-99



06-01-15
RIP RAP DETAIL (DISCHARGE TO DITCH)
S-ST-RIPRAP-DITCH

RIP-RAP

PIPE DIAMETER (IN.) D	STONE RIP-RAP							BEDDING
	QUALITY DESIGNATION	GRADATION NUMBER RR	MINIMUM THICKNESS (IN.) A	MINIMUM LENGTH (FT.) 4D	WEIGHT RANGE (#)	WEIGHT AVERAGE (#)	SIZE AVERAGE (IN.)	MINIMUM THICKNESS (IN.)
12"	B	3	8"	4'	1-50	10	4.5"	N/A
15"	B	3	8"	5	1-50	10	4.5"	N/A
18"	B	4	16"	6'	1-150	40	7"	6"
21"	B	4	16"	7'	1-150	40	7"	6"
24"	B	4	16"	8'	1-150	40	7"	6"
27"	B	4	16"	9'	1-150	40	7"	6"
30"	B	4	16"	10'	1-150	40	7"	6"
36"	B	5	22"	12'	3-400	90	10"	8"
42"	B	5	22"	14'	3-400	90	10"	8"
48"	B	6	26"	16'	6-600	170	12"	10"
54"	B	6	26"	18'	6-600	170	12"	10"
60"	B	6	26"	20'	6-600	170	12"	10"
72"	B	6	26"	24'	6-600	170	12"	10"

NOTE:
1. FOR PIPE LARGER THAN 72" A SPECIAL DESIGN OF RIP-RAP OR APRON IS REQUIRED.
2. REFER TO I.D.O.T. SPECIFICATIONS AND STANDARDS FOR BEDDING GRADTION.

06-01-15
STONE RIP RAP DETAIL
S-ST-RIPRAP-STONE

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

DATE	REVISIONS	DRAWN BY
1 10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - DETAILS

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=60'

SHEET 23 OF 28
LOP.SCIL01

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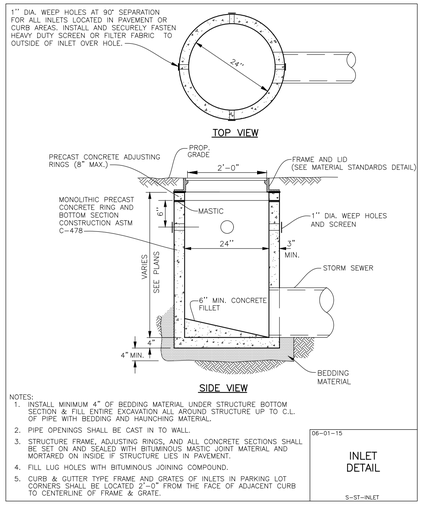
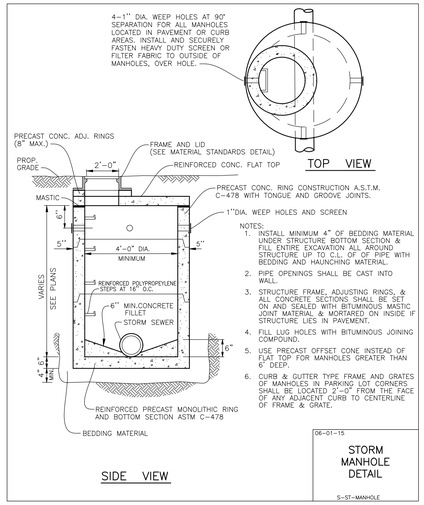
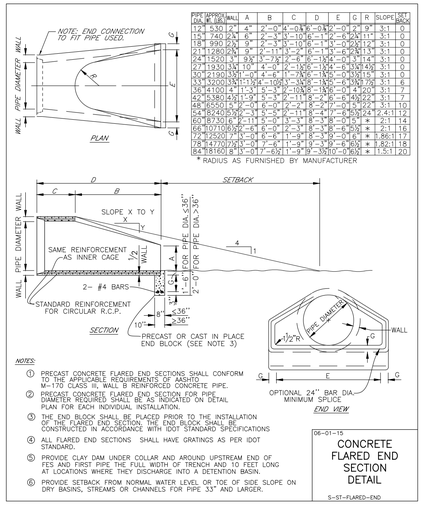
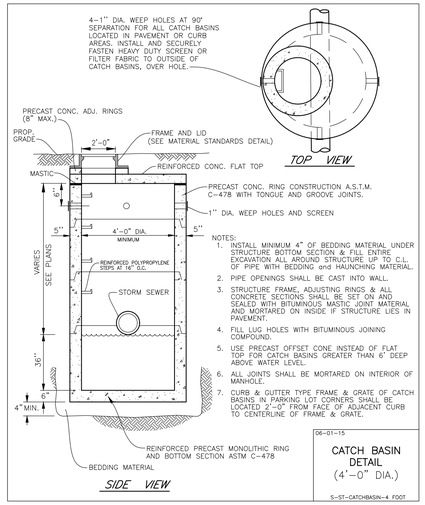


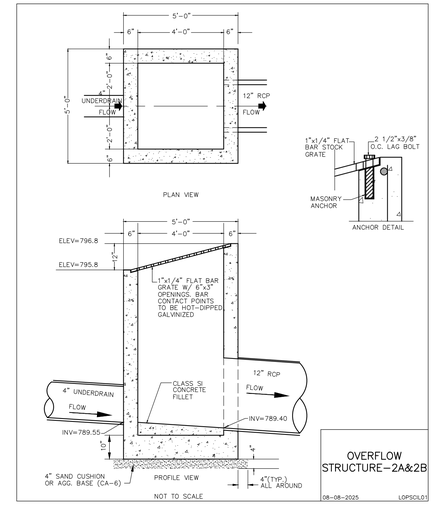


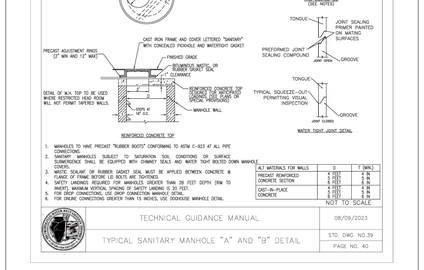


PIPE (APPROX. DIA. IN INCHES)	WALL	A	B	C	D	E	G	R	SLOPE	QTY BLOCK
12	5.30	12"	4"	2'-0"	9 1/8"	0'-8 1/2"	0'-1"	9"	3:1	0
15	7.40	12"	6"	2'-0"	10 1/8"	1'-0"	0'-2 1/2"	11"	3:1	0
18	9.90	12"	9"	2'-3"	10 1/8"	1'-1"	0'-2 1/2"	12"	3:1	0
21	12.60	12"	9"	2'-11"	10 1/8"	1'-1"	0'-2 1/2"	13"	3:1	0
24	15.20	1'-3"	9"	3'-7"	2'-6"	1'-5"	0'-3 1/4"	14"	3:1	0
27	19.00	1'-3"	10"	4'-3"	3'-0"	1'-10"	0'-3 1/4"	15"	3:1	0
30	21.90	1'-3"	1'-0"	4'-6"	3'-6"	1'-10"	0'-3 1/2"	15"	3:1	0
33	23.00	1'-3"	1'-3"	4'-10"	3'-6"	1'-10"	0'-3 1/2"	16"	3:1	6
36	41.00	1'-4"	1'-3"	5'-3"	3'-6"	1'-10"	0'-3 1/4"	20"	3:1	7
42	53.80	1'-4"	1'-9"	5'-3"	3'-11"	2'-2"	0'-4 1/2"	22"	3:1	7
48	65.01	1'-5"	2'-0"	6'-0"	4'-2"	2'-5"	0'-5 1/2"	24"	3:1	10
54	82.40	2'-0"	2'-3"	6'-5"	4'-11"	2'-8"	0'-6 1/4"	24"	2:1	12
60	97.50	1'-8"	2'-11"	7'-0"	5'-3"	2'-8"	0'-7 1/2"	*	2:1	14
66	107.0	1'-8"	3'-0"	7'-6"	5'-6"	2'-8"	0'-8 3/4"	*	2:1	16
72	125.0	1'-8"	3'-6"	8'-0"	5'-6"	2'-8"	0'-10"	*	2:1	17
78	147.0	2'-0"	3'-6"	8'-6"	5'-9"	2'-9"	0'-10"	*	1.82:1	18
84	181.0	2'-0"	3'-6"	9'-0"	5'-9"	2'-9"	0'-10"	*	1.5:1	20

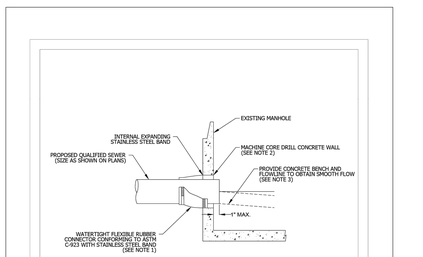
* RADIUS AS FURNISHED BY MANUFACTURER

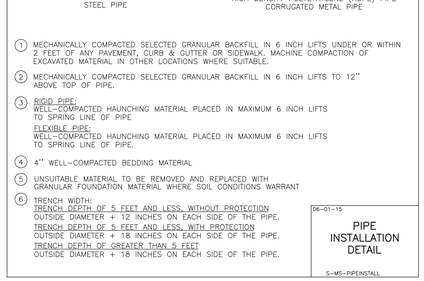


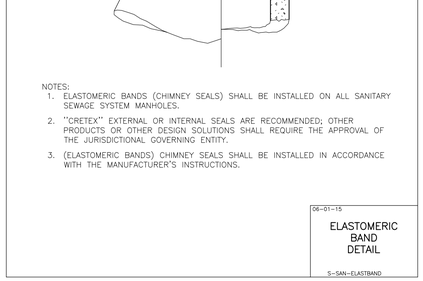


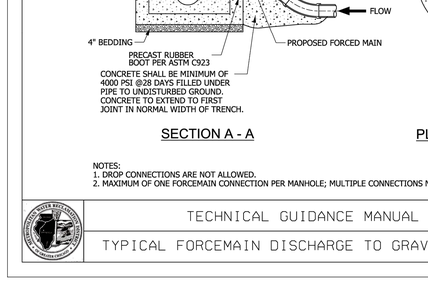


ALT MATERIALS FOR WALLS	D	T (MIN.)
PRECAST REINFORCED CONCRETE SECTION	4' (1219 mm)	4.76 in (121 mm)
	5' (1524 mm)	5.16 in (131 mm)
	6' (1829 mm)	5.76 in (146 mm)
CAST-IN-PLACE CONCRETE	4' (1219 mm)	4.76 in (121 mm)
	5' (1524 mm)	5.16 in (131 mm)
	6' (1829 mm)	5.76 in (146 mm)

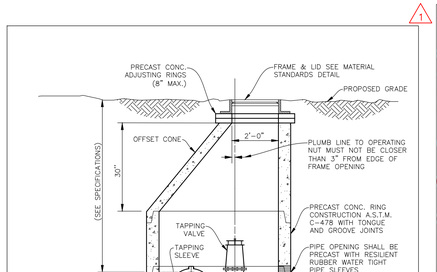


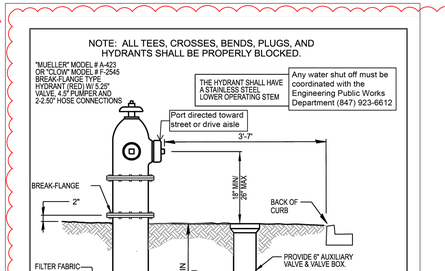


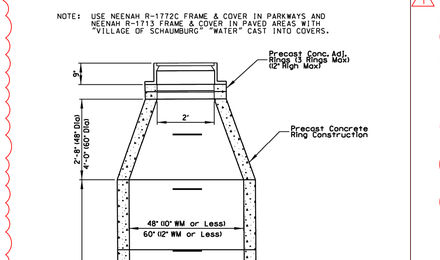


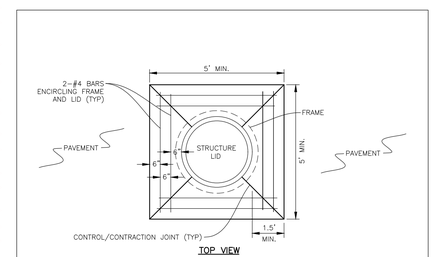


SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE/MWRD DETAILS, THE VILLAGE/MWRD DETAILS SHALL TAKE PRECEDENCE.









| DRAWN BY | | |

VILLAGE OF SCHAUMBURG
STANDARD ENGINEERING NOTES

1. THE COMMUNITY DEVELOPMENT DEPARTMENT MUST BE NOTIFIED ONE BUSINESS DAY PRIOR TO EACH INSPECTION AT 847.923.4420. A MINIMUM NOTICE OF THREE BUSINESS DAYS IS REQUIRED BY THE ENGINEERING AND PUBLIC WORKS DEPARTMENT, 847.895.7100, FOR A WATER MAIN SHUT DOWN IN A COMMERCIAL AREA.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

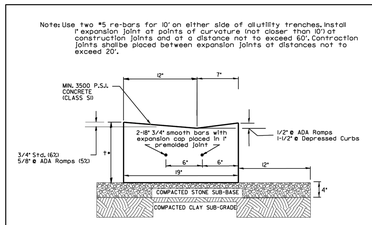
25. FIRE SERVICE MAINS AND LEAD IN CONNECTIONS TO SYSTEM RISERS ARE REQUIRED TO BE COMPLETELY FLUSHED BEFORE MAKING THE CONNECTION TO THE SPRINKLER PIPING. (NFPA 13, 1999 ED, 10-2.1.) THE FIRE PREVENTION BUREAU SHALL BE NOTIFIED 24 HOURS IN ADVANCE TO WITNESS THE FLUSH AT 847.985.4452. A SEPARATE INSPECTION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

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.

1

Notes: Use two #5 re-bars for 10' on either side of all utility trenches. Install 1" expansion joint at points of curvature that 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'.

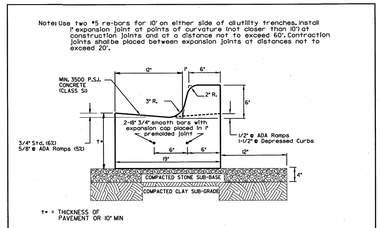


6.12 DEPRESSED CURB

NOT TO SCALE

Revised April/2018

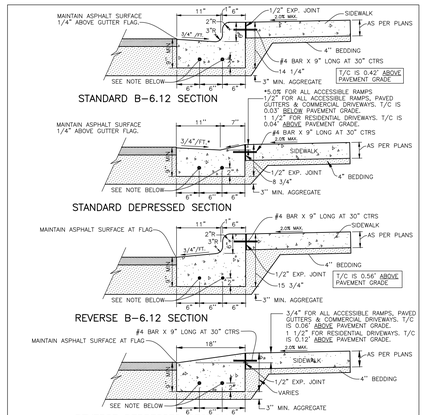
Notes: Use two #5 re-bars for 10' on either side of all utility trenches. Install 1" expansion joint at points of curvature that closer than 10' at construction joints and at a distance not to exceed 60'. Contraction joints shall be placed between expansion joints at distances not to exceed 20'.



COMBINATION CURB & GUTTER
TYPE B-6.12

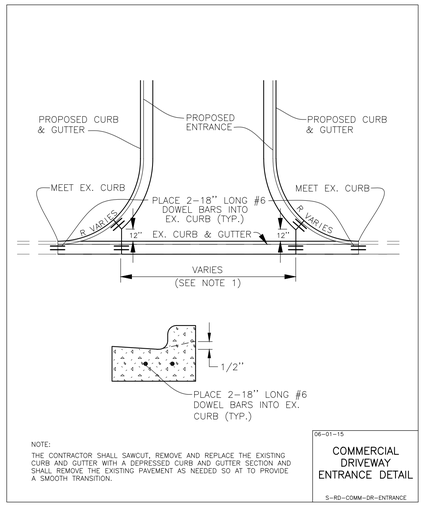
NOT TO SCALE

Revised April/2018



NOTES:
1. EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES, CURB RETURNS, COLD JOINTS OR 50' MAX. (SEE DETAIL)
2. CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS MAX. ALONG CURB, 5' INTERVALS MAX. FOR SIDEWALK.
3. INSTALL 2-#4 DEFORMED BARS X 10'-0" LONG OVER ALL TRENCHES.
4. TRANSITION CURB AND GUTTER AS NECESSARY TO MEET DRAINAGE STRUCTURE FRAME AND GRATE
5. IF CURB & GUTTER & SIDEWALK ARE POURED MONOLITHICALLY, NO #4x9" LONG REINFORCING BARS ARE REQUIRED.

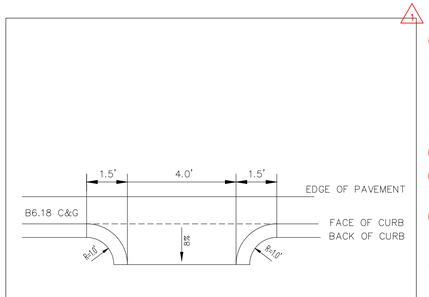
12-01-25
MODIFIED B-6.12 CURB & GUTTER W/ADJACENT SIDEWALK DETAIL
S-RD-B612-CURB-SW2



NOTE:
THE CONTRACTOR SHALL SAWCUT, REMOVE AND REPLACE THE EXISTING CURB AND GUTTER WITH A DEPRESSED CURB AND GUTTER SECTION AND SHALL REMOVE THE EXISTING PAVEMENT AS NEEDED SO AT TO PROVIDE A SMOOTH TRANSITION.

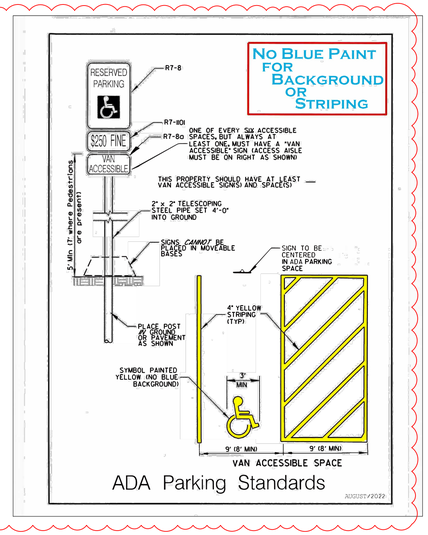
06-01-15
COMMERCIAL DRIVEWAY ENTRANCE DETAIL
S-RD-COMM-DR-ENTRANCE

1



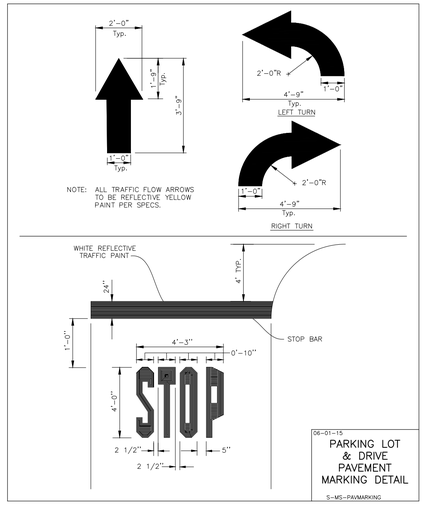
TYPICAL CURB & GUTTER TURNOUT

08/08/2025 LOP.SCIL01

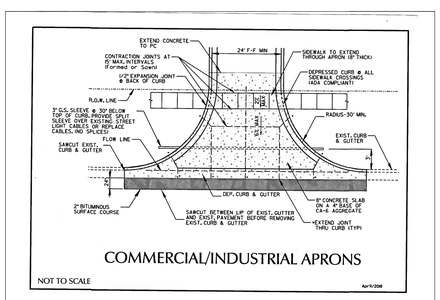


ADA Parking Standards

AUGUST/2022



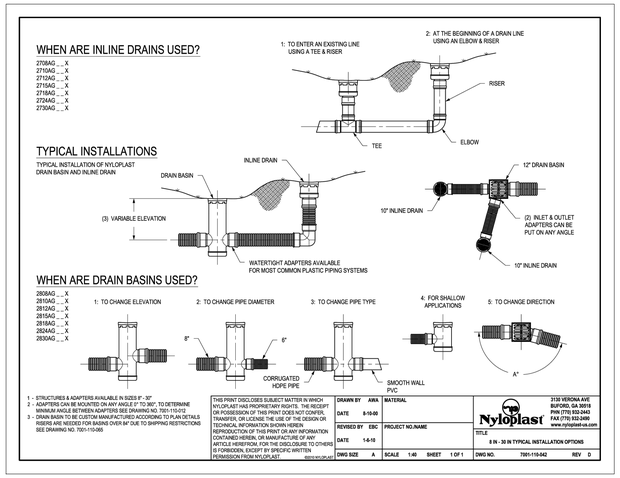
06-01-15
PARKING LOT & DRIVE PAVEMENT MARKING DETAIL
S-MS-PAVMARKING



COMMERCIAL/INDUSTRIAL APRONS

NOT TO SCALE

Apr/2018



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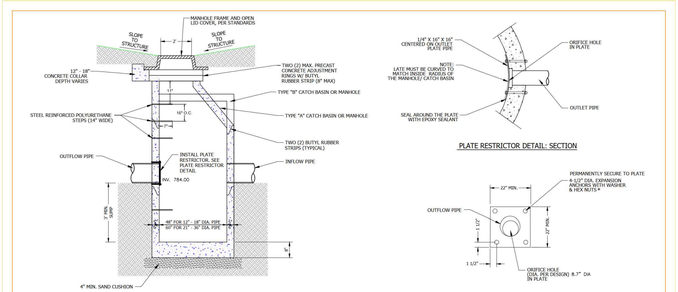
REVISED FROM EXPERIOR SITE, SOUTH POND



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

* ANCHOR EMBEDMENT SHALL BE 3" MIN.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 10/04/2019
PLATE RESTRICTOR DETRICTOR DETAIL (INSTALLED IN MANHOLE/CATCH BASIN) — STD. DWG. NO.24 — PAGE NO. 25

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE/MWRD DETAILS, THE VILLAGE/MWRD DETAILS SHALL TAKE PRECEDENCE.

DRAWN BY	NAH
REVISIONS	
DATE	1 10-08-25 REVISED PER VILLAGE COMMENTS

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8200 fax 630.691.8686 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: N.T.S.

SHEET
25 OF 28
LOP.SCIL01

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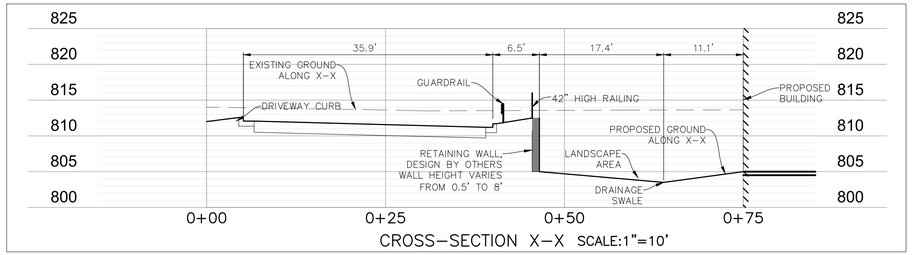
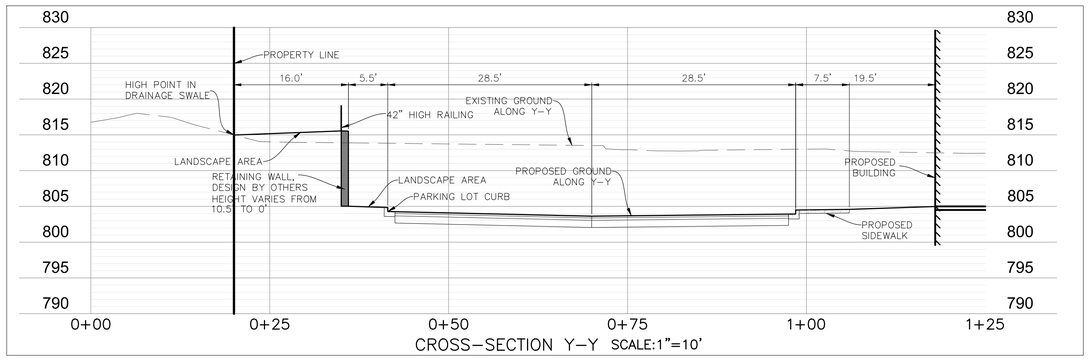
October 8, 2025 - 14:44 Dwg Name: P:\Lopsc\931\dwg\Eng\Preliminary\Plan Set\124 CONSTRUCTION DETAILS.dwg Updated By: NHarrington

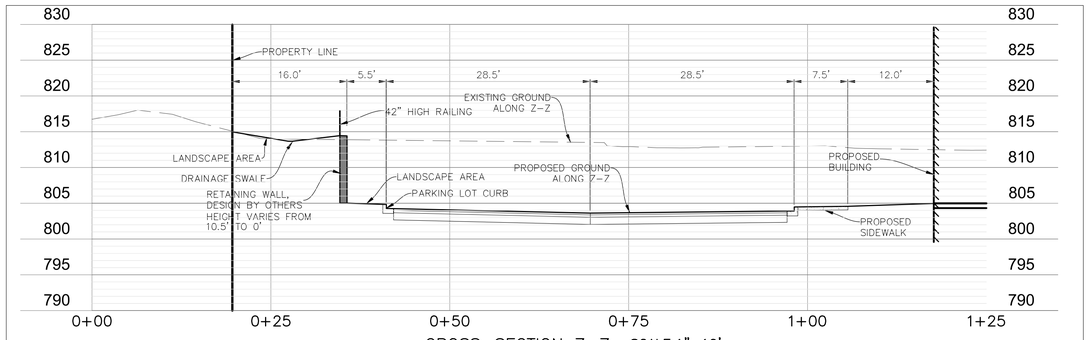
REPRESENTATIVE RETAINING WALL CROSS SECTIONS



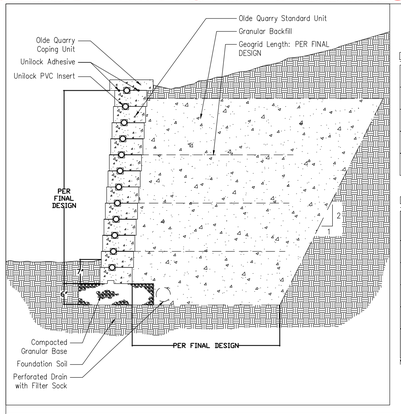
CROSS–SECTION X–X SCALE:1"=10'



CROSS–SECTION Y–Y SCALE:1"=10'



CROSS–SECTION Z–Z SCALE:1"=10'



Design Specific Geometric Information

Retaining Wall System	Olde Quarry	Geogrid Type and Manufacturer	Stradagrid
Maximum Height	SEE GRADING PLAN	Minimum Geogrid LTDS kN/m (lb/ft)	SG200
Maximum Slope Above Wall	14°	Maximum Slope Below Wall	None
Max. Surcharge Above Wall kPa (lb/sq.ft)	None	Depth of Embedment mm (in)	153 (6)
Batter of Wall	4°	Compacted Base Dimension mm (in)	500 X 150 (21 X 6)

Design Specific Soil Information

	Soil Region				
	Infill	Retained	Foundation	Base	Drainage
Description (by USCS)	GW	N/A	CL	GW	GP
Effective Internal Friction Angle	37°	N/A	28°	37°	NR
Moist Unit Weight kN/cu.m (lb/cu.ft)	22 (140)	N/A	20 (127)	22 (140)	NR
Effective Cohesion kPa (lb/sq.ft)	NR	N/A	NR	NR	NR
Soil Notes	Placed in 150mm (6in) lifts and compacted to 95% SPD.	Must be undisturbed dense soil or well compacted engineered fill.	The ultimate bearing capacity must exceed 144kPa (3000lb/sq.ft)	Well graded, crushed, non frost susceptible granular soil compacted to 98% SPD.	Free draining,crushed granular 19mm (3/4in) clear stone, 300mm (12 in) thick minimum.

NR – Not Required

Note: Poor site conditions can affect the stability of the structure. Consult a qualified professional engineer to determine site specific construction details.

REPRESENTATIVE DETAIL ONLY, FINAL WALL TO BE DESIGN/BUILD BY CONTRACTOR. CONTRACTOR MAY PROVIDE APPROPRIATE ALTERNATE FOR OWNER/ENGINEER APPROVAL

UNILOCK®
1 800 • UNILOCK
TORONTO • NEW YORK
CHICAGO • DETROIT • BUFFALO
CLEVELAND • BOSTON

Olde Quarry™
Geogrid Retaining Wall

REPRESENTATIVE RETAINING WALL FOR NORTHWEST OF BUILDING 1 ENTRANCE

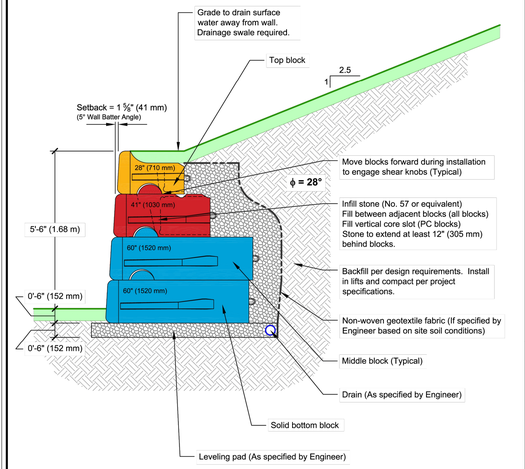
1

ϕ = 28° | SILTY SAND or CLAYEY SAND

LOAD CONDITION C | 1:2.5 BACK SLOPE, NO LIVE LOAD SURCHARGE, NO TOE SLOPE

4 BLOCK HIGH SECTION
(1) 28" (710 mm) Block
(1) 41" (1030 mm) Block
(2) 60" (1520 mm) Blocks

PRELIMINARY
Professional Engineering Design Required for Construction



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

DRAWN BY:	C. Kruger	TITLE:	**Preliminary Wall Section**
APPROVED BY:	J. Johnson		Silty Sand or Clayey Sand, **ϕ = 28°**
DATE:	June 10, 2015		1 : 2.5 Back Slope, No Live Load Surcharge, No Toe Slope
SHEET:	1 of 1	FILE:	C_28_B_60_72_cad.dwg

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REPRESENTATIVE RETAINING WALL FOR WEST PROPERTY LINE

DRAWN BY	DATE	REVISIONS
N.A.H.	10-08-25	1 REVISED PER VILLAGE COMMENTS

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8000 fax 630.691.8686 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=XX'

SHEET
26 OF 28
LOP.SCIL01

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October 8, 2025 - 14:44 Dwg Name: P:\Projects\013 Dwg\Eng\Preliminary\Plan Set\24 CONSTRUCTION DETAILS.dwg Updated By: NHarrington

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 HRS 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).
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-3261,F-2620 (HEAT FUSION)
	ASTM D-3035	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.

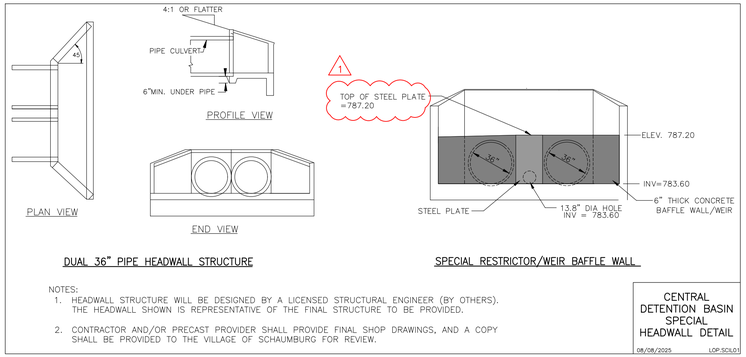
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

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. PAVEMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

	TECHNICAL GUIDANCE MANUAL	10/13/2022
	MWRD GENERAL NOTES	STD. DWG. NO.18
		PAGE NO. 19

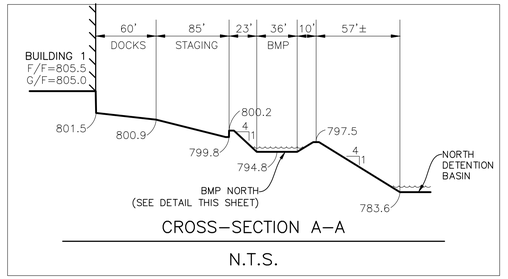


DUAL 36" PIPE HEADWALL STRUCTURE

SPECIAL RESTRICTOR/WEIR BAFFLE WALL

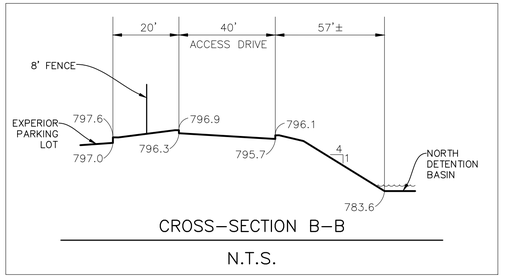
NOTES:
1. HEADWALL STRUCTURE WILL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER (BY OTHERS). THE HEADWALL SHOWN IS REPRESENTATIVE OF THE FINAL STRUCTURE TO BE PROVIDED.
2. CONTRACTOR AND/OR PRECAST PROVIDER SHALL PROVIDE FINAL SHOP DRAWINGS, AND A COPY SHALL BE PROVIDED TO THE VILLAGE OF SCHAUMBURG FOR REVIEW.

CENTRAL DETENTION BASIN SPECIAL HEADWALL DETAIL
08/08/2025 LOP.SCIL01



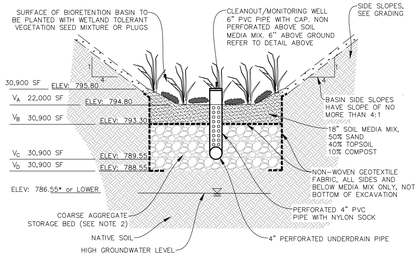
CROSS-SECTION A-A

N.T.S.



CROSS-SECTION B-B

N.T.S.



*SEASONAL HIGH GROUNDWATER ELEVATION TO BE VERIFIED BY GEOTECHNICAL ENGINEER

*TABLE REPRESENTS THE SUM OF THE NORTH AND SOUTH BMP BIORETENTION FACILITIES

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE	30,900 SF	1.00	1.00	1.00 X V_A	26,450 C.F.
V_B : SOIL MEDIA MIX	22,000 SF	1.50	0.25	0.50 X 0.25 X V_B	5,794 C.F.
V_C : COARSE AGGREGATE (ABOVE INVERT)	30,900 SF	3.75	0.30	0.50 X 0.30 X V_C	17,381 C.F.
V_D : COARSE AGGREGATE (BELOW INVERT)	30,900 SF	1.00	0.30	0.30 X V_D	9,270 C.F.
				TOTAL	58,895 CF

NOTES:
1. NON-WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592, TABLE 2, CLASS II, WITH AN APPARENT OPENING SIZE OF 0.30MM.
2. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS ARE ALLOWED.
3. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.

NORTH/SOUTH BMP BIORETENTION FACILITY DETAIL
11/29/17 UPS.HOL01

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

Manhard CONSULTING
303 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8200 manhard.com
Civil Engineers • Environmental Scientists • Landscape Architects • Planners
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS AND MWRD GENERAL NOTES

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: N.T.S.

SHEET
27 OF 28
LOP.SCIL01

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October 8, 2025 - 14:44 Dwg Name: P:\Logos\01\Dwg\Eng\Preliminary\Plan Set\24 CONSTRUCTION DETAILS.dwg Updated By: Nstarrington

06-01-16

MANHARD CONSULTING
STANDARD SPECIFICATIONS

GENERAL CONDITIONS

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

a. "CLIENT" shall mean LOGISTICS PROPERTY COMPANY, which is the person or entity with whom Manhard Consulting has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean Manhard Consulting, a Civil Engineering consultant on the subject project.

c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.

d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.

e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.

c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR; material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds to the limits of such insurance policies; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Policies shall contain a waiver of subrogation against Manhard and Client. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly.

The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II. EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

***EXCAVATION AND EMBANKMENT**

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide proper drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Percent Compaction Standard	Pavement & Floor Slabs	Grass Areas
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) **GEOTEXTILE FABRIC**

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) **EROSION CONTROL BLANKET**

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III. UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous ½" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING

INTENTIONALLY OMITTED

AUGER (OPEN BORE)

INTENTIONALLY OMITTED

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES

***SANITARY SEWER PIPE**

Sanitary sewer pipe including building services, shall conform to the following:

(1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477.

Sanitary sewers shall include bedding and backfilling.

MANHOLES*

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick holes. All manholes in the Village Right of Way or Easements shall have the "Village of Schaumburg" and "Sanitary" cast into the lid. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

SERVICES

A wye branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

RISERS

INTENTIONALLY OMITTED

DROP MANHOLE CONNECTIONS

Drop manhole connections to existing manholes shall be constructed according to the PLANS and the detail.

***SANITARY SEWER FORCE MAIN**

Sanitary sewer force main shall conform to the following:

(1) Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric gasket joints conforming to ASTM F477.

Force mains shall have a minimum of five feet six inches (5'-6") of cover and shall include bedding and trench backfill. Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater.

Upon completion of installation, force mains are to be plugged and pressure tested at 2 times the working pressure or total dynamic head for a period of 10 minutes, with no loss of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent.

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

***WATER MAIN PIPE (3" AND LARGER)**

Water main pipe shall conform to the following:

(1) Ductile iron pipe shall be per ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with ANSI/AWWA C104/A21.4, with "push on" type joints.(2) Pipe shall have external metallic zinc-based coating with finishing layer topcoast applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200 g/m² of the surface area.

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron). All water main shall have mechanical joint cast iron or ductile iron fittings with Mechanical Joints and "Megalug" retaining glands, and cement lined per ANSI A21.4. All mechanical joint fittings shall use stainless steel nuts and bolts. Both Ductile Iron Pipe watermain and fitting shall be wrapped in 8-mil Polyethylene wrap.

Polywrap shall be installed around all buried water main piping, fitting and valves. Encasement of piping shall be V-bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water mains 16" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

VALVE VAULTS*

Valve vaults shall be constructed in conformance with Section IIIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imprinted "WATER". All valves in the Village Right of Way or Easements shall have the "Village of Schaumburg" and "Water" cast into the lid.

VALVE BOXES

INTENTIONALLY OMITTED

FIRE HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX

INTENTIONALLY OMITTED

SMALL WATER SERVICES (2" DIAMETER OR LESS)

INTENTIONALLY OMITTED

DISINFECTION

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill.

DRY CONNECTION TO EXISTING WATER MAIN

A dry connection to existing water main shall include a connection to an existing water main stub where shown on the PLANS. The CONTRACTOR shall obtain approval of the JURISDICTIONAL GOVERNING ENTITY to shut down any main, including submittal of a schedule of the time of shut off and the time the line will be returned to service. All mains shut down that are opened to atmosphere must be disinfected prior to returning main into service.

POLYETHYLENE ENCASEMENT (FOR DUCTILE IRON WATER MAIN ONLY)

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene encasement in accordance with ANSI/AWWA C105/A21.5 should soil conditions so warrant its use.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TRACER WIRE

INTENTIONALLY OMITTED

D. STORM SEWERS AND APPURTENANCES

***STORM SEWER PIPE**

Storm sewer pipe shall conform to the following:

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.

(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

Storm sewer shall include bedding and trench backfill.

MANHOLES, INLETS & CATCH BASINS*

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section IIIA Manholes, etc. above. The space between connecting pipes and the wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar. Frames and lids shall be Neenah or approved equal unless specified otherwise on the PLANS. All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum. " Provide **"Vane"** Type frame & grate for all structures located in curb where gradient exceed 2.0%. Manholes shall include steps, frame & grate, bedding and trench backfill.

All manholes in the Village Right of Way or Easements shall have the "Village of Schaumburg" and "Storm" cast into the lid. All open storm sewer lids or grates shall have the words "Drains to River, Dump No Waste" permanently inscribed.

FLARED END SECTION

Flared end sections shall be pre-cast reinforced concrete flared end section with an end block cast separate as per the Illinois Department of Transportation Standard 542301 and shall be installed where shown on the PLANS. All flared end sections for storm sewers 12" in diameter and larger shall be installed with a grating per Standard 542311 and/or as detailed on the PLANS. Work shall include end block.

RIP RAP

Stone rip rap consisting of pieces of "A" quality stone 4" to 8" in diameter shall be furnished and installed in accordance with IDOT Specifications and shall be placed where shown on the plans, to a minimum thickness of 12" and a width as indicated on the plans. Broken concrete or concrete blocks will not be acceptable.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

UNDERDRAINS

Pipe underdrains shall be corrugated flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a soil filter fabric supplied and installed by the CONTRACTOR. Perforations may be circular or slotted, but shall provide a minimum inlet area of 1.0 square inch per 2.0 linear feet of pipe. CONTRACTOR shall submit fabric and pipe catalogue Specifications for approval by the CLIENT. CONTRACTOR shall bed and backfill the underdrain in one of the following IDOT gradations of aggregate (CA-5, CA-7, CA-11, CA-14 or CA-15).

MISCELLANEOUS

(1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly rerouted and/or connected to the storm sewer system.

(2) Footing drains shall be connected to sump pumps or discharged directly into storm sewers. Footing drains or drainage tile shall not be connected to the sanitary sewer.

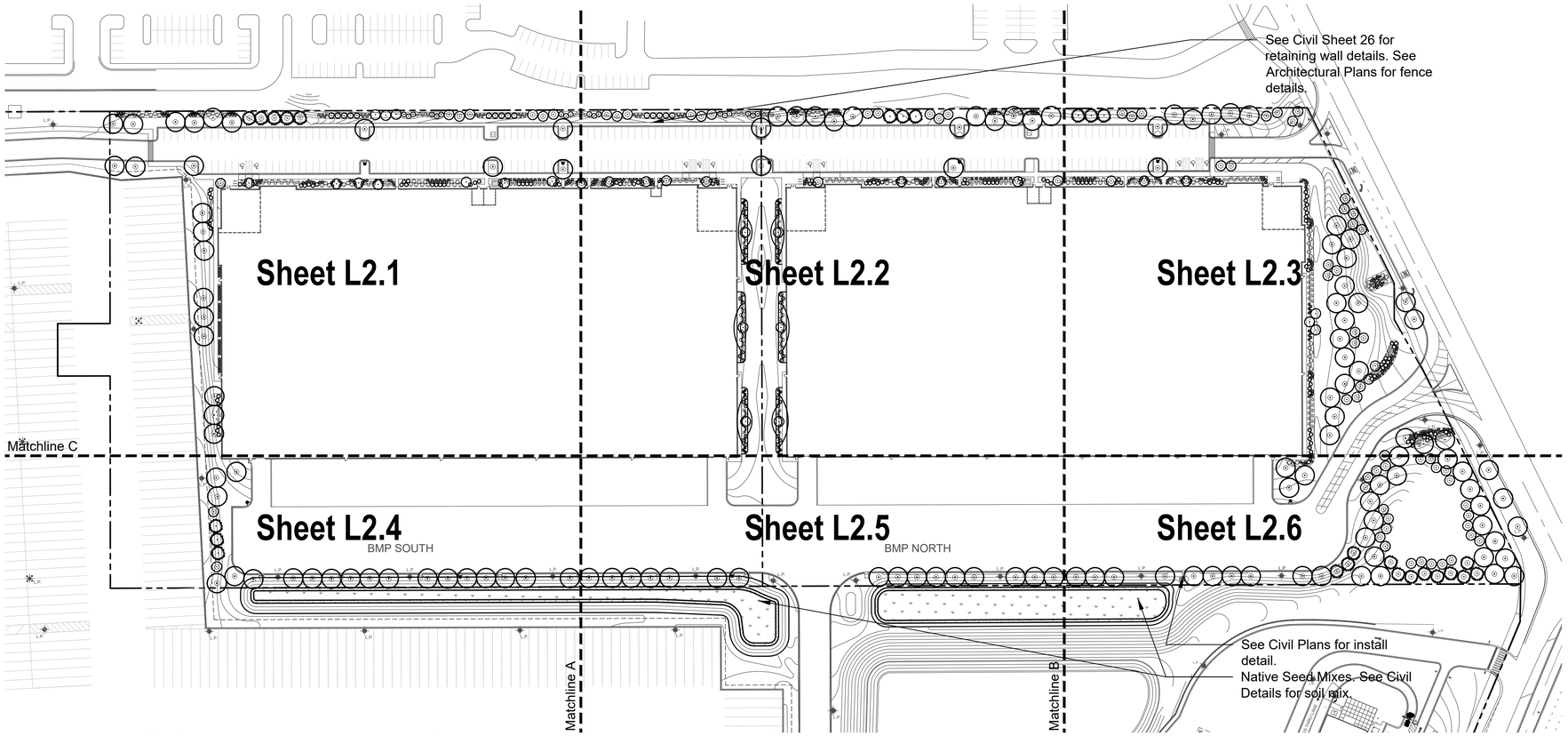
CONNECTION FOR STORM SERVICE TO STORM MAIN

INTENTIONALLY OMITTED

IV. ROADWAY AND PARKING LOT IMPROVEMENTS

STANDARDS

Work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition (hereinafter referred to collectively as the "Standard Specifications") except as modified below and except that payment will be defined as detailed in the contract documents between the CLIENT and the CONTRACTOR. Supplementing the Standard Specifications shall be the applicable sections of the latest editions of the "Supplemental Specifications and Recurring Special



SCALE: 1" = 80'-0"

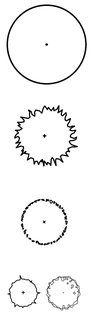
0 40' 80' 160' 240'

North

GENERAL NOTES: LANDSCAPE

1. Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
3. All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
7. All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
8. Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
9. Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
10. Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
11. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
13. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. All irrigation shall be installed and functioning prior to seeding.
15. Turf mixes shall be installed and lawn established at all disturbed areas.
16. Do not overseed into mulch beds and paving.
17. Contractor shall restore all areas disturbed as a result of construction.
18. Landscape contractor to coordinate all work with irrigation work.
19. Contractor to install erosion blanket to ensure establishment at BMP areas.
20. All front yard and foundation lawn to be sod; rear and side yard lawn to be seeded.

LEGEND



PLANT LIST

Shade Trees - Balled and Burlap

Qty.	Size	Botanical Name	Common Name
12	2.5" cal.	*Acer x Freeman*	Freeman Maple
8	2.5" cal.	*Betula Nigra*	River Birch
15	2.5" cal.	*Celtis occidentalis 'Chicagoland'*	Chicagoland Hackberry
6	2.5" cal.	*Celtis occidentalis 'Chicagoland'*	Prairie Sentinel® Hackberry
16	2.5" cal.	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo
14	2.5" cal.	*Gleditsia triacanthos var. inermis*	Thornless Honeylocust
17	2.5" cal.	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffeetree
13	2.5"cal.	*Nyssa sylvatica*	Black Tupelo
6	2.5" cal.	*Quercus bicolor*	Swamp White Oak
6	2.5" cal.	*Quercus x warei 'Nadler'*	Kindred Spirit Oak
9	2.5" cal.	*Taxodium distichum*	Bald Cypress
6	2.5" cal.	*Tilia tomentosa 'PNI 6051'*	Green Mountain Silver Linden
128	Total		

Evergreen Trees - Balled and Burlap

Qty.	Size	Botanical Name	Common Name
6	6' ht.	*Picea pungens*	Blue Spruce
8	6' ht.	*Pinus banksiana*	Jack Pine
12	6' ht.	*Pinus flexilis 'Vanderwolf's Pyramid'*	Vanderwolf's Pyramid Pine
26	Total		

Ornamental Trees - Balled and Burlap

Qty.	Size	Botanical Name	Common Name
11	2.5" cal.	*Aesculus pavia*	Red Buckeye
13	2.5" cal.	*Amelanchier x grandiflora 'Cole's Select'*	Cole's Select Apple Serviceberry
14	2.5" cal.	*Cercis Canadensis*	Eastern Redbud
24	2.5" cal.	*Cornus alternifolia*	Pagoda Dogwood
14	2.5" cal.	*Malus x 'Lanzam'*	Lancelot Crabapple
26	2.5" cal.	*Syringa reticulata 'ssp. reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac
102	Total		

Evergreen Shrubs - Balled and Burlap or Pot

Qty.	Size	Botanical Name	Common Name
118	24" Ht. x 24" Spr.	*Taxus x media 'Densiformis'*	Dense Yew
178	24" Ht. x 24" Spr.	*Taxus x media 'Tauntonii'*	Taunton Yew
30	24" Ht. x 24" Spr.	*Thuja occidentalis 'Holmstrup'*	Holmstrup Arborvitae
20	24" Ht. x 24" Spr.	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae
346	Total		

Deciduous Shrubs - Balled and Burlap or Pot

Qty.	Size	Botanical Name	Common Name
15	36" Ht. x 24" Spr.	*Hydrangea paniculata 'Limelight'*	Limelight Hydrangea
169	24" Ht. x 24" Spr.	*Hydrangea quercifolia 'Ruby Slippers'*	Oakleaf Hydrangea
89	24" Ht. x 24" Spr.	Itea virginica 'SMNIVDFC'	Scentlandia Virginia Sweetspire
18	36" Ht. x 24" Spr.	Viburnum x burkwoodii	Burkwood Viburnum
320	24" Ht. x 24" Spr.	*Weigela 'Dark Horse'*	Dark Horse Weigela
611	Total		

Emergent Plantings
Basin bottom where specified

Cover Crop

Latin Name	Common Name	lb/acre
Elymus canadensis	Canada Wild Rye	2.000
Elymus virginicus	Virginia Wild Rye	3.000
Total Cover Crop Seed		**5.000**

Emergent Plantings

Latin Name	Common Name	lb/acre	plugs/acre
Acorus americanus	Sweet Flag	0.500	500
Alisma subcordatum	Water Plantain	1.250	500
Eleocharis obtusa	Blunt Spike Rush	0.375	
Eleocharis palustris	Marsh Spike Rush	0.375	
Glyceria grandis	Reed Manna Grass	0.375	
Hibiscus laevis	Rose Mallow	0.250	
Iris virginica shrevei	Blue Flag	0.500	500
Juncus effusus	Common Rush	0.500	
Leersia Oryzoides	Rice Cut Grass	1.250	
Pontederia Cordata	Pickerelweed	0.250	500
Sagittaria latifolia	Common Arrowhead	1.250	
Scirpus pungens	Chairmakers Rush	0.250	500
Scirpus validus	Great Bulrush	0.250	500
Sparganium eurycarpum	Bur Reed	1.000	500
Bolboschoenus fluviatilis	River Bulrush		1,500
Total Emergent Seed Mix		**8.625**	
Total Emergent Plugs			5,500

Wet Prairie Mix
NWL to 6" above NWL

Cover Crop

Latin Name	Common Name	lb/acre
Elymus canadensis	Canada Wild Rye	2.000
Elymus virginicus	Virginia Wild Rye	3.000
Total Cover Crop Seed		**5.000**

Grasses and Sedges

Latin Name	Common Name	lb/acre
Agrostis gigantea	Red Top Grass	0.500
Agrostis stolonifera	Bent Grass	1.000
Carex Bebbii	Bebbs Sedge	0.205
Carex scoparia	Pointed Broom Sedge	0.250
Carex stipata	Awlfruited Sedge	0.063
Carex vulpinoidea	Brown Fox Sedge	1.000
Eleocharis obtusa	Blunt Spike Rush	0.015
Elymus virginicus	Virginia Rye	3.000
Glyceria striata	Fowl Manna Grass	0.125
Juncus effusus	Soft Rush	0.050
Juncus torreyi	Torreys Rush	0.006
Leersia oryzoides	Rice Cut Grass	0.250
Panicum Virgatum	Switch Grass	2.000
Schoenoplectus tabernaemontani	Great Bulrush	0.063
Scirpus atorvirens	Dark Green Rush	0.625
Scirpus pendulus	Red Bulrush	0.031
Total Grasses and Sedges		**9.228**

Wildflowers

Latin Name	Common Name	lb/acre
Asclepias incarnata	Swamp Milkweed	0.250
Boehmeria cylindrica	False Nettle	0.063
Clematis virginiana	Virgin's Bower	0.015
Helenium autumnale	Sneezeweed	0.063
Lycopus americanus	Common Water Horehoud	0.125
Penthorum sedoides	Ditch Stonecrop	0.006
Rudbeckia laciniata	Green Coneflower	0.063
Teucrium canadensis	Germander	0.031
Verbena hastata	Blue Vervain	0.250
Total Wildflowers and Broadleaves		**0.866**
Total Wet Prairie Mix		**15.094**

Full Sun to Part Shade Prairie Mix
NWL to 6" above NWL

Cover Crop

Latin Name	Common Name	lb/acre
Elymus canadensis	Canada Wild Rye	2.000
Elymus virginicus	Virginia Wild Rye	3.000
Total Cover Crop Seed		**5.000**

Grasses and Sedges

Latin Name	Common Name	lb/acre
Andropogon gerardii	Big Bluestem	2.000
Carex Bicknellii	Bicknells Sedge	0.188
Carex grisea	Wood Gray Sedge	0.031
Carex Sprengelii	Sprengels Sedge	0.031
Elymus hystrix	Bottlebrush Grass	0.063
Elymus villosus	Silky Rye	0.125
Elymus virginicus	Virginia Rye	4.000
Panicum virgatum	Switch Grass	0.500
Schizachyrium scoparium	Little Bluestem	2.000
Total Grasses and Sedges		**8.938**

Wildflowers

Latin Name	Common Name	lb/acre
Asclepias syriaca	Common Milkweed	0.063
Asclepias tuberosa	Butterfly Weed	0.500
Baptisia lactea (Balba macrophylla)	White Indigo	0.063
Coreopsis tripteris	Tall Coreopsis	0.094
Desmodium canadense	Showy Ticktrefoil	0.094
Euthamia graminifolia (Solidago g)	Grass Leaf Goldenrod	0.063
Gentiana alba (G. flavida)	Pale Gentian	0.063
Glyceria striata	Fowl Manna Grass	0.063
Heliopsis helianthoides	Early Sunflower	0.125
Juncus dudleyi	Dudleys Rush	0.125
Lespedeza capitata	Round-headed Bush Clover	0.130
Monarda fistulosa	Wild Bergamot	0.094
Solidago rigida	Stiff Goldenrod	0.063
Pycanthemum tenuifolium	Slender Mt Mint	0.031
Pycanthemum virginianum	Common Mt Mint	0.063
Rudbeckia hirta	Blackeyed Susan	0.125
Rudbeckia subtomemosa	Sweet Coneflower	0.125
Rudbeckia triloba	Browneyed Susan	0.250
Solidago juncea	Early Goldenrod	0.015
Solidago ulmifolia	Elmleaf Goldenrod	0.188
Symphyotrichum drummondii	Drummonds Aster	0.063
Symphyotrichum shortii	Shorts Aster	0.063
Symphyotrichum urophyllum	Arrowlead Aster	0.063
Tradescantia ohiensis	Ohio Spiderwort	0.046
Vernonia missurica	Missouri Ironweed	0.046
Zizia aurea	Golden Alexander	0.063
Total Wildflowers and Broadleaves		**2.680**
Total Wet Prairie Mix		**16.618**

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PROJECT

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SHEET TITLE

Landscape Plan

SHEET NUMBER **L2.0**

DRAW / REVISION

MK/MO	Permit Submittal	08AUG2025
MK/MO	Permit Resubmittal	09OCT2025

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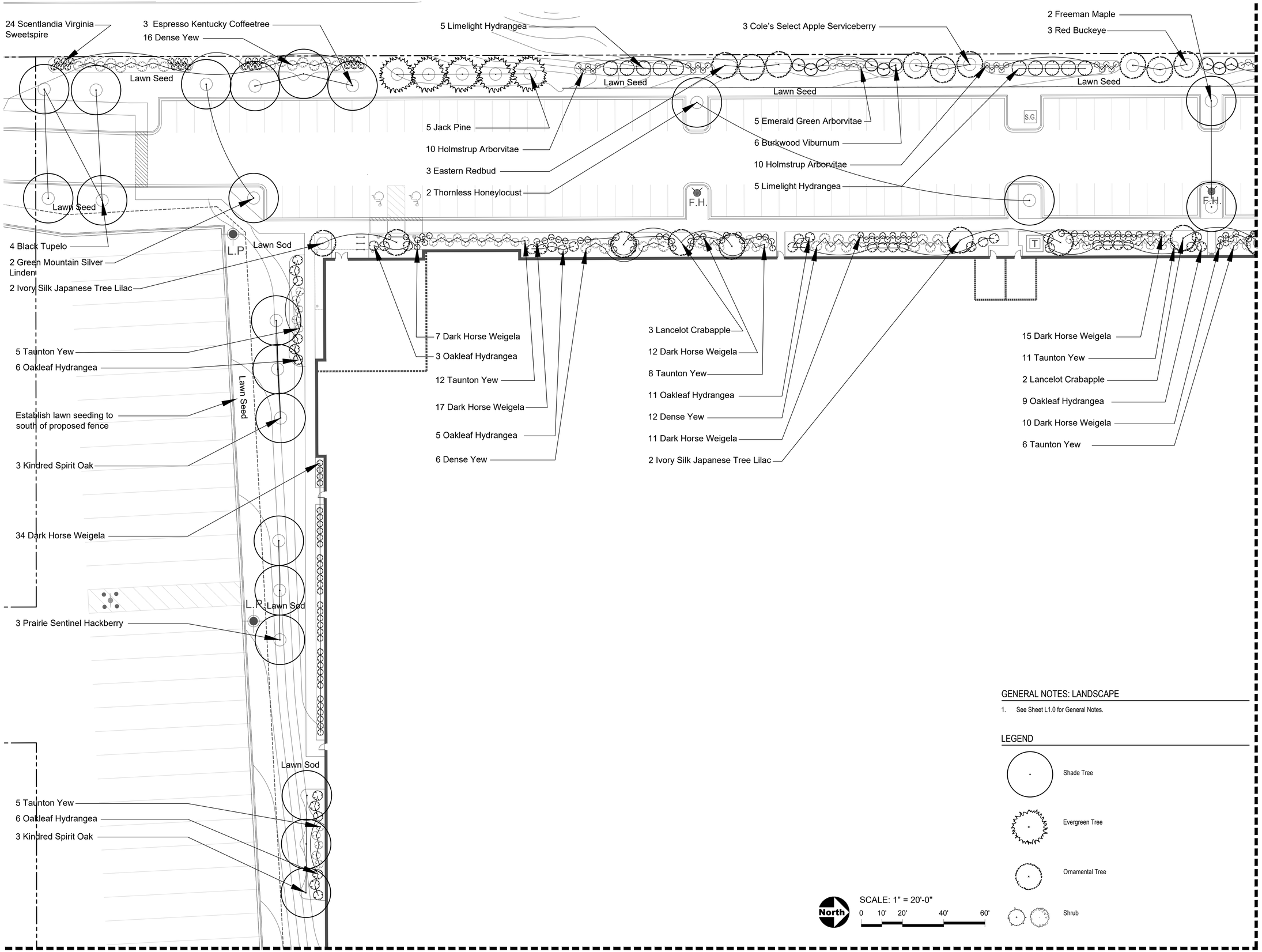

GENERAL NOTES: LANDSCAPE

1. See Sheet L1.0 for General Notes.

LEGEND

Shade Tree

Evergreen Tree

Ornamental Tree

Shrub

North

SCALE: 1" = 20'-0"

0 10' 20' 40' 60'

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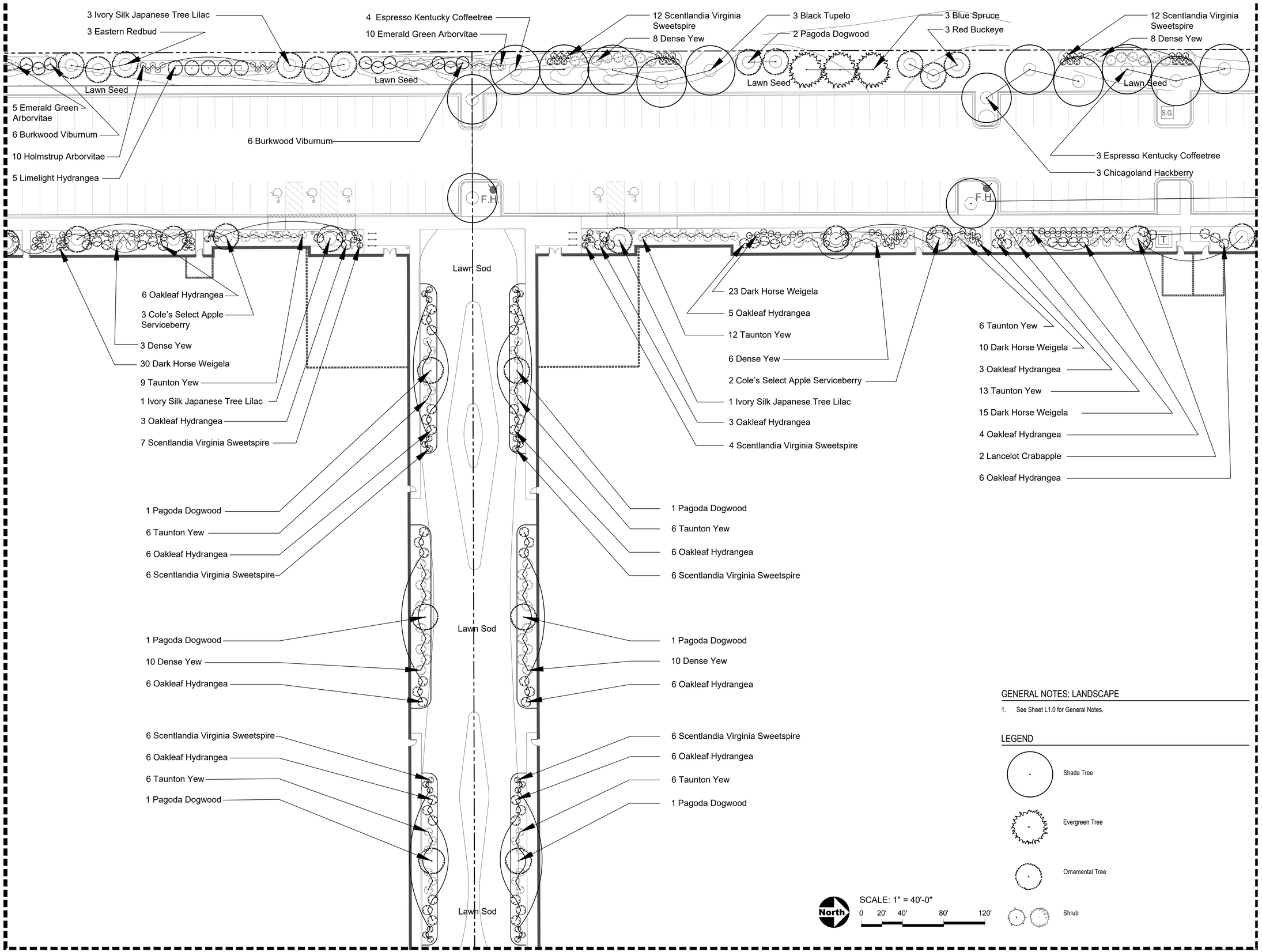

GENERAL NOTES: LANDSCAPE

1. See Sheet L1.0 for General Notes.

LEGEND

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Shrub

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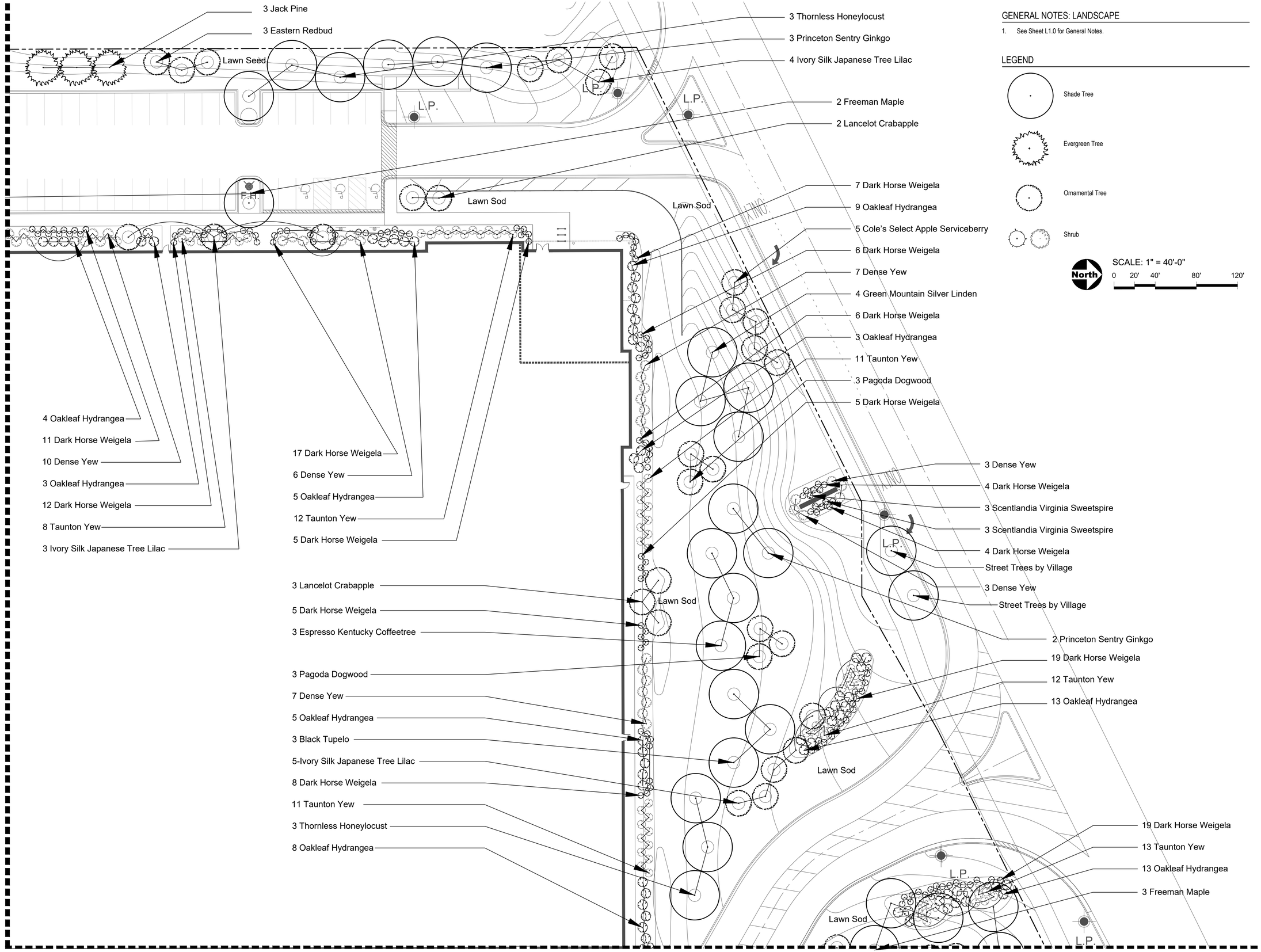

GENERAL NOTES: LANDSCAPE

1. See Sheet L1.0 for General Notes.

LEGEND

Shade Tree

Evergreen Tree

Ornamental Tree

Shrub

North

SCALE: 1" = 40'-0"

0 20' 40' 80' 120'

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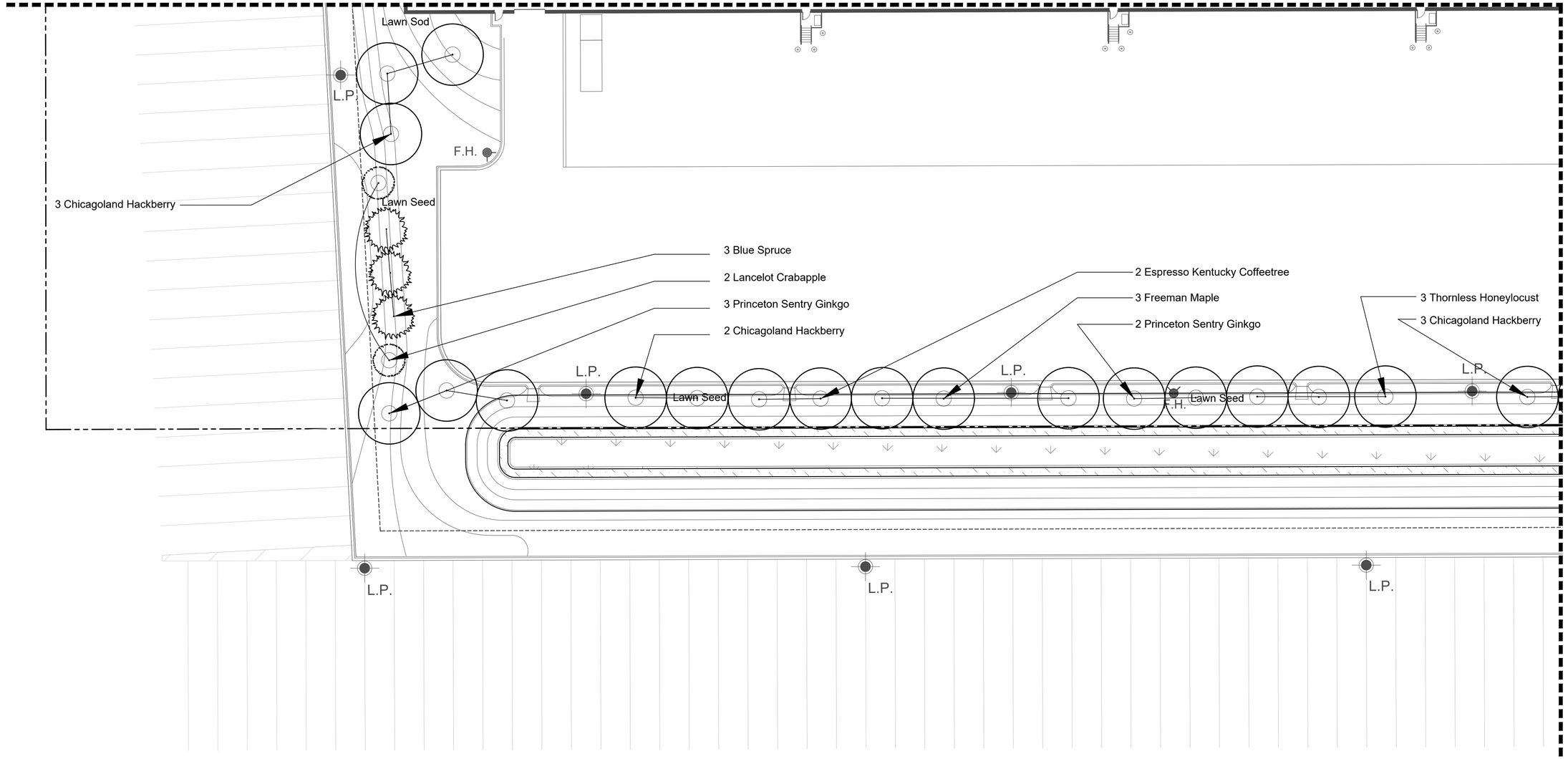

GENERAL NOTES: LANDSCAPE

1. See Sheet L1.0 for General Notes.

LEGEND

Shade Tree

Evergreen Tree

Ornamental Tree

Shrub

North

SCALE: 1" = 40'-0"

0 20' 40' 80' 120'

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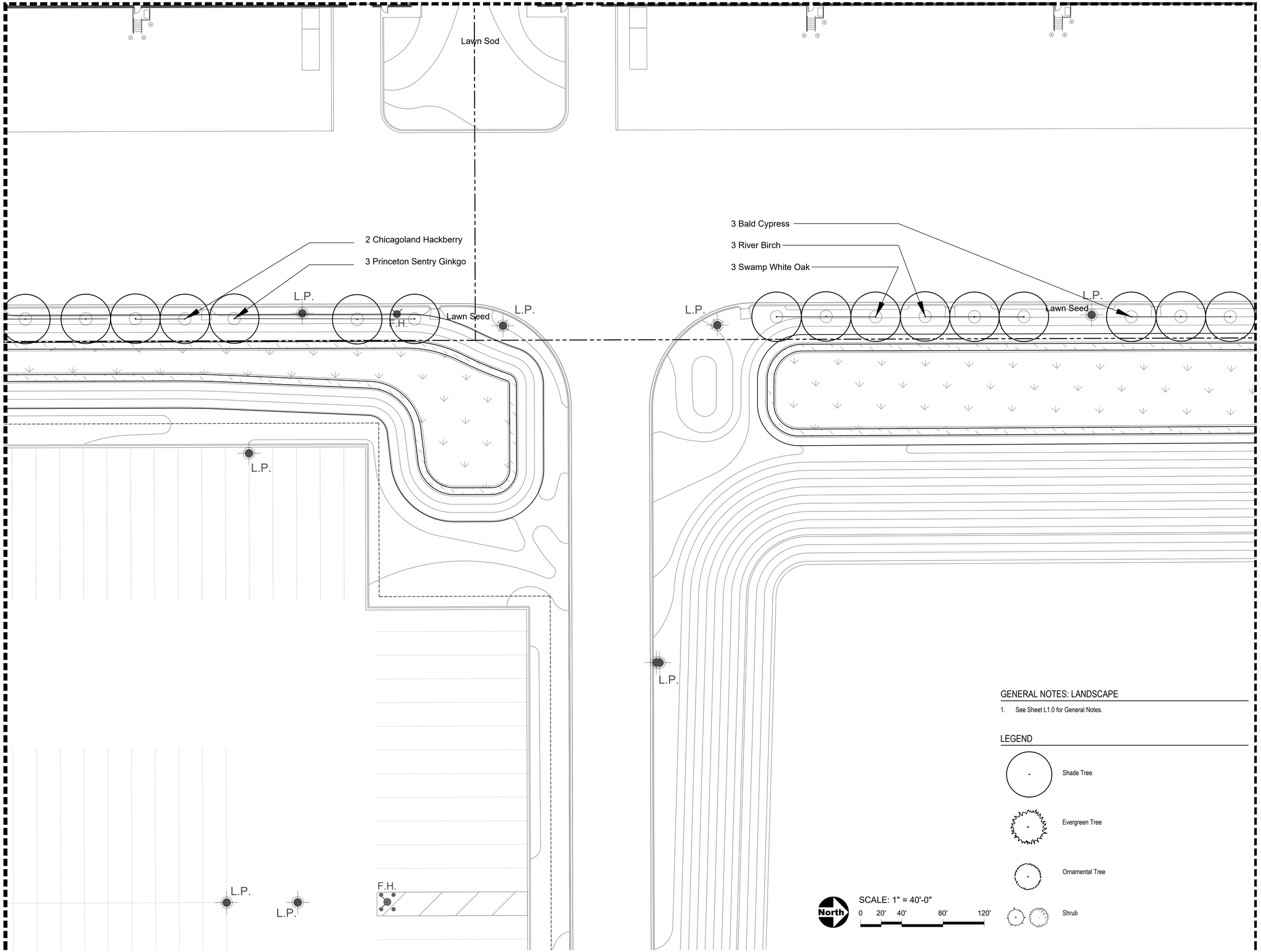

GENERAL NOTES: LANDSCAPE

1. See Sheet L1.0 for General Notes.

LEGEND

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Shrub

North

SCALE: 1" = 40'-0"

0 20' 40' 80' 120'

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3 Dense Yew
8 Dark Horse Weigela
3 Black Tupelo
Lawn Sod
F.H.
5 Red Buckeye
3 Bald Cypress
2 Freeman Maple
3 Vanderwolf's Pyramid Pine
2 Chicagoland Hackberry
3 Prairie Sentinel Hackberry
2 River Birch
3 Swamp White Oak
L.P.
F.H.
Lawn Seed
L.P.
Street Trees by Village
3 River Birch
5 Pagoda Dogwood
5 Ivory Silk Japanese Tree Lilac
3 Thornless Honeylocust
Street Trees by Village
Lawn Sod
3 Bald Cypress
5 Eastern Redbud
L.P.
Street Trees by Village
5 Pagoda Dogwood
9 Vanderwolf's Pyramid Pine
2 Espresso Kentucky Coffeetree
3 Princeton Sentry Ginkgo
L.P.
L.P.
L.P.
L.P
L.P.
PASS THRU LANE
T
C-STORE
L.P.
5

GENERAL NOTES: LANDSCAPE

1. See Sheet L1.0 for General Notes.

LEGEND

Shade Tree
Evergreen Tree
Ornamental Tree
Shrub

North

SCALE: 1" = 40'-0"

0 20' 40' 80' 120'

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Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com

IL License 060-007797

SHEET TITLE

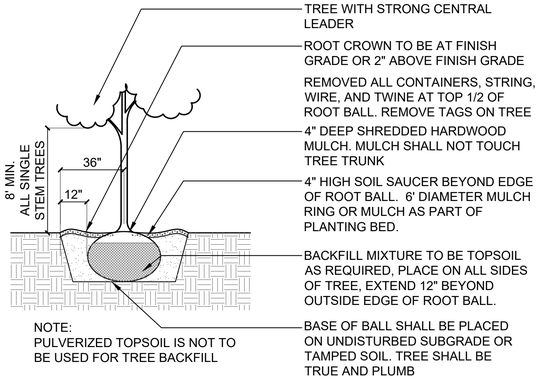
Landscape Plan

SHEET NUMBER L2.6

DRAW / REVISION

MK/MO	Permit Submittal	08AUG2025
MK/MO	Permit Resubmittal	09OCT2025

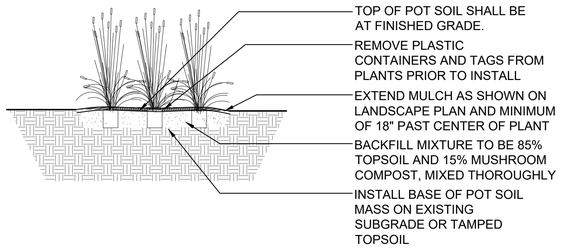
Project Number 1388
© Copyright 2025 Upland Design Ltd.
W:\1388-Long Avenue Warehouse Landscape Plan-Arete Design Studio\30-CD-files
PLOT: UPLAND 2021



1 Tree Installation
SCALE: N.T.S. d-plant-tree_12



2 Shrub Installation
SCALE: N.T.S. d-plant-shrub_12



3 Perennial & Ornamental Grass Installation
SCALE: 1" = 1'-0" d-perennials

REQUIREMENT CHART

§ 151.09 (E) - Requirements for Street Trees on Developed Lots:

Location	Requirement	Required	Provided
	1 Tree /40 LF	662.8/40 = 16.57 Trees	Trees Installed by Village

§ 154.136 (B) Perimeter Buffer Landscaping

Location	Requirement	Required	Provided
East Property Line	1 tree/35 LF	1774/35 = 50.6 Trees	63 Trees
South Property Line	1 tree/35 LF	600/35 = 17 Trees	20 Trees
West Property Line	1 tree/35 LF	1507/35 = 43 Trees	59 Trees

§ 154.136 (G) Detention and Retention

Location	Requirement	Quantity	Proposed Landscaping
Southwest Basin	Native prairie/emergent perimeter planting NWL to 6" above HWL		BMP Seed Mix Provided
Southeast Basin	Native prairie/emergent perimeter planting NWL to 6" above HWL		BMP Seed Mix Provided

§ 154.136 (J) Area Landscaping Standards

Location	Requirement	Required	Provided
Entire Lot	20% of lot being developed shall be green space. 1 Tree / 750 SF of Total Green Space Area. Total Trees must be 10% evergreen, 40% ornamental, and 50% shade trees	Entire Lot = 990,266.7 SF 990,266.7 * 20% = 198,053 SF Green Space Required 191,458.34/750=255 Trees Required 255 * 10% = 25.5 Evergreen 255 * 40% = 102 Ornamental 255 * 50% = 127.5 Shade Trees	191,458.34 SF Green Space Provided 26 Evergreen Trees 102 Ornamental Trees 128 Shade Trees
	1 Shrub / 200 SF of Total Green Space Area. Total shrubs must be 30% evergreen, 70% deciduous.	191,458.34/200=957 Shrubs Required	957 Shrubs Proposed

§ 154.136 (L) Parking Lot Landscaping

Location	Requirement	Required	Provided
Parking Lot Interior Islands	1 tree/120 SF	10 Parking Spaces = 10 Trees	10 Shade Trees

M. Foundation Landscaping

Location	Requirement	Required	Provided
Building Facades	10' width landscaping around perimeter of buildings	10' width planting beds around buildings	10' width planting beds provided where pavement is absent.

Arete Design Studio
1 Mid America Plaza Suite 300
Oakbrook Terrace, IL 60181

PROJECT
Long Avenue Warehouse Facility
W Irving Park Road & Frontage Road E
Schaumburg, IL 60477

uplandDesign ltd
Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com

IL License 060-007797

SHEET TITLE
Landscape Plan

SHEET NUMBER **L2.7**

DRAW / REVISION

MK/MO	Permit Submittal	08AUG2025
MK/MO	Permit Resubmittal	09OCT2025

Project Number 1388
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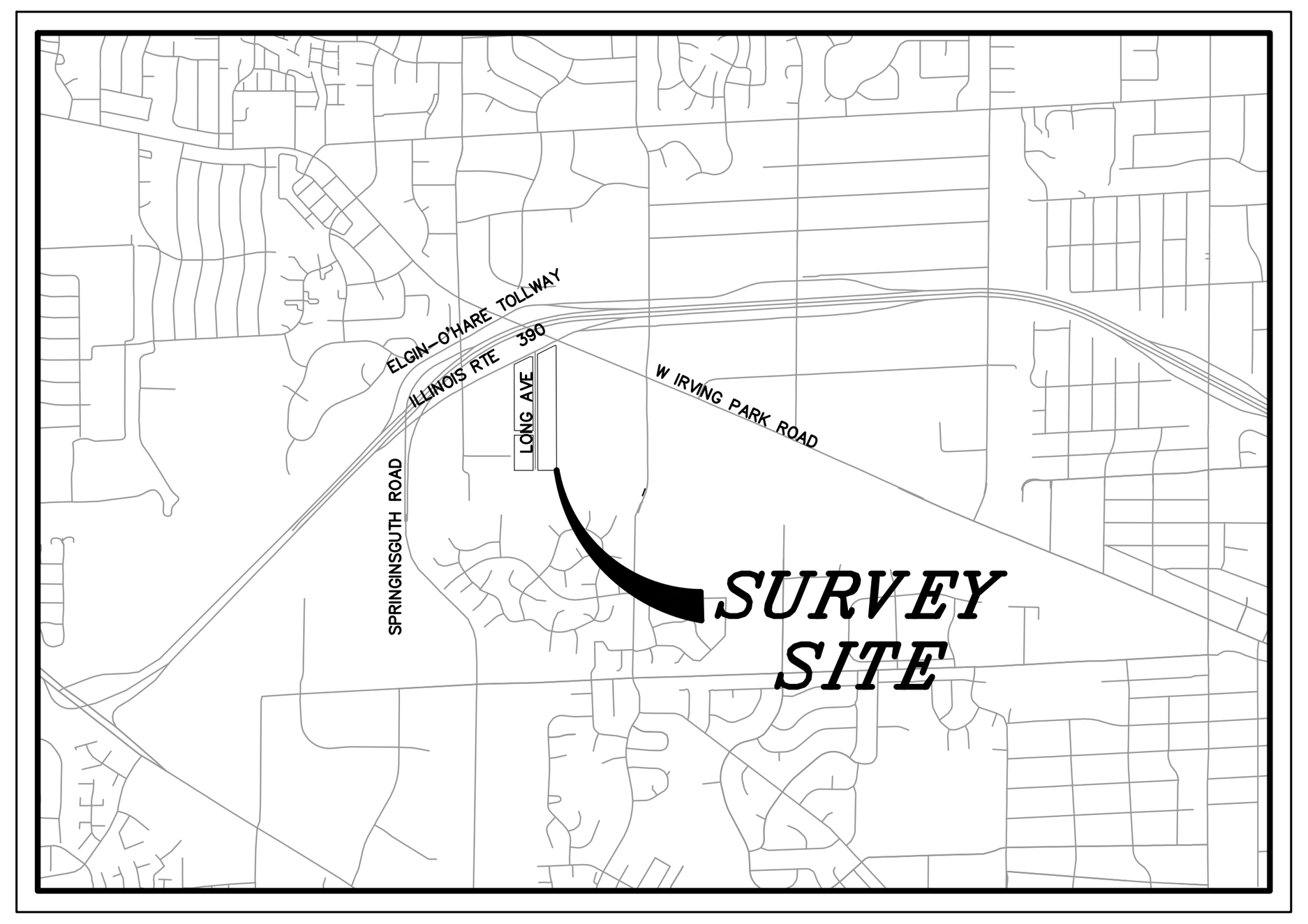
W:\1388-Long Avenue Warehouse Landscape Plan-Arete Design Studio\30-CD-files
PLOT: UPLAND 2021

PLAT OF ANNEXATION

TO THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE

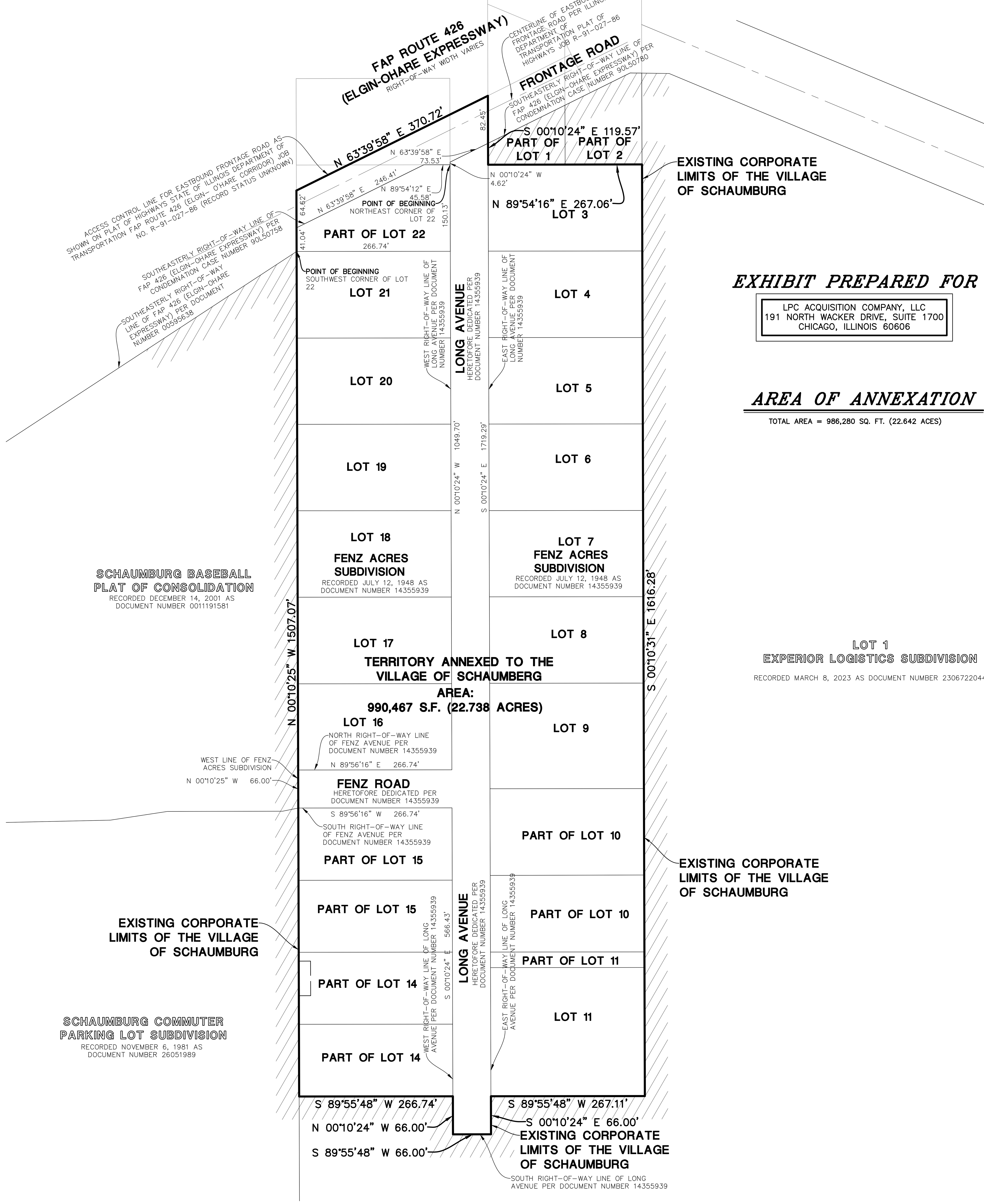


EXHIBIT PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

AREA OF ANNEXATION

TOTAL AREA = 986,280 SQ. FT. (22.642 ACES)

N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT LPC ACQUISITION COMPANY, LLC IS THE OWNER OF RECORD OF THE HEREON DESCRIBED PROPERTY AND THAT AS SUCH OWNER HEREBY CONSENTS TO THE ANNEXATION OF SAID PROPERTY TO THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF ____________________, A.D., 20__.

____
OWNER

____
TITLE

NOTARY PUBLIC

STATE OF ________)
)SS
COUNTY OF _______)

I, ____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ___________________________ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF ___________, A.D., 20___.

____
NOTARY PUBLIC

VILLAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF SCHAUMBURG ORDINANCE NO. _____________ ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF SAID VILLAGE.

THIS ____ DAY OF ____________________ A.D., 20____.

____
VILLAGE OF SCHAUMBURG

____
PRESIDENT

ATTEST: ____
VILLAGE CLERK

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD.

October 20, 2025 - 16:26 Dwg Name: P:\Lopscil01\dwg\Surv\Final Drawings\Plat of Annexation\LOPSCIL01-PA.dwg Updated By: bhurtado

LEGAL DESCRIPTION

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT–OF–WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT–OF–WAY LINE OF FAP 426 (ELGIN–OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT–OF–WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT–OF–WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT–OF–WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING

AND

THAT PART OF FRONTAGE ROAD DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 54 MINUTES 12 SECONDS WEST, ALONG THE SOUTHEASTERLY RIGHT–OF–WAY LINE OF FAP 426 (ELGIN–OHARE EXPRESSWAY) PER CONDEMNATION CASE NUMBER 90L50758, A DISTANCE OF 45.58 FEET; THENCE SOUTH 63 DEGREES 39 MINUTES 58 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 246.41 FEET TO THE WESTERLY LINE OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 64.62 FEET TO ACCESS CONTROL LINE FOR EASTBOUND FRONTAGE ROAD AS SHOWN ON PLAT OF HIGHWAYS STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FAP ROUTE 426 (ELGIN – O'HARE CORRIDOR) JOB NO. R–91–027–86, RECORDING STATUS UNKNOWN; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 370.72 FEET TO SAID EAST RIGHT–OF–WAY LINE OF LONG AVENUE EXTENDED NORTHERLY; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 82.45 FEET TO SAID SOUTHEASTERLY RIGHT–OF–WAY LINE OF FAP 426; THENCE SOUTH 63 DEGREES 39 MINUTES 58 SECONDS WEST ALONG THE DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO A BEND IN THE LAST DESCRIBED LINE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 4.62 FEET TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING, HAVE PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF ANNEXING SAID PROPERTY INTO THE VILLAGE OF SCHAUMBURG, ILLINOIS AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

DATED THIS 20TH DAY OF OCTOBER, A.D., 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2027.

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

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DATE	REVISIONS	DRAWN BY
10/20/2025	REVISED ANNEXATION LIMITS	BSH

Manhard™ CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

PART OF FENZ SUBDIVISION
VILLAGE OF SCHAUMBURG, ILLINOIS
PLAT OF ANNEXATION

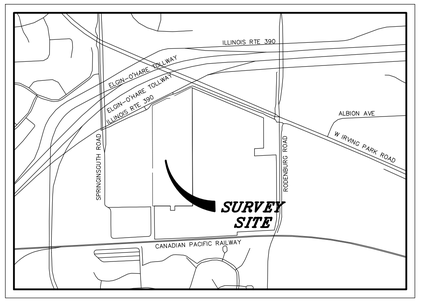
PROJ. MGR.: JDB
PROJ. ASSOC.: JDB
DRAWN BY: BSH
DATE: 07/29/25
SCALE: 1"=100'

SHEET 1 OF 1

LOP.SCIL01

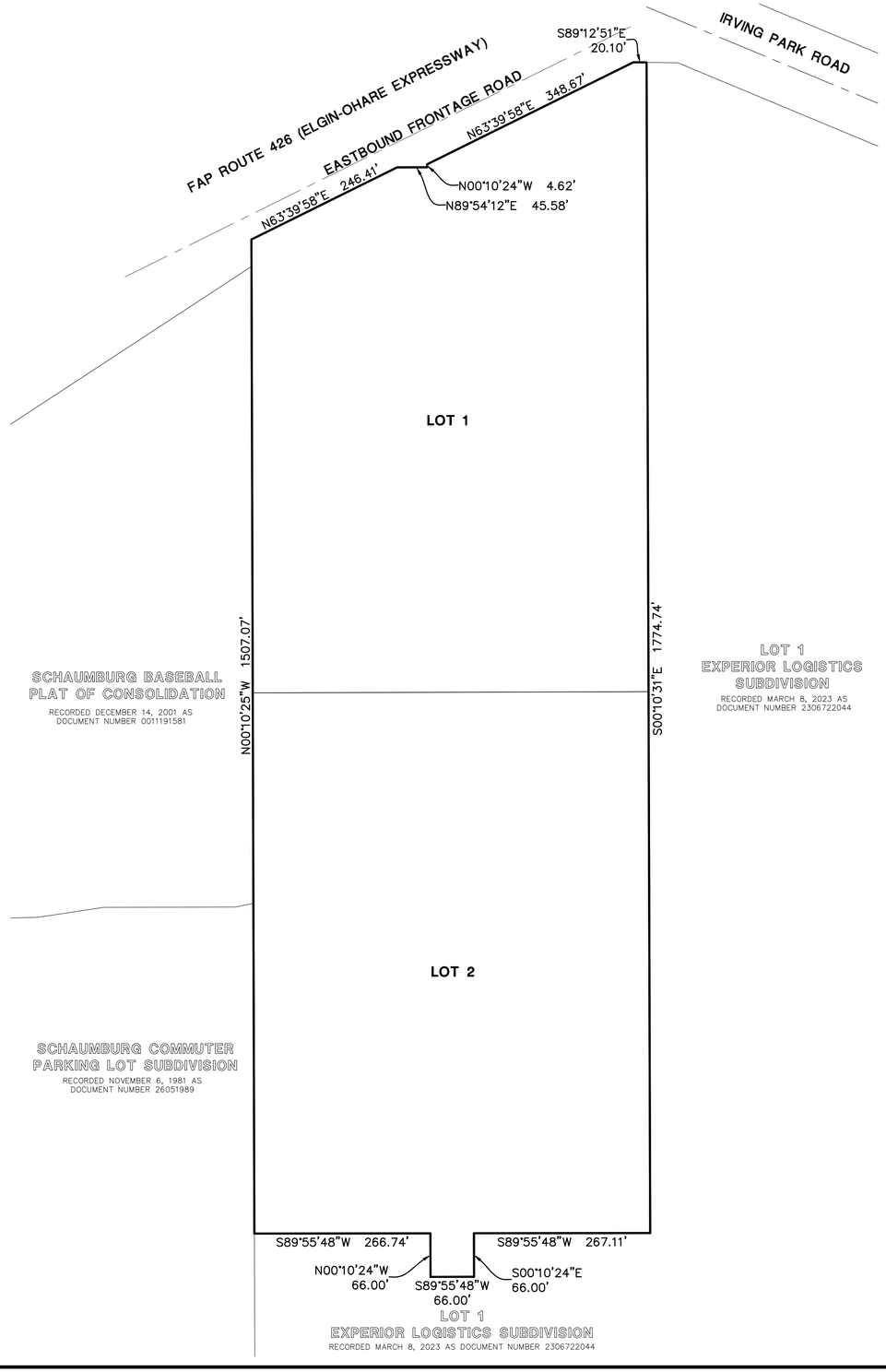
FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

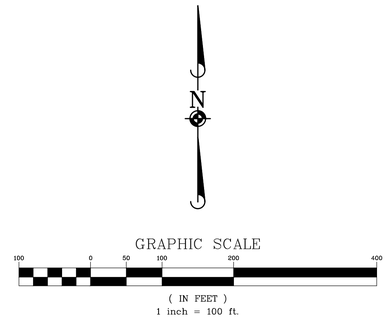
BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



LOCATION MAP

NOT TO SCALE





SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

OWNER/DEVELOPER

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

ENGINEER

QUINTEN HOOGENBOOM, PE
MANHARD CONSULTING
333 E BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148
630-691-8500

LAND SURVEYOR

JAMES D. BAKER, PLS
MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069
847-634-5550

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

EXISTING PIN'S

LOT NUMBER	PIN
LOT 22	07-32-400-007-0000
LOT 21	07-32-400-008-0000
LOT 20	07-32-400-009-0000
LOT 1 (PART)	07-32-405-002-0000
LOT 2 (PART)	07-32-405-001-0000
LOT 19	07-32-400-010-0000
LOT 3	07-32-405-003-0000
LOT 18	07-32-400-011-0000
LOT 4	07-32-405-004-0000
LOT 17	07-32-400-012-0000
LOT 5	07-32-405-005-0000
LOT 16	07-32-400-013-0000
LOT 6	07-32-405-006-0000
LOT 15 (N 1/2)	07-32-403-008-0000
LOT 7	07-32-405-007-0000
LOT 15 (S1/2)	07-32-403-009-0000
LOT 8	07-32-405-008-0000
LOT 14 (N 1/2)	07-32-403-006-0000
LOT 9	07-32-405-009-0000
LOT 14 (S1/2)	07-32-403-007-0000
LOT 10 (N 150')	07-32-405-015-0000
LOT 10 (S 133') AND LOT 11 (N 27')	07-32-405-016-0000
LOT 11 (EXCEPT N 27')	07-32-405-018-0000

EXISTING PROPERTY AREA

LOT AREA = 860,463 SQUARE FEET (19.754 ACRES)
RIGHT-OF-WAY =130,004 SQUARE FEET (2.984 ACRES)
TOTAL AREA = 990,467 SQUARE FEET (22.738 ACRES)

PROPOSED PROPERTY AREA

LOT 1 = 494,120 SQUARE FEET (11.343 ACRES)
LOT 2 = 496,347 SQUARE FEET (11.395 ACRES)
TOTAL AREA = 990,467 SQUARE FEET (22.738 ACRES)

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. AS PART OF THE REDEVELOPMENT THERE ARE EASEMENTS THAT ARE TO BE VACATED VIA SEPARATE DOCUMENT. SAID EASEMENTS HAVE BEEN SHOWN AND NOTED HEREON ON SHEET 2 AND 3 AND NOT SHOWN ON SHEETS 4 AND 5.
4. THIS PLAT OF SUBDIVISION SHALL BE FURTHER SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).
5. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

SHEET INDEX

SHEET 1:	OVERALL SITE AND SITE DATA
SHEETS 2-3:	EXISTING LOTS AND EASEMENT DETAILS
SHEET 4-5:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 6:	CERTIFICATES AND EASEMENT PROVISIONS

DATE	REVISIONS	DRAWN BY
10/08/25	REVISED PER VILLAGE REVIEW	AAS

Manhard CONSULTING
One Overlook Point, Suite 290, Lincolnshire, IL 60069 p:847.634.5550 f:847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	08/07/25
SCALE:	1"=100'

SHEET 1 OF 6
LOPSCIL01

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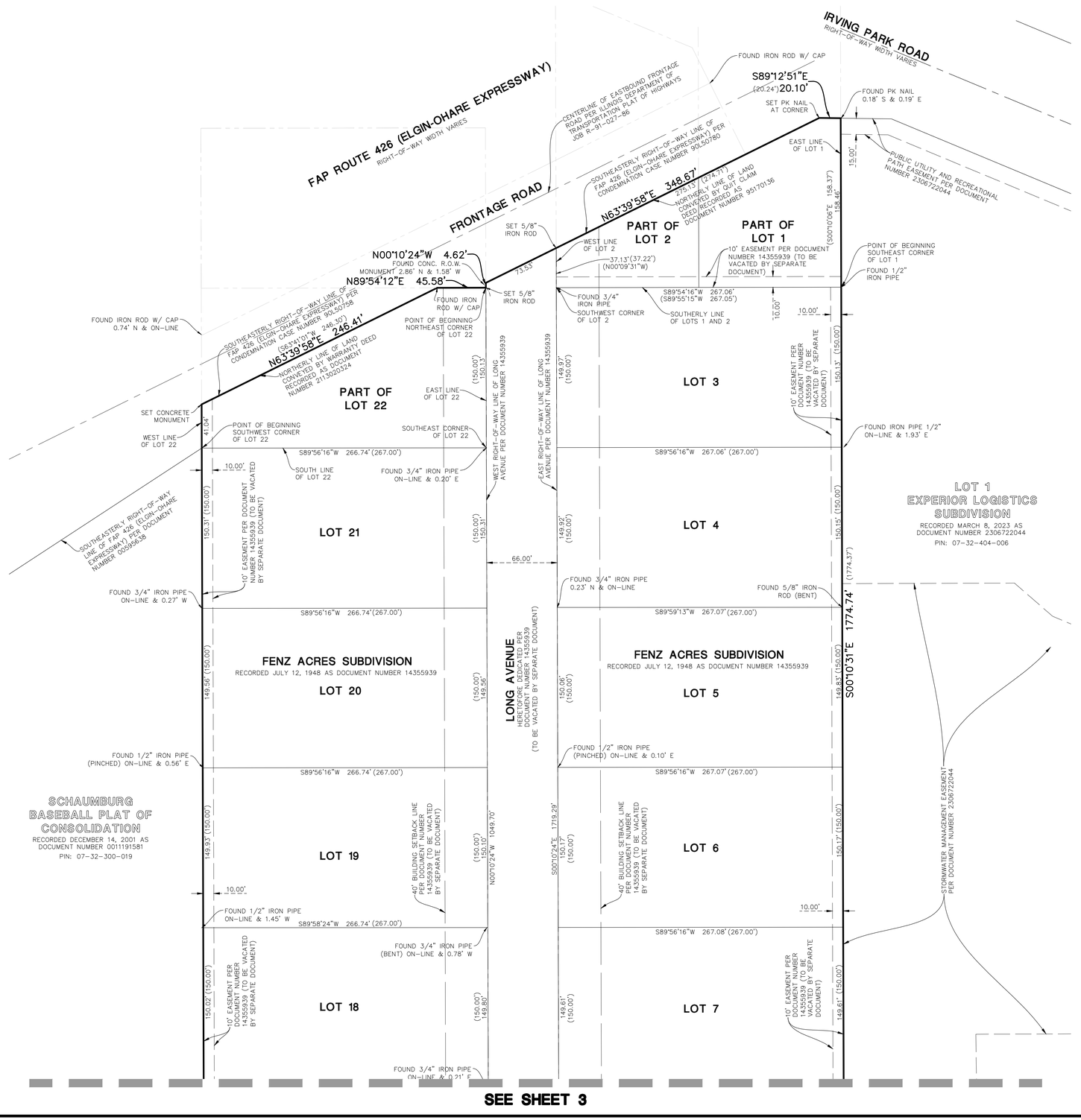
October 8, 2025 - 13:48 Dwg Name: P:\Projects\01\data\Surv\Final Drawings\Final plat of Subdivision\Final Plat\101-LOPSCIL01-FPS.dwg Updated By: ASHover

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



SEE SHEET 3

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

DRAWN BY							AAS
REVISIONS							
DATE							10/08/25 REVISED PER VILLAGE REVIEW

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.0200 fax 847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	08/07/25
SCALE:	1"=50'

SHEET
2 OF 6
LOPSCIL01

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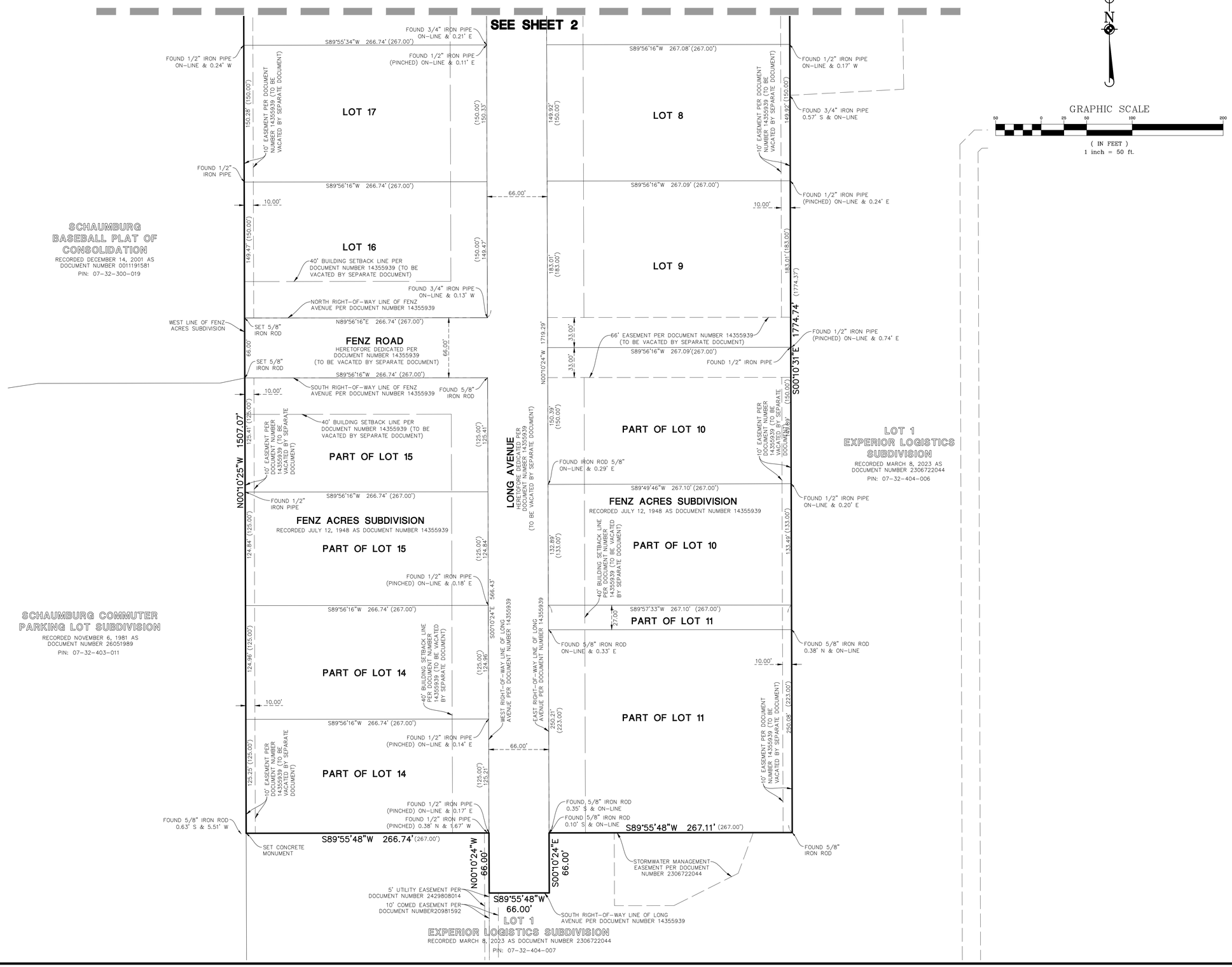
October 7, 2025 - 10:44 Dwg Name: P:\Projects\01\data\Surv\Final Drawings\Plat of Subdivision\Final Plat\V02-03-LOPSCIL01-FP.dwg Updated By: ASnaver

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



DRAWN BY	DATE	REVISIONS
AAS	10/08/25	REVISED PER VILLAGE REVIEW

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 f:847.634.0066
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
manhard.com

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=50'

SHEET 3 OF 6
LOPSCIL01

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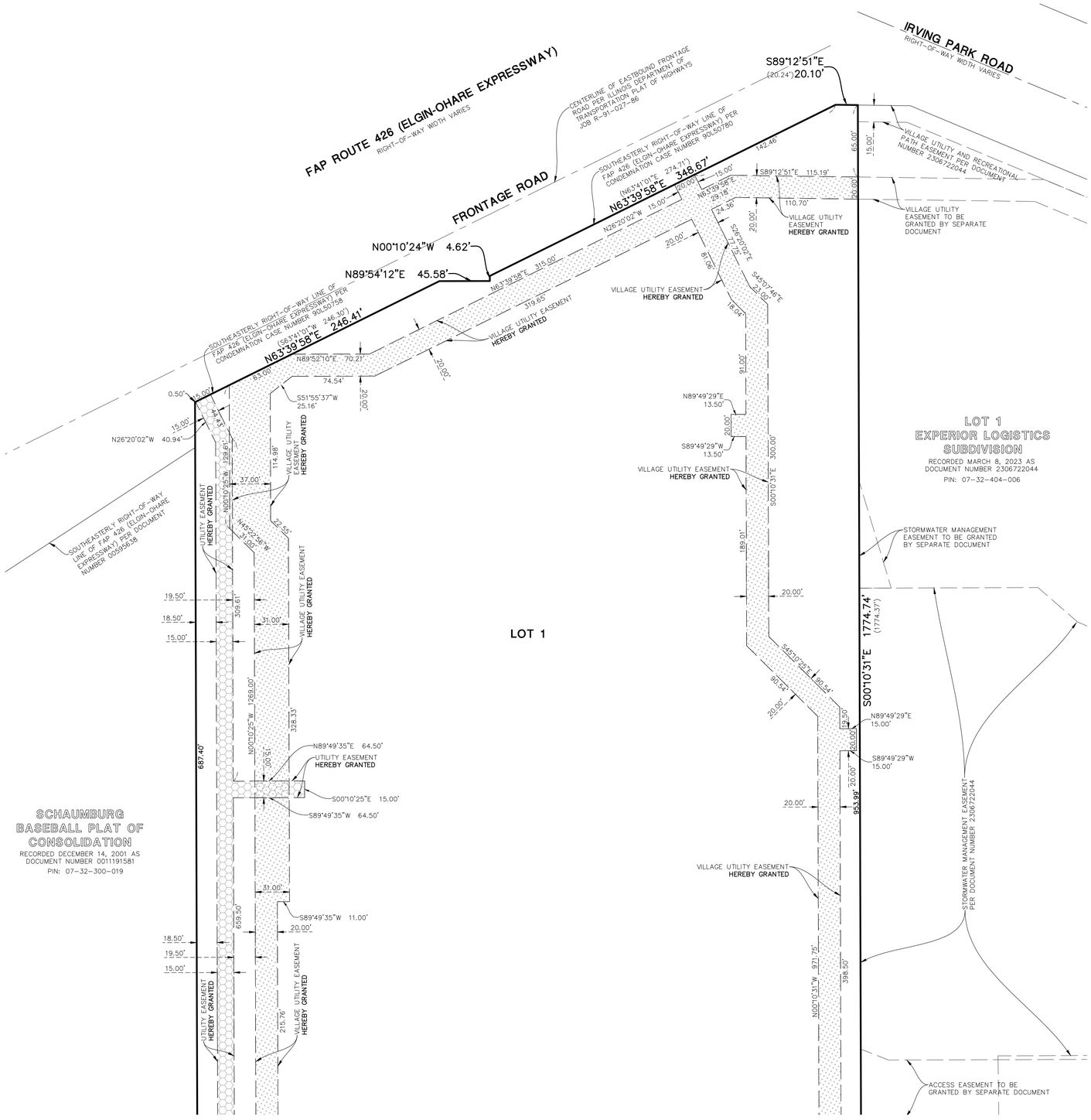
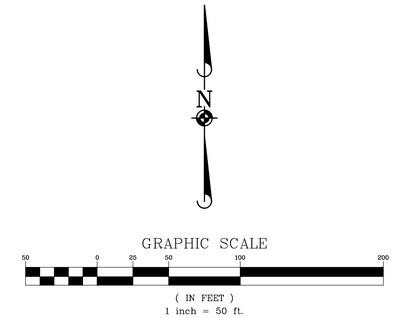
October 7, 2025 - 16:44 Dwg Name: P:\Projects01\Vara\Sara\Final Drawings\Visit of Subdivision\Final Plat\V22-03-LOPSCIL01-FP.dwg Updated By: ASlower

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



SEE SHEET 5



PROPOSED EASEMENTS

= VILLAGE UTILITY EASEMENT HEREBY GRANTED

= UTILITY EASEMENT HEREBY GRANTED

= CROSS ACCESS EASEMENT HEREBY GRANTED

PROPOSED BLANKET EASEMENT

A BLANKET CROSS ACCESS AND SHARED PARKING EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN LOT 1 AND LOT 2

DATE	REVISIONS	DRAWN BY
10/08/25	REVISED PER VILLAGE REVIEW	AAS

Manhard CONSULTING
One Overlook Point, Suite 290, Lincolnshire, IL 60069 p:847.634.5550 f:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: 1"=50'

SHEET 4 OF 6
LOPSCIL01

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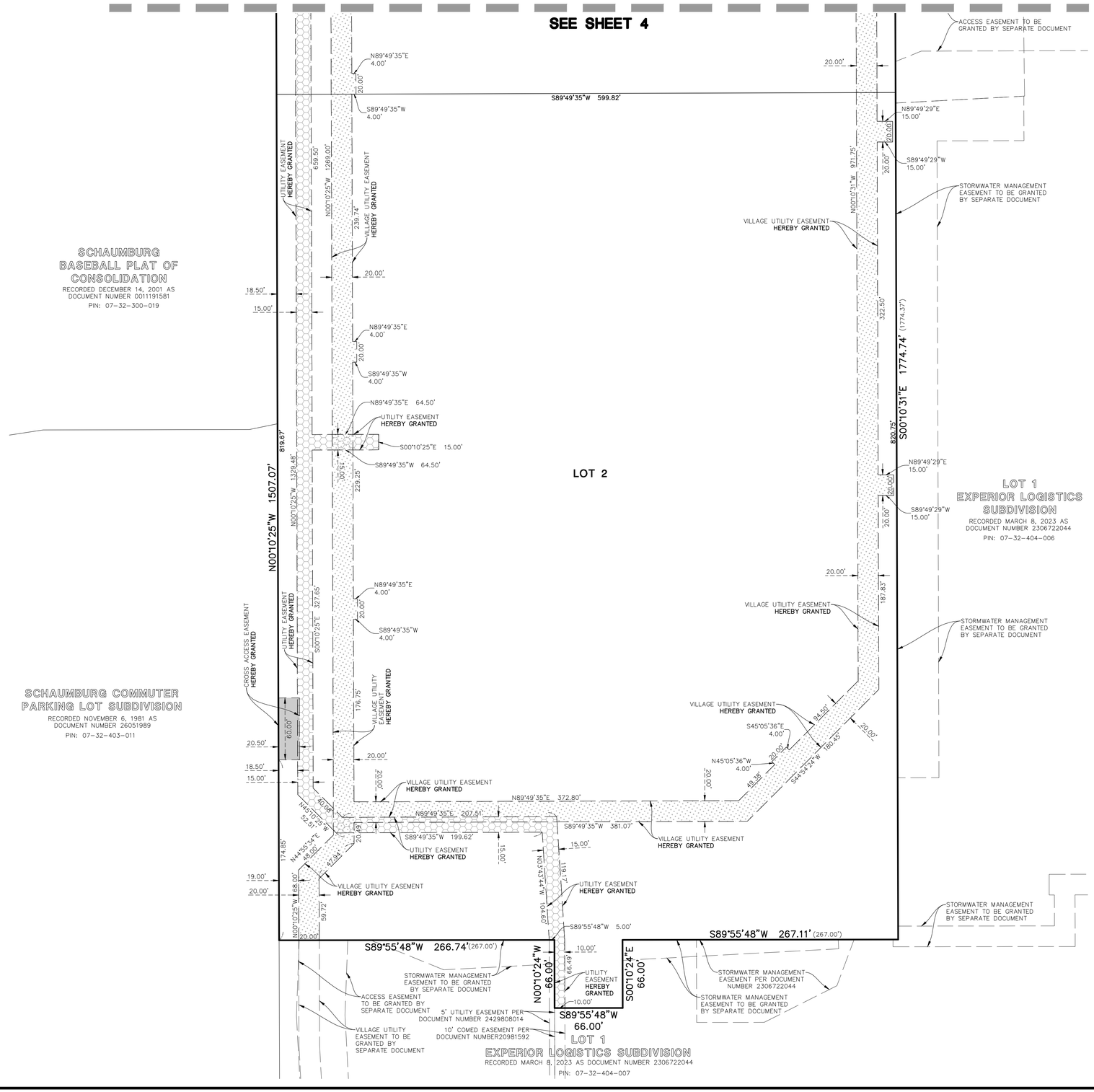
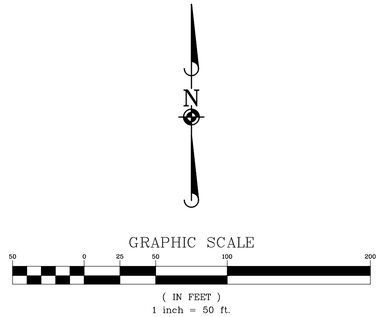
October 8, 2025 - 14:12 Dwg Name: P:\Lopscil01\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\04-05-LOPSCIL01-PS.dwg Updated By: AShaver

107

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS





PROPOSED EASEMENTS

= VILLAGE UTILITY EASEMENT **HEREBY GRANTED**

= UTILITY EASEMENT **HEREBY GRANTED**

= CROSS ACCESS EASEMENT **HEREBY GRANTED**

PROPOSED BLANKET EASEMENT

A BLANKET CROSS ACCESS AND SHARED PARKING EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN LOT 1 AND LOT 2

DRAWN BY	REVISIONS	DATE
AAS	REVISED PER VILLAGE REVIEW	10/08/25

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.5500 fx 847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=50'

SHEET 5 OF 6
LOPSCIL01

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October 8, 2025 - 14:12 Dwg Name: P:\Projects\01\Data\Survey\Final Drawings\Plat of Subdivision\Final Plat\04-05-LOPSC-01-PS.dwg Updated By: AShaver

FINAL PLAT OF LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

UPON RECORDING MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

SEND TAX BILL TO:

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LPC ACQUISITION COMPANY, LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE LONG AVENUE ASSEMBLAGE SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 54 HIGH SCHOOL DISTRICT NO. 211 JUNIOR COLLEGE DISTRICT NO. 512

DATED THIS _____ DAY OF ____________________, A.D., 20___.

BY: _______________________________________

____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

NOTARY PUBLIC

STATE OF ______________)
) SS
COUNTY OF _____________)

I, ________________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LPC ACQUISITION COMPANY, LLC WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF ___________, A.D., 20___.

____
NOTARY PUBLIC

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 8TH DAY OF OCTOBER, A.D., 2025.

BY: ____________________________
OWNER/ATTORNEY

____
PRINTED NAME AND TITLE

____
QUINTEN HOOGENBOOM, P.E.
MANHARD CONSULTING
333 E BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _______________, A.D., 20____.

BY: _______________________________________
CHAIRMAN

ATTEST: _______________________________________
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _________________, A.D., 20___

BY: _______________________________________
PRESIDENT

ATTEST: _______________________________________
VILLAGE CLERK

I, _________________________, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____________, A.D. 20___. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,____________________________, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_________ DAY OF _______________________________, A.D., 20___.

____
COUNTY CLERK, COOK COUNTY, ILLINOIS

CROSS ACCESS AND SHARED PARKING EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 AND 2 IN LONG AVENUE ASSEMBLAGE SUBDIVISION, THE VILLAGE OF SCHAUMBURG, THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS OVER DRIVES, AND ALL PAVED SURFACES TO PROVIDE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM PUBLIC RIGHT-OF-WAYS. THIS EASEMENT IS FOR ACCESS, INGRESS AND EGRESS PURPOSES AND GRANTS VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

VILLAGE UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND SANITARY SEWER, WATER MAIN, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS (V.U.E. (VILLAGE UTILITY EASEMENT)) FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS, EGRESS ON THIS PLAT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER GRANTEES' FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH OTHER PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY THE VILLAGE. OBSTRUCTIONS SHALL NOT BE PLACED IN A VUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON, COMCAST CABLE, NICOR GAS AND AT&T TELEPHONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, HEREIN AFTER REFERRED TO AS "UTILITY COMPANIES". UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UTILITY SERVICES AND PUBLIC LIGHTING, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS A UTILITY EASEMENT (UE) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT. UTILITY COMPANIES SHALL HAVE 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 SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED IN THE UE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

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

COMMONWEALTH EDISON COMPANY
AND
AT&T ILLINOIS, A.K.A. SBC, 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), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

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

NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY ("NICOR GAS") 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 "UTILITY EASEMENT", "GAS EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, 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 GAS COMPANY FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS COMPANY. 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.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERM

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE VILLAGE OF SCHAUMBURG TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF OCTOBER, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;

SUBDIVIDED PROPERTY CONTAINS 22.738 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NUMBER 17031C0330J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA WHICH HAS NOT BEEN PRINTED (ZONE X, AREA OF MINIMAL FLOOD HAZARD). ACCORDING TO FEMA, "THIS MEANS THE ENTIRE AREA OF THE PANEL IS IN A SINGLE FLOOD ZONE, THEREFORE FEMA CHOSE TO ECONOMIZE AND NOT CREATE A PRINTABLE IMAGE FOR THIS LOCATION."

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF OCTOBER, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2027

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

DATE OF FIELD SURVEY: MAY 22, 2025

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DATE	REVISIONS	DRAWN BY
10/08/25	REVISED PER VILLAGE REVIEW	AAS

Manhard CONSULTING LTD
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: N/A

SHEET 6 OF 6
LOPSCIL01

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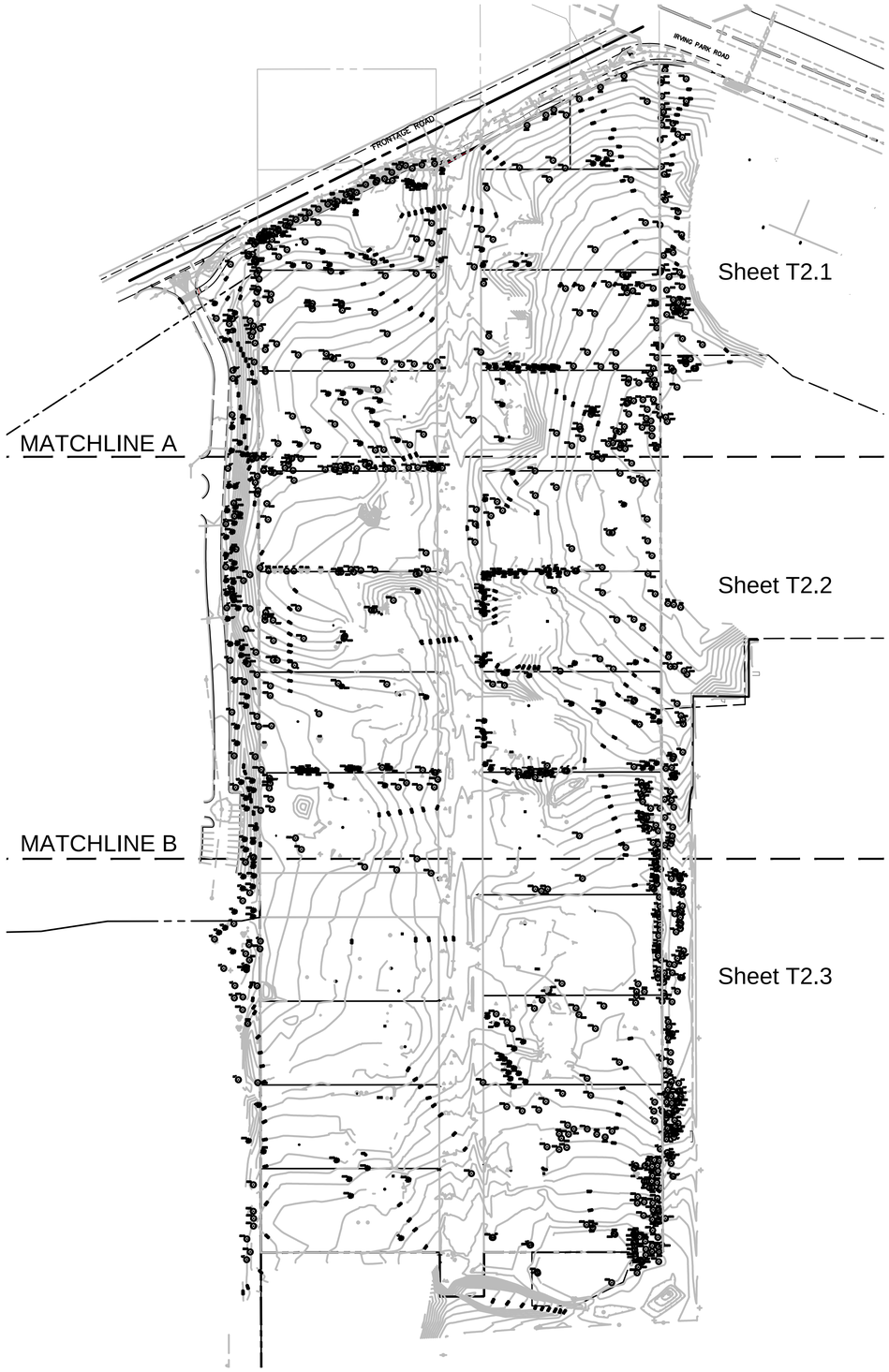
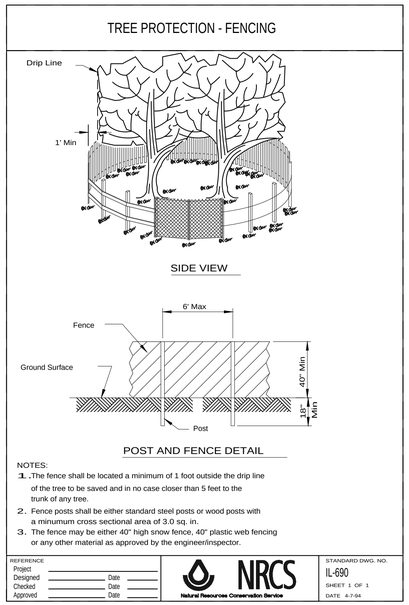
October 8, 2025 - 13:50 Dwg Name: P:\Lopscil01\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\06-LOPSCIL01-PS.dwg Updated By: AShaver





1 Tree Protection Fence

SCALE: NTS d-NRCS-IL690-tree protection fence_12

TREE RATING NOTES:

Tree Survey and Rating Assignment Limitations/Definitions:
1. Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2. All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.

Explanation of Tree Ratings:

Excellent (1)	Less than 10% dead wood, typical growth for species, no observed defects
Good (2)	Less than 20% dead wood, minor defects, sound structure, no decay
Fair (3)	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
Poor (4)	Approximately 30-50% dead wood, lacking full crown, disease or decay evident, trunk damage, structural damage/cavities
Dead (5)	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

Tree Inventory was completed by Manhard Consulting - MA2561 on June 12th, 19th, and 24th, 2025.

Tree Preservation Plan Notes:

1. All buckthorn including tagged and not tagged, is to be removed and have the stumps ground to 18" below grade.

2. Trees that were determined to be dead as indicated on sheets 2.0 - 2.1 are to be removed and have their stumps ground 18" below grade.

3. Contractor shall apply a woody plant herbicide throughout the west property boundary to control the growth of invasive species.

REMOVALS LEGEND

Remove and properly dispose of trees, stump, and grind root mass to a depth of 18" below existing grade or proposed grade which ever is lowest unless otherwise noted on plan.

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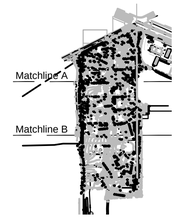
PROJECT

LONG AVE. WAREHOUSE FACILITY

SCHAUMBURG, IL

uplandDesign ltd
Landscape Architecture & Park Planning
1250 W. 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

Key Map



SCALE: 1" = 1,000'-0"

0 500' 1,000' 2,000' 3,000'

North

SHEET TITLE

Tree Preservation Plan

SHEET NUMBER T2.0

DRAW / REVISION

AJ/MO	Tree Preservation Plan	08AUG2025
AJ/MO	Tree Preservation Plan	09OCT2025

Project Number 1388
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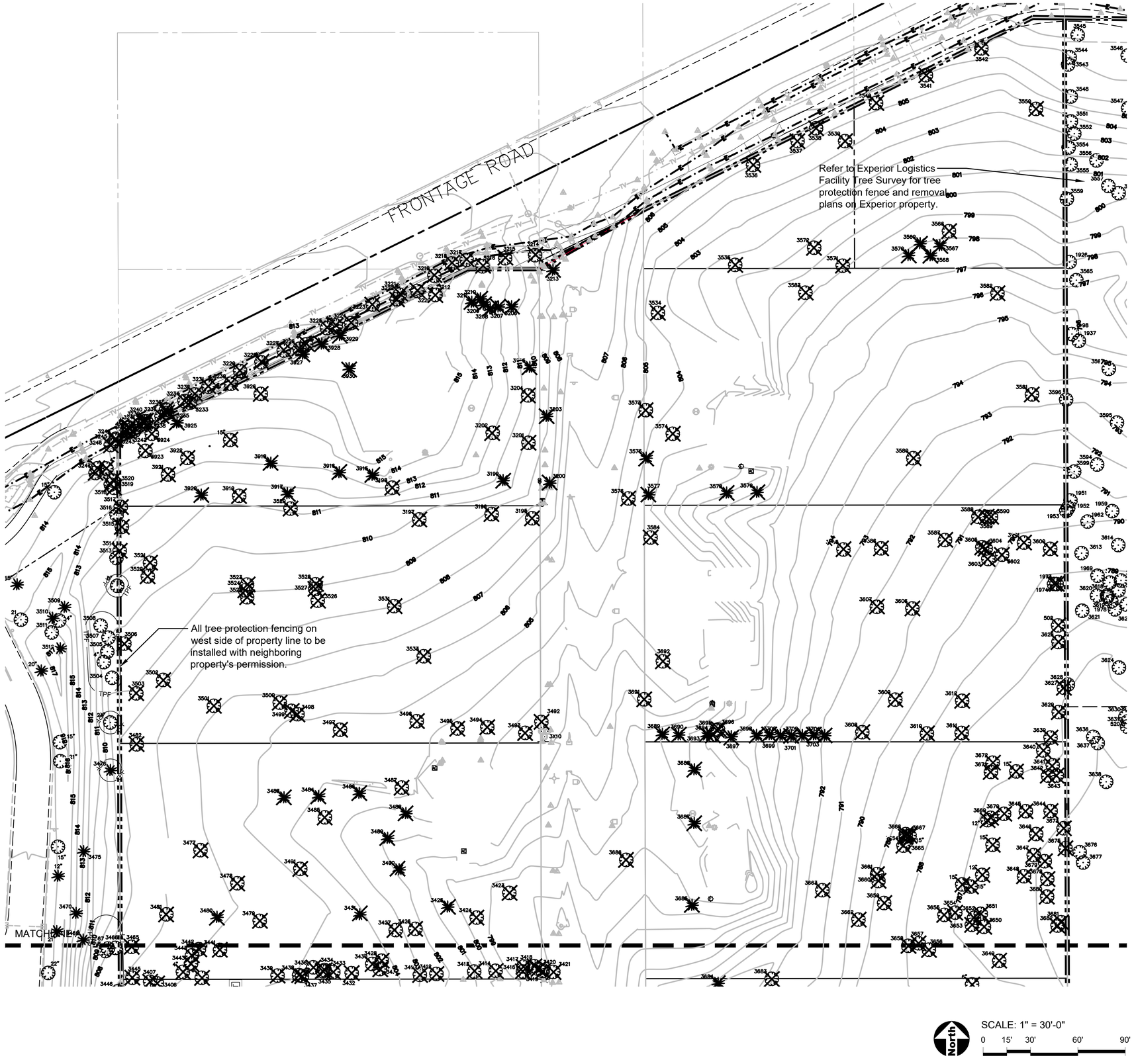
PLOT: UPLAND 2020



See Sheets T2.0 and 2.1 for Tree Key.

REMOVALS LEGEND

Remove and properly dispose of trees, stump, and grind root mass to a depth of 18" below existing grade or proposed grade which ever is lowest unless otherwise noted on plan.

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PROJECT

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SCHAUMBURG, IL

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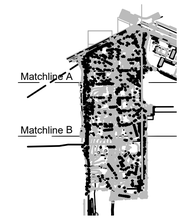
Key Map



SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'
North

SHEET TITLE

Tree Preservation Plan - North

SHEET NUMBER T2.1

DRAW / REVISION

AJ/MO	Tree Preservation Plan	08AUG2025
AJ/MO	Tree Preservation Plan	09OCT2025

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PLOT: UPLAND 2020

MATCHLINE A

MATCHLINE B

Refer to Experior Logistics Facility Tree Survey for tree protection fence and removal plans on Experior property.

All tree protection fencing on west side of property line to be installed with neighboring property's permission.

See Sheets T2.0 and 2.1 for Tree Key.

REMOVALS LEGEND

Remove and properly dispose of trees, stump, and grind root mass to a depth of 18" below existing grade or proposed grade which ever is lowest unless otherwise noted on plan.

SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

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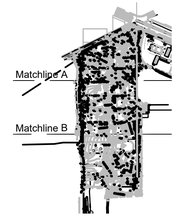
PROJECT

LONG AVE. WAREHOUSE FACILITY

SCHAUMBURG, IL

Key Map



SCALE: 1" = 1,000'-0"

0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Tree Preservation Plan - Center

SHEET NUMBER T2.2

DRAW / REVISION

AJ/MO	Tree Preservation Plan	08AUG2025
AJ/MO	Tree Preservation Plan	09OCT2025

Project Number 1388

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PLOT: UPLAND 2020

MATCHLINE A

MATCHLINE B

Refer to Experior Logistics Facility Tree Survey for tree protection fence and removal plans on Experior property.

All tree protection fencing on west side of property line to be installed with neighboring property's permission.

See Sheets T2.0 and 2.1 for Tree Key.

REMOVALS LEGEND

Remove and properly dispose of trees, stump, and grind root mass to a depth of 18" below existing grade or proposed grade which ever is lowest unless otherwise noted on plan.

SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

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PROJECT

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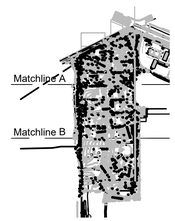
Key Map



SCALE: 1" = 1,000'-0"

0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Tree Preservation Plan - South

SHEET NUMBER **T2.3**

DRAW / REVISION

AJ/MO	Tree Preservation Plan	08AUG2025
AJ/MO	Tree Preservation Plan	09OCT2025

Project Number 1388

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PLOT: UPLAND 2020

TAGGED TREES: All dead trees and Buckthorn are to be removed.

TAG NO.	SCIENTIFIC NAME	COMMON NAME	Heig ht	DBH (inches)	CONDITION	PROPOSED ACTION
1	*Celtis occidentalis*	Hackberry		13	2 - Good	Remove
2	*Pinus nigra*	Austrian Pine	25	15	3 - Fair	Remove
3	*Acer saccharinum*	Silver Maple		22	3 - Fair	Remove
4	*Pinus strobus*	White Pine	50	15	2 - Good	Remove
5	*Acer rubrum*	Red Maple		11	3 - Fair	Remove
6	*Pinus strobus*	White Pine	50	18	2 - Good	Remove
7	*Acer rubrum*	Red Maple		14	4 - Poor	Remove
8	*Pinus strobus*	White Pine	40	11	5 - Poor	Remove
9	*Pinus strobus*	White Pine		17,50'	2 - Good	Remove
10	*Acer saccharinum*	Silver Maple		24	4 - Poor	Remove
11	*Pinus strobus*	White Pine		14,50'	2 - Good	Remove
12	*Pinus strobus*	White Pine		13,50'	2 - Good	Remove
13	*Quercus rubra*	Red Oak		13	2 - Good	Remove
14	*Picea pungens*	Colorado Spruce		16,13,50'	5 - Poor	Remove
15	*Picea pungens*	Colorado Spruce		15,50'	3 - Fair	Remove
16	*Quercus rubra*	Red Oak		17	3 - Fair	Remove
17	*Picea pungens*	Colorado Spruce		15,50'	2 - Good	Remove
18	*Picea pungens*	Colorado Spruce		12,25'	4 - Poor	Remove
19	*Quercus rubra*	Red Oak		18	2 - Good	Remove
20	*Picea pungens*	Colorado Spruce		14,50'	3 - Fair	Remove
21	*Picea pungens*	Colorado Spruce		15,50'	3 - Fair	Remove
22	*Acer saccharinum*	Silver Maple		18	2 - Good	Remove
23	*Picea pungens*	Colorado Spruce		4,20'	2 - Good	Remove
24	*Acer saccharinum*	Silver Maple		19	3 - Fair	Remove
25	*Pinus nigra*	Austrian Pine		17,35'	3 - Fair	Remove
26	*Pinus nigra*	Austrian Pine		13,50'	3 - Fair	Remove
27	*Acer saccharinum*	Silver Maple		21	3 - Fair	Remove
28	*Pinus strobus*	White Pine		12,50'	5 - Poor	Remove
29	*Quercus rubra*	Red Oak		19	2 - Good	Remove
30	*Pinus strobus*	White Pine		11,50'	3 - Fair	Remove
31	*Pinus strobus*	White Pine		11,50'	3 - Fair	Remove
32	*Pinus strobus*	White Pine		17,50'	2 - Good	Remove
33	*Pinus strobus*	White Pine		18,50'	2 - Good	Remove
34	*Acer rubrum*	Red Maple		8	2 - Good	Remove
35	*Pinus nigra*	Austrian Pine		8,50'	2 - Good	Remove
36	*Pinus strobus*	White Pine		20,40'	3 - Fair	Remove
37	*Acer rubrum*	Red Maple		10	2 - Good	Remove
38	*Pinus nigra*	Austrian Pine		16,40'	3 - Fair	Remove
39	*Acer rubrum*	Red Maple		8	2 - Good	Remove
40	*Pinus strobus*	White Pine		14,50'	2 - Good	Remove
41	*Crataegus crus-galli*	Hawthorn		9,6,4	4 - Poor	Remove
42	*Pinus strobus*	White Pine		12,50'	2 - Good	Remove
43	*Gleditsia triacanthos*	Honey Locust		22	2 - Good	Remove
44	*Celtis occidentalis*	Hackberry		11	2 - Good	Remove
45	*Celtis occidentalis*	Hackberry		12	2 - Good	Remove
46	*Crataegus crus-galli*	Hawthorn		7,6,3,3	5 - Poor	Remove
47	*Crataegus crus-galli*	Hawthorn		7,7,6	5 - Poor	Remove
48	*Gleditsia triacanthos*	Honey Locust		16	2 - Good	Remove
49	*Tilia americana*	American Basswood		21	5 - Poor	Remove
3195	*Acer saccharinum*	Silver Maple		32	4 - Poor	Remove
3196	*Acer saccharinum*	Silver Maple		15,14,11,6	5 - Poor	Remove
3197	*Morus alba*	White Mulberry		12,10,10,7,7,6,6	5 - Poor	Remove
3198	*Acer saccharinum*	Silver Maple		21	4 - Poor	Remove
3199	*Pinus nigra*	Austrian Pine		12,40'	4 - Poor	Remove
3200	*Picea abies*	Norway Spruce		13,30'	4 - Poor	Remove
3201	*Gleditsia triacanthos*	Honey Locust		25	3 - Fair	Remove
3202	*Gleditsia triacanthos*	Honey Locust		18	3 - Fair	Remove
3203	*Picea abies*	Norway Spruce		12,20'	4 - Poor	Remove
3204	*Gleditsia triacanthos*	Honey Locust		18	4 - Poor	Remove
3205	*Pinus nigra*	Austrian Pine		22,45'	3 - Fair	Remove
3206	*Pinus sylvestris*	Scots Pine		13,50'	4 - Poor	Remove
3207	*Pinus sylvestris*	Scots Pine		14,50'	4 - Poor	Remove
3208	*Pinus sylvestris*	Scots Pine		9,50'	4 - Poor	Remove
3209	*Pinus sylvestris*	Scots Pine		13,50'	4 - Poor	Remove
3210	*Pinus sylvestris*	Scots Pine		8,50'	4 - Poor	Remove
3211	*Pinus sylvestris*	Scots Pine		10,50'	4 - Poor	Remove
3212	*Gleditsia triacanthos*	Honey Locust		26	3 - Fair	Remove
3213	*Picea pungens*	Colorado Spruce		14,40'	2 - Good	Remove
3214	*Acer negundo*	Box Elder		12	5 - Poor	Remove
3215	*Betula papyrifera*	White Birch		7	5 - Poor	Remove
3216	*Acer negundo*	Box Elder		8	4 - Poor	Remove
3217	*Malus spp.*	Crabapple		4,4,3	5 - Poor	Remove
3218	*Ulmus pumila*	Siberian Elm		5	4 - Poor	Remove
3219	*Celtis occidentalis*	Hackberry		10	3 - Fair	Remove
3220	*Acer negundo*	Box Elder		8,4	5 - Poor	Remove
3221	*Acer negundo*	Box Elder		7,2	4 - Poor	Remove
3222	*Acer negundo*	Box Elder		13	4 - Poor	Remove
3223	*Celtis occidentalis*	Hackberry		11	3 - Fair	Remove
3224	*Acer negundo*	Box Elder		11,5	4 - Poor	Remove
3225	*Celtis occidentalis*	Hackberry		12	4 - Poor	Remove
3226	*Acer negundo*	Box Elder		8	5 - Poor	Remove
3227	*Celtis occidentalis*	Hackberry		16	3 - Fair	Remove
3228	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3229	*Celtis occidentalis*	Hackberry		14	3 - Fair	Remove
3230	*Acer negundo*	Box Elder		8	5 - Poor	Remove
3231	*Celtis occidentalis*	Hackberry		15	3 - Fair	Remove
3232	*Acer negundo*	Box Elder		14	5 - Poor	Remove
3233	*Acer negundo*	Box Elder		7	4 - Poor	Remove
3234	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3235	*Acer negundo*	Box Elder		9	4 - Poor	Remove
3236	*Acer negundo*	Box Elder		6	4 - Poor	Remove
3237	*Acer negundo*	Box Elder		6	4 - Poor	Remove
3238	*Acer negundo*	Box Elder		4	5 - Poor	Remove
3239	*Acer negundo*	Box Elder		7	4 - Poor	Remove
3240	*Acer negundo*	Box Elder		6	5 - Poor	Remove
3241	*Acer negundo*	Box Elder		10	5 - Poor	Remove
3242	*Acer negundo*	Box Elder		5	5 - Poor	Remove
3243	*Acer negundo*	Box Elder		4	4 - Poor	Remove
3244	*Acer negundo*	Box Elder		5	4 - Poor	Remove
3245	*Acer negundo*	Box Elder		9	5 - Poor	Remove
3246	*Acer negundo*	Box Elder		6	4 - Poor	Remove
3247	*Celtis occidentalis*	Hackberry		7	3 - Fair	Remove
3248	*Acer negundo*	Box Elder		5,4	5 - Poor	None, offsite
3249	*Ginkgo biloba*	Gingko		11	2 - Good	None, offsite
3250	*Malus spp.*	Crabapple		9,8	5 - Poor	Remove
3251	*Crataegus crus-galli*	Hawthorn		7,6	5 - Dead	None, offsite
3252	*Crataegus crus-galli*	Hawthorn		9,7,6	3 - Fair	None, offsite
3253	*Crataegus crus-galli*	Hawthorn		8,8	3 - Fair	Remove
3254	*Crataegus crus-galli*	Hawthorn		10	3 - Fair	None, offsite
3255	*Acer saccharinum*	Silver Maple		54	3 - Fair	None, offsite
3256	*Acer saccharinum*	Silver Maple		34,30,28,24,16	5 - Poor	Remove
3257	*Acer saccharinum*	Silver Maple		34,26	5 - Poor	Remove
3258	*Betula nigra*	River Birch		22,22,22	5 - Poor	Remove
3259	*Picea pungens*	Colorado Spruce		13,50'	2 - Good	Remove
3260	*Picea pungens*	Colorado Spruce		15,50'	2 - Good	Remove
3261	*Picea abies*	Norway Spruce		23,50'	3 - Fair	Remove
3262	*Picea abies*	Norway Spruce		19,50'	3 - Fair	Remove
3263	*Morus alba*	White Mulberry		9,9	5 - Poor	Remove
3264	*Morus alba*	White Mulberry		8	4 - Poor	Remove
3265	*Morus alba*	White Mulberry		7,4	4 - Poor	Remove
3266	*Acer spp.*	Maple Cultivar		12	2 - Good	Remove
3267	*Thuja occidentalis*	Arborvitae		7,6,6,3	4 - Poor	Remove
3268	*Acer negundo*	Box Elder		30	5 - Poor	None, offsite
3269	*Acer negundo*	Box Elder		28,18	5 - Poor	Remove
3270	*Acer negundo*	Box Elder		14,11	5 - Poor	Remove
3271	*Acer negundo*	Box Elder		22,17	5 - Poor	Remove
3272	*Acer saccharinum*	Silver Maple		17	4 - Poor	Remove
3273	*Acer saccharinum*	Silver Maple		14,13,13,13,9	5 - Poor	Remove
3274	*Picea pungens*	Colorado Spruce		6,30'	4 - Poor	Remove
3275	*Picea abies*	Norway Spruce		22,50'	3 - Fair	Remove
3276	*Tilia cordata*	Little Leaf Linden		27	5 - Poor	None, offsite
3277	*Crataegus crus-galli*	Hawthorn		7,5,5	5 - Poor	None, offsite
3278	*Tilia cordata*	Little Leaf Linden		22	3 - Fair	None, offsite
3279	*Morus alba*	White Mulberry		20,18	5 - Poor	None, offsite
3280	*Morus alba*	White Mulberry		12,8,8,6	5 - Poor	None, offsite
3281	*Crataegus crus-galli*	Hawthorn		5,4,4	5 - Dead	None, offsite
3282	*Morus alba*	White Mulberry		11	4 - Poor	None, offsite
3283	*Morus alba*	White Mulberry		4,4	5 - Poor	Remove
3284	*Acer saccharinum*	Silver Maple		40	4 - Poor	Remove
3285	*Acer saccharinum*	Silver Maple		30,25	5 - Poor	Remove
3286	*Acer negundo*	Box Elder		23	5 - Poor	Remove
3287	*Acer saccharinum*	Silver Maple		44	3 - Fair	Remove
3288	*Quercus rubra*	Red Oak		9	2 - Good	Remove
3289	*Prunus serotina*	Black Cherry		7	4 - Poor	Remove
3290	*Quercus rubra*	Red Oak		9	2 - Good	Remove
3291	*Prunus serotina*	Black Cherry		26,21,15	5 - Poor	Remove
3292	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3293	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3294	*Acer saccharinum*	Silver Maple		43	3 - Fair	Remove
3295	*Acer saccharinum*	Silver Maple		23	3 - Fair	Remove
3296	*Acer saccharinum*	Silver Maple		40	3 - Fair	Remove
3297	*Picea pungens*	Colorado Spruce		18,50'	2 - Good	Remove
3298	*Acer negundo*	Box Elder		24,16,14	5 - Poor	Remove
3299	*Acer spp.*	Maple Cultivar		29	5 - Poor	Remove
3300	*Acer negundo*	Box Elder		49	5 - Poor	Remove
3301	*Acer spp.*	Maple Cultivar		20	3 - Fair	Remove
3302	*Picea pungens*	Colorado Spruce		14,40'	5 - Dead	Remove
3303	*Picea pungens*	Colorado Spruce		14,40'	5 - Dead	Remove
3304	*Morus alba*	White Mulberry		7	4 - Poor	None, offsite
3305	*Picea pungens*	Colorado Spruce		16,50'	2 - Good	Remove
3306	*Picea pungens*	Colorado Spruce		9,40'	3 - Fair	Remove
3307	*Picea pungens*	Colorado Spruce		10,40'	3 - Fair	Remove
3308	*Picea pungens*	Colorado Spruce		14,50'	2 - Good	Remove
3309	*Picea pungens*	Colorado Spruce		18,50'	2 - Good	Remove
3310	*Morus alba*	White Mulberry		20,19,7	5 - Poor	Remove
3311	*Acer negundo*	Box Elder		30	4 - Poor	Remove
3312	*Acer saccharinum*	Silver Maple		32	4 - Poor	Remove
3313	*Picea pungens*	Colorado Spruce		9,40'	3 - Fair	Remove
3314	*Picea pungens*	Colorado Spruce		13,40'	3 - Fair	Remove
3315	*Acer saccharinum*	Silver Maple		26,20,13,13	5 - Poor	Remove
3316	*Acer saccharinum*	Silver Maple		14	3 - Fair	Remove
3317	*Acer saccharinum*	Silver Maple		26	5 - Poor	Remove
3318	*Acer saccharinum*	Silver Maple		25	5 - Poor	Remove
3319	*Pinus strobus*	White Pine		33,65'	2 - Good	Remove
3320	*Taxodium distichum*	Bald Cypress		15	2 - Good	Remove
3321	*Prunus persica*	Peach Tree		6	4 - Poor	Remove
3322	*Juniperus virginiana*	Red Cedar		12	2 - Good	Remove
3323	*Pinus strobus*	White Pine		23,65'	4 - Poor	Remove
3324	*Pinus strobus*	White Pine		15,50'	3 - Fair	Remove
3325	*Acer saccharinum*	Silver Maple		34,34,17	5 - Poor	Remove
3326	*Morus alba*	White Mulberry		11,8	5 - Poor	Remove
3327	*Morus alba*	White Mulberry		17,11,10,6	5 - Poor	Remove
3328	*Morus alba*	White Mulberry		23,12,13,10,10,10	5 - Poor	Remove
3329	*Picea pungens*	Colorado Spruce		25,55'	2 - Good	Remove
3330	*Acer saccharinum*	Silver Maple		49	3 - Fair	Remove
3331	*Malus spp.*	Crabapple		6,3,3	4 - Poor	Remove
3332	*Acer negundo*	Box Elder		24	5 - Poor	Remove
3333	*Tilia cordata*	Little Leaf Linden		24	2 - Good	Remove
3334	*Acer negundo*	Box Elder		18,14	5 - Poor	Remove
3335	*Acer negundo*	Box Elder		20	5 - Poor	None, offsite
3336	*Morus alba*	White Mulberry		20	4 - Poor	None, offsite
3337	*Pinus strobus*	White Pine		12,50'	4 - Poor	Remove
3338	*Pinus strobus*	White Pine		10,7,45'	5 - Poor	Remove
3339	*Prunus serotina*	Black Cherry		14	5 - Poor	None, offsite
3340	*Amelanchier arborea*	Serviceberry		4,4,3,3	3 - Fair	None, offsite
3341	*Pinus strobus*	White Pine		11,40'	3 - Fair	Remove
3342	*Acer saccharinum*	Silver Maple		7	3 - Fair	None, offsite
3343	*Pinus nigra*	Austrian Pine		9,30'	3 - Fair	Remove
3344	*Pinus nigra*	Austrian Pine		10,40'	4 - Poor	Remove
3345	*Pinus nigra*	Austrian Pine		10,40'	5 - Poor	Remove
3346	*Morus alba*	White Mulberry		20,17,17	5 - Poor	None, offsite
3347	*Pinus nigra*	Austrian Pine		11,40'	4 - Poor	Remove
3348	*Pinus nigra*	Austrian Pine		15,40'	4 - Poor	Remove
3349	*Morus alba*	White Mulberry		8,6	5 - Poor	None, offsite
3350	*Pinus nigra*	Austrian Pine		11,40'	4 - Poor	Remove
3351	*Acer negundo*	Box Elder		23,15	5 - Poor	None, offsite
3352	*Acer negundo*	Box Elder		14,9	5 - Poor	None, offsite
3353	*Morus alba*	White Mulberry		11,9	5 - Poor	None, offsite
3354	*Pinus nigra*	Austrian Pine		12,40'	4 - Poor	Remove
3355	*Pinus nigra*	Austrian Pine		13,11,40'	5 - Poor	Remove
3356	*Pinus nigra*	Austrian Pine		11,40'	3 - Fair	Remove
3357	*Pinus nigra*	Austrian Pine		15,40'	3 - Fair	Remove
3358	*Pinus nigra*	Austrian Pine		13,40'	4 - Poor	Remove
3359	*Pinus nigra*	Austrian Pine		12,40'	4 - Poor	Remove
3360	*Pinus nigra*	Austrian Pine		15,40'	4 - Poor	Remove
3361	*Prunus serotina*	Black Cherry		18	4 - Poor	Remove
3362	*Acer saccharinum*	Silver Maple		7	3 - Fair	Remove
3363	*Salix babylonica*	Chinese Willow		7	3 - Fair	Remove
3364	*Ulmus pumila*	Siberian Elm		10	3 - Fair	Remove
3365	*Ulmus pumila*	Siberian Elm		7,6	5 - Poor	Remove
3366	*Ulmus pumila*	Siberian Elm		12	3 - Fair	Remove
3367	*Ulmus pumila*	Siberian Elm		8	3 - Fair	Remove
3368	*Ulmus pumila*	Siberian Elm		12	3 - Fair	Remove
3369	*Picea pungens*	Colorado Spruce		11,9	5 - Dead	Remove
3370	*Picea pungens*	Colorado Spruce		13,40'	2 - Good	Remove
3371	*Acer negundo*	Box Elder		22	5 - Poor	Remove
3372	*Acer saccharinum*	Silver Maple		29	5 - Poor	Remove
3373	*Morus alba*	White Mulberry		19,19	5 - Poor	Remove
3374	*Acer negundo*	Box Elder		15,12,10,10,8	5 - Poor	Remove
3375	*Acer saccharinum*	Silver Maple		18,12	5 - Poor	Remove
3376	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3377	*Acer saccharinum*	Silver Maple		10,8	5 - Poor	Remove
3378	*Acer saccharinum*	Silver Maple		11,11	5 - Poor	Remove
3379	*Acer saccharinum*	Silver Maple		12,12,12,4	5 - Poor	Remove
3380	*Morus alba*	White Mulberry		17	4 - Poor	Remove
3381	*Thuja occidentalis*	Arborvitae		10,40'	4 - Poor	Remove
3382	*Thuja occidentalis*	Arborvitae		12,40'	4 - Poor	Remove
3383	*Thuja occidentalis*	Arborvitae		9,40'	4 - Poor	Remove
3384	*Thuja occidentalis*	Arborvitae		10,4,40'	4 - Poor	Remove
3385	*Thuja occidentalis*	Arborvitae		14,40'	4 - Poor	Remove
3386	*Thuja occidentalis*	Arborvitae		12,35'	4 - Poor	Remove
3387	*Juniperus virginiana*	Red Cedar		6,15'	5 - Poor	Remove
3388	*Juniperus virginiana*	Red Cedar		7,20'	5 - Poor	Remove
3389	*Juniperus virginiana*	Red Cedar		11,40'	3 - Fair	Remove
3390	*Juniperus virginiana*	Red Cedar		13,40'	3 - Fair	Remove
3391	*Juniperus virginiana*	Red Cedar		8,20'	5 - Poor	Remove
3392	*Juniperus virginiana*	Red Cedar		6,20'	3 - Fair	Remove
3393	*Pyrus communis*	Pear Tree		4,4,3,3	5 - Poor	Remove
3394	*Picea pungens*	Colorado Spruce		6,20'	4 - Poor	Remove
3395	*Ulmus pumila*	Siberian Elm		42	4 - Poor	Remove
3396	*Malus spp.*	Apple		8	3 - Fair	Remove
3397	*Acer negundo*	Box Elder		20	5 - Poor	Remove
3398	*Morus alba*	White Mulberry		38	5 - Poor	Remove
3399	*Ulmus pumila*	Siberian Elm		60	3 - Fair	Remove
3400	*Acer saccharinum*	Silver Maple		15	3 - Fair	Remove
3401	*Acer saccharinum*	Silver Maple		4,3	5 - Poor	Remove
3402	*Acer saccharinum*	Silver Maple		10	5 - Poor	Remove
3403	*Acer negundo*	Box Elder		8	4 - Poor	Remove
3404	*Acer saccharinum*	Silver Maple		40	5 - Poor	Remove
3405	*Acer saccharinum*	Silver Maple		58	5 - Poor	Remove
3406	*Morus alba*	White Mulberry		9,6	5 - Poor	Remove
3407	*Acer negundo*	Box Elder		7	4 - Poor	Remove
3408	*Acer saccharinum*	Silver Maple		24,20,19,12,11	5 - Poor	Remove
3409	*Morus alba*	White Mulberry		10	5 - Poor	Remove
3410	*Morus alba*	White Mulberry		8	5 - Poor	Remove
3411	*Acer negundo*	Box Elder		13	4 - Poor	Remove
3412	*Acer negundo*	Box Elder		16,14	5 - Poor	Remove
3413	*Morus alba*	White Mulberry		10,9	5 - Poor	Remove
3414	*Ulmus pumila*	Siberian Elm		8,7	5 - Poor	Remove
3415	*Acer saccharinum*	Silver Maple		7,6	5 - Poor	Remove
3416	*Acer saccharinum*	Silver Maple		6,6,3,3	5 - Poor	Remove
3417	*Morus alba*	White Mulberry		8	4 - Poor	Remove
3418	*Morus alba*	White Mulberry		5,4	5 - Poor	Remove
3419	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3420	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3421	*Morus alba*	White Mulberry		8,6,6,3	5 - Poor	Remove
3422	*Morus alba*	White Mulberry		7,6	4 - Poor	Remove
3423	*Betula nigra*	River Birch		15	3 - Fair	Remove
3424	*Ulmus pumila*	Siberian Elm		32	4 - Poor	Remove
3425	*Picea pungens*	Colorado Spruce		9,35'	2 - Good	Remove
3426	*Malus spp.*	Crabapple		6,4,4	5 - Poor	Remove
3427	*Malus spp.*	Crabapple		6,5,4,2	5 - Poor	Remove
3428	*Acer negundo*	Box Elder		13	5 - Poor	Remove
3429	*Acer saccharinum*	Silver Maple		23	5 - Poor	Remove
3430	*Acer negundo*	Box Elder		8	4 - Poor	Remove
3431	*Picea pungens*	Colorado Spruce		14,45'	3 - Fair	Remove
3432	*Betula papyrifera*	White Birch		32	5 - Poor	Remove
3433	*Betula papyrifera*	White Birch		21	5 - Poor	Remove
3434	*Betula papyrifera*	White Birch		25,14	5 - Poor	Remove
3435	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3436	*Morus alba*	White Mulberry		21	3 - Fair	Remove
3437	*Morus alba*	White Mulberry		7	5 - Poor	Remove
3438	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3439	*Morus alba*	White Mulberry		8	4 - Poor	Remove
3440	*Morus alba*	White Mulberry		4	5 - Poor	Remove
3441	*Populus alba*	White Poplar		16	3 - Fair	Remove
3442	*Populus alba*	White Poplar		18	3 - Fair	Remove
3443	*Populus alba*	White Poplar		17	3 - Fair	Remove
3444	*Populus alba*	White Poplar		13	3 - Fair	Remove
3445	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3446	*Acer negundo*	Box Elder		21	5 - Poor	None, offsite
3447	*Acer negundo*	Box Elder		23,10,7,5	5 - Poor	None, offsite
3448	*Morus alba*	White Mulberry		28	5 - Poor	None, offsite
3449	*Acer saccharinum*	Silver Maple		16	5 - Poor	None, offsite
3450	*Picea pungens*	Colorado Spruce		12,50'	4 - Poor	Remove
3451	*Morus alba*	White Mulberry		5	4 - Poor	None, offsite
3452	*Picea pungens*	Colorado Spruce		10	4 - Poor	Remove
3453	*Picea pungens*	Colorado Spruce		11,40'	4 - Poor	Remove
3454	*Pinus strobus*	White Pine		11,40'	4 - Poor	Remove
3455	*Morus alba*	White Mulberry		6	4 - Poor	None, offsite
3456	*Morus alba*	White Mulberry		8	5 - Poor	Remove
3457	*Acer negundo*	Box Elder		13	5 - Poor	Remove
3458	*Acer negundo*	Box Elder		9	5 - Poor	Remove
3459	*Acer negundo*	Box Elder		17	4 - Poor	Remove
3460	*Morus alba*	White Mulberry		26	5 - Poor	Remove
3461	*Morus alba*	White Mulberry		8,4	4 - Poor	Remove
3462	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3463	*Morus alba*	White Mulberry		50,11,8	5 - Poor	Remove
3464	*Acer negundo*	Box Elder		15	4 - Poor	Remove
3465	*Acer negundo*	Box Elder		10,10,5	5 - Poor	Remove
3466	*Acer negundo*	Box Elder		8	4 - Poor	None, offsite
3467	*Acer negundo*	Box Elder		14	4 - Poor	None, offsite
3468	*Acer negundo*	Box Elder		13	5 - Poor	None, offsite
3469	*Picea pungens*	Colorado Spruce		11	4 - Poor	Remove
3470	*Picea pungens*	Colorado Spruce		11,45'	4 - Poor	Remove
3471	-	Unknown		7	5 - Dead	Remove
3472	*Picea pungens*	Colorado Spruce		8,30'	4 - Poor	Remove
3473	*Morus alba*	White Mulberry		21,15	5 - Poor	Remove
3474	*Morus alba*	White Mulberry		58	5 - Poor	Remove
3475	*Picea pungens*	Colorado Spruce		12,35'	4 - Poor	Remove
3476	*Morus alba*	White Mulberry		23,23,17	5 - Poor	Remove
3477	*Acer saccharinum*	Silver Maple		20,12	5 - Poor	Remove
3478	*Populus alba*	White Poplar		33,25	5 - Poor	Remove
3479	*Populus alba*	White Poplar		28,26,25	5 - Poor	Remove
3480	*Picea pungens*	Colorado Spruce		9,25'	3 - Fair	Remove
3481	*Acer saccharinum*	Silver Maple		26,25,19	5 - Poor	Remove
3482	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3483	*Picea pungens*	Colorado Spruce		11,30'	2 - Good	Remove
3484	*Picea pungens*	Colorado Spruce		8,30'	2 - Good	Remove
3485	*Populus deltoides*	Eastern Cottonwood		38	2 - Good	Remove
3486	*Picea pungens*	Colorado Spruce		9,25'	3 - Fair	Remove
3487	*Acer spp.*	Maple Cultivar		17	2 - Good	Remove
3488	*Acer spp.*	Maple Cultivar		17	2 - Good	Remove
3489	*Picea pungens*	Colorado Spruce		9,30'	3 - Fair	Remove
3490	*Picea pungens*	Colorado Spruce		13,45'	2 - Good	Remove
3491	*Acer saccharinum*	Silver Maple		43	4 - Poor	Remove
3492	*Ulmus pumila*	Siberian Elm		11	4 - Poor	Remove
3493	*Acer saccharinum*	Silver Maple		17	3 - Fair	Remove
3494	*Ulmus pumila*	Siberian Elm		17	3 - Fair	Remove
3495	*Acer negundo*	Box Elder		28	4 - Poor	Remove
3496	*Acer negundo*	Box Elder		24	5 - Poor	Remove
3497	*Morus alba*	White Mulberry		20	4 - Poor	Remove
3498	*Acer negundo*	Box Elder		24	4 - Poor	Remove
3499	*Acer negundo*	Box Elder		16	5 - Dead	Remove
3500	*Acer negundo*	Box Elder		21	5 - Poor	Remove
3501	*Acer saccharinum*	Silver Maple		25,17,8	5 - Poor	Remove
3502	*Acer saccharinum*	Silver Maple		33,16,12	5 - Poor	Remove
3503	*Acer saccharinum*	Silver Maple		30,23,22,11	5 - Poor	Remove
3504	*Acer negundo*	Box Elder		11,10,8	5 - Poor	None, offsite
3505	*Ulmus pumila*	Siberian Elm		11	3 - Fair	None, offsite
3506	*Acer negundo*	Box Elder		22,13	5 - Poor	Remove
3507	*Ulmus pumila*	Siberian Elm		28	3 - Fair	None, offsite
3508	*Acer saccharinum*	Silver Maple		11	4 - Poor	None, offsite
3509	*Pinus strobus*	White Pine		14,50'	3 - Fair	Remove
3510	*Pinus strobus*	White Pine		14,50'	3 - Fair	Remove
3511	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3512	*Pinus strobus*	White Pine		14	5 - Dead	Remove
3513	*Morus alba*	White Mulberry		12,11	5 - Poor	None, offsite
3514	*Acer negundo*	Box Elder		20	5 - Dead	Remove
3515	*Acer negundo*	Box Elder		19	5 - Poor	Remove
3516	*Acer negundo*	Box Elder		7	4 - Poor	Remove
3517	*Acer negundo*	Box Elder		24	5 - Poor	Remove
3518	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3519	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3520	-	Unknown		8	5 - Dead	Remove
3521	*Acer negundo*	Box Elder		16	4 - Poor	Remove
3522	*Acer negundo*	Box Elder		22	5 - Poor	Remove
3523	*Acer saccharinum*	Silver Ma

TAGGED TREES: All dead trees and Buckthorn are to be removed.

TAG NO.	SCIENTIFC NAME	COMMON NAME	Height	DBH (inches)	CONDITION	PROPOSED ACTION
3575	*Pinus strobus*	White Pine		17,45	2 - Good	Remove
3576	*Malus spp.*	Crabapple		6,5,5	5 - Poor	Remove
3577	*Pinus strobus*	White Pine		12,45	3 - Fair	Remove
3578	*Pinus strobus*	White Pine		23,50	4 - Poor	Remove
3579	*Pinus strobus*	White Pine		14,50	3 - Fair	Remove
3580	*Acer rubrum*	Red Maple		26,20,17	5 - Poor	Remove
3581	*Ulmus pumila*	Siberian Elm		26	4 - Poor	Remove
3582	*Acer rubrum*	Red Maple		26,23	5 - Poor	Remove
3583	*Syringa reticulata*	Japanese Tree Lilac		7	3 - Fair	Remove
3584	*Acer saccharinum*	Silver Maple		22	3 - Fair	Remove
3585	*Pyrus calleryana*	Pear		15	4 - Poor	Remove
3586	*Malus spp.*	Crabapple		13	4 - Poor	Remove
3587	*Morus alba*	White Mulberry		13	4 - Poor	Remove
3588	*Morus alba*	White Mulberry		10	5 - Poor	Remove
3589	*Morus alba*	White Mulberry		11	4 - Poor	Remove
3590	*Acer saccharinum*	Silver Maple		35	3 - Fair	Remove
3591	*Morus alba*	White Mulberry		48,13	5 - Poor	Remove
3592	*Acer negundo*	Box Elder		22	4 - Poor	Remove
3593	*Morus alba*	White Mulberry		17	4 - Poor	Remove
3594	*Juglans nigra*	Black Walnut		18	3 - Fair	None, offsite
3595	*Juglans nigra*	Black Walnut		20	2 - Good	None, offsite
3596	*Morus alba*	White Mulberry		16	3 - Fair	None, offsite
3597	*Ulmus pumila*	Siberian Elm		21	5 - Poor	None, offsite
3598	*Acer negundo*	Box Elder		30	4 - Poor	None, offsite
3599	*Morus alba*	White Mulberry		17	4 - Poor	None, offsite
3600	*Morus alba*	White Mulberry		17,7,5	5 - Poor	Remove
3601	*Acer saccharinum*	Silver Maple		7,3	5 - Poor	Remove
3602	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3603	*Morus alba*	White Mulberry		11,11,7	5 - Poor	Remove
3604	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3605	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3606	*Malus spp.*	Crabapple		16,9,6,6	5 - Poor	Remove
3607	*Malus spp.*	Crabapple		19,14,13	4 - Poor	Remove
3608	*Acer saccharinum*	Silver Maple		30	3 - Fair	Remove
3609	*Acer saccharinum*	Silver Maple		34	5 - Poor	Remove
3610	*Acer saccharinum*	Silver Maple		36	5 - Poor	Remove
3611	*Acer saccharinum*	Silver Maple		25	5 - Poor	Remove
3612	*Acer saccharinum*	Silver Maple		32	4 - Poor	Remove
3613	*Morus alba*	White Mulberry		18	4 - Poor	None, offsite
3614	*Juglans nigra*	Black Walnut		24	3 - Fair	None, offsite
3615	*Morus alba*	White Mulberry		10	5 - Poor	None, offsite
3616	*Morus alba*	White Mulberry		9	4 - Poor	Remove
3617	*Acer saccharinum*	Silver Maple		16,8	5 - Poor	Remove
3618	*Acer saccharinum*	Silver Maple		6	4 - Poor	None, offsite
3619	*Morus alba*	White Mulberry		13	4 - Poor	None, offsite
3620	*Morus alba*	White Mulberry		5	4 - Poor	None, offsite
3621	*Morus alba*	White Mulberry		12	4 - Poor	None, offsite
3622	*Morus alba*	White Mulberry		11,9	5 - Poor	None, offsite
3623	*Acer saccharinum*	Silver Maple		26	4 - Poor	None, offsite
3624	*Acer negundo*	Box Elder		7	4 - Poor	None, offsite
3625	*Juglans nigra*	Black Walnut		15	3 - Fair	Remove
3626	*Morus alba*	White Mulberry		12	4 - Poor	Remove
3627	*Morus alba*	White Mulberry		21	4 - Poor	Remove
3628	*Acer negundo*	Box Elder		14	5 - Poor	None, offsite
3629	*Morus alba*	White Mulberry		32	5 - Poor	Remove
3630	*Populus deltoides*	Eastern Cottonwood		5	4 - Poor	None, offsite
3631	*Populus deltoides*	Eastern Cottonwood		14	3 - Fair	None, offsite
3632	*Populus deltoides*	Eastern Cottonwood		4	4 - Poor	Remove
3633	*Populus deltoides*	Eastern Cottonwood		15,7	4 - Poor	None, offsite
3634	*Populus deltoides*	Eastern Cottonwood		8	3 - Fair	None, offsite
3635	*Populus deltoides*	Eastern Cottonwood		7	4 - Poor	None, offsite
3636	*Acer negundo*	Box Elder		7	5 - Poor	None, offsite
3637	*Morus alba*	White Mulberry		13	4 - Poor	None, offsite
3638	*Salix nigra*	Black Willow		11	3 - Fair	None, offsite
3639	*Acer negundo*	Box Elder		10,9	5 - Poor	Remove
3640	*Acer negundo*	Box Elder		15	4 - Poor	Remove
3641	*Morus alba*	White Mulberry		14	4 - Poor	Remove
3642	*Morus alba*	White Mulberry		26	4 - Poor	Remove
3643	*Acer negundo*	Box Elder		20	4 - Poor	Remove
3644	*Morus alba*	White Mulberry		10	4 - Poor	Remove
3645	*Acer negundo*	Box Elder		13	4 - Poor	Remove
3646	*Morus alba*	White Mulberry		11	4 - Poor	Remove
3647	*Populus deltoides*	Eastern Cottonwood		13,11	3 - Fair	Remove
3648	*Populus deltoides*	Eastern Cottonwood		18	3 - Fair	Remove
3649	*Acer saccharinum*	Silver Maple		15,13,11,9	5 - Poor	Remove
3650	*Acer negundo*	Box Elder		9	5 - Poor	Remove
3651	*Acer negundo*	Box Elder		9	4 - Poor	Remove
3652	*Ulmus americana*	American Elm		14	4 - Poor	Remove
3653	*Acer negundo*	Box Elder		10	4 - Poor	Remove
3654	*Acer negundo*	Box Elder		12	5 - Poor	Remove
3655	*Morus alba*	White Mulberry		16	5 - Poor	Remove
3656	*Juglans nigra*	Black Walnut		13	4 - Poor	Remove
3657	*Morus alba*	White Mulberry		19,14	5 - Poor	Remove
3658	*Juglans nigra*	Black Walnut		24	3 - Fair	Remove
3659	*Morus alba*	White Mulberry		13,11	5 - Poor	Remove
3660	*Acer negundo*	Box Elder		14	5 - Poor	Remove
3661	*Acer negundo*	Box Elder		13	4 - Poor	Remove
3662	*Juglans nigra*	Black Walnut		14	3 - Fair	Remove
3663	*Morus alba*	White Mulberry		31	5 - Poor	Remove
3664	*Acer negundo*	Box Elder		14	5 - Poor	Remove
3665	*Acer saccharinum*	Silver Maple		7	4 - Poor	Remove
3666	*Acer saccharinum*	Silver Maple		15,12	5 - Poor	Remove
3667	*Acer negundo*	Box Elder		15	4 - Poor	Remove
3668	*Acer negundo*	Box Elder		9	5 - Poor	Remove
3669	*Acer negundo*	Box Elder		9	5 - Poor	Remove
3670	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3671	*Acer saccharinum*	Silver Maple		23	3 - Fair	Remove
3672	*Acer negundo*	Box Elder		14	5 - Poor	Remove
3673	*Acer negundo*	Box Elder		16	5 - Poor	Remove
3674	*Acer negundo*	Box Elder		7	4 - Poor	Remove
3675	*Acer negundo*	Box Elder		11	5 - Poor	Remove
3676	*Populus deltoides*	Eastern Cottonwood		18	3 - Fair	None, offsite
3677	*Salix nigra*	Black Willow		14	4 - Poor	None, offsite
3678	*Populus deltoides*	Eastern Cottonwood		13	3 - Fair	Remove
3679	*Populus deltoides*	Eastern Cottonwood		14	3 - Fair	Remove
3680	*Populus deltoides*	Eastern Cottonwood		15	3 - Fair	Remove
3681	*Salix nigra*	Black Willow		17	5 - Poor	Remove
3682	*Salix nigra*	Black Willow		19	5 - Poor	Remove
3683	*Acer saccharinum*	Silver Maple		22	3 - Fair	Remove
3684	*Pinus strobus*	White Pine		20,60	2 - Good	Remove
3685	*Picea pungens*	Colorado Spruce		22,50	2 - Good	Remove
3686	*Morus alba*	White Mulberry		52,15	5 - Poor	Remove
3687	*Picea pungens*	Colorado Spruce		29,50	2 - Good	Remove
3688	*Picea pungens*	Colorado Spruce		21,50	2 - Good	Remove
3689	*Picea pungens*	Colorado Spruce		9,45	5 - Poor	Remove
3690	*Picea pungens*	Colorado Spruce		10,45	5 - Poor	Remove
3691	*Acer saccharinum*	Silver Maple		25	3 - Fair	Remove
3692	*Betula papyrifera*	White Birch		19,13	5 - Poor	Remove
3693	*Picea pungens*	Colorado Spruce		16,50	4 - Poor	Remove
3694	*Morus alba*	White Mulberry		8	4 - Poor	Remove
3695	*Morus alba*	White Mulberry		7	4 - Poor	Remove
3696	*Morus alba*	White Mulberry		9	4 - Poor	Remove
3697	*Picea pungens*	Colorado Spruce		13,45	4 - Poor	Remove
3698	*Picea pungens*	Colorado Spruce		14,60	4 - Poor	Remove
3699	*Picea pungens*	Colorado Spruce		15,60	4 - Poor	Remove
3700	*Picea pungens*	Colorado Spruce		16,60	4 - Poor	Remove
3701	*Picea pungens*	Colorado Spruce		15,50	5 - Dead	Remove
3702	*Picea pungens*	Colorado Spruce		7,30	5 - Dead	Remove
3703	*Picea pungens*	Colorado Spruce		16,30	5 - Dead	Remove
3704	*Picea pungens*	Colorado Spruce		13,50	4 - Poor	Remove
3705	*Picea abies*	Norway Spruce		20,50	2 - Good	Remove
3706	*Prunus serotina*	Black Cherry		19	4 - Poor	Remove
3707	*Malus spp.*	Crabapple		7	4 - Poor	Remove
3708	*Malus spp.*	Crabapple		7	4 - Poor	Remove
3709	*Acer saccharinum*	Silver Maple		18,16	5 - Poor	Remove
3710	*Acer saccharinum*	Silver Maple		28	3 - Fair	Remove
3711	*Malus spp.*	Crabapple		7,5	5 - Poor	Remove
3712	*Picea abies*	Norway Spruce		30,60	3 - Fair	Remove
3713	*Picea abies*	Norway Spruce		8,40	3 - Fair	Remove
3714	*Picea abies*	Norway Spruce		8,50	3 - Fair	Remove
3715	*Picea abies*	Norway Spruce		16,50	4 - Poor	Remove
3716	*Picea abies*	Norway Spruce		16,50	4 - Poor	Remove
3717	*Picea pungens*	Colorado Spruce		17,50	4 - Poor	Remove
3718	*Picea abies*	Norway Spruce		16,50	4 - Poor	Remove
3719	*Picea abies*	Norway Spruce		17,50	4 - Poor	Remove
3720	*Picea abies*	Norway Spruce		17,50	4 - Poor	Remove
3721	*Picea abies*	Norway Spruce		22,50	3 - Fair	Remove
3722	*Picea abies*	Norway Spruce		13,50	4 - Poor	Remove
3723	*Picea pungens*	Colorado Spruce		32,50	5 - Poor	Remove
3724	*Picea abies*	Norway Spruce		9,50	4 - Poor	Remove
3725	*Picea abies*	Norway Spruce		12,50	5 - Poor	Remove
3726	*Picea abies*	Norway Spruce		23,50	4 - Poor	Remove
3727	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3728	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3729	*Picea abies*	Norway Spruce		15,50	5 - Poor	Remove
3730	*Picea abies*	Norway Spruce		24,50	4 - Poor	Remove
3731	*Picea abies*	Norway Spruce		22,50	3 - Fair	Remove
3732	*Picea abies*	Norway Spruce		11,7	5 - Poor	Remove
3733	*Ulmus pumila*	Siberian Elm		36,20,18	5 - Poor	Remove
3734	*Picea abies*	Norway Spruce		20,50	5 - Poor	Remove
3735	*Morus alba*	White Mulberry		10	4 - Poor	Remove
3736	*Betula nigra*	River Birch		8,7,5	4 - Poor	Remove
3737	*Acer saccharinum*	Silver Maple		7,7	5 - Poor	Remove
3738	*Ulmus rubra*	Red Elm		9	4 - Poor	Remove
3739	*Salix babylonica*	Chinese Willow		24	3 - Fair	Remove
3740	*Acer saccharinum*	Silver Maple		37	3 - Fair	Remove
3741	*Acer saccharinum*	Silver Maple		26,25,21	5 - Poor	Remove
3742	*Platanus occidentalis*	American Sycamore		32	3 - Fair	Remove
3743	*Magnolia stellata*	Magnolia		12,11,6,6	5 - Poor	Remove
3744	*Prunus persica*	Peach Tree		5	5 - Poor	Remove
3745	*Picea pungens*	Colorado Spruce		15,50	3 - Fair	Remove
3746	*Acer negundo*	Box Elder		22	5 - Poor	None, offsite
3747	*Acer negundo*	Box Elder		21	3 - Fair	None, offsite
3748	*Acer negundo*	Box Elder		20	4 - Poor	None, offsite
3749	*Acer negundo*	Box Elder		7	5 - Poor	None, offsite
3750	*Prunus serotina*	Black Cherry		13	5 - Poor	None, offsite
3751	*Picea pungens*	Colorado Spruce		15,45	4 - Poor	Remove
3752	*Picea pungens*	Colorado Spruce		22,60	3 - Fair	Remove
3753	*Picea pungens*	Colorado Spruce		19,60	4 - Poor	Remove
3754	*Picea pungens*	Colorado Spruce		5,25	4 - Poor	Remove
3755	*Malus spp.*	Crabapple		18,12	5 - Poor	Remove
3756	*Magnolia stellata*	Magnolia		11,11,5,3	5 - Poor	Remove
3757	*Magnolia stellata*	Magnolia		5	3 - Fair	Remove
3758	*Picea pungens*	Colorado Spruce		19,60	3 - Fair	Remove
3759	*Picea pungens*	Colorado Spruce		22,60	3 - Fair	Remove
3760	*Picea pungens*	Colorado Spruce		25,60	3 - Fair	Remove
3761	*Picea pungens*	Colorado Spruce		17,35	3 - Fair	Remove
3762	*Malus spp.*	Crabapple		22	3 - Fair	Remove
3763	*Picea abies*	Norway Spruce		21,60	4 - Poor	Remove
3764	*Picea abies*	Norway Spruce		15,60	4 - Poor	Remove
3765	*Acer saccharinum*	Silver Maple		19	5 - Poor	Remove
3766	*Acer saccharinum*	Silver Maple		32	4 - Poor	Remove
3767	*Picea abies*	Norway Spruce		17,60	4 - Poor	Remove
3768	*Picea abies*	Norway Spruce		9,50	4 - Poor	Remove
3769	*Picea abies*	Norway Spruce		13,50	4 - Poor	Remove
3770	*Picea abies*	Norway Spruce		16,50	5 - Dead	Remove
3771	*Picea abies*	Norway Spruce		16,40	4 - Poor	Remove
3772	*Picea abies*	Norway Spruce		11,35	4 - Poor	Remove
3773	*Picea abies*	Norway Spruce		24,60	3 - Fair	Remove
3774	*Juniperus virginiana*	Red Cedar		10,50	5 - Poor	Remove
3775	*Juniperus virginiana*	Red Cedar		17,50	4 - Poor	Remove
3776	*Picea pungens*	Colorado Spruce		13,50	4 - Poor	Remove
3777	*Picea pungens*	Colorado Spruce		17,50	4 - Poor	Remove
3778	*Morus alba*	White Mulberry		16	4 - Poor	Remove
3779	*Morus alba*	White Mulberry		13	4 - Poor	Remove
3780	*Acer saccharinum*	Silver Maple		10,8	5 - Poor	Remove
3781	*Acer negundo*	Box Elder		16,14	5 - Poor	Remove
3782	*Prunus serotina*	Black Cherry		7	4 - Poor	Remove
3783	*Morus alba*	White Mulberry		9	4 - Poor	Remove
3784	*Morus alba*	White Mulberry		7	4 - Poor	Remove
3785	*Morus alba*	White Mulberry		4	4 - Poor	Remove
3786	*Morus alba*	White Mulberry		8	4 - Poor	Remove
3787	*Morus alba*	White Mulberry		9	4 - Poor	Remove
3788	*Morus alba*	White Mulberry		12,10	5 - Poor	Remove
3789	*Morus alba*	White Mulberry		10	5 - Dead	Remove
3790	*Acer saccharinum*	Silver Maple		28,28,23	5 - Poor	Remove
3791	*Picea abies*	Norway Spruce		18,60	4 - Poor	Remove
3792	*Picea abies*	Norway Spruce		12,50	4 - Poor	Remove
3793	*Picea abies*	Norway Spruce		10,50	4 - Poor	Remove
3794	*Prunus serotina*	Black Cherry		19,9	5 - Poor	Remove
3795	*Populus deltoides*	Eastern Cottonwood		50,46	5 - Poor	Remove
3796	*Acer saccharinum*	Silver Maple		68	5 - Poor	Remove
3797	*Acer saccharinum*	Silver Maple		40,34,28	5 - Poor	Remove
3798	*Pinus strobus*	White Pine		12,7,50	5 - Poor	Remove
3799	*Pinus strobus*	White Pine		11,6,50	5 - Poor	Remove
3800	*Pinus strobus*	White Pine		12,11,7,50	5 - Poor	Remove
3801	*Acer negundo*	Box Elder		22	3 - Fair	Remove
3802	*Ulmus pumila*	Siberian Elm		62	5 - Poor	Remove
3803	*Acer negundo*	Box Elder		18	4 - Poor	Remove
3804	*Morus alba*	White Mulberry		27,18	5 - Poor	Remove
3805	*Malus spp.*	Crabapple		14,11	5 - Poor	Remove
3806	*Ulmus pumila*	Siberian Elm		25,20	4 - Poor	Remove
3807	*Ulmus pumila*	Siberian Elm		24,22	5 - Poor	Remove
3808	*Ulmus pumila*	Siberian Elm		40	4 - Poor	Remove
3809	*Tilia americana*	American Basswood		25	3 - Fair	Remove
3810	*Ailanthus altissima*	Tree of Heaven		30	4 - Poor	Remove
3811	*Ulmus pumila*	Siberian Elm		38	4 - Poor	Remove
3812	*Ailanthus altissima*	Tree of Heaven		15,12	4 - Poor	Remove
3813	*Acer negundo*	Box Elder		28	4 - Poor	Remove
3814	*Picea abies*	Norway Spruce		13,45	3 - Fair	Remove
3815	*Picea abies*	Norway Spruce		13,50	3 - Fair	Remove
3816	*Picea abies*	Norway Spruce		16,40	5 - Poor	Remove
3817	*Picea abies*	Norway Spruce		17,60	3 - Fair	Remove
3818	*Picea abies*	Norway Spruce		13,60	4 - Poor	Remove
3819	*Picea abies*	Norway Spruce		11,50	4 - Poor	Remove
3820	*Picea abies*	Norway Spruce		12,60	3 - Fair	Remove
3821	*Picea abies*	Norway Spruce		16,60	3 - Fair	Remove
3822	*Pinus sylvestris*	Scots Pine		11,45	5 - Poor	Remove
3823	*Morus alba*	White Mulberry		13,12,10	5 - Poor	Remove
3824	*Acer saccharinum*	Silver Maple		28	3 - Fair	Remove
3825	*Quercus rubra*	Red Oak		18	2 - Good	Remove
3826	*Salix nigra*	Black Willow		21,20	5 - Poor	None, offsite
3827	*Morus alba*	White Mulberry		8,6,5	5 - Poor	Remove
3828	*Acer saccharinum*	Silver Maple		6,4	5 - Poor	Remove
3829	*Morus alba*	White Mulberry		9,6	5 - Poor	Remove
3830	*Morus alba*	White Mulberry		7	4 - Poor	Remove
3831	*Morus alba*	White Mulberry		7,6,4	5 - Poor	None, offsite
3832	*Ulmus americana*	American Elm		24	3 - Fair	None, offsite
3833	*Acer saccharinum*	Silver Maple		12	4 - Poor	None, offsite
3834	*Ulmus pumila*	Siberian Elm		27,22,18	5 - Poor	Remove
3835	*Morus alba*	White Mulberry		13	4 - Poor	Remove
3836	*Acer negundo*	Box Elder		18	5 - Poor	Remove
3837	*Ulmus pumila*	Siberian Elm		24	3 - Fair	Remove
3838	*Ulmus pumila*	Siberian Elm		11	4 - Poor	Remove
3839	*Ulmus americana*	American Elm		11	3 - Fair	Remove
3840	*Ulmus pumila*	Siberian Elm		13	3 - Fair	Remove
3841	*Ulmus pumila*	Siberian Elm		18	3 - Fair	Remove
3842	*Ulmus pumila*	Siberian Elm		22	4 - Poor	Remove
3843	*Ulmus pumila*	Siberian Elm		22	4 - Poor	Remove
3844	*Ulmus pumila*	Siberian Elm		13	3 - Fair	Remove
3845	*Acer negundo*	Box Elder		12	4 - Poor	Remove
3846	*Acer negundo*	Box Elder		23	5 - Poor	Remove
3847	*Acer negundo*	Box Elder		25	4 - Poor	Remove
3848	*Gleditsia triacanthos*	Honey Locust		19	5 - Poor	Remove
3849	*Acer saccharinum*	Silver Maple		27,22,14,12,9	5 - Poor	Remove
3850	*Acer saccharinum*	Silver Maple		14	4 - Poor	Remove
3851	*Acer negundo*	Box Elder		9	5 - Poor	Remove
3852	*Acer negundo*	Box Elder		8	5 - Poor	Remove
3853	*Gleditsia triacanthos*	Honey Locust		18	4 - Poor	Remove
3854	*Gleditsia triacanthos*	Honey Locust		15	4 - Poor	Remove
3855	*Acer saccharinum*	Silver Maple		12	4 - Poor	Remove
3856	*Acer saccharinum*	Silver Maple		19	3 - Fair	Remove
3857	*Gleditsia triacanthos*	Honey Locust		17	5 - Poor	Remove
3858	*Acer negundo*	Box Elder		5	5 - Poor	Remove
3859	*Acer saccharinum*	Silver Maple		15,11	5 - Poor	Remove
3860	*Acer saccharinum*	Silver Maple		18	4 - Poor	Remove
3861	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3862	*Acer saccharinum*	Silver Maple		7	3 - Fair	Remove
3863	*Gleditsia triacanthos*	Honey Locust		19	3 - Fair	Remove
3864	*Acer saccharinum*	Silver Maple		12	4 - Poor	Remove
3865	*Acer negundo*	Box Elder		5	5 - Poor	Remove
3866	*Juniperus virginiana*	Red Cedar		8	4 - Poor	Remove
3867	*Ulmus americana*	American Elm		9	3 - Fair	Remove
3868	*Ulmus americana*	American Elm		15	4 - Poor	Remove
3869	*Acer saccharinum*	Silver Maple		10	5 - Poor	Remove
3870	*Acer negundo*	Box Elder		4	5 - Poor	Remove
3871	*Acer negundo*	Box Elder		6	5 - Poor	Remove
3872	*Acer negundo*	Box Elder		17	5 - Poor	Remove
3873	*Gleditsia triacanthos*	Honey Locust		15	5 - Poor	Remove
3874	*Morus alba*	White Mulberry		7	4 - Poor	Remove
3875	*Prunus serotina*	Black Cherry		6	3 - Fair	None, offsite
3876	*Acer saccharinum*	Silver Maple		17,12	5 - Poor	Remove
3877	*Acer saccharinum*	Silver Maple		18	3 - Fair	Remove
3878	*Gleditsia triacanthos*	Honey Locust		20	5 - Poor	Remove
3879	*Acer negundo*	Box Elder		5	4 - Poor	Remove
3880	*Gleditsia triacanthos*	Honey Locust		7	4 - Poor	Remove
3881	*Acer saccharinum*	Silver Maple		12,7	5 - Poor	Remove
3882	*Ulmus americana*	American Elm		13	3 - Fair	Remove
3883	*Acer saccharinum*	Silver Maple		7	4 - Poor	Remove
3884	*Acer saccharinum*	Silver Maple		9	4 - Poor	Remove
3885	*Acer saccharinum*	Silver Maple		4	4 - Poor	Remove
3886	*Acer saccharinum*	Silver Maple		5,4	5 - Poor	Remove
3887	*Acer saccharinum*	Silver Maple		4	4 - Poor	Remove
3888	*Acer saccharinum*	Silver Maple		10	4 - Poor	Remove
3889	*Acer saccharinum*	Silver Maple		7	4 - Poor	Remove
3890	*Acer saccharinum*	Silver Maple		9	4 - Poor	Remove
3891	*Populus deltoides*	Eastern Cottonwood		29	3 - Fair	Remove
3892	*Acer saccharinum*	Silver Maple		4	4 - Poor	Remove
3893	*Ulmus americana*	American Elm		5	3 - Fair	Remove
3894	*Acer saccharinum*	Silver Maple		15,10	3 - Fair	Remove
3895	*Gleditsia triacanthos*	Honey Locust		19	5 - Poor	Remove
3896	*Gleditsia triacanthos*	Honey Locust		16	3 - Fair	None, offsite
3897	*Ulmus americana*	American Elm		10	3 - Fair	None, offsite
3898	*Ulmus americana*	American Elm		7	4 - Poor	None, offsite
3899	*Acer saccharinum*	Silver Maple		6	4 - Poor	None, offsite
3900	*Acer saccharinum*	Silver Maple		6	4 - Poor	None, offsite
3901	*Acer saccharinum*	Silver Maple		7	4 - Poor	None, offsite
3902	*Acer saccharinum*	Silver Maple		5,5	4 - Poor	None, offsite
3903	*Ailanthus altissima*	Tree of Heaven		15	4 - Poor	Remove
3904	*Pinus strobus*	White Pine		18,50	3 - Fair	Remove
3905	*Acer saccharinum*	Silver Maple		50	5 - Poor	Remove
3906	*Acer saccharinum*	Silver Maple		41	3 - Fair	Remove
3907	*Pinus strobus*	White Pine		12,50	3 - Fair	Remove
3908	*Acer saccharinum*	Silver Maple		36	4 - Poor	Remove
3909	*Pinus strobus*	White Pine		21,50	3 - Fair	Remove
3910	*Morus alba*	White Mulberry		12	4 - Poor	Remove
3911	*Morus alba*	White Mulberry		30	4 - Poor	Remove
3912	*Ulmus americana*	American Elm		6	5 - Poor	Remove
3913	*Prunus serotina*	Black Cherry		28	3 - Fair	Remove
3914	*Acer negundo*	Box Elder		48	4 - Poor	Remove
3915	*Pinus sylvestris*	Scots Pine		10,40	2 - Good	Remove
3916	*Acer saccharinum*	Silver Maple		32	3 - Fair	Remove
3917	*Pinus sylvestris*	Scots Pine		11,40	3 - Fair	Remove
3918	*Pinus sylvestris*	Scots Pine		19,50	2 - Good	Remove
3919	*Acer saccharinum*	Silver Maple		13	3 - Fair	Remove
3920	*Pinus sylvestris*	Scots Pine		10,40	5 - Poor	Remove
3921	*Acer saccharinum*	Silver Maple		16	5 - Poor	Remove
3922	*Acer negundo*	Box Elder		20	4 - Poor	Remove
3923	*Acer saccharinum*	Silver Maple		12	4 - Poor	Remove
3924	*Quercus rubra*	Red Oak		9	2 - Good	Remove
3925	*Pinus strobus*	White Pine		8,35	3 - Fair	Remove
3926	*Acer saccharinum*	Silver Maple		27	5 - Poor	Remove
3927	*Acer saccharinum*	Silver Maple		11	3 - Fair	Remove
3928	*Acer saccharinum*	Silver Maple		24	3 - Fair	Remove
3929	*Tilia cordata*	Little Leaf Linden		11	3 - Fair	Remove
3930	*Quercus rubra*	Red Oak		17	2 - Good	Remove
3931	*Tilia americana*	American Basswood		30,6,6,6,4	3 - Fair	Remove
3932	*Tilia americana*	American Basswood		17	3 - Fair	Remove
3933	*Prunus serotina*	Black Cherry		25	3 - Fair	Remove
3934	*Tilia americana*	American Basswood		22,9,6,5,5	3 - Fair	Remove

arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

PROJECT

LONG AVE. WAREHOUSE FACILITY

SCHAUMBURG, IL

uplandDesign ltd
Landscape Architecture & Park Planning
1250 W. 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

SHEET TITLE

Tree Survey - Tagged Tree List

SHEET NUMBER **T2.5**

DRAW / REVISION

AJ/MO	Tree Preservation Plan	08AUG2025
AJ/MO	Tree Preservation Plan	09OCT2025

Project Number 1388

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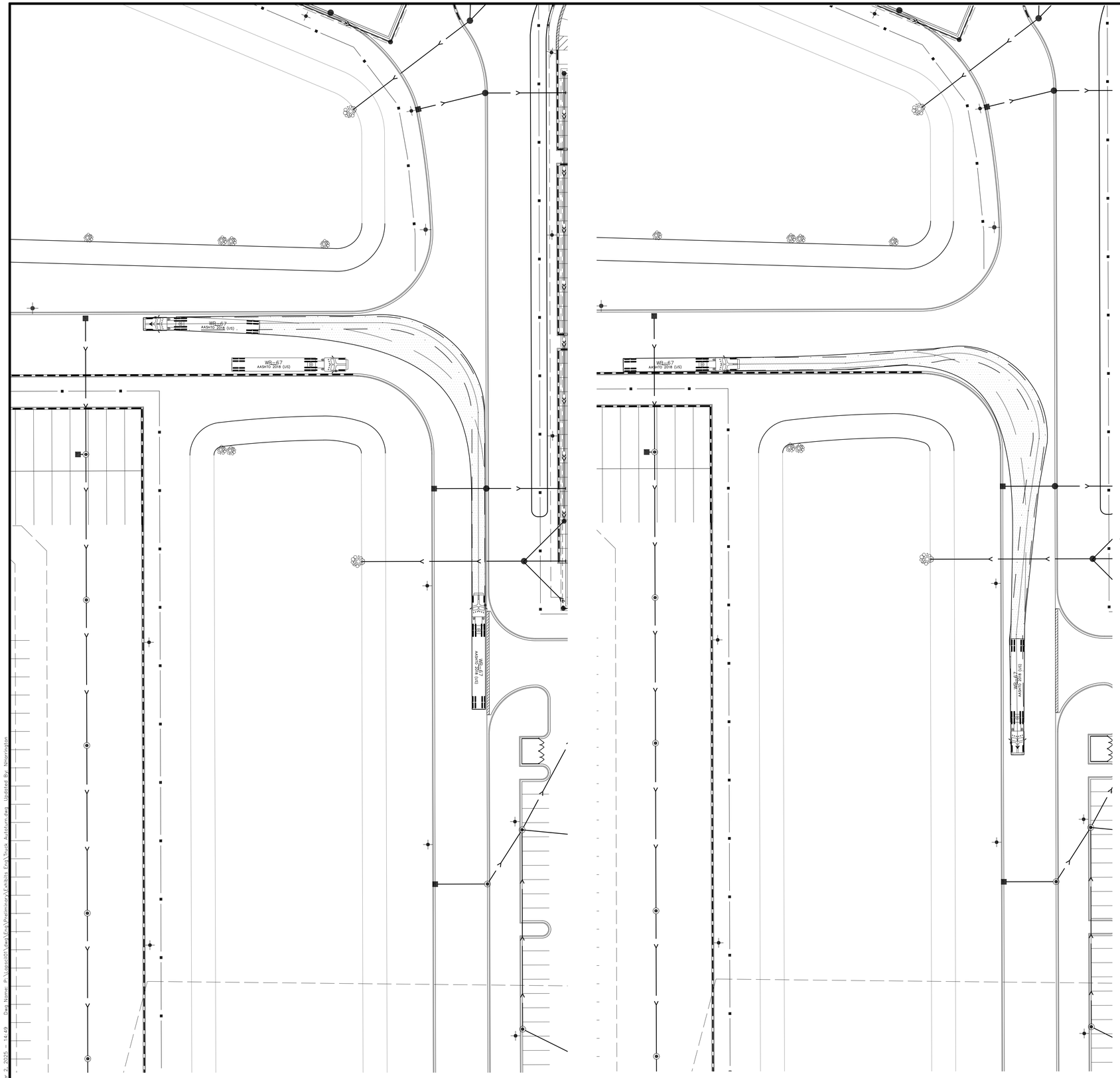
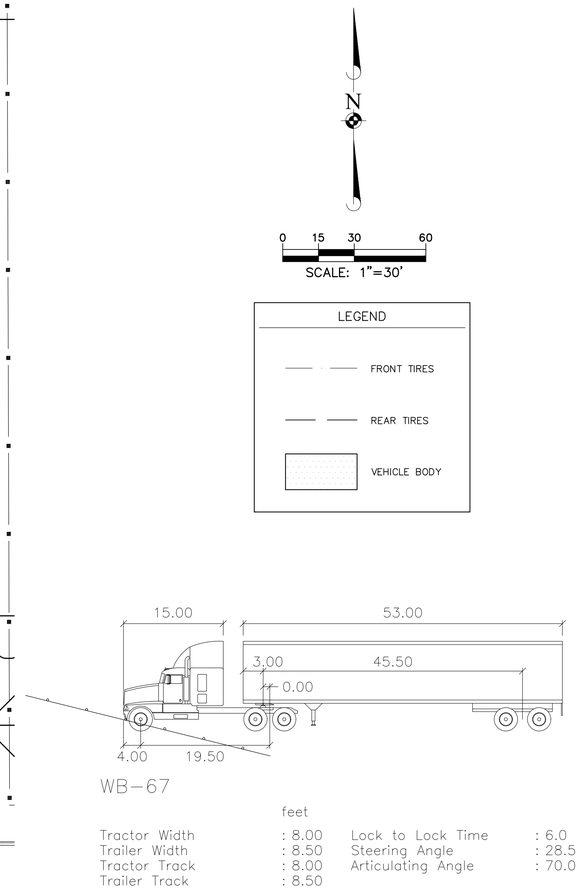
W:\1388-Long Avenue Warehouse Landscape Plan-Arete Design Studio\30-CD-files

PLOT: UPLAND 2020





feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.5
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

DRAWN BY

REVISIONS

DATE

Manhard CONSULTING

333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

TRUCK ACCESS DRIVE

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 10/08/25
SCALE: 1"=10'

SHEET

1 OF 1

LOP.SCIL01

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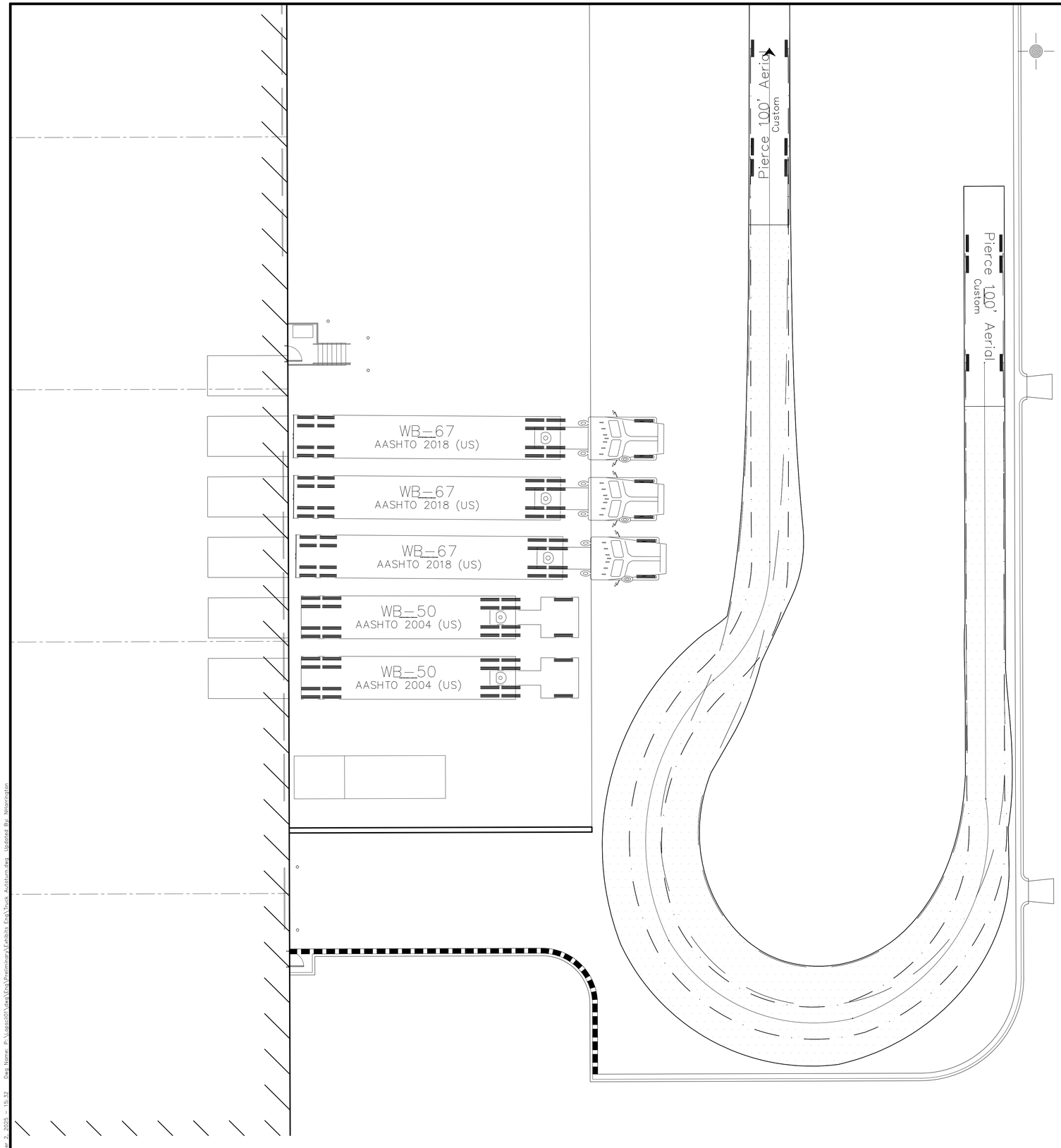
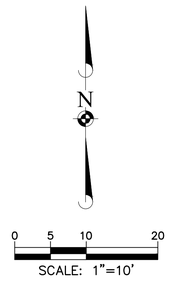
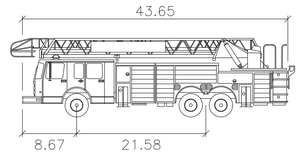
October 2, 2025 - 14:49 Dwg Name: P:\Lopsci01\dwg\Eng\Preliminary\Exhibits Eng\Truck Autoturn.dwg Updated By: NHarrington







Pierce 100' Aerial

feet

Width	: 8.00
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 63.5

LEGEND

- FRONT TIRES
- REAR TIRES
- VEHICLE BODY

DRAWN BY	DATE	REVISIONS	
NAH	10/08/25	REVISED PER VILLAGE COMMENTS	

Manhard CONSULTING
303 East Butterfield Road, Suite 600, Lombard, IL 60148
ph 630.691.8000 fx 630.691.8585 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

FIRETRUCK U-TURN

PROJ. MGR.:	QDH
PROJ. ASSOC.:	
DRAWN BY:	NAH
DATE:	08-07-2025
SCALE:	1"=10'

SHEET

3 OF 3

LOP.SCIL01

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October 2, 2025 - 10:32 Dwg Name: P:\Projects\01\dwg\Eng\Preliminary\Exhibits Eng\Truck Autoturn.dwg Updated By: QHuntington

Development Review Application

DEVR-25-54

Submitted On: Aug 12, 2025

Applicant

Todd Russell
630-215-5124
@ trussell@arete-ltd.com

Primary Location

1001 W IRVING PARK RD
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Z2508-04 / LONG AVENUE DEVELOPMENT / 1001 W. Irving Park Road / Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Architect - Owner's Agent

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

LPC Acquisition Company, LLC

Property Owner Street Address

191 N. Wacker Dr., Suite 1700

Property Owner City

Chicago

Property Owner State

IL

Property Owner Zip Code

60606

Property Owner Phone Number

708-257-4922

Property Owner Email

bfish@logisticspropco.com

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Industrial

PIN Number

07-32-405-005-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

true

Shopping Center Signage Plan Approval / Amendment

--

-

-

Site Plan Amendment

--

Plat of Easment

true

Plat of Vacation

true

Plat of Subdivision

true

Plat of Dedication

true

Plat of Consolidation

true

PUD Site Plan Approval

true

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

Rezone 23 Residential Parcels to M-1 MAnufacturing, Site Plan Approval, Annexation of 23 Parcels, Proposed Plat Approval.

Plat Information

Acreage - Plat

22.738

PUD - Land Use Breakdown

Acres - Residential

--

% of Total - Residential

--

Acres - Commercial

--

% of Total - Commercial

--

Acres - Industrial

22.738

% of Total - Industrial

100

Acres - Open Space

--

% of Total - Open Space

--

Acres - Institutional

--

% of Total - Institutional

--

Acres - Other

--

% of Total - Other

--

Total No. Acres - PUD

22.738

Percentage of Total Acreage - PUD

100

PUD - Character Of Surrounding Area

North Zoning/Jurisdiction

--

North Land Use

--

South Zoning/Jurisdiction

--

South Land Use

--

East Zoning/Jurisdiction

--

East Land Use

--

West Zoning/Jurisdiction

--

West Land Use

--

PUD - Residential Density

Number of Units

--

Net Acres

--

Gross Acres

--

Net Density

0

Gross Density

0

PUD - Lot Coverage

Building Coverage Sq. Ft.

221580

Building Coverage %

44.8

Impervious Pavement - Patios, Sidewalk, Driveways Sq. Ft.

--

Impervious Pavement - Patios, Sidewalk, Driveways %

--

Impervious Pavement - Roadways Sq. Ft.

--

Impervious Pavement - Roadways %

--

Open Space/Landscaping Sq. Ft.

--

Open Space/Landscaping %

--

Total Lot Coverage Sq. Ft. - PUD

221580

Total Lot Coverage % - PUD

44.8

Is a Building Height or Lot Coverage Credits being requested?

No

Project Staff

Type	If Other, Describe
Architect	--

Company Name

Arete Design Studio

Staff Name

Charles E. Smith

Staff Mailing Address

13543 W. 185th St. Mokena, IL

Staff Phone Number

815-980-0670

Staff Email

csmith@arete-ltd.com

Type

Engineer

If Other, Describe

--

Company Name

Manhard Consulting

Staff Name

Quentin Hoogenboom

Staff Mailing Address

333 E. Butterfield Rd, Suite 600 Lombard, IL

Staff Phone Number

630-596-7321

Staff Email

qhoogenboom@manhard.com

Type

Landscape Architect

If Other, Describe

--

Company Name

Upland Design LP

Staff Name

Michelle Kelly

Staff Mailing Address

1229 N. Branch St. # 220A Chicago IL

Staff Phone Number

815-254-0091 x727

Staff Email

mkelly@uplanddesign.com

Applicants Signature

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

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

Applicant Signature

true

This document prepared by
and after recording mail to:

Elizabeth O'Brien
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606

EASEMENT AGREEMENT[1]

THIS EASEMENT AGREEMENT (this "Easement Agreement") is made as of the _____ day of _____, 2025 (the "Effective Date"), by and between Experior Group LLC, an Illinois limited liability company and Experior Schaumburg LLC, an Illinois limited liability company (individually and collectively, "Grantor") and LPC Acquisition Company, LLC, a Delaware limited liability company ("Grantee"). Grantor and Grantee are sometimes referred to herein individually as a "Party" and collectively as the "Parties," as the context may require.

RECITALS:

A. Grantee is the owner of a certain parcel of real property in the City of Schaumburg ("City"), County of Cook ("County"), State of Illinois ("State") which parcel is legally described on **Exhibit A-1** attached to and made a part of this Easement Agreement (the "Grantee Parcel").

B. Grantor is the owner of a certain parcel of real property located at 1001 W Irving Park Rd, Schaumburg, IL 60193 in the City which parcel is legally described on **Exhibit A-2** attached to and made a part of this Easement Agreement (the "Grantor Parcel"). Each of the Grantee Parcel and Grantor Parcel may be referred to herein as a "Parcel", or collectively the "Parcels". The Parcels are depicted on the site plan attached to this Easement Agreement as **Exhibit B** (the "Site Plan").

C. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to access and use, that certain portion of the Grantor Parcel legally described on **Exhibit C** and depicted on **Exhibit C-1** ("Easement Area 1") on the terms and conditions set forth herein.

D. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to

---

[1] ***Note to draft: In terms of signing and recording, the goal would be to have this signed and deposited with the title company prior to completing diligence on the site, with a joint instruction to the title company to record upon closing. In the event LPC does not acquire the Grantee Parcel, the terms and conditions of this Agreement shall null and void. This note is to be deleted immediately prior to recording.***

access and use, that certain portion of the Grantor Parcel legally described on **Exhibit D** and depicted on **Exhibit D-1** ("Easement Area 2") on the terms and conditions set forth herein.

E. Grantor desires to grant to Grantee perpetual non-exclusive stormwater management drainage easement rights over, across and upon that certain portion of the Grantor Parcel legally described on **Exhibit E** and depicted on **Exhibit E-1** ("Easement Area 3") on the terms and conditions set forth herein.

F. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to access and use, that certain portion of the Grantor Parcel legally described on **Exhibit F** and depicted on **Exhibit F-1** ("Easement Area 4") on the terms and conditions set forth herein.

G. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to access and use, that certain portion of the Grantor Parcel legally described on **Exhibit G** and depicted on **Exhibit G-1** ("Easement Area 5") on the terms and conditions set forth herein. Easement Area 1, Easement Area 2, Easement Area 3, Easement Area 4, and Easement Area 5 are sometimes individually and collectively referred to herein as "Easement Area(s)".

The Parties desire to make further agreements and covenants that shall be binding upon the Parcels, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated into this Easement Agreement and made a material part hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Grantor Grant of Easement 1. Subject to the provisions set forth in this Easement Agreement, Grantor hereby grants to Grantee and Grantee's Permittees (defined below), for the benefit of the Grantee Parcel, a perpetual, irrevocable, non-exclusive easement, appurtenant to the Grantee Parcel, over, across and upon Easement Area 1 for the purpose of pedestrian and vehicular (including trucking) ingress and egress to and from the Grantee Parcel to the Metra access road that connects with Rodenburg Road. So that Grantee may enjoy the benefit of this easement, Grantee covenants to complete an asphalt drive area ("Drive Area") located in Easement Area 1. Grantor hereby grants a temporary, appurtenant, non-exclusive easement in and through the Grantor Parcel ("Temporary Construction Easement") that is reasonably necessary for the purpose of constructing the Drive Area. Grantee shall give Grantor at least seven (7) days' prior written notice of the commencement of construction affecting Easement Area 1. The Temporary Construction Easement shall be effective as of the Effective Date and shall terminate automatically upon the date access is no longer needed for the construction of the Drive Area referenced herein. Upon termination of this Temporary Construction Easement, Grantee shall promptly remove all personal property, equipment, and materials not incorporated into the work from the Temporary Construction Easement area. Once built, Grantor shall not alter Easement Area 1 without the prior written consent of Grantee. If the Grantee Parcel is

hereinafter divided into two (2) or more parcels, by separation of ownership, then the rights and burdens of the easement rights granted pursuant to this Section 1 shall inure to the benefit of and be binding upon each party owning a part thereof.

2. Grantor Grant of Easement 2. Subject to the provisions set forth in this Easement Agreement, Grantor hereby grants to Grantee and Grantee's Permittees for the benefit of the Grantee Parcel, a perpetual, irrevocable, non-exclusive easement, appurtenant to the Grantee Parcel, over, across and upon Easement Area 2 for the purpose of pedestrian and vehicular (including trucking) ingress and egress to and from the Grantee Parcel for the purpose of access to the internal ring road that connects with Rodenburg Road. So that Grantee may enjoy the benefit of this easement, Grantee covenants to complete an asphalt Drive Area located in Easement Area 2. Grantor hereby grants a Temporary Construction Easement that is reasonably necessary for the purpose of constructing the Drive Area within Easement Area 2. Grantee shall give Grantor at least seven (7) days' prior written notice of the commencement of construction affecting the Easement Area 2. The Temporary Construction Easement shall be effective as of the Effective Date and shall terminate automatically upon the date access is no longer needed for the construction of the Drive Area referenced herein. Upon termination of this Temporary Construction Easement, Grantee shall promptly remove all personal property, equipment, and materials not incorporated into the work from the Temporary Construction Easement area. If the Grantee Parcel is hereinafter divided into two (2) or more parcels, by separation of ownership, then the rights and burdens of the easement rights granted pursuant to this Section 2 shall inure to the benefit of and be binding upon each party owning a part thereof.

3. Grantor Grant of Easement 4. Subject to the provisions set forth in this Easement Agreement, Grantor hereby grants to Grantee and Grantee's Permittees, for the benefit of the Grantee Parcel, a perpetual, irrevocable, non-exclusive easement, appurtenant to the Grantee Parcel, over, across and upon Easement Area 4 for the purpose of pedestrian and vehicular (including trucking) ingress and egress to and from the Grantee Parcel for the purpose of access to the internal ring road that connects with Rodenburg Road. If the Grantee Parcel is hereinafter divided into two (2) or more parcels, by separation of ownership, then the rights and burdens of the easement rights granted pursuant to this Section 3 shall inure to the benefit of and be binding upon each party owning a part thereof.

4. Drainage and Stormwater Management Easement. Grantor hereby gives, grants, bargains, sells and conveys to Grantee a perpetual, permanent, non-exclusive, drainage and stormwater management easement consisting of a stormwater outfall and stormwater management pond for drainage and detention/retention purposes over, under, upon, through, and across the real property more particularly described in **Exhibit E** attached hereto and incorporated herein ("Drainage and Stormwater Management Easement Area") with full authority to enter, construct, operate and maintain, as Grantee may deem necessary, a drainage ditch, pipes, detention/retention area or facility over, under and upon the Drainage and Stormwater Management Easement Area, which may be required for the full enjoyment of the rights herein granted ("Drainage and Stormwater Management Easement"). Grantor hereby grants a Temporary Construction Easement that is reasonably necessary for the purpose of constructing the facilities contemplated by this Section 4. Grantee shall give Grantor at least seven (7) days' prior written notice of the commencement of construction affecting the Drainage and Stormwater Management Easement area. The Temporary Construction Easement shall be effective as of the Effective Date and shall terminate automatically upon the date access is no longer needed for the

construction of the facilities referenced herein. Upon termination of this Temporary Construction Easement, Grantee shall promptly remove all personal property, equipment, and materials not incorporated into the work from the Temporary Construction Easement area. Grantee may use the Drainage and Stormwater Management Easement Area for constructing, maintaining, operating, repairing, and replacing drainage facilities, conveying stormwater runoff, accessing the Drainage and Stormwater Management Easement Area for inspection and maintenance, preventing obstruction or interference with the natural or designed flow of stormwater, or for any activity that will not adversely affect the operation, functionality and structural integrity of the drainage facilities. Grantor shall not construct or place any structure, fence, landscaping, or other obstruction within the Drainage and Stormwater Management Easement Area, alter the grade or drainage pattern, or interfere with Grantee's access or use of the easement without express written consent of Grantee, which may be withheld in its sole but reasonable discretion. In connection with the foregoing, it has been determined by the engineer for Grantee that certain wetlands maintenance within the Drainage and Stormwater Management Easement Area is required ("Wetlands Maintenance"). Grantor shall manage and complete the Wetlands Maintenance over a period of four (4) years after the Effective Date hereof. Grantee shall reimburse to Grantor fifty percent (50%) of the agreed upon costs of the annual Wetlands Maintenance within thirty (30) days after delivery to Grantee of the actual invoice therefor. In addition to the foregoing, Grantee at Grantee's sole cost and expense shall re-plant any invasive plantings in the Drainage and Stormwater Management Easement Area disturbed by Grantee's construction, maintenance, operations, repairs, and replacements to the drainage facilities, as determined by Grantee's engineer in its reasonable professional capacity.

5. Grantor Grant of Easement 5. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, non-exclusive easement (the "Lift Station Easement") over, under, upon, and across that portion of Easement Area 5 for the limited purposes of (i) connecting Grantee's sanitary sewer facilities to the existing private lift station located thereon (together with the related facilities, the "Lift Station"), (ii) transmitting wastewater through the Lift Station, and (iii) accessing, inspecting, maintaining, repairing, and replacing Grantee's connection facilities within Easement Area 5. Grantor shall, as soon as practicable, dedicate the Lift Station to the local municipality or utility authority ("Dedication"). If such Dedication occurs, the easement granted hereby shall automatically be deemed amended so that Grantee's rights continue with the municipality or utility authority as the new owner/operator of the Lift Station. In consideration of the foregoing grant of Lift Station Easement Grantee shall within thirty (30) days after the Dedication pay to Grantor an amount equal to One Hundred Thousand and 00/100 Dollars ($100,000). In addition to the foregoing Grantee shall be responsible for (x) the cost and expense of constructing and installing its initial tie-in to the Lift Station, and (y) the actual hard costs of any modifications to the Lift Station required by the Village of Schaumburg arising out of the Dedication. Until the Dedication Grantor shall, at its sole cost and expense, operate, maintain, repair, and replace the Lift Station in good working order and in compliance with all applicable laws and regulations. Except as expressly set forth in this Section 5 Grantee shall not be responsible for any portion of the costs of operating, maintaining, repairing, or replacing the Lift Station. Grantor represents and warrants that the Lift Station has adequate capacity to accommodate Grantee's anticipated wastewater flows, and Grantor shall not grant additional connections that materially impair Grantee's use of the Lift Station. Until such time as the Lift Station is Dedicated, (x) in the event of a failure of the Lift Station or any interruption of service, Grantor shall promptly undertake all necessary remedial action at its sole cost, and (y) Grantor shall indemnify, defend, and hold harmless Grantee, its successors and assigns, from and against

any and all claims, damages, losses, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to the ownership, operation, maintenance, repair, or replacement of the Lift Station, except to the extent caused by the negligence or willful misconduct of Grantee. Grantor reserves the right to use the Lift Station Easement for all purposes not inconsistent with the rights granted to Grantee herein.

6. Maintenance; Self-Help.

(a) Each Party shall, at its sole cost and expense (subject to 6(b), 6(c), 6(d)), at all times repair and maintain and keep (or cause to be maintained and kept) its Parcel in compliance with all applicable law and otherwise in accordance with a standard of maintenance that is commercially reasonable and consistent with the standards of first-class industrial properties located in the same geographical region.

(b) Grantor shall be responsible, at Grantor's sole cost and expense, to repair and maintain Easement Area 1 and Easement Area 4, including without limitation removal of debris, refuse, snow, and ice from the Easement Area 1 and Easement Area 4.

(c) Grantee shall be responsible, at Grantee's sole cost and expense, to repair and maintain Easement Area 2, including without limitation removal of debris, refuse, snow, and ice from the Easement Area 2. Prior to the Dedication Grantee shall be responsible for the maintenance and repair of the drainage facilities installed by Grantee.

(d) Notwithstanding anything to the contrary contained in this Easement Agreement, each Party, at its sole cost and expense, shall be responsible for the repair of any damage caused to any Easement Area by the negligent or willful acts or omissions of such Party and such Party's Permittees.

(e) In the event that either Party fails to perform any of its material obligations under this Agreement (other than a failure excused by a valid Force Majeure Event as set forth herein), then the other Party shall be entitled to exercise self-help rights. Before exercising such rights, the non-defaulting Party shall demand that the defaulting Party provide the non-defaulting Party with reasonable assurances that it will perform any required obligation(s) within ten (10) days of receipt of the demand letter or, if the obligation cannot reasonably be performed within ten (10) days, assurances that it will commence performing within such ten (10) day period and thereafter diligently perform to completion. If the defaulting party does not deliver such assurances within five (5) business days of receipt of such demand letter, or thereafter timely perform, then the non-defaulting Party shall be permitted to exercise self-help rights and perform work. If the non-defaulting Party elects to exercise self-help rights, the non-defaulting Party shall (i) perform only so much work as is reasonably necessary to cure the default, and (ii) perform all work in a good, workmanlike and lien free manner, in accordance with all applicable law and in a manner designed to minimize any disruption or interference with the business on the defaulting Party's Parcel. Upon completion of such work, the non-defaulting Party shall provide invoices and evidence of payment in commercially reasonable form and substance for all costs incurred in connection with performing such work (the "Self-Help Amount") and final, unconditional lien waivers from all contractors and suppliers. Within ten (10) days of receipt of such invoices and evidence of payment

and lien waivers, the defaulting party shall reimburse to the non-defaulting party its share of the Self-Help Amount.

7. Reimbursement Rights. A Party owing money hereunder ("Debtor Party") shall pay or reimburse the party entitled to payment ("Creditor Party") for such costs within thirty (30) days after the Debtor Party's receipt of the Creditor Party's written request therefor and reasonable evidence to substantiate the costs incurred (unless a shorter time period is provided for elsewhere herein). If the Debtor Party does not reimburse the Creditor Party as required herein, the Creditor Party shall have all rights, in law and equity, to enforce payment of any amounts due and outstanding. In addition, past due sums shall accrue interest at an annual rate of interest equal the "Prime Rate" of interest (as published in the Money Rates section of The Wall Street Journal). Interest shall begin to accrue when an amount is past due and five (5) business days after a Party has delivered a demand of payment to the non-paying Party. If a Creditor Party engages the services of a collection agency or law firm to collect amounts that are past due, then the Debtor Party also shall be required to pay the Creditor Party's reasonable costs of collection including reasonable attorneys' fees and court costs. Each Party shall reasonably cooperate with the other in executing and delivering any documents, forms, or certifications reasonably necessary or appropriate to facilitate the payment or reimbursement process described herein, including without limitation any tax forms or other documentation required by applicable law or the internal policies of the Parties.

8. Prohibition Against Liens. Any Party performing work, on such Party's property or the other Party's property, shall promptly remove any mechanic's, materialmen's or other liens filed against the other Party's property or any part thereof for work or materials furnished by the performing Party and each Party agrees to indemnify, defend and hold the other harmless from and against the same.

9. Indemnity and Insurance.

(a) Each Party shall maintain the minimum insurance coverage required by **Exhibit H**, attached hereto and made a part hereof.

(b) Each Party (the "Indemnifying Party") shall indemnify, defend, and hold the other Party (the "Indemnified Party") harmless from and against any and all third-party claims, expenses, liabilities, losses, damages, and costs, including reasonable attorneys' fees, and any actions or proceedings in connection therewith, to the extent arising out of or resulting from (i) the negligence or willful misconduct of the Indemnifying Party or its Permittees, or (ii) any accident, injury, death, loss, or damage occurring in or about the Indemnifying Party's Parcel, but only to the extent caused by the negligence or willful misconduct of the Indemnifying Party or its Permittees. Notwithstanding anything to the contrary herein, the indemnity obligations set forth in this Section shall be limited to the proportionate share of fault of the Indemnifying Party or its Permittees and shall not apply to the extent any such claims, losses, or damages arise out of the negligence or willful misconduct of the Indemnified Party or its Permittees. For purposes of this Section, "Permittee" shall mean the officers, directors, employees, agents, contractors, customers, vendors, suppliers, visitors, invitees, patrons, licensees, tenants, subtenants, and concessionaires of a Party, insofar as their activities relate to the intended development, use, and occupancy of the Parcels.

10. Covenants Running with the Land. The provisions of this Easement Agreement, including the benefits and burdens set forth therein, shall run with the land, shall be binding upon, and shall inure to the benefit of the successors and assigns of the Parties hereto, respectively.

11. Estoppel. Each Party shall from time to time, within fifteen (15) days after written request from the other Party (but not more than twice a year), execute, acknowledge and deliver a certificate in favor of the requesting party, its lender, prospective purchasers as the case may be, affirming that, except as otherwise expressly stated in the certificate, (a) this Easement Agreement is unmodified and in full force and effect; (b) to the Party's knowledge, the other Party is not in default hereunder; (c) the requesting Party is current in its maintenance payment and performance obligations; and (d) a statement of all sums then due under this Easement Agreement from the requesting Party to the Party giving such estoppel certificate.

12. Interpretation. This Easement Agreement and the grant of easements herein shall not be strictly construed but shall be given a reasonable construction in order to carry out the intention of the parties to confer permanent and commercially usable rights of enjoyment of the easements so granted. Headings in this Easement Agreement are for convenience only and shall not limit, expand, or otherwise modify the terms and conditions contained herein.

13. Governing Law. The laws of the State of Illinois govern the construction, performance and enforcement of this Easement Agreement.

14. Counterpart Execution. This Easement Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same instrument.

15. Notice to Mortgagees.

(a) Each Party hereto agrees to give the holder of any mortgage to which the property owned by the other Party is subject a copy of any written notice or claim of default served by the Party giving such notice upon the other Party, provided that prior to such notice the Party giving such notice has been notified in writing of the name and address of such mortgage holder. Each Party hereto further agrees that the holder of any mortgage to which the property owned by the other Party is subject shall have the same period of time within which to cure or correct such default. The mortgagee's cure period shall begin to run upon receipt of the default notice, and may run concurrently with the defaulting Party's cure period. The applicable mortgagee shall have no obligation to cure the default, but the Party sending the notice of default shall accept performance by the mortgagee with the same force and effect as though performed by the defaulting Party.

(b) Any mortgagee with respect to either the Grantee Parcel or the Grantor Parcel, as applicable, shall not be responsible for any amounts incurred or becoming due under this Easement Agreement prior to a foreclosure of its mortgage or a transfer of the interest of a Party hereto in the applicable property to such mortgagee in lieu of foreclosure, and its liability hereunder in the event of such a foreclosure or transfer shall exist only so long as such mortgagee is the owner of a Parcel and shall not continue or survive after further transfer of ownership.

16. Default. Without limiting any of the remedies otherwise available at law or in equity to the Parties as a result of the breach of this Easement Agreement, the Parties agree as follows:

(a) This Easement Agreement shall be enforceable in any court of competent jurisdiction by the Parties or by any successor or assign of the Parties. Enforcement may be sought by an appropriate action at law or in equity to secure the performance of the covenants, agreements, conditions and obligations contained herein.

(b) No action taken by any Party pursuant to the provisions of this Section 16 or pursuant to any other section of this Easement Agreement shall constitute an election of remedies, and all remedies set forth in this Easement Agreement, as well as any remedies at law or in equity, shall be cumulative and shall not exclude any other remedy.

(c) Unless otherwise expressly provided herein, in the event of a breach of this Easement Agreement, the Parties agree that the defaulting Party shall have 10 calendar days after notice of said breach to correct the same prior to the non- breaching Party's seeking of any remedy provided for herein. If such breach cannot be corrected within 10 days, the non-breaching Party shall not seek to exercise any remedy provided for herein as long as the defaulting Party has initiated the cure of said breach and is diligently prosecuting the cure of said breach, but in no event shall the cure period set forth herein exceed 30 days.

(d) In the event that a legal action is filed to enforce or defend any rights or obligations under this Section 16, the non-prevailing Party shall pay the prevailing Party's reasonable attorneys' fees and court costs incurred in connection with such action.

(e) Despite anything in this Easement Agreement to the contrary, no breach under this Easement Agreement shall entitle any Party to cancel, rescind, or otherwise terminate this Easement Agreement.

17. Notices. Any notices required, pursuant to the provisions of this Easement Agreement, shall be in writing and shall be deemed to have been given or made (a) 3 business days after mailing when mailed by certified United States mail, postage prepaid, return receipt requested; (b) immediately upon personal service; (c) 1 business day after depositing with a recognized overnight courier service; or (d) on the day of the transmission if sent by email so long as it is received in its entirety by 5:00 p.m. (Central time) on that day and a copy is sent by first class mail and is post-marked the same date as the email is transmitted. A Party may change its address for notices by notice given in accordance with this Section 17. The mailing address of each Party, until changed as set forth in this Section 17, is as follows:

If to Grantee: LPC Acquisition Company, LLC,
c/o Logistics Property Company
191 N. Wacker Drive, Suite 1700,
Chicago, Illinois 60606
Attn: Matthew Leffler, Ben Fish

Email: mleffler@logisticspropco.com;
bfish@logisticspropco.com

With a copy to: Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606
Attn: Elizabeth O'Brien
Email: eobrien@lplegal.com

If to Grantor: Experior Group LLC
12161 S. Central Avenue
Alsip, Illinois 60803

18. Lender Consent. On the Effective Date, each Party shall deliver to the other Party an acknowledgement by its mortgage lender, if applicable, that such lender consents to this Easement Agreement and acknowledge that the lender's interest in the respective Parcel shall be subordinate to this Easement Agreement.

19. Severability. If any phrase, paragraph, article or portion of this Easement Agreement is found to be invalid, illegal or unenforceable by any court of competent jurisdiction, such finding of invalidity, illegality or unenforceability as to that portion shall not affect the validity, legality or enforceability of the remaining portions of this Easement Agreement. If, for any reason, this Easement Agreement, or any provision hereof, is ruled invalid, in whole or in part, the Parties shall expeditiously take such actions as may be necessary to give effect to the spirit of this Easement Agreement and the intentions of the Parties as reflected by the terms of this Easement Agreement.

20. Entire Agreement. This Easement Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all Parties to this Easement Agreement and duly recorded in with the Cook County, Illinois recorder.

21. Construction and Interpretation.

(a) This Easement Agreement and the exhibits hereto contain all the representations and the entire agreement between the Parties with respect to the subject matter hereof. Any prior negotiations, correspondence, memoranda or agreements are superseded in total by this Easement Agreement and the exhibits attached hereto. This Easement Agreement has been fully negotiated at arm's length between the signatories hereto, and after advice by counsel and other representatives chosen by such Parties, and such Parties are fully informed with respect thereto; no such Party shall be deemed the scrivener of this Easement Agreement; and, based on the foregoing, the provisions of this Easement Agreement and the Exhibits hereto shall be construed as a whole according to their common meaning and not strictly for or against any Party.

(b) Whenever required by the context of this Easement Agreement**,** (i) the singular shall include the plural and vice versa, (ii) the masculine shall include the feminine and neuter genders and vice versa; and (iii) use of the words "including", "such as", or words of similar import, when following any general term, statement or matter shall not be construed to limit such statement, term or matter to specific items, whether or not language of non-limitation, such as "without limitation", or "but not limited to", are used with reference thereto, but rather shall be deemed to refer to all other items or matters that could reasonably fall within the broadest scope of such statement, terms or matter.

(c) Except as otherwise specifically indicated, all references to an article, section or other provisions refer to Articles, Sections and other provisions of this Easement Agreement, and all references to Exhibits refer to exhibits attached to this Easement Agreement.

(d) The captions preceding the text of each article, section or other provisions are included only for convenience of reference. Captions shall be disregarded in the construction and interpretation of this Easement Agreement. Capitalized terms are also selected only for convenience of reference and do not necessarily have any connection to the meaning that might otherwise be attached to such term in a context outside of this Easement Agreement.

22. Negation of Partnership. None of the terms or provisions of this Easement Agreement shall be deemed to create a partnership between or among Parties in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprise. The Parties shall be considered as separate Parties, and neither Party shall have the right to act as an agent for another such Party, unless expressly authorized to do so herein or by separate written instrument signed by the Party to be charged.

23. Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Parcels or portion thereof to the general public, or for any public use or purpose whatsoever. Except as herein specifically provided, no right, privileges or immunities of the Parties shall inure to the benefit of any unrelated third party, nor shall any unrelated third party be deemed to be a beneficiary of any of the provisions contained herein.

24. Excusable Delays. Whenever performance is required of any Party hereunder, such Party shall use all due diligence to perform and take all necessary measures in good faith to perform; provided, however, that if despite such diligence completion of performance shall be delayed at any time by reason of acts of God, war, riots, strikes, picketing, or other labor disputes, unavailability of labor or materials, material damage to work in progress by reason of fire or other casualty, unusual weather conditions, governmental order, pandemic, epidemic, or declared health emergency, or any other cause beyond the reasonable control of a Party (financial inability, imprudent management, or negligence excepted) (each a "Force Majeure Event"), then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused. The provisions of this Section 24 shall not operate to excuse any Party from the prompt payment of any monies required by this Easement Agreement. Each Party shall take action as necessary to ensure that labor harmony is maintained on its parcel and to avoid any strike, picketing, labor stoppage or slowdown. The right of a Party to excuse its failure to

perform by reason of this Section 24 shall be conditioned upon that Party delivering to the other Party written notice of its assertion that a delay has commenced within five (5) business days after the commencement of the delay and uses reasonable efforts to resume performance as soon as reasonably possible.

25. Time. Subject to Section 24 above, time is of the essence of this Easement Agreement.

26. No Waiver. The failure of any Party to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies which that Party may have hereunder, at law or in equity and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions. No waiver by any Party of any default under this Easement Agreement shall be effective or binding on such Party unless made in writing by such Party, and no such waiver shall be implied from any omission by such Party to take action in respect to such default. No express written waiver any default shall affect any other default or cover any other period of time other than any default and/or period of time specified in such express waiver. One (1) or more written waivers of any default under any provision of this Easement Agreement shall not be deemed to be a waiver of any subsequent default in the performance of the same provision or any other term or provision contained in this Easement Agreement.

27. Limitation of Liability. There shall be no personal liability of persons, firms, corporations or entities who constitute either Party, including members, managers, partners, officers, directors, employees or agents of such Party, with respect to any of the terms, covenants, conditions, and provisions of this Easement Agreement. In the event of default by a defaulting Party hereunder any other non-defaulting Party who seeks recovery from a defaulting Party hereto shall look solely to the interest of such defaulting Party, its successors and assigns, in the Parcels for the satisfaction of each and every remedy of the non-Defaulting Party; provided, however, the foregoing shall not in any way impair, limit or prejudice the right of any Party to pursue equitable relief in connection with any term, covenants or condition of this Easement Agreement, including a proceeding for temporary restraining order, preliminary injunction, permanent injunction or specific performance.

28. Reasonable Use of Easements. The easement rights granted under this Agreement shall be exercised by each Party and its Permittees in a manner that is reasonable and consistent with the terms of this Agreement, and shall not unreasonably interfere with the operations of any business lawfully conducted from time to time on the other Party's Parcel.

29. Amendment; Voluntary Termination. This Easement Agreement may be canceled, changed, modified, amended, or terminated in whole or in part only by written instrument (i) executed by each Party, together with its lender (as applicable) and (ii) recorded with the Cook County, Illinois Recorder.

30. Liability Upon Transfer. Each Party shall be personally liable only for performance of those obligations under this Easement Agreement that relate to its own Parcel and accrue during its period of ownership. Upon transfer of title to a Parcel, a Party shall be released from all prospective obligations hereunder, and the transferee shall be deemed to assume all such

obligations from and after the date of transfer; provided, however, that the transferor shall remain liable for any defaults occurring or accruing prior to such transfer.

31. Disclaimer of Derivative Rights. No consent to the modification, from time to time, or to the termination of the provisions of this Easement Agreement shall ever be required by any lessee, sublessee, licensee, occupant, agent, concessionaire or other party other than a Party, nor shall any party other than a Party have any right to enforce any of the provisions contained in this Easement Agreement.

[*signatures appear on the following page*]

[Signature Page to Easement Agreement]

GRANTOR:

EXPERIOR GROUP LLC

By: _____
Name:
Its:

State of Illinois)
) ss
County of Cook)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of Experior Group, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____
Notary Public

My commission expires:

[Signatures continued next page]

GRANTOR:

EXPERIOR SCHAUMBURG LLC

By: _____
Name:
Its:

State of Illinois)
) ss
County of Cook)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of Experior Schaumburg, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____
Notary Public

My commission expires:

[Signature Page to Easement Agreement]

GRANTEE:

LPC ACQUISITION COMPANY, LLC

By: _____
Name: _____
Its: _____

State of _____)
) ss
County of _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of LPC Acquisition Company, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____

Notary Public

My commission expires:

CONSENT AND SUBORDINATION AGREEMENT

COVANTAGE CREDIT UNION, a Wisconsin chartered credit union ("Mortgagee"), as the holder of (1) that certain Construction Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing granted by Experior Group LLC and Experior Schaumburg LLC (collectively "Mortgagor"), to Mortgagee dated December 19, 2023 and recorded in the Offices of the County Recorder of Cook County, Illinois ("County Recorder"), as Instrument No. 2336006038 (the "Mortgage"), (2) that certain Assignment of Leases and Rents, from Mortgagor, as assignor, to Mortgagee, as assignee, dated December 19, 2023 and recorded in Offices of the County Recorder, as Instrument No. 2336006039 (the "ALR"), and (3) that certain First Recordable Amendment of Loan Documents for Purposes of Recording from Mortgagor, as assignor, to Mortgagee, as assignee, dated September 25, 2024 and recorded in Offices of the County Recorder, as Instrument No. 2427724044 (the "Amendment"), does hereby grant its consent in all respects to this Covenants, Conditions, Restrictions and Reciprocal Easement Agreement, and agrees and consents that the Mortgage, the ALR, and the Amendment are hereby made subject and subordinate to this Easement Agreement.

MORTGAGEE:

COVANTAGE CREDIT UNION, a Wisconsin chartered credit union

By: _____
Name: _____
Its: _____

State of _____)
) ss
County of _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of COVANTAGE CREDIT UNION, a Wisconsin chartered credit union who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____

Notary Public

My commission expires:

EXHIBIT A-1

GRANTEE PARCEL LEGAL DESCRIPTION

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;
CONTAINING 990,467 SQUARE FEET (22.738 ACRES) MORE OR LESS

Permanent Real Estate Index Number(s): 07-32-400-007-0000, 07-32-400-008-0000, 07-32-400-009-0000, 07-32-400-010-0000, 07-32-400-011-0000, 07-32-400-012-0000, 07-32-400-013-0000, 07-32-403-006-0000, 07-32-403-007-0000, 07-32-403-008-0000, 07-32-403-009-0000, 07-32-405-001-0000, 07-32-405-002-0000, 07-32-405-003-0000, 07-32-405-004-0000, 07-32-405-005-0000, 07-32-405-006-0000, 07-32-405-007-0000, 07-32-405-008-0000, 07-32-405-009-0000, 07-32-405-015-0000, 07-32-405-016-0000, 07-32-405-018-0000

Common Address:

EXHIBIT A-2

GRANTOR PARCEL LEGAL DESCRIPTION

LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS.

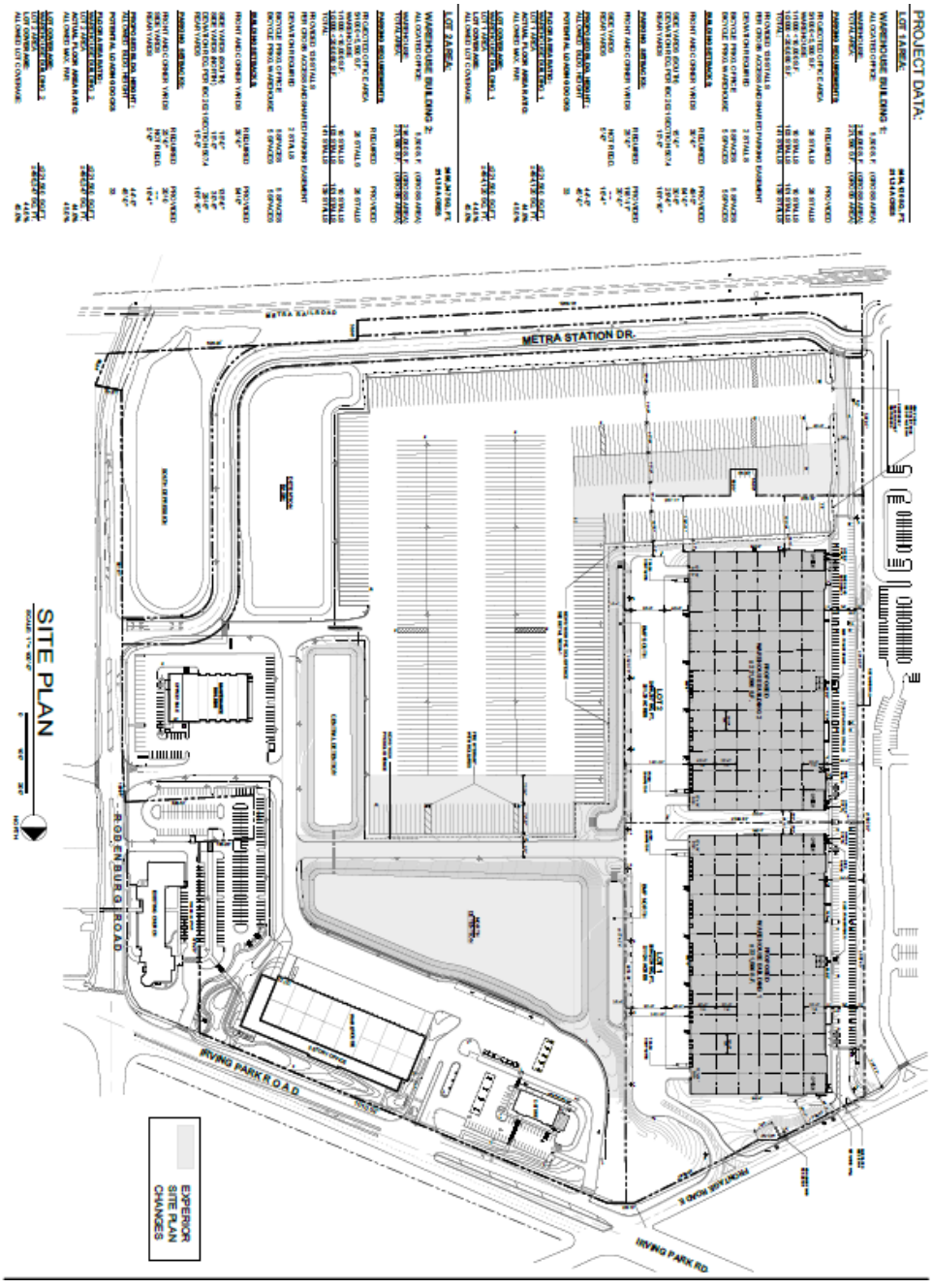
CONTAINING 2,459,431 SQUARE FEET (56.461 ACRES) MORE OR LESS

Permanent Real Estate Index Number(s):

Common Address:

EXHIBIT B

SITE PLAN[2]



[2] ***Note to draft: Site plan is the 8.10.25 version; check with Ben Fish prior to recording to confirm it is final.***

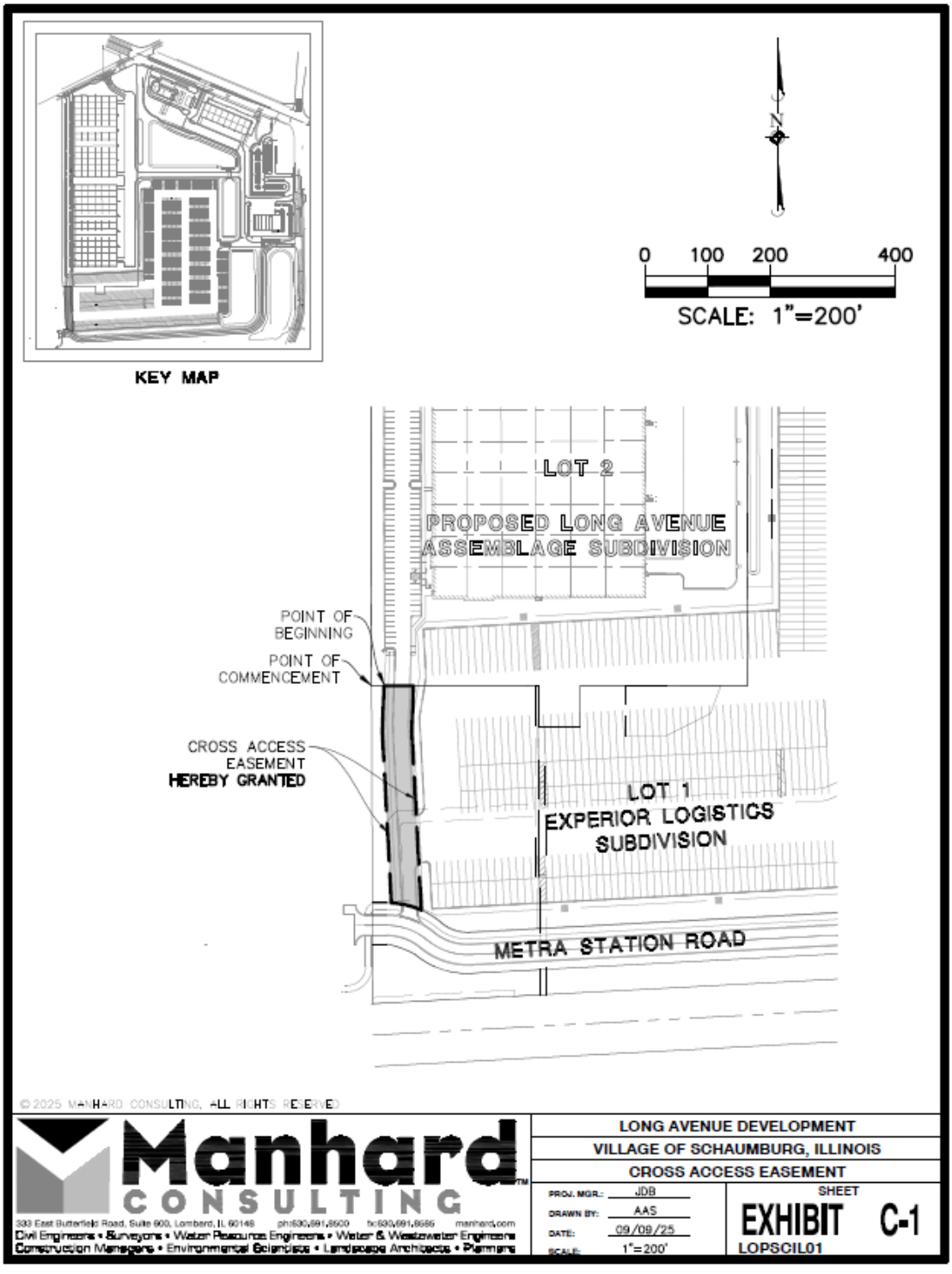
EXHIBIT C

LEGAL DESCRIPTION – EASEMENT AREA 1

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 19.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 47.03 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 15 SECONDS WEST, A DISTANCE OF 72.82 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 34 SECONDS EAST, A DISTANCE OF 285.37 FEET TO A POINT OF NON-TANGENT CURVATURE, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF METRA STATION DRIVE AS DEDICTED PER DOCUMENT NUMBER 2306722045; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 136.00 FEET, AN ARC DISTANCE OF 49.30 FEET, A CHORD BEARING NORTH 76 DEGREES 29 MINUTES 36 SECONDS WEST, AND A CHORD DISTANCE OF 49.03 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 03 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 273.50 FEET; THENCE NORTH 02 DEGREES 04 MINUTES 15 SECONDS EAST, A DISTANCE OF 73.16 FEET TO THE POINT OF BEGINNING.
CONTAINING 16,491 SQUARE FEET (0.379 ACRES) MORE OR LESS.

EXHIBIT C-1

DEPICTION - EASEMENT AREA



1

EXHIBIT D

LEGAL DESCRIPTION – EASEMENT AREA 2

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 853.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68 DEGREES 22 MINUTES 26 SECONDS EAST, A DISTANCE OF 26.93 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 783.93 FEET; THENCE NORTH 44 DEGREES 49 MINUTES 57 SECONDS EAST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 71.00 FEET; THENCE NORTH 45 DEGREES 10 MINUTES 03 SECONDS WEST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 783.92 FEET; THENCE SOUTH 68 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF 26.93 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,115 SQUARE FEET (0.967 ACRES) MORE OR LESS

EXHIBIT D-1

DEPICTION - EASEMENT AREA 2

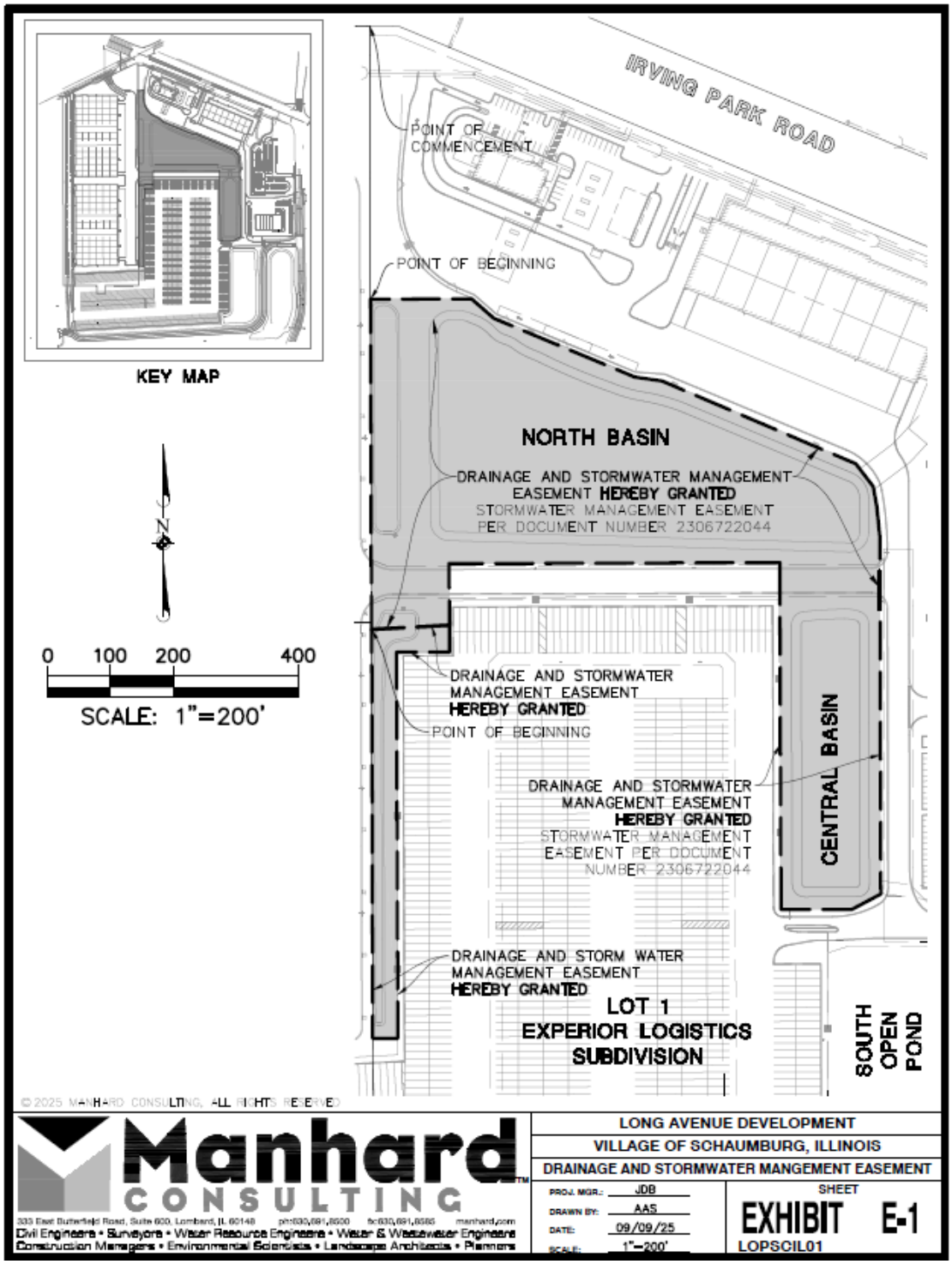


EXHIBIT E

LEGAL DESCRIPTION – DETENTION EASEMENT AREA

THAT PART OF STORMWATER MANAGEMENT EASEMENT GRANTED BY DOCUMENT NUMBER 2306722044, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 436.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 161.49 FEET; THENCE SOUTH 48 DEGREES 56 MINUTES 22 SECONDS EAST, A DISTANCE OF 47.43 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 28 SECONDS EAST, A DISTANCE OF 244.00 FEET; THENCE SOUTH 81 DEGREES 54 MINUTES 39 SECONDS EAST, A DISTANCE OF 43.82 FEET; THENCE SOUTH 66 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE OF 336.88 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 42 SECONDS EAST, A DISTANCE OF 45.90 FEET; THENCE SOUTH 10 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 32.90 FEET; THENCE SOUTH 05 DEGREES 41 MINUTES 28 SECONDS EAST, A DISTANCE OF 48.77 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 570.17 FEET; THENCE SOUTH 61 DEGREES 54 MINUTES 39 SECONDS WEST, A DISTANCE OF 52.52 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 113.37 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 26 SECONDS WEST, A DISTANCE OF 554.36 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 529.00 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 07 SECONDS EAST, A DISTANCE OF 98.36 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 47 SECONDS WEST, A DISTANCE OF 125.15 FEET TO SAID WESTERLY LINE OF LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 527.75 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH
THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 964.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 53 MINUTES 47 SECONDS EAST, A DISTANCE OF 124.41 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 35 SECONDS EAST, A DISTANCE OF 43.11 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 84.25 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 616.98 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 40.00 FEET TO SAID WESTERLY LINE OF LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 653.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 377,577 SQUARE FEET (8.668 ACRES) MORE OR LESS

EXHIBIT E-1

DEPICTION - DETENTION EASEMENT AREA

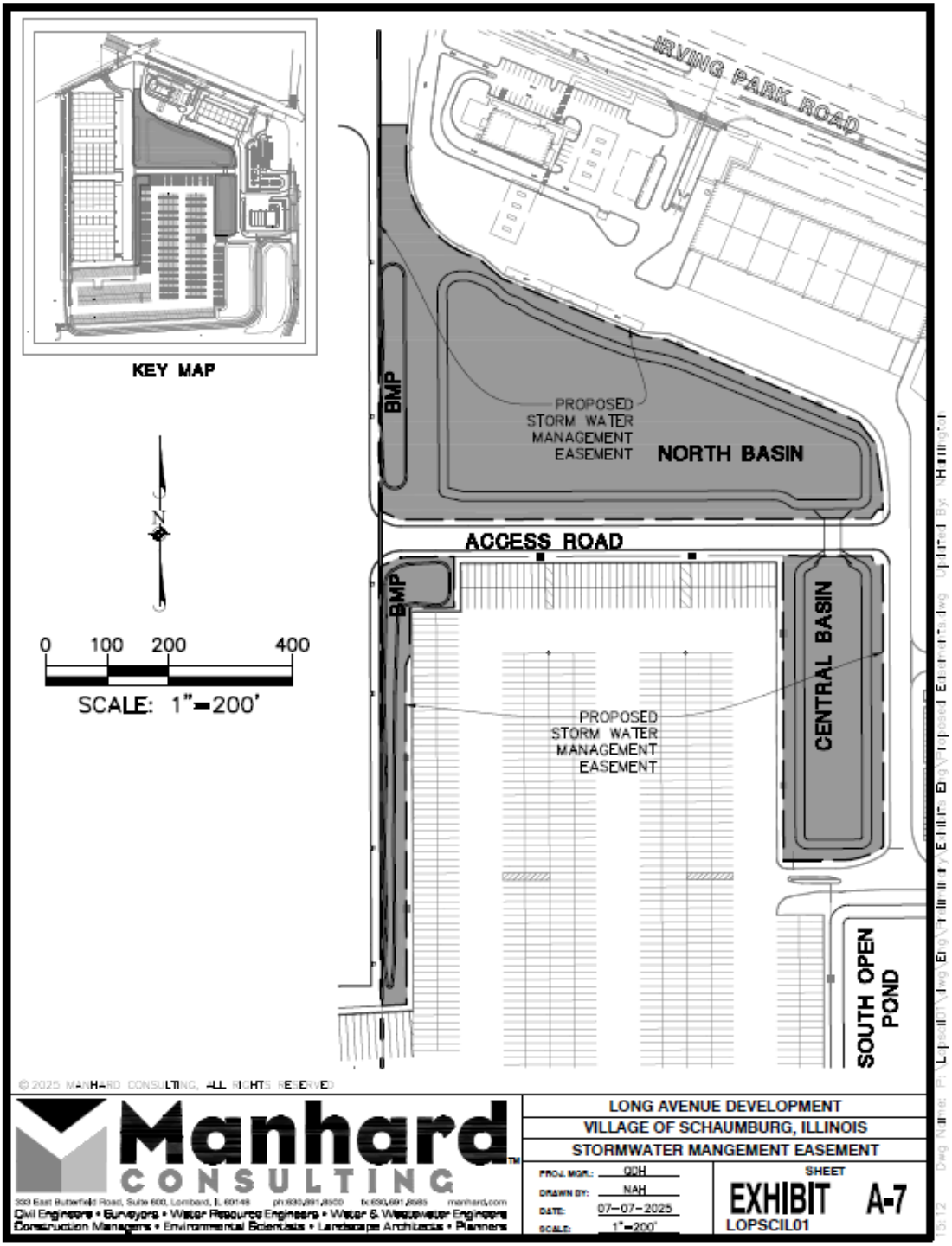


EXHIBIT F

LEGAL DESCRIPTION – EASEMENT AREA 4

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 408.18 TO A POINT ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 204.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 541.63 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 56.57 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 144.17 FEET TO A POINT OF NON-TANGENT CURVATURE, BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF METRA STATION DRIVE AS DEDICTED PER DOCUMENT NUMBER 2306722045; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 143.00 FEET, AN ARC DISTANCE OF 72.27 FEET, A CHORD BEARING SOUTH 49 DEGREES 47 MINUTES 52 SECONDS WEST, AND A CHORD DISTANCE OF 71.50 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 175.43 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 36 SECONDS WEST, A DISTANCE OF 627.63 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,666 SQUARE FEET (0.842 ACRES) MORE OR LESS

EXHIBIT F-1

DEPICTION – EASEMENT AREA 4

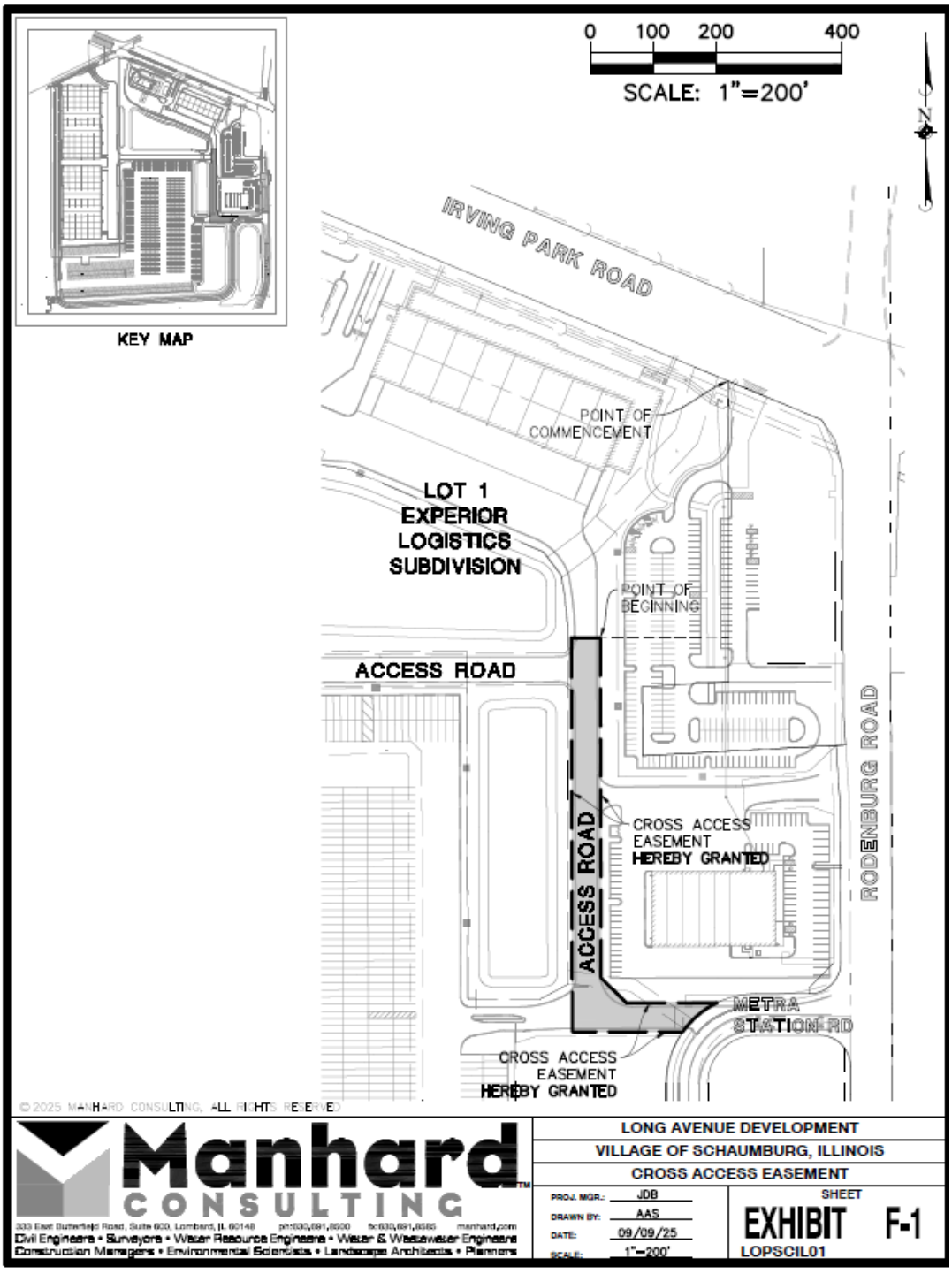


EXHIBIT G

LEGAL DESCRIPTION – EASEMENT AREA 5

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, A DISTANCE OF 167.55 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 28 SECONDS EAST, A DISTANCE OF 155.75 FEET; THENCE SOUTH 67 DEGREES 15 MINUTES 56 SECONDS EAST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 67 DEGREES 28 MINUTES 46 SECONDS EAST, A DISTANCE OF 352.75 FEET; THENCE SOUTH 52 DEGREES 41 MINUTES 19 SECONDS EAST, A DISTANCE OF 52.85 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 52 SECONDS EAST, A DISTANCE OF 9.50 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 08 SECONDS EAST, A DISTANCE OF 20.35 FEET TO AN EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 16.30 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 5.47 FEET; THENCE SOUTH 22 DEGREES 49 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 20.60 FEET; THENCE NORTH 52 DEGREES 41 MINUTES 19 SECONDS WEST, A DISTANCE OF 54.81 FEET; THENCE NORTH 67 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 351.47 FEET; THENCE NORTH 67 DEGREES 15 MINUTES 56 SECONDS WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 67 DEGREES 22 MINUTES 28 SECONDS WEST, A DISTANCE OF 153.81 FEET;THENCE NORTH 89 DEGREES 12 MINUTES 51 SECONDS WEST, A DISTANCE OF 165.45 FEET TO SAID WESTERLY LINE OF LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,728 SQUARE FEET (0.269 ACRES) MORE OR LESS

EXHIBIT G-1

DEPICTION – EASEMENT AREA 5

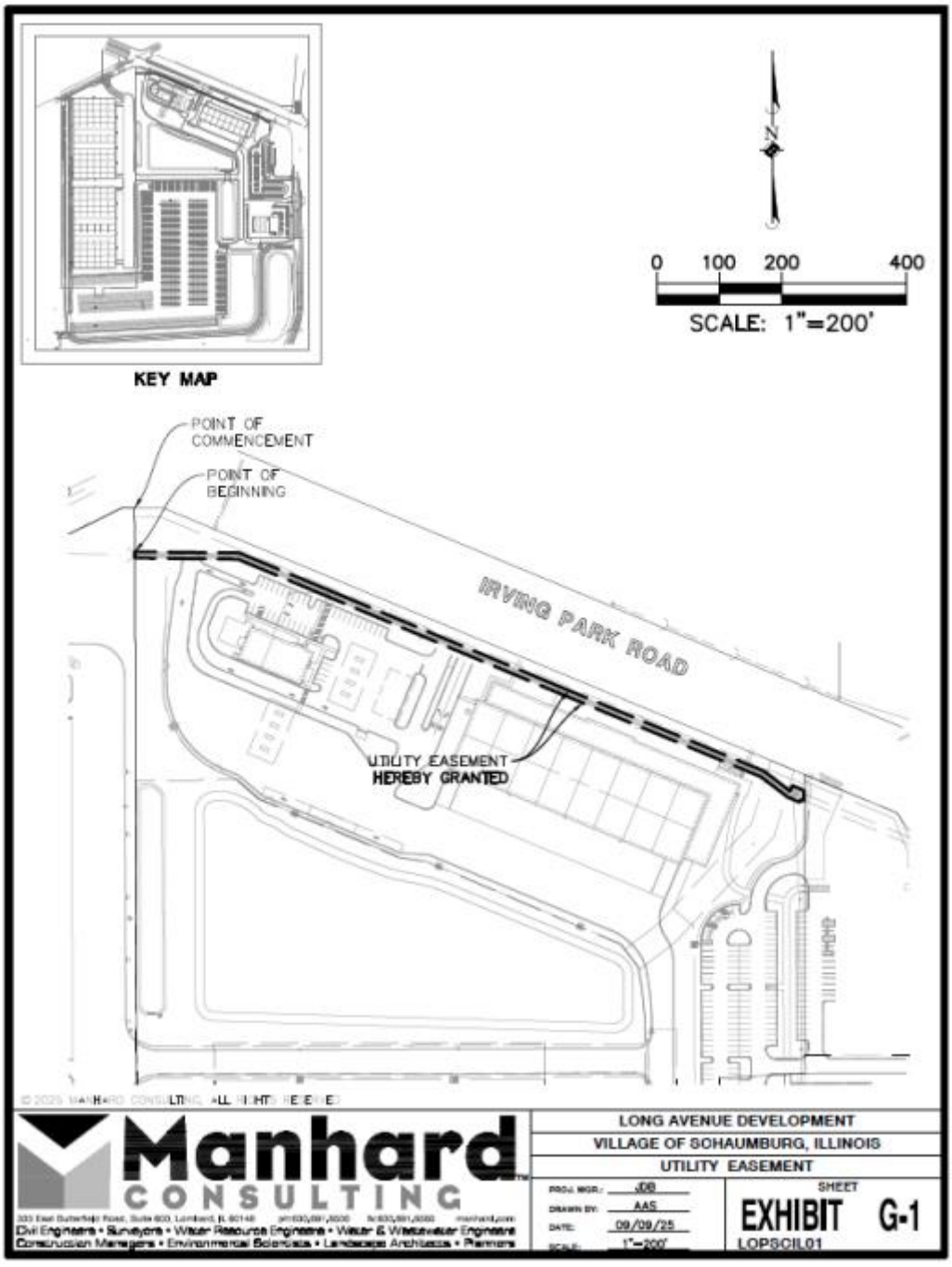


EXHIBIT H

INSURANCE REQUIREMENTS

THROUGHOUT THE TERM OF THIS EASEMENT AGREEMENT, EACH OWNER SHALL PROCURE AND MAINTAIN GENERAL AND/OR COMPREHENSIVE PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST CLAIMS FOR PERSONAL INJURY (INCLUDING CONTRACTUAL LIABILITY ARISING UNDER THE INDEMNITY CONTAINED IN PARAGRAPH 9 ABOVE), DEATH, OR PROPERTY DAMAGE OCCURRING UPON SUCH OWNER'S PARCEL, WITH SINGLE LIMIT COVERAGE OF NOT LESS THAN AN AGGREGATE OF FIVE MILLION DOLLARS ($5,000,000.00) INCLUDING UMBRELLA COVERAGE, IF ANY, AND NAMING EACH OTHER OWNER DURING THE CONTINUANCE OF THE EASEMENT AGREEMENT (PROVIDED THE OWNER OBTAINING SUCH INSURANCE HAS BEEN SUPPLIED WITH THE NAME OF SUCH OTHER OWNER) AS ADDITIONAL INSUREDS. EITHER PARTY MAY ELECT TO SELF-INSURE AND/OR CARRY INSURANCE REQUIRED HEREUNDER UNDER MASTER OR BLANKET POLICIES OF INSURANCE.

GROUND LEASE

between

LPC ACQUISITION COMPANY, LLC

as Landlord,

and

EXPERIOR GROUP LLC,

as Tenant

Premises:

Approximately 1.495 acres located between the southern end of Fenz Acres Subdivision and the northwestern end of Experior Logistics Subdivision, Schaumburg, Illinois

Dated as of September 11, 2025

TABLE OF CONTENTS

Page

Article 1 DEFINITIONS 1
Article 2 PREMISES AND TERM OF LEASE 3
Article 3 RENT 4
Article 4 IMPOSITIONS 5
Article 5 LATE CHARGES 5
Article 6 INSURANCE 6
Article 7 USE OF CASUALTY INSURANCE PROCEEDS 9
Article 8 CONDEMNATION 10
Article 9 ASSIGNMENT AND SUBLETTING 12
Article 10 CONSTRUCTION OF THE IMPROVEMENTS 13
Article 11 REPAIRS 14
Article 12 CHANGES, ALTERATIONS AND ADDITIONS 15
Article 13 REQUIREMENTS OF PUBLIC AUTHORITIES AND OF INSURANCE UNDERWRITERS AND POLICIES 16
Article 14 EQUIPMENT 16
Article 15 DISCHARGE OF LIENS; BONDS 16
Article 16 NO REPRESENTATIONS BY LANDLORD; DEMOLITION OF EXISTING RESIDENTIAL STRUCTURES 17
Article 17 LANDLORD NOT LIABLE FOR INJURY OR DAMAGE, ETC. 17
Article 18 INDEMNIFICATION OF LANDLORD 18
Article 19 RIGHT OF INSPECTION 19
Article 20 PERMITTED USE; NO UNLAWFUL OCCUPANCY; OPERATION OF THE PREMISES 19
Article 21 EVENTS OF DEFAULT AND REMEDIES 20
Article 22 NOTICES 23
Article 23 SUBORDINATION; ATTORNMENT 23
Article 24 HAZARDOUS SUBSTANCES 25
Article 25 CERTIFICATES BY LANDLORD AND TENANT 27
Article 26 CONSENTS AND APPROVALS 27
Article 27 SURRENDER AT END OF TERM 28
Article 28 ENTIRE AGREEMENT 29
Article 29 QUIET ENJOYMENT 29
Article 30 SEVERABILITY 29
Article 31 OPTION TO SELL 29
Article 32 MISCELLANEOUS 30

EXHIBITS AND SCHEDULES

Exhibit A-1 Description of the Land

Exhibit A-2 Depiction of the Land

Exhibit B Permitted Encumbrances

Exhibit C Form of Memorandum of Ground Lease

GROUND LEASE

THIS GROUND LEASE (the "Lease") is made as of the 11th day of September, 2025, by and between **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company ("Landlord"), and **EXPERIOR GROUP LLC**, an Illinois limited liability company ("Tenant").

W I T N E S S E T H:

It is hereby mutually covenanted and agreed by and between the parties hereto that this Lease (hereinafter defined) is made upon the terms, covenants and conditions hereinafter set forth.

ARTICLE 1
DEFINITIONS

The terms defined in this Article 1, for all purposes of this Lease, shall have the following meanings:

1.01. "Affiliate of Tenant" shall mean any Person controlled by, under common control with or controlling Tenant.

1.02. "Business Day" shall mean any day which is not a Saturday, Sunday or a day observed as a holiday by either the State of Illinois or the United States government.

1.03. "Certificate of Occupancy" shall mean a certificate of occupancy (temporary or permanent) or other similar certificate issued by the appropriate governmental department or agency of the City (hereinafter defined).

1.04. "City" shall mean the village of Schaumburg, Illinois.

1.05. "Commencement Date" shall mean the date of commencement of the Term (hereinafter defined) as set forth in Article 2.

1.06. "Construction Agreements" shall mean agreements for construction, Restoration (hereinafter defined), Capital Improvement, rehabilitation, alteration, conversion, extension, repair or demolition performed pursuant to this Lease.

1.07. "Default" shall mean any condition or event which constitutes or, after the giving of notice or the passage of time or both, would constitute an Event of Default (hereinafter defined).

1.08. "Equipment" shall mean any and all fixtures, equipment and machinery of every kind and nature whatsoever now or hereafter affixed or attached to the Improvements, or now or hereafter used or procured for use in connection with the operation, use or occupancy thereof, and the appurtenances thereof, but excluding therefrom all trade fixtures and articles of personal property title to which is vested in Tenant, any Person claiming under Tenant or in contractors engaged in maintaining the Premises.

1.09. "Expiration Date" shall mean the date of the expiration of the Term as set forth in Article 2.

1.10. "Fee Mortgage" shall mean any mortgage or trust deed which now or hereafter is a lien on the entire fee simple title to the Land or the Premises, or any part thereof, as the same may be renewed, modified, amended, extended, consolidated or coordinated from time to time.

1.11. "Fee Mortgagee" shall mean the holder of a Fee Mortgage.

1.12. "Governmental Authority (Authorities)" shall mean the United States of America, the State of Illinois, County of Cook, and City, and any agency, authority, department, commission, board, bureau, instrumentality or political subdivision of any of the foregoing, now existing or hereafter created, having jurisdiction over the Premises or any portion thereof.

1.13. "Improvements" shall mean all of the Equipment (hereinafter defined) and other improvements and appurtenances of every kind and description now or hereafter erected, constructed or placed on or about the Land (hereinafter defined), and any and all alterations and replacements thereof, additions thereto and substitutions therefor.

1.14. "Insurance Policies" shall mean any and all insurance policies which Tenant is required to keep and maintain pursuant to this Lease.

1.15. "Land" shall mean the real estate legally described on **Exhibit A-1** , and depicted on **Exhibit A-2**, each attached hereto and made a part hereof.

1.16. "Landlord," on the date as of which this Lease is made, shall mean LPC Acquisition Company, LLC, but thereafter, "Landlord" shall mean only the holder of the landlord's interest in the Land at the time in question, so that if LPC Acquisition Company, LLC or any successor to its interest hereunder ceases to have any interest in the Land as the result of a sale or sales or transfer or transfers of the Landlord's interest in the Land, then the Landlord under this Lease at the time of such sale or sales or transfer or transfers shall be and hereby is entirely freed and relieved of all agreements, covenants and obligations of Landlord hereunder to be performed on or after the date of such sale or transfer, any remaining liability of such Landlord to be subject to the provisions of Section 32.04 hereof, and it shall be deemed and construed without further agreement between the parties or their successors in interest and the Person who then acquires or owns the landlord's interest in the Land, including, without limitation, the purchaser or transferee in any such sale or transfer, that such Person has assumed and agreed to carry out, subject to the provisions of Section 32.04 hereof, any and all agreements, covenants and obligations of Landlord hereunder accruing on or after the date of the aforesaid sale or transfer.

1.17. "Lease" shall mean this Ground Lease and all amendments, modifications, extensions and renewals hereof and exhibits attached hereto.

1.18. "Lease Year" shall mean each consecutive twelve (12) month period during the Term, the first Lease Year commencing on the Commencement Date and expiring at midnight of the day preceding the first anniversary of the Commencement Date, and each successive consecutive twelve (12) month period thereafter.

1.19. "Net Replacement Cost" shall mean the actual replacement cost of the Improvements (excluding foundation and excavation costs, but including the cost of debris removal and of replacing all Equipment appurtenant to, located in or used in connection with the Improvements) without physical depreciation.

1.20. "Permitted Encumbrances" shall mean the items set forth in **Exhibit B** attached hereto and made a part hereof.

1.21. "Person" shall mean and include an individual, corporation, partnership, joint venture, estate, trust, unincorporated association or any federal, state, county or municipal government or any bureau, department, authority or agency thereof.

1.22. "Premises" shall mean the Land and the Improvements.

1.23. "Prime Rate" shall mean the annual rate of interest announced from time to time by JPMorgan Chase as its corporate base rate of interest.

1.24. "Substantial Completion" shall mean the date upon which the City (or the applicable agency thereof) issues a permanent certificate of occupancy for the shell and core of the initial trailer stall Improvements described in Section 11.01.

1.25. "Tenant" shall mean Experior Group LLC, provided, however, that whenever this Lease and the leasehold estate hereby created shall be assigned or transferred in accordance with the terms of and in the manner specifically permitted by this Lease, then, from and after the date of such assignment or transfer and until the next permitted assignment or transfer, the term "Tenant" shall mean the permitted assignee or transferee, except that the assignor shall continue to remain liable with respect to any obligations or liabilities of Tenant hereunder.

1.26. "Term" shall mean the term of this Lease as set forth in Article 2 hereof.

1.27. "Unavoidable Delays" shall mean delays incurred by Tenant due to strikes, lockouts, acts of God, enemy action, civil commotion, governmental restrictions or preemption, fire or other casualty or other causes beyond the reasonable control of Tenant (not including Tenant's insolvency, bankruptcy or financial condition or financial difficulties or problems or any action by Tenant or any Affiliate of Tenant).

1.28. "Zoning Laws" shall mean the zoning laws of the City, as the same may be amended from time to time.

ARTICLE 2
PREMISES AND TERM OF LEASE

Landlord does hereby demise and lease to Tenant, and Tenant does hereby lease, hire and take from Landlord, the Premises, subject to the Permitted Encumbrances.

TO HAVE AND TO HOLD unto Tenant, its successors and assigns, for a term of ninety-nine (99) years (the "Term") commencing on the date (the "Commencement Date") that is the latest to occur of: (i) the date Landlord acquires fee title to the entirety of the Premises, (ii) the date the Premises are delivered to Tenant with the Landlord Demolition Work (hereinafter defined) substantially completed, or (iii) the date first written above. The Term shall expire on the day immediately preceding the ninety-ninth (99th) anniversary of the Commencement Date, or on such earlier date upon which this Lease may be terminated as hereinafter provided (the "Expiration Date"). Following the determination of the Commencement Date, upon the request of Landlord or Tenant, Landlord and Tenant shall enter into a memorandum of this Lease in the form attached hereto as **Exhibit C**, which memorandum may be recorded in the appropriate land records. If an Event of Default occurs hereunder and, as a result thereof, this Lease is terminated, Landlord may execute a statement to be recorded in the appropriate land records terminating such memorandum. Tenant hereby appoints Landlord as its attorney-in-fact to execute such a termination statement on its behalf. This appointment shall be deemed to be coupled with an interest and irrevocable.

ARTICLE 3
RENT

3.01. Tenant shall pay to Landlord, without offset or deduction and without notice or demand, an amount equal to One Dollar ($1.00) per year ("Base Rent") payable in advance on the Commencement Date and on the first day of each Lease Year thereafter occurring during the Term (unless any such date is not a Business Day, in which case payment shall be due on the next succeeding Business Day). Base Rent shall be paid in lawful money of the United States to Landlord at the office of Landlord or at such other place as Landlord shall direct from time to time by written notice to Tenant.

3.02. Tenant shall also pay and discharge as additional rent (the "Additional Rent") all other amounts, liabilities and obligations of whatsoever nature relating to the Premises, including, without limitation, any amounts arising under any operating easement, or other similar agreements affecting the Premises or any adjoining property thereto, and all interest and penalties that may accrue thereon in the event of Tenant's failure to pay such amounts when due, and all damages, costs and expenses which Landlord may incur by reason of any Default of Tenant or failure on Tenant's part to comply with any of the terms of this Lease, all of which Tenant hereby agrees to pay upon demand.

3.03. This Lease shall be deemed and construed to be a fully "net lease" and Tenant shall pay to Landlord, absolutely net throughout the Term, all Base Rent and Additional Rent (collectively, "Rental"), free of any charges, assessments, impositions or deductions of any kind and without abatement, deduction or setoff whatsoever in the manner set out above for payment of Base Rent, and under no circumstances or conditions, whether now existing or hereafter arising, or whether beyond the present contemplation of the parties, shall Landlord be expected or required to make any payment of any kind whatsoever relating to the Premises or be under any other obligation or liability hereunder or otherwise, except as herein otherwise expressly set forth. Except for debt service on any indebtedness of Landlord, Tenant shall pay all costs, expenses and charges of every kind and nature relating to the Premises which may arise or become due or payable prior to, during or after (but attributable to a period falling within) the Term, including all costs, expenses and charges related to all recorded or unrecorded agreements, easements, declarations, restrictions or other matters affecting the title to the Premises, and Tenant hereby agrees to indemnify Landlord against and hold Landlord harmless from the same. Except as otherwise specifically provided in this Lease, Tenant's obligation to pay Rental hereunder shall not terminate prior to the Expiration Date, notwithstanding the exercise by Landlord of any or all of its rights under Article 21 hereof or otherwise, and all the obligations of Tenant hereunder shall be absolute and shall not be affected for any reason whatsoever, including, without limitation, by any damage to or destruction of the Premises or any part thereof, any taking of the Premises or any part thereof or interest therein by condemnation or otherwise, any prohibition, limitation, restriction or prevention of Tenant's use, occupancy or enjoyment of the Premises or any part thereof, or any interference with such use, occupancy or enjoyment by any person or for any reason, any matter affecting title to the Premises, any default by Landlord hereunder, the impossibility, impracticability or illegality of performance by Landlord, Tenant or both, any action of any governmental authority, Tenant's acquisition of ownership of all or part of the Premises (unless this Lease shall be terminated by a writing signed by all persons, including any Fee Mortgagee, having an interest in the Premises), any breach of warranty or misrepresentation, or any other cause whether similar to or dissimilar from the foregoing and whether or not Tenant shall have notice or knowledge thereof and whether or not such cause shall now be foreseeable. The parties intend that the obligations of Tenant under this Lease shall be separate and independent covenants and agreements and shall continue unaffected unless such obligations have been modified or terminated pursuant to an express provision of this Lease.

3.04. Tenant hereby waives all right (i) to terminate this Lease, or (ii) to surrender this Lease, or (iii) to any abatement, deferment, reduction, setoff, counterclaim or defense with respect to any Rental

payable hereunder. Tenant shall remain obligated under this Lease in accordance with its terms, and Tenant hereby waives any and all rights now or hereafter conferred by statute or otherwise to modify or to avoid strict compliance with its obligations under this Lease. Notwithstanding any such statute or otherwise, Tenant shall be bound by all the terms and provisions contained in this Lease.

ARTICLE 4
IMPOSITIONS

4.01. Tenant further agrees to pay, as Additional Rent for the Premises, all Impositions (as hereinafter defined) which accrue during the Term of this Lease, and are levied, assessed or become a lien imposed upon the Premises or any part thereof. Such Additional Rent shall be payable notwithstanding the fact that the amount of such Impositions may not be ascertainable or due and payable until after the expiration of the Term of this Lease; provided, however, that the Impositions levied against the Premises shall be prorated between Landlord and Tenant for the first year of the Term hereof as of the Commencement Date, and as of the Expiration Date for the last year of the Term, all such prorations being calculated on the basis of the aggregate Impositions payable over the entirety of the calendar year in which the Commencement Date occurs (as to the first year of the Term) and the calendar year in which the Expiration Date occurs (as to the last year of the Term), as the case may be.

4.02. From time to time upon Landlord's receipt of any bills for Impositions against the Premises from the applicable taxing authority, Landlord shall notify Tenant of the same in writing, and Tenant shall pay such Impositions to Landlord within thirty (30) days of Landlord's demand. If at any time any bills for Impositions against the Premises also apply (in part) to other real property which is not the Premises, Tenant shall be responsible for payment of its pro rata share of such bills, as reasonably determined by Landlord based on the square footage of the land comprising the Premises and the square footage of the land comprising such other real property which is the subject to such bill. Subject to Tenant's obligation to timely pay Landlord for Impositions against the Premises as contemplated above, Landlord shall pay Impositions applicable to the Premises to the applicable taxing authority.

4.03. Tenant shall, in addition to the foregoing, pay any new Impositions of a nature not presently in effect but which may hereafter be levied or assessed upon Landlord or upon the Premises or imposed as a lien upon the Premises, if such Impositions shall be based upon or arise out of the ownership, use or operation of the Premises. Tenant's obligations under this Article shall survive the expiration or termination of this Lease. As used herein, "Impositions" means real estate taxes, assessments, sewer rents, rates and charges, permit and license fees, transit taxes, taxes based upon the receipt of rent, and any other federal, state or local governmental or quasi-governmental charge, general, special, ordinary or extraordinary, which may now or hereafter be assessed, accrue or become a lien against the Premises or any portion thereof in any year during the Term of this Lease, and also shall include any personal property taxes (attributable to the year in which paid) imposed upon the furniture, fixtures, machinery, equipment, apparatus, systems and appurtenances used in connection with the operation of the Premises and any fine, penalty, interest or cost that may be added to the foregoing as a result of Tenant's nonpayment of Landlord's invoice therefor.

ARTICLE 5
LATE CHARGES

If payment of Base Rent, Impositions or other Rental shall become overdue beyond the due date thereof pursuant to this Lease (or if no such due date is set forth in this Lease, then such due date for purposes of this Article 5 shall be deemed to be the date upon which demand therefor is made), a late charge on the sums so overdue equal to the lesser of (i) the Prime Rate plus five percent (5%) per annum, or (ii) the highest interest rate allowable by applicable law (such lesser amount is referred to herein as the

"Late Charge Rate"), for the period from the due date to the date of actual payment, shall become due and payable to Landlord as liquidated damages for the administrative costs and expenses incurred by Landlord by reason of Tenant's failure to make prompt payment, and the late charges shall be payable by Tenant on demand.

ARTICLE 6
INSURANCE

6.01. Tenant shall:

(i) keep the Improvements insured against loss or damage by fire, windstorm, tornado and hail and all other hazards covered by the usual extended coverage and "all risk" endorsements of whatsoever kind ("Casualty Insurance"), including, without limitation, coverage for loss or damage by water, flood, subsidence and earthquake, with such sublimits as are reasonably required by Landlord, and excluding from such coverage normal settling only, and including war risks when and to the extent obtainable from the United States government or an agency thereof. Such Casualty Insurance shall be in the amount set forth in the "agreed amount clause" endorsement to the policy in question, which endorsement shall be attached to the policy, provided that such amount, in all events, shall be (x) sufficient to prevent Landlord and Tenant from becoming co-insurers under provisions of applicable policies of insurance, and (y) in the amount not less than one hundred percent (100%) of the Net Replacement Cost of the Improvements, such Net Replacement Cost to be determined by the insurers from time to time, but not less frequently than required by the standard "agreed amount clause" endorsement, and (a) no omission on the part of Landlord to request any such determination shall relieve Tenant of its obligation to have such Net Replacement Cost determined as aforesaid, and (b) any such determination to the contrary notwithstanding, Landlord may require Tenant to furnish additional insurance of the nature specified in this paragraph at any time that Landlord reasonably deems such Casualty Insurance to be inadequate;

(ii) provide and keep in force general comprehensive public liability insurance ("Liability Insurance") against liability for bodily injury and death and property damage, such Liability Insurance to be in such amount as may from time to time be reasonably required by Landlord, but not less than $5,000,000.00 combined single limit for liability for bodily injury, death and property damage, and shall include the Premises and all sidewalks adjoining or appurtenant to the Premises, shall contain blanket contractual coverage and shall also provide the following protection:

(1) completed operations;

(2) personal injury protection;

(3) sprinkler leakage/water damage legal liability;

(4) fire legal liability, if not otherwise covered under the comprehensive form of public liability insurance;

(5) employees as additional insured coverage; and

(6) coverage to indemnify and hold Landlord and all other Indemnified Parties harmless from and against all cost, expense and liability arising out of or based upon any and all claims, accidents, injuries and damages mentioned in Article 18 hereof (and the policy or endorsement shall have Section 18.01 hereof printed thereon in its entirety);

Tenant also shall provide and keep in force automobile liability and property damage insurance for all owned, non-owned and hired vehicles insuring against liability for bodily injury and death and for property damage in an amount determined from time to time by Landlord, but not less than $1,000,000.00 combined single limit, such insurance to contain the so-called "occurrence clause";

(iii) provide and keep in force workers' compensation providing statutory benefits for all persons employed by Tenant at or in connection with the Premises;

(iv) provide and keep in force rent insurance on an "All Risk of Physical Loss" basis in an amount not less than the sum of (a) the Base Rent then payable hereunder for a period of one year, (b) an amount equal to the Impositions for a like period, and (c) an amount equal to the insurance premiums payable under this Lease for a like period;

(v) if a sprinkler system shall be located in any portion of the Improvements, provide and keep in force sprinkler leakage insurance in amounts reasonably required by Landlord;

(vi) provide and keep in force boiler, machinery and pressure vessel insurance in an amount determined from time to time by Landlord, but not less than $1,000,000.00 per occurrence on a combined basis covering direct property loss and loss of income and providing for all steam, mechanical and electrical equipment, including, without limitation, all boilers, unfired pressure vessels, piping and wiring, to the extent applicable; and

(vii) provide and keep in force such other insurance in such amounts as may from time to time be reasonably required by Landlord or any Fee Mortgage against such other insurable hazards as at the time are commonly insured against in the case of prudent owners of like buildings and improvements.

Whenever, under the terms of this Lease, Tenant is required to maintain insurance, Landlord shall be an additional named insured in all such insurance policies. If the Premises shall be subject to any Fee Mortgage, the public liability insurance shall, if required by such Fee Mortgage, name the Fee Mortgagee as an additional named insured, and all other insurance provided hereunder shall name the Fee Mortgagee as an additional named insured under a standard "noncontributory mortgagee" endorsement or its equivalent.

6.02. If a loss shall be payable to Tenant, provided that there is no Default by Tenant hereunder, Tenant (1) shall hold the insurance proceeds with respect to such loss in trust for the sole purpose of paying the cost of the Restoration, and (2) shall apply such proceeds first to the payment in full of the cost of the Restoration before using any part of the same for any other purpose. Tenant shall give Landlord notice of completion of the Restoration within ten (10) days thereafter. If Landlord makes no claim or objection with respect to such proceeds or their disposition within one hundred eighty (180) days after such notice is given, then Tenant may pay over to itself the unapplied proceeds and the trust obligations hereunder with respect to such proceeds shall terminate. Notwithstanding the foregoing, if there is a Default by Tenant hereunder, Tenant shall pay (or assign) all insurance proceeds with respect to such loss to Landlord.

(a) All Insurance Policies shall be in such form and shall be issued by such responsible companies licensed and authorized to do business in the State of Illinois as are reasonably acceptable to Landlord. All such companies shall have a Best rating of not less than A-VIII. All policies referred to in this Lease shall be procured, or caused to be procured, by Tenant, at no expense to Landlord, and for periods of not less than one (1) year. A photocopy of each such policy, certified by the insurer to be a true copy thereof, shall be delivered to Landlord immediately upon receipt from the

insurance company or companies (and Tenant shall use diligent efforts to procure such certified copies), except that if any insurance carried by Tenant is effected by one or more blanket policies, then with respect to such insurance, certified abstracted policies relating to the Premises shall be so delivered to Landlord. In addition thereto, on the Commencement Date hereof, if such certified copies or certified abstracted policies, as the case may be, have not yet been procured from the insurance company or companies, Tenant shall deliver to Landlord certificates of the insurance required hereunder together with paid receipts therefor. Certified copies, or certified abstracted policies in the case of blanket policies, of new or renewal policies replacing any policies expiring during the Term shall be delivered as aforesaid at least thirty (30) days before the date of expiration, together with proof satisfactory to Landlord that the full premiums have been paid by Tenant for at least the first year of the term of such policies. During the term of such policies, at least thirty (30) days before each anniversary of the effective date of the policy, Tenant shall deliver to Landlord proof satisfactory to Landlord that the full premiums have been paid by Tenant for at least the next year of the term of the policy. Premiums on policies shall not be financed in any manner whereby the lender, on default or otherwise, shall have the right or privilege of surrendering or cancelling or requesting the surrender or cancellation of the policies, provided, however, that premiums may be paid in such installments as are permitted pursuant to the provisions of the applicable policy so long as payment by installments will not allow the insurer thereunder to cancel said policy.

(b) Tenant and Landlord shall cooperate in connection with the collection of any insurance moneys that may be due in the event of loss, and Tenant and Landlord shall execute and deliver such proofs of loss and other instruments which may be required for the purpose of obtaining the recovery of any such insurance moneys.

(c) Tenant shall not carry separate insurance concurrent in form or contributing in the event of loss with that required by this Lease to be furnished by Tenant, unless Landlord and each Fee Mortgagee are included therein as additional named insureds with any loss payable as provided in this Lease. Tenant shall immediately notify Landlord of the carrying of any such separate insurance and shall cause the same to be delivered as required in this Lease.

(d) Tenant shall not violate or permit to be violated any of the conditions or provisions of any of the Insurance Policies, and Tenant shall so perform and satisfy or cause to be performed and satisfied the requirements of the companies writing such policies so that at all times companies of good standing, satisfactory to Landlord (as provided in Section 6.02(a) hereof), shall be willing to write and continue such insurance.

(e) Each Insurance Policy and each certificate or memorandum therefor issued by the insurer shall contain (i) a provision that no act or omission of Tenant shall affect or limit the obligation of the insurer to pay Landlord or any Fee Mortgagee the amount of any loss sustained, (ii) an agreement by the insurer that such policy shall not be cancelled or modified without at least thirty (30) days' prior written notice to Landlord and each Fee Mortgagee, and (iii) a waiver of subrogation by the insurer of any right to recover the amount of any loss resulting from the negligence of Landlord or its agents, employees or licensees.

(f) Landlord shall not be limited in the proof of any damages which Landlord may claim against Tenant arising out of or by reason of Tenant's failure to provide and keep in force insurance, as aforesaid, to the amount of the insurance premium or premiums not paid or incurred by Tenant and which would have been payable under such insurance, but Landlord shall also be entitled to recover as damages for such breach the uninsured amount of any loss, to the extent of any deficiency in the insurance required by the provisions of this Lease, and damages, costs and expenses of suit suffered or incurred by reason of damage to, or destruction of, the Premises occurring during any period when Tenant shall have failed or neglected to provide insurance as aforesaid.

(g) Each of Landlord and Tenant hereby waives any and every claim for recovery from the other for any and all loss or damage to the Land or the Improvements or to the contents thereof, whether such loss or damage is due to the negligence of Landlord or Tenant or their respective agents or employees, which loss or damage is insured pursuant to this Lease by valid and collectible insurance policies and then only to the extent of the proceeds collected or collectible under such insurance policies; provided, however, that the foregoing waiver shall not be operative in any case where the effect thereof is to invalidate any insurance coverage of the waiving party or increase the cost of such insurance coverage; provided further, that Landlord and Tenant each agree to give written notice of the terms of this mutual waiver to each insurance company which has issued, or in the future may issue, policies of physical damage to it, and to have said insurance policies properly endorsed to prevent the invalidation of said insurance coverage by reason of said waiver and provided further that such insurance company waives all rights of subrogation which it might have against Landlord or Tenant, as the case may be.

6.03. The insurance required by this Lease, at the option of Tenant, may be effected by blanket and/or umbrella policies issued to Tenant covering the Premises and other properties owned or leased by Tenant, provided that the policies otherwise comply with the provisions of this Lease and allocate to the Premises the specified coverage, without possibility of reduction or coinsurance by reason of, or damage to, any other premises covered therein.

6.04. All insurance provided for under Section 6.01 may contain loss deductible clauses in such maximum amounts as Landlord reasonably shall approve.

6.05. Without limiting the foregoing, Tenant shall maintain and carry during the Term, at Tenant's sole cost and expense, increased amounts of insurance required to be carried by Tenant pursuant to this Lease, and such other reasonable types of insurance coverage and in such reasonable amounts covering the Premises and Tenant's operations therein, as may be reasonably requested by Landlord; provided, in no event shall Landlord so revise Tenant's insurance obligations under this Lease more than once in any five (5) year period.

ARTICLE 7
USE OF CASUALTY INSURANCE PROCEEDS

7.01. If all or any part of the Improvements shall be destroyed or damaged in whole or in part by fire or other casualty (whether or not insured) of any kind or nature, ordinary or extraordinary, foreseen or unforeseen, Tenant shall give Landlord immediate notice thereof (except with respect to partial damage the reasonably estimated cost of repair of which shall be less than $25,000.00), and Tenant, whether or not such damage or destruction shall have been insured or insurable, and whether or not insurance proceeds, if any, shall be sufficient for the purpose, and whether or not any leasehold mortgagee shall permit such insurance proceeds to be used for such repairs, alterations, restorations, replacements and rebuilding (collectively, "Restoration"), with reasonable diligence and no later than eighteen (18) months following the date of the applicable fire or other casualty event (subject to Unavoidable Delays) shall repair, alter, restore, replace and rebuild (collectively, "Restore") the same, at least to the extent of the value and as nearly as practicable to the character of the Improvements existing immediately prior to such occurrence, and Landlord, in no event, shall be called upon to Restore the Improvements, as now or hereafter existing, or any portion thereof or to pay any of the costs or expenses thereof. Tenant shall be solely responsible for paying any and all applicable insurance deductibles in connection with any disbursement of Restoration proceeds. If Tenant shall fail or neglect to Restore with reasonable diligence (subject to Unavoidable Delays) the Improvements or the portion thereof damaged or destroyed, or, having so commenced such Restoration, shall fail to complete the same with reasonable diligence and within eighteen (18) months following the date of the applicable fire or other casualty event (subject to Unavoidable Delays) in accordance with the terms of this Lease, or if Tenant shall otherwise

be in an Event of Default under this Lease, Landlord may complete such Restoration at Tenant's expense and/or pursue any of its other remedies described in Article 21 below. In the event that Landlord so elects to complete the Restoration, Tenant immediately shall pay to Landlord all insurance proceeds which shall have been received by Tenant (and shall pay any and all applicable insurance deductibles), minus those proceeds, if any, which Tenant shall have applied to the Restoration, and if such sums are insufficient to complete the Restoration, Tenant, on demand, shall pay the deficiency to Landlord. Each Restoration shall be done in accordance with the provisions of this Lease.

7.02. Any Restoration shall be done in accordance with, and subject to, the provisions of Article 12, including, without limitation, the maintenance of the insurance coverage referred to in Section 12.01(d). Prior to the making of any Restoration (except with respect to partial damage the reasonably estimated cost of Restoration of which shall be less than $25,000.00), Tenant shall furnish Landlord with an estimate of the cost of such Restoration, prepared by a licensed professional engineer or registered architect approved by Landlord, which approval shall not be unreasonably withheld or delayed. Any insurance proceeds applicable to the Restoration (other than rent insurance) (collectively, the "Restoration Funds") shall be applied towards the cost of work, labor, services, materials, fixtures and equipment incorporated in the Restoration. If the estimated cost of any Restoration exceeds the insurance proceeds received by Tenant, then, prior to the commencement of such Restoration or thereafter if at any time it is determined by Landlord that the cost to complete the Restoration exceeds the unapplied portion of such insurance proceeds, Tenant shall from time to time immediately deposit with Landlord a bond, cash, irrevocable letter of credit or other security reasonably satisfactory to Landlord in the amount of such excess, as security for the completion of the work, free of public improvement, vendors', mechanics', laborers' or materialmen's statutory or other similar liens.

7.03. This Lease shall not terminate, be forfeited or be affected in any manner, nor shall there be any reduction or abatement of the Rental payable hereunder, by reason of damage to or total, substantial or partial destruction of the Improvements or any part thereof or by reason of the untenantability of the same or any part thereof, for or due to any reason or cause whatsoever, and Tenant, notwithstanding any law or statute present or future, waives any and all rights to quit or surrender the Premises or any part thereof; and Tenant's obligations hereunder, including, without limitation, the payment of Rental hereunder, shall continue as though the Improvements had not been damaged or destroyed and without abatement, suspension, diminution or reduction of any kind.

ARTICLE 8
CONDEMNATION

8.01. If, at any time during the Term, the whole or any Significant Portion of the Premises shall be taken for any public or quasi-public purpose by any lawful power or authority by the exercise of the right of condemnation or eminent domain or by agreement among Landlord, Tenant and those authorized to exercise such right, at the option of Landlord or Tenant, this Lease and the Term shall terminate and expire on the date of such taking and the Rental payable by Tenant hereunder shall be apportioned as of the date of such taking. If either party chooses to exercise the option to cancel this Lease provided for herein, it shall notify the other party within thirty (30) days after the date that it receives notice of such taking. The cancellation shall be effective as of the date of taking but, in all events, after Landlord receives the amounts set forth in Section 8.01(a).

(a) If the whole or any Significant Portion of the Premises shall be taken or condemned and this Lease is cancelled as provided for in Section 8.01 hereof, subject to the rights of any Fee Mortgagee (i) there shall first be paid to Landlord the entire award for, or attributable to the value of, that part of the Land taken, plus consequential damages, if any, to the portion of the Land not so taken, the Land to be valued as if unimproved and unencumbered by this Lease, any mortgage, trust deed or

otherwise; (ii) Landlord shall then receive compensation for the value of the Improvements in an amount determined by multiplying the balance of the award by the Condemnation Fraction; and (iii) subject to the rights of any leasehold mortgagees, Tenant shall receive any remaining balance of the award.

The "Condemnation Fraction" shall mean a fraction, the numerator of which shall be the number of years (or fractions thereof) that this Lease shall have been in effect, and the denominator of which shall be ninety-nine (99).

(b) Each of the parties shall execute and deliver any and all documents that may be reasonably required in order to facilitate collection by them of such awards in accordance with the provisions of this Article 8.

(c) For purposes of this Article 8 a "Significant Portion" of the Premises shall be deemed to mean such portion of the Premises as, when so taken, would leave remaining a balance of the Premises which, due either to the area so taken or the location of the part so taken in relation to the part not so taken, would not in Landlord's reasonable estimation, under economic conditions, market conditions, applicable zoning laws or building regulations then existing or prevailing, readily accommodate restored Improvements of a nature similar the Improvements existing at the date of such taking and after performance of all covenants, agreements, terms and provisions herein and by law required to be performed and paid by Tenant.

8.02. If this Lease is not terminated pursuant to Section 8.01 hereof, this Lease and the Term shall continue without abatement of the Rental or diminution of any of Tenant's obligations hereunder. Tenant, whether or not the award shall be sufficient for such purpose, shall proceed with reasonable diligence (subject to Unavoidable Delays) to Restore any remaining part of the Premises not so taken to complete, rentable, self-contained architectural units in as good condition and repair and of at least the same value as prior to the taking. Such Restoration, the estimated cost thereof, Landlord's right to perform the same and Tenant's obligation with respect to condemnation proceeds held by it, shall be done, determined, made and governed in accordance with and subject to the provisions of Article 7 and Article 12. If the portion of the award made available for Restoration, as aforesaid, is insufficient for the purpose of paying for the Restoration, Tenant shall nevertheless be required to make the Restoration and pay any additional sums required for the Restoration.

8.03. If the estimated cost of any Restoration required by the terms of this Article 8 exceeds the net condemnation award available for the Restoration, as determined in the manner set forth in Section 8.02, then, prior to the commencement of such Restoration or thereafter if it is determined by Landlord that the cost to complete the Restoration exceeds the unapplied portion of such award, Tenant shall from time to time immediately deposit with Landlord a bond, cash, irrevocable letter of credit or other security reasonably satisfactory to Landlord in the amount of such excess, as security for the completion of the work, free of public improvement, vendors', mechanics', laborers' or materialmen's statutory or other similar liens.

8.04. Anything contained herein to the contrary notwithstanding, Landlord may enter into, settle or compromise any taking or other governmental action creating a right to compensation in Tenant as provided in this Article 8 without the prior consent of Tenant if the settlement or compromise shall not, in Landlord's reasonable estimation, adversely affect Tenant's right to compensation for such taking.

ARTICLE 9
ASSIGNMENT AND SUBLETTING

9.01. Tenant shall not, without the prior written consent of Landlord (which consent may be withheld in Landlord's sole discretion): (i) assign, mortgage, pledge, hypothecate, encumber, or permit any lien to attach to, or otherwise transfer, this Lease or any interest hereunder, by operation of law or otherwise, (ii) sublet the Premises or any part thereof, or (iii) permit the occupancy of the Premises by any person or entity other than Tenant and its employees (all of the foregoing are hereinafter sometimes referred to collectively as "Transfers" and any person or entity to whom any Transfer is made or sought to be made is hereinafter sometimes referred to as a "Transferee"). In the event that Tenant is a corporation or entity other than an individual, any transfer of a majority or controlling interest in Tenant (whether by stock transfer, merger, operation of law, or otherwise) shall be considered a Transfer for purposes of this Article and shall require Landlord's prior written consent, except as hereinafter expressly provided with respect to Permitted Transfers.

9.02. Notwithstanding anything to the contrary contained in this Article, Landlord shall have the option, by giving written notice to Tenant within thirty (30) days after receipt of Tenant's notice of any proposed Transfer, to recapture the Premises. Such recapture notice shall cancel and terminate this Lease as of the date stated in Tenant's notice as the effective date of the proposed Transfer (or at Landlord's option, shall cause the Transfer to be made to Landlord or its agent, in which case the parties shall execute the Transfer documentation promptly thereafter).

9.03. Notwithstanding Section 14(a), Tenant may Transfer all or part of its interest in this Lease or all or part of the Premises (a "Permitted Transfer") to the following types of entities (a "Permitted Transferee") without the written consent of Landlord: (i) any Affiliate of Tenant; (ii) any corporation, limited partnership, limited liability partnership, limited liability company or other business entity in which or with which Tenant, or its corporate successors or assigns, is merged or consolidated, in accordance with applicable statutory provisions governing merger and consolidation of business entities, so long as (a) Tenant's obligations hereunder are assumed by the entity surviving such merger or created by such consolidation; and (b) the Tangible Net Worth of the surviving or created entity is not less than the Tangible Net Worth of Tenant immediately prior to the Permitted Transfer; or (iii) any corporation, limited partnership, limited liability partnership, limited liability company or other business entity acquiring all or substantially all of Tenant's assets if such entity's Tangible Net Worth after such acquisition is not less than the Tangible Net Worth of Tenant as of the date hereof. In the event Tenant is directly or indirectly acquired or merged, Landlord reserves the right to require that Tenant provide Landlord a guaranty of Tenant's obligations in this Lease, in form and substance reasonably acceptable to Landlord, from the resulting ultimate parent entity. Tenant shall promptly notify Landlord of any such Permitted Transfer. Tenant shall remain liable for the performance of all of the obligations of Tenant hereunder, or if Tenant no longer exists because of a merger, consolidation, or acquisition, the surviving or acquiring entity shall expressly assume in writing the obligations of Tenant hereunder. Additionally, the Permitted Transferee shall comply with all of the terms and conditions of this Lease and the use of the Premises by the Permitted Transferee may not violate any other agreements affecting the Premises, the Building, Landlord or other tenants of the Building. No later than ten (10) days after the effective date of any Permitted Transfer, Tenant agrees to furnish Landlord with (x) copies of the instrument effecting the Permitted Transfer, (y) documentation establishing Tenant's satisfaction of the requirements set forth above applicable to any such Permitted Transfer, and (z) evidence of insurance as required under this Lease with respect to the Permitted Transferee. The occurrence of a Permitted Transfer shall not waive Landlord's rights as to any subsequent Transfers. "Tangible Net Worth" means the excess of total assets over total liabilities, in each case as determined in accordance with generally accepted accounting principles consistently applied, excluding, however, from the determination of total assets all assets which would be classified as intangible assets under GAAP including goodwill, licenses, patents, trademarks,

trade names, copyrights, and franchises. Any subsequent Transfer by a Permitted Transferee shall be subject to the terms of this Article.

ARTICLE 10
CONSTRUCTION OF THE IMPROVEMENTS

10.01. No later than the third (3rd) annual anniversary following the Commencement Date, Tenant, at Tenant's sole cost and expense, shall construct Improvements on the Land consisting of paved areas for trailer parking, subject to the terms and conditions of this Lease (including, without limitation, the terms and conditions of this Article). No such construction shall be commenced until final detailed plans and specifications (including layout, architectural, mechanical and structural drawings, as applicable), prepared by an architect licensed in the State of Illinois and satisfactory to Landlord in Landlord's sole discretion, shall have been submitted to and approved by Landlord, and no such construction shall be undertaken except under the supervision of such architect. The cost and expense of Landlord's review of any plans and specifications required to be furnished pursuant to this Lease shall be paid by Tenant to Landlord within ten (10) days after demand or, at the option of Landlord, as Additional Rent. Tenant shall construct the new Improvements in compliance with all applicable Requirements. Tenant shall obtain all necessary permits, consents, certificates and approvals for the construction of the Improvements required under the Requirements. Landlord, at no cost or expense to it, shall execute and deliver any documents or instruments reasonably required to obtain such permits, consents, certificates and approvals, provided such documents or instruments do not impose any liability or obligation on Landlord or vary or modify the rights and obligations of the parties under this Lease or adversely affect or impact the Landlord in any way. Construction of the Improvements shall not be commenced unless and until Tenant shall have obtained and delivered to Landlord copies of all permits, consents, certificates and approvals required for the construction of the Improvements. In addition, construction shall not be commenced until Landlord shall be satisfied, in Landlord's sole discretion, that Tenant has the financial capability to cause the construction to be completed in a good and workmanlike manner, in accordance with the plans and specifications approved by Landlord, and in accordance with the other terms and conditions of this Lease.

10.02. Prior to the commencement of any construction on the Land and until Substantial Completion, Tenant shall provide, or cause to be provided, and thereafter shall keep in full force and effect, or cause to be kept in full force and effect, the following types of insurance at no cost or expense to Landlord:

(i) comprehensive general liability insurance, naming Tenant as the insured and Landlord and all Fee Mortgagees as additional named insureds, such insurance to insure against liability for bodily injury and death and for property damage in an amount as may from time to time be reasonably required by Landlord, but in an amount not less than $5,000,000.00 combined single limit, such insurance to include operations/premises liability, contractor's protective liability on the operations of all subcontractors, completed operations, broad form contractual liability (designating the indemnity provisions of the Construction Agreements if such coverage is provided by a contractor), and if the contractor is undertaking foundation, excavation or demolition work, an endorsement that such operations are covered and that the "XCU Exclusions" have been deleted;

(ii) automobile liability and property damage insurance for all owned, non-owned and hired vehicles insuring against liability for bodily injury and death and for property damage in an amount not less than $1,000,000.00 combined single limit and naming Tenant as the insured and Landlord as additional insured;

(iii) workers' compensation providing statutory benefits for all Persons employed in connection with the construction on such portion of the Land;

(iv) builder's all-risk insurance written on an agreed value basis when completed with limits as provided in Section 6.01(i), naming Tenant as the insured and Landlord, all Fee Mortgagees and any contractor or subcontractor designated by Tenant as additional named insureds. In addition, such insurance: (x) shall contain an acknowledgment by the insurance company that its rights of subrogation have been waived and an endorsement stating that "permission is granted to complete and occupy," and (y) if any off-site storage location listed with Tenant's insurer is used, shall cover, for full insurable value, all materials and equipment which have been delivered to and are stored at any such off-site storage location and which are intended for use with respect to such portion of the Land.

(a) Tenant acknowledges that no construction shall be commenced or continued until Tenant shall have delivered to Landlord a certified copy or abstract of each policy required by this Section 10.02, as more fully provided in Section 6.02(a);

(b) Tenant shall comply with the provisions of Sections 6.01 and 6.02(f) with respect to the policies required by this Section 10.02.

(c) Tenant and Landlord shall cooperate in connection with the collection of any insurance moneys that may be due in the event of loss, and Tenant and Landlord shall execute and deliver such proofs of loss and other instruments which may be required for the purpose of obtaining the recovery of any such insurance moneys.

(d) The insurance required by this Section 10.02, at the option of Tenant, may be effected by blanket and/or umbrella policies issued to Tenant covering the Premises and other properties owned or leased by Tenant, provided that the policies otherwise comply with the provisions of this Section 10.02 and allocate to the Premises the specified coverage, without possibility of reduction or coinsurance by reason of, or damage to, any other premises covered therein.

10.03. As and when the following are received by Tenant, Tenant shall furnish Landlord with (i) a certificate from a licensed professional engineer or registered architect certifying that the Improvements has been completed substantially in accordance with the final plans therefor as approved by Landlord; (ii) a true copy of the temporary or permanent Certificates of Occupancy for the Improvements; and (iii) a complete set of as-built drawings and a survey of the Improvements.

10.04. The Premises and the assets of Landlord shall be free and clear of all liens arising out of or connected with the construction of the Improvements and the development of the Land as provided in Article 15.

ARTICLE 11
REPAIRS

11.01. Tenant shall take good care of the Premises, including, without limiting the generality of the foregoing, the Improvements, all Equipment, roofs, foundations and appurtenances thereto, all sidewalks, vaults, sidewalk hoists and curbs in front of or adjacent to the Premises, and all water, sewer and gas connections, pipes and mains which service the Premises and which neither City nor a utility company is obligated to repair and maintain, and shall put, keep and maintain the Improvements in good and safe order and working condition, and make all repairs therein and thereon, interior and exterior, structural and nonstructural, ordinary and extraordinary, foreseen and unforeseen, necessary to keep the same in good and safe order and working condition and to comply with all applicable Requirements,

howsoever the necessity or desirability therefor may occur, and whether or not necessitated by wear and tear, obsolescence or defects, latent or otherwise. Tenant shall not commit or suffer, and shall use all reasonable precaution to prevent, waste, damage or injury to the Premises. When used in this Lease, the term "repairs" shall include all alterations, additions, installations, replacements, removals, renewals and restorations.

11.02. Except for Landlord's obligation to perform the Landlord Demolition Work prior to the Commencement Date, Landlord shall not be required to furnish any services, utilities or facilities whatsoever to the Premises, nor shall Landlord have any duty or obligation to make any alteration, change, improvement, replacement, restoration or repair to, or to demolish, the Improvements or any other improvement presently or hereafter located on the Land. Tenant assumes the full and sole responsibility for the condition, operation, repair, alteration, improvement, replacement, maintenance and management of the Premises.

ARTICLE 12
CHANGES, ALTERATIONS AND ADDITIONS

12.01. From and after Substantial Completion, Tenant shall not demolish, replace or materially alter the Improvements, or any part thereof, or make any addition thereto, whether voluntarily or in connection with a repair or Restoration required by this Lease (collectively, "Capital Improvement"), unless Tenant shall comply with the following requirements:

(a) Each Capital Improvement, when completed, shall be of such a character as not to reduce the value of the Premises below its value immediately before construction of such Capital Improvement was commenced.

(b) Each Capital Improvement shall be made with reasonable diligence (subject to Unavoidable Delays) and in a good and workmanlike manner and in compliance with all applicable permits and authorizations and the Requirements. No Capital Improvement shall impair the safety or structural integrity of the Improvements.

(c) The cost of each Capital Improvement shall be paid in cash or its equivalent, so that the Premises and the assets of Landlord shall (subject to the provisions of Section 15.02) at all times be free of liens for work, services, labor and materials supplied or claimed to have been supplied to the Premises. No such Capital Improvement shall be commenced until Landlord, in its sole discretion, has determined that Tenant has the financial capability to cause said Capital Improvement to be completed in accordance with this Lease.

(d) No Capital Improvement shall be undertaken until Tenant shall have delivered to Landlord insurance policies or abstracts thereof issued by responsible insurers, bearing notations evidencing the payment of premiums or accompanied by other evidence satisfactory to Landlord of such payments, for the insurance required by Section 10.02 and Article 6 hereof. If, under the provisions of any casualty, liability or other insurance policy or policies then covering the Premises, or any part thereof, any consent to such Capital Improvement is required by the insurance company or companies issuing such policy or policies, Tenant shall obtain such consents and pay any additional premiums or charges therefor that may be imposed by said insurance company or companies.

(e) No Capital Improvement shall be undertaken until Tenant shall have procured and paid for, insofar as the same may be required from time to time, all permits and authorizations of all Governmental Authorities for such Capital Improvement. Copies of all required permits and

authorizations, certified to be true copies thereof by Tenant, shall be delivered to Landlord prior to the commencement of any Capital Improvement.

(f) Each Capital Improvement shall be deemed to have been substantially completed when Tenant shall furnish Landlord with (i) a certificate from a licensed professional engineer or registered architect certifying that such Capital Improvement has been completed substantially in accordance with the final plans therefor; (ii) a true copy, if available, of the Certificates of Occupancy for such Capital Improvement; and (iii) a complete set of as-built drawings and a survey (if applicable) of such Capital Improvement.

ARTICLE 13
REQUIREMENTS OF PUBLIC AUTHORITIES AND OF INSURANCE UNDERWRITERS AND POLICIES

Tenant shall promptly comply with any and all applicable present and future laws, rules, orders, ordinances, directives, authorities regulations, statutes, requirements, codes, orders, permits and authorizations, without regard to the nature of the work required to be done, extraordinary, as well as ordinary, of all federal, state, city, county or other Governmental Authorities now existing or hereafter created, of any and all of their departments, agencies, authorities and bureaus and of any applicable fire-rating bureau or other body exercising similar functions (collectively, "Requirements") affecting the Premises or any sidewalk comprising a part or in front thereof and/or any vault in or under the same, or requiring the removal of any encroachment, or affecting the maintenance, use or occupation of the Premises, whether or not the same involve or require any structural changes or additions in or to the Premises, and without regard to whether or not such changes or additions are required on account of any particular use to which the Premises or any part thereof may be put. Tenant also shall comply with any and all provisions and requirements of any document of record or casualty, liability or other insurance policy required to be carried by Tenant under the provisions of this Lease.

ARTICLE 14
EQUIPMENT

Tenant shall not have the right, power or authority to, and shall not, remove any Equipment from the Premises without the prior written consent of Landlord, unless such Equipment is promptly replaced by Equipment of at least equal utility and value without regard for depreciation. Tenant, however, without Landlord's consent, may remove Equipment at any time and from time to time for repairs, cleaning or other servicing, provided that Tenant shall return or reinstall same to or in the Premises with reasonable diligence.

ARTICLE 15
DISCHARGE OF LIENS; BONDS

15.01. Tenant shall not create or cause to be created any lien, encumbrance or charge upon Tenant's leasehold estate in the Premises or any part thereof or upon the income therefrom. Tenant shall not, and shall have no power to, create or cause to be created any lien, encumbrance or charge upon any assets of Landlord or upon the estate, rights or interest of Landlord in the Premises or any part thereof.

15.02. If any mechanics', laborers' or materialmen's or any other lien, charge or encumbrance at any time shall be filed against the Premises or any part thereof, or against any assets of Landlord, then Tenant, within thirty (30) days after actual notice of the filing thereof, or such shorter period as may be required by statute or by any Fee Mortgagee, shall cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. If Tenant shall fail to cause such

lien to be discharged of record within the period aforesaid, then, in addition to any other right or remedy, Landlord may, but shall not be obligated to, discharge the same of record, or Landlord shall be entitled, if Landlord so elects, to compel the prosecution of an action for the foreclosure of such lien by the lienholder and to pay the amount of the judgment in favor of the lienholder with interest, costs and allowances. Any amount so paid by Landlord, including all costs and expenses incurred by Landlord in connection therewith, together with interest thereon at the Late Charge Rate, from the respective dates of Landlord's making of the payment or incurring of the costs and expenses, shall constitute Rental payable by Tenant under this Lease and shall be paid by Tenant to Landlord on demand.

ARTICLE 16
NO REPRESENTATIONS BY LANDLORD; DEMOLITION OF EXISTING RESIDENTIAL STRUCTURES

16.01. Subject to Landlord's obligation to complete the Landlord Demolition Work, Tenant accepts the Premises in the existing condition and state of repair in an "as-is," "where-is" condition, with all faults, and, except as otherwise expressly set forth in this Lease, no representations, statements or warranties, written or oral, express or implied, have been made by or on behalf of Landlord in respect of the Premises, the status of title thereof, the physical condition thereof, the zoning or other laws, regulations, rules and orders applicable thereto, any Impositions or the use that may be made of the Premises, that Tenant has relied on no such representations, statements or warranties, and that Landlord shall in no event whatsoever be liable for any latent or patent defects in the Premises.

16.02. Notwithstanding the foregoing, Landlord, at Landlord's sole cost and expense, shall cause the residential structures existing on the Land as of the date of this Lease to be demolished (the "Landlord Demolition Work") within a reasonable amount of time after obtaining a permit to perform such Landlord Demolition Work, and shall deliver the Premises to Tenant promptly upon substantial completion of the Landlord Demolition Work.

ARTICLE 17
LANDLORD NOT LIABLE FOR INJURY OR DAMAGE, ETC.

17.01. Landlord shall not in any event whatsoever be liable for any injury or damage to Tenant or to any other Person happening in, on or about the Premises and its appurtenances, nor for any injury or damage to the Premises or to any property belonging to Tenant or any other Person which may be caused by any fire or breakage or by any other cause whatsoever or by the use, misuse or abuse of the Improvements (including, but not limited to, any of the common areas within the Improvements, Equipment, elevators, hatches, openings, installations, stairways, hallways or other common facilities) or the streets or sidewalk area within the Premises or which may arise from any other cause whatsoever, unless caused by the willful misconduct of Landlord, its officers, agents, employees or licensees.

17.02. Landlord shall not be liable to Tenant or to any other Person for any failure of water supply, gas, telephone or electric current, nor for any injury or damage to any property of Tenant or of any other Person or to the Premises caused by or resulting from gasoline, oil, steam, gas or electricity or hurricane, tornado, flood, wind or similar storms or disturbances, or water, rain, sleet, ice or snow which may leak or flow from the street, sewer, gas mains or subsurface area or from any part of the Premises, or leakage of gasoline or oil from pipes, storage tanks, appliances, sewers or plumbing works therein, or from any other place or from any other cause, nor for interference with light or other incorporeal hereditaments by anybody, or caused by any public or quasi-public work, unless any of the foregoing results from the willful misconduct of Landlord, its officers, agents, employees or licensees.

ARTICLE 18
INDEMNIFICATION OF LANDLORD

18.01. Tenant shall not do or permit any act or thing to be done upon the Premises which may subject Landlord to any liability or responsibility for injury, damage to Persons or property, or to any liability by reason of any violation of law or of any Requirement, and shall exercise such control over the Premises so as to fully protect Landlord against any such liability. Tenant shall indemnify and save Landlord and any agent, beneficiary, contractor, director, employee, lessor, mortgagee, officer, parent, affiliate, partner, shareholder and trustee of Landlord (each an "Indemnified Party") harmless from and against any and all liabilities, suits, obligations, fines, damages, penalties, claims, costs, charges and expenses, including, without limitation, engineers', architects' and attorneys' fees, court costs and disbursements, which may be imposed upon or incurred by or asserted against any Indemnified Party by reason of any of the following occurring during or after (but attributable to a period of time falling within) the Term:

(a) any demolition or razing or construction of the Improvements or any other work or thing done in, on or about the Premises or any part thereof;

(b) any use, nonuse, possession, occupation, alteration, repair, condition, operation, maintenance or management of the Premises or any part thereof or of any sidewalk, curb or vault adjacent thereto;

(c) any act or failure to act on the part of Tenant or any subtenant or any of its or their respective officers, agents, employees or licensees;

(d) any accident, injury (including death at any time resulting therefrom) or damage to any Person or property occurring in, on or about the Premises or any part thereof or in, on or about any sidewalk, curb or vault adjacent thereto;

(e) any failure on the part of Tenant to comply with any of the covenants, agreements, terms or conditions contained in this Lease;

(f) any lien or claim which may be alleged to have arisen against or on the Premises, or any lien or claim which may be alleged to have arisen out of this Lease and created or permitted to be created by Tenant against any assets of Landlord under the laws of the State of Illinois or of any other Governmental Authority, or any liability which may be asserted against Landlord with respect thereto;

(g) any failure on the part of Tenant to keep, observe and perform any of the terms, covenants, agreements, provisions, conditions or limitations contained in the Construction Agreements, subleases or other contracts and agreements affecting the Premises on Tenant's part to be kept, observed or performed; and/or

(h) any contest permitted pursuant to the provisions of Article 4, Article 13, and Article 15 hereof.

18.02. The obligations of Tenant under this Article 18 shall not be affected in any way by the absence in any case of covering insurance or by the failure or refusal of any insurance carrier to perform any obligation on its part under insurance policies affecting the Premises or any part thereof.

18.03. If any claim, action or proceeding is made or brought against any Indemnified Party against which it is indemnified pursuant to Section 18.01 hereof, then, upon demand by Landlord, Tenant

shall resist or defend such claim, action or proceedings in Landlord's name, if necessary, by such attorneys as Landlord shall approve. The foregoing notwithstanding, Landlord may engage its own attorneys to defend it or to assist in its defense, and Tenant shall pay the reasonable fees and disbursements of such attorneys.

18.04. The provisions of this Article 18 shall survive the Expiration Date with respect to any liability, suit, obligation, fine, damage, penalty, claim, cost, charge or expense arising out of or in connection with any matter which is the subject of indemnification under this Article 18.

ARTICLE 19
RIGHT OF INSPECTION

Tenant shall permit Landlord and Landlord's agents or representatives to enter the Premises at all reasonable times for the purpose of (a) inspecting the Premises; (b) performing Landlord's obligations or enforcing Landlord's rights hereunder; (c) determining whether or not Tenant is in compliance with its obligations hereunder; and (d) in the case of an emergency (i.e., a condition presenting imminent danger to the health or safety of Persons or to property), or following an Event of Default, making any necessary repairs to the Premises and performing any work therein, provided that in the case of an emergency Landlord shall make a reasonable attempt to communicate with Tenant to alert Tenant to the necessary repair. Nothing in this Article 19 or elsewhere in this Lease shall imply any duty upon the part of Landlord to do any work, and performance of any work by Landlord shall not constitute a waiver of Tenant's default in failing to perform the same. Landlord, during the progress of any such work, may keep and store at the Premises, all necessary materials, tools, supplies and equipment without being liable for inconvenience, annoyance, disturbance, loss of business or other damage of Tenant by reason of the same.

ARTICLE 20
PERMITTED USE; NO UNLAWFUL OCCUPANCY; OPERATION OF THE PREMISES

20.01. Subject to the provisions of this Lease, applicable Requirements and Tenant, at Tenant's sole cost and expense, obtaining any and all permits required for Tenant's use and occupancy of the Premises in accordance with applicable laws, Tenant shall be permitted to occupy the Premises during the Term for trailer stall use and for no other use or purpose (the "Permitted Use").

20.02. Tenant shall not use or occupy the Premises or any part thereof, or permit or suffer the Premises or any part thereof to be used or occupied for any unlawful business, use or purpose or in such manner as to constitute in law or in equity a nuisance of any kind (public or private), or for any use which might adversely affect the reputation of Landlord or for any dangerous or noxious trade or business or for any purpose or in any way in violation of the Certificates of Occupancy for the Premises in effect from time to time during the Term or of any Requirement, or which may make void or voidable any insurance then in force on the Premises. Tenant shall take, immediately upon the discovery of any such prohibited use, all necessary steps, legal, equitable and otherwise, to compel the discontinuance of such use, and Tenant shall exercise all of its rights and remedies against any subtenants guilty of such use.

20.03. Tenant shall not suffer or permit the Premises or any portion thereof to be used by the public without restriction or in such manner as might reasonably tend to impair title to the Premises or any portion thereof, or in such manner as might reasonably make possible a claim or claims of adverse usage or adverse possession by the public, as such, or of implied dedication of the Premises or any portion thereof.

ARTICLE 21
EVENTS OF DEFAULT AND REMEDIES

21.01. Each of the following events shall be an "Event of Default" hereunder:

(a) if Tenant shall fail to pay any installment of Rental by the applicable due, and such failure shall continue for a period of ten (10) days after notice thereof from Landlord;

(b) if Tenant shall fail to observe or perform one or more of the other terms, conditions, covenants or agreements of this Lease and such failure shall not be cured by Tenant within thirty (30) days after written notice thereof by Landlord to Tenant specifying such failure (unless such failure requires work to be performed, acts to be done or conditions to be removed which cannot either by their nature or by reason of Unavoidable Delays reasonably be performed, done or removed, as the case may be, within such thirty (30) day period, in which case no Default shall be deemed to exist as long as Tenant shall have commenced curing the same within such thirty (30) day period and shall continuously prosecute the same to completion with reasonable diligence, subject to Unavoidable Delays);

(c) to the extent permitted by law, if Tenant shall admit, in writing, that it is unable to pay its debts as such debts become due;

(d) to the extent permitted by law, if Tenant shall make an assignment for the benefit of creditors;

(e) to the extent permitted by law, if Tenant shall file a voluntary petition under Title 11 of the United States Bankruptcy Code, as amended from time to time, or if such petition is filed against Tenant and an order for relief is entered, or if Tenant shall file any petition or answer seeking, consenting to or acquiescing in any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under the present or any future federal Bankruptcy Code or any other present or future applicable federal, state or other statute or law, or shall seek or consent to or acquiesce to or suffer the appointment of any trustee, receiver, custodian, assignee, sequestrator, liquidator or other similar official of Tenant, or of all or any substantial part of its properties or of the Premises or any interest therein of Tenant, or if Tenant shall take any corporate (or partnership) action in furtherance of any action described in Sections 21.01(c), (d) or (e) hereof;

(f) to the extent permitted by law, if within sixty (60) days after the commencement of any proceeding against Tenant seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under the present or any future federal bankruptcy code or any other present or future applicable federal, state or other statute or law, such proceeding shall not have been dismissed; or if, within one hundred twenty (120) days after the appointment, without the consent or acquiescence of Tenant, of any trustee, receiver, custodian, assignee, sequestrator, liquidator or other similar official of Tenant or of all or any substantial part of its properties or of the Premises or any interest therein of Tenant, such appointment shall not have been vacated or stayed on appeal or otherwise, or if, within one hundred twenty (120) days after the expiration of any such stay, such appointment shall not have been vacated;

(g) if this Lease or the estate or interest of Tenant hereunder or any portion thereof (whether by operation of law or otherwise) shall be assigned, subleased, transferred, mortgaged or encumbered without compliance with the provisions of this Lease applicable thereto; or

(h) if a levy under execution or attachment shall be made against Tenant or its interest in the Premises or any part thereof and such execution or attachment shall not be vacated or removed by court order, bonding or otherwise within a period of sixty (60) days.

21.02. If an Event of Default occurs, Landlord shall have the rights and remedies hereinafter set forth, each of which shall be distinct, separate and cumulative with and in addition to any other right or remedy allowed under any applicable law (including, without limitation, specific performance) or other provisions of this Lease, any and all of which may be exercised with or without further notice and with or without demand whatsoever, concurrently or successively, and at such time or times and in such order as Landlord may from time to time determine:

(a) Terminate this Lease by giving Tenant written notice thereof, in which event Tenant shall pay to Landlord the sum of (i) all Rental accrued hereunder through the date of termination, (ii) all amounts due under Section 22.02(c), and (iii) an amount equal to (A) the total Rental that Tenant would have been required to pay for the remainder of the Term discounted to present value at a per annum rate equal to the Prime Rate on the date this Lease is terminated minus one percent, minus (B) the then present fair rental value of the Premises for such period, similarly discounted (provided, in no event shall the amount calculated pursuant to this clause (iii) be deemed less than zero).

(b) Terminate Tenant's right to possess the Premises without terminating this Lease by giving written notice thereof to Tenant, in which event Tenant shall pay to Landlord (i) all Rental accrued hereunder to the date of termination of possession, (ii) all amounts due from time to time under Section 22.02(c), and (iii) all Rental and other net sums required hereunder to be paid by Tenant during the remainder of the Term, diminished by any net sums thereafter received by Landlord through reletting the Premises during such period, after deducting all costs incurred by Landlord in reletting the Premises. If Landlord elects to proceed under this Section 22.02(b), Landlord may remove all of Tenant's property from the Premises and store the same in a public warehouse or elsewhere at the cost of, and for the account of, Tenant, without becoming liable for any loss or damage which may be occasioned thereby. Tenant shall not be entitled to the excess of any consideration obtained by reletting over the Rental due hereunder. Reentry by Landlord in the Premises shall not affect Tenant's obligations hereunder for the unexpired Term; rather, Landlord may, from time to time, bring an action against Tenant to collect amounts due by Tenant, without the necessity of Landlord's waiting until the expiration of the Term. Unless Landlord delivers written notice to Tenant expressly stating that it has elected to terminate this Lease, all actions taken by Landlord to dispossess or exclude Tenant from the Premises shall be deemed to be taken under this Section 22.02(b).

(c) Tenant shall pay to Landlord all costs incurred by Landlord (including court costs and reasonable attorneys' fees and expenses) in (i) obtaining possession of the Premises, (ii) removing and storing Tenant's or any other occupant's property, (iii) repairing or restoring the Premises to the condition required to be maintained under this Lease, (iv) if Tenant is dispossessed of the Premises and this Lease is not terminated, reletting all or any part of the Premises (including brokerage commissions and other costs incidental to such reletting), (v) performing Tenant's obligations which Tenant failed to perform, and (vi) enforcing or advising Landlord of its rights, remedies, and recourses arising out of the Event of Default.

21.03. If Tenant at any time fails to make any payment or perform any other act on its part to be made or performed under this Lease, Landlord may, but shall not be obligated to, after reasonable notice or demand and without waiving or releasing Tenant from any obligation under this Lease, make such payment or perform such other act to the extent Landlord may deem desirable and in that connection pay expenses and employ counsel. All sums paid by Landlord and all costs, charges, and expenses incurred by Landlord in enforcing Tenant's obligations under this Lease or incurred by Landlord in any litigation,

negotiation, or transaction in which Tenant causes Landlord, without Landlord's fault, to be involved or concerned (including, but not limited to reasonable attorneys' fees and costs) shall be payable by Tenant upon demand.

21.04. Except as otherwise expressly provided herein or as prohibited by applicable law, Tenant hereby expressly waives, for and on behalf of itself and all persons claiming through or under Tenant, also waives any and all right of redemption provided by any law or statute now in force or hereafter enacted or otherwise, or to restore the operation of this Lease in case Tenant shall be dispossessed by a judgment or by warrant of any court or judge or in case of reentry or repossession by Landlord or in case of any expiration or termination of this Lease, and Landlord and Tenant waive and shall waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matter whatsoever arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant, Tenant's use or occupancy of the Premises, or any claim of injury or damage. The terms "enter," "re-enter," "entry" or "reentry," as used in this Lease, are not restricted to their technical legal meaning.

21.05. No failure by either party to insist upon the strict performance by the other party of any covenant, agreement, term or condition of this Lease or to exercise any right or remedy consequent upon a breach thereof, and no payment or acceptance of full or partial Rental during the continuance of any such breach, shall constitute a waiver of any such breach or of such covenant, agreement, term or condition. No covenant, agreement, term or condition of this Lease to be performed or completed with by either party, and no breach thereof, shall be waived, altered or modified except by a written instrument executed by the other party. No waiver of any breach shall affect or alter this Lease, but each and every covenant, agreement, term and condition of this Lease shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

21.06. Subject to Section 32.04, in the event of any breach or threatened breach by either party of any of the covenants, agreements, terms or conditions contained in this Lease, the other party shall be entitled to enjoin such breach or threatened breach and shall have the right to invoke any rights and remedies allowed at law or in equity or by statute or otherwise, as though reentry, summary proceedings and other remedies were not provided for in this Lease.

21.07. Subject to Section 32.04, each right and remedy of Landlord and Tenant provided for in this Lease shall be cumulative and shall be in addition to every other right or remedy provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise, and the exercise or beginning of the exercise by a party of any of one or more of the rights or remedies provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise shall not preclude the simultaneous or later exercise by such party of any or all other rights or remedies provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise.

21.08. If an order for relief is entered or if a stay of proceeding or other acts becomes effective in favor of Tenant or Tenant's interest in this Lease, in any proceeding which is commenced by or against Tenant under the present or any future applicable federal Bankruptcy Code or any other present or future applicable federal, state or other statute or law, Landlord shall be entitled to invoke any and all rights and remedies available to it under such bankruptcy code, statute, law or this Lease, including, without limitation, such rights and remedies as may be necessary to adequately protect Landlord's right, title and interest in and to the Premises or any part thereof and/or adequately assure the complete and continuous future performance of Tenant's obligations under this Lease.

ARTICLE 22
NOTICES

22.01. Whenever it is provided in this Lease that a notice, demand, request, consent, approval or other communication (each of which is herein referred to as a "Notice") shall or may be given to or served upon either of the parties by the other, and whenever either of the parties shall desire to give or serve upon the other any Notice with respect hereto or the Premises, each such Notice shall be in writing and, any law or statute to the contrary notwithstanding, shall not be effective for any purpose unless given or served as follows:

(a) if given by Landlord, by a nationally recognized overnight courier service, personal delivery or by mailing the same to Tenant by certified or registered mail, postage prepaid, return receipt requested, addressed to Tenant at 12161 S. Central Avenue, Alsip, Illinois 60803 and/or to such other address(es) and attorneys as Tenant may from time to time designate by Notice given to Landlord in the manner set forth below, except that at no time shall Landlord be required to give, in the aggregate, more than four Notices or copies thereof; and

(b) if given by Tenant, by a nationally recognized overnight courier service, personal delivery or by mailing the same to Landlord by certified or registered mail, postage prepaid, return receipt requested, addressed to Landlord c/o Logistics Property Company, LLC, 191 North Wacker Drive, Suite 1700, Chicago, Illinois 60606 and/or to such other address(es) and attorneys as Landlord may from time to time designate by Notice given to Tenant in the manner set forth above except that at no time shall Tenant be required to give, in the aggregate, more than four Notices or copies thereof.

22.02. Every Notice shall be deemed to have been given or served upon receipt or refusal of receipt if delivered personally, if delivered by a nationally recognized overnight courier service, one (1) Business Day after deposit with same, or if mailed, on the second Business Day after the same shall have been deposited in the United States mails in the manner aforesaid.

ARTICLE 23
SUBORDINATION; ATTORNMENT

23.01. Landlord's interest in this Lease, as the same may be modified, amended or renewed, shall not be subject or subordinate to (a) any leasehold mortgage now or hereafter placed upon Tenant's interest in this Lease, or (b) any other liens or encumbrances hereafter affecting Tenant's interest in this Lease.

23.02. This Lease shall be subject and subordinate to each and every Fee Mortgage which may now or hereafter affect the Premises, or any portion thereof, and to all renewals, extensions, supplements, amendments, modifications, consolidations and replacements thereof or thereto, substitutions therefor, and advances made thereunder. In confirmation of such subordination, Tenant shall execute and deliver promptly any certificate that Landlord reasonably may request. Tenant shall not do or omit to do anything that Tenant is obligated to do under the terms of this Lease so as to cause Landlord to be in default under any Fee Mortgage.

23.03. If any Fee Mortgagee, or any of its successors or assigns, or any other person claiming by or through any such Fee Mortgagee or by or through any foreclosure proceeding of any such Fee Mortgage, shall succeed to the rights of Landlord under this Lease, Tenant shall attorn to and recognize such successor as Tenant's landlord under this Lease, and Tenant shall promptly execute and deliver at any time any instrument that may be necessary to evidence such attornment. Upon such attornment, this Lease shall continue in full force and effect as a direct lease between Tenant and such successor Landlord,

upon and subject to all of the then executory terms, covenants and conditions of this Lease. The provisions of this Section shall be self-operative, and no instrument of any such attornment shall be required or needed by the holders of any such Fee Mortgage. In confirmation of any such attornment Tenant shall, at Landlord's request or at the request of any such Fee Mortgagee, promptly execute and deliver such further instruments as may be reasonably required by any such Fee Mortgagee.

23.04. Notwithstanding anything herein to the contrary, no Fee Mortgagee, nor anyone claiming by, through or under such Fee Mortgagee, shall be:

(a) liable for any act or omission of any prior Landlord (including, without limitation, the then defaulting Landlord);

(b) subject to any defenses or offsets that Tenant may have against any prior Landlord (including, without limitation, the then defaulting Landlord);

(c) bound by any payment of Rental which Tenant might have paid for more than the current month to any prior Landlord (including, without limitation, the then defaulting Landlord);

(d) bound by any covenant to make any payment to Tenant which was required to be made prior to the time such Fee Mortgagee succeeded to any prior Landlord's interest;

(e) bound by any obligation to perform any work or to make improvements to the Premises or any portion thereof; or

(f) accountable for any moneys deposited with any prior Landlord, except to the extent such moneys are actually received by such Fee Mortgagee.

23.05. Tenant hereby agrees to give to any Fee Mortgagee copies of all notices of default by Landlord under this Lease at the same time and in the same manner as and whenever Tenant shall give any such notice of default to Landlord, and no such notice of default shall be deemed given to Landlord hereunder unless and until a copy of such notice shall have been so delivered to such Fee Mortgagee. Such Fee Mortgagee shall have the right to remedy any default of Landlord under this Lease, or to cause any default of Landlord under this Lease to be remedied, and, for such purpose, Tenant hereby grants such Fee Mortgagee such additional period of time as may be reasonable to enable such Fee Mortgagee to remedy, or cause to be remedied, any such default in addition to the period given to Landlord for remedying, or causing to be remedied, any such default. Tenant shall accept performance by such Fee Mortgagee of any term, covenant, condition or agreement to be performed by Landlord under this Lease with the same force and effect as though performed by Landlord. No default under this Lease shall exist or shall be deemed to exist (i) as long as such Fee Mortgagee, in good faith, shall have commenced to cure such default and shall be prosecuting the same to completion with reasonable diligence, subject to Unavoidable Delays, or (ii) if possession of the Premises is required in order to cure such default, or if such default is not susceptible of being cured by such Fee Mortgagee, as long as such Fee Mortgagee, in good faith, shall have notified Tenant that such Fee Mortgagee intends to institute proceedings under the Fee Mortgage to acquire possession of the Premises, and, thereafter, as long as such proceedings shall have been instituted and shall be prosecuted with reasonable diligence. In the event of the termination of this Lease by reason of Landlord's default hereunder, upon such Fee Mortgagee's written request, given within thirty (30) days after any such termination, Tenant, within fifteen (15) days after receipt of such request, shall execute and deliver to such Fee Mortgagee or its designee or nominee a new lease of the Premises for the remainder of the Term of the Lease upon all of the terms, covenants and conditions of this Lease. Neither such Fee Mortgagee nor its designee or nominee shall become liable under this Lease unless and until such Fee Mortgagee or its designee or nominee becomes, and then only for so long as

such Fee Mortgagee or its designee or nominee remains, the fee owner of the Premises. Such Fee Mortgagee shall have the right, without Tenant's consent, to foreclose the Fee Mortgage or to accept a deed in lieu of foreclosure of such Fee Mortgage.

23.06. Tenant agrees to perform, execute, acknowledge, and deliver or cause to be performed, executed, acknowledged, and delivered all such further and other acts, instruments, and assurances as may reasonably be required by any Fee Mortgagee for the carrying out or performing of the provisions of this Lease.

ARTICLE 24
HAZARDOUS SUBSTANCES

(a) "Claim" shall mean and include any demand, cause of action, proceeding or suit and the results thereof (i) for damages (actual or punitive), losses, injuries to person or property, damages to natural resources, fines, penalties, expenses, liabilities, interest, contribution or settlement (including, without limitation, attorneys' fees, court costs and disbursements), (ii) for the costs of site investigations, feasibility studies, information requests, health or risk assessments, or Response actions, and (iii) for enforcing insurance, contribution, or indemnification agreements.

(b) "Environmental Law" shall mean and include all federal, state and local statutes, ordinances, regulations and rules relating to environmental quality, health, safety, contamination and clean-up, including, without limitation, the Clean Air Act, 42 U.S.C. Section 7401 et seq.; the Clean Water Act, 33 U.S.C. Section 1251 et seq., and the Water Quality Act of 1987; the Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA"), 7 U.S.C. Section 136 et seq.; the Marine Protection, Research, and Sanctuaries Act, 33 U.S.C. Section 1401 et seq.; the National Environmental Policy Act, 42 U.S.C. Section 4321 et seq.; the Noise Control Act, 42 U.S.C. Section 4901 et seq.; the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. Section 6901 et seq., as amended by the Hazardous and Solid Waste Amendments of 1984; the Safe Drinking Water Act, 42 U.S.C. Section 300f et seq.; the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. Section 9601 et seq., as amended by the Superfund Amendments and Reauthorization Act, the Emergency Planning and Community Right-to-Know Act, and Radon Gas and Indoor Air Quality Research Act; the Toxic Substances Control Act ("TSCA"), 15 U.S.C. Section 2601 et seq.; the Atomic Energy Act, 42 U.S.C. Section 2011 et seq., and the Nuclear Waste Policy Act of 1982, 42 U.S.C. Section 10101 et seq.; and the Environmental Protection Act of Illinois ("IEPA"), Ill. Rev. Stat. ch. 111, para. 1001 et seq., and state superlien and environmental clean-up statutes, with implementing regulations and guidelines. Environmental Laws shall also include all state, regional, county, municipal and other local laws, regulations and ordinances insofar as they are equivalent or similar to the federal laws recited above or purport to regulate Hazardous Materials.

(c) "Hazardous Materials" shall mean and include the following, including mixtures thereof: any hazardous substance, pollutant, contaminant, waste, by-product, or constituent regulated under CERCLA; oil and petroleum products and natural gas, natural gas liquids, liquefied natural gas and synthetic gas usable for fuel; pesticides regulated under the FIFRA; asbestos and asbestos-containing materials, PCBs and other substances regulated under the TSCA; source material, special nuclear material, by-product material and any other radioactive materials or radioactive wastes, however produced, regulated under the Atomic Energy Act or the Nuclear Waste Policy Act; chemicals subject to the OSHA Hazard Communication Standard, 29 C.F.R. § 1910.1200 et seq.; industrial process and pollution control wastes whether or not hazardous within the meaning of RCRA and any other hazardous substance, pollutant or contaminant regulated under any other Environmental Law.

(d) "Manage" means to generate, manufacture, process, treat, store, use, re-use, refine, recycle, reclaim, blend or burn for energy recovery, incinerate, accumulate speculatively, transport, transfer, dispose of or abandon Hazardous Materials.

(e) "Release" or "Released" shall mean any actual or threatened spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, presence, dumping, migration from adjacent property or disposing of Hazardous Materials into the environment, as "environment" is defined in CERCLA.

(f) "Response" or "Respond" shall mean action taken in compliance with Environmental Laws to correct, remove, remediate, cleanup, prevent, mitigate, monitor, evaluate, investigate, assess or abate the Release of a Hazardous Material.

24.02. Tenant covenants that (a) Tenant shall at its own cost comply with all Environmental Laws; (b) Tenant shall not Manage any Hazardous Materials on the Premises, nor conduct nor authorize the same, including installation of any underground storage tanks, without prior written disclosure to and approval of the Landlord; (c) Tenant shall not take any action that would subject the Premises to permit requirements under RCRA for storage, treatment or disposal of Hazardous Materials; (d) Tenant shall not dispose of Hazardous Materials; (e) Tenant shall not discharge Hazardous Materials into drains or sewers; (f) Tenant shall not suffer, cause or allow the Release of any Hazardous Materials on, to or from the Premises; (g) Tenant shall keep the Premises free from Hazardous Materials; and (h) Tenant shall at its own cost arrange for the lawful transportation and off-site disposal of all Hazardous Materials that it generates.

24.03. During the term of this Lease, Tenant shall promptly provide Landlord with copies of all summons, citations, directives, information inquiries or requests, notices of potential responsibility, notices of violation or deficiency, orders or decrees, Claims, complaints, investigations, judgments, letters, notices of environmental liens or response actions in progress, and other communications, written or oral, actual or threatened, from the United States Environmental Protection Agency, Occupational Safety and Health Administration, Illinois Environmental Protection Agency or other federal, state or local agency or authority or any other entity or individual, concerning (a) any Release of a Hazardous Material on, to or from the Premises; (b) the imposition of any lien on the Premises; or (c) any alleged violation of or responsibility under Environmental Laws. Landlord and Landlord's employees shall have the right to enter the Premises and conduct appropriate inspections or tests in order to determine Tenant's compliance with Environmental Laws.

24.04. Upon written request by Landlord, Tenant shall provide Landlord with the results of appropriate reports and tests, with transportation and disposal contracts for Hazardous Materials, with any permits issued under Environmental Laws and with any other applicable documents to demonstrate that Tenant complies with all Environmental Laws relating to the Premises.

Landlord shall have the right from time to time, in its sole discretion, to require Tenant to perform (at Tenant's expense) an environmental audit and, if deemed necessary by Landlord, an environmental risk assessment (each of which must be satisfactory to Landlord) of the Premises, hazardous waste management practices and/or hazardous waste disposal sites used by Tenant. Said audit and/or risk assessment must be by an environmental consultant satisfactory to Landlord, in its reasonable discretion. Should Tenant fail to undertake and seek diligently to perform said environmental audit or risk assessment within thirty (30) days after Landlord's request, Landlord shall have the right but not the obligation to retain an environmental consultant to perform said environmental audit or risk assessment. All costs and expenses incurred by Landlord in the exercise of such rights shall be payable by Tenant upon demand.

24.05. If Tenant's Management of Hazardous Materials at the Premises (a) gives rise to liability or to a Claim under any Environmental Law, (b) causes a significant public health effect, or (c) creates a nuisance, Tenant shall promptly take all applicable action in Response. Landlord (or any Fee Mortgagee if so permitted by applicable loan documents) shall have the right, but not the obligation, after providing Tenant with notice and a reasonable opportunity to cure, to enter onto the Premises or to take such other actions as it deems necessary or advisable to perform any and all Response action(s). All costs and expenses incurred by Landlord in the exercise of any such rights shall be payable by Tenant upon demand.

24.06. Tenant shall indemnify, defend and hold harmless Landlord, its beneficiaries, any Fee Mortgagee, any managing agents and leasing agents of the Premises, and their respective agents, partners, officers, directors and employees from all Claims suffered or incurred by any of the foregoing arising from or attributable to (a) any breach by Tenant of any of its warranties, representations or covenants in this Section; (b) noncompliance of the Premises or Tenant with any Environmental Laws; (c) any actual or alleged illness, disability, injury, or death of any person in any manner arising out of or allegedly arisen out of exposure to Hazardous Materials or other substances or conditions present at the Premises, regardless of when any such illness, disability, injury, or death shall have occurred or been incurred or manifested itself; and (d) Hazardous Materials Managed or Released by Tenant or otherwise located or Released upon the Premises. In the event any Claims or other assertion of liability shall be made against Landlord for which Landlord is entitled to indemnity hereunder, Landlord shall notify Tenant of such Claim or assertion of liability and thereupon Tenant shall, at its sole cost and expense, assume the defense of such Claim or assertion of liability and continue such defense at all times thereafter until completion. Tenant's obligations hereunder shall survive the termination or expiration of this Lease.

ARTICLE 25
CERTIFICATES BY LANDLORD AND TENANT

At any time and from time to time upon not less than ten (10) business days' prior written notice by the other party, Tenant or Landlord, as the case may be, shall execute, acknowledge and deliver to the other party or any other party reasonably specified by such other party, a statement in writing certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same, as modified, is in full force and effect and stating the modifications) and the date to which each obligation constituting the Rental has been paid, and stating whether or not to the best knowledge of the representing party (a) there is a continuing default by the other party in the performance or observance of any covenant, agreement or condition contained in this Lease to be performed or observed by the other party, or (b) there shall have occurred any event which, with the giving of notice or passage of time or both, would become such a default and, if so, specifying each such default or occurrence of which the representing party may have knowledge. Such statement may be relied upon by any Fee Mortgagee, a prospective successor to Landlord's interest in this Lease, or any subtenant, assignee or purchaser of all or a portion of Tenant's interest in this Lease.

ARTICLE 26
CONSENTS AND APPROVALS

All consents and approvals which may be given under this Lease shall, as a condition of their effectiveness, be in writing. The granting of any consent or approval by a party to perform any act requiring consent or approval under the terms of this Lease, or the failure on the part of a party to object to any such action taken without the required consent or approval, shall not be deemed a waiver by the party whose consent was required of its right to require such consent or approval for any further similar act, and each party hereby expressly covenants and warrants that as to all matters requiring the other party's consent or approval under the terms of this Lease, the party requiring the consent or approval shall

secure such consent or approval for each and every happening of the event requiring such consent or approval and shall not claim any waiver on the part of the other party of the requirement to secure such consent or approval.

ARTICLE 27
SURRENDER AT END OF TERM

27.01. Tenant shall, on the last day of the Term or upon the earlier termination of the Term, quit and surrender to Landlord the Premises vacant, free of all equipment, furniture and other personal property and in good order and condition, reasonable wear and tear and condemnation excepted, and free and clear of all lettings, occupancies, liens and encumbrances other than those, if any, existing at the date hereof, created by Landlord or which lettings and occupancies by their express terms and conditions extend beyond the Expiration Date and to which Landlord shall have consented and agreed, pursuant to this Lease or in writing, without any payment or allowance whatsoever by Landlord. Tenant hereby waives any notice now or hereafter required by law with respect to vacating the Premises on any such termination date. Tenant shall remove or demolish all of the fixtures, structures and other improvements which Landlord shall elect. Tenant's obligation to observe and perform this covenant shall survive the expiration or earlier termination of the Term.

27.02. Except as otherwise provided in Article 21 of this Lease, upon the expiration of the Term, all Rental and other items payable by Tenant under this Lease shall be apportioned to the date of termination.

27.03. Tenant acknowledges that possession of the Premises must be surrendered to Landlord at the expiration or earlier termination of the Term. Tenant agrees to indemnify Landlord against and save Landlord harmless from any and all costs, expenses, claims, loss or liability resulting from the failure or delay by Tenant in so surrendering the Premises, including, without limitation, any claims made by any succeeding tenant founded on such failure or delay. The parties recognize and agree that the damage to Landlord resulting from any failure by Tenant to surrender possession of the Premises timely as aforesaid will be extremely substantial, will exceed the amount of the Base Rent and Additional Rent theretofore payable hereunder and will be impossible to measure accurately. Tenant therefore agrees that if possession of the Premises is not surrendered to Landlord upon the expiration or earlier termination of the Term, then Tenant shall pay to Landlord, as liquidated damages for each month and for each portion of any month during which Tenant holds over at the Premises after the expiration or sooner termination of the Term, in addition to any sums payable pursuant to the foregoing indemnity, a sum equal to two (2) times the gross market rental of the Premises as reasonably determined by Landlord. Nothing herein contained shall be deemed to permit Tenant to retain possession of the Premises after the expiration or earlier termination of the Term. If Tenant holds over in possession after the expiration or termination of the Term, such holding over shall not be deemed to extend the Term or renew this Lease, but the tenancy thereafter shall continue as a tenancy from month to month upon the terms and conditions of this Lease at the Rental as herein increased. This provision shall survive the expiration or earlier termination of this Lease.

27.04. On the last day of the Term or upon any earlier termination of the Lease or upon reentry by Landlord upon the Premises pursuant to Article 21 hereof, fee simple title to the Improvements and all fixtures and improvements therein, to the extent not theretofore vested in Landlord pursuant to the terms of this Lease, shall revert to Landlord without the necessity of any further action by either party hereunder, provided, however, that upon Landlord's request, Tenant shall execute and deliver to Landlord (in recordable form) all documents necessary to evidence such conveyance, including, without limitation, a quitclaim deed and bill of sale. Tenant shall deliver to Landlord Tenant's executed counterparts of any service and maintenance contracts that are in Tenant's possession and are then affecting the Premises, true

and complete maintenance records for the Premises, all original licenses and permits then pertaining to the Premises, permanent certificates of occupancy then in effect for the Improvements, and all assignable warranties and guarantees then in effect which Tenant has received in connection with any work or services performed or Equipment installed in the Improvements, together with a duly executed assignment of any of the foregoing to Landlord, all financial reports, documents, books and records whatsoever relating to the Premises.

27.05. On the last day of the Term or upon any earlier termination of this Lease or upon a re-enter by Landlord upon the Premises pursuant to Article 21 hereof, Tenant, at its sole cost and expense, shall remove from the Premises on or prior to such expiration, termination or reentry all personal property situated thereon which is not owned by Landlord, and shall repair any damage caused by such removal. Any property not so removed shall become the property of Landlord, and Landlord may cause such property to be removed from the Premises and disposed of, but the cost of any such removal and disposition and of repairing any damage caused by such removal shall be borne by Tenant.

ARTICLE 28
ENTIRE AGREEMENT

All understandings and agreements, oral or written, heretofore made between the parties hereto are merged in this Lease, which alone fully and completely expresses the agreement between Landlord (and its beneficiary, if any, and their agent(s)) and Tenant.

ARTICLE 29
QUIET ENJOYMENT

If and as long as Tenant shall faithfully perform the agreements, terms, covenants and conditions hereof, Tenant shall and may (subject, however, to the provisions, reservations, terms and conditions of this Lease) peaceably and quietly have, hold and enjoy the Premises for the Term hereby granted without molestation or disturbance by or from Landlord or any Person claiming through or under Landlord and free of any encumbrance created or suffered by Landlord, except from encumbrances created or suffered by Tenant and the Permitted Encumbrances.

ARTICLE 30
SEVERABILITY

The invalidity of any provision of this Lease shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Lease.

ARTICLE 31
OPTION TO SELL

31.01. Landlord shall have the option to sell Landlord's interest in the Premises (the "Sale Option") to Tenant for a purchase price of One Dollar ($1.00) on the terms and conditions set forth herein and otherwise in accordance with Landlord's preferred form of purchase agreement (the "Purchase Agreement") on an "AS-IS, WHERE-IS" basis. The Sale Option shall be exercisable at any time during the Term (the "Option Period") by Landlord giving Tenant notice of Landlord's exercise thereof (the "Notice of Exercise") which Notice of Exercise shall be accompanied by a copy of the Purchase Agreement. Within thirty (30) days of the Notice of Exercise, the parties shall execute the Purchase Agreement, which Purchase Agreement shall set forth the date for the conveyance (the "Closing Date") of the Premises by Landlord to Tenant, which date shall be not less than thirty (30) days nor more than ninety (90) days after the date of full execution and delivery of the Purchase Agreement.

31.02. If the parties enter into the Purchase Agreement pursuant to this Article 31, Landlord shall convey or cause to be conveyed insurable fee title to the Premises in accordance with the terms of the Purchase Agreement, subject to the Permitted Encumbrances and all other charges, liens, security interests and encumbrances affecting the Premises other than Fee Mortgages or other liens or encumbrances created by Landlord.

(i) Upon the closing, Tenant shall pay to Landlord, in lawful money of the United States of America by bank wire transfer of immediately available funds or as otherwise reasonably directed by Landlord, the Purchase Price together with all Rental and other sums then due and payable or accruing hereunder to and including such date of purchase (in each case as adjusted or apportioned through the Closing Date), and Landlord shall deliver to Tenant a quitclaim deed and/or other necessary instruments of conveyance to the interests in the Premises then being sold to Tenant and any other instruments reasonably necessary to convey the title thereto as described in the Purchase Agreement and this paragraph and to assign any other property then required to be assigned pursuant to the Purchase Agreement or this Lease as shall be reasonably required by Tenant and its counsel.

(ii) Tenant shall pay all charges incident to such conveyance and assignment, including escrow fees, recording fees and title insurance premiums, including, without limitation, any Illinois Real Estate Transfer Tax, any county transfer tax or any municipal transfer tax, which may be imposed by reason of such conveyance and assignment.

(iii) Upon the completion of any purchase by Tenant of the entire interest of Landlord in the Premises but not prior thereto (whether or not any delay or failure in the completion of such purchase shall be the fault of Landlord), this Lease shall terminate, except with respect to obligations and liabilities of Tenant hereunder, actual or contingent, which have arisen on or prior to such date of purchase. Upon completion of any such purchase by Tenant, Landlord shall be released by Tenant from all obligations arising under this Lease.

31.03. The Sale Option is a continuing option and shall survive any sale of the Premises by Landlord prior to the expiration of the Option Period.

31.04. Notwithstanding anything herein to the contrary, in the event that Landlord delivers the Notice to Exercise and Tenant (at no fault of Landlord) refuses or fails to timely execute the Purchase Agreement or consummate the closing in accordance with this Article 38, and such failure continues for more than thirty (30) days following written notice from Landlord, then Landlord (without limiting any other remedies available to it under this Lease) may terminate this Lease upon no less than thirty (30) days' written notice to Tenant.

ARTICLE 32
MISCELLANEOUS

32.01. The captions of this Lease are for convenience of reference only and in no way define, limit or describe the scope or intent of this Lease or in any way affect this Lease.

32.02. The use herein of the neuter pronoun in any reference to Landlord or Tenant shall be deemed to include any individual Landlord or Tenant, and the use herein of the words "successors and assigns" or "successors and assigns" of Landlord or Tenant shall be deemed to include the heirs, legal representative and permitted assigns of any individual Landlord or Tenant.

32.03. If more than one entity is named as or becomes Landlord or Tenant hereunder, the other party may require the signatures of all such entities in connection with any notice to be given or action to be taken by that party hereunder. Each entity constituting Tenant or Landlord (other than a limited partner, if any such entity is a limited partnership) shall be fully jointly and severally liable for all of that party's obligations hereunder, subject to Section 32.04. Any notice by a party to any entity named as the other party shall be sufficient and shall have the same force and effect as through given to all entities named as such other party.

32.04. The liability of Landlord (which, for purposes of this Section 32.04, shall include any parent, affiliate or subsidiary corporation of Landlord and any directors, officers, employees, members, shareholders, partners or agents of Landlord and any of the foregoing) hereunder for damages or otherwise shall be limited to Landlord's interest in the Premises. Landlord shall have no personal liability beyond its interest therein and no other property or assets of Landlord shall be subject to levy, execution or other enforcement procedure for the satisfaction of Tenant's remedies.

32.05. Except as otherwise expressly provided in this Lease, there shall be no merger of this Lease or the leasehold estate created hereby with the fee estate in the Premises or any part thereof by reason of the same person acquiring or holding, directly or indirectly, this Lease or the leasehold estate created hereby or any interest in this Lease or in such leasehold estate as well as the fee estate in the Premises.

32.06. Each of the parties represents and warrants to the other that it has not dealt with any broker, finder or like entity in connection with this Lease transaction, including the Sale Option, and each party shall defend, indemnify and hold the other party harmless from and against any and all claims for brokerage fees or other commissions which may at any time be asserted against the indemnified party founded upon a claim that the aforesaid representation and warranty of the indemnifying party is untrue, together with any and all losses, damages, costs and expenses (including reasonable attorneys' fees, court costs and disbursements) relating to such claims or arising therefrom or incurred by the indemnified party in connection with the enforcement of this indemnification provision.

32.07. This Lease may not be changed, modified or terminated orally, but only by a written instrument of change, modification or termination executed by the party against whom enforcement of any change, modification or termination is sought.

32.08. This Lease shall be governed by and construed in accordance with the laws of the State of Illinois.

32.09. The agreements, terms, covenants and conditions herein shall be binding upon, and shall inure to the benefit of, Landlord and Tenant and their respective successors and (except as otherwise provided herein) assigns.

32.10. All references in this Lease to "Articles" or "Sections" shall refer to the designated Article(s) or Section(s), as the case may be, of this Lease.

32.11. All references in this Lease to "licensed professional engineer" or "registered architect" shall mean a professional engineer or architect who is licensed or registered, as the case may be, by the State of Illinois.

32.12. Unless specifically provided otherwise herein, any undertaking either required or permitted hereunder by either Landlord or Tenant shall include the obligation to pay for such undertaking.

32.13. This Lease shall not be construed to create a partnership or joint venture between the parties, it being the intention of the parties only to create a landlord and tenant relationship.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Ground Lease as of the day and year first written above.

LANDLORD:

[LPC ACQUISITION COMPANY, LLC, a Delaware limited liability company]

By: Aaron Martell
Name: AARON MARTELL
Title: VP

TENANT:

EXPERIOR GROUP LLC, an Illinois limited liability company

By:
Name: TOM PAGAN
Title: CEO

EXHIBIT A-1

DESCRIPTION OF THE LAND

THAT PART OF FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLYMOST NORTHWEST CORNER OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 73.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 15.05 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 73.44 FEET; THENCE NORTH 41 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 19.38 FEET; THENCE NORTH 86 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 515.58 FEET TO A WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 129.34 FEET TO A NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHLY LINE FOR THE NEXT 5 COURSES; (1) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 267.11 FEET; (2) THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 66.00 FEET; (3) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 66.00 FEET; (4) THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 66.00 FEET; (5) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 193.59 FEET TO THE POINT OF BEGINNING.
CONTAINING 65,140 SQUARE FEET (1.495 ACRES) MORE OR LESS.

EXHIBIT A-2

DEPICTION OF THE LAND

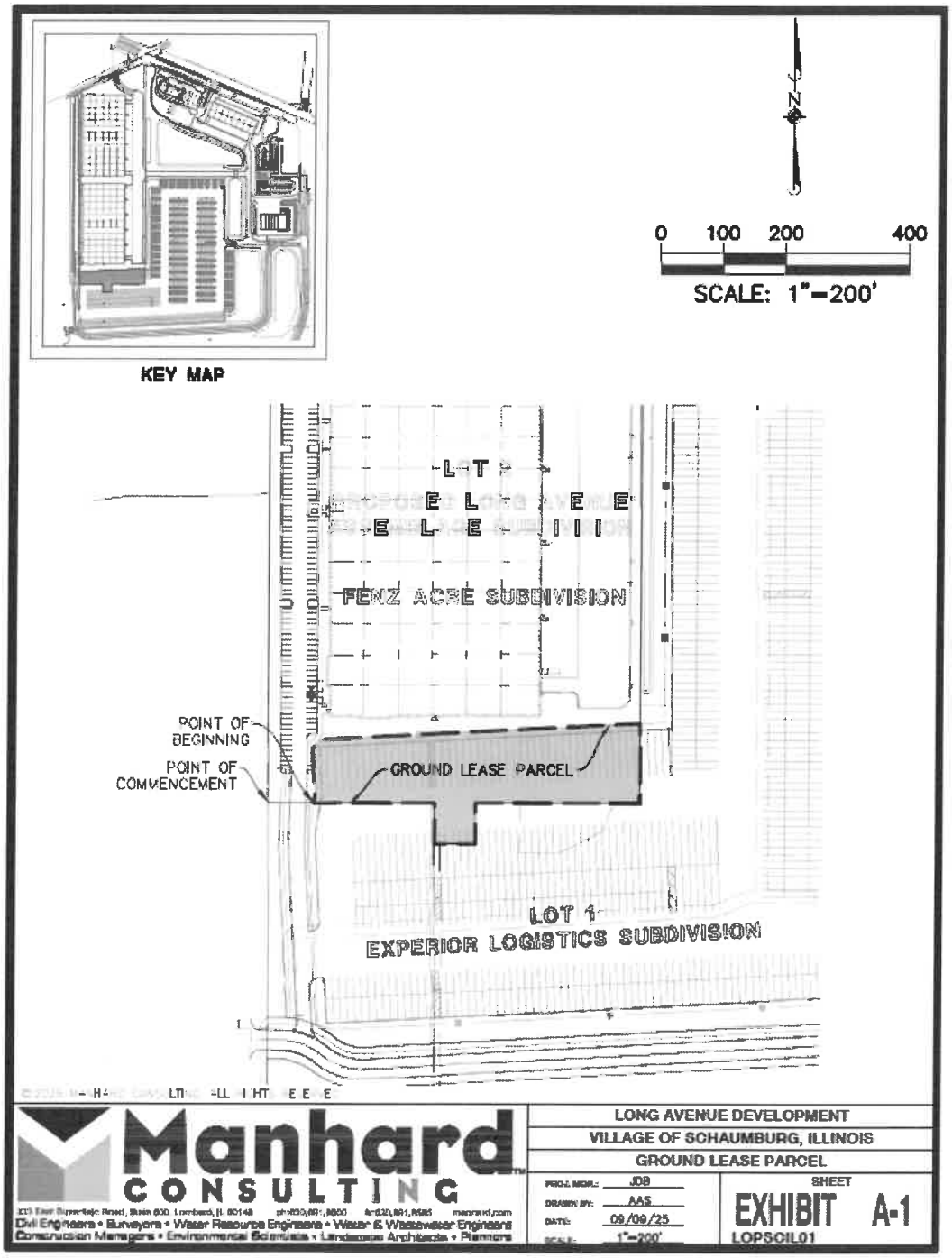


EXHIBIT B

PERMITTED ENCUMBRANCES

A. All title exceptions shown on Schedule B-2 to the Title Commitment Number_____, dated _____, issued by _____ Title Insurance Company.

B. Any and all other matters affecting title to the Premises including, without limitation, all liens, encumbrances, security interests, covenants, conditions, restrictions, notices of pendency, charges, easements, zoning laws, ordinances and regulations, building codes, regulations and rules and other governmental laws, regulations, rules and orders affecting the Premises.

C. Revocable nature of the right, if any, to maintain vaults, vault space, basement and sub-basement spaces, areas of signs beyond building lines.

D. Any state of facts an accurate survey or visual inspection of the Premises would allow.

E. Consents by Landlord or any former owner of the Premises for the erection of any structure or structures on, under or above any street or streets on which the Premises abut.

F. Encroachments of any stoops, areas, cellar steps, trims or corners, if any, upon any street.

G. Variations between fences, retaining walls, steps, hedges, shrubs and trees, if any, and record lines of title.

EXHIBIT C

FORM OF MEMORANDUM OF GROUND LEASE

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:

Blake F. Hanson, Esq.
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606

ABOVE SPACE RESERVED FOR COUNTY RECORDER

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE ("**Memorandum**"), made as of _____, 20____, by and between by and between **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company ("**Landlord**"), and **EXPERIOR GROUP LLC**, an Illinois limited liability company ("**Tenant**").

WITNESSETH

A. Landlord and Tenant are parties to that certain Ground Lease dated _____, 2025 (as may be amended from time to time, the "**Lease**"), whereby Landlord leases to Tenant, and Tenant leases from Landlord, certain real property located in County of Cook, State of Illinois legally described on **Exhibit A** attached hereto and made a part hereof (the "**Premises**").

B. Landlord and Tenant desire to give notice of the existence of the Ground Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree that the Memorandum is hereby amended, and Lessor and Lessee further agree as follows:

1. **Recitals**. The recitals set forth above are true and correct and are incorporated herein by reference as if fully set forth herein. Capitalized terms used herein without definition shall have the meanings given them in the Lease.

2. **Term of Lease**. The Term of the Lease commenced on _____ and will expire on _____, unless sooner terminated in accordance with the terms of the Lease.

3. **Miscellaneous**. The provisions of this Memorandum are subject in all respects to the provisions of the Lease to which reference must be made in connection with any matters affecting this Memorandum or any part of the property affected by the Lease. In the event of any conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control,

it being the intent of the parties that this Memorandum shall not alter or vary the terms of the agreement between the parties as set out in the Lease.

[SIGNATURE AND ACKNOWLEDGEMENT PAGES FOLLOW]

IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed on the date first above written.

LANDLORD:

LPC ACQUISITION COMPANY, LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

TENANT:

EXPERIOR GROUP LLC, an Illinois limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____)

) SS.

COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, in his/her capacity as _____ of **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 20__.

_____

Notary Public

My Commission Expires:

_____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, in his/her capacity as _____ of **EXPERIOR GROUP LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

_____

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLYMOST NORTHWEST CORNER OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 73.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 15.05 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 73.44 FEET; THENCE NORTH 41 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 19.38 FEET; THENCE NORTH 86 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 515.58 FEET TO A WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 129.34 FEET TO A NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHLY LINE FOR THE NEXT 5 COURSES; (1) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 267.11 FEET; (2) THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 66.00 FEET; (3) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 66.00 FEET; (4) THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 66.00 FEET; (5) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 193.59 FEET TO THE POINT OF BEGINNING.
CONTAINING 65,140 SQUARE FEET (1.495 ACRES) MORE OR LESS.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2508-05 / EXPERIOR TRANSPORT, LLC / 1001 W. Irving Park Road / Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence
12/03/25
Zoning Board of Appeals

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

The petitioner requests approval of a site plan amendment for site and landscape modifications, plat of easement, and variations including landscape, parking setback, and fence for Experior Transport, herein referred to as Experior, located at 1001 W. Irving Park Road.

Recommended Action:

Staff recommends approval of a Site Plan Amendment, Plat of easement, and variations including Landscape, Parking Setback, and fence for Experior Transport located at 1001 W. Irving Park Road, Case No. Z2508-05, subject to the conditions listed in the staff report

ATTACHMENTS:

- Staff Report
- Location Map
- Project Narrative
- Experior Landscape Plan
- Plat of Easement
- Plat of Easement Experior Offsite
- Engineering Plans
- Plat of Subdivision
- Truck Turning Templates
- Architectural Plans
- BMP Plan Set
- Utility Easement Exhibit
- Z2508-05 Experior Transport Application.pdf
- Easement Agreement
- Ground Lease Agreement

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: December 3, 2025

DATE PREPARED: November 17, 2025

CASE NUMBER: Z2508-05

TITLE: Z2508-05 / EXPERIOR TRANSPORT, LLC / 1001 W. Irving Park Road / Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence

BACKGROUND INFORMATION

Petitioner:	Charles E. Smith
Address of Petitioner:	Arete Design Studio, Ltd. 13543 185th St, Mokena, IL 60448
Status of Petitioner:	Architect
Owner of Parcel:	Experior
Address of Owner:	12161 S Central Ave, Alsip, IL 60803
Existing Zoning:	M-1 Manufacturing
Existing Land Use:	Various (Truck Parking Lot, Under Construction - Maintenance building, Office/warehouse building, Gas station, Convenient store).

Requested Actions:

- Plat of Easement [Title 15, Chapter 151, Section 151.20]
- Site Plan Amendment for Site and Landscape Modifications [Title 15, Chapter 154, Section 154.46 (A)]
- Variation to Waive the North and West Bufferyard Requirement Between the Experior Parking and Office/Warehouse Parking [Title 15, Chapter 154, Section 154.136 Table 2 Buffer Yards of the Zoning Ordinance]
- Variation To Reduce Parking Setback from 5’ to 0’for the Shared Parking Lot [Title 15, Chapter 154, Section 154.188.(D)(6)(a)(2) of the Zoning Ordinance]
- Fence Variation to Install a Fence Outside of the Six-Inch Allowance from the Property Line [Title 9, Chapter 102, Section 102.10(A) of the Fence Ordinance]

ANALYSIS

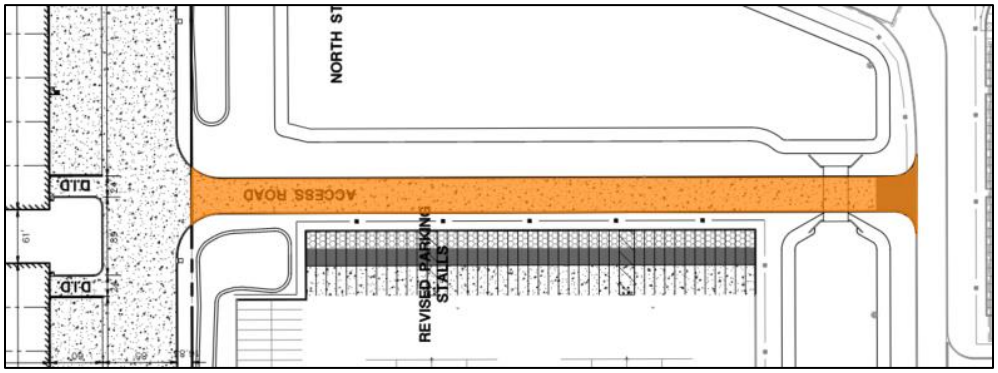
Project Summary

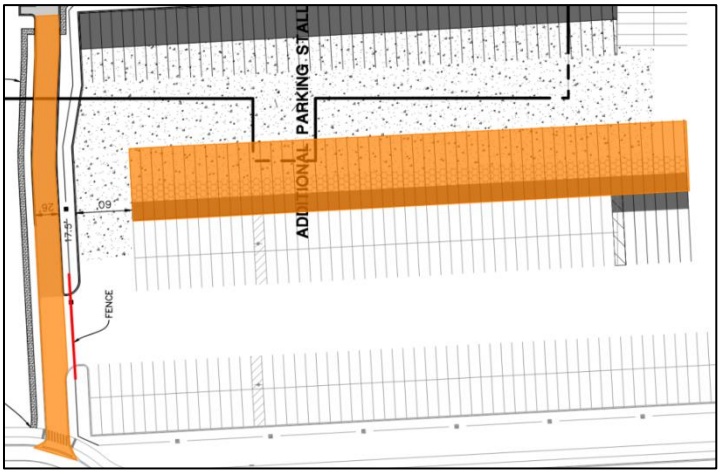
The petitioner requests approval of a site plan amendment for site and landscape modifications, plat of easement, and variations including landscape, parking setback, and fence for Experior Transport, herein referred to as Experior, located at 1001 W. Irving Park Road. Note that a "plat of subdivision and consolidation" is included in the case title, however upon further review of the plans, no changes to the existing lot lines are proposed at this time. Staff has corrected the title under the recommendation.

The subject property is approximately 60.5 acres and is located at the southwest corner of Irving Park Road and Rodenburg Road. Experior received Village Board approval in April 2022 (Case No. Z2108-02, Ordinance No. 22-030) for a complete development of the site which includes multiple uses, including a restaurant/convenience store, gas station, office/warehouse, semi-truck and trailer sales, repair, maintenance building and a truck parking lot located at the southwest quadrant of the property.

Site Plan Amendment

The petitioner is proposing various site modifications to accommodate the proposed Long Avenue industrial development, herein referred to as LPC (Case No. Z2508-04), on the west side of the subject property. To provide a secondary access to LPC, the petitioner is proposing to modify the existing north detention basin by constructing a new east/west drive-aisle. The proposed access drive will provide additional access for truck drivers to enter the Experior site via Rodenburg Road and lead to the LPC site. To achieve this, the petitioner is proposing to modify the existing detention basin by modifying the western slope to enable the basin to be shared with the LPC site. In addition, the petitioner is proposing to amend the approved landscape plan by constructing two (2) new bio-retention basins along the west side of the property. The bio-basins are required in accordance with the Metropolitan Water Reclamation District (MWRC) storm water requirements.





At the southwest corner of the property, the petitioner is proposing to expand the existing truck parking lot with ±50 additional spaces. Lastly, a relocation of the approved emergency access to the truck parking lot from Metra Station Drive on the west side is also proposed. The approved plans showed a direct access to the trucking parking lot from Metra Station Drive on the south side, whereas the proposed amendment shows the emergency access on the west side, as illustrated by the red line in the exhibit. This is required to accommodate the shared north/south drive aisle for employees/customers for the LPC site either entering or exiting via Metra Station Drive. A condition of approval has been added to this report that the gate must only be used for emergency purposes and a knox box be provided so the gate can be controlled by the Schaumburg Fire Department for access as needed.

Plat of Easement

Since the petitioner is proposing to amend portions of the approved site plan which include shared detention and a parking lot, a plat of easement is required which grants permission to LPC and vice-versa. An access easement for the drive-aisle connection from Rodenburg to LPC is provided in the submitted plat. In addition, Experior will allow LPC to flow stormwater into their existing north detention basin as well as the two (2) bio-retention basins along the western edge of the property. Therefore, a stormwater management easement is also provided for the area as well as other areas on-site where underground utilities overlap with LPC. Lastly, an additional access easement is proposed for the north/south drive aisle connection which connects LPC customers/employees to the Metra Station Drive via Experior's property.

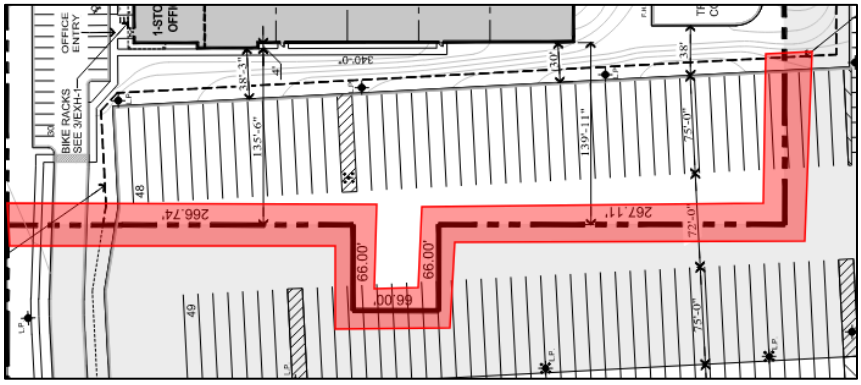
In addition, prior approval for Experior included a private sanitary sewer extension at the southwest corner of the intersection. Each of the approved buildings are to be served by the private sanitary sewer extension. The onsite sewers will connect toward the northeast corner of the site at a new proposed private lift station. The lift station will discharge to a force main under Rodenburg Road, and connects to a village sanitary manhole on the east church parcel. There is an existing easement with the church to allow this force main route. However, a plat of easement depicting the limits of the sanitary line was not included in the original approval. Therefore, the petitioner is requesting the proposed plat of easement be considered with this approval.

Variations

Landscape Bufferyard and Parking Setback

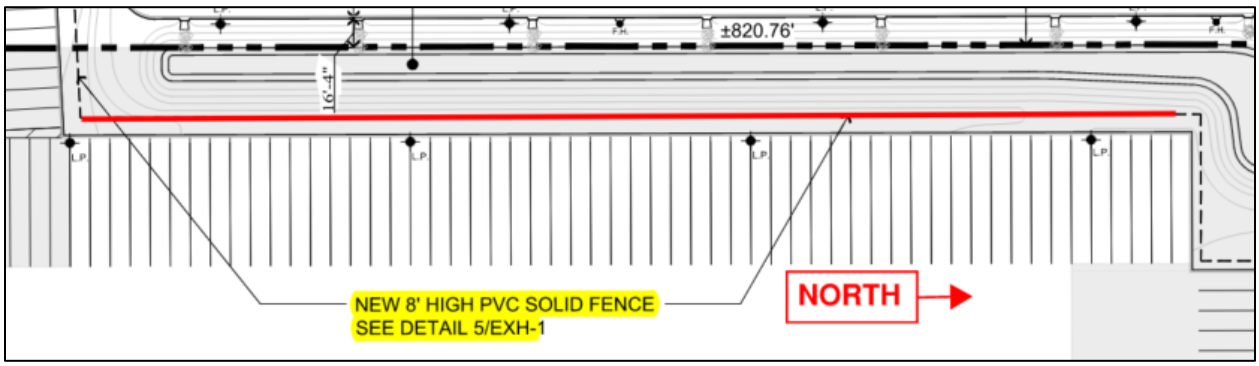
The petitioner is requesting a landscape and parking setback variation along the north and west

lot line. As illustrated below, the northern property line and a portion of the west property line overlap the truck parking areas on the LPC property. The zoning code requires a minimum of 10 feet landscape buffer and a minimum of 5 feet parking setback between properties. As previously mentioned, the proposed long avenue development includes multiple shared site components such as parking and ingress/egress with the adjacent property. Once constructed, the proposed development will complement the adjacent property to operate as a comprehensive and unified development. Since the requested variation is the result of the proposed subdivision boundary lines and given the intended use of the subject area of truck parking to coincide between the two properties, staff is supportive of the request.



Fence

The petitioner is requesting to install a fence on the west side of property to be outside of the required 6" of the property line, as depicted in red bold line below. Experior was previously granted this fence variation with their original approval, however the existing fence will need to be removed and slightly shifted to a new location due to the revised grading required. The proposed fence location takes into consideration the existing topography, landscaping, and is in line with the shared maintenance agreement with the adjacent property. Staff is supportive of this variation since it was previously approved and the proposed change is minimal.



Zoning History

The subject property obtained Village Board approval in April 2022 (Case No. Z2108-02, Ordinance No. 22-030) for a complete development of the site which includes multiple uses, including a restaurant/convenience store, gas station, office/warehouse, semi-truck and trailer sales, repair, maintenance building and a truck parking lot located at the southwest quadrant of the property.

Surrounding Zoning and Land Uses

North: M-1 – Manufacturing (Public Storage)
South: Metra train tracks/Village of Roselle Multifamily Residential
East: R-6 (St. John Evangelical Lutheran Church)
M-1 (Schaumburg Park District Sport Center & Schaumburg Regional Airport)
West: Existing - Unincorporated Schaumburg (single-family residential)
Proposed – M-1 – Manufacturing (Long Avenue Industrial Development)

Compatibility with Surrounding Land Uses

The parcels to the north and east of the subject property are zoned M-1. There is multifamily residential south of the subject property on the other side of the railroad tracks. The proposed Long Avenue development will further complement the existing Experior logistics

Comprehensive Plan Designation

The Future Land Use Map in the Village's Comprehensive Plan designates the subject property for industrial use. This designation is consistent with the approved development.

RECOMMENDATION

Staff recommends **approval** of a Site Plan Amendment, Plat of easement, and variations including Landscape, Parking Setback, and Fence for Experior Transport located at 1001 W. Irving Park Road, Case No. Z2508-05, subject to the following conditions:

1. All terms and conditions of Ordinance No. 22-030 not specifically revised herein are hereby reaffirmed by reference.
2. Prior to the issuance of a land development permit, the Ground Lease Agreement and Easement Agreement between Experior Group LLC and LPC Acquisition Company LLC must be recorded.
3. A land development permit and fee are 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 percent of the approved construction cost estimate, which includes 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.

4. Access to the Experior truck parking lot at the southwest corner of the property is limited for the use of emergency purposes only.
5. Provide a Knox Box at the emergency access gate.
6. Provide an explanation for the need of the proposed width of the emergency access gate entrance. If the increased width is required to accommodate emergency vehicle turning movements, include a truck-turning template demonstrating the need for a wider curb cut.
7. Any plat associated with the development must be revised to omit "Village Plan Commission" from the document.
8. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
9. The proposed photometrics plan is accepted as preliminary. A detailed review of the plan will be done during the land development permit review. Full compliance with the Village site lighting ordinances will be required.
10. A review of the existing lift station will be done during the land development permit review. Provide specifications, drawings and all details related to the existing design of the lift station.
11. Prior to the issuance of a land development permit, plans must be revised to address the following:
    a. Truck turning templates were provided as requested for the T-intersection of the new east-west access road and the existing north-south access road on the Experior Logistics site. However, there were no auto turn exhibits for the southbound to westbound movement nor the eastbound to northbound movement. Please provide.
    b. Provide a detail for the movable fence/gate shown going through the proposed entrance of the parking lot at the far southwestern corner of the site.
12. Prior to the issuance of a land development permit the landscape plans must be revised to address the following comments:
    a. Provide a short or long-term maintenance and monitoring plans with vegetation performance standards.
    b. The Experior Logistics Facility Naturalized Stormwater Management Basins must meet the required Maintenance and Monitoring requirements and vegetation

performance standards, as the western bio-basins will be used by the Long Avenue Project.

13. The following plans shall be adopted as part of the governing ordinance:
    a. ALTA/NSPS Land Title Survey, Sheets 1 through 7, prepared by Manhard Consulting, Ltd, dated May 22, 2025, and received by the Community Development Department on August 18, 2025.
    b. Plat of Easement, Sheets 1 through 3, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.
    c. Plat of Easement Grant, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated November 14, 2025, and received by the Community Development Department on November 14, 2025.
    d. Easement agreement between Experior Group LLC and LPC Acquisition Company LLC, received by the Community Development on November 6, 2025.
    e. Ground Lease Agreement between LPC Acquisition Company LLC and Experior Group LLC, dated September 11, 2025, and received by the Community Development Department on November 20, 2025.
    f. Project Narrative, prepared by Arete Design Studio Ltd, dated August 20, 2025 and received by the Community Development Department on August 19, 2025.
    g. Site Plan, Sheet SP-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
    h. Site Character Aerial, Sheet EXH-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
    i. Photometric Plan, Sheet E-1.0, E-1.1, E-1.2 and E-1.3, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
    j. Cover Sheet, Sheet 0, prepared by Gary R. Weber Associates, Inc., dated October 10, 2025, and received by the Community Development on October 13, 2025.
    k. Naturalized BMP Plan, Sheets 1 and 2, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.
    l. Management Exhibit, Sheets 3, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

m. Naturalized BMP Specifications, Sheets 1 through 4, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.
n. Title Sheet, Sheet 1, prepared by Manhard Consulting, Ltd, dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
o. Index of Sheets, Sheet 2, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
p. Existing Conditions and Demolition Plan – A, Sheet 3, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
q. Existing Conditions and Demolition Plan – B, Sheet 4, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
r. Existing Conditions and Demolition Plan – C, Sheet 5, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
s. Existing Conditions and Demolition Plan – D, Sheet 6, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
t. Overall Site Plan, Sheet 7, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
u. Site Dimensional and Paving Plan – A, Sheet 8, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
v. Site Dimensional and Paving Plan – B, Sheet 9, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
w. Site Dimensional and Paving Plan – C, Sheet 10, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
x. Site Dimensional and Paving Plan – D, Sheet 11, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
y. Grading Plan – A, Sheet 12, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

z. Grading Plan – B, Sheet 13, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

aa. Grading Plan – C, Sheet 14, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

bb. Grading Plan – D, Sheet 15, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

cc. Overall Utility Plan, Sheet 16, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

dd. Utility Plan – A, Sheet 17, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ee. Utility Plan – B, Sheet 18, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ff. Utility Plan – C, Sheet 19, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

gg. Utility Plan – D, Sheet 20, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

hh. Soil Erosion and Sediment Control Plan – North, Sheet 21, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ii. Soil Erosion and Sediment Control Plan – South, Sheet 22, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

jj. Soil Erosion and Sediment Control Plan – Details, Sheet 23, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

kk. Construction Details, Sheet 24, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ll. Construction Details, Sheet 25, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

mm. Construction Details, Sheet 26, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

nn. Construction Details and MWRD General Notes, Sheet 27, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

oo. Construction Specifications, Sheet 28, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

pp. Landscape Plan, Sheets L0.0 through L1.12, prepared by Upland Design Ltd., dated July 16, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

qq. Tree Preservation Plan, Sheets T2.0 through T2.5, prepared by Upland Design Ltd., dated August 8, 2025, latest revised date October 9, 2025, and received by the Community Development on October 13, 2025.

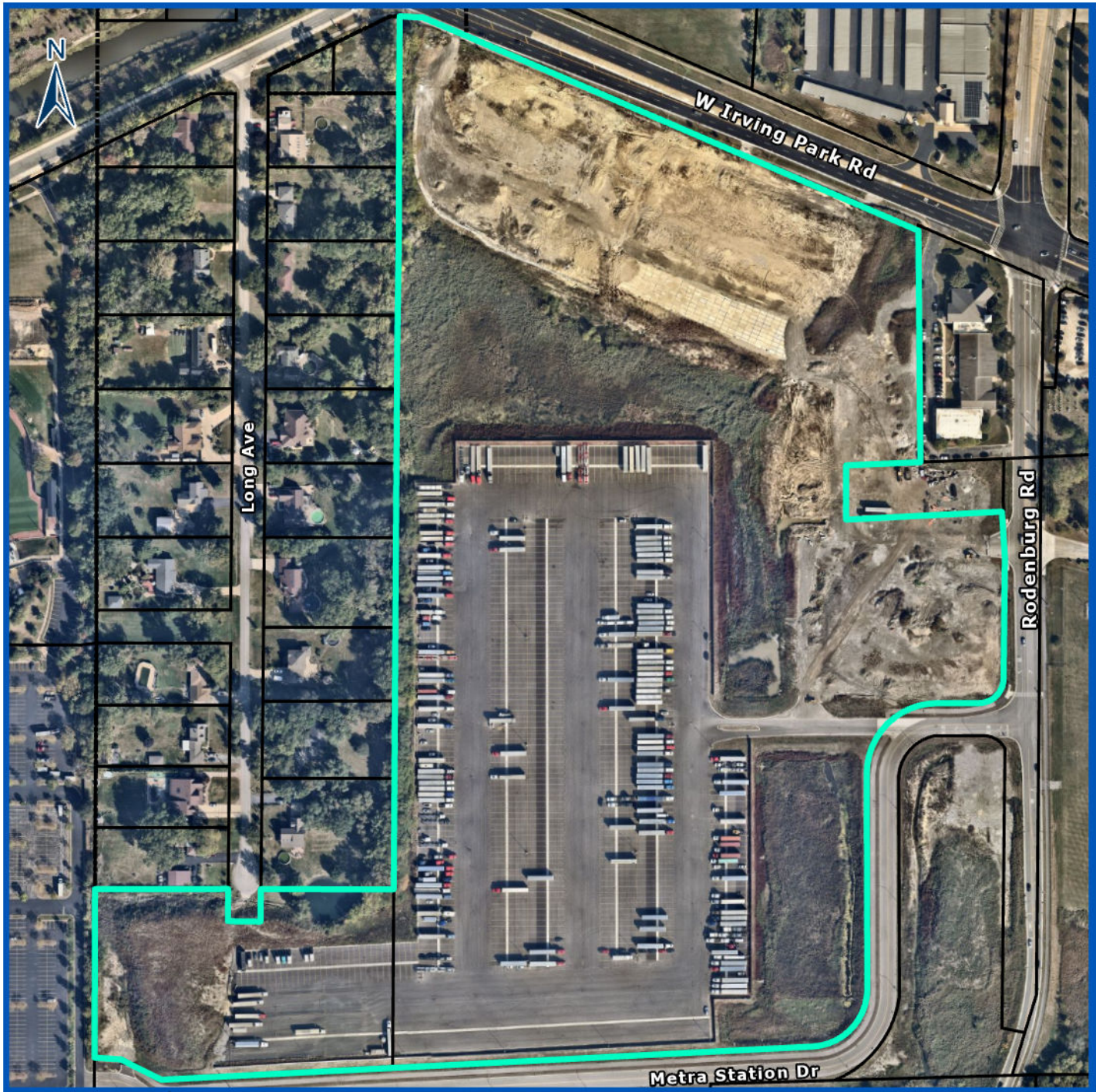
rr. Truck Access Drive, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dated October 8, 2025, and received by the Community Development Department on October 13, 2025.

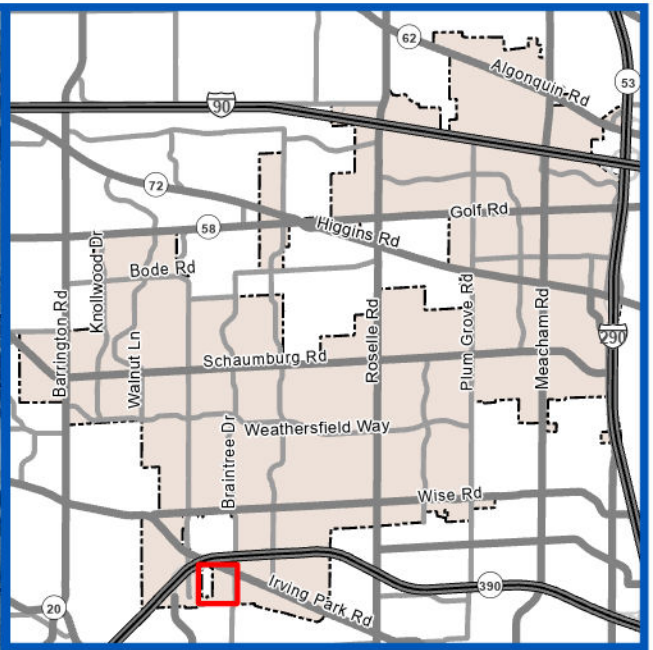
ss. Firetruck U-Turn, Sheet 3 of 3, prepared by Manhard Consulting, Ltd., dated August 7, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

tt. Utility Exhibit – Public vs. Private, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dates October 8, 2025, and received by the Community Development Department on October 13, 2025.

uu. Traffic Impact Study, prepared by Gewalt Hamilton Associates, Inc., dated September 30, 2025, and received by the Community Development Department on October 13, 2025.

vv. Wetland Determination Report, prepared by Gary R. Weber Associates, Inc., dated May 29, 22025, and received by the Community Development Department on October 13, 2025.





Subject Property

Z2508-05

Experior Transport

Site Plan Amendment, Plat of Easement, Variations: Landscape, Parking Setback and Fence

0 140 280
Feet

VILLAGE OF SCHAUMBURG

1001 W. IRVING PARK ROAD

Prepared By:
Village of Schaumburg
Community Development Department

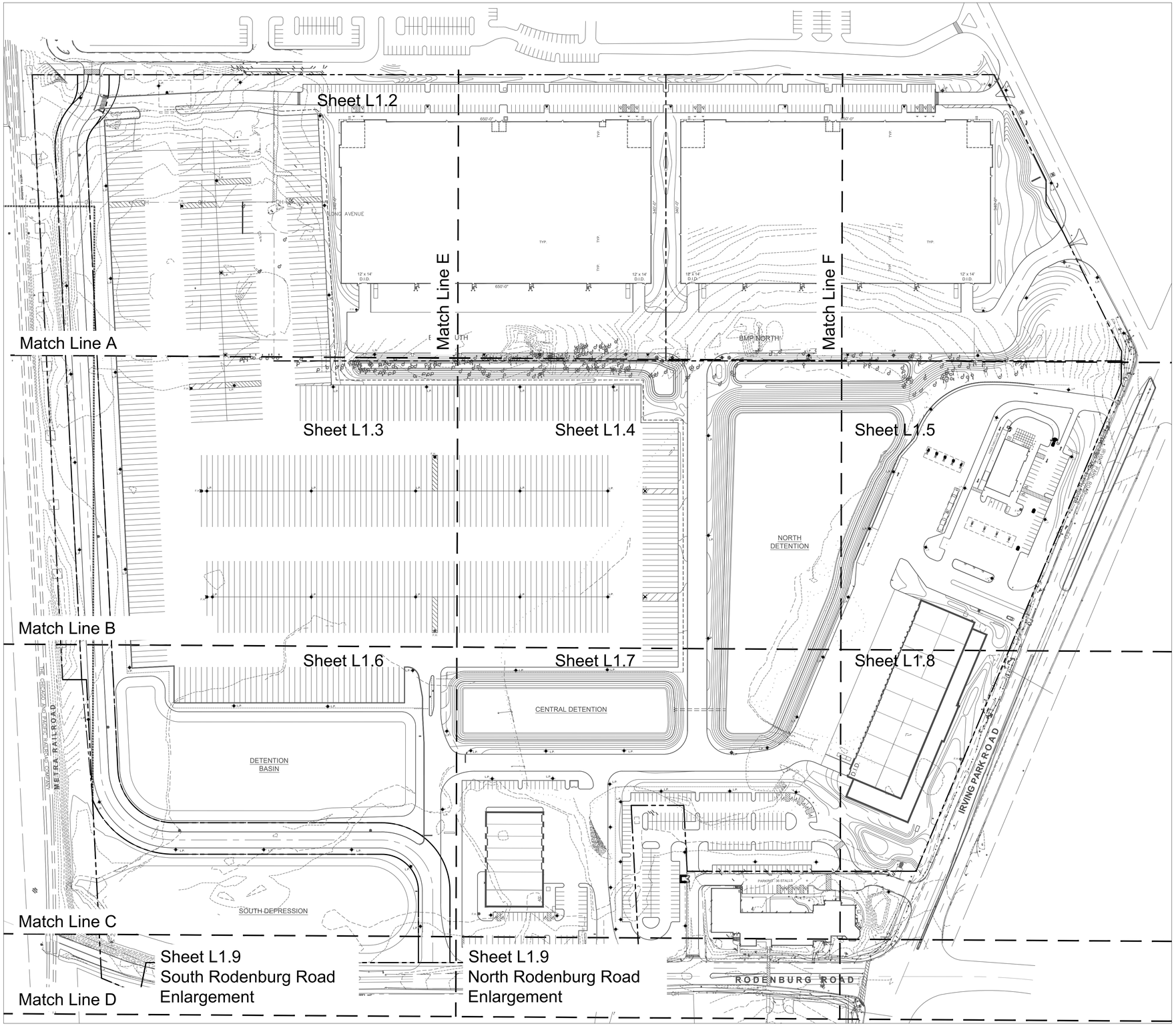
arete design studio ltd
architecture • planning • design

PROJECT NARRATIVE

Experior Logistics Site Changes
August 20, 2025

Experior Group, LLC is seeking site plan approval for various revisions to the site design associated with the development of the Long Avenue industrial project by Logistics Properties Company, LLC. The revisions are as follows:

- *Construction of access drive through*: Experior site to provide access from the east to Long Avenue development
- *Redevelopment of north depressional area into shared detention basin for Long Avenue and Experior:* Redevelopment requires modifying west slope/bank of basin
- *50' buffer west of truck parking lot:* Required to be developed as a bio-basin per recent M.W.R.D. storm water requirements
- *Grade changes along shared west property line with Long Avenue development*
- *Expansion of truck parking lot on east end of existing parking*: Due to a long term lease agreement with Logistics Properties Company, LLC, providing approximately 50 additional truck parking stalls
- *Modifications to utility design and installation along Irving Park Road:* Required to accommodate Long Avenue development
- *Relocation of existing west emergency access to truck parkiing lot from commuter road*



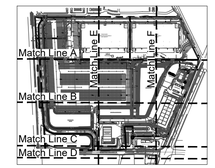
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

PROJECT

EXPERIOR LOGISTICS FACILITY

1001 West Irving Park Road
SCHAUMBURG, IL

uplandDesign ltd
Landscape Architecture & Park Planning
1250 W. 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com



North

SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Key Plan

SHEET NUMBER **L0.0**

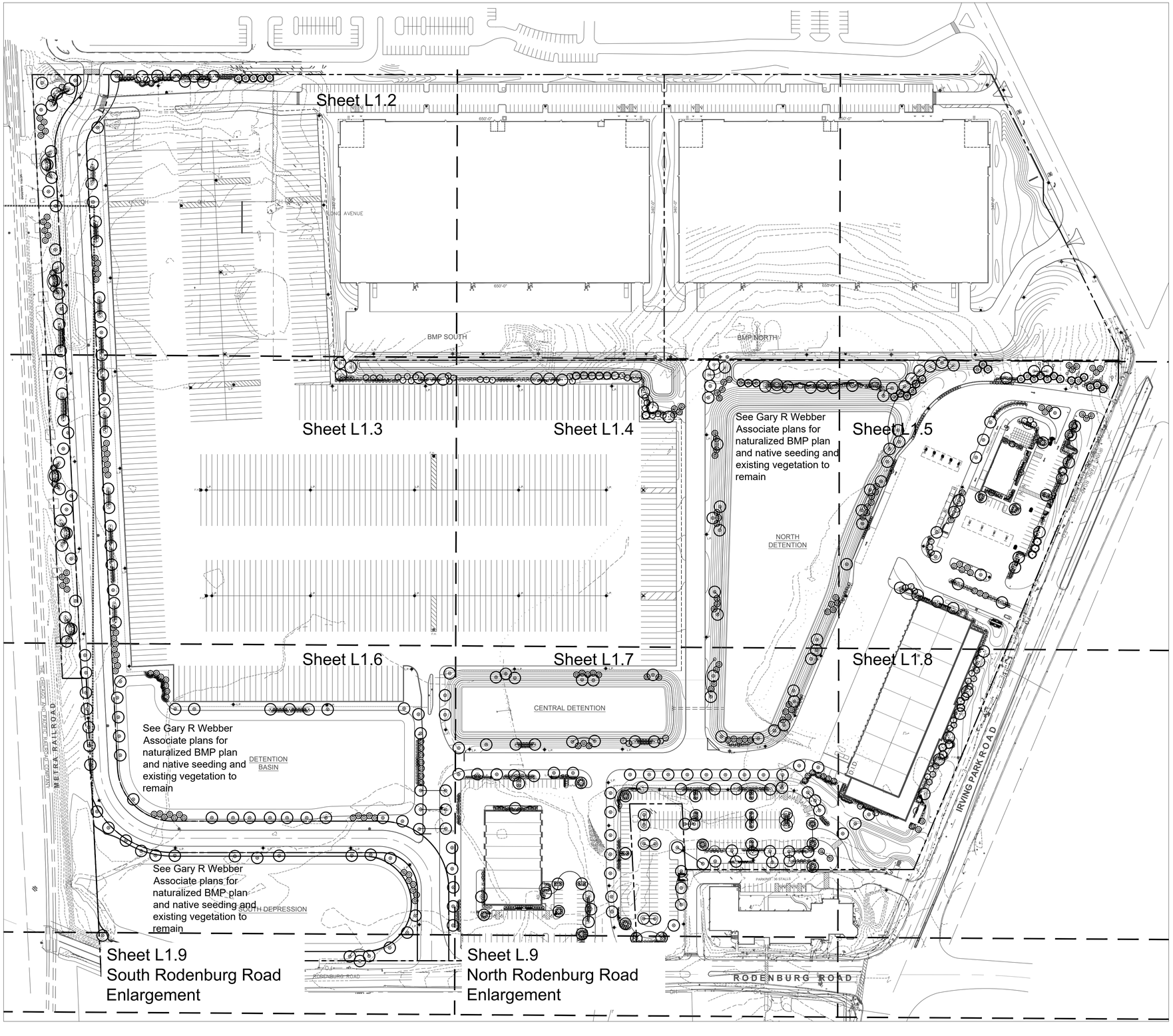
DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

Project Number 1388
© Copyright 2025 Upland Design Ltd.
W:\1388-Long Avenue Warehouse Landscape Plan-Arete Design Studio\30-CD-files
PLOT: UPLAND 2020

GENERAL NOTES: LANDSCAPE

1. Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
3. All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans. All Plant substitutions shall be approved by the Village of Schaumburg prior to installation.
6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
7. All plant material shall be inspected and approved by the Village of Schaumburg prior to the installation of any and all plant material.
8. Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
9. Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
10. Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
11. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch in a natural color applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
13. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
15. Turf mixes shall be installed and lawn established at all disturbed areas.
16. Do not overseed into mulch beds and paving.
17. Contractor shall restore all areas disturbed as a result of construction.
18. An Annual Plant Community Monitoring Report shall be provided to the Village of Schaumburg Community Development Department for years 1, 2, and 3 following installation of plant material.
19. Tree species such as *Betula, Celtis, Crataegus, Fagus, Liriodendron, Platanus, Populus, Prunus, Pyrus, Quercus, and Taxodium* are considered "Spring Dig Only" trees. Contractor must have these trees ordered, accepted, and dug in early spring, for summer and fall landscape installation.
20. Quantities shown on the drawings and in the plant list are provided only for the contractor's convenience. The number of plant symbols shown on the drawings supercede all qualities provided. The Contractor shall verify all plant quantities on the drawings and notify the Landscape Architect of any discrepancies prior to installation. The contractor is responsible for installing all plants per the planting symbols shown on the drawings.



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PROJECT

EXPERIOR LOGISTICS FACILITY

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24042 Lockport St, Plainfield, Illinois 60544
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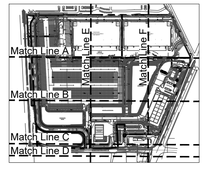

North
SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.1**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

1 - Black Oak
6 - Dense Yew
1 - Black Oak
6 - Dense Yew
9 - Nordic Blue Juniper
13 - Little Devil Ninebark
1 - Chicagoland Hackberry
9 - Limelight Hydrangea
11 - Chicagoland Green Boxwood
1 - Northern Catalpa
9 - Dense Yew
12 - Pasture Rose
1 - Chicagoland Hackberry
11 - Amber Jubilee Ninebark
9 - Chicagoland Green Boxwood
5 - White Fir
Lawn
L.P.
F.H.
1 - American Beech
2 - Shagbark Hickory
17 - American Beautyberry
2 - Eastern Redbud
1 - American Beech
2 - American Beech
11 - Indigo Bush
7 - Chicagoland Green Boxwood
1 - Sycamore
12 - Pasture Rose
10 - Dense Yew
1 - Northern Catalpa
5 - Musclewood
1 - State Street Maple
5 - American Witchhazel
2 - American Beech
9 - New Jersey Tea
6 - Sea Green Juniper
1 - American Linden
1 - White Oak
6 - Sea Green Juniper
11 - Nordic Blue Juniper
1 - State Street Maple
1 - Shagbark Hickory
1 - Chinkapin Oak
1 - State Street Maple
1 - White Oak
6 - American Witchhazel
11 - Quick Fire Hydrangea
1 - White Oak
1 - Shagbark Hickory
5 - Thornless Cockspur Hawthorn
2 - American Beech
6 - Sea Green Juniper
9 - New Jersey Tea
1 - American Linden
6 - Sea Green Juniper
2 - Thornless Cockspur Hawthorn
1 - State Street Maple
11 - Dense Yew
1 - State Street Maple
1 - State Street Maple
2 - Shagbark Hickory
1 - White Oak
13 - Nordic Blue Juniper
13 - Pee Wee Hydrangea
11 - Amber Jubilee Ninebark
1 - Chinkapin Oak
MATCH LINE A
MATCH LINE E
12' x 14' D.I.D.

LEGEND
Shade Tree
Ornamental Tree
Evergreen Tree
Shrub

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	35	Deciduous Shade Trees	52
Evergreen Trees	5	Evergreen Trees	21
Ornamental Trees	25	Ornamental Trees	50
Shrubs	264	Shrubs	399

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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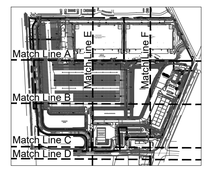

SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE
Landscape Plan

SHEET NUMBER L1.2

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

MATCH LINE A

1 - Shagbark Hickory
9 - Taunton Yew
1 - Redmond Linden
11 - Redoiser Dogwood
1 - Black Oak
13 - Sea Green Juniper
13 - Tuff Stuff Red Hydrangea
1 - Bur Oak
1 - Black Oak
1 -Autumn Gold Ginkgo
9 - Dense Yew
1 - Shagbark Hickory
1 - Autumn Gold Ginkgo
1 - Chinkapin Oak
6 - Dense Yew
2 - Eastern Redbud
9 - Dwarf Korean Lilac
1 - Chinkapin Oak
6 - Dense Yew
2 - Shagbark Hickory
7 - Alleghany Serviceberry
1 - State Street Maple
1 - Autumn Gold Ginkgo
9 - Dense Yew
1 - Autumn Gold Ginkgo
1 - Chinkapin Oak
2 - Shagbark Hickory
1 - Bur Oak
6 - Dense Yew
9 - Dwarf Korean Lilac
11 - Amber Jubilee Ninebark
1 - Chinkapin Oak
6 - Dense Yew
1 - Bur Oak
9 - Taunton Yew
1 - State Street Maple
1 - Bur Oak
11 - Amber Jubilee Ninebark
5 - Ivory Silk Japanese Tree Lilac
1 - Redmond Linden
1 - American Beech
1 - Autumn Gold Ginkgo
9 - Dense Yew
1 - Autumn Gold Ginkgo
2 - Shagbark Hickory
6 - Dense Yew
9 - Dwarf Korean Lilac
1 - Chinkapin Oak
6 - Dense Yew

1 - Red Oak
1 - Shagbark Hickory
1 - Black Oak
5 - Nordic Blue Juniper
11 - Blackhaw Viburnum
5 - Nordic Blue Juniper
3 - Downy Hawthorn
5 - Sea Green Juniper
11 - Blackhaw Viburnum
5 - Sea Green Juniper
5 - Royal Raindrops Crabapple
6 - Carolina Allspice
1 - Red Maple
6 - Carolina Allspice
2 - Scarlet Oak
3 - Downy Hawthorn

MATCH LINE B

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	36	Deciduous Shade Trees	37
Evergreen Trees	0	Evergreen Trees	5
Ornamental Trees	25	Ornamental Trees	33
Shrubs	221	Shrubs	256

LEGEND

Shade Tree
Ornamental Tree
Evergreen Tree
Shrub

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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PROJECT

EXPERIOR LOGISTICS FACILITY

1001 West Irving Park Road
SCHAUMBURG, IL

Match Line A
Match Line B
Match Line C
Match Line D
Match Line E
Match Line F

SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.3**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

MATCH LINE A

9 - Sea Green Juniper
3 - Eastern Redbud
11 - Redosier Dogwood
9 - Sea Green Juniper
1 - Shingle Oak
6 - Carolina Allspice
1- Shagbark Hickory
6 - Carolina Allspice
1 - Shingle Oak
2 - American Witchhazel
6 - Black Hills Spruce

Lawn

2 - American Witchhazel
1 - Shingle Oak
9 - Nordic Blue Juniper
2 - Princeton Elm
3 - Thornless Cockspur Hawthorn

4 - Sea Green Juniper
6 - Limelight Hydrangea
4 - Sea Green Juniper
1 - Chinkapin Oak
7 - Pagoda Dogwood

1 - Sycamore

1 - Chinkapin Oak

1 - Yellow Birch
4 - Autumn Brilliance Serviceberry

1 - Bald Cypress
3 - Autumn Brilliance Serviceberry
2 - Sycamore

Lawn

3 - Musclewood

2 - Exclamation London Planetree

3 - Black Hills Spruce

5 - Dense Yew
18 - American Beautyberry
2 - Mr. Poppins Winterberry
1 - Bald Cypress
10 - Spicebush
8 - Berry Poppins Winterberry
1 - Yellow Birch
15 - American Beautyberry
8 - Berry Poppins Winterberry

2 - Swamp White Oak
1 - Bald Cypress
10 - Spicebush
8 - Berry Poppins Winterberry
2 - Yellow Birch
1 - Exclamation London Planetree
5 - Allegheny Sericeberry

5 - American Filbert
1 - Yellow Birch

NORTH DETENTION

MATCH LINE B
MATCH LINE E
MATCH LINE F

L.P.
F.H.

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	24	Deciduous Shade Trees	24
Evergreen Trees	10	Evergreen Trees	10
Ornamental Trees	32	Ornamental Trees	32
Shrubs	148	Evergreen Shrubs	148

LEGEND

- L.P.
- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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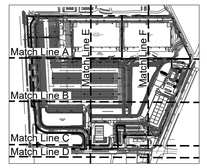

SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE
Landscape Plan

SHEET NUMBER **L1.4**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

MATCH LINE A

8 - Berry Poppins Winterberry
1 - Bald Cypress
9 - Buttonbush
2 - Swamp White Oak
6 - Norway Spruce
2 - Swamp White Oak
1 - Red Maple
1 - Yellow Birch
2 - Bald Cypress
1 - White Oak
10 - Limelight Hydrangea
1 - Black Oak
7 - Allegheny Serviceberry
2 - Heritage River Birch
1 - Black Oak
Lawn
10 - Limelight Hydrangea
1 - White Oak
2 - Redmond Linden
3 - Eastern Redbud
5 - American Beautyberry
9 - Sugar Baby Forsythia
18 - Dense Yew
MATCH LINE F

3 - Colorado Blue Spruce
2 - Red Maple
9 - Sea Green Juniper
Lawn
10 - Sea Green Juniper
9 - Dense Yew
7 - Pee Wee Hydrangea
7 - Pee Wee Hydrangea
1 - Chicagoland Hackberry
1 - Red Maple
11 - Sea Green Juniper
1 - Skyline Honeylocust
1 - Chicagoland Hackberry
2 - Ivory Silk Japanese Tree Lilac
3 - Quick Fire Hydrangea
5 - Dense Yew
2 - Chicagoland Hackberry
3 - Quick Fire Hydrangea
11 - Emerald Green Arborvitae
1 - Espresso Kentucky Coffeetree
3 - Cranberry Cotoneaster
3 - Downy Hawthorn
6 - Chicagoland Green Boxwood
3 - Cranberry Cotoneaster
1 - Espresso Kentucky Coffeetree
5 - Thornless Cockspur Hawthorn
Lawn
12 - Taunton Yew
5 - Redosier Dogwood
7 - Taunton Yew
9 - Sugar Baby Forsythia
2 - Autumn Gold Ginkgo
5 - Redosier Dogwood
MATCH LINE B

3 - Pagoda Dogwood
1 - Espresso Kentucky Coffeetree
Lawn
PASS THRU LANE
Lawn
11 - Cats Pajamas Catmint
Building Enlargement See Sheet 10.0
C-5108E

2 - Chinkapin Oak
6 - Autumn Brilliance Serviceberry
7 - Black Hills Spruce
1 - White Oak
12 - Blackhaw Viburnum
3 - Colorado Blue Spruce
13 - All That Glitters Arrowwood Viburnum
3 - Colorado Blue Spruce
3 - Eastern Redbud
20 - Double Play Artisan Spirea
5 - Quick Fire Hydrangea
2 - Espresso Kentucky Coffeetree
5 - Fire Chief Arborvitae
5 - Dense Yew
12 - Snow Hill Salvia & 13 - Butterfly Weed, mixed evenly
6 - Quick Fire Hydrangea
14 - Prairie Dropseed
5 - Taunton Yew
3 - Sonic Bloom Pink Weigela
1 - Bur Oak
5 - Sugar Baby Forsythia
23 - Fire Chief Arborvitae
1 - White Fir
4 - Dense Yew
1 - Skyline Honeylocust
10 - Fire Chief Arborvitae
9 - Miss Kim Lilac
1 - Green Mountain Silver Linden
6 - Grow Low Sumac
5 - Dense Yew
8 - Dark Horse Weigela
11 - Cat's Pajamas Catmint
5 - Blushing Knock Out Rose
10 - Jacob Cline Beebalm & 9 - Butterfly Weed, mixed evenly
10 - Jacob Cline Beebalm & 9 - Butterfly Weed, mixed evenly
5 - Blushing Knock Out Rose
5 - Dense Yew
1 - Bur Oak
3 - Sonic Bloom Pink Weigela
10 - Double Play Artisan Spirea
6 - Dense Yew
3 - Norway Spruce
7 - Miss Kim Lilac
1 - Espresso Kentucky Coffeetree
5 - Dense Yew
6 - Sugar Baby Forsythia
7 - Miss Kim Lilac
1 - Skyline Honeylocust
8 - Fire Chief Arborvitae
1 - Green Mountain Silver Linden
5 - Quick Fire Hydrangea
1 - Chicagoland Hackberry
7 - Dense Yew
3 - Kwanzan Flowering Cherry
7 - Dense Yew
1 - Chicagoland Hackberry
5 - Quick Fire Hydrangea
8 - Technito Arborvitae
3 - Sonic Bloom Pink Weigela
5 - Prairie Dropseed
4 - Dense Yew
10 - Double Red Knock Out Rose
5 - Prairie Dropseed
10 - Double Red Knock Out Rose
7 - Dense Yew
3 - Sonic Bloom Pink Weigela
7 - Taunton Yew
8 - Sonic Bloom Pink Weigela

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	44	Deciduous Shade Trees	44
Evergreen Trees	26	Evergreen Trees	26
Ornamental Trees	35	Ornamental Trees	35
Shrubs	480	Evergreen Shrubs	480
Perennials and Ornamental Grasses	99	Perennials and Ornamental Grasses	99

North
SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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PROJECT
EXPERIOR LOGISTICS FACILITY
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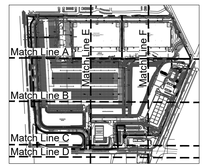
SCHAUMBURG, IL



North
SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE
Landscape Plan

SHEET NUMBER **L1.5**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

METRA RAILROAD

MATCH LINE B

F.H.

1 - State Street Maple
1 - Heritage River Birch
9 - Royal Raindrops Crabapple
10 - Fire Chief Arborvitae
5 - Redosier Dogwood
10 - Dense Yew
7 - Golden Glory Cornelian Cherry Dogwood
15 - New Jersey Tea
5 - Redosier Dogwood
10 - Fire Chief Arborvitae

1 - Heritage River Birch
11 - Buttonbush
1 - Swamp White Oak
11 - Buttonbush
1 - Heritage River Birch

1 - White Oak
1 - Espresso Kentucky Coffeetree
1 - Bald Cypress

1 - Black Oak
1 - Princeton Elm
1 - White Oak
1 - Redmond Linden
1 - Princeton Elm

1 - Black Oak
1 - Scarlet Oak
1 - Redmond Linden
1 - Autumn Gold Ginkgo
1 - State Street Maple
1 - Swamp White Oak
1 - White Oak
1 - Black Oak
1 - Sugar Maple
1 - Bur Oak
1 - Redmond Linden
7 - Eastern Redbud
1 - Bur Oak
1 - Swamp White Oak
1 - Shingle Oak
1 - Bur Oak
1 - Yellow Birch
1 - Yellow Birch
1 - Exclamation London Planetree

DETENTION BASIN

2 - White Oak
2 - Princeton Elm
1 - Black Oak
1 - Swamp White Oak
5 - Autumn Brilliance Serviceberry
1 - Redmond Linden
1 - Yellow Birch
1 - Sugar Maple
1 - Scarlet Oak
1 - Black Oak
1 - Swamp White Oak
1 - Chinkapin Oak
1 - Sugar Maple
1 - Sugar Maple
1 - State Street Maple
1 - Bald Cypress
1 - Yellow Birch
1 - Redmond Linden

11 - Taunton Yew
7 - Redosier Dogwood
11 - Taunton Yew
7 - Pagoda Dogwood
2 - Autumn Gold Ginkgo
1 - Bur Oak
1 - State Street Maple
7 - Downy Hawthorn
1 - Princeton Elm
1 - White Oak
1 - White Oak
1 - White Oak
1 - Sugar Maple

SOUTH DEPRESSION

L.P.
Lawn
MATCH LINE E
MATCH LINE C

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

North
SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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PROJECT

EXPERIOR LOGISTICS FACILITY

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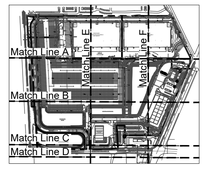
SCHAUMBURG, IL



North
SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.6**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	135	Deciduous Shade Trees	135
Evergreen Trees	0	Evergreen Trees	0
Ornamental Trees	59	Ornamental Trees	59
Shrubs	889	Evergreen Shrubs	889

MATCH LINE B

CENTRAL DETENTION

MAINTENANCE BUILDING

OFFICE/ SALE

PARKING SPACES

EXISTING CHURCH

MATCH LINE C

MATCH LINE E

MATCH LINE F

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

SCALE: 1" = 1,000'-0"

0 500' 1,000' 2,000' 3,000'

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PROJECT

EXPERIOR LOGISTICS FACILITY

1001 West Irving Park Road
SCHAUMBURG, IL

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.7**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

MATCH LINE B

U.P.

IRVING PARK ROAD

F.I.H.

lawn

Lawn

Lawn

MATCH LINE F

MATCH LINE C

- 1 - Princeton Elm
- 8 - Sonic Bloom Pink Weigela
- 1 - Bur Oak
- 7 - Dense Yew
- 5 - Royal Raindrops Crabapple
- 7 - Dense Yew
- 1 - State Street Maple
- 3 - White Fir
- 1 - Princeton Elm
- 5 - Dense Yew
- 3 - Kwanzan Flowering Cherry
- 5 - Dense Yew
- 1 - Bur Oak
- 14 - Sonic Bloom Pink Weigela
- 9 -Fire Chief Arborvitae
- 5 - Limelight Hydrangea
- 9 - Dense Yew
- 13 - Double Play Artisan Spirea
- 5 - Limelight Hydrangea
- 9 - Little Devil Ninebark
- 3 - White Fir
- 1 - State Street Maple
- 7 - Dense Yew
- 5 - Royal Raindrops Crabapple
- 7 - Dense Yew
- 7 - Sonic Bloom Pink Weigela
- 1 - Princeton Elm
- 10 - Dark Horse Weigela
- 1 - Eastern Redbud
- 5 - Dense Yew
- 5 - Blushing Knockout Rose
- 6 - Chicagoland Green Boxwood
- 3 - Sea Green Juniper
- 11 - Prairie Dropseed
- 4 - Dark Horse Weigela
- 2 - Kwanzan Flowering Cherry
- 6 - Prairie Dropseed
- 1 - Eastern Redbud
- 15 - Cat's Pajamas Catmint, 15 Jacob Cline Beebalm, & 15 Banana Cream Shasta Daisy, mixed evenly
- 5 - Dense Yew
- 5 - Limelight Hydrangea
- 7 - Green Mountain Boxwood
- 2 - Ivory Silk Japanese Tree Lilac
- 1 - White Oak
- 1 - Red Oak
- 1 - Autumn Gold Ginkgo

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

North

SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

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PROJECT

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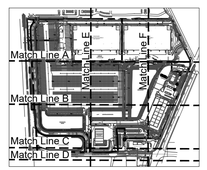

North

SCALE: 1" = 1,000'-0"

0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.8**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
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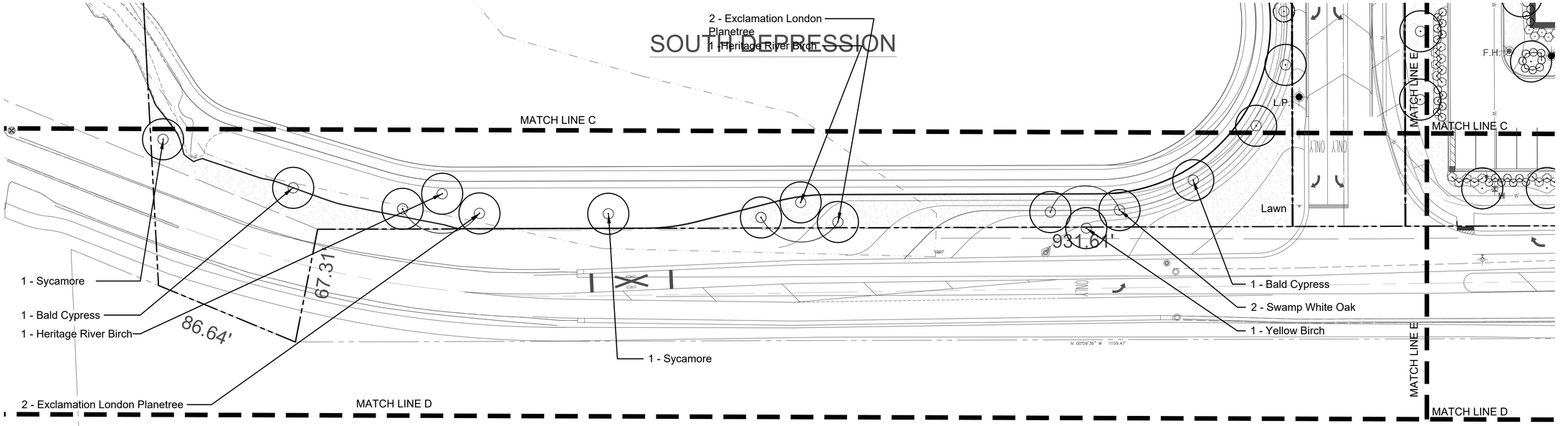
PLOT: UPLAND 2020

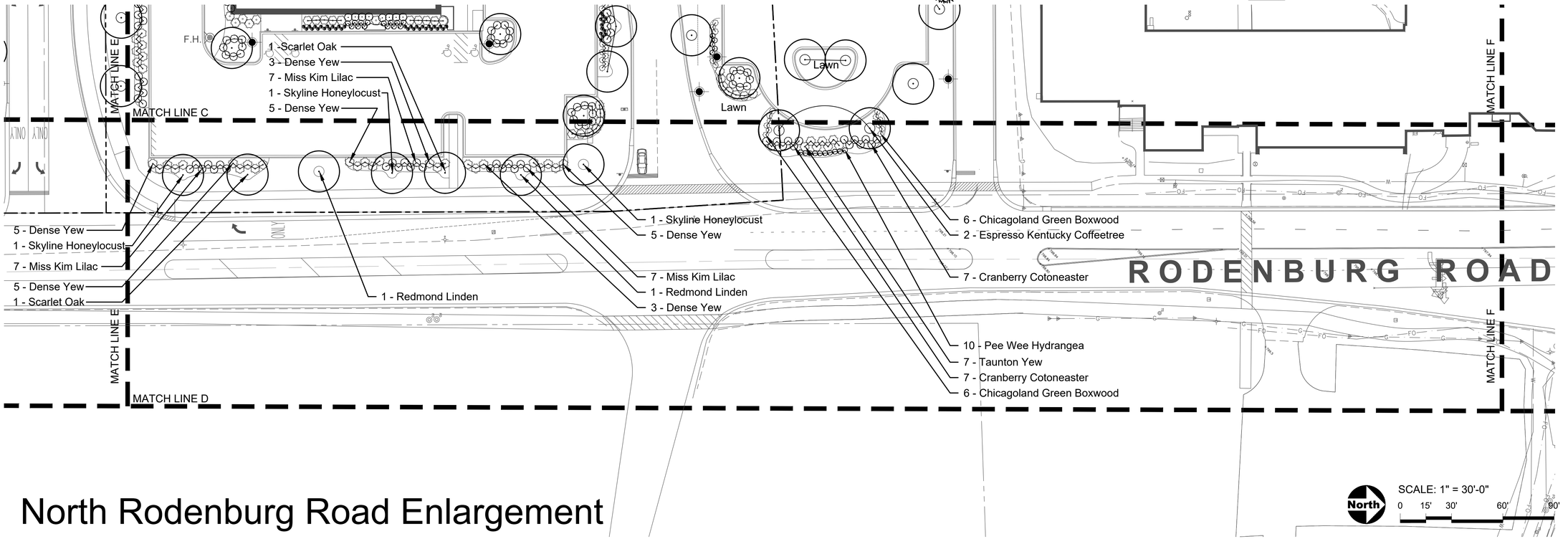


South Rodenburg Road Enlargement

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrubs
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix



North Rodenburg Road Enlargement

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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PROJECT

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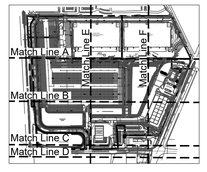

SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.9**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
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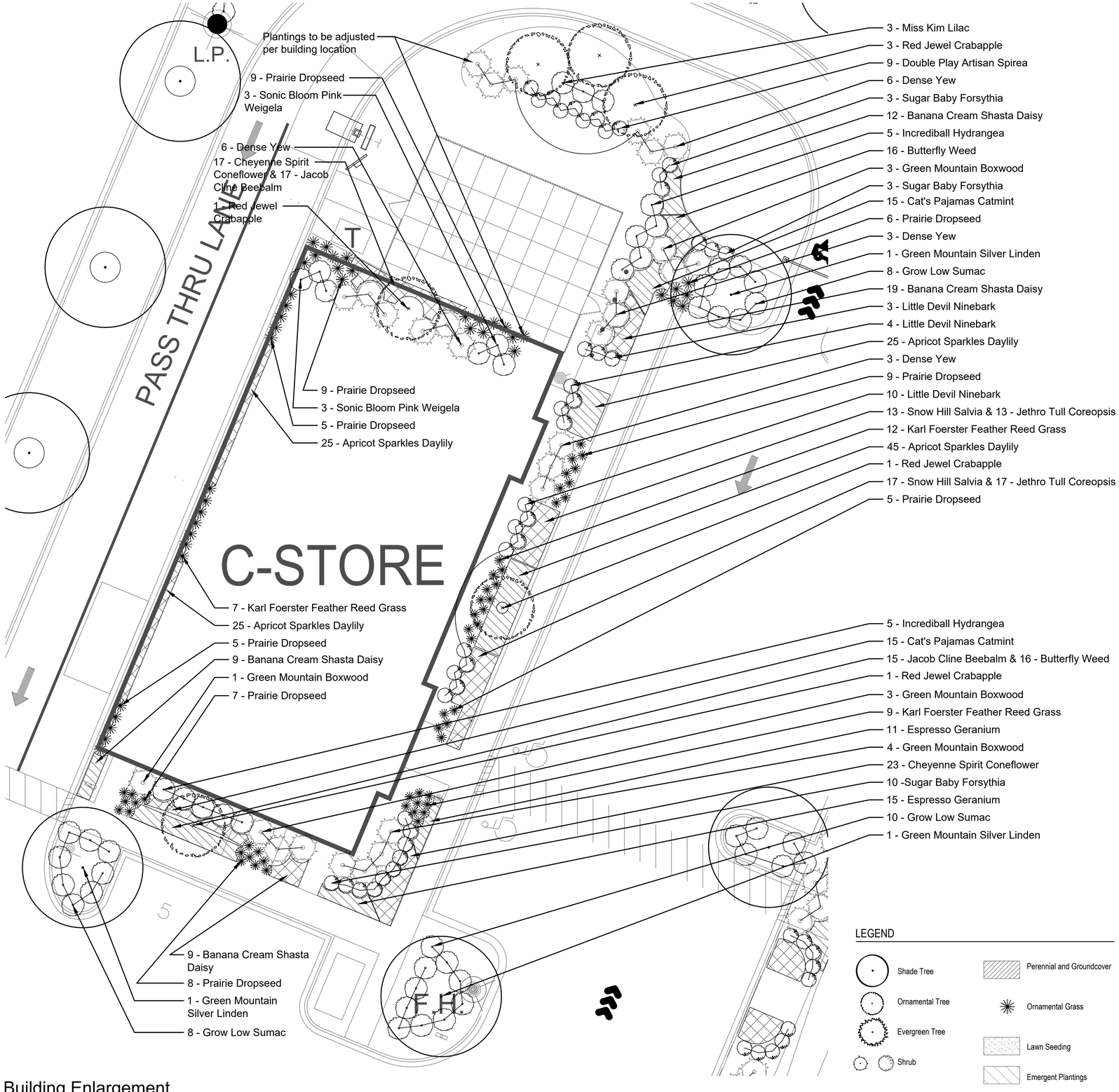

Building Enlargement

North

SCALE: 1" = 10'-0"

0 5' 10' 20' 30'

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

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PROJECT

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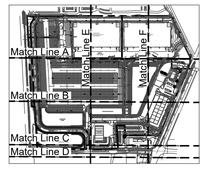

North

SCALE: 1" = 1,000'-0"

0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.10**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
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AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

OVERALL PLANT LIST:

Quantities shown on the drawings and in the plant list are provided only for the contractor's convenience. The number of plant symbols shown on the drawings supercede all qualities provided. The Contractor shall verify all plant quantities on the drawings and notify the Landscape Architect of any discrepancies prior to installation. The contractor is responsible for installing all plants per the planting symbols shown on the drawings.

QTY	SIZE	BOTANICAL NAME	COMMON NAME
Deciduous Shade Trees - Balled and Burlap			
12	2.5" cal.	*Acer miyabei 'State Street'*	State Street Maple
13	2.5" cal.	*Acer rubrum*	Red Maple
7	2.5" cal.	*Acer saccharum*	Sugar Maple
13	2.5" cal.	*Betula alleghaniesis*	Yellow Birch
9	2.5" cal.	*Betula nigra 'Cully'*	Heritage River Birch
11	2.5" cal.	*Catalpa speciosa*	Northern Catalpa
16	2.5" cal.	*Carya ovata*	Shagbark Hickory
10	2.5" cal.	*Celtis occidentalis 'Chicagoland'*	Chicagoland Hackberry
9	2.5" cal.	*Fagus grandifolia*	American Beech
18	2.5" cal.	*Ginkgo biloba 'Autumn Gold'*	Autumn Gold Ginkgo
24	2.5" cal.	*Gleditsia triacanthos inermis ' Skyline'*	Skyline Honeylocust
12	2.5" cal.	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffeetree
8	2.5" cal.	*Platanus acerifolia 'Morton Circle'*	Exclamation London Planetree
5	2.5" cal.	*Platanus occidentalis*	Sycamore
16	2.5" cal.	*Quercus alba*	White Oak
15	2.5" cal.	*Quercus bicolor*	Swamp White Oak
6	2.5" cal.	*Quercus coccinea*	Scarlet Oak
9	2.5" cal.	*Quercus imbricaria*	Shingle Oak
11	2.5" cal.	*Quercus macrocarpa*	Bur Oak
23	2.5" cal.	*Quercus muhlenbergii*	Chinkapin Oak
11	2.5" cal.	*Quercus rubra*	Red Oak
12	2.5" cal.	*Quercus velutina*	Black Oak
10	2.5" cal.	*Taxodium distichum*	Bald Cypress
4	2.5" cal.	*Tilia americana*	American Linden
18	2.5" cal.	*Tilia americana 'Redmond'*	Redmond Linden
23	2.5" cal.	*Tilia tomentosa 'Green Mountain'*	Green Mountain Silver Linden
14	2.5" cal.	*Ulmus americana 'Princeton'*	Princeton Elm
339			
Evergreen Trees - Balled and Burlap			
12	6' Ht.	*Aibes concolor*	White Fir
9	6' Ht.	*Picea aibies*	Norway Spruce
17	6' Ht.	*Picea glauca var. densata*	Black Hills Spruce
9	6' Ht.	*Picea pungens 'Colorado Blue'*	Colorado Blue Spruce
47			
Ornamental Trees - Balled and Burlap			
25	6' Ht Multi-Stem	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry
14	6' Ht Multi-Stem	*Amelanchier laevis*	Alleghany Serviceberry
17	2.5" cal.	*Carpinus caroliniana*	Musclewood
24	6' Ht Multi-Stem	*Cercis canadensis*	Eastern Redbud
17	2.5" cal.	*Cornus alernifolia*	Pagoda Dogwood
7	2.5" cal.	*Cornus mas 'Golden Glory'*	Golden Glory Cornelian Cherry Dogwood
18	6' Ht Multi-Stem	*Corylus americana*	American Filbert
15	2.5" cal.	*Crataegus crusgalli v. inermis*	Thornless Cockspur Hawthorn
18	2.5" cal.	*Crataegus mollis*	Downy Hawthorn
15	6' Ht Multi-Stem	*Hamamelis virginiana*	American Witchhazel
7	6' Ht Multi-Stem	*Magnolia x soulangeana*	Saucer Magnolia
6	2.5" cal.	*Malus x 'Red Jewel'*	Red Jewel Crabapple
24	2.5" cal.	*Malas x 'Royal Raindrops'*	Royal Raindrops Crabapple
10	2.5" cal.	*Prunus serrulata 'Kwanzan'*	Kwanzan Flowering Cherry
10	2.5" cal.	*Syringia reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac
227			

Evergreen Shrubs - Balled and Burlap or Pot			
18	24" ht. x 24" wt.	*Buxus x 'Green Mountain'*	Green Mountain Boxwood
51	24" ht. x 24" wt.	*Buxus x 'Glencoe'*	Chicagoland Green Boxwood
32	24" ht. x 24" wt.	*Ilex verticillata 'Berry Poppins'*	Berry Poppins Winterberry
2	24" ht. x 24" wt.	*Ilex verticillata 'Mr. Poppins'*	Mr. Poppins Winterberry
115	36" ht. x 36" wt.	*Juniperus chinensis 'Sea Green'*	Sea Green Juniper
74	36" ht. x 36" wt.	*Juniperus virginiana 'Blue Mountain'*	Nordic Blue Juniper
379	24" ht. x 24" wt.	*Taxus x media 'Densiformis'*	Dense Yew
103	24" ht. x 24" wt.	*Taxus x media 'Tauntonii'*	Taunton Yew
12	60" ht. x 18" wt.	*Thuja occidentalis 'Bailjohn'*	Technito Arborvitae
194	24" ht. x 24" wt.	*Thuja occidentalis 'Congabe'*	Fire Chief Arborvitae
11	60" ht. x 18" wt.	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae
991			
Deciduous Shrubs - Balled and Burlap or Pot			
11	36" ht. x 36" wt.	*Amorpha fruticosa*	Indigo Bush
48	24" ht. x 24" wt.	*Buddleia x 'Miss Ruby'*	Miss Ruby Butterfly Bush
55	24" ht. x 24" wt.	*Callicarpa americana*	American Beautyberry
24	36" ht. x 24" wt.	*Calycanthus floridus*	Carolina Allspice
33	24" ht. x 24" wt.	*Ceanothus americanus*	New Jersey Tea
31	36" ht. x 36" wt.	*Cephalanthus americanus*	Buttonbush
44	36" ht. x 36" wt.	*Cornus sericea*	Redosier Dogwood
52	24" ht. x 24" wt.	*Cotoneaster apiculatus*	Cranberry Cotoneaster
55	24" ht. x 24" wt.	*Forsythia x 'NIMBUS'*	Sugar Baby Forsythia
25	24" ht. x 24" wt.	*Hydrangea arborescens 'Abetwo'*	Incrediball Hydrangea
70	36" ht. x 24" wt.	*Hydrangea paniculata 'Limelight'*	Limelight Hydrangea
38	36" ht. x 24" wt.	*Hydrangea paniculata 'Quick Fire'*	Quick Fire Hydrangea
41	24" ht. x 24" wt.	*Hydrangea serrata 'SMNMAKTSR'*	Tuff Stuff Red Hydrangea
57	24" ht. x 24" wt.	*Hydrangea quercifolia 'Pee Wee'*	Pee Wee Hydrangea
20	36" ht. x 36" wt.	*Lindera benzoin*	Spicebush
68	36" ht. x 36" wt.	*Physocarpus opulifolius 'Amber Jubilee'*	Amber Jubilee Ninebark
39	24" ht. x 24" wt.	*Physocarpus opulifolius 'Donna May'*	Little Devil Ninebark
35	24" ht. x 24" wt.	*Rosa carolina*	Pasture Rose
15	24" ht. x 24" wt.	*Rosa 'Radyod'*	Blushing Knock Out Rose
20	24" ht. x 24" wt.	*Rosa 'Radtko'*	Double Red Knock Out Rose
57	24" ht. x 24" wt.	*Spiraea japonica 'Galen'*	Double Play Artisan Spirea
178	24" ht. x 24" wt.	*Sumac aromatica*	Grow Low Sumac
27	24" ht. x 24" wt.	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac
59	36" ht. x 36" wt.	*Syringa patula 'Miss Kim'*	Miss Kim Lilac
35	36" ht. x 24" wt.	*Viburnum dentatumn var. deamii 'SMVDLS'*	All That Glitters Arrowwood Viburnum
12	36" ht. x 36" wt.	*Viburnum prunifolium*	Blackhaw Viburnum
55	36" ht. x 24" wt.	*Weigela florida 'Bokrasopin'*	Sonic Bloom Pink Weigela
22	24" ht. x 24" wt.	*Weigela x 'Dark Horse'*	Dark Horse Weigela
1226			
Perennials - Pots (1 gallon pot)			
63		*Asclepias tuberosa*	Butterfly Weed
30		*Coreopsis'Jethro Tull'*	Jethro Tull Coreopsis
40		*Echinacea 'Cheyenne Spirit'*	Cheyenne Spirit Coneflower
26		*Geranium maculatum 'Espresso'*	Espresso Geranium
165		*Hemerocallis 'Apricot Sparkles'*	Apricot Sparkles Daylily
67		*Monarda didyma 'Jacob's Cline'*	Jacob Cline Beebalm
67		*Nepeta 'Cat's Pajamas'*	Cat's Pajamas Catmint
42		*Salvia nemorosa 'Snow Hill'*	Snow Hill Salvia
64		*Leucanthemum superbum 'Banana Cream'*	Banana Cream Shasta Daisy
564			
Ornamental Grasses - Pots (1 gallon pot)			
38		*Calamagrostis x acutiflora 'Karl Foester'*	Karl Foerster Feather Reed Grass
194		*Sporobolus heterolepis*	Prairie Dropseed
232			

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PROJECT

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SHEET TITLE

Landscape Plan

SHEET NUMBER L1.11

DRAW / REVISION

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PLOT: UPLAND 2020

LAWN SEEDING SPECIFICATION:

SECTION 32 9219
LAWN SEEDING

1.0 GENERAL
- 1.1 Description
  - A. This work consists of complete construction of lawn areas including: finish grading, tilling, cleaning seed bed, seeding, blanket, fertilizing, weed control, and mowing.
- 1.2 Submittals
  - A. One seed tag for each seed type used on the site shall be saved and delivered to the Owner.

2.0 MATERIALS
- 2.1 Seed
  - A. Seed shall be delivered to the site in the original sacks as received from the producer, and each sack shall be tagged in accordance with the agricultural seed laws of the United States and the State of Illinois. Each sack shall be tagged showing the dealer's guarantee as to the year grown, percentage of purity, percentage of germination and the date of the test by which the percentages of purity and germination were determined. All seed sown shall have a date of test within six (6) months of the date of sowing.
  - B. Any seed delivered prior to use shall be stored in such a manner that it will be protected from damage by heat, moisture, rodents, or other causes.
  - C. The new turf areas shall have a uniform seed mixture of one of the approved mixes listed below or an approved equal:

    Field of Dreams Athletic Mixture by ConServ FS

    20% each of two of the following or equals:
    - Diva Kentucky Bluegrass
    - Rockstar or Blue Chip Plus Kentucky Bluegrass
    - Appalachian or Gateway Kentucky Bluegrass

    30% of each of two of the Following or equals:
    - Accent II Perennial Ryegrass
    - Panther H2O Perennial Ryegrass
    - Goalkeeper Perennial Ryegrass
    - Palmer III Perennial Ryegrass
    - Top Gun II Perennial Ryegrass

  - D. The renovation lawn area shall have a uniform seed mixture of one of the approved mixes listed below or an approved equal:

    Field of Dream Reseeder Mixture by ConServ FS

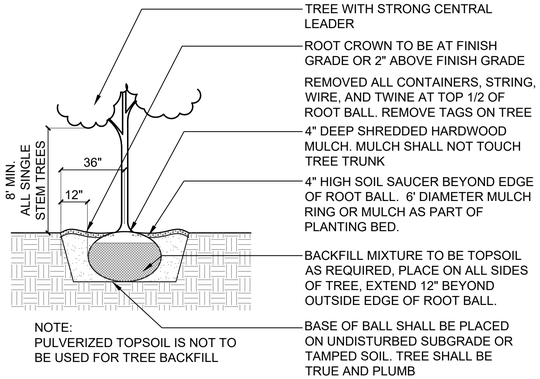
    25% each of two of the following or equals:
    - Diva Kentucky Bluegrass
    - Rockstar Kentucky Bluegrass
    - Blue Chip Kentucky Bluegrass
    - Appalachian Kentucky Bluegrass
    - Gateway Kentucky Bluegrass

    25% of each of two of the following or equals:
    - Accent Perennial Ryegrass
    - Top Gun perennial Ryegrass
    - Panther H2O perennial Ryegrass
    - Pennant H2O Perennial Ryegrass
    - Palmer III Perennial Ryegrass
- 2.2 Blanket
  - A. Blanket shall be excelsior for slopes greater than 1:4 and straw based on slopes less than 1:4. Both shall be woven so as to prevent flyaway of fibers. Blanket shall be of consistent thickness, with fibers evenly distributed throughout the entire area of the blanket. The top and bottom of each blanket shall be covered with photodegradable or biodegradable netting. Material shall not contain any weed seed or chemical additives. Blanket stakes shall be bio-degradable (not metal).
- 2.3 Fertilizer
  - A. Fertilizer shall be Nitrogen, Phosphorous and Potassium in the following mixes:
    1. New Seeding Areas: 13-25-12 with 30% of nitrogen in slow release formula
    2. Over-seed Areas: 22-3-11 with 50% of nitrogen in slow release formula

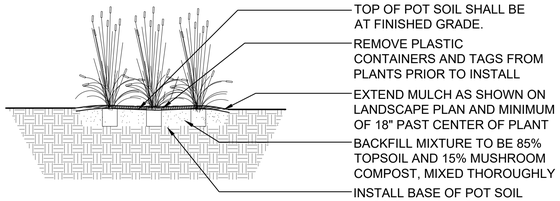
3.0 EXECUTION
- 3.1 Seeding Operations
  - A. Remove all debris, including large stones, roots and construction materials. Fill all depressions in lawn area with topsoil prior to top dressing operations. No debris may be buried in pits on the site.
  - B. Topsoil shall be applied at 6" depth. Topsoil may be blended with sand up to a ratio of 3 parts topsoil to 1 part sand to facilitate application. Contractor shall till; fine grade; remove all clumps, clay, sod clods, and undesirable materials. Seed bed shall be approved by Owner's representative before seeding.
  - C. Seed shall be applied at the rates listed below for a dense stand with a Brillion, slit seeder, or other mechanical seeder. For new seeded areas, the entire seed bed area shall be covered with bio-degradable blanket. All seed areas must be completely and uniformly covered. Re-seed areas shall have no blanket applied, unless the area is over 200 square feet or at the discretion of the Landscape Architect.
  - D. Seeding shall be installed between April 1 - June 15 or August 1 to November 1.
- 3.2 Seeding Rates
  - A. Seed shall be applied at the following rates - except if dormant seeding is completed in late fall, then rates to be doubled:

SeedRate per 1000 square feetField of Dreams Athletic Mix 4.5 poundsField of Dreams Reseeder Mix (over seed in Spring)2.5 pounds

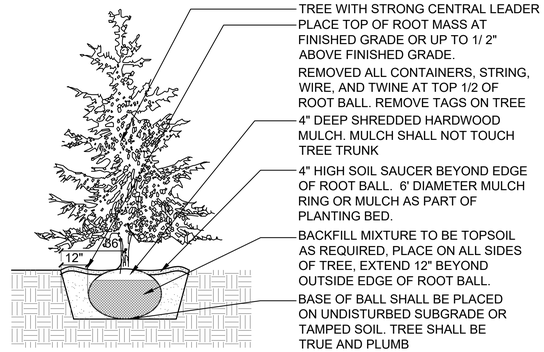
- 3.3 Fertilizing
  - A. NEW SEEDING AREAS: 1.5 pounds of nitrogen fertilizer shall be applied per 1,000 square feet of turf shall be applied at time of initial seeding. See 2.3 for fertilizer mix. It shall be applied evenly over the planting area.
  - B. RESEEDED AREAS: 0.75 pounds of nitrogen per 1,000 square feet shall be applied at time of overseeding, unless another amount is specified on plan. See 2.3 for fertilizer mix.
- 3.4 Repairs
  - A. The Contractor shall be responsible for the repair of any damage to existing lawns, which may result from his work, and such repairs shall be made swiftly in a thorough and workmanlike manner, with minimum inconvenience to the Owner and users of the site. Where lawn areas have been disturbed or damaged, the damaged lawn areas, ruts and depressions shall be cultivated, filled with topsoil, settled to proper grades and seeded. Repairs shall be made to the satisfaction of the Owner or Owner's representative.
- 3.5 Maintenance
  - A. It is the responsibility of the Contractor to maintain all seeded lawn areas; this may include cultivation, reseeding, fertilizing, watering, mowing, and the control of weeds until final acceptance has been granted. The Contractor shall mow the grass to a three -inch (3") height if it reaches a four-inch (4") height any time prior to final acceptance. The Owner's representative shall inspect the conditions of the stand to determine satisfaction or the need to improve the stand. Satisfaction is based on 95% coverage over the entire new seeding area and over-seed areas. Maintenance shall continue by the Contractor until acceptance has been granted.
- 3.6 Watering
  - A. Watering must be started immediately after the seed is installed. Watering should begin as soon as an area large enough to put down a sprinkler is ready.
  - B. Thoroughly soak the seed and the soil under the seed. It should be moist at least 2 inches deep. Corners shall be noted and may need to be hand watered to ensure full coverage.
  - C. After the first watering, water enough to keep the soil under the seed moist, but not muddy. In cool weather this may mean watering only every 3 or 4 days. In very hot weather, you may have to water daily. **Do not allow the seed or soil underneath to dry out between watering**.
  - D. In about two weeks the seed should have begun to knit to the soil underneath and the watering can be lessened to once or twice per week depending on the weather conditions.
  - E. If an irrigation system is in place, it is the responsibility of the Contractor to ensure that the system is working and is covering all new seed areas. This responsibility continues until the site is turned over to the owner.
  - F. Watering shall continue and be maintained by the contractor for at least 30 days beyond substantial completion. It is the contractor's responsibility to meet lawn establishment requirements - additional watering by contractor may be needed.



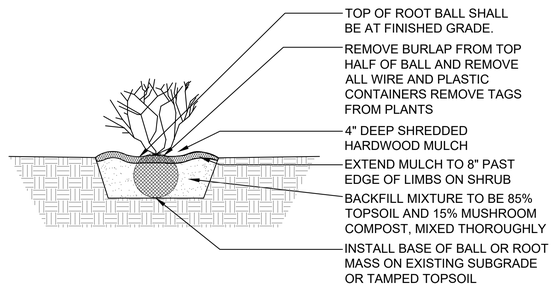
1 **Tree Installation**
SCALE: N.T.S. d-plant-tree_12



4 **Perennial & Ornamental Grass Installation**
SCALE: 1" = 1'-0" d-perennials



2 **Evergreen Installation**
SCALE: N.T.S. d-plant-evergreen_12



3 **Shrub Installation**
SCALE: N.T.S. d-plant-shrub_12

arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

PROJECT
EXPERIOR LOGISTICS FACILITY
1001 West Irving Park Road
SCHAUMBURG, IL

uplandDesign ltd
Landscape Architecture & Park Planning
1250 W. 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

SHEET TITLE
Landscape Plan

SHEET NUMBER **L1.12**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

Project Number 1388
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W:\1388-Long Avenue Warehouse Landscape Plan-Arete Design Studio\30-CD-files
PLOT: UPLAND 2020

PLAT OF EASEMENT GRANT
FOR
SANITARY SEWER EASEMENT

PLAT PREPARED FOR

EXPERIOR TRANSPORTATION
12161 S. CENTRAL AVE
ALSIP, IL 60803

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND PART OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

———	= EX. PROPERTY LINE
—— ——	= EX. EASEMENT LINE
—-·-—	= EX. SECTION LINE
—— ——	= PROP. SANITARY SEWER EASEMENT LINE
S.S.E.	= SANITARY SEWER EASEMENT
(0.00)	= RECORD DIMENSION
0.00	= MEASURED & LOT DIMENSION
(hatched)	= 10' SANITARY SEWER EASEMENT "HEREBY GRANTED"

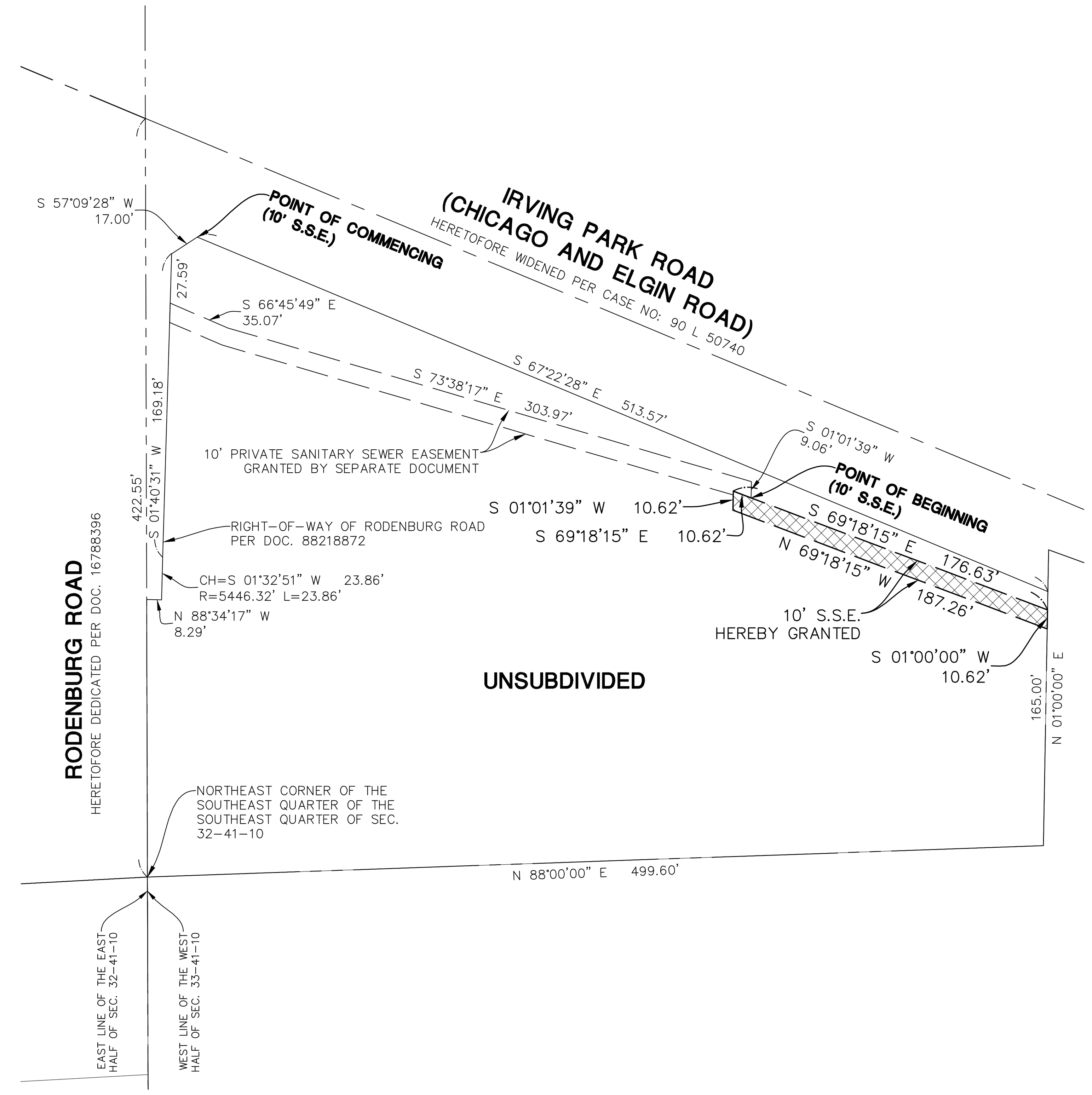
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE FINAL PLAT OF EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044

GRANTOR'S LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS: AT WIT:
COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 32; THENCE RUNNING SOUTH 88 DEGREES WEST IN DIVISION LINE 3 87/100 CHAINS TO STAKE; THENCE NORTH 1 DEGREES EAST 8 28/100 CHAINS TO A STAKE IN CENTER OF CHICAGO AND ELGIN ROAD; THENCE SOUTH 64 ½ DEGREES EAST IN CENTER OF ROAD 4 27/100 CHAINS TO STAKE IN SECTION LINE; THENCE SOUTH IN SECTION LINE 6 32/100 CHAINS TO THE PLACE OF BEGINNING, (EXCEPTING THEREFORM A STRIP OF LAND 26 ½ RODS LONG AND 1 ROD WIDE HERETOFORE CONVEYED BY WARRANTY DEED FROM CHRISTOPH KNIEF DATED DECEMBER 18, 1880 AND RECORDED DECEMBER 23, 1880 AS DOCUMENT 302905 IN BOOK 918 PAGE 626), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS;
COMMENCING AT A POINT OF INTERSECTION OF THE WEST LINE OF SAID SECTION 33 AND THE CENTER LINE OF THE PUBLIC HIGHWAYS RUNNING NORTHWESTERLY TO ELGIN; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 25 RODS; THENCE EAST 30 RODS 4 FEET 8 INCHES TO A POINT 9 RODS 15 FEET SOUTH OF THE CENTER LINE OF SAID ELGIN ROAD; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 33 , A DISTANCE OF 9 RODS 15 FEET TO THE CENTER LINE OF SAID ELGIN ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ELGIN ROAD TO THE POINT OF BEGINNING; (EXCEPTING FROM THE FOREGOING DESCRIPTION THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 33; THENCE ON AN ASSUMED BEARING OF SOUTH 02 DEGREES 45 MINUTES 22 SECOND EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 912.81 FEET TO THE POINT OF BEGINNING; BEING ALSO THE CENTER OF ILLINOIS ROUTE 19 (IRVING PARK ROAD); THENCE CONTINUING SOUTH 02 DEGREES 45 MINUTES 22 SECONDS EAST ALONG SAID WEST LINE 268.20 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 37 SECONDS EAST 8.92 FEET TO A POINT ON A 5446.32 FOOT RADIUS CURVE, THENCE ENTER OF CIRCLE OF SAID CURVE BEARS NORTH 88 DEGREES 49 MINUTES 37 SECONDS EAST FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 23.86 FEET, CENTRAL ANGLES 00 DEGREES 15 MINUTES 03 SECONDS; THENCE NORTH 00 DEGREES 55 MINUTES 19 SECONDS WEST 169.18 FEET; THENCE NORTH 54 DEGREES 33 MINUTES 34 SECONDS EAST 17.00 TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 19; THENCE NORTH 20 DEGREES 02 MINUTES 27 SECONDS EAST 50.00 FEET TO THE CENTER LINE OF SAID ILLINOIS ROUTE 19; THENCE NORTH 69 DEGREES 57 MINUTES 33 SECONDS WEST ALONG SAID CENTER LINE 52.17 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT ST. JOHN EVANGELICAL LUTHERAN CHURCH OF SCHAUMBURG IS THE LEGAL OWNER OF ALL THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON.

DATED THIS _____ DAY OF ____________________, A.D., 2025.

ST. JOHN EVANGELICAL LUTHERAN CHURCH OF SCHAUMBURG
AN ILLINOIS NOT-FOR-PROFIT CORPORATION

BY: ______________________________

NAME: ______________________________

TITLE: ______________________________

NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _________)

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DOES HEREBY CERTIFY THAT ________________________, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT AS A(N) ______________________ OF ST. JOHN EVANGELICAL LUTHERAN CHURCH, APPEARED BEFORE ME THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT S/HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HER/HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE, VOLUNTARY AND DULY AUTHORIZED ACT OF SAID ST. JOHN EVANGELICAL LUTHERAN CHURCH, FOR THE USES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _______________, 2025.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _________________

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,____________________________, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_________ DAY OF _____________________________, A.D., 20___.

____
COUNTY CLERK, COOK COUNTY, ILLINOIS

SURVEYOR'S NOTES

1. 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. 2. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
3. 3. THIS PLAT WAS PREPARED FOR EXPERIOR TRANSPORTATION, LLC. EXISTING LOTS AND EASEMENTS HAVE BEEN SHOWN HEREON BASED ON THE REAL ESTATE MORTGAGE AND EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 1534434078.
4. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _______________, A.D., 20____.

BY: ____________________________________
CHAIRMAN

ATTEST: ____________________________________
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF ________________, A.D., 20___

BY: ____________________________________
PRESIDENT

ATTEST: ____________________________________
VILLAGE CLERK

I, ________________________, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____________, A.D. 20___. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

____
VILLAGE CLERK

SANITARY SEWER EASEMENT LEGAL DESCRIPTION

HEREBY GRANTED:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERN MOST CORNER OF THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF IRVING PARK ROAD (CHICAGO AND ELGIN ROAD) PER CASE NO: 90L50740 AND THE EAST LINE OF RODENBURG ROAD PER DOC. 88218872; THENCE SOUTH 57 DEGREES 09 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE, 17.00 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE, 27.59 FEET; THENCE SOUTH 66 DEGREES 45 MINUTES 49 SECONDS EAST, 35.07 FEET; THENCE SOUTH 73 DEGREES 38 MINUTES 17 SECONDS EAST, 303.97 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 39 SECONDS WEST, 9.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 69 DEGREES 18 MINUTES 15 SECONDS EAST, 176.63 FEET TO THE WEST LINE OF EXCEPTION PARCEL 3 RECORDED OCTOBER 3, 1917 PER DOCUMENT 6203474 IN BOOK 14514, PAGE 969; THENCE SOUTH 01 DEGREES 00 MINUTES 00 SECONDS WEST, 10.62 FEET; THENCE NORTH 69 DEGREES 18 MINUTES 15 SECONDS WEST, 187.26 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 39 SECONDS EAST, 10.62 FEET; THENCE SOUTH 69 DEGREES 18 MINUTES 15 SECONDS EAST, 10.62 FEET TO SAID POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SANITARY SEWER EASEMENT PROVISIONS

ST. JOHN HEREBY GRANTS AND CONVEYS TO THE VILLAGE, ITS SUCCESSORS AND ASSIGNS A PERPETUAL, NON-EXCLUSIVE EASEMENT (THE "EASEMENT") TO CONSTRUCT, INSTALL, LAY, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE EASEMENT AREA, INCLUDING, WITHOUT LIMITATION, ONE (1) 48" SANITARY MANHOLE AND ONE HUNDRED NINETY-TWO FEE (192') FEET OF 8" PVC SANITARY SEWER PIPE AND ALL NECESSARY FACILITIES APPURTENANT THERETO FOR THE PURPOSE OF SANITARY SEWER DRAINAGE (COLLECTIVELY, THE "FACILITIES"), TOGETHER WITH THE RIGHT TO ACCESS THE EASEMENT AREA FOR PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES. THE VILLAGE, ITS SUCCESSORS, ASSIGNS AND PERMITTEES SHALL BE ALLOWED TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS GRANTED HEREIN, AND THE RIGHT TO ENTER UPON THE ST. JOHN PROPERTY FOR ALL SUCH PURPOSES AS MAY BE REASONABLY REQUIRED WITH RESPECT TO THE EASEMENT. THE VILLAGE, AT ITS SOLE COST AND EXPENSE, SHALL MAINTAIN AND REPAIR (OR CAUSE TO BE MAINTAINED AND REPAIRED) THE FACILITIES LOCATED IN THE EASEMENT AREA.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 14TH DAY OF NOVEMBER, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648 LINCOLNSHIRE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF NOVEMBER, A.D., 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES: NOVEMBER 30, 2026

JAMES D. BAKER ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648 LINCOLNSHIRE, ILLINOIS

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SANITARY SEWER EASEMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
PLAT OF EASEMENT GRANT

PROJ. MGR.: JDB
PROJ. ASSOC.: BSH
DRAWN BY: BSH
DATE: 11/14/25
SCALE: 1"=60'

SHEET 1 OF 1
EXP.SCIL01

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November 14, 2025 – 09:20 Dwg Name: P:\Expscil01\dwg\Surv\Final Drawings\Plat of Easement\EXPSCIL01-PUBLIC SANITARY SEWER EXHIBIT.dwg Updated By: bhurtado

PLAT OF EASEMENT GRANT

FOR

PUBLIC UTILITIES, STORMWATER MANAGEMENT AND ACCESS

PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

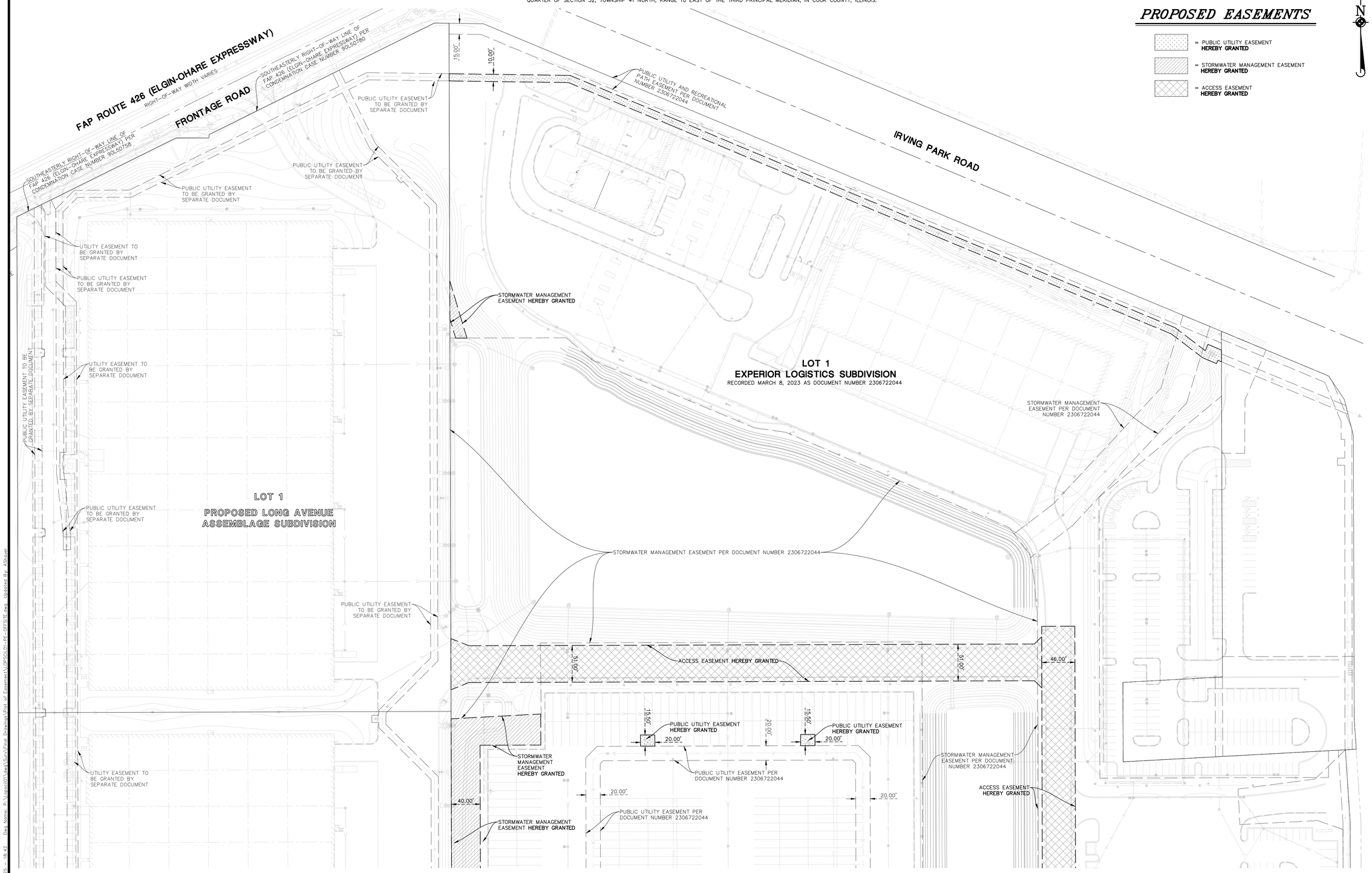
N

PROPOSED EASEMENTS

= PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

= STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

= ACCESS EASEMENT **HEREBY GRANTED**



SEE SHEET 2

Manhard CONSULTING

One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY

LOT 1 - EXPERIOR LOGISTICS SUBDIVISION

SCHAUMBURG, ILLINOIS

PLAT OF EASEMENT GRANT

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: 1"=60'

SHEET 1 OF 3

LOPSCIL01

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August 7, 2025 - 18:42 Dwg Name: P:\Lopscil01\dwg\Surv\Final Drawings\Plat of Easement\LOPSCIL01-PE-OFFSITE.dwg Updated By: AShaver

225

PLAT OF EASEMENT GRANT
FOR
PUBLIC UTILITIES, STORMWATER MANAGEMENT AND ACCESS

PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

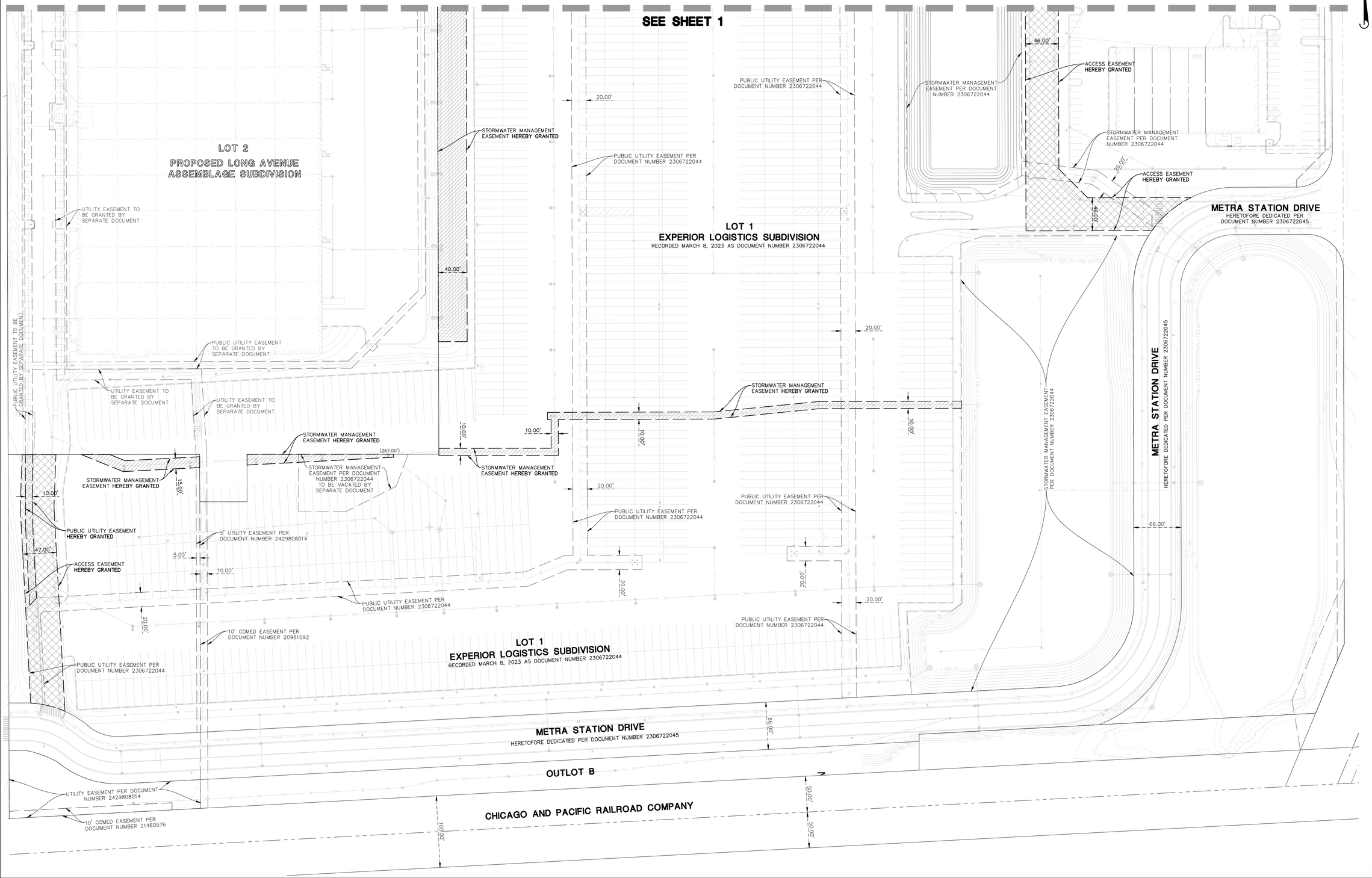
PROPOSED EASEMENTS

- = PUBLIC UTILITY EASEMENT HEREBY GRANTED
- = STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED
- = ACCESS EASEMENT HEREBY GRANTED

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



DATE	REVISIONS	DRAWN BY

Manhard CONSULTING

One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LOT 1 - EXPERIOR LOGISTICS SUBDIVISION

SCHAUMBURG, ILLINOIS

PLAT OF EASEMENT GRANT

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	08/07/25
SCALE:	1"=60'

SHEET 2 OF 3

LOPSCIL01

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August 7, 2025 - 18:42 Dwg Name: P:\Lopscil01\dwg\Surv\Final Drawings\Plat of Easement\LOPSCIL01-PE-OFFSITE.dwg Updated By: AShaver

226

PLAT OF EASEMENT GRANT

FOR

PUBLIC UTILITIES, STORMWATER MANAGEMENT AND ACCESS

PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PLAT PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE FINAL PLAT OF EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT EXPERIOR GROUP, LLC IS THE LEGAL OWNER OF ALL THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, A.D., 2025.

EXPERIOR GROUP LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: LYNX MANAGEMENT, INC.,
AN ILLINOIS CORPORATION, ITS MANAGER

BY: _____
NAME: TOMASZ DULIAN
ITS: PRESIDENT

NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 2025.

_____
NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,_____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_____ DAY OF _____ A.D., 20____.

_____
COUNTY CLERK, COOK COUNTY, ILLINOIS

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 20____ IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

PUBLIC UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND SANITARY SEWER, WATER MAIN, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS (P.U.E. (PUBLIC UTILITY EASEMENT)) FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS, EGRESS ON THIS PLAT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER GRANTEES' FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH OTHER PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY THE VILLAGE. OBSTRUCTIONS SHALL NOT BE PLACED IN A PUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR IT'S SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER MANAGEMENT EASEMENT (S.W.M.E.). HOWEVER, THE VILLAGE OF SCHAUMBURG SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISE DESCRIBED HEREON AS STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN STORMWATER STORAGE FACILITIES AND APPURTENANCES THERETO, WHICH THE OWNER (OR ASSOCIATION) FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF SCHAUMBURG OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF (INCLUDING BOTH DIRECT AND INDIRECT COSTS) SHALL BE PAID BY THE OWNER (OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION) AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ADJACENT ENTIRE REAL ESTATE WHICH THE STORAGE FACILITIES AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO, IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 AND 2 IN LONG AVENUE ASSEMBLAGE SUBDIVISION AND LOT 1 IN EXPERIOR LOGISTICS SUBDIVISON, ALONG WITH FUTURE OWNERS, THE VILLAGE OF SCHAUMBURG, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS OVER DRIVES, AND ALL PAVED SURFACES TO PROVIDE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM PUBLIC RIGHT-OF-WAYS. THIS EASEMENT IS FOR ACCESS, INGRESS AND EGRESS PURPOSES ONLY AND DOES NOT GRANT VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

GRANTOR'S LEGAL DESCRIPTION

LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023 AS DOCUMENT 2306722044, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. 2. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
3. 3. THIS PLAT WAS PREPARED FOR LPC ACQUISITION COMPANY, LLC. EXISTING LOTS AND EASEMENTS HAVE BEEN SHOWN HEREON BASED ON THE FINAL PLAT OF EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044.
4. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF AUGUST, A.D. 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF AUGUST, A.D., 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES: NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LOT 1 - EXPERIOR LOGISTICS SUBDIVISION
SCHAUMBURG, ILLINOIS
PLAT OF EASEMENT GRANT

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: N/A

SHEET
3 OF 3
LOPSCIL01

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August 7, 2025 - 10:59 Dwg Name: P:\Jobs\001\dwg\Surv\Final Drawings\Plat of Easement\LOPSCIL01-PE-OPTSITE.dwg Updated By: ASchuver

Preliminary Improvements for

LONG AVENUE ASSEMBLAGE

SW CORNER OF IRVING PARK ROAD AND FRONTAGE ROAD EAST
VILLAGE OF SCHAUMBURG, ILLINOIS

STANDARD SYMBOLS

08-01-16

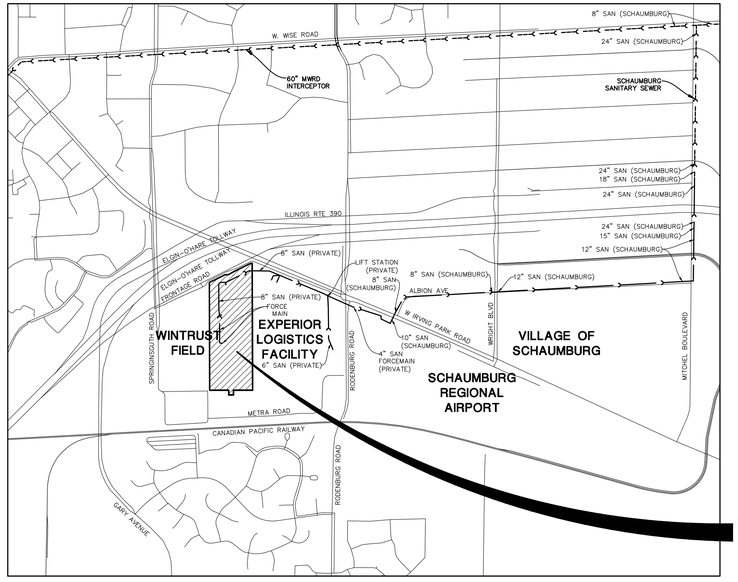
EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
250.00	CHAIN-LINK FENCE	
	SPOT ELEVATION	792.8 G
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

08-01-16

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
CO	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	P.	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.O.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

MANHARD CONSULTING IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



LOCATION MAP
1"=1000'

PROJECT LOCATION

1

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

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

DEVELOPER

LOGISTICS PROPERTY COMPANY
191 NORTH WACKER DRIVE
CHICAGO, IL
(708) 667-6940

ARCHITECT/PLANNER

ARETE DESIGN STUDIO LTD.
13543 WEST 185TH ST
MOKENA, IL
(815) 485-7333

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INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	INDEX OF SHEETS
3	EXISTING CONDITIONS AND DEMOLITION PLAN – A
4	EXISTING CONDITIONS AND DEMOLITION PLAN – B
5	EXISTING CONDITIONS AND DEMOLITION PLAN – C
6	EXISTING CONDITIONS AND DEMOLITION PLAN – D
7	OVERALL SITE PLAN
8	SITE DIMENSIONAL AND PAVING PLAN – A
9	SITE DIMENSIONAL AND PAVING PLAN – B
10	SITE DIMENSIONAL AND PAVING PLAN – C
11	SITE DIMENSIONAL AND PAVING PLAN – D
12	GRADING PLAN – A
13	GRADING PLAN – B
14	GRADING PLAN – C
15	GRADING PLAN – D
16	OVERALL UTILITY PLAN
17	UTILITY PLAN – A
18	UTILITY PLAN – B
19	UTILITY PLAN – C
20	UTILITY PLAN – D
21	SOIL EROSION AND SEDIMENT CONTROL PLAN – NORTH
22	SOIL EROSION AND SEDIMENT CONTROL PLAN – SOUTH
23	SOIL EROSION AND SEDIMENT CONTROL PLAN – DETAILS
24	CONSTRUCTION DETAILS
25	CONSTRUCTION DETAILS
26	CONSTRUCTION DETAILS
27	CONSTRUCTION DETAILS AND MWRD GENERAL NOTES
28	CONSTRUCTION SPECIFICATIONS

1

NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING ON MAY 22, 2025. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

SOURCE BENCHMARK: (NGS PID:MF0059)
DISK IN EAST SIDE OF SQUARE FLAG POLE BASE, SOUTHWEST CORNER OF IRVING PARK RD & RODENBURG RD, 35.9FT NORTHEAST OF SOUTHEASTERLY BUILDING CORNER OF SAINT JOHNS CHURCH.

ELEVATION=796.16 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #1:
SET CUT SQUARE IN NORTH SIDE OF LIGHTPOLE BASE, 4TH LIGHTPOLE WEST OF ENTRANCE TO SAINT JOHNS CHURCH, SOUTH SIDE OF IRVING PARK ROAD.

ELEVATION=803.13 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #3:
SOUTHWEST ARROWBOLT OF FIRE HYDRANT LOCATED APPROXIMATELY 69 FEET SOUTHEASTERLY OF THE CENTERLINE OF PAVEMENT OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY) AND APPROXIMATELY 856 FEET SOUTHWESTERLY OF THE CENTERLINE OF PAVEMENT OF IRVING PARK ROAD AS MEASURED ALONG THE CENTERLINE OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY).

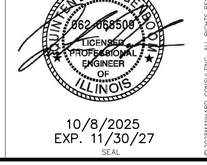
ELEVATION=815.84 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #4:
SOUTHWEST ARROWBOLT OF FIRE HYDRANT LOCATED APPROXIMATELY 27 FEET SOUTHEASTERLY OF THE CENTERLINE OF PAVEMENT OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY) AND APPROXIMATELY 324 FEET SOUTHWESTERLY OF THE CENTERLINE OF PAVEMENT OF IRVING PARK ROAD AS MEASURED ALONG THE CENTERLINE OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY).

ELEVATION=810.59 DATUM=NAVD88-GEOID 18

UTILITY CONTACTS

ELECTRIC COMED 350 S. 2ND STREET ELGIN, IL 60123 847-608-2382 CONTACT: JAYVEE ROLDAN III	WATER VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193-1899 847-923-6612 CONTACT: BRIAN WAGNER
GAS NICOR 1011 WILEY ROAD SCHAUMBURG, IL 60173 847-598-4006 CONTACT: RYAN PATTERMAN	
SEWER VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193-1899 847-923-6612 CONTACT: BRIAN WAGNER	



10/8/2025
EXP. 11/30/27
SEAL

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DATE	REVISIONS	DRAWN BY
10-08-25	1 REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
TITLE SHEET

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=1000'

SHEET 1 OF 28

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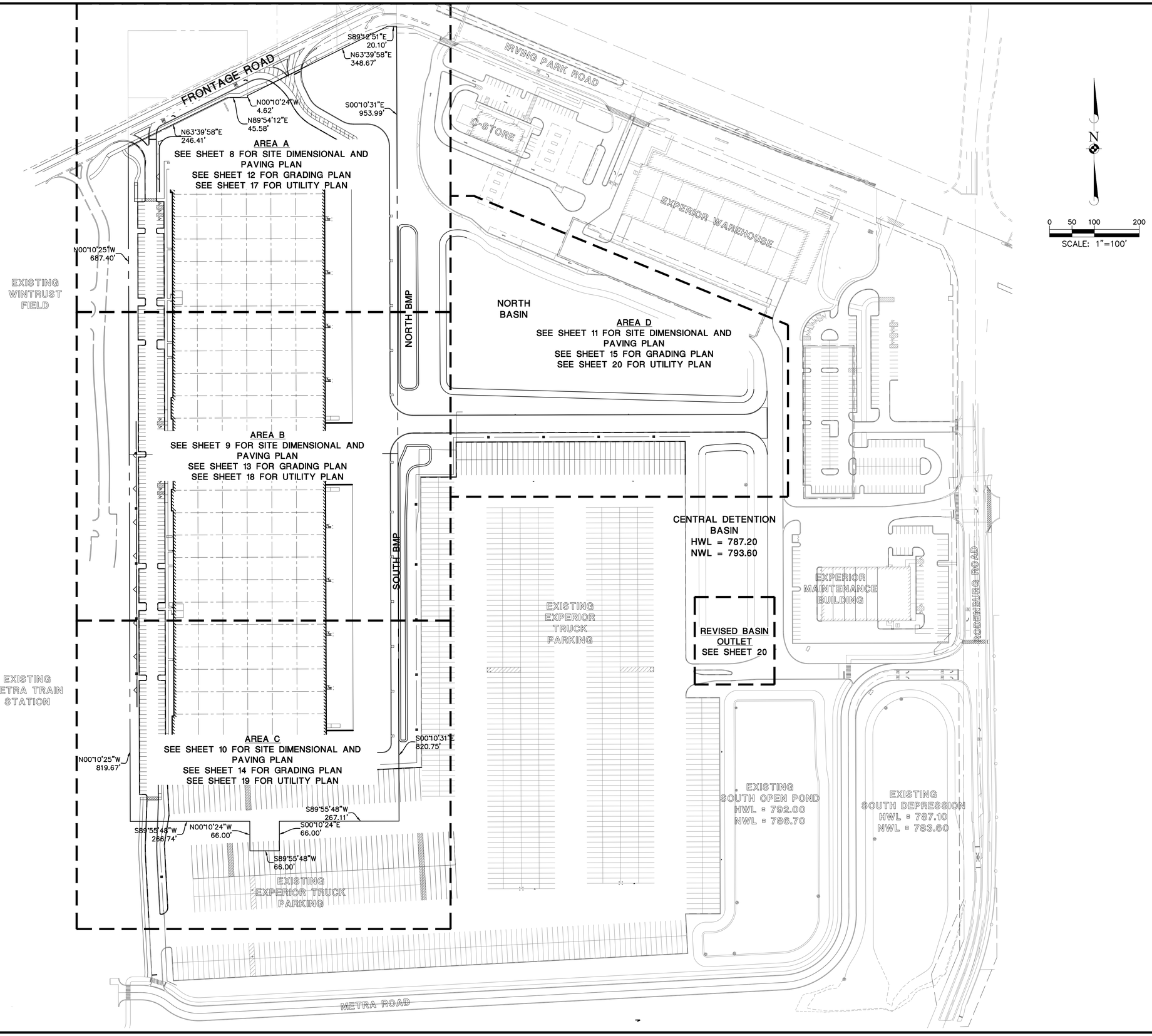
October 3, 2025 - 13:49 Dwg Name: P:\Logistics\1\dwg\Eng\Preliminary\Plan Set\1 TITLE.dwg, Updated By: kfarrington



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NAH		1 10-08-25 REVISED PER VILLAGE COMMENTS

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
INDEX OF SHEETS

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
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DATE:	08/08/2025
SCALE:	1"=100'

SHEET 2 OF 28

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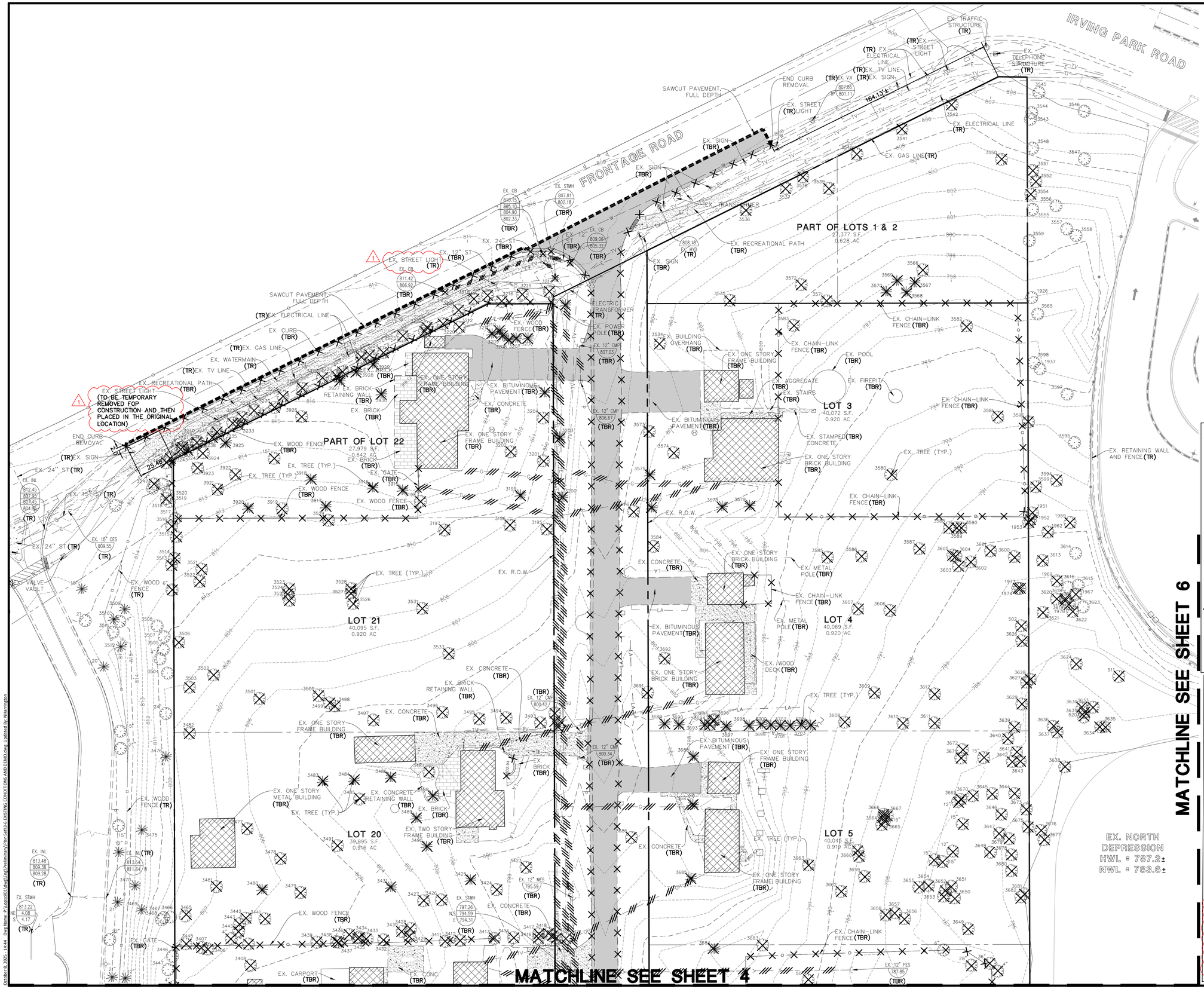
October 3, 2025 - 10:06 Dwg Name: P:\Lopc\001\Dwg\Eng\Preliminary\Plan Set\2 INDEX OF SHEETS.dwg Updated By: NHarrington



0 15 30 60

SCALE: 1"=30'

KEY MAP

TREE PRESERVATION NOTES:

1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MAY 22, 2025. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.
5. PRIOR TO CONSTRUCTION, THE DEMOLITION CONTRACTOR SHALL IDENTIFY THE LIMITS OF EXISTING SEPTIC SYSTEMS AND ABANDON/REMOVE THEM TO THE STANDARDS OF THE MWRD, LOCAL HEALTH DEPARTMENT, AND OTHER LOCAL GOVERNING AGENCIES.
6. ALL EXISTING WATER WELLS SHALL BE SEALED AND/OR REMOVED IN ACCORDANCE WITH THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC HEALTH, RULE XI-A, SEALING OF THE WELL AND/OR REMOVAL SHALL BE WITNESSED BY THE VILLAGE OF SCHAUMBURG.

DRAWN BY	DATE	REVISIONS
NAH		
	10-08-25	REVISED PER VILLAGE COMMENTS

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LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

EXISTING CONDITIONS AND DEMOLITION PLAN - A

PROJ MGR.:	QDH
PROJ ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 3 OF 28

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October 8, 2025 - 14:44 Dwg Name: P:\Loop\c001\Dwg\Eng\Preliminary\Plan Set\3-6 EXISTING CONDITIONS AND DEMO.dwg Updated By: hstarrington

EXISTING NORTHWEST

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5

EXISTING EAST

EX. NORTH DEPRESSION
HWL = 787.2±
NWL = 783.6±

LOT 19
40,016 S.F.
0.919 AC

LOT 18
39,918 S.F.
0.916 AC

LOT 17
40,092 S.F.
0.920 AC

LOT 16
39,998 S.F.
0.918 AC

LOT 6
40,107 S.F.
0.921 AC

LOT 7
39,958 S.F.
0.917 AC

LOT 8
40,041 S.F.
0.919 AC

LOT 9
48,881 S.F.
1.122 AC

PART OF LOT 10 NORTH
40,163 S.F.
0.921 AC

ROW
150,004 S.F.
2.984 AC

EX. VACANT R.O.W.

EX. STRUCTURE TO BE REMOVED

EX. WOOD FENCE (TBR)
EX. SHED (TBR)
EX. CHICKEN COOP (TBR)
EX. COVERED STORAGE AREA (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. CONCRETE STAIRS (TBR)
EX. CONCRETE (TBR)
EX. COVERED BREEZEWAY (TBR)
EX. CHAIN-LINK FENCE (TBR)
EX. TREE (TYP.)
EX. STMH 812.73 808.23 808.13 (TR)
EX. INL 811.27 806.86 (TR)
EX. APPROX LIMITS OF TREEHOUSE (TBR)
EX. INL 811.77 807.42 (TR)
EX. INL 811.74 808.14 (TR)
EX. INL 811.79 808.35 (TR)
EX. INL 811.71 807.76 (TR)
EX. WOOD FENCE (TR)
EX. BIRDHOUSE (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. STAMPED CONCRETE (TBR)
EX. AGGREGATE (TBR)
EX. CONCRETE BLOCK RETAINING WALL (TBR)
EX. STORM 800.04 (TBR)
EX. STORM 800.25 (TBR)
EX. STORM 805.62 (TBR)
EX. STORM 801.30 (TBR)
EX. WOOD STAIRS (TBR)
EX. FIREPIT (TBR)
EX. WOOD DECK (TBR)
EX. ONE STORY BRICK BUILDING (TBR)
EX. BRICK (TBR)
EX. SEPTIC LID (TBR)
EX. GATE (TBR)
EX. WOOD FENCE (TBR)
EX. STMH 813.93 N 805.58 S 805.53 (TR)
EX. TWO STORY FRAME BUILDING (TBR)
EX. R.O.W.
EX. BITUMINOUS PAVEMENT (TBR)
EX. GATE CONTROL BOX (TBR)
EX. BRICKS (TBR)
EX. 12" HDPE 804.43 (TBR)
EX. 4" HDPE 804.73 (TBR)
EX. GATE (TR)
EX. WOOD FENCE (TBR)
EX. TREE (TYP.)
EX. SAWMAN (TBR)
EX. CB 813.47 803.64 (TR)
EX. WOOD FENCE (TR)
EX. POND (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. AGGREGATE (TBR)
EX. FIREPIT (TBR)
EX. BRICK (TBR)
EX. PAVILLION (TBR)
EX. AGGREGATE (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. BRICK RETAINING WALL (TBR)
END OF MARKED ROW
EX. LANDSCAPE TIMBER (TBR)
EX. AGGREGATE (TBR)
EX. KID PLAY AREA (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. CB 813.55 N 802.15 S --- (TR)
EX. WOOD FENCE (TR)
EX. CHICKEN COOP (TBR)
EX. WOOD FENCE (TBR)
EX. 5X8 TREEHOUSE (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. GATE (TR)
EX. 15" CMP 804.92 (TBR)
EX. 15 IN CMP 805.16 (TBR)
EX. CONCRETE (TBR)
EX. TWO STORY FRAME BUILDING (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. 15" HDPE 797.19 (TBR)
EX. 12" MES 795.65 (TBR)
EX. CONCRETE (TBR)
EX. WOOD FENCE (TBR)
EX. WOOD STAIRS (TBR)
EX. WOOD DECK (TBR)
EX. CHAIN-LINK FENCE (TBR)
EX. BITUMINOUS PAVEMENT (TBR)
EX. POOL (TBR)
EX. TREE (TYP.)
EX. ONE STORY FRAME BUILDING (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. BRICK (TBR)
EX. BOND (TBR)
EX. FIREPIT (TBR)
EX. TWO STORY BRICK BUILDING (TBR)
EX. CONCRETE STEPS (TBR)
EX. GATE (TBR)
EX. HORSESHOE PIT (TBR)
EX. CONCRETE (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. R.O.W.
EX. COLUMN (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. SILT FENCE (TBR)
EX. 6" CPP 797.65 (TBR)
EX. FIRE PIT (TBR)
EX. POOL EQUIPMENT (TBR)
EX. RETAINING WALL (TBR)
LIMITS OF DEPRESSED DIRT AREA
EX. 4" CPP 797.61 (TBR)
EX. 4" CPP 797.24 (TBR)
EX. 4" CPP 798.79 (TBR)
EX. 2ND STORY DECK (TBR)
EX. SEPTIC LID (TBR)
EX. THREE STORY BRICK/FRAME BUILDING (TBR)
EX. WOOD FENCE (TBR)
EX. SHED (TBR)
EX. DECK (TBR)
EX. GARDEN (TBR)
EX. SMOKER (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. BRICK (TBR)
EX. POND (TBR)
EX. TARP COVERED
EX. WALL (TBR)
EX. CURB (TR)
EX. PVC FENCE (TBR)
EX. STREET LIGHT (TR)
EX. PVC FENCE (TO BE RELOCATED)
END CURB REMOVAL

N

0 15 30 60
SCALE: 1"=30'

KEY MAP

TREE PRESERVATION NOTES:
1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:
1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MAY 22, 2025. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.
5. PRIOR TO CONSTRUCTION, THE DEMOLITION CONTRACTOR SHALL IDENTIFY THE LIMITS OF EXISTING SEPTIC SYSTEMS AND ABANDON/REMOVE THEM TO THE STANDARDS OF THE MWRD, LOCAL HEALTH DEPARTMENT, AND OTHER LOCAL GOVERNING AGENCIES. (1)
6. ALL EXISTING WATER WELLS SHALL BE SEALED AND/OR REMOVED IN ACCORDANCE WITH THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC HEALTH, RULE XI-A, SEALING OF THE WELL AND/OR REMOVAL SHALL BE WITNESSED BY THE VILLAGE OF SCHAUMBURG.

DRAWN BY	REVISIONS	DATE
NAH	1 PER VILLAGE COMMENTS	10-08-25

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - B

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 4 OF 28
LOP.SCIL01

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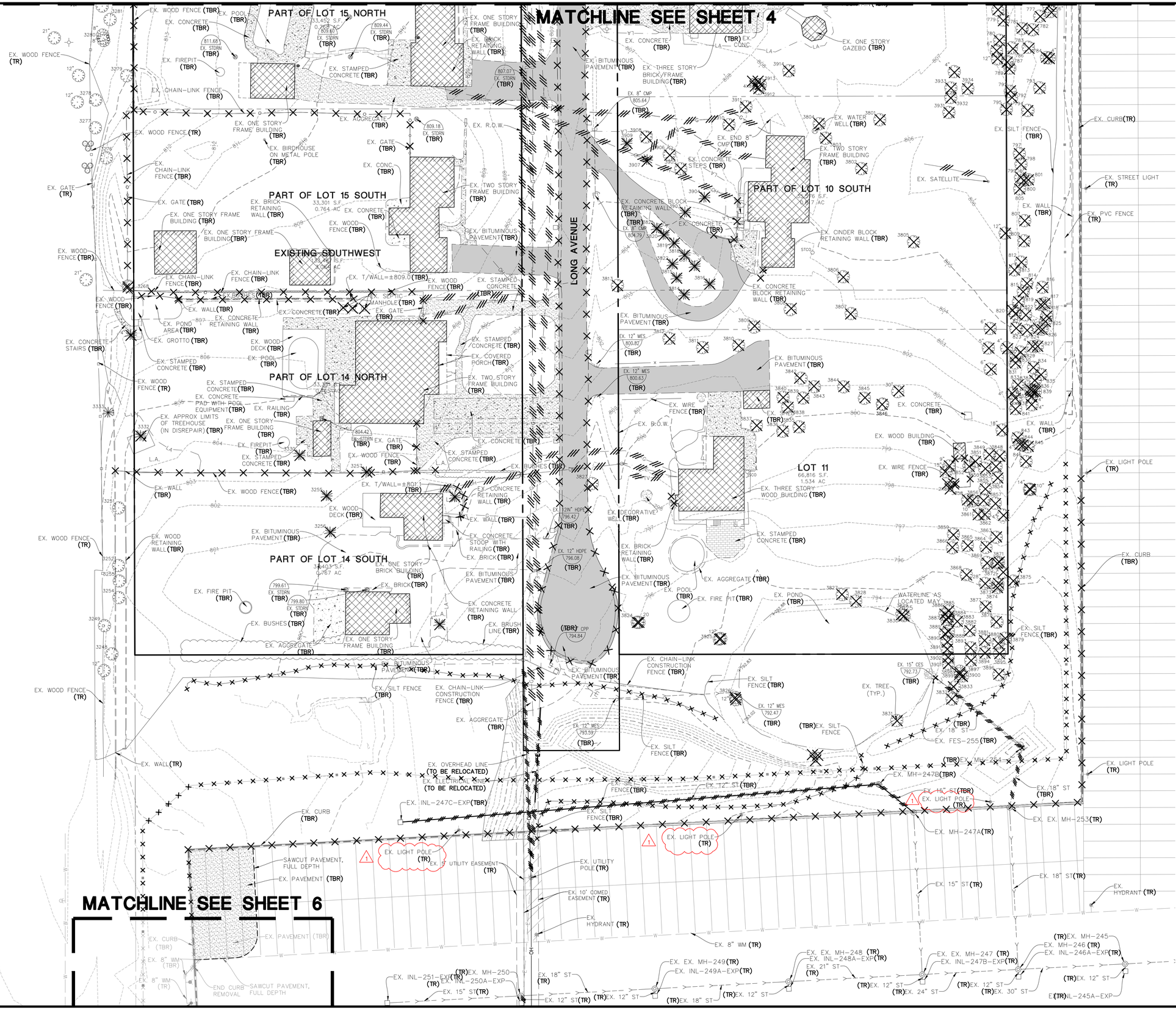

KEY MAP

TREE PRESERVATION NOTES:

1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:

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DRAWN BY	DATE	REVISIONS
NAH		
	10-08-25	REVISED PER VILLAGE COMMENTS

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - C

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 5 OF 28

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MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

EX. 12" ST (TR)
EX. MH-20 (TR)
EX. 15" ST (TR)
EX. MH-19 (TR)
EX. INL-19A (TR)P
EX. 15" ST (TR)
EX. CB-18 (TR)
EX. INL-18A (TR)P
EX. 24" ST (TR)
EX. CB-17 (TR)
EX. INL-17A (TR)P
EX. INL-15A (TR)P
EX. CB-15 (TR)
(TR) EX. CB-14
(TR) EX. CB-13
EX. CB-12 (TR)
EX. CB-11 (TR)
EX. CB-10 (TR)
(TR) EX. 24" ST
(TR) EX. 42" ST
EX. CB-5 (TR)
(TR) EX. 12" ST
EX. 12" ST (TR)
EX. CB-121 (TR)
(TR) EX. FES-5
EX. INL-122-EXP (TR)

EX. NORTH DEPRESSION
HWL = 787.2±
NWL = 783.6±
VOLUME PROVIDED = 21.27 AC-FT

EX. NORTH DEPRESSION
HWL = 787.2±
NWL = 783.6±
VOLUME PROVIDED = 21.27 AC-FT

EXPERIOR INTERNAL ACCESS ROAD
EX. DUAL 36" FLARED END SECTIONS (TBR)
EXPERIOR TRUCK PARKING ENTRANCE

DETAIL A

EX. CURB (TBR)
EX. PAVEMENT (TBR)
EX. 8" WM (TBR)
EX. 8" WM (TR)
END CURB REMOVAL
SAWCUT PAVEMENT, FULL DEPTH
EX. LIGHT POLE (TR)
EXPERIOR PARKING
METRA ROAD

DETAIL B

N

0 15 30 60
SCALE: 1"=30'

DETAIL A
DETAIL B

KEY MAP

TREE PRESERVATION NOTES:
1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

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- SAWCUT LINE
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EX. LIGHT POLE (TO BE RELOCATED)
EX. PVC FENCE (TO BE RELOCATED)
EX. INL-216A-EXP (TBR)
EX. CURB (TBR)
EX. LIGHT POLE (TO BE RELOCATED)
EX. INL-215A-EXP (TBR)
EX. LIGHT POLE (TO BE RELOCATED)
EX. INL-208A-EXP (TBR)
EX. 12" ST (TBR) (FILL BOTH ENDS WITH 2' MINIMUM OF FLOWABLE FILL)
EX. 12" ST (TBR) (FILL BOTH ENDS WITH 2' MINIMUM OF FLOWABLE FILL)
(TBR) EX. 15" ST (FILL BOTH ENDS WITH 2' MINIMUM OF FLOWABLE FILL)
END CURB REMOVAL
57.5'
END FENCE REMOVAL
SAWCUT PAVEMENT, FULL DEPTH
EX. MH-216 (TR)
EX. INL-216B-EXP (TR)
EX. 15" ST (TR)
(TR) EX. MH-215
EX. INL-215B-EXP (TR)
EX. PAVEMENT (TBR)
(TR) EX. INL-208B-EXP
(TR) EX. MH-208
5'
5'
SAWCUT PAVEMENT, FULL DEPTH
EX. BOLLARDS (4) (TO BE RELOCATED)
(TR) EX. 21" ST
EX. PERMEABLE PAVEMENT SIGN (TO BE RELOCATED)
(TO BE RELOCATED) EX. HYD
EX. BOLLARDS (4) (TO BE RELOCATED)
EX. PERMEABLE PAVEMENT SIGN (TO BE RELOCATED)
(TR) EX. 18" ST
EX. INL-238A-EXP (TR)
EX. INL-238-EXP (TR)
EX. LIGHT POLE (TO BE RELOCATED)
EX. HYD (TO BE RELOCATED)
EX. LIGHT POLE (TO BE RELOCATED)
EX. MH-214 (TR)
(TR) EX. MH-207

EX. FENCE (TBR)
36.64'
142.02'
EX. STREET LIGHT (TO BE RELOCATED)
EX. CURB AND GUTTER (TBR)
21.81'
EX. INL-117-EXP (TR)
(TR) EX. 12" ST
(TR) EX. CB-116
(TR) EX. FES-118
(TR) EX. RCB-117
(TR) EX. 30" ST
(TR) EX. 12" ST

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10-08-25	1 REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - D

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=30'

SHEET 6 OF 28

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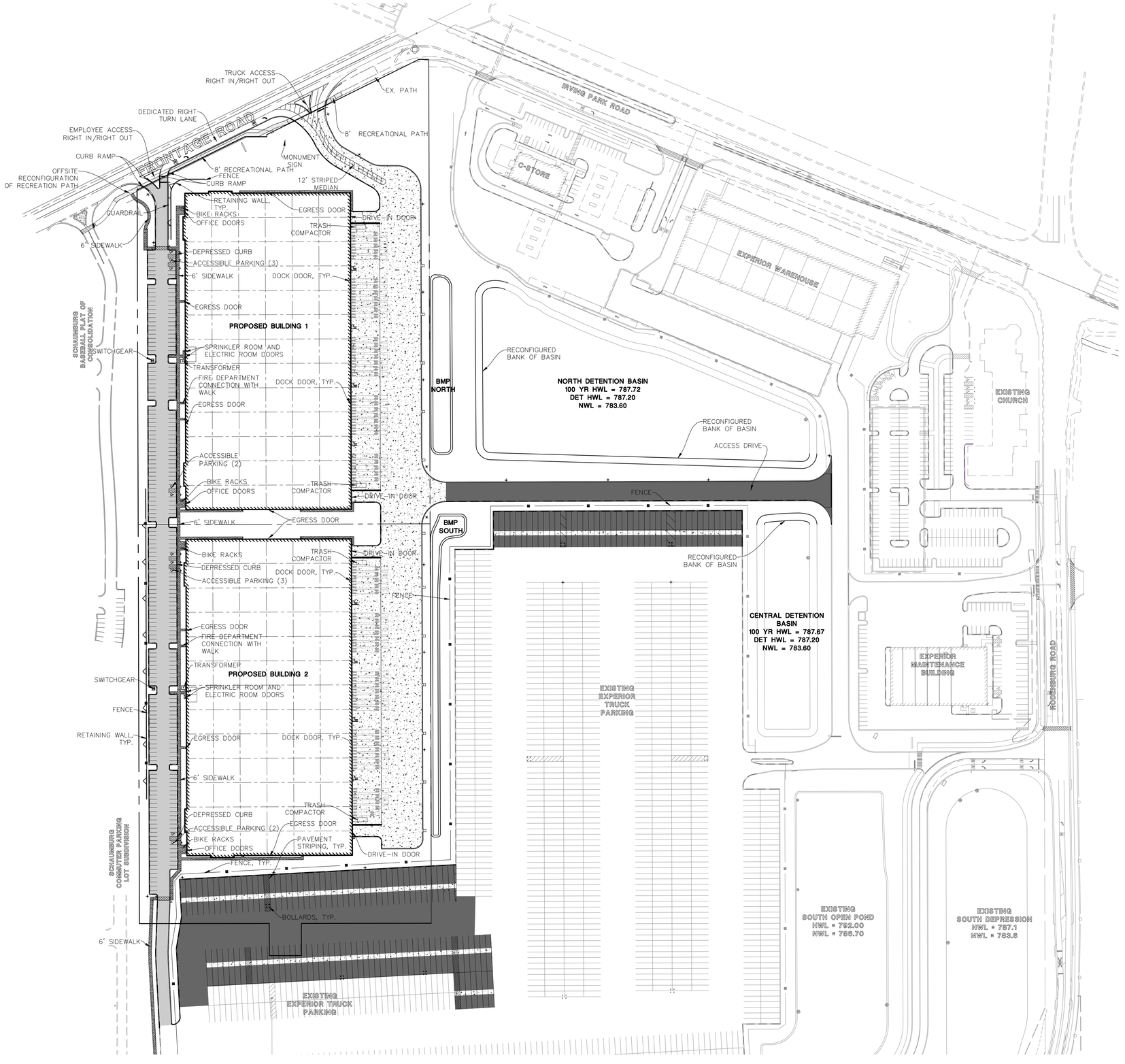

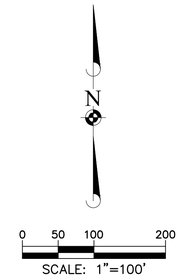

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
12. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

SITE DATA

SITE AREA	22.74 ACRES
STANDARD PARKING PROVIDED	266 SPACES
ACCESSIBLE PROVIDED	10 SPACES
TOTAL PARKING PROVIDED	276 SPACES
PARKING RATIO	1.57 SPACES/1000 S.F.
NET TRUCK PARKING PROVIDED	47 SPACES

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE, TYPE B

RECREATIONAL PATH
3" HOT MIX ASPHALT SURFACE COARSE
6" AGGREGATE BASE COURSE GRADE 9 CRUSHED STONE W/ FINES

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
OVERALL SITE PLAN

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=100'

SHEET 7 OF 28
LOP.SCIL01

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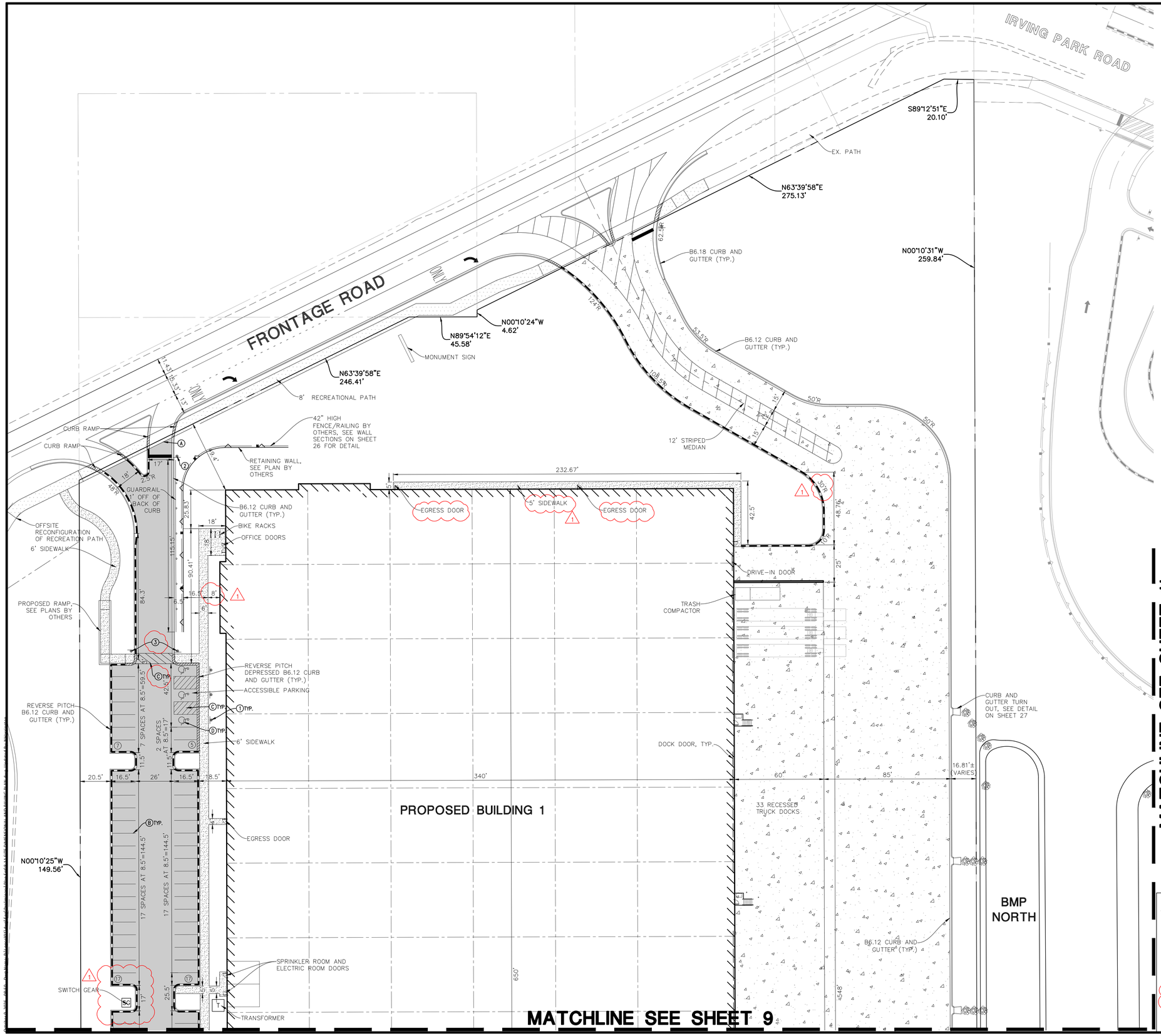
October 3, 2025 - 10:10 Dwg Name: P:\Locs\001\dwg\Eng\Preliminary\Plan Set\7 OVERALL SITE PLAN.dwg Updated By: NHarrington



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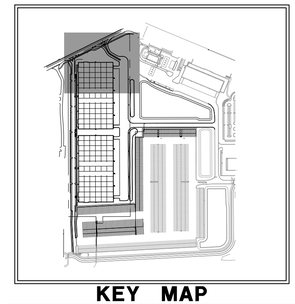
SCALE: 1"=30'



KEY MAP

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
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11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) HC STALL MARKINGS

SIGN LEGEND

- (1) R7-8 HANDICAP PARKING SIGN
- (2) R1-1 STOP SIGN
- (3) W11-1 PEDESTRIAN CROSSING SIGN

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

RECREATIONAL PATH
3" HOT MIX ASPHALT SURFACE COURSE
6" AGGREGATE BASE COURSE GRADE 9 CRUSHED STONE W/ FINES

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

DATE	REVISIONS	DRAWN BY
	1 10-08-25 REVISED PER VILLAGE COMMENTS	NAH

Manhard CONSULTING
Civil Engineers • Structural Engineers • Land Surveyors & Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
303 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.591.8000 fx 630.591.8585 manhard.com

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - A

PROJ. MGR.: ODH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=30'

SHEET 8 OF 28

LOP.SCIL01

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MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 10

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

9 SPACES AT 8.5'=76.5'

11.5'

20.0'

FIRE DEPARTMENT CONNECTION WITH WALK

EGRESS DOOR

N00°10'25"W 149.93'

PROPOSED BUILDING 1

650'

340'

DOCK DOOR, TYP.

33 RECESSED TRUCK DOCKS

548'

60'

85'

BMP NORTH

CURB AND GUTTER TURN OUT, SEE DETAIL ON SHEET 27

16.82'± VARIES

20.5' 16.5' 26' 16.5' 18.5'

28 SPACES AT 8.5'=238'

19 SPACES AT 8.5'=153'

8'

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

END OF RETAINING WALL

TYP. D

TYP. C

1 TYP. ACCESSIBLE PARKING

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

BIKE RACKS

TRASH COMPACTOR

DRIVE-IN DOOR

25'

ACCESS EASEMENT

40'

ACCESS DRIVE

5' SIDEWALK

OFFICE DOORS

129.33'

110.33'

6' SIDEWALK

42" HIGH FENCE/RAILING BY OTHERS, SEE WALL SECTIONS ON SHEET 26 FOR DETAIL

25.5'

42.5'

8.5'=42.5'

5 SPACES AT 8.5'=42.5'

20'

26

28

8.5'=51'

6 SPACES AT 8.5'=51'

TYP. B

51'R

89'

16.83'± VARIES

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

CURB AND GUTTER TURN OUT, SEE DETAIL ON SHEET 27

B6.12 CURB AND GUTTER (TYP.)

BMP SOUTH

10'

8" TALL FENCE, (TYP.)

EXISTING EXPERIOR TRUCK PARKING

PROPOSED BUILDING 2

17 SPACES AT 8.5'=144.5'

RETAINING WALL, DESIGN BY OTHERS

42" HIGH FENCE/RAILING BY OTHERS, SEE WALL SECTIONS ON SHEET 26 FOR DETAIL

TRANSFORMER

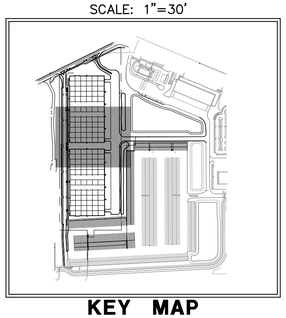
SWITCH GEAR

SPRINKLER ROOM AND ELECTRIC ROOM DOORS

63.33'

0 15 30 60

SCALE: 1"=30'



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SIGN LEGEND

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- (2) R1-1 STOP SIGN
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PAVEMENT LEGEND

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1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE, TYPE B

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

DATE	REVISIONS	DRAWN BY
		NAH
10-08-25	1 REVISED PER VILLAGE COMMENTS	

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8000 fx 630.691.8585 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

SITE DIMENSIONAL AND PAVING PLAN - B

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 9 OF 28

LOP.SCIL01

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October 9, 2025 - 08:50 Dwg Name: P:\Loyola\03\Dwg\Eng\Preliminary\Plan Set\8-11 SITE DIMENSIONAL AND PAVING PLAN.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 9

PROPOSED BUILDING 2

N00°10'25"W 125.41'

RETAINING WALL DESIGN BY OTHERS

42" HIGH FENCE/RAILING BY OTHERS, SEE WALL SECTIONS ON SHEET 26 FOR DETAIL

END OF RETAINING WALL

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

CROSS ACCESS EASEMENT

16 SPACES AT 8.5'=144.5'

16 SPACES AT 8.5'=144.5'

15 SPACES AT 8.5'=127.5'

30 SPACES AT 8.5'=255'

16 SPACES AT 8.5'=51'

EGRESS DOOR

6' SIDEWALK

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

ACCESSIBLE PARKING

BIKE RACKS

OFFICE DOORS

EGRESS DOOR

5' SIDEWALK

EGRESS DOOR

251.67'

650'

340'

DOCK DOOR, TYP.

33 RECESSED TRUCK DOCKS

CURB AND GUTTER TURN OUT, SEE DETAIL ON SHEET 27

TRASH COMPACTOR

DRIVE-IN DOOR

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

B6.12 CURB AND GUTTER (TYP.)

BMP SOUTH

8" TALL FENCE, (TYP.)

EXISTING EXPERIOR TRUCK PARKING

N00°10'31"W 1514.90'

MEET EXISTING PAVEMENT, TYP.

8" TALL FENCE, (TYP.)

PAVEMENT STRIPING, TYP.

N00°10'25"W 125.25'

CURB RAMP

B6.12 CURB AND GUTTER (TYP.)

BOLLARDS, TYP.

33 SPACES AT 11.5'=379.5'

15 SPACES AT 11.5'=172.5'

S89°55'48"W 266.74'

N89°55'48"E 267.11'

N00°10'24"W 66.00'

S00°10'24"E 66.00'

S89°55'48"W 66.00'

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

6' SIDEWALK

524'R

408'R

60'

7 SPACES AT 11.5'=80.5'

36 SPACES AT 11.5'=414'

6 SPACES AT 11.5'=69'

MEET EXISTING PAVEMENT, TYP.

BOLLARDS, TYP.

EXISTING EXPERIOR TRUCK PARKING

MEET EXISTING PAVEMENT, TYP.

MEET EXISTING PAVEMENT

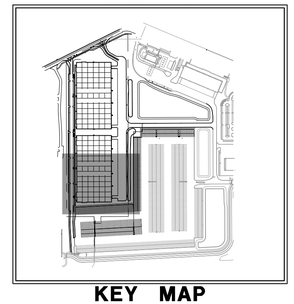
ACCESS EASEMENT

MATCHLINE SEE SHEET 11

N

0 15 30 60

SCALE: 1"=30'



KEY MAP

06-01-16

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10" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
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ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

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DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

Manhard CONSULTING
Civil Engineers • Water Resource Engineers • Structural Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.591.8000 fx 630.591.8585 manhard.com
20 North Clark Street, Suite 1000, Chicago, IL 60602 ph 312.528.5700 fx 312.528.5701

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - C

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 10 OF 28

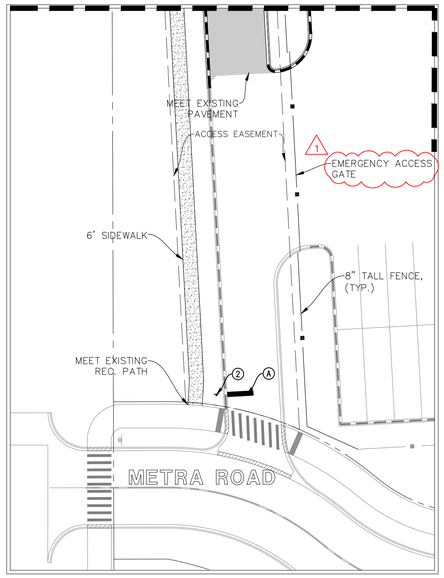
LOP.SCIL01

October 9, 2025 08:50 Dwg Name: P:\Projects\013.dwg\Eng\Preliminary\Plan Set\9-11 SITE DIMENSIONAL AND PAVING PLAN.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 8

EXPERIOR LOGISTICS FACILITY

SEE SHEET 10



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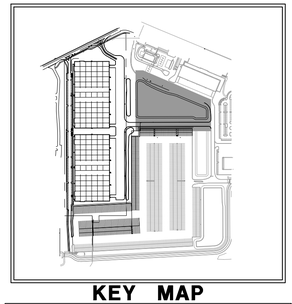
SCALE: 1"=30'



KEY MAP

MATCHLINE SEE SHEET 9

NORTH DETENTION BASIN
100 YR HWL = 787.72
DET HWL = 787.20
NWL = 783.60

B6.12 CURB AND GUTTER (TYP.)

ACCESS DRIVE

50'R

MEET EXISTING PAVEMENT

ACCESS EASEMENT

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

40'

8' TALL FENCE (TYP.)

20'

DEPRESSED B6.12 CURB AND GUTTER (TYP.)

50'R

15'

30

B TYP.

5'

39'

10'

24'

7.5'

BOLLARDS, TYP.

11.5'

30 SPACES AT 11.5'=356.5'

17.25'

12 SPACES AT 11.5'=138'

CENTRAL DETENTION BASIN
100 YR HWL = 787.67
DET HWL = 787.20
NWL = 793.60

CROSS ACCESS EASEMENT

06-01-16

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CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

DATE	REVISIONS	DRAWN BY
	1 10-08-25 REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - D

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 11 OF 28

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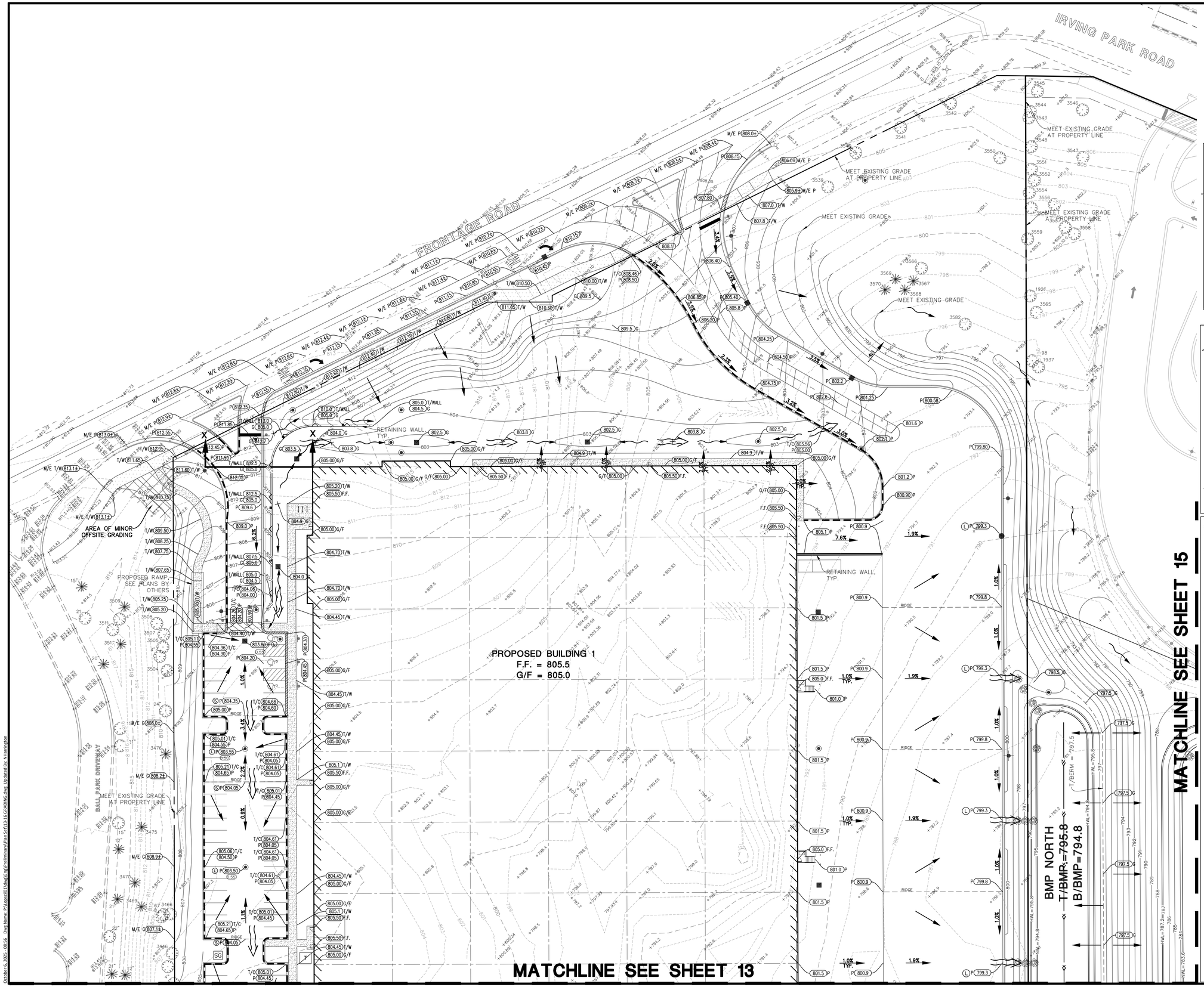
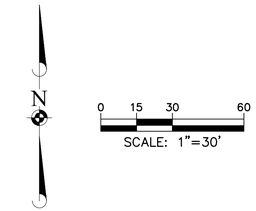
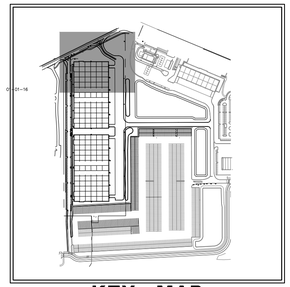
October 9, 2025 - 08:50 Dwg Name: P:\Lopscil01\dwg\Eng\Preliminary\Plan Set\8-11 SITE DIMENSIONAL AND PAVING PLAN.dwg Updated By: Nnarrington







KEY MAP

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.2'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
(L)	PROPOSED SWALE LOW POINT
(S)	PROPOSED SWALE SUMMIT

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON MAY 22, 2025. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
12. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

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		NAH
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - A

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 12 OF 28
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MATCHLINE SEE SHEET 12

PROPOSED BUILDING 1
F.F. = 805.5
G/F = 805.0

PROPOSED BUILDING 2
F.F. = 805.0
G/F = 804.5

AREA OF MINOR OFFSITE GRADING TO ALLOW DRAINAGE OVER CURB TO PARKING LOT

MEET EXISTING GRADE AT PROPERTY LINE

RETAINING WALL, TYP.

BMP NORTH
T/BMP=795.8
B/BMP=794.8

BMP SOUTH
T/BMP=795.8
B/BMP=794.8

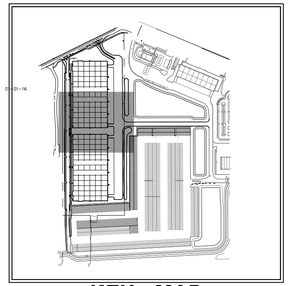
MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 14

MEET EXISTING GRADE AT TOP OF CURB

N

0 15 30 60
SCALE: 1"=30'



KEY MAP

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
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	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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DATE	REVISIONS	DRAWN BY
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - B

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
13 OF 28
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MATCHLINE SEE SHEET 13

PROPOSED BUILDING 2
F.F. = 805.0
G/F = 804.5

BMP SOUTH
T/BMP=795.38
B/BMP=794.8

MEET EXISTING GRADE AT TOP OF CURB

RETAINING WALL, TYP.

MEET EXISTING GRADE AT PROPERTY LINE

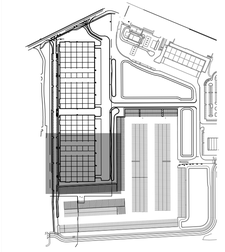
MEET EXISTING GRADE AT EDGE OF PAVEMENT

RETAINING WALL, TYP.

N

0 15 30 60

SCALE: 1"=30'



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	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.57	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - C

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

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14 OF 28
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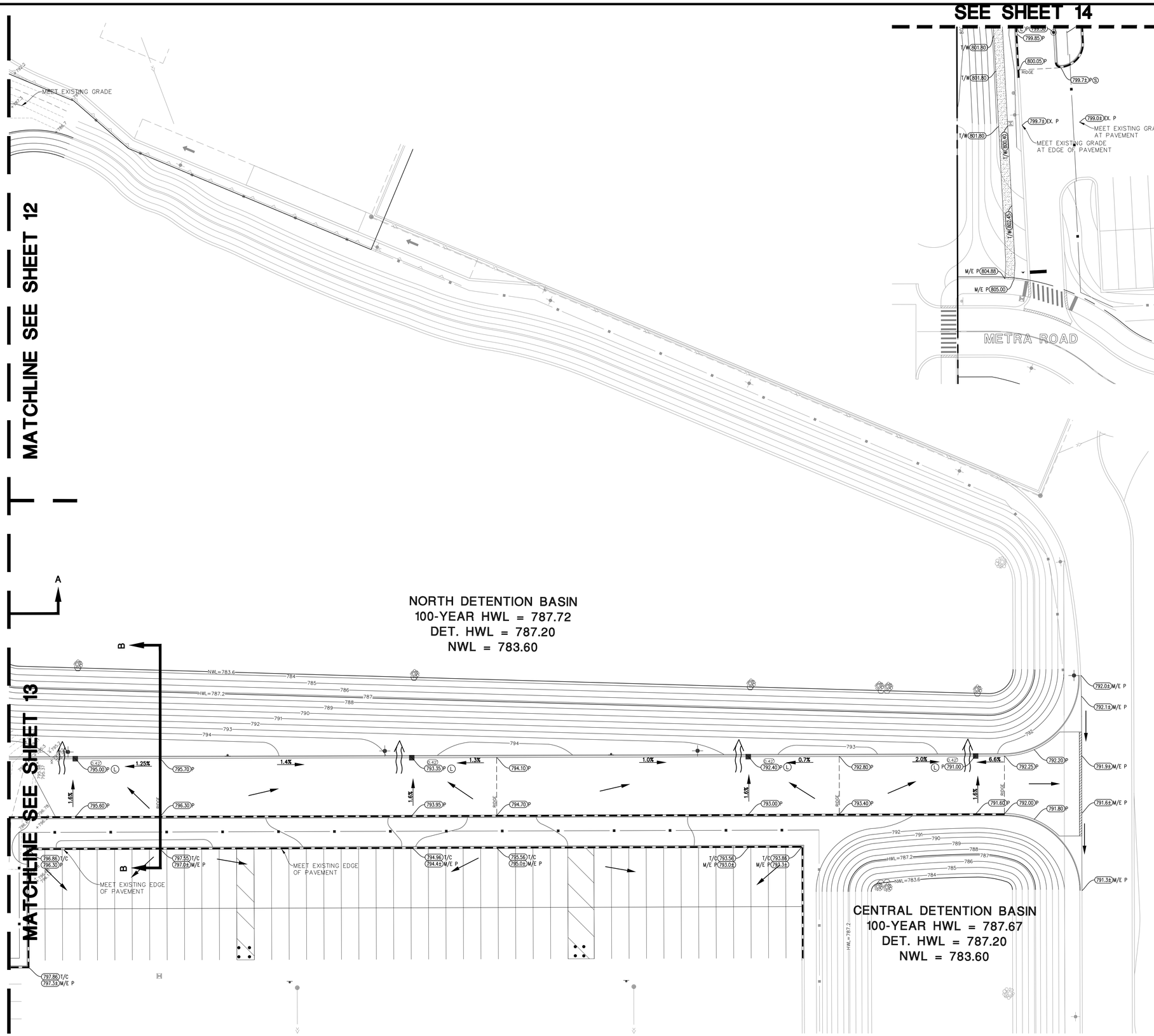

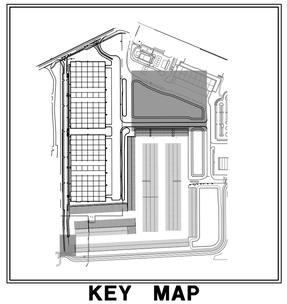

KEY MAP

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0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

GRADING NOTES:

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10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 31Y 22, 2025. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
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15 OF 28
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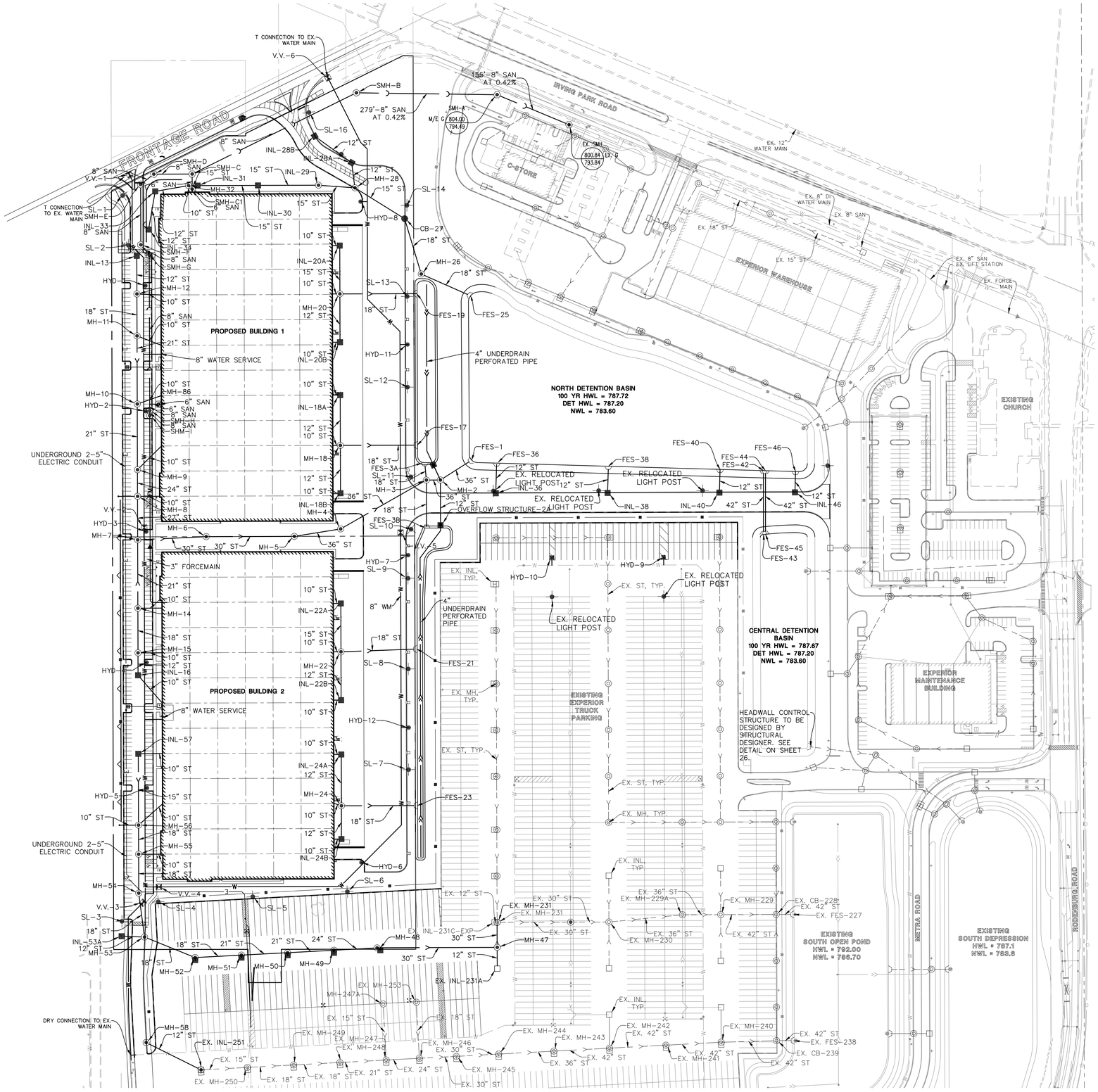

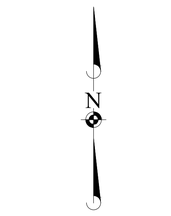

06-01-16

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1–800–892–0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
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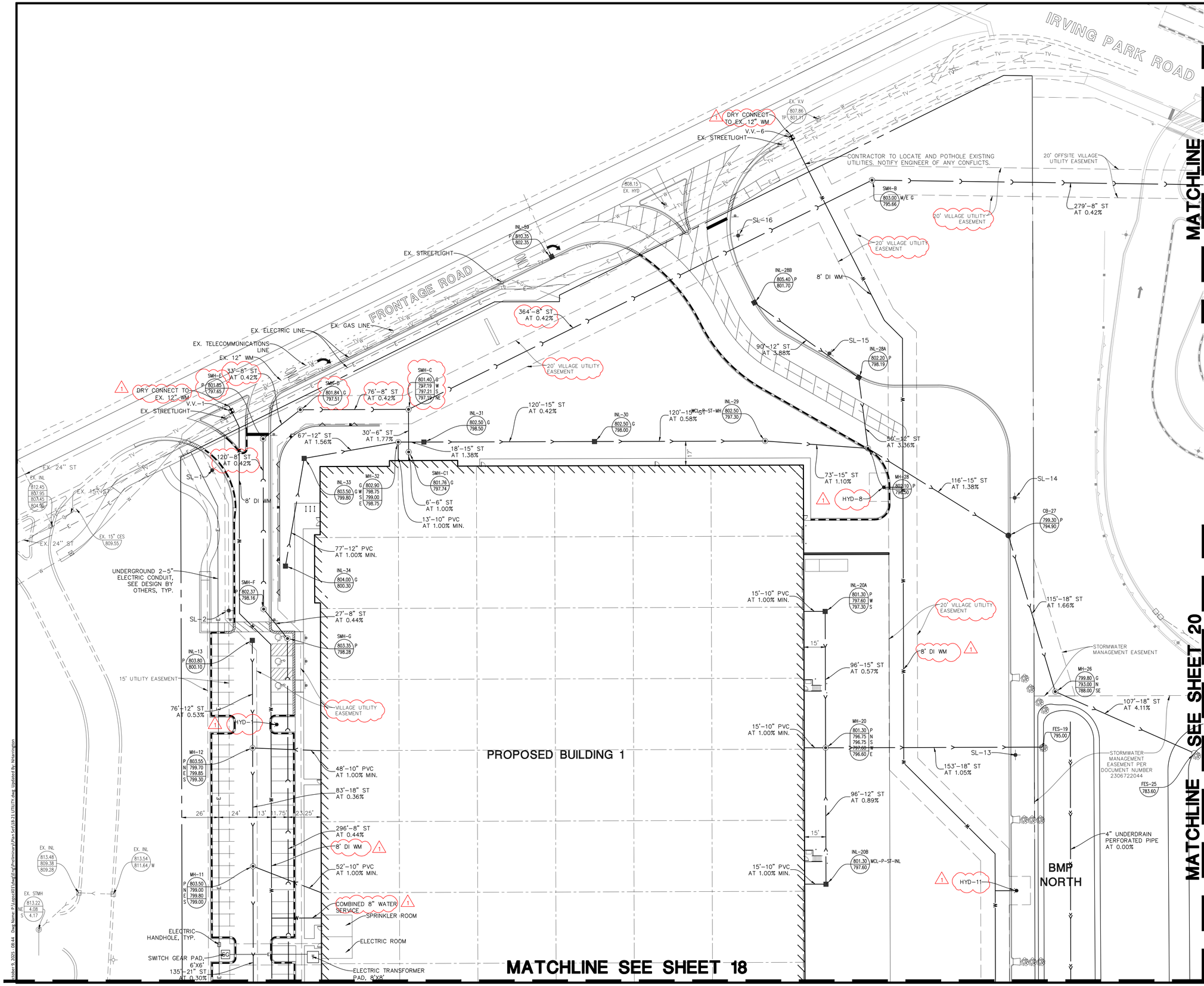
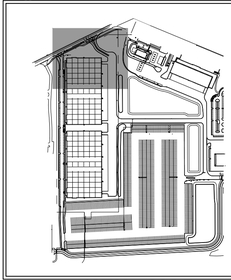
1

20. ALL WATER MAIN SHUTDOWNS SHALL BE COORDINATED WITH THE VILLAGE OF SCHAUMBURG ENGINEERING AND PUBLIC WORKS DEPARTMENT (EPW). EPW WILL INVESTIGATE SHUTDOWNS PRIOR TO SCHEDULED CONSTRUCTION TO ENSURE THAT VALVES ARE FUNCTIONING PROPERLY. CONTRACTOR SHALL CONTACT EPW DISPATCH LINE (847–923–6612) A MINIMUM OF SEVEN WORKING DAYS PRIOR TO SHUTDOWN TO SCHEDULE THE PRE–SHUTDOWN INVESTIGATION.
21. CONTRACTOR SHALL CONTACT EPW A MINIMUM OF 48 HOURS PRIOR TO SHUTDOWN TO CONFIRM SCHEDULE AND DETAILS OF SHUTDOWN. DEPENDING ON THE NUMBER OF EXISTING BUSINESSES SERVICED BY THE AFFECTED WATER MAIN, SPECIAL CIRCUMSTANCES (NIGHT SHUTDOWN) MAY BE REQUIRED.

DATE	REVISIONS	DRAWN BY



KEY MAP



06-01-16

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		NAH
10-08-25	REVISED PER VILLAGE COMMENTS	

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333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8000 f 630.691.8686 manhard.com
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - A

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
17 OF 28
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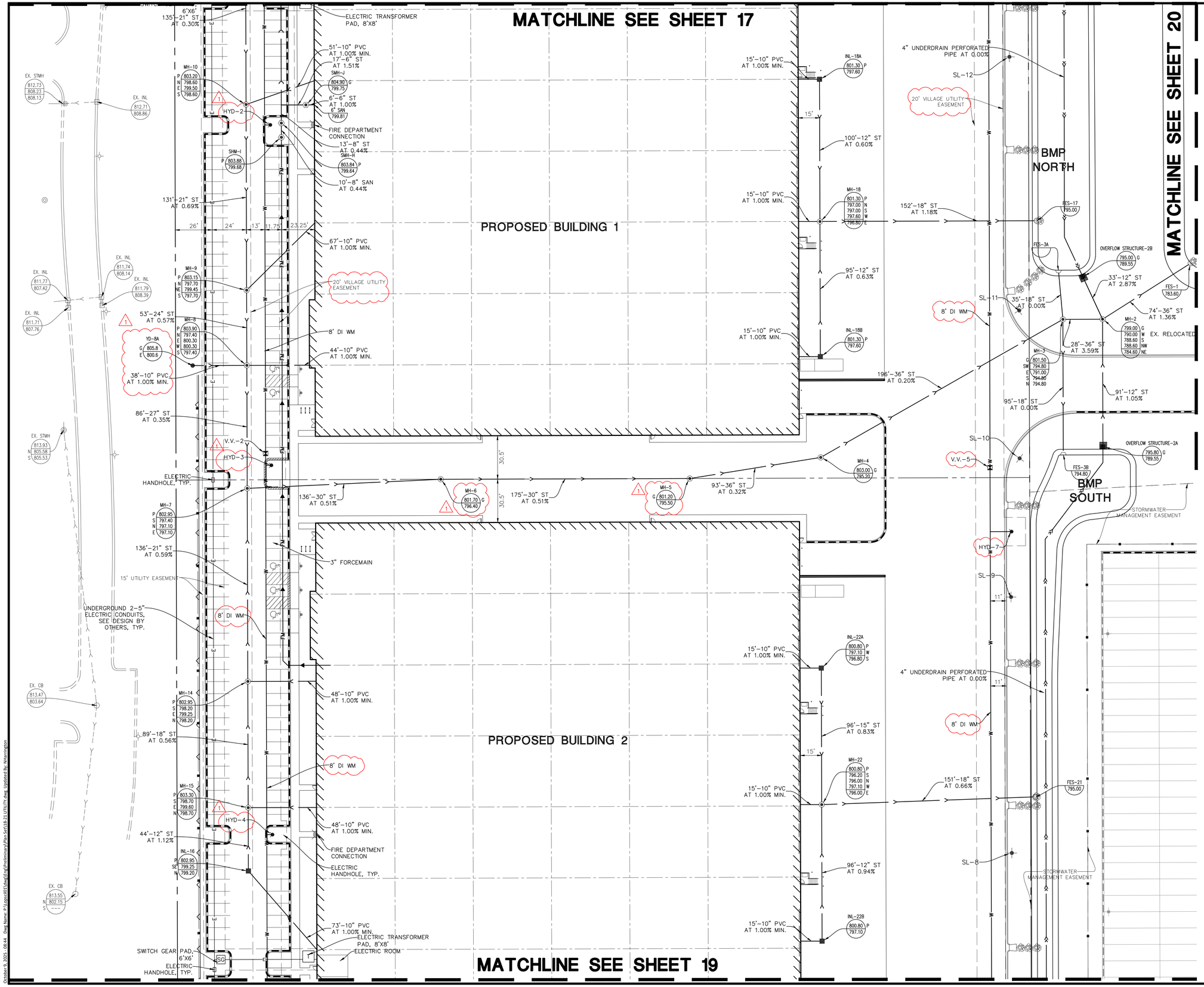
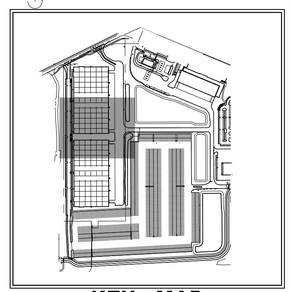
October 9, 2025 - 08:44 Dwg Name: P:\Lopsc\001\dwg\Eng\Preliminary\Plan Set\18-21 UTILITY.dwg, Updated By: NHarrington





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10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - B

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=30'

SHEET
18 OF 28
LOP.SCIL01

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October 9, 2025 - 08:44 Dwg Name: P:\Locs\013\dwg\Eng\Preliminary\Plan Set\18-21 UTILITY.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 18

PROPOSED BUILDING 2

SPRINKLER ROOM
COMBINED 8" WATER SERVICE

INL-57 P 802.95 E 799.20 S 798.90

142'-15" ST AT 0.35%

UNDERGROUND 2 – 5" ELECTRIC CONDUITS, SEE DESIGN BY OTHERS, TYP.

HYD-5
8' DI WM

20' VILLAGE UTILITY EASEMENT

39'-10" PVC AT 1.00% MIN.

YD-56A G 804.8 E 801.8

MH-56 P 802.95 N 798.40 NE 799.10 W 799.10 S 798.40

58'-18" ST AT 0.69%

15' UTILITY EASEMENT

MH-55 P 803.55 N 798.00 E 799.20 S 798.00

77'-18" ST AT 1.04%

MH-54 P 803.00 797.20

V.V.-4
V.V.-3

88'-18" ST AT 1.14%

SL-3

45'-12" ST AT 3.96%

INL-53A G 801.20 798.00

MH-53 P 800.50 796.20

48'-10" PVC AT 1.00% MIN.

64'-10" PVC AT 1.00% MIN.

44'-10" PVC AT 1.00% MIN.

15'-10" PVC AT 1.00% MIN.

16'-10" PVC AT 1.00% MIN.

15'-10" PVC AT 1.00% MIN.

INL-24A 800.80 P 797.10

102'-12" ST AT 0.59%

MH-24 800.80 P 796.50 S 796.50 N 797.10 W 796.40 E

66'-12" ST AT 0.91%

INL-24B 800.80 P 797.10

20' VILLAGE UTILITY EASEMENT

HYD-12
8' DI WM

BMP SOUTH

SL-7
8" WM

4" UNDERDRAIN PERFORATED PIPE AT 0.00%

151'-18" ST AT 0.93%

FES-23 795.00

HYD-6
8' DI WM

SL-6
SL-5
SL-4

20' VILLAGE UTILITY EASEMENT

UNDERGROUND 2 – 5" ELECTRIC CONDUITS, SEE DESIGN BY OTHERS, TYP.

EXISTING OVERHEAD ELECTRIC LINES TO REROUTED UNDERGROUND

PROPOSED UTILITY POLE LOCATION

108'-18" ST AT 1.85%

OVERHEAD ELECTRIC LINE

MH-51 P 797.15 W 792.40 S 793.10 E 792.40

92'-18" ST AT 1.96%

5'-12" ST AT 2.00%

MH-52 P 798.55 W 794.20 S 794.50 E 794.20

INL-52A P 798.55 794.60

5'-12" ST AT 2.00%

INL-51A P 797.15 793.20

92'-21" ST AT 1.31%

MH-50 P 795.75 W 791.20 S 791.40 E 791.20

92'-21" ST AT 1.74%

5'-12" ST AT 2.00%

INL-50A P 795.75 791.50

MH-49 P 794.35 W 789.60 S 789.80 E 789.60

92'-24" ST AT 0.87%

5'-12" ST AT 2.00%

INL-49A P 794.35 789.90

MH-48 P 794.10 788.80

5'-12" ST AT 2.00%

INL-48A P 794.10 788.90

232'-30" ST AT 0.15%

STORMWATER MANAGEMENT EASEMENT

STORMWATER MANAGEMENT EASEMENT

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044 TO BE VACATED

42'-12" ST AT 5.80%

EX. INL-231A P 794.90 790.90

50'-30" ST AT 0.20%

EX. MH-231 P 795.60 788.35

MH-47 P 795.50 788.45

24" ST

EX. MH, TYP.

EX. MH, TYP.

20' OFFSITE VILLAGE UTILITY EASEMENT

8' DI WM

EX. 5' UTILITY EASEMENT

EX. LIGHT POLE

EX. UNDERGROUND ELECTRIC LINE

EX. 10' COMED EASEMENT

EX. OVERHEAD ELECTRIC LINE

EX. LIGHT POLE

EX. LIGHT POLE

EX. MH-247A

EX. LIGHT POLE

EX. MH-253

EX. 15" ST

EX. 18" ST

EX. HYDRANT

EX. 8" WM

20' OFFSITE VILLAGE UTILITY EASEMENT

MH-58 P 799.50 795.80

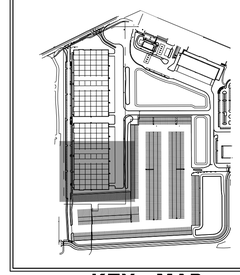
EX. 8" WM

MATCHLINE SEE SHEET 11

N

0 15 30 60

SCALE: 1"=30'



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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - C

PROJ MGR.: QDH
PROJ ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=30'

SHEET
19 OF 28
LOP.SCIL01

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October 9, 2025 - 08:44 Dwg Name: P:\Loop\c001\Dwg\Eng\Preliminary\Plan Sets\18-21 UTILITY.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 18

SEE SHEET 19

CENTRAL DETENTION BASIN
100 YR HWL = 787.67
DET HWL = 787.20
NWL = 783.60

HEADWALL CONTROL STRUCTURE, SEE DETAIL ON SHEET 26

UTILITY EASEMENT

MH-58
P 799.50
795.80

EX. 8" WM

DRY CONNECTION TO EX. 8" WM

EX. HYD

EX. LIGHT POLE

EX. VALVE VAULT

122'-12" ST AT 1.64%

EX. 15" ST

EX. INL-251
P 797.35
793.80

EX. 12" ST

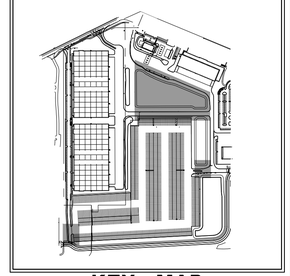
EX. INL-251A-EXP

EX. 8" WM

METRA ROAD

N

0 15 30 60
SCALE: 1"=30'



KEY MAP

NORTH DETENTION BASIN
100 YR HWL = 787.72
DET HWL = 787.20
NWL = 783.60

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

FES-35 783.60
FES-37 783.60
FES-39 783.60
FES-41 783.60
FES-43 783.60
FES-45 783.60

60'-12" ST AT 7.34%
53'-12" ST AT 5.47%
46'-12" ST AT 3.04%
41'-12" ST AT 3.36%

LIGHT POLE
EX. RELOCATED LIGHT POLE
EX. RELOCATED LIGHT POLE
EX. RELOCATED LIGHT POLE

INL-36
795.00 P
788.00

INL-38
793.35 P
786.50

INL-40
792.40 P
785.00

INL-46
791.00 P
785.00

127'-42" ST AT 0.00%
127'-42" ST AT 0.00%

EX. 12" ST
EX. MH-216
EX. INL-216B-EXP

EX. 15" ST
EX. MH-215
EX. INL-215B-EXP
EX. 12" ST

EX. INL-208B-EXP
EX. MH-208
EX. 12" ST

20' VILLAGE UTILITY EASEMENT

HYD-10
HYD-9

6" WM
6" WM

EX. 21" ST
EX. 18" ST

EX. 8" WM

EX. MH-214
EX. MH-207

EX. RELOCATED LIGHT POLE
EX. RELOCATED LIGHT POLE

FES-42 783.60
FES-44 783.60

CENTRAL DETENTION BASIN
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12" ST
UNDER

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - D

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
20 OF 28
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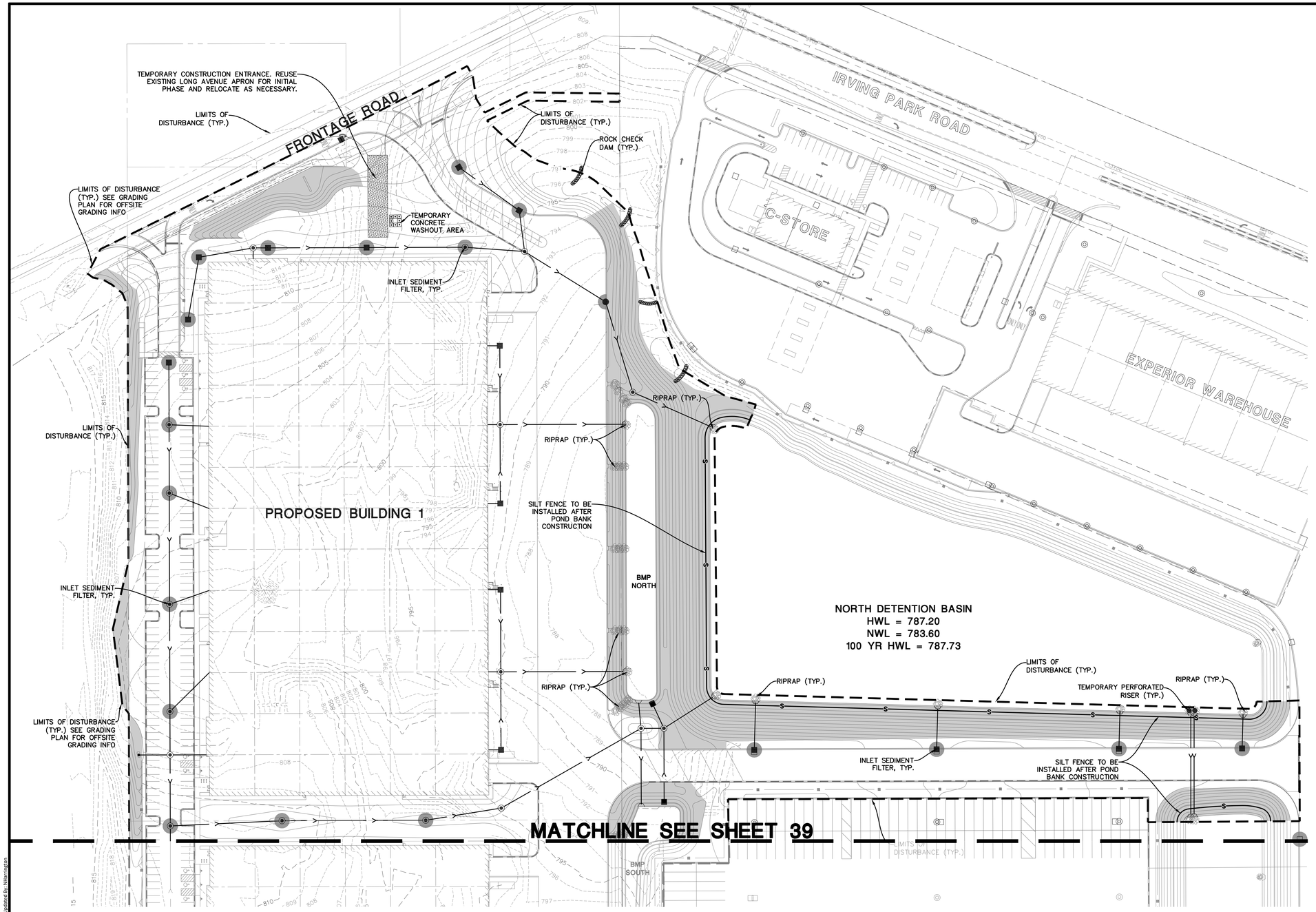
October 9, 2025 - 08:44 Dwg Name: P:\Jobs\011\dwg\Eng\Preliminary\Plan Set\18-21 UTILITY.dwg Updated By: Nlarrington



03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
9. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL–WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL–VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF–SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
11. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
12. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
13. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
14. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
15. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
16. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

LEGEND

- TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- TEMPORARY SILT DIKE
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- TEMPORARY PERFORATED RISER
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

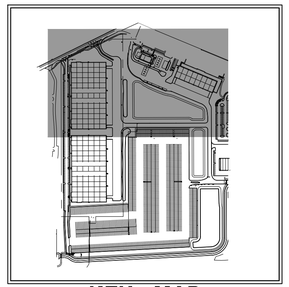
09-01-16

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS AND/OR BASINS.
4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
6. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB–GRADE AND INSTALL OUTLET PIPES.
7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
8. CUT AND FILL SITE TO PLAN SUB–GRADE.
9. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."



KEY MAP

DRAWN BY	DATE	REVISIONS
NAH	10-08-25	REVISED PER VILLAGE COMMENTS

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - NORTH

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=60'

SHEET 21 OF 28
LOP.SCIL01

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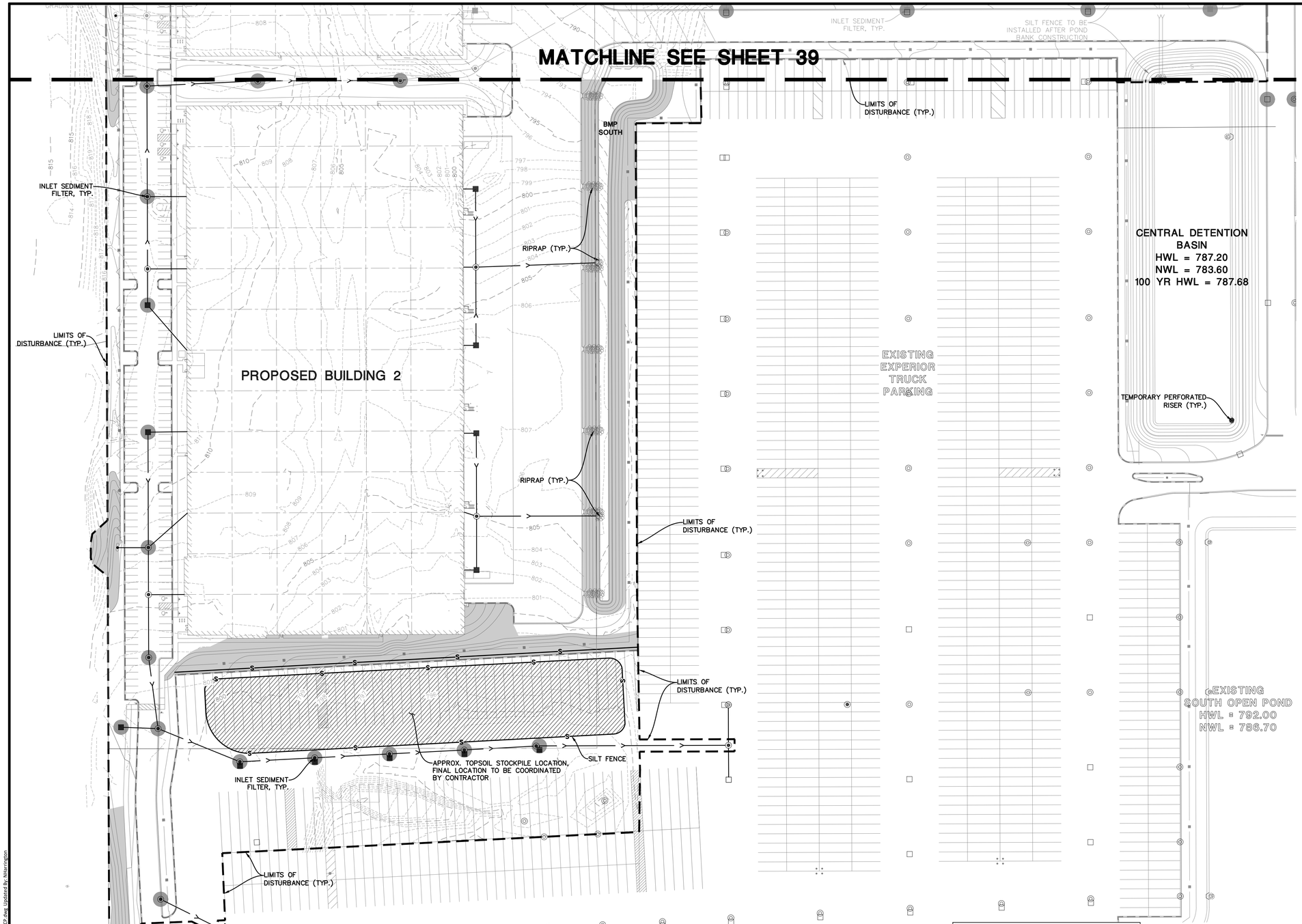

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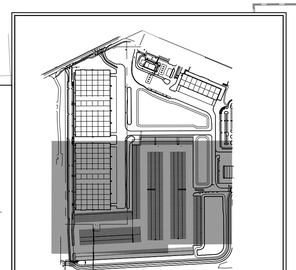

KEY MAP

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03-07-24

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - SOUTH

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=60'

SHEET 22 OF 28

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VILLAGE OF SCHAUMBURG
EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, LATEST EDITION.

2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR DISTURBANCE OF THE SITE. THE MEASURES MAY HAVE TO BE ADJUSTED TO MEET FIELD CONDITIONS DURING CONSTRUCTION. ANY MEASURES, IN ADDITION TO THOSE OUTLINED IN THE PLANS AND WHICH ARE DEEMED NECESSARY BY THE VILLAGE, SHALL BE IMPLEMENTED IMMEDIATELY BY THE DEVELOPER.

3. REGULAR INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROVIDED BY THE DEVELOPER. INSPECTIONS SHOULD OCCUR WEEKLY, AND AFTER ANY RAINFALL GREATER THAN 1/2". ANY NON-FUNCTIONING SEDIMENT CONTROL MEASURES OR DAMAGED DEVICES THAT ARE FOUND DURING INSPECTION SHALL BE REPAIRED OR REPLACED IMMEDIATELY THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY SEDIMENT WHICH LEAVES THE PROPERTY, AND THE DEVELOPER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES UNTIL THE SITE IS PERMANENTLY STABILIZED.

4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS, DIRT, AND MUD ONTO ADJACENT STREETS, PARKING LOTS, OR PROPERTIES. ANY DEBRIS, DIRT, OR MUD THAT REACHES AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, OR PARKING AREA SHALL BE PROMPTLY REMOVED, AND TRANSPORTED TO A PROPER DISPOSAL AREA.

5. ALL SEDIMENT MUST BE PREVENTED FROM ENTERING ANY PUBLIC OR PRIVATE STORM DRAINAGE SYSTEM. REUSABLE INLET FILTER BASKETS (FLEXSTORM, CATCHALL, OR EQUIVALENT), SEDIMENT BASINS, AND WATER FILTERING BAGS, SHALL BE PROVIDED AS NEEDED.

6. ALL DRAINAGE SWALES SHALL BE SODDED. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN OR EQUAL TO 3H:1V, AND APPROVED BY THE VILLAGE, SHALL BE STABILIZED WITH SOD, MATTING, OR EROSION BLANKET IN COMBINATION WITH APPROPRIATE SEEDING.

7. TOPSOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF STOCKPILE ONTO NEIGHBORING PROPERTIES OR INTO RESTORED PROJECT AREAS. STOCKPILES SHALL BE LOCATED SO THAT A DRAINAGE SWALE IS LOCATED BETWEEN THE STOCKPILE AND ANY DOWNSTREAM PROPERTIES. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT MUST BE SEEDED AND BLANKETED TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.

8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING A SEPARATE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY WHENEVER 1 ACRE OR MORE OF PROPERTY IS DISTURBED. FOR DEVELOPMENTS OVER 1 ACRE, THE DEVELOPER MUST ALSO PREPARE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AT THE PROJECT SITE, ALONG WITH THE NPDES PERMIT. FOR DEVELOPMENTS LESS THAN 1 ACRE, A SEDIMENT AND EROSION CONTROL PLAN MUST BE MAINTAINED BY THE DEVELOPER.

9. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 14 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR REDISTURBANCE.

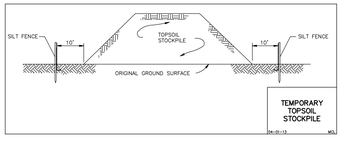
10. IF DEWATERING SERVICES ARE USED, ADJACENT PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES FROM CONSTRUCTION DEWATERING SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE SUCH AS A SEDIMENT TRAP, A SEDIMENT BASIN, OR ANY OTHER APPROPRIATE MEASURE.

SOIL PROTECTION CHART

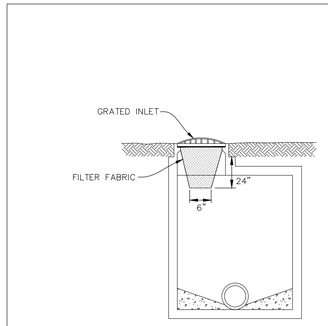
STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS			A				*					
DORMANT SEEDINGS	B									B		
TEMPORARY SEEDINGS			C									
TEMPORARY SEEDINGS	D											
SODDING			E**									
MULCHING	F											

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. 2 TONS STRAW MULCH PER ACRE
C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE
* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

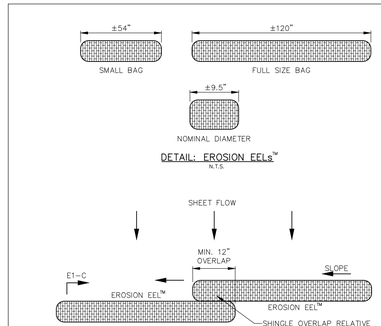


TEMPORARY TOPSOIL STOCKPILE
S-EC-01-13 MSL



NOTE:
1. CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY BAG, IPP INLET FILTER, FLEXSTORM OR APPROVED EQUAL.
2. FOR CURB STRUCTURES, CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY CURB SACK OR APPROVED EQUAL.

06-01-15
FILTER BASKET INLET SEDIMENT FILTER
IC-ST-FB-INLETPROTECT



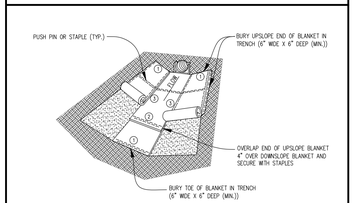
DETAIL: EROSION EELs™
N.T.S.

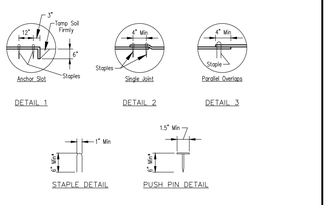
INSTALLATION FOR INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH – PLAN VIEW

NOTE:
EROSION EELs™ SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURES'S RECOMMENDATIONS.

06-01-15
TYPICAL EROSION EEL
S-EC-EEL

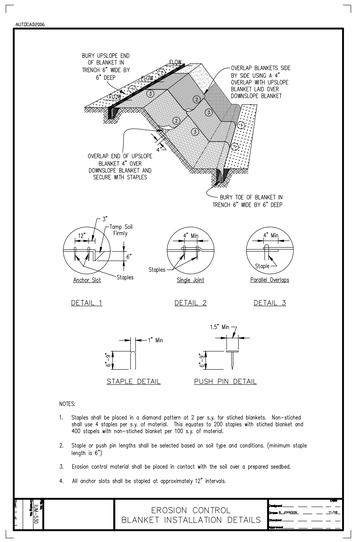
EROSION CONTROL BLANKET - TURF REINFORCEMENT MAT (TRM)

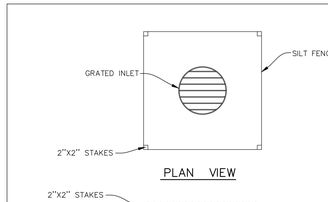




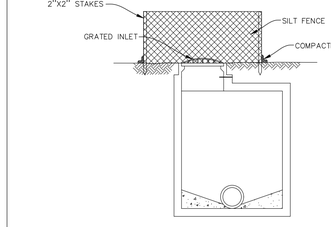
*Note:
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.

REFERENCE	STANDARD DWG. NO
Project	IUM-531
Designed Date	SHEET 1 OF 1
Checked Date	DATE 02-02-15
Approved Date	



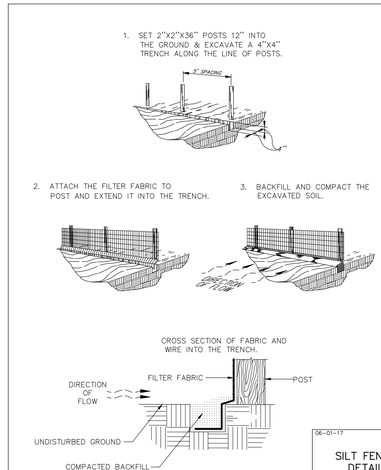


PLAN VIEW

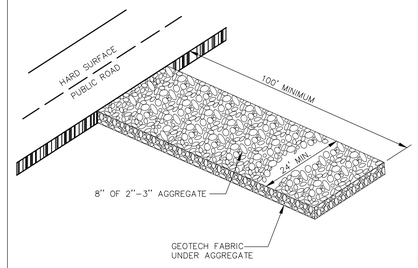


SECTION VIEW

06-01-15
SILT FENCE INLET SEDIMENT FILTER (NON-PAVEMENT)
S-EC-SF-INLETPROTECT



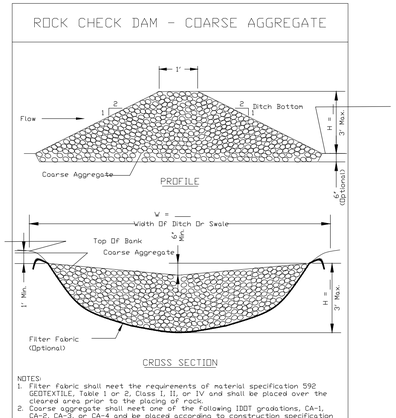
06-01-17
SILT FENCE DETAIL
S-EC-SILT FENCE



NOTE:
PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT TRACK OUT.

06-01-15
GRAVEL CONSTRUCTION ACCESS DETAIL
S-EC-CONST-ENTRANCE

ROCK CHECK DAM - COARSE AGGREGATE

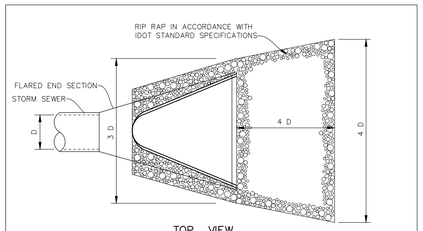


CROSS SECTION

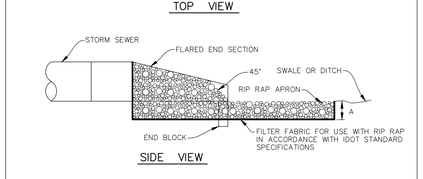
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II, or IV and shall be placed over the cleared area prior to the placing of rock.
2. Coarse aggregate shall meet one of the following IDOT gradations, CA-1, CA-2, CA-3, or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. For added stability, the base of the dam may be keyed 6 inches into the soil.
4. See plans for spacing of dams and H dimensions.
5. Drainage area to each dam shall be less than 2 acres.
6. Use ROCK CHECK DAM-RIPRAP IL-605E for drainage areas of 2 to 10 acres.

REFERENCE	STANDARD DWG. NO
Project	IL-605CA
Designed Date	SHEET 1 OF 1
Checked Date	DATE 1-29-99
Approved Date	

Natural Resources Conservation Service



TOP VIEW



SIDE VIEW

06-01-15
RIP RAP DETAIL
(DISCHARGE TO DITCH)
S-ST-RIPRAP-DITCH

RIP-RAP

PIPE DIAMETER (IN.) D	STONE RIP-RAP							BEDDING
	QUALITY DESIGNATION	GRADATION NUMBER RR	MINIMUM THICKNESS (IN.) A	MINIMUM LENGTH (FT.) 4D	WEIGHT RANGE (#)	WEIGHT AVERAGE (#)	SIZE AVERAGE (IN.)	MINIMUM THICKNESS (IN.)
12"	B	3	8"	4'	1-50	10	4.5"	N/A
15"	B	3	8"	5	1-50	10	4.5"	N/A
18"	B	4	16"	6'	1-150	40	7"	6"
21"	B	4	16"	7'	1-150	40	7"	6"
24"	B	4	16"	8'	1-150	40	7"	6"
27"	B	4	16"	9'	1-150	40	7"	6"
30"	B	4	16"	10'	1-150	40	7"	6"
36"	B	5	22"	12'	3-400	90	10"	8"
42"	B	5	22"	14'	3-400	90	10"	8"
48"	B	6	26"	16'	6-600	170	12"	10"
54"	B	6	26"	18'	6-600	170	12"	10"
60"	B	6	26"	20'	6-600	170	12"	10"
72"	B	6	26"	24'	6-600	170	12"	10"

NOTE:
1. FOR PIPE LARGER THAN 72" A SPECIAL DESIGN OF RIP-RAP OR APRON IS REQUIRED.
2. REFER TO I.D.O.T. SPECIFICATIONS AND STANDARDS FOR BEDDING GRADTION.

06-01-15
STONE RIP RAP DETAIL
S-ST-RIPRAP-STONE

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

Manhard CONSULTING
333 East Butterfield Road, Suite 800, Lombard, IL 60148 ph 630.691.8200 fx 630.691.8686 manhard.com
Civil Engineers • Structural Engineers • Water Resource Engineers • Surveyors • Planners
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - DETAILS

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=60'

SHEET
23 OF 28
LOP.SCIL01

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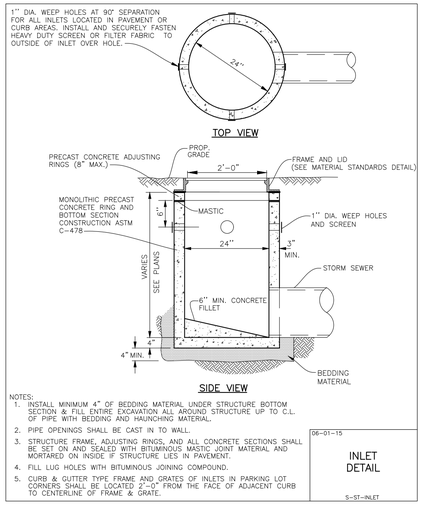
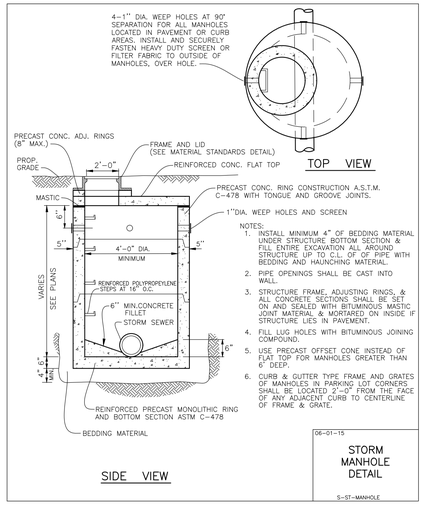
October 2, 2025 - 16:52 Dwg Name: P:\Lopsc\01\dwg\Eng\Preliminary\Plan Set\23-24 SESCP.dwg Updated By: NHurrington



NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST IN TO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL AND MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. CURB & GUTTER TYPE FRAME AND GRATES OF INLETS IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM THE FACE OF ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

06-01-15
INLET DETAIL
S-ST-INLET



NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
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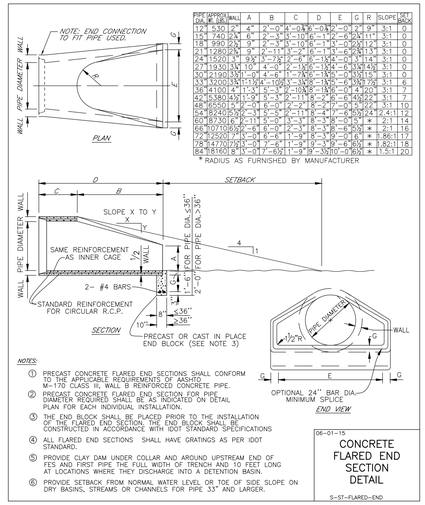
3. STRUCTURE FRAME, ADJUSTING RINGS, & ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL & MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. USE PRECAST OFFSET CONE INSTEAD OF FLAT TOP FOR MANHOLES GREATER THAN 6' DEEP.
6. CURB & GUTTER TYPE FRAME AND GRATES OF MANHOLES IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM THE FACE OF ANY ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

06-01-15
STORM MANHOLE DETAIL
S-ST-MANHOLE

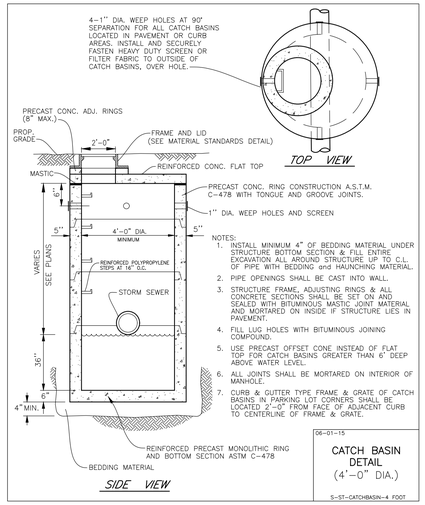


PIPE (APPROX. I.D. IN INCHES)	WALL	A	B	C	D	E	G	R	SLOPE	QTY BOX
12	5.30	12"	4"	2'-0"	9'-0"	8'-0"	1'-0"	1'-9"	3:1	0
15	7.40	12"	6"	2'-0"	10'-6"	9'-0"	1'-0"	2'-3"	3:1	0
18	9.90	12"	9"	2'-3"	9'-10"	9'-0"	1'-1"	2'-9"	3:1	0
21	12.60	12"	9"	2'-11"	9'-10"	9'-0"	1'-1"	3'-3"	3:1	0
24	15.20	12"	9"	3'-5"	9'-10"	9'-0"	1'-1"	3'-9"	3:1	0
27	19.00	12"	10"	4'-0"	9'-10"	9'-0"	1'-1"	4'-3"	3:1	0
30	21.90	12"	11"	4'-6"	9'-10"	9'-0"	1'-1"	4'-9"	3:1	0
33	25.00	12"	12"	5'-0"	9'-10"	9'-0"	1'-1"	5'-3"	3:1	0
36	28.00	12"	13"	5'-6"	9'-10"	9'-0"	1'-1"	5'-9"	3:1	6
36	41.00	14"	13"	5'-6"	10'-6"	9'-6"	1'-1"	5'-9"	3:1	7
42	53.80	14"	19"	5'-3"	9'-11"	8'-2"	1'-6"	6'-2"	3:1	7
48	65.00	15"	20"	6'-0"	10'-2"	8'-2"	1'-6"	7'-2"	3:1	10
54	82.40	23"	31"	5'-7"	9'-11"	8'-2"	1'-6"	8'-2"	4:1	12
60	97.50	18"	34"	6'-11"	9'-11"	8'-4"	1'-6"	9'-2"	4:1	14
66	107.00	18"	37"	6'-6"	9'-6"	8'-3"	1'-6"	9'-5"	*	2:1	16
72	122.00	19"	40"	6'-6"	9'-6"	8'-3"	1'-6"	9'-11"	*	2:1	16
78	147.00	24"	50"	6'-7"	11'-9"	9'-3"	1'-9"	11'-6"	*	8.82:1	18
84	181.60	8"	54"	6'-7"	13'-9"	9'-3"	2'-3"	13'-0"	*	11.5:1	20

* RADIUS AS FURNISHED BY MANUFACTURER

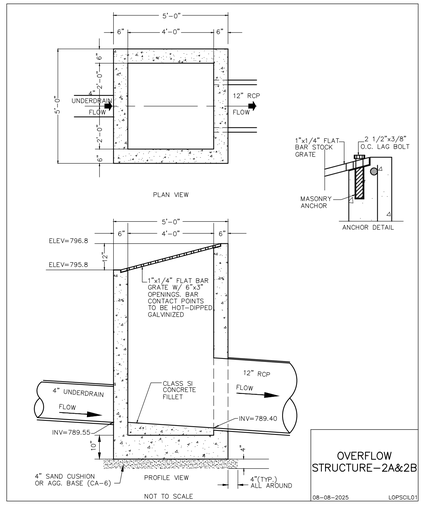
NOTES:
① PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL 'B' REINFORCED CONCRETE PIPE.
② PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
③ THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS
④ ALL FLARED END SECTIONS SHALL HAVE GRATINGS AS PER IDOT STANDARD.
⑤ PROVIDE CLAY DAM UNDER COLLAR AND AROUND UPSTREAM END OF FES AND FIRST PIPE THE FULL WIDTH OF TRENCH AND 10 FEET LONG AT LOCATIONS WHERE THEY DISCHARGE INTO A DETENTION BASIN.
⑥ PROVIDE SETBACK FROM NORMAL WATER LEVEL OR TOE OF SIDE SLOPE ON DRY BASINS, STREAMS OR CHANNELS FOR PIPE 33" AND LARGER.

06-01-15
CONCRETE FLARED END SECTION DETAIL
S-ST-FLARED-END



NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING and HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST INTO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS & ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL AND MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. USE PRECAST OFFSET CONE INSTEAD OF FLAT TOP FOR CATCH BASINS GREATER THAN 6' DEEP ABOVE WATER LEVEL.
6. ALL JOINTS SHALL BE MORTARED ON INTERIOR OF MANHOLE.
7. CURB & GUTTER TYPE FRAME & GRATE OF CATCH BASINS IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM FACE OF ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

06-01-15
CATCH BASIN DETAIL (4'-0" DIA.)
S-ST-CATCHBASIN-4 FOOT



08-08-2025
OVERFLOW STRUCTURE-2A&2B
LOPSOL01

ALT MATERIALS FOR WALLS	D	T (MIN.)
PRECAST REINFORCED CONCRETE SECTION	4'-0"& 5'-0"	4.76 in
	6'-0"	5.24 in
	7'-0"	5.71 in
CAST-IN-PLACE CONCRETE	4'-0"& 5'-0"	4.76 in
	6'-0"	5.24 in
	7'-0"	5.71 in

1. MANHOLES TO HAVE PRECAST "RUBBER BOOTS" CONFORMING TO ASTM C-923 AT ALL PIPE CONNECTIONS.
2. SANITARY MANHOLES SUBJECT TO SATURATION SOIL CONDITIONS OR SURFACE SUBMERGENCE SHALL BE EQUIPPED WITH CHIMNEY SEALS AND WATER TIGHT BOLTED DOWN MANHOLE COVERS.
3. MASTIC SEALANT OR RUBBER GASKET SEAL MUST BE APPLIED BETWEEN CONCRETE & CAST IRON SURFACES AT ALL JOINTS AND PENETRATIONS.
4. STEP LANDINGS REQUIRED FOR MANHOLES GREATER THAN 28 FEET DEPTH (DM TO INVERT), MAXIMUM VERTICAL SPACING OF SAFETY LANDING IS 20 FEET.
5. FOR DROP CONNECTIONS, USE DROP CONNECTION MANHOLE DETAIL.
6. FOR ONLINE CONNECTIONS GREATER THAN 15 INCHES, USE EGGHOUSE MANHOLE DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	08/09/2023
TYPICAL SANITARY MANHOLE "A" AND "B" DETAIL	STD. DWG. NO.39
	PAGE NO. 40

1. MECHANICALLY COMPACTED SELECTED GRANULAR BACKFILL IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB & GUTTER OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.
2. MECHANICALLY COMPACTED SELECTED GRANULAR BACKFILL IN 6 INCH LIFTS TO 12" ABOVE TOP OF PIPE.
3. RIGID PIPE:
WELL-COMPACTED HAUNCHING MATERIAL PLACED IN MAXIMUM 6 INCH LIFTS TO SPRING LINE OF PIPE
FLEXIBLE PIPE:
WELL-COMPACTED HAUNCHING MATERIAL PLACED IN MAXIMUM 6 INCH LIFTS TO SPRING LINE OF PIPE.
4. 4" WELL-COMPACTED BEDDING MATERIAL
5. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR FOUNDATION MATERIAL WHERE SOIL CONDITIONS WARRANT
6. TRENCH WIDTH:
TRENCH DEPTH OF 5 FEET AND LESS, WITHOUT PROTECTION
OUTSIDE DIAMETER + 12 INCHES ON EACH SIDE OF THE PIPE.
TRENCH DEPTH OF 5 FEET AND LESS, WITH PROTECTION
OUTSIDE DIAMETER + 18 INCHES ON EACH SIDE OF THE PIPE.
TRENCH DEPTH OF GREATER THAN 5 FEET
OUTSIDE DIAMETER + 18 INCHES ON EACH SIDE OF THE PIPE.

06-01-15
PIPE INSTALLATION DETAIL
S-MS-PIPEINSTALL

NOTES:
1. ELASTOMERIC BANDS (CHIMNEY SEALS) SHALL BE INSTALLED ON ALL SANITARY SEWAGE SYSTEM MANHOLES.
2. "CRETEX" EXTERNAL OR INTERNAL SEALS ARE RECOMMENDED; OTHER PRODUCTS OR OTHER DESIGN SOLUTIONS SHALL REQUIRE THE APPROVAL OF THE JURISDICTIONAL GOVERNING ENTITY.
3. (ELASTOMERIC BANDS) CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

06-01-15
ELASTOMERIC BAND DETAIL
S-SAN-ELASTBAND

NOTES:
1. DROP CONNECTIONS ARE NOT ALLOWED.
2. MAXIMUM OF ONE FORCEMAIN CONNECTION PER MANHOLE; MULTIPLE CONNECTIONS NOT ALLOWED.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/12
TYPICAL FORCEMAIN DISCHARGE TO GRAVITY MANHOLE	STD. DWG. NO.35
	PAGE NO. 36

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE/MWRD DETAILS, THE VILLAGE/MWRD DETAILS SHALL TAKE PRECEDENCE.

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

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/02/18
PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42
	PAGE NO. 43

NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST INTO WALL WITH RESILIENT RUBBER WATER TIGHT PIPE SLEEVES.
3. STRUCTURE FRAME, ADJUSTING RINGS, & ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.

06-01-22
PRESSURE CONNECTION VAULT DETAIL
S-WM-PRESSURECONNECT-V.V.

1

1

NOT TO SCALE

1

NOTE:
PROVIDE CONCRETE COLLAR AT ALL NEW DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB.

04-14-25
CONCRETE COLLAR IN ASPHALT PAVEMENT DETAIL
S-ST-CONC-COLLAR

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| DRAWN BY | | |

VILLAGE OF SCHAUMBURG
STANDARD ENGINEERING NOTES

1. THE COMMUNITY DEVELOPMENT DEPARTMENT MUST BE NOTIFIED ONE BUSINESS DAY PRIOR TO EACH INSPECTION AT 847.923.4420. A MINIMUM NOTICE OF THREE BUSINESS DAYS IS REQUIRED BY THE ENGINEERING AND PUBLIC WORKS DEPARTMENT, 847.895.7100, FOR A WATER MAIN SHUT DOWN IN A COMMERCIAL AREA.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

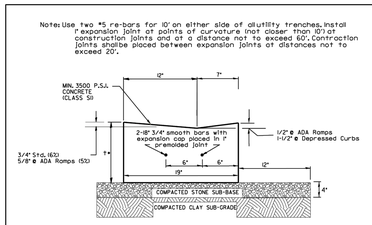
25. FIRE SERVICE MAINS AND LEAD IN CONNECTIONS TO SYSTEM RISERS ARE REQUIRED TO BE COMPLETELY FLUSHED BEFORE MAKING THE CONNECTION TO THE SPRINKLER PIPING. (NFPA 13, 1999 ED, 10-2.1.) THE FIRE PREVENTION BUREAU SHALL BE NOTIFIED 24 HOURS IN ADVANCE TO WITNESS THE FLUSH AT 847.985.4452. A SEPARATE INSPECTION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

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.

1

Note: Use two #5 re-bars for 10' on either side of all utility trenches. Install 1" expansion joint at points of curvature that 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'.

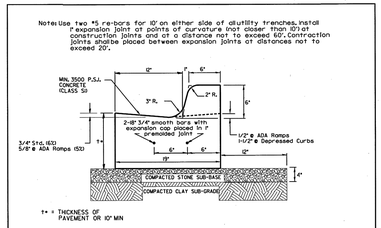


6.12 DEPRESSED CURB

NOT TO SCALE

Revised April/2018

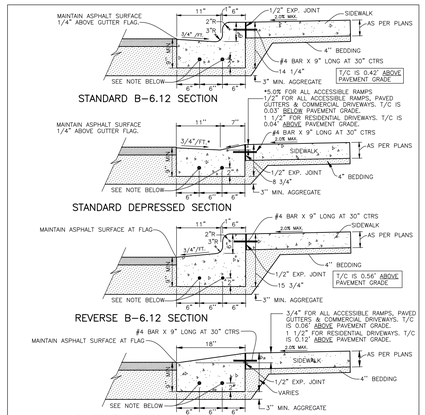
Note: Use two #5 re-bars for 10' on either side of all utility trenches. Install 1" expansion joint at points of curvature that closer than 10' at construction joints and at a distance not to exceed 60'. Contraction joints shall be placed between expansion joints at distances not to exceed 20'.



COMBINATION CURB & GUTTER
TYPE B-6.12

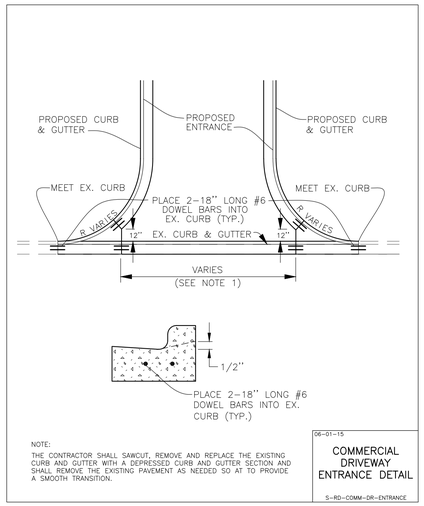
NOT TO SCALE

Revised April/2018



NOTES:
1. EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES, CURB RETURNS, COLD JOINTS OR 50' MAX. (SEE DETAIL)
2. CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS MAX. ALONG CURB, 5' INTERVALS MAX. FOR SIDEWALK.
3. INSTALL 2-#4 DEFORMED BARS X 10'-0" LONG OVER ALL TRENCHES.
4. TRANSITION CURB AND GUTTER AS NECESSARY TO MEET DRAINAGE STRUCTURE FRAME AND GRATE
5. IF CURB & GUTTER & SIDEWALK ARE POURED MONOLITHICALLY, NO #4x9' LONG REINFORCING BARS ARE REQUIRED.

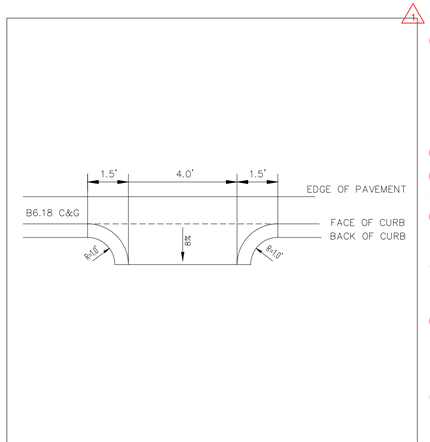
12-01-15
MODIFIED B-6.12 CURB & GUTTER W/ADJACENT SIDEWALK DETAIL
S-RD-B612-CURB-SW2



NOTE:
THE CONTRACTOR SHALL SAWCUT, REMOVE AND REPLACE THE EXISTING CURB AND GUTTER WITH A DEPRESSED CURB AND GUTTER SECTION AND SHALL REMOVE THE EXISTING PAVEMENT AS NEEDED SO AT TO PROVIDE A SMOOTH TRANSITION.

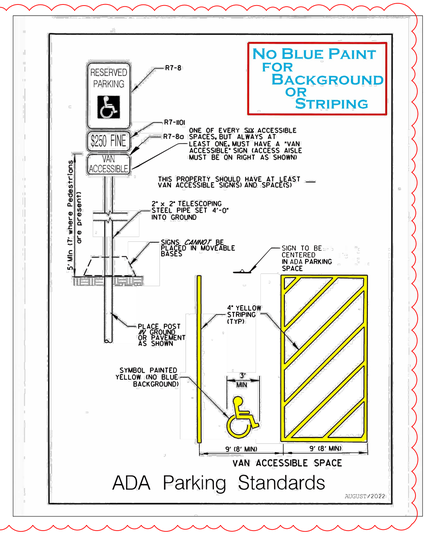
06-01-15
COMMERCIAL DRIVEWAY ENTRANCE DETAIL
S-RD-COMM-DR-ENTRANCE

1



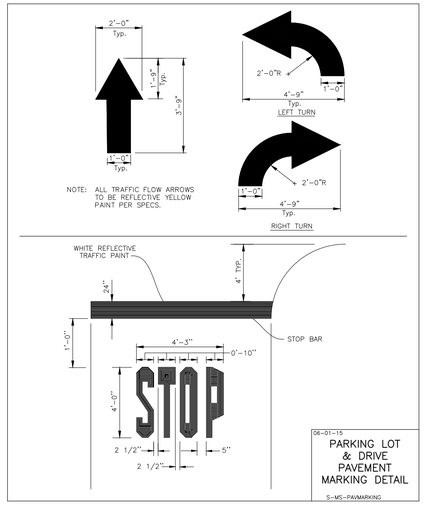
TYPICAL CURB & GUTTER TURNOUT

08/08/2025 LOP.SCIL01

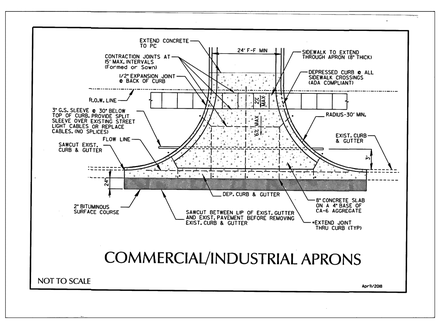


ADA Parking Standards

AUGUST/2022



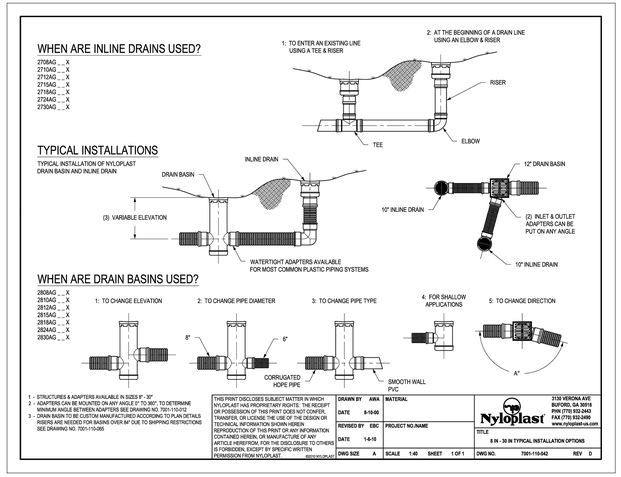
06-01-15
PARKING LOT & DRIVE PAVEMENT MARKING DETAIL
S-MS-PAVMARKING



COMMERCIAL/INDUSTRIAL APRONS

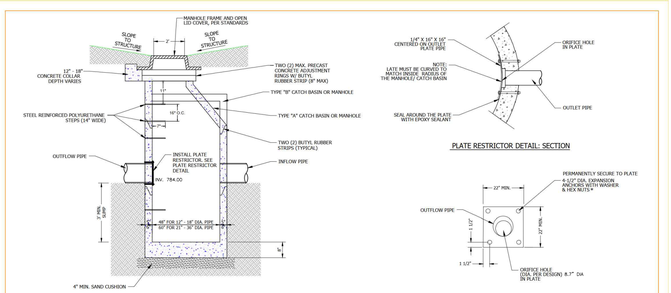
NOT TO SCALE

Apr/2018



1

REVISED FROM EXPERIOR SITE, SOUTH POND



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

* ANCHOR EMBEDMENT SHALL BE 3" MIN.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/04/2019
PLATE RESTRICTOR DETAIL (INSTALLED IN MANHOLE/CATCH BASIN)	STD. DWG. NO.24
	PAGE NO. 25

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE/MWRD DETAILS, THE VILLAGE/MWRD DETAILS SHALL TAKE PRECEDENCE.

DRAWN BY	NAH
REVISIONS	
DATE	10-08-25 REVISED PER VILLAGE COMMENTS

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333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8200 fx 630.691.8686 manhard.com
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: N.T.S.

SHEET
25 OF 28
LOP.SCIL01

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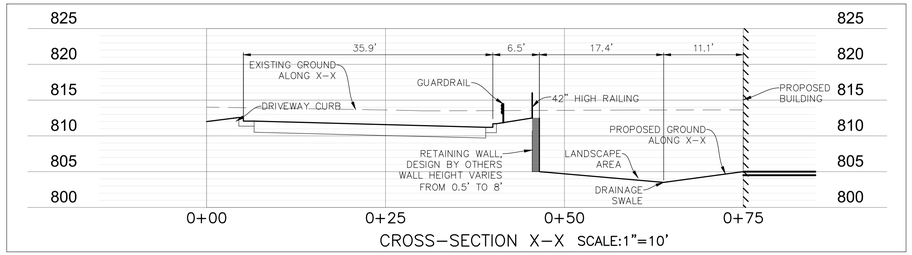
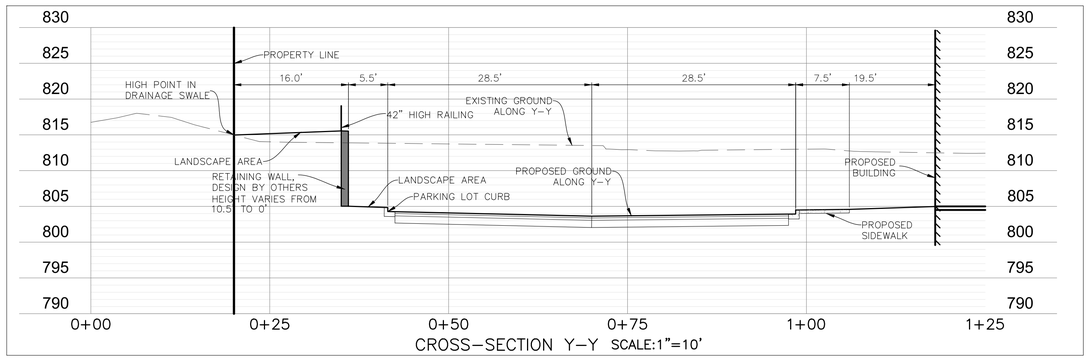
October 8, 2025 - 14:44 Dwg Name: P:\Lopsc\931\dwg\Eng\Preliminary\Plan Set\24 CONSTRUCTION DETAILS.dwg Updated By: NHarrington

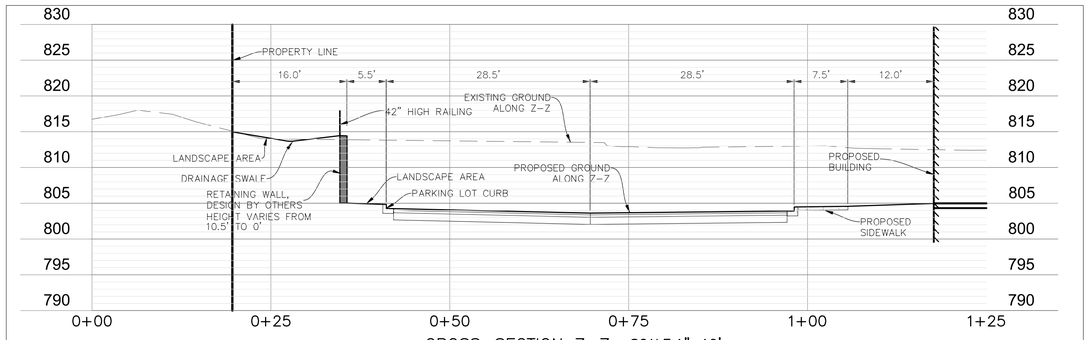
REPRESENTATIVE RETAINING WALL CROSS SECTIONS



CROSS–SECTION X–X SCALE:1"=10'



CROSS–SECTION Y–Y SCALE:1"=10'



CROSS–SECTION Z–Z SCALE:1"=10'

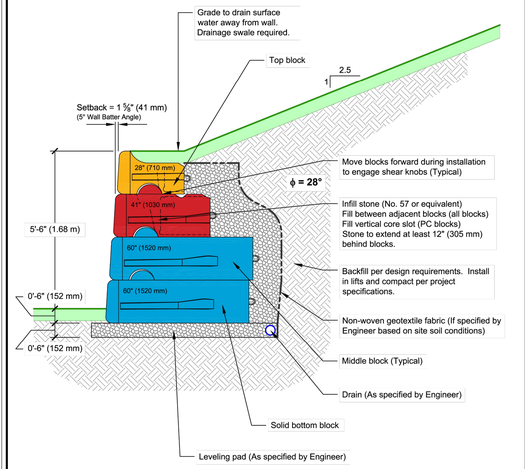
1

ϕ = 28° | SILTY SAND or CLAYEY SAND

LOAD CONDITION C | 1:2.5 BACK SLOPE, NO LIVE LOAD SURCHARGE, NO TOE SLOPE

4 BLOCK HIGH SECTION
(1) 28" (710 mm) Block
(1) 41" (1030 mm) Block
(2) 60" (1520 mm) Blocks

PRELIMINARY
Professional Engineering Design Required for Construction



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

DRAWN BY:	C. Kruger	TITLE:	**Preliminary Wall Section**
APPROVED BY:	J. Johnson		Silty Sand or Clayey Sand, ϕ = 28°
DATE:	June 10, 2015		1 : 2.5 Back Slope, No Live Load Surcharge, No Toe Slope
SHEET:	1 of 1	FILE:	C_28_B_60_72_cad.dwg

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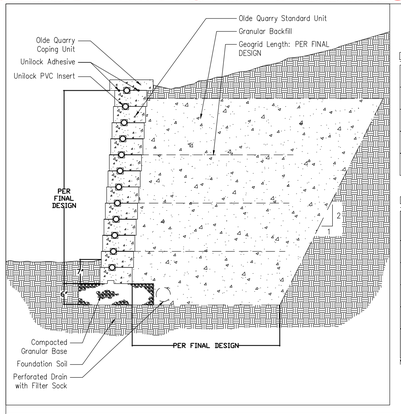
REPRESENTATIVE RETAINING WALL FOR WEST PROPERTY LINE



Design Specific Geometric Information

Retaining Wall System	Olde Quarry	Geogrid Type and Manufacturer	Stradagrid
Maximum Height	SEE GRADING PLAN	Minimum Geogrid LTDS kN/m (lb/ft)	SG200
Maximum Slope Above Wall	14°	Maximum Slope Below Wall	None
Max. Surcharge Above Wall kPa (lb/sq.ft)	None	Depth of Embedment mm (in)	153 (6)
Batter of Wall	4°	Compacted Base Dimension mm (in)	500 X 150 (21 X 6)

Design Specific Soil Information

	Soil Region				
	Infill	Retained	Foundation	Base	Drainage
Description (by USCS)	GW	N/A	CL	GW	GP
Effective Internal Friction Angle	37°	N/A	28°	37°	NR
Moist Unit Weight kN/cu.m (lb/cu.ft)	22 (140)	N/A	20 (127)	22 (140)	NR
Effective Cohesion kPa (lb/sq.ft)	NR	N/A	NR	NR	NR
Soil Notes	Placed in 150mm (6in) lifts and compacted to 95% SPD.	Must be undisturbed dense soil or well compacted engineered fill.	The ultimate bearing capacity must exceed 144kPa (3000lb/sq.ft)	Well graded, crushed, non frost susceptible granular soil compacted to 98% SPD.	Free draining,crushed granular 19mm (3/4in) clear stone, 300mm (12 in) thick minimum.

NR – Not Required

Note: Poor site conditions can affect the stability of the structure. Consult a qualified professional engineer to determine site specific construction details.

REPRESENTATIVE DETAIL ONLY, FINAL WALL TO BE DESIGN/BUILD BY CONTRACTOR. CONTRACTOR MAY PROVIDE APPROPRIATE ALTERNATE FOR OWNER/ENGINEER APPROVAL

UNILOCK®
1 800 • UNILOCK
TORONTO • NEW YORK
CHICAGO • DETROIT • BUFFALO
CLEVELAND • BOSTON

Olde Quarry™
Geogrid Retaining Wall

REPRESENTATIVE RETAINING WALL FOR NORTHWEST OF BUILDING 1 ENTRANCE

DRAWN BY	DATE	REVISIONS
NAH		
	10-08-25	1 REVISED PER VILLAGE COMMENTS

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=XX'

SHEET
26 OF 28
LOP.SCIL01

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October 8, 2025 - 14:44 Dwg Name: P:\Projects\013 Dwg\Eng\Preliminary\Plan Set\24 CONSTRUCTION DETAILS.dwg Updated by: NHarrington

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 HRS 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).
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-3261,F-2620 (HEAT FUSION)
	ASTM D-3035	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.

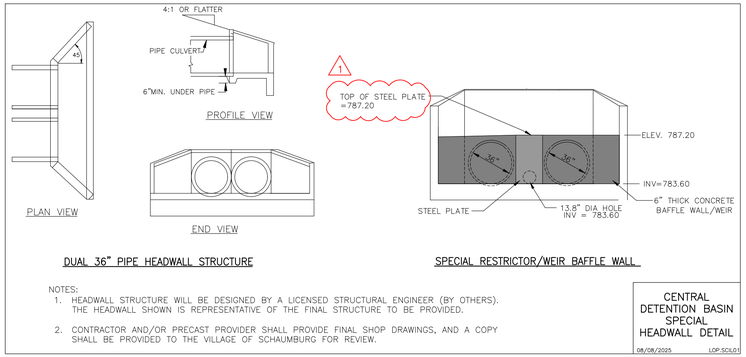
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

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. PAVEMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

	TECHNICAL GUIDANCE MANUAL	10/13/2022
	MWRD GENERAL NOTES	STD. DWG. NO.18
		PAGE NO. 19

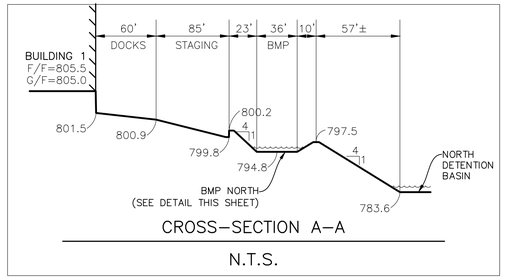


DUAL 36" PIPE HEADWALL STRUCTURE

SPECIAL RESTRICTOR/WEIR BAFFLE WALL

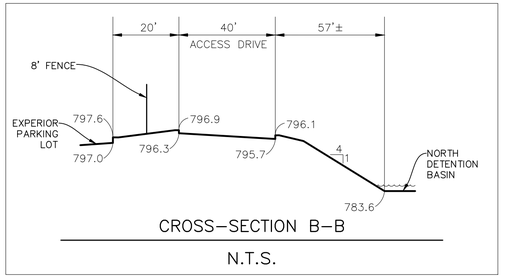
NOTES:
1. HEADWALL STRUCTURE WILL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER (BY OTHERS). THE HEADWALL SHOWN IS REPRESENTATIVE OF THE FINAL STRUCTURE TO BE PROVIDED.
2. CONTRACTOR AND/OR PRECAST PROVIDER SHALL PROVIDE FINAL SHOP DRAWINGS, AND A COPY SHALL BE PROVIDED TO THE VILLAGE OF SCHAUMBURG FOR REVIEW.

CENTRAL DETENTION BASIN SPECIAL HEADWALL DETAIL
08/08/2025 LOP.SCIL01



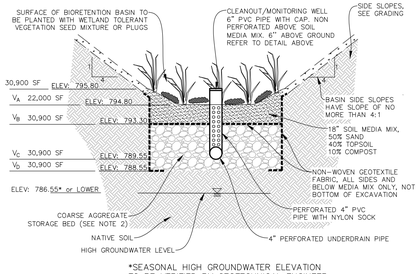
CROSS-SECTION A-A

N.T.S.



CROSS-SECTION B-B

N.T.S.



*SEASONAL HIGH GROUNDWATER ELEVATION TO BE VERIFIED BY GEOTECHNICAL ENGINEER

*TABLE REPRESENTS THE SUM OF THE NORTH AND SOUTH BMP BIORETENTION FACILITIES

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE	30,900 SF	1.00	1.00	1.00 X V_A	26,450 C.F.
V_B : SOIL MEDIA MIX	22,000 SF	1.50	0.25	0.50 X 0.25 X V_B	5,794 C.F.
V_C : COARSE AGGREGATE (ABOVE INVERT)	30,900 SF	3.75	0.30	0.50 X 0.30 X V_C	17,381 C.F.
V_D : COARSE AGGREGATE (BELOW INVERT)	30,900 SF	1.00	0.30	0.30 X V_D	9,270 C.F.
				TOTAL	58,895 CF

NOTES:
1. NON-WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592, TABLE 2, CLASS II, WITH AN APPARENT OPENING SIZE OF 0.30MM.
2. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS ARE ALLOWED.
3. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.

NORTH/SOUTH BMP BIORETENTION FACILITY DETAIL
11/29/17 UPS.HOL01

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

Manhard CONSULTING
303 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8200 manhard.com
Civil Engineers • Environmental Scientists • Landscape Architects • Planners
Construction Managers • Water Resource Engineers • Surveyors

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS AND MWRD GENERAL NOTES

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: N.T.S.

SHEET 27 OF 28
LOP.SCIL01

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October 8, 2025 - 14:44 Dwg Name: P:\Logos\01\Java\Eng\Preliminary\Plan Set\24 CONSTRUCTION DETAILS.dwg Updated By: Nstarrington

06-01-16

MANHARD CONSULTING STANDARD SPECIFICATIONS

GENERAL CONDITIONS

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

a. "CLIENT" shall mean LOGISTICS PROPERTY COMPANY, which is the person or entity with whom Manhard Consulting has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean Manhard Consulting, a Civil Engineering consultant on the subject project.

c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.

d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.

e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.

c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR; material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds to the limits of such insurance policies; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Policies shall contain a waiver of subrogation against Manhard and Client. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly.

The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II. EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

***EXCAVATION AND EMBANKMENT**

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide proper drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Percent Compaction Standard	Pavement & Floor Slabs	Grass Areas
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) **GEOTEXTILE FABRIC**

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) **EROSION CONTROL BLANKET**

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III. UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous ½" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING

INTENTIONALLY OMITTED

AUGER (OPEN BORE)

INTENTIONALLY OMITTED

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES

***SANITARY SEWER PIPE**

Sanitary sewer pipe including building services, shall conform to the following:

(1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477.

Sanitary sewers shall include bedding and backfilling.

MANHOLES*

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick holes. All manholes in the Village Right of Way or Easements shall have the "Village of Schaumburg" and "Sanitary" cast into the lid. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

SERVICES

A wye branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

RISERS

INTENTIONALLY OMITTED

DROP MANHOLE CONNECTIONS

Drop manhole connections to existing manholes shall be constructed according to the PLANS and the detail.

***SANITARY SEWER FORCE MAIN**

Sanitary sewer force main shall conform to the following:

(1) Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric gasket joints conforming to ASTM F477.

Force mains shall have a minimum of five feet six inches (5'-6") of cover and shall include bedding and trench backfill. Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater.

Upon completion of installation, force mains are to be plugged and pressure tested at 2 times the working pressure or total dynamic head for a period of 10 minutes, with no loss of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent.

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

***WATER MAIN PIPE (3" AND LARGER)**

Water main pipe shall conform to the following:

(1) Ductile iron pipe shall be per ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with ANSI/AWWA C104/A21.4, with "push on" type joints.(2) Pipe shall have external metallic zinc-based coating with finishing layer topcoast applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200 g/m² of the surface area.

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron). All water main shall have mechanical joint cast iron or ductile iron fittings with Mechanical Joints and "Megalug" retaining glands, and cement lined per ANSI A21.4. All mechanical joint fittings shall use stainless steel nuts and bolts. Both Ductile Iron Pipe watermain and fitting shall be wrapped in 8-mil Polyethylene wrap.

Polywrap shall be installed around all buried water main piping, fitting and valves. Encasement of piping shall be V-bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water mains 16" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

VALVE VAULTS*

Valve vaults shall be constructed in conformance with Section IIIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imprinted "WATER". All valves in the Village Right of Way or Easements shall have the "Village of Schaumburg" and "Water" cast into the lid.

VALVE BOXES

INTENTIONALLY OMITTED

FIRE HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX

INTENTIONALLY OMITTED

SMALL WATER SERVICES (2" DIAMETER OR LESS)

INTENTIONALLY OMITTED

DISINFECTION

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill.

DRY CONNECTION TO EXISTING WATER MAIN

A dry connection to existing water main shall include a connection to an existing water main stub where shown on the PLANS. The CONTRACTOR shall obtain approval of the JURISDICTIONAL GOVERNING ENTITY to shut down any main, including submittal of a schedule of the time of shut off and the time the line will be returned to service. All mains shut down that are opened to atmosphere must be disinfected prior to returning main into service.

POLYETHYLENE ENCASEMENT (FOR DUCTILE IRON WATER MAIN ONLY)

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene encasement in accordance with ANSI/AWWA C105/A21.5 should soil conditions so warrant its use.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TRACER WIRE

INTENTIONALLY OMITTED

D. STORM SEWERS AND APPURTENANCES

***STORM SEWER PIPE**

Storm sewer pipe shall conform to the following:

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.

(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

Storm sewer shall include curbing, bedding and trench backfill.

MANHOLES, INLETS & CATCH BASINS*

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section IIIA Manholes, etc. above. The space between connecting pipes and the wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar. Frames and lids shall be Neenah or approved equal unless specified otherwise on the PLANS. All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum. * Provide **"Vane"** Type frame & grate for all structures located in curb where gradient exceed 2.0%. Manholes shall include steps, frame & grate, bedding and trench backfill.

All manholes in the Village Right of Way or Easements shall have the "Village of Schaumburg" and "Storm" cast into the lid. All open storm sewer lids or grates shall have the words "Drains to River, Dump No Waste" permanently inscribed.

FLARED END SECTION

Flared end sections shall be pre-cast reinforced concrete flared end section with an end block cast separate as per the Illinois Department of Transportation Standard 542301 and shall be installed where shown on the PLANS. All flared end sections for storm sewers 12" in diameter and larger shall be installed with a grating per Standard 542311 and/or as detailed on the PLANS. Work shall include end block.

RIP RAP

Stone rip rap consisting of pieces of "A" quality stone 4" to 8" in diameter shall be furnished and installed in accordance with IDOT Specifications and shall be placed where shown on the plans, to a minimum thickness of 12" and a width as indicated on the plans. Broken concrete or concrete blocks will not be acceptable.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

UNDERDRAINS

Pipe underdrains shall be corrugated flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a soil filter fabric supplied and installed by the CONTRACTOR. Perforations may be circular or slotted, but shall provide a minimum inlet area of 1.0 square inch per 2.0 linear feet of pipe. CONTRACTOR shall submit fabric and pipe catalogue Specifications for approval by the CLIENT. CONTRACTOR shall bed and backfill the underdrain in one of the following IDOT gradations of aggregate (CA-5, CA-7, CA-11, CA-14 or CA-15).

MISCELLANEOUS

(1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly rerouted and/or connected to the storm sewer system.

(2) Footing drains shall be connected to sump pumps or discharged directly into storm sewers. Footing drains or drainage tile shall not be connected to the sanitary sewer.

CONNECTION FOR STORM SERVICE TO STORM MAIN

INTENTIONALLY OMITTED

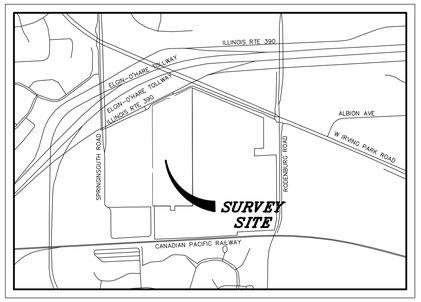
IV. ROADWAY AND PARKING LOT IMPROVEMENTS

STANDARDS

Work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition (hereinafter referred to collectively as the "Standard Specifications") except as modified below and except that payment will be defined as detailed in the contract documents between the CLIENT and the CONTRACTOR. Supplementing the Standard Specifications shall be the applicable sections of the latest editions of the "Supplemental Specifications and Recur

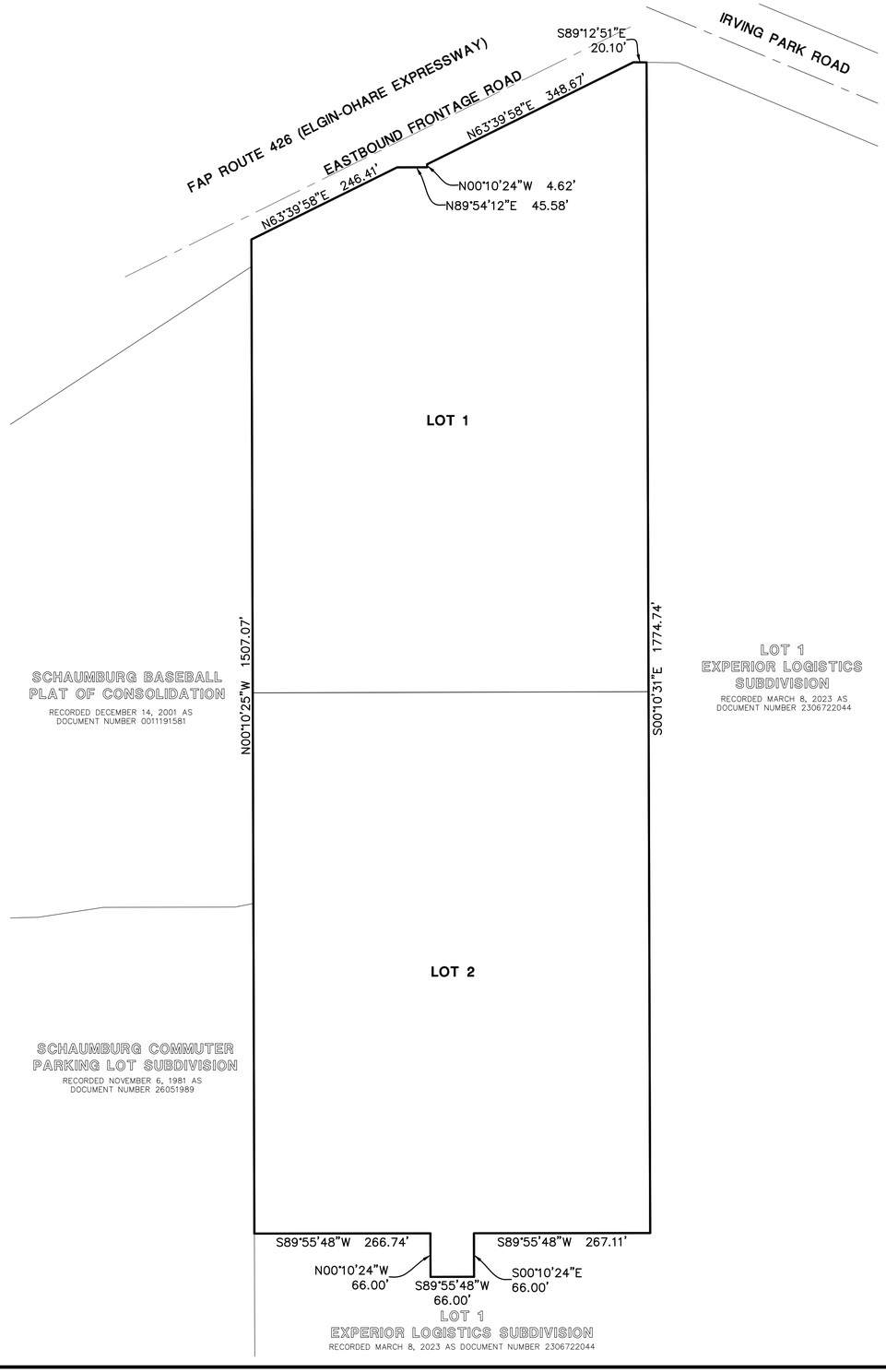
FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

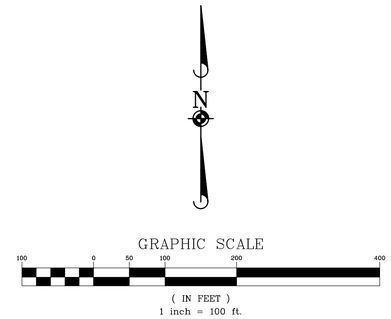
BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



LOCATION MAP

NOT TO SCALE





SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

OWNER/DEVELOPER

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

ENGINEER

QUINTEN HOOGENBOOM, PE
MANHARD CONSULTING
333 E BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148
630-691-8500

LAND SURVEYOR

JAMES D. BAKER, PLS
MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069
847-634-5550

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

EXISTING PIN'S

LOT NUMBER	PIN
LOT 22	07-32-400-007-0000
LOT 21	07-32-400-008-0000
LOT 20	07-32-400-009-0000
LOT 1 (PART)	07-32-405-002-0000
LOT 2 (PART)	07-32-405-001-0000
LOT 19	07-32-400-010-0000
LOT 3	07-32-405-003-0000
LOT 18	07-32-400-011-0000
LOT 4	07-32-405-004-0000
LOT 17	07-32-400-012-0000
LOT 5	07-32-405-005-0000
LOT 16	07-32-400-013-0000
LOT 6	07-32-405-006-0000
LOT 15 (N 1/2)	07-32-403-008-0000
LOT 7	07-32-405-007-0000
LOT 15 (S1/2)	07-32-403-009-0000
LOT 8	07-32-405-008-0000
LOT 14 (N 1/2)	07-32-403-006-0000
LOT 9	07-32-405-009-0000
LOT 14 (S1/2)	07-32-403-007-0000
LOT 10 (N 150')	07-32-405-015-0000
LOT 10 (S 133') AND LOT 11 (N 27')	07-32-405-016-0000
LOT 11 (EXCEPT N 27')	07-32-405-018-0000

EXISTING PROPERTY AREA

LOT AREA = 860,463 SQUARE FEET (19.754 ACRES)
RIGHT-OF-WAY =130,004 SQUARE FEET (2.984 ACRES)
TOTAL AREA = 990,467 SQUARE FEET (22.738 ACRES)

PROPOSED PROPERTY AREA

LOT 1 = 494,120 SQUARE FEET (11.343 ACRES)
LOT 2 = 496,347 SQUARE FEET (11.395 ACRES)
TOTAL AREA = 990,467 SQUARE FEET (22.738 ACRES)

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. AS PART OF THE REDEVELOPMENT THERE ARE EASEMENTS THAT ARE TO BE VACATED VIA SEPARATE DOCUMENT. SAID EASEMENTS HAVE BEEN SHOWN AND NOTED HEREON ON SHEET 2 AND 3 AND NOT SHOWN ON SHEETS 4 AND 5.
4. THIS PLAT OF SUBDIVISION SHALL BE FURTHER SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).
5. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

SHEET INDEX

SHEET 1:	OVERALL SITE AND SITE DATA
SHEETS 2-3:	EXISTING LOTS AND EASEMENT DETAILS
SHEET 4-5:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 6:	CERTIFICATES AND EASEMENT PROVISIONS

DATE	REVISIONS	DRAWN BY
10/08/25	REVISED PER VILLAGE REVIEW	AAS

Manhard CONSULTING
One Overlook Point, Suite 290, Lincolnshire, IL 60069 p:847.634.5550 f:847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: 1"=100'

SHEET 1 OF 6

LOPSCIL01

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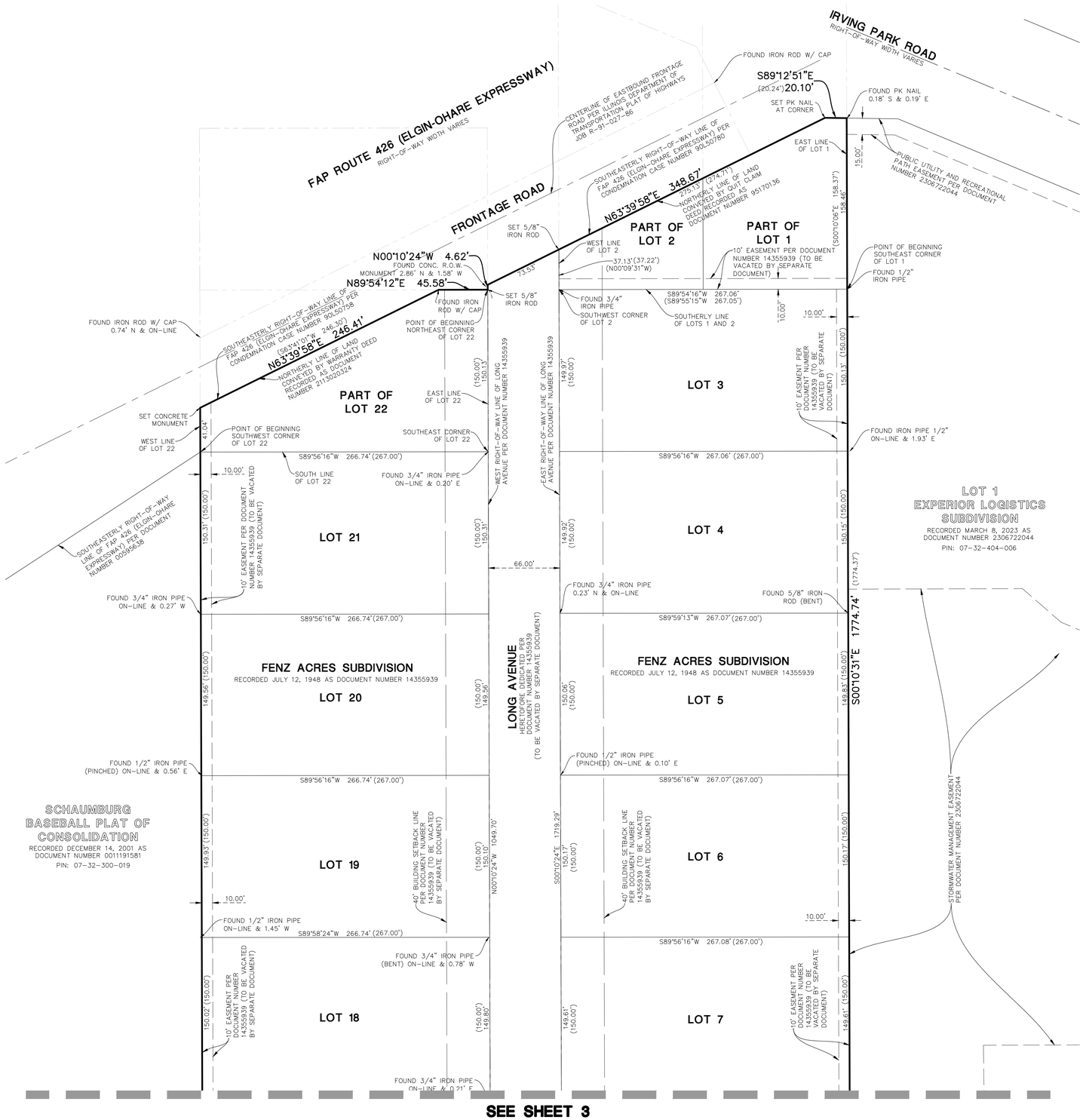

SEE SHEET 3

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

DRAWN BY							AAS
REVISIONS							
DATE							10/08/25 REVISED PER VILLAGE REVIEW

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LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
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SCALE: 1"=50'

SHEET
2 OF 6
LOPSCIL01

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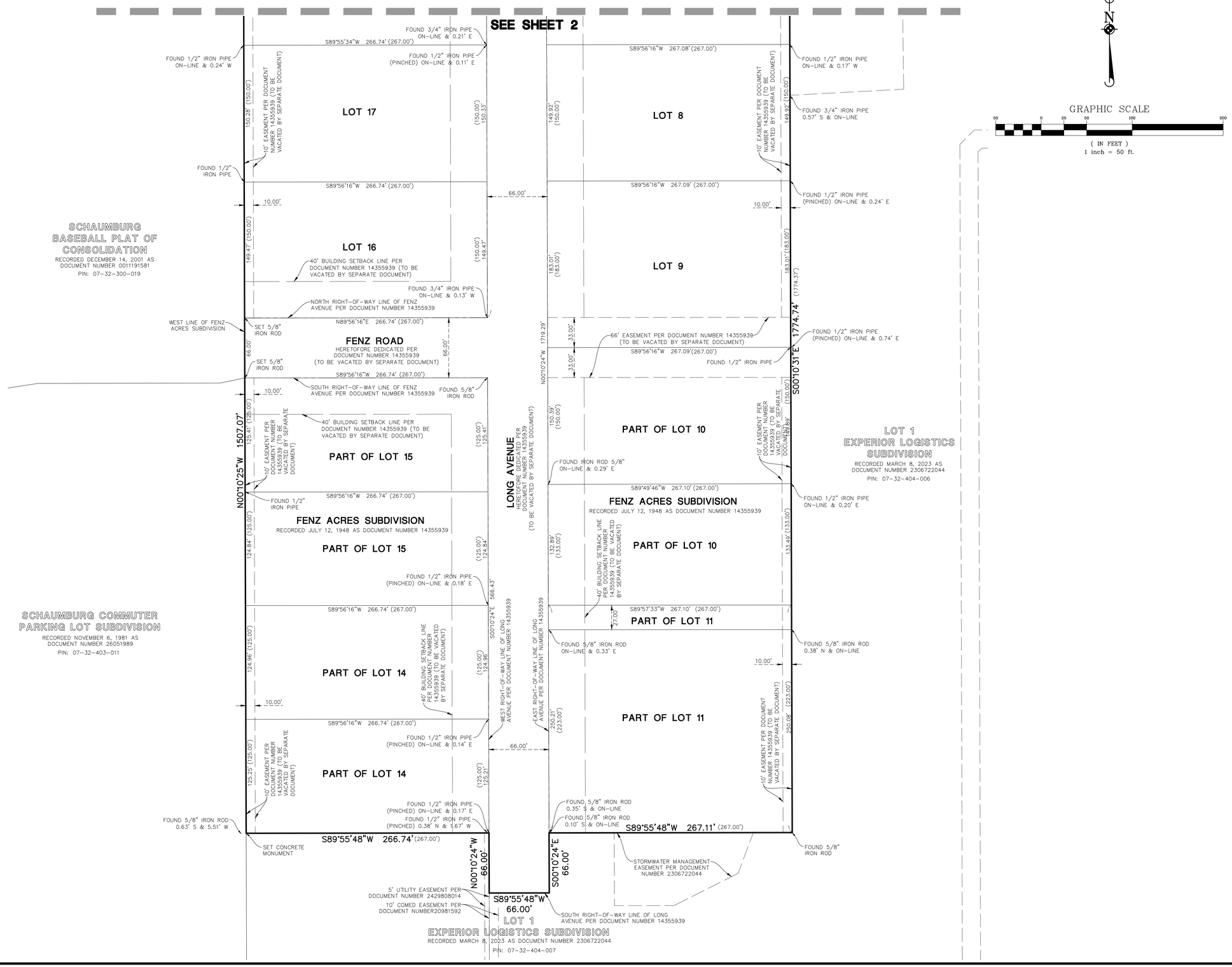

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AAS	10/08/25	REVISED PER VILLAGE REVIEW

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LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=50'

SHEET 3 OF 6
LOPSCIL01

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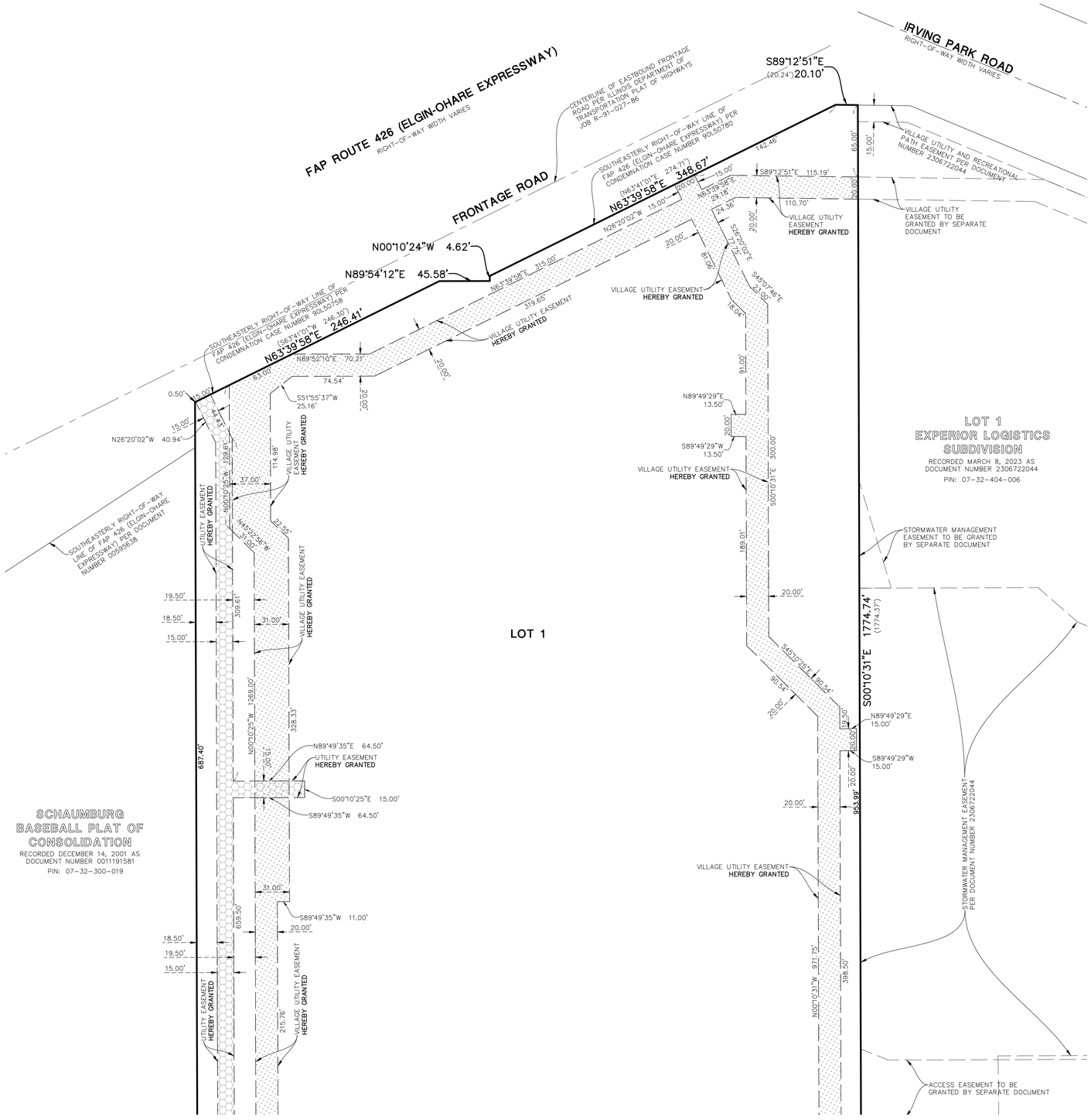

SEE SHEET 5

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PROPOSED EASEMENTS

= VILLAGE UTILITY EASEMENT HEREBY GRANTED

= UTILITY EASEMENT HEREBY GRANTED

= CROSS ACCESS EASEMENT HEREBY GRANTED

PROPOSED BLANKET EASEMENT

A BLANKET CROSS ACCESS AND SHARED PARKING EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN LOT 1 AND LOT 2

DRAWN BY	REVISIONS	DATE
AAS	REVISED PER VILLAGE REVIEW	10/08/25

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LONG AVENUE ASSEMBLAGE SUBDIVISION

SCHAUMBURG, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	08/07/25
SCALE:	1"=50'

SHEET 4 OF 6

LOPSCIL01

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FINAL PLAT
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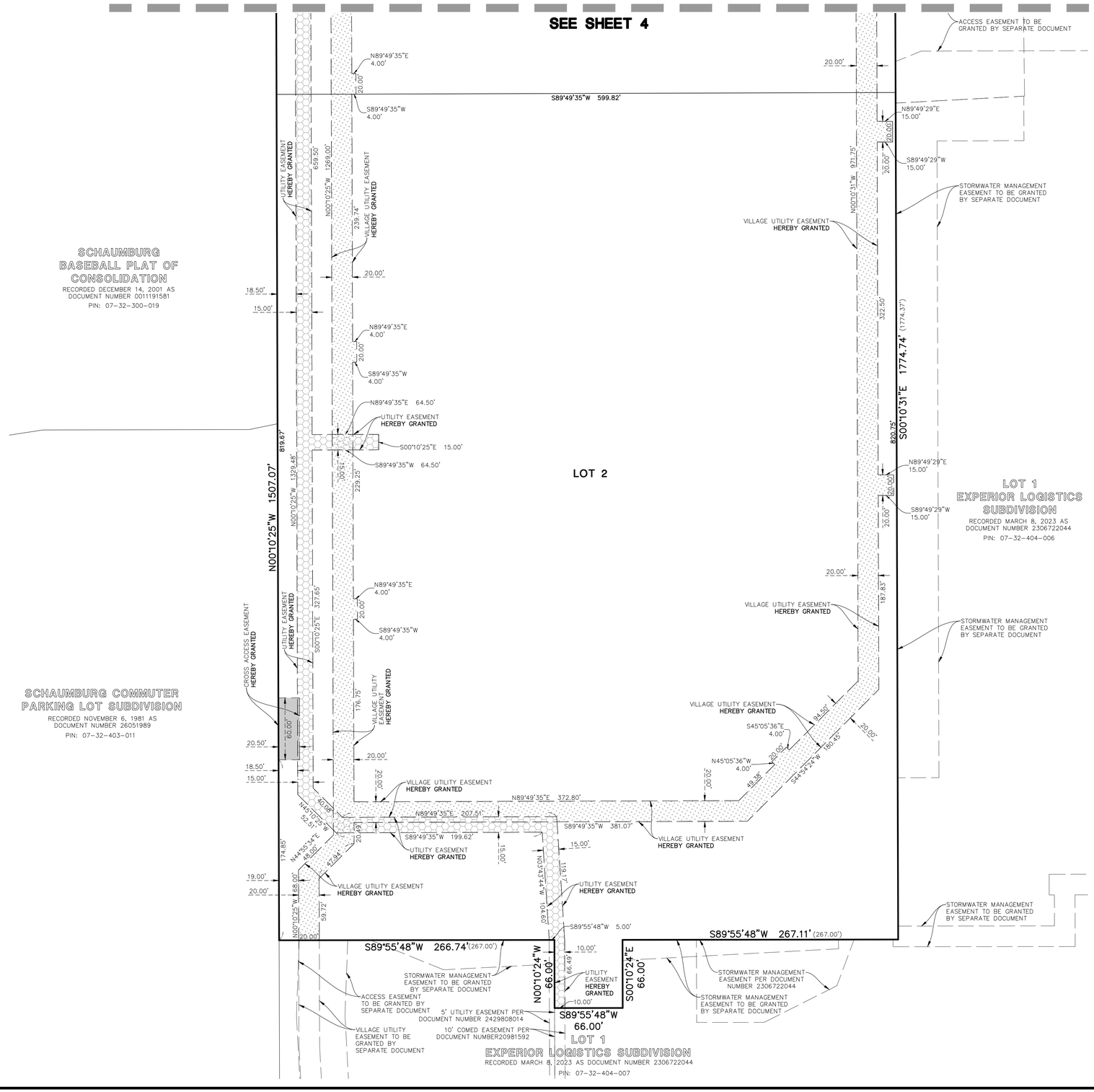

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(IN FEET)
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LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
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SHEET 5 OF 6
LOPSCIL01

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FINAL PLAT
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UPON RECORDING MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

SEND TAX BILL TO:

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LPC ACQUISITION COMPANY, LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE LONG AVENUE ASSEMBLAGE SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 54 HIGH SCHOOL DISTRICT NO. 211 JUNIOR COLLEGE DISTRICT NO. 512

DATED THIS _____ DAY OF ____________________, A.D., 20___.

BY: _______________________________________

____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

NOTARY PUBLIC

STATE OF ______________)
) SS
COUNTY OF _____________)

I, ________________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LPC ACQUISITION COMPANY, LLC WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF ___________, A.D., 20___.

____
NOTARY PUBLIC

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 8TH DAY OF OCTOBER, A.D., 2025.

BY: ____________________________
OWNER/ATTORNEY

____
PRINTED NAME AND TITLE

____
QUINTEN HOOGENBOOM, P.E.
MANHARD CONSULTING
333 E BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _______________, A.D., 20____.

BY: _______________________________________
CHAIRMAN

ATTEST: _______________________________________
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _________________, A.D., 20___

BY: _______________________________________
PRESIDENT

ATTEST: _______________________________________
VILLAGE CLERK

I, _________________________, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____________, A.D. 20___. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,___________________________, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_________ DAY OF ______________________________, A.D., 20___.

____
COUNTY CLERK, COOK COUNTY, ILLINOIS

CROSS ACCESS AND SHARED PARKING EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 AND 2 IN LONG AVENUE ASSEMBLAGE SUBDIVISION, THE VILLAGE OF SCHAUMBURG, THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS OVER DRIVES, AND ALL PAVED SURFACES TO PROVIDE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM PUBLIC RIGHT-OF-WAYS. THIS EASEMENT IS FOR ACCESS, INGRESS AND EGRESS PURPOSES AND GRANTS VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

VILLAGE UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND SANITARY SEWER, WATER MAIN, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS (V.U.E. (VILLAGE UTILITY EASEMENT)) FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS, EGRESS ON THIS PLAT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER GRANTEES' FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH OTHER PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY THE VILLAGE. OBSTRUCTIONS SHALL NOT BE PLACED IN A VUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON, COMCAST CABLE, NICOR GAS AND AT&T TELEPHONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, HEREIN AFTER REFERRED TO AS "UTILITY COMPANIES". UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UTILITY SERVICES AND PUBLIC LIGHTING, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS A UTILITY EASEMENT (UE) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT. UTILITY COMPANIES SHALL HAVE 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 SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED IN THE UE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

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

COMMONWEALTH EDISON COMPANY
AND
AT&T ILLINOIS, A.K.A. SBC, 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), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

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

NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY ("NICOR GAS") 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 "UTILITY EASEMENT", "GAS EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, 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 GAS COMPANY FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS COMPANY. 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.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERM

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE VILLAGE OF SCHAUMBURG TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF OCTOBER, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;

SUBDIVIDED PROPERTY CONTAINS 22.738 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NUMBER 17031C0330J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA WHICH HAS NOT BEEN PRINTED (ZONE X, AREA OF MINIMAL FLOOD HAZARD). ACCORDING TO FEMA, "THIS MEANS THE ENTIRE AREA OF THE PANEL IS IN A SINGLE FLOOD ZONE, THEREFORE FEMA CHOSE TO ECONOMIZE AND NOT CREATE A PRINTABLE IMAGE FOR THIS LOCATION."

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF OCTOBER, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2027

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

DATE OF FIELD SURVEY: MAY 22, 2025

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DATE	REVISIONS	DRAWN BY
10/08/25	REVISED PER VILLAGE REVIEW	AAS

Manhard CONSULTING LTD
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: N/A

SHEET 6 OF 6
LOPSCIL01

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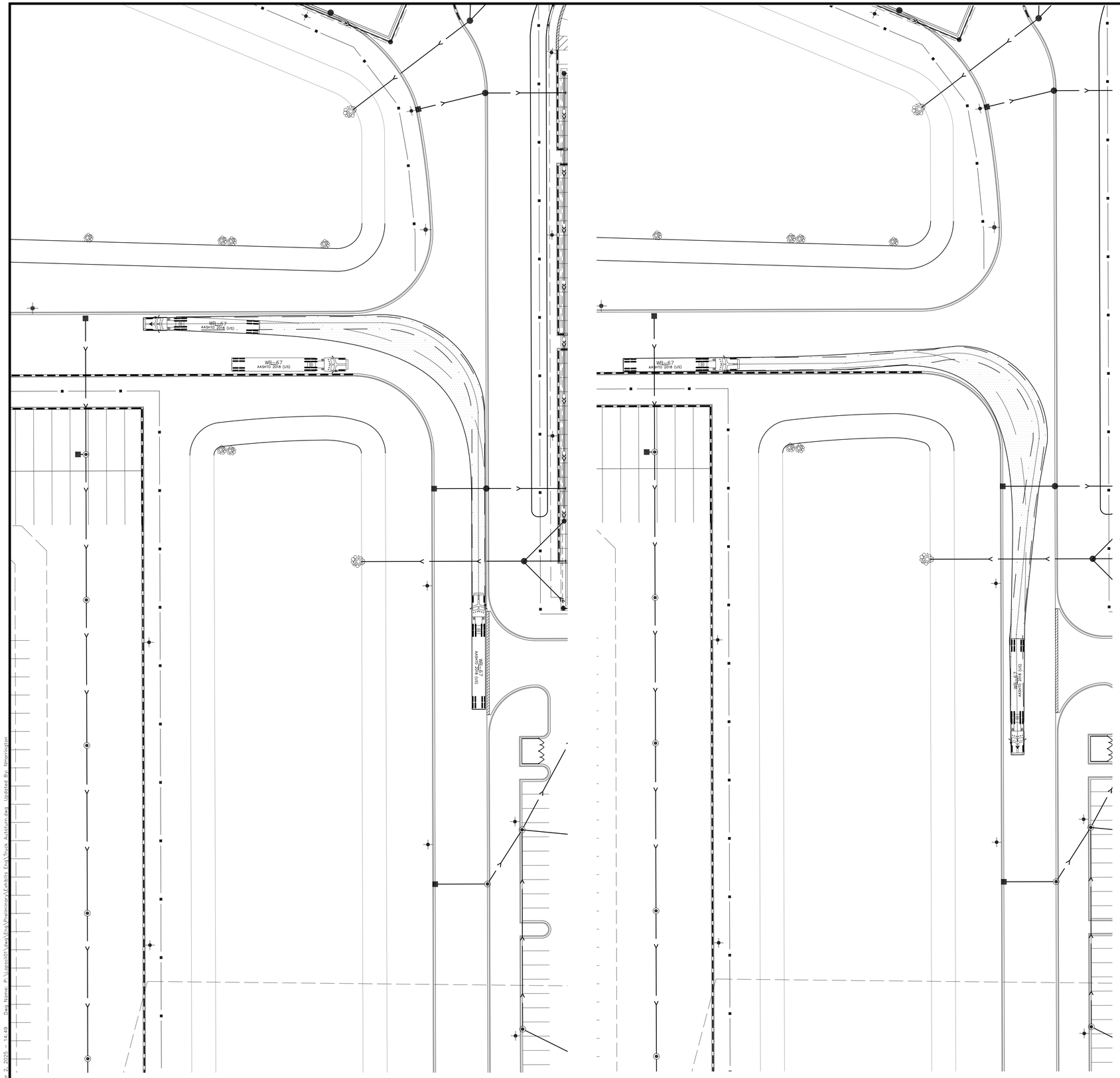
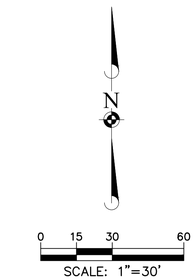
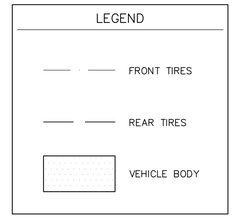
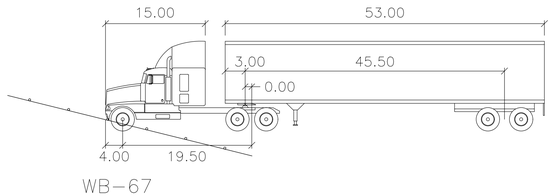
October 8, 2025 – 13:50 Dwg Name: P:\Lopscil01\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\06-LOPSCIL01-PS.dwg Updated By: AShaver









WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.5
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

DRAWN BY

REVISIONS

DATE

Manhard CONSULTING
303 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8200 manhard.com
Civil Engineers • Water Resource Engineers • Surveyors • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

TRUCK ACCESS DRIVE

PROJ. MGR.:	ODH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	10/08/25
SCALE:	1"=10'

SHEET

1 OF 1

LOP.SCIL01

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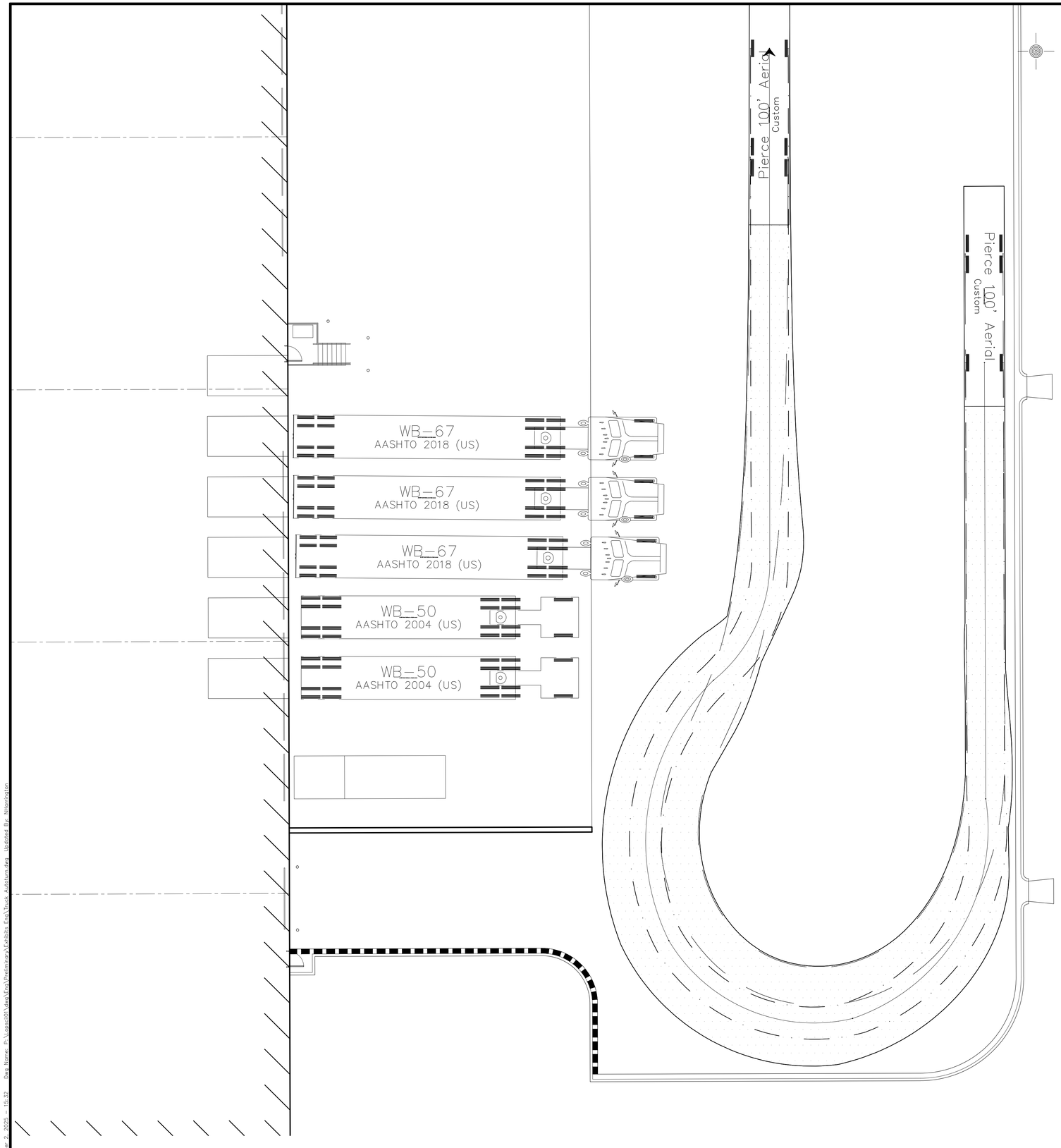
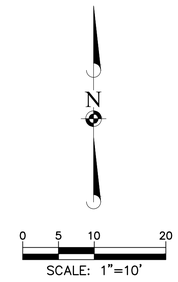
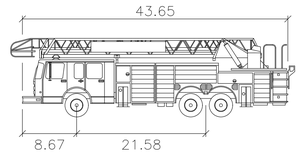
October 2, 2025 - 14:49 Dwg Name: P:\Jobs\001\Eng\Engineering\Preliminary\Exhibits Eng\Truck Autoturn.dwg Updated By: kharrington







Pierce 100' Aerial

feet

Width	: 8.00
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 63.5

LEGEND

- FRONT TIRES
- REAR TIRES
- VEHICLE BODY

DRAWN BY	DATE	REVISIONS	
NAH	10/08/25	REVISED PER VILLAGE COMMENTS	

Manhard CONSULTING
303 East Butterfield Road, Suite 600, Lombard, IL 60148
ph 630.691.8000 fx 630.691.8585 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

FIRETRUCK U-TURN

PROJ. MGR.:	QDH
PROJ. ASSOC.:	
DRAWN BY:	NAH
DATE:	08-07-2025
SCALE:	1"=10'

SHEET

3 OF 3

LOP.SCIL01

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October 2, 2025 - 10:32 Dwg Name: P:\Projects\01\dwg\Dwg\Preliminary\Exhibits Eng\Truck Autoturn.dwg Updated By: QHuntington

LONG AVE. DEVELOPMENT

SCHAUMBURG, ILLINOIS 60803

ZONING M-1

FOR:

LOGISTICS PROPERTY COMPANY, LLC.

LOGISTICS® PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

ARCHITECT & PLANNER:

arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

DRAWING SHEET INDEX

CS	COVER SHEET
SP-1	PROPOSED SITE PLAN
EXH-1	SITE CHARACTER AERIAL AND DETAILS
FP-1	PROPOSED FLOOR PLAN BDLG. 1
EL-1	BUILDING ELEVATIONS BDLG. 1
EL-2	BUILDING ELEVATIONS BDLG. 1
EL-1R	BUILDING RENDER ELEVATION BDLG. 1
EL-2R	BUILDING RENDER ELEVATION BDLG. 1
FP-1	PROPOSED FLOOR PLAN BDLG. 2
EL-1	BUILDING ELEVATIONS BDLG. 2
EL-2	BUILDING ELEVATIONS BDLG. 2
EL-1R	BUILDING RENDER ELEVATION BDLG. 2
EL-2R	BUILDING RENDER ELEVATION BDLG. 2
EXH-2	SITE LINE STUDY
E-1.0	PHOTOMETRIC PLAN
E-1.1	PHOTOMETRIC PLAN
E-1.2	ELECTRICAL LIGHT FIXTURES
E-1.3	ELECTRICAL LIGHT FIXTURES

CIVIL ENGINEER:

Manhard CONSULTING

DRAWING SHEET INDEX

1	TITLE SHEET
2	INDEX OF SHEETS
3	EXISTING CONDITIONS AND DEMOLITION PLAN - A
4	EXISTING CONDITIONS AND DEMOLITION PLAN - B
5	EXISTING CONDITIONS AND DEMOLITION PLAN - C
6	EXISTING CONDITIONS AND DEMOLITION PLAN - D
7	OVERALL SITE PLAN
8	SITE DIMENSIONAL AND PAVING PLAN - A
9	SITE DIMENSIONAL AND PAVING PLAN - B
10	SITE DIMENSIONAL AND PAVING PLAN - C
11	SITE DIMENSIONAL AND PAVING PLAN - D
12	GRADING PLAN - A
13	GRADING PLAN - B
14	GRADING PLAN - C
15	GRADING PLAN - D
16	OVERALL UTILITY PLAN
17	UTILITY PLAN - A
18	UTILITY PLAN - B
19	UTILITY PLAN - C
20	UTILITY PLAN - D
21	SOIL EROSION AND SEDIMENT CONTROL PLAN - NORTH
22	SOIL EROSION AND SEDIMENT CONTROL PLAN - SOUTH
23	SOIL EROSION AND SEDIMENT CONTROL PLAN - DETAILS
24	CONSTRUCTION DETAILS
25	CONSTRUCTION DETAILS
26	CONSTRUCTION DETAILS
27	CONSTRUCTION DETAILS AND MWRD GENERAL NOTES
28	CONSTRUCTION SPECIFICATIONS

STORMWATER SUMMARY:
STORMWATER EXECUTIVE SUMMARY OCTOBER 2025

1 OF 1	EXISTING DRAINAGE EXHIBIT
1 OF 1	PROPOSED DRAINAGE EXHIBIT

DRAWING SHEET INDEX

FIRE TRUCK AUTOTURN EXHIBIT:

3 OF 3	FIRE TRUCK U-TURN

TRUCK DRIVE AUTOTURN EXHIBIT:

1 OF 1	TRUCK ACCESS DRIVE

PLAT OF SUBDIVISION:

1 OF 6	OVERALL SITE AND SITE DATA
2 OF 6	EXISTING LOTS AND EASEMENT DETAILS
3 OF 6	EXISTING LOTS AND EASEMENT DETAILS
4 OF 6	PROPOSED LOT AND EASEMENT DETAILS
5 OF 6	PROPOSED LOT AND EASEMENT DETAILS
6 OF 6	CERTIFICATES AND EASEMENT PROVISIONS

UTILITY EXHIBIT - PUBLIC VS PRIVATE:

1 OF 1	UTILITY EXHIBIT - PUBLIC VS PRIVATE

WETLAND DETERMINATION REPORT:
WETLAND DETERMINATION REPORT: MAY 29, 2025

LANDSCAPE ARCHITECT:

uplandDesign ltd
Landscape Architecture & Park Planning
1250 W 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

DRAWING SHEET INDEX

TREE PRESERVATION PLAN:

T2.0	TREE PRESERVATION PLAN
T2.1	TREE PRESERVATION PLAN - NORTH
T2.2	TREE PRESERVATION PLAN - CENTER
T2.3	TREE PRESERVATION PLAN - SOUTH
T2.4	TREE SURVEY - TAGGED TREE LIST
T2.5	TREE SURVEY - TAGGED TREE LIST

LANDSCAPE PLAN:

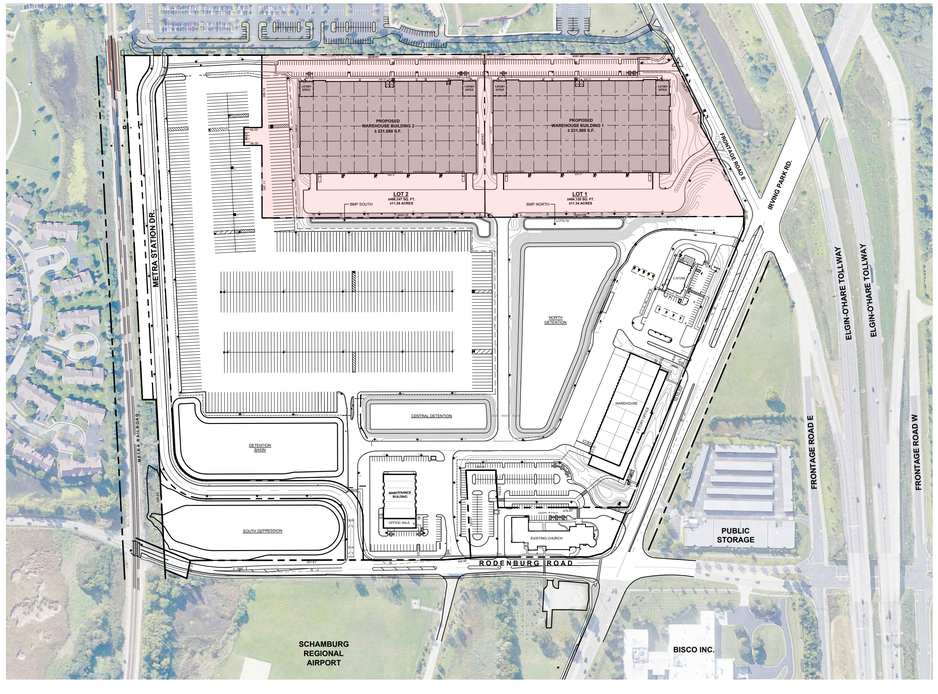
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN
L2.6	LANDSCAPE PLAN
L2.7	LANDSCAPE PLAN

WETLAND CONSULTANT:

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PH: 630-668-7197

DRAWING SHEET INDEX

0	COVER SHEET
1	NATURALIZED BMP PLAN
2	NATURALIZED BMP PLAN
3	MANAGEMENT EXHIBIT
4	NATURALIZED BMP SPECIFICATIONS



LOCATION MAP
SCALE: NTS
NORTH

PROJECT DATA:

LOT 1 AREA: ±494,120 SQ. FT. ±11.34 ACRES

WAREHOUSE BUILDING 1:

ALLOCATED OFFICE: 5,500 S.F. (GROSS AREA)

WAREHOUSE: 216,080 S.F. (GROSS AREA)
TOTAL AREA: 221,580 S.F. (GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <206,080 S.F.	103 STALLS	100 STALLS
TOTAL :	141 STALLS	138 STALLS

PROVIDED 138 STALLS
PER CROSS ACCESS AND SHARED PARKING EASEMENT

DEVIATION REQUIRED 6 STALLS

BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	49'-5"
		94'-0"
SIDE YARDS (SOUTH)	15'-0"	30'-6"
DEVIATION REQ. PER IBC 2021 SECTION 507.4		29'-6"
REAR YARDS	15'-0"	161'-10"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	118'-11"
		20'-0"
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	16'-4"

PROPOSED BLDG. HEIGHT : 44'-0"
ALLOWED BLDG. HEIGHT 45'-0"

DEVIATION REQUIRED OF 12" AT THE OFFICE CORNERS

POTENTIAL LOADING DOCKS 33

FLOOR AREA RATIO:
WAREHOUSE BUILDING 1 ±221,580 SQ.FT.
LOT 1 AREA ±494,120 SQ. FT.
ACTUAL FLOOR AREA RATIO: 44.8%
ALLOWED MAX. FAR: 45.0%

LOT COVERAGE:
WAREHOUSE BUILDING 1 ±221,580 SQ.FT.
LOT 1 AREA ±494,120 SQ. FT.
LOT COVERAGE: 44.8%
ALLOWED LOT COVERAGE: 45.0%

LOT 2 AREA: ±496,347 SQ. FT. ±11.39 ACRES

WAREHOUSE BUILDING 2:

ALLOCATED OFFICE: 5,500 S.F. (GROSS AREA)

WAREHOUSE: 216,080 S.F. (GROSS AREA)
TOTAL AREA: 221,580 S.F. (GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <206,080 S.F.	103 STALLS	100 STALLS
TOTAL:	141 STALLS	138 STALLS

PROVIDED 138 STALLS
PER CROSS ACCESS AND SHARED PARKING EASEMENT

DEVIATION REQUIRED SEE NOTE LOT 1 PARKING DATA

BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	94'-0"
SIDE YARDS (SOUTH)	15'-0"	135'-6"
SIDE YARDS (NORTH)	15'-0"	30'-6"
DEVIATION REQ. PER IBC 2021 SECTION 507.4		29'-6"
REAR YARDS	15'-0"	161'-10"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	20'-0
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	16'-4"

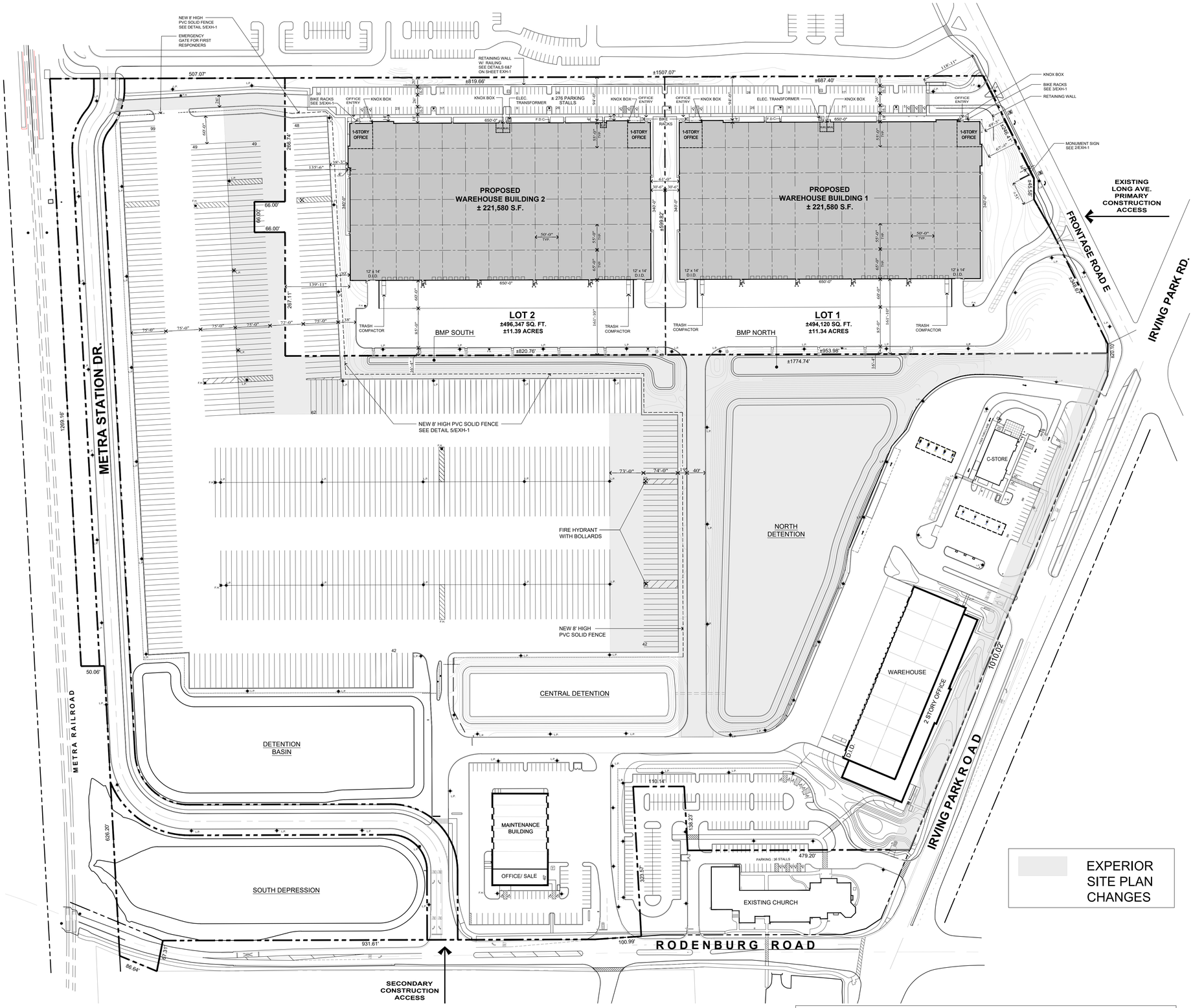
PROPOSED BLDG. HEIGHT : 44'-0"
ALLOWED BLDG. HEIGHT 45'-0"

DEVIATION REQUIRED OF 12" AT THE OFFICE CORNERS

POTENTIAL LOADING DOCKS 33

FLOOR AREA RATIO:
WAREHOUSE BUILDING 2 ±221,580 SQ.FT.
LOT 2 AREA ±496,347 SQ. FT.
ACTUAL FLOOR AREA RATIO: 44.6%
ALLOWED MAX. FAR: 45.0%

LOT COVERAGE:
WAREHOUSE BUILDING 2 ±221,580 SQ.FT.
LOT 2 AREA ±496,347 SQ. FT.
LOT COVERAGE: 44.6%
ALLOWED LOT COVERAGE: 45.0%



SITE PLAN

SCALE: 1" = 100'-0"

0 100' 200'

NORTH

SITE PLAN NOTES:

- PROVIDE KNOX BOXES AT EACH OFFICE ENTRANCE AND AT THE SPRINKLER ROOMS SEE SITE PLAN SP-1 AND BUILDING ELEVATIONS EL-1 & EL-2
- PROVIDE FIRE ALARM ANNUNCIATOR PANELS AT EACH OFFICE ENTRANCE.

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

PROPOSED SITE PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAIHiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

SP-1

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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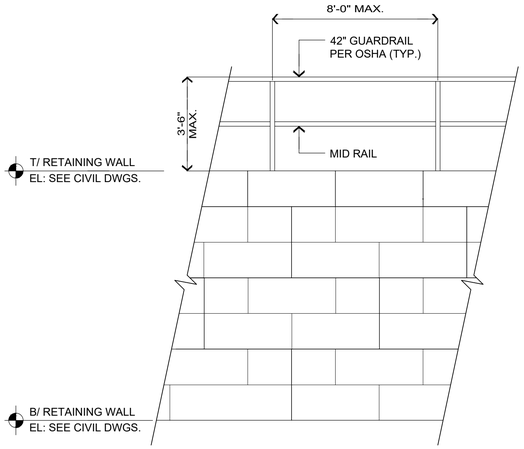
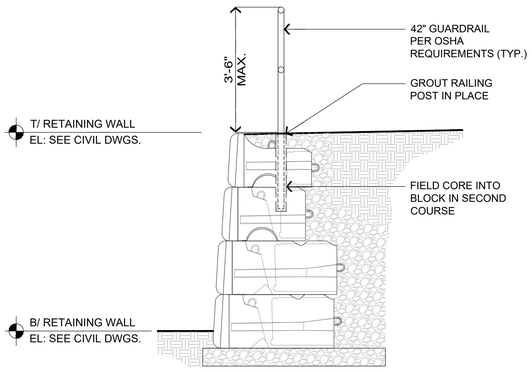
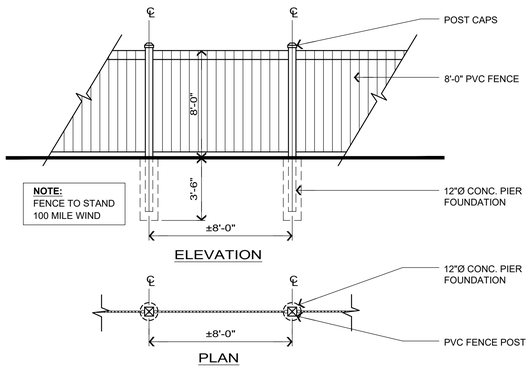


7 **RETAINING WALL/ GUARDRAIL ELEVATION**
SCALE: N.T.S.



6 **GUARDRAIL CONNECTION DETAIL**
SCALE: N.T.S.

NOTE:
LOCATION OF SCREEN FENCE ILLUSTRATED ON SITE PLAN IS APPROXIMATE, FINAL LOCATION WILL BE DETERMINE ACCORDING TO CIVIL ENGINEERING DESIGN



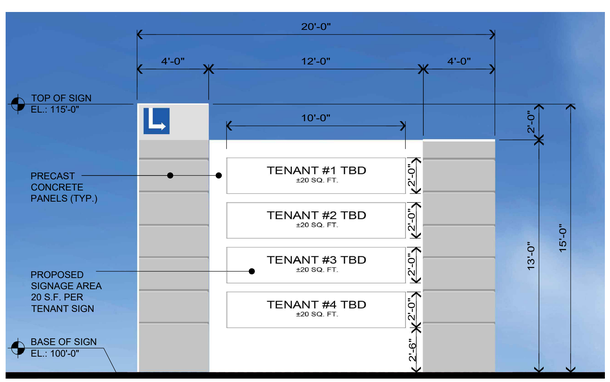
5 **PROPOSED FENCE DETAIL**
SCALE: 1' = 1/4"
0' 8' 16'



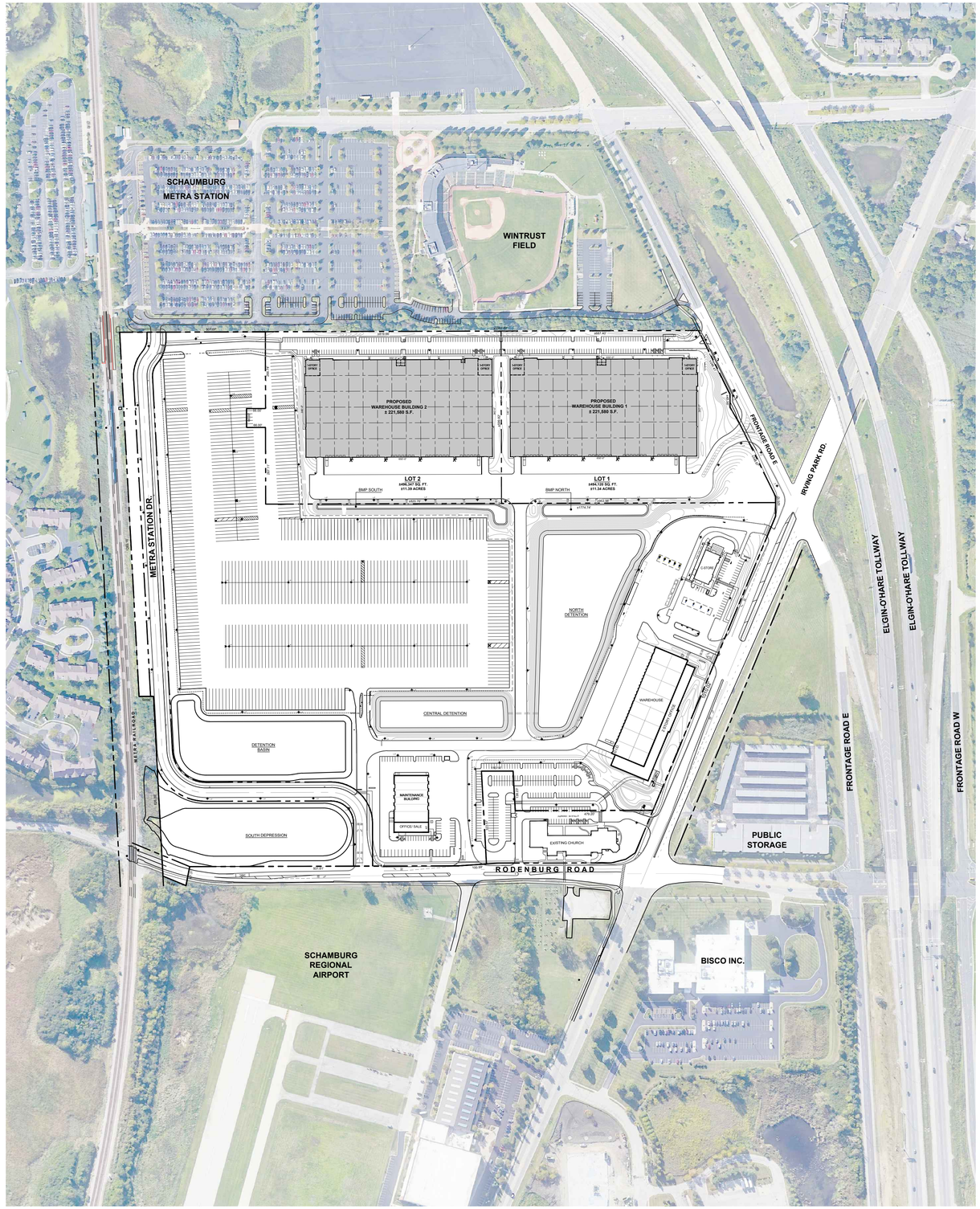
4 **REPRESENTATIVE FENCE IMAGE**
SCALE: N.T.S.



3 **BIKE RACK EXAMPLE**
SCALE: N.T.S.



2 **MONUMENT SIGN**
SCALE: 1' = 1/4"
0' 8' 16'



1 **SITE CHARACTER AERIAL**
SCALE: 1" = 200'-0"
NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

SITE CHARACTER AERIAL AND DETAILS

LONG AVE. WAREHOUSE BUILDINGS
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EXH-1

PROJECT #: 24031
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SCALE: AS NOTED

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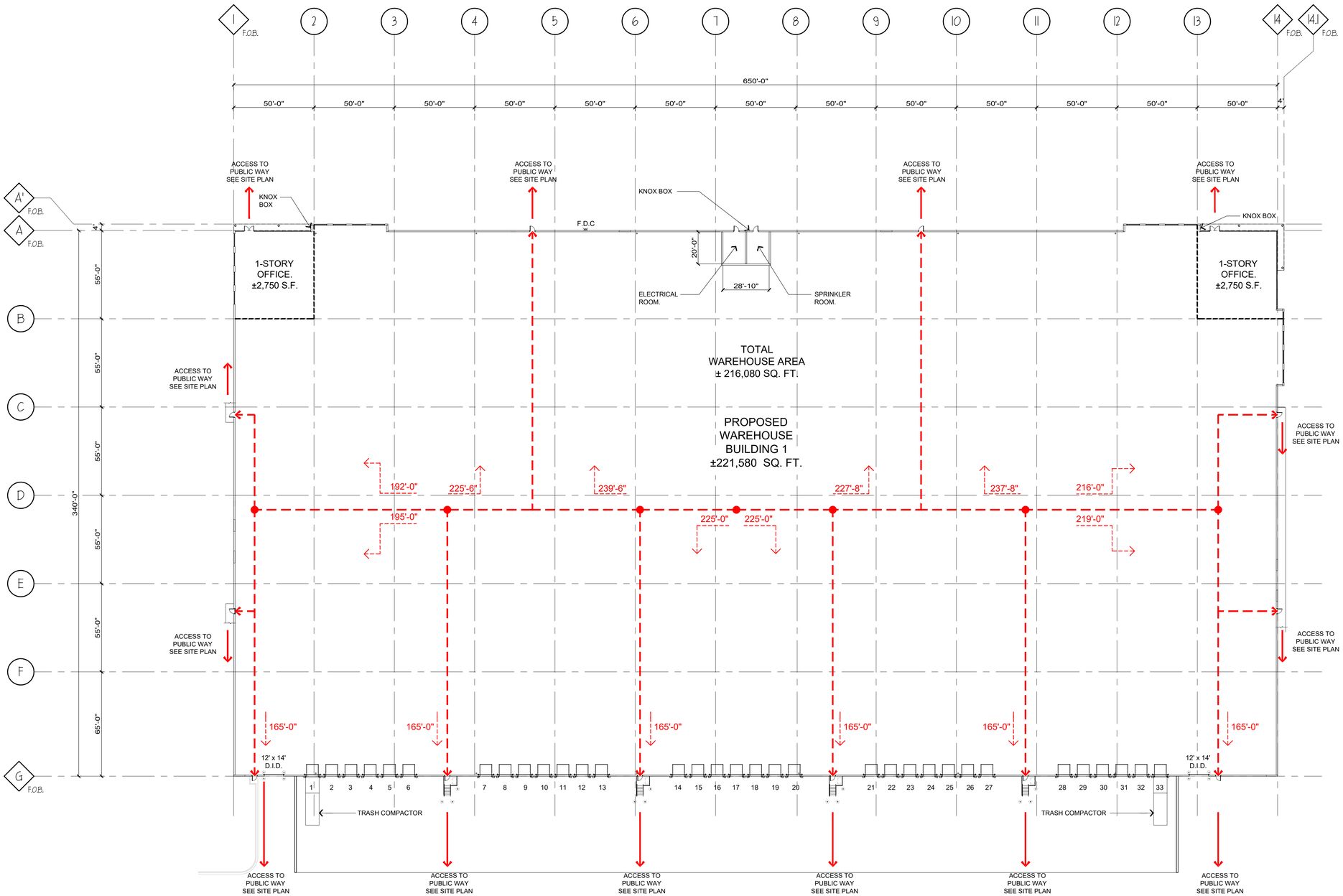

(2021 INTERNATIONAL BUILDING CODE)

OCCUPANCY CLASSIFICATION & USE (CHAPTER 3)

S-1 OCCUPANCY, MODERATE-HAZARD STORAGE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

OCCUPANCY CLASSIFICATION	SYSTEM	TYPE OF CONSTRUCTION	ALLOWABLE BUILDING HEIGHT
S	SPRINKLER ESFR SYSTEM	II-B	75

MEANS OF EGRESS (CHAPTER 10)

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	AREA (S.F.)		OCCUPANT LOAD FACTOR		OCCUPANT LOAD
BUSINESS AREAS	5,500 S.F.	÷	150 GROSS	=	37
WAREHOUSE AREAS	216,080 S.F.	÷	500 GROSS	=	432
SUM TOTALS:	221,580 S.F.				469 MAX

SECTION 1005 MEANS OF EGRESS SIZING

OCCUPANT LOAD		MEANS OF EGRESS CAPACITY FACTOR OF 0.15" (1005.3.2)		TOTAL OPENING WIDTH REQUIRED
469	x	.15	=	70.35"

NUMBER OF DOORS PROVIDED		OPENING WIDTH PER DOOR		TOTAL OPENING WIDTH PROVIDED
14	x	32"	=	448"

36" WIDE EXIT DOOR (32" CLEAR OPENING) / .15 = 213 OCCUPANTS / DOOR

SECTION 106.3.3 EGRESS BASED ON OCCUPANT LOAD

3 MINIMUM PER TABLE 1006.3.3

SECTION 1010.1.1 SIZE OF DOORS

THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES.

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE
(PER TABLE 1017.2)
S-1 OCCUPANCY 250'-0"

PLUMBING OCCUPANT LOAD PER IL PLUMBING CODE 890.810

OCCUPANCY PERSON IN S. F.	AREA (S.F.) OCCUPANTS		FLOOR AREA PER		DESIGN NUMBER	PLUMBING FIXTURES REQUIRED (MEN)	PLUMBING FIXTURES REQUIRED (WOMEN)
OFFICE AREAS	5,500 S.F.	÷	200 GROSS	=	28	1WC, 1 LAV	1WC, 1 LAV
WAREHOUSE AREAS	216,080 S.F.	÷	400 GROSS	=	540	2WC, 1 URINAL, 3 LAV	3WC, 3 LAV
SUM TOTALS:	221,580 S.F.				568 MAX	3 WC, 1 URINAL, 4 LAV	4WC, 4 LAV

FLOOR PLAN

SCALE: 1/32" = 1'-0"

NORTH

PLAN KEY
EXIT ACCESS TRAVEL DISTANCE IN LINEAR FEET

NOTE:
DESIGN EXIT CAPACITY AT ALL EXIT DOORS = 240 PERSONS
(32" CLEAR DOOR WIDTH DIVIDED BY 0. 15" / PERSON = 213 PERSONS)

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

PROPOSED FLOOR PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

FP-1

PROJECT #: 24031
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REVISIONS: 10/08/25
SCALE: AS NOTED

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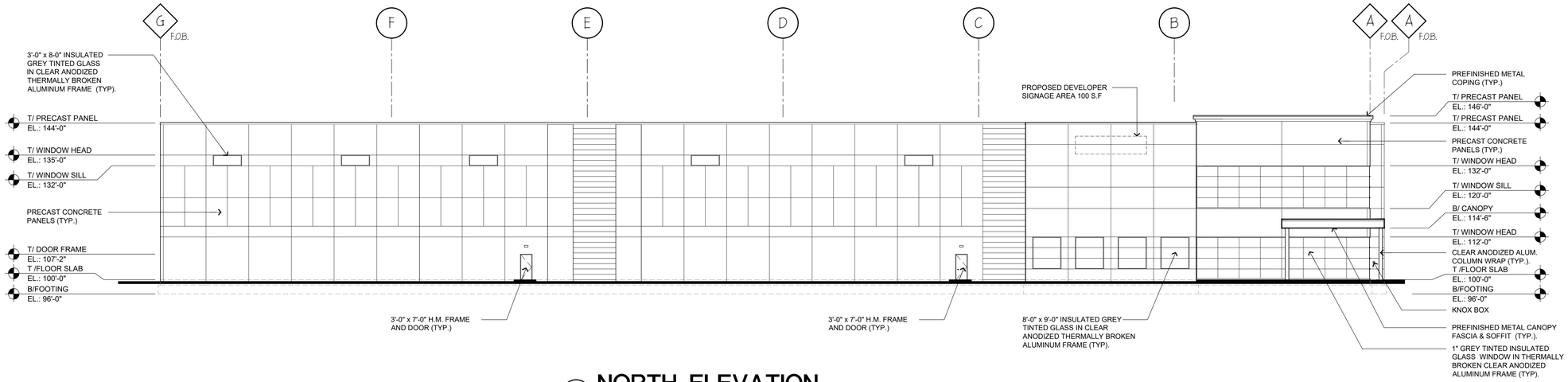
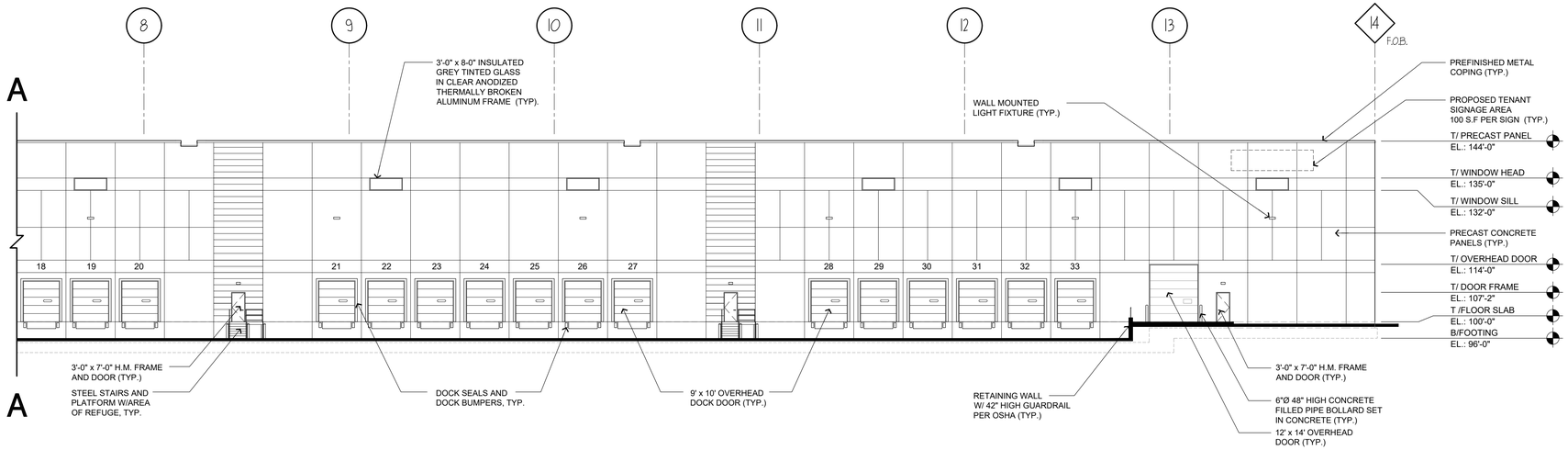


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

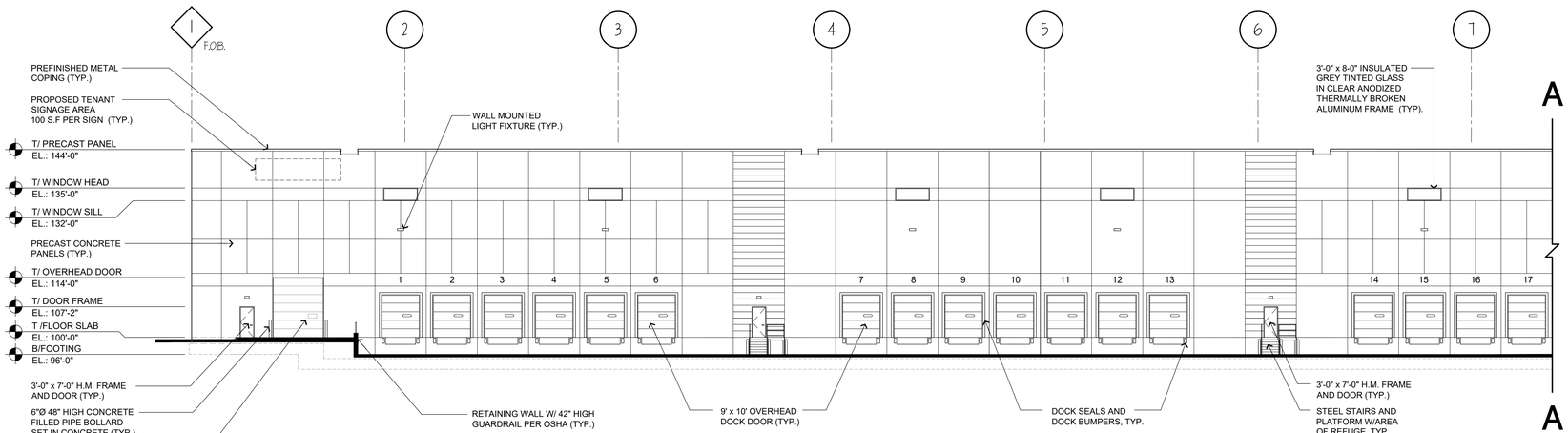
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

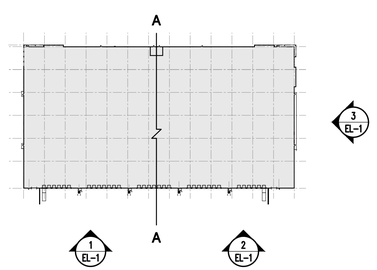
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EL-1

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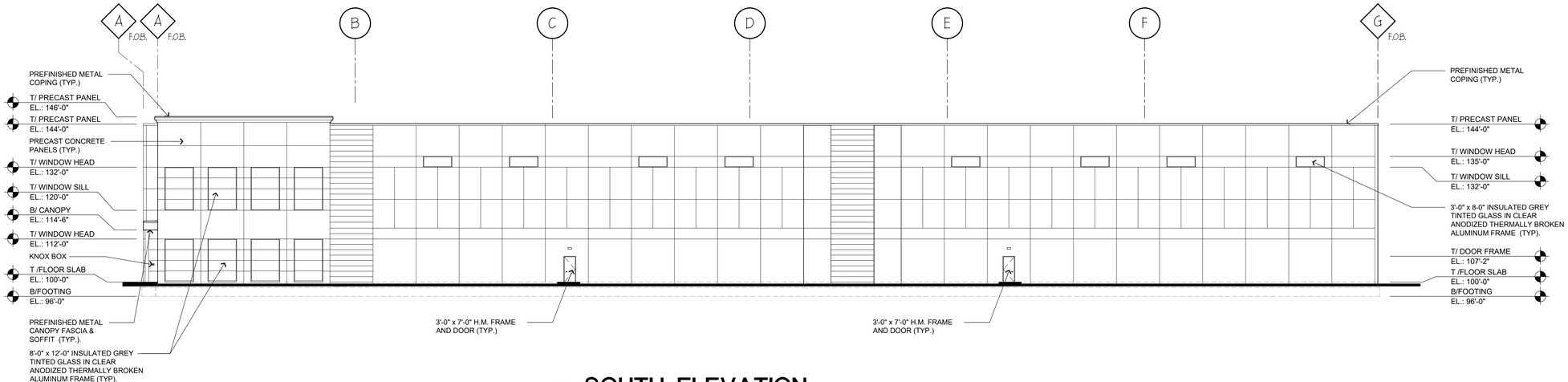
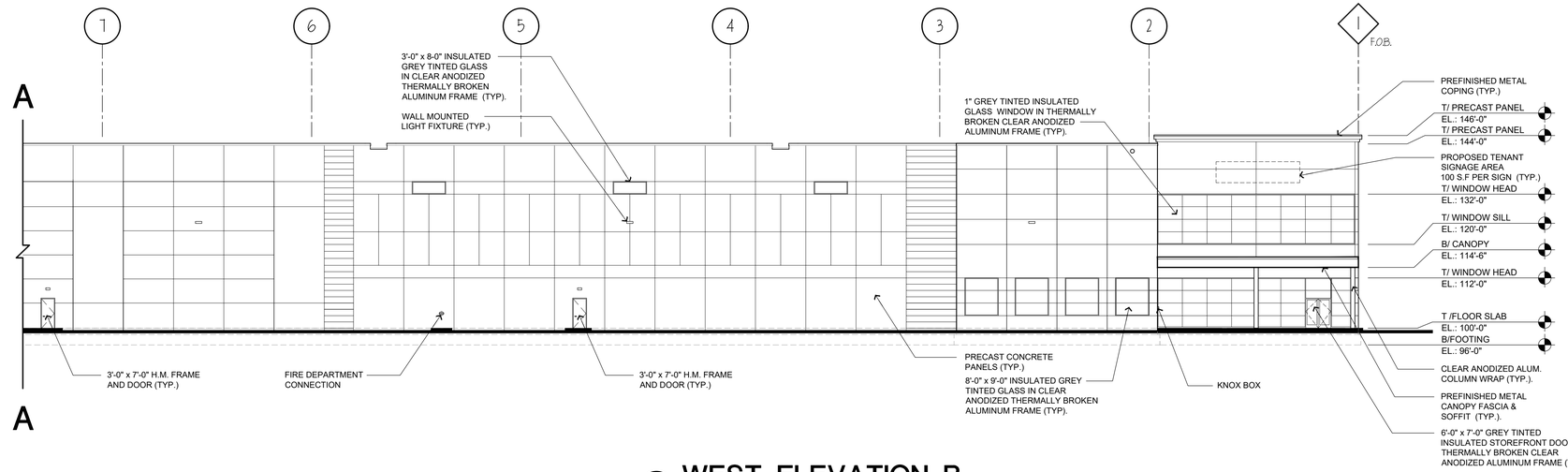


3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

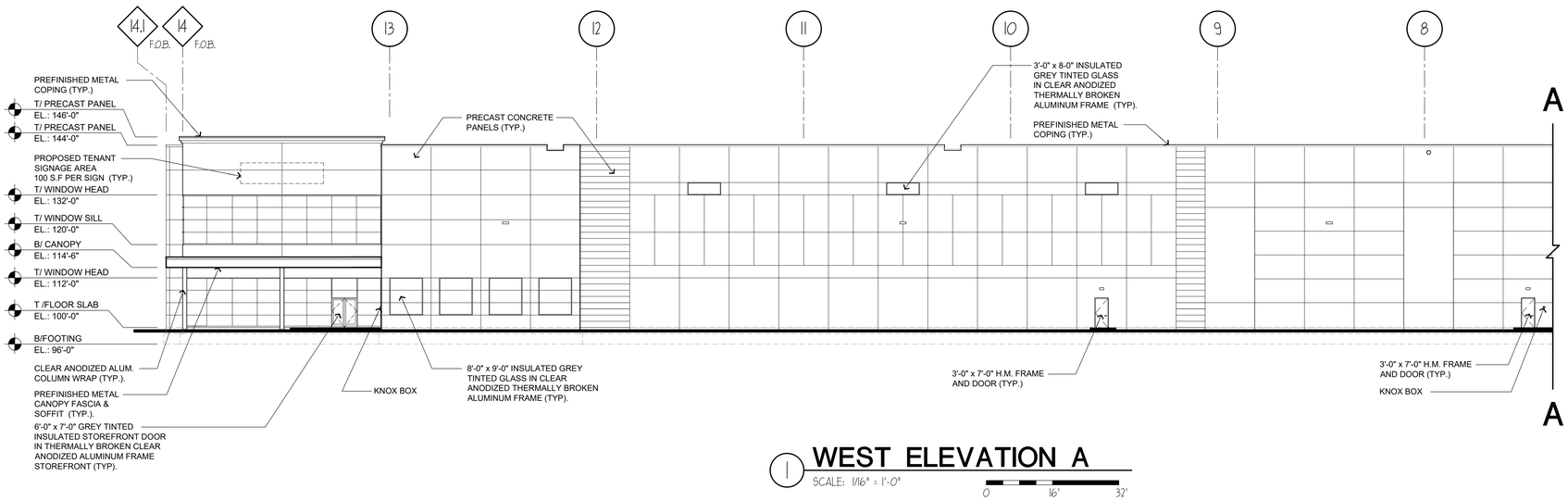
0 16' 32'



2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

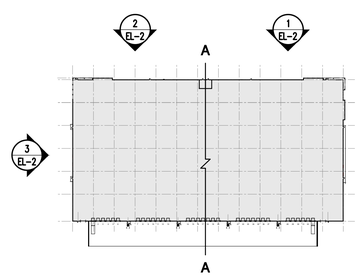
0 16' 32'



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EL-2

PROJECT #: 24031
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SCALE: AS NOTED

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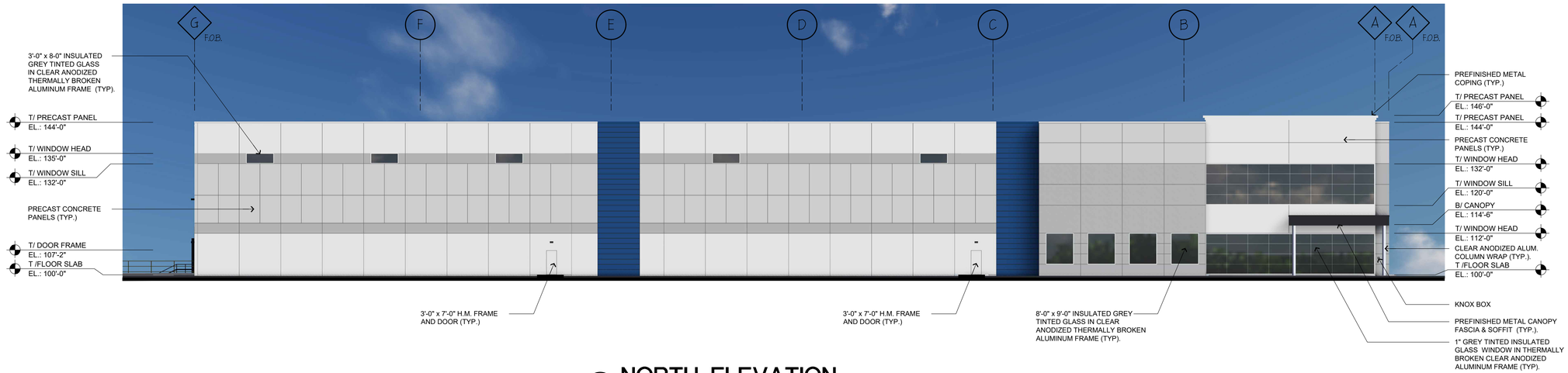
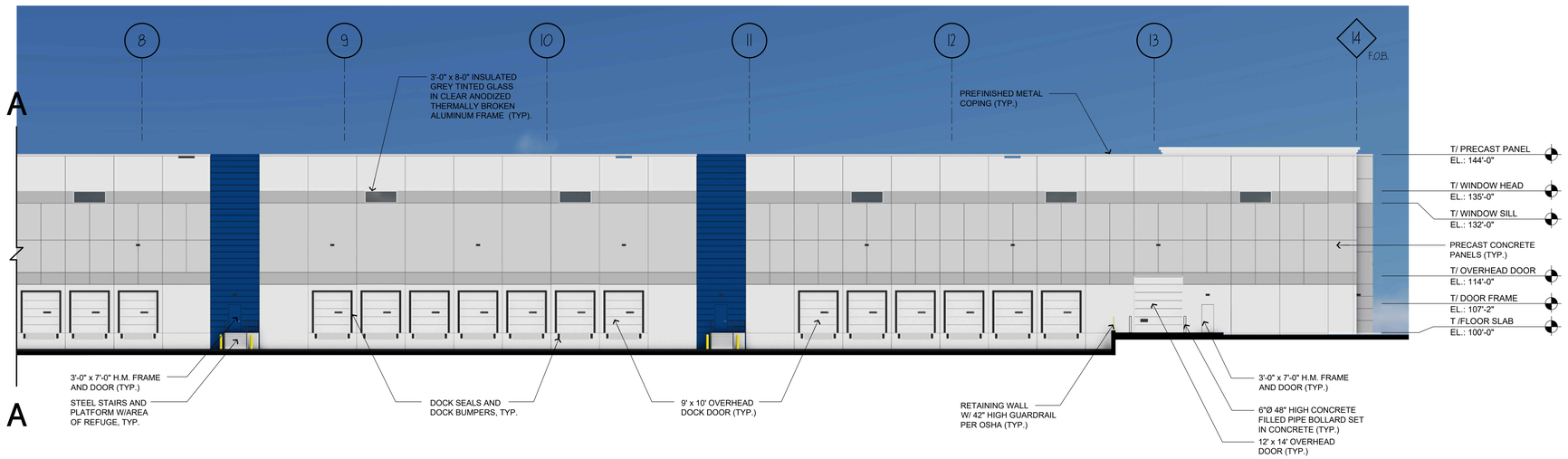


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

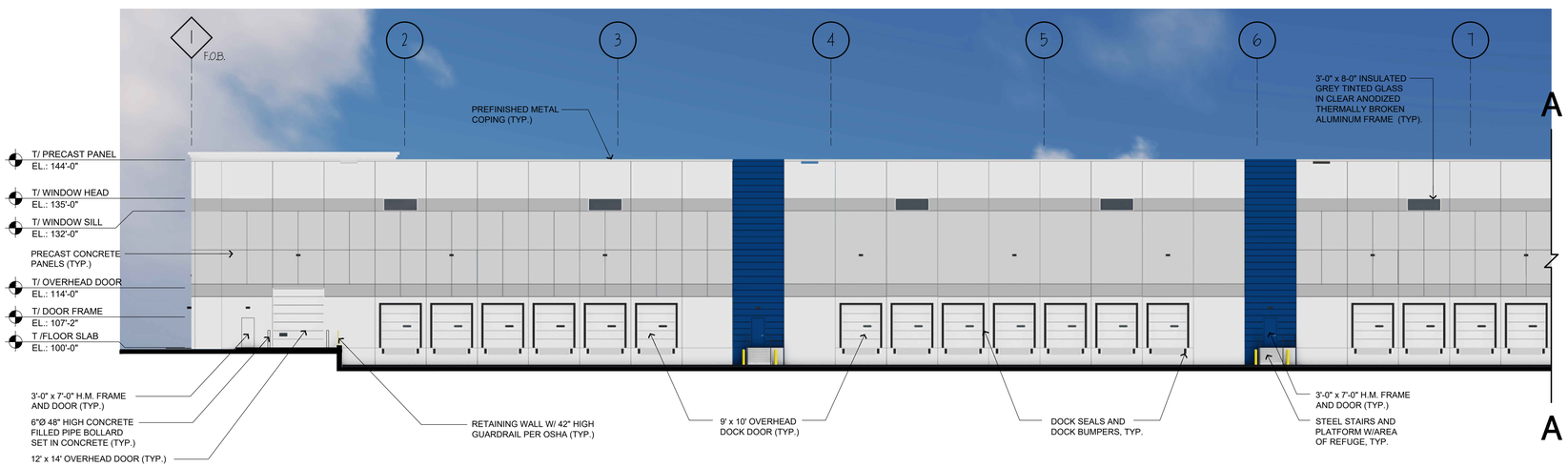
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

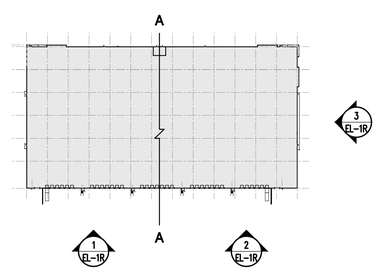
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

RENDERED BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EL-1R

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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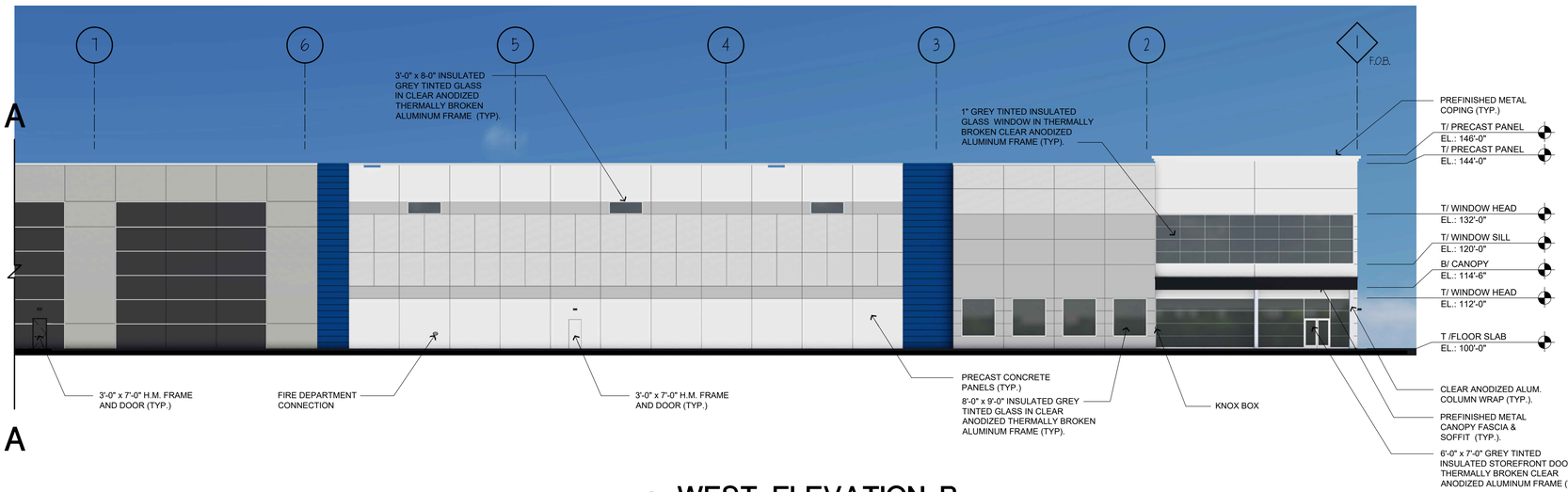
3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

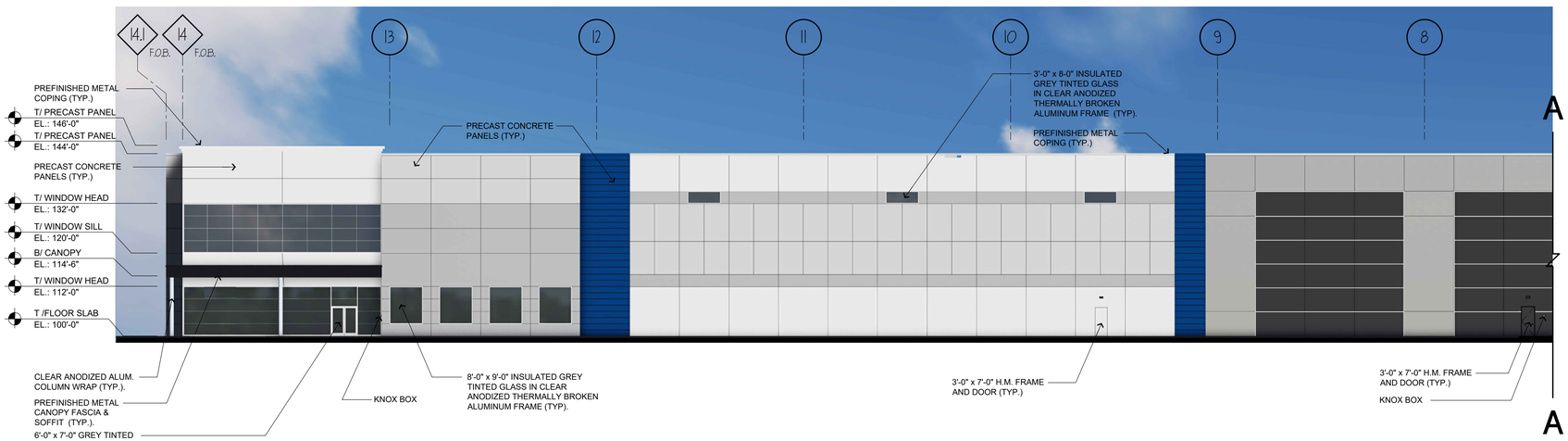
0 16' 32'



2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

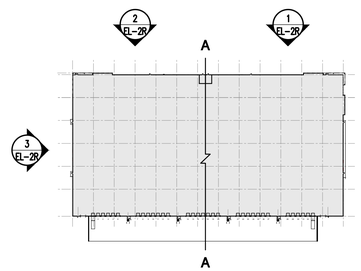
0 16' 32'



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

RENDERED BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

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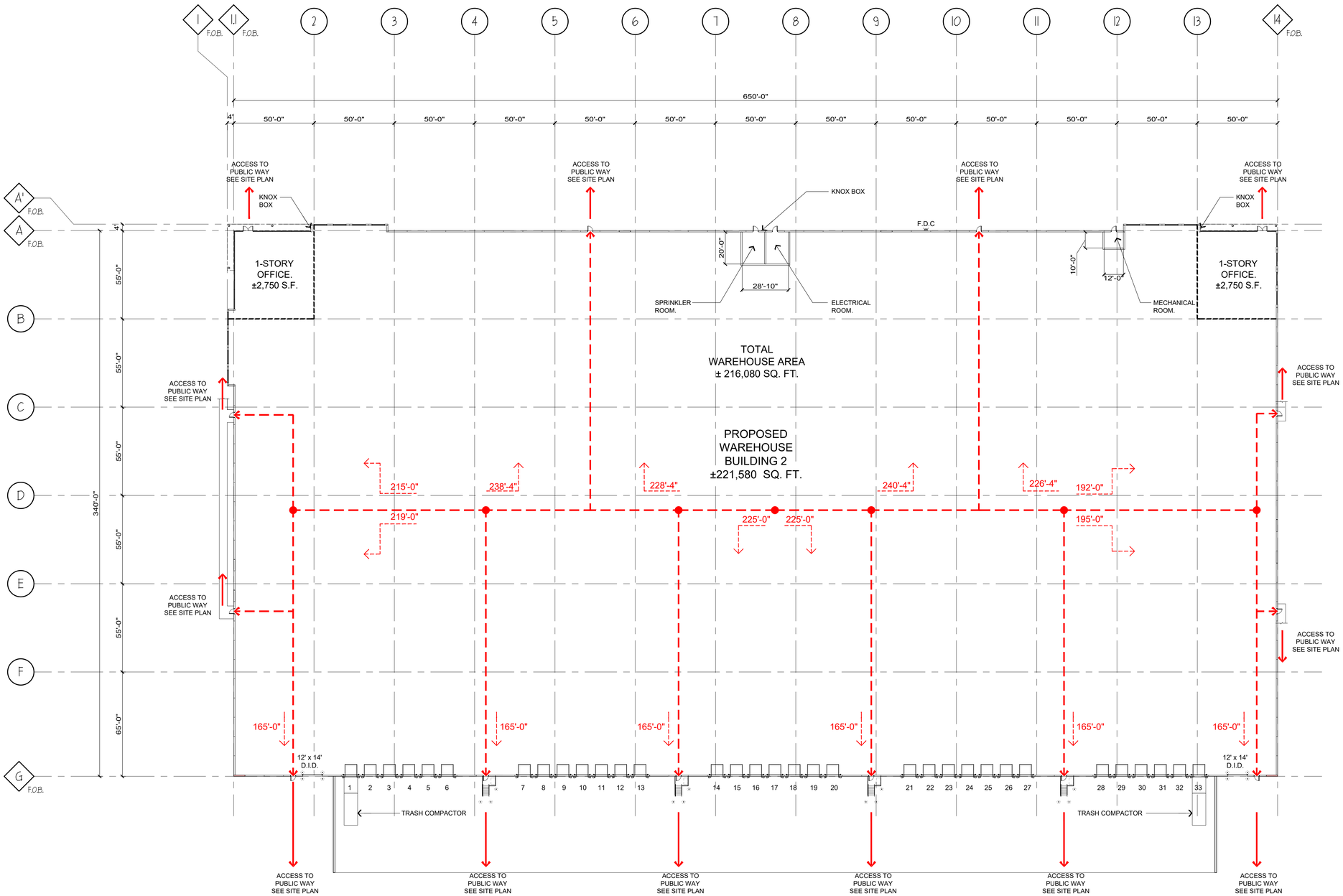

(2021 INTERNATIONAL BUILDING CODE)

OCCUPANCY CLASSIFICATION & USE (CHAPTER 3)

S-1 OCCUPANCY, MODERATE-HAZARD STORAGE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

OCCUPANCY CLASSIFICATION	SYSTEM	TYPE OF CONSTRUCTION	ALLOWABLE BUILDING HEIGHT
S	SPRINKLER ESFR SYSTEM	II-B	75

MEANS OF EGRESS (CHAPTER 10)

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	AREA (S.F.)		OCCUPANT LOAD FACTOR		OCCUPANT LOAD
BUSINESS AREAS	5,500 S.F.	÷	150 GROSS	=	37
WAREHOUSE AREAS	216,080 S.F.	÷	500 GROSS	=	432
SUM TOTALS:	221,580 S.F.				469 MAX

SECTION 1005 MEANS OF EGRESS SIZING

OCCUPANT LOAD		MEANS OF EGRESS CAPACITY FACTOR OF 0.15" (1005.3.2)		TOTAL OPENING WIDTH REQUIRED
469	x	.15	=	70.35"

NUMBER OF DOORS PROVIDED		OPENING WIDTH PER DOOR		TOTAL OPENING WIDTH PROVIDED
14	x	32"	=	448"

36" WIDE EXIT DOOR (32" CLEAR OPENING) / .15 = 213 OCCUPANTS / DOOR

SECTION 106.3.3 EGRESS BASED ON OCCUPANT LOAD

3 MINIMUM PER TABLE 1006.3.3

SECTION 1010.1.1 SIZE OF DOORS

THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES.

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE
(PER TABLE 1017.2)
S-1 OCCUPANCY 250'-0"

PLUMBING OCCUPANT LOAD PER IL PLUMBING CODE 890.810

OCCUPANCY PERSON IN S. F.	AREA (S.F.) OCCUPANTS		FLOOR AREA PER		DESIGN NUMBER	PLUMBING FIXTURES REQUIRED (MEN)	PLUMBING FIXTURES REQUIRED (WOMEN)
OFFICE AREAS	5,500 S.F.	÷	200 GROSS	=	28	1WC, 1 LAV	1WC, 1 LAV
WAREHOUSE AREAS	216,080 S.F.	÷	400 GROSS	=	540	2WC, 1 URINAL, 3 LAV	3WC, 3 LAV
SUM TOTALS:	221,580 S.F.				568 MAX	3 WC, 1 URINAL, 4 LAV	4WC, 4 LAV

FLOOR PLAN

SCALE: 1/32" = 1'-0"

NORTH

PLAN KEY
EXIT ACCESS TRAVEL DISTANCE IN LINEAR FEET

NOTE:
DESIGN EXIT CAPACITY AT ALL EXIT DOORS = 240 PERSONS
(32" CLEAR DOOR WIDTH DIVIDED BY 0. 15" / PERSON = 213 PERSONS)

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
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CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

PROPOSED FLOOR PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

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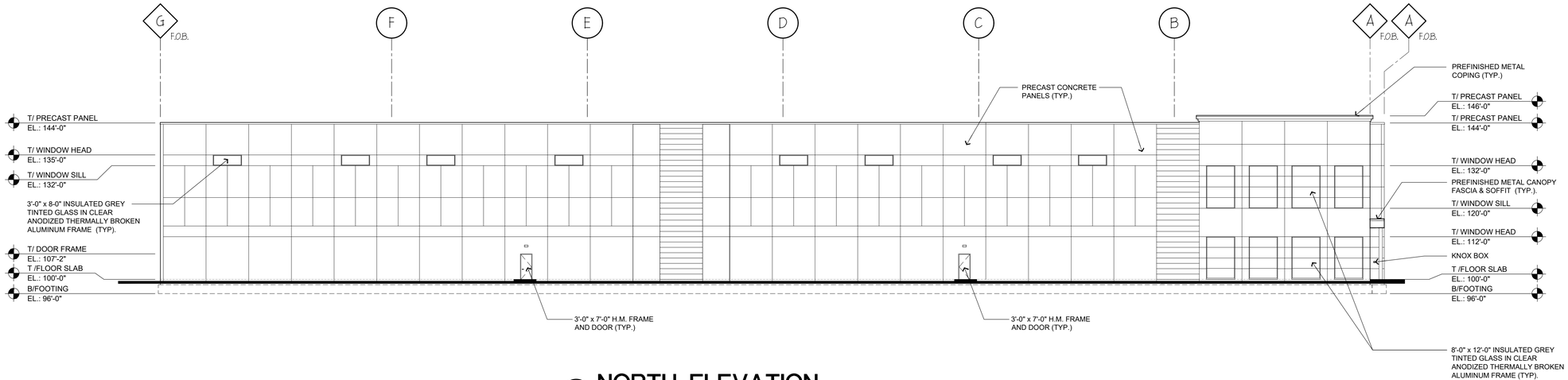
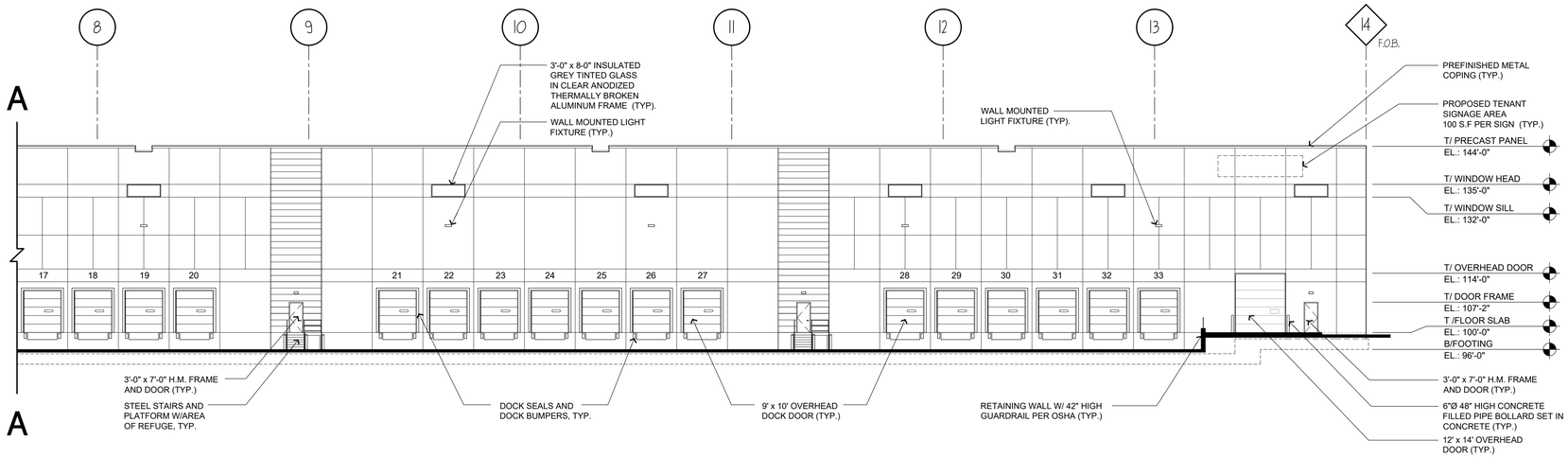


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

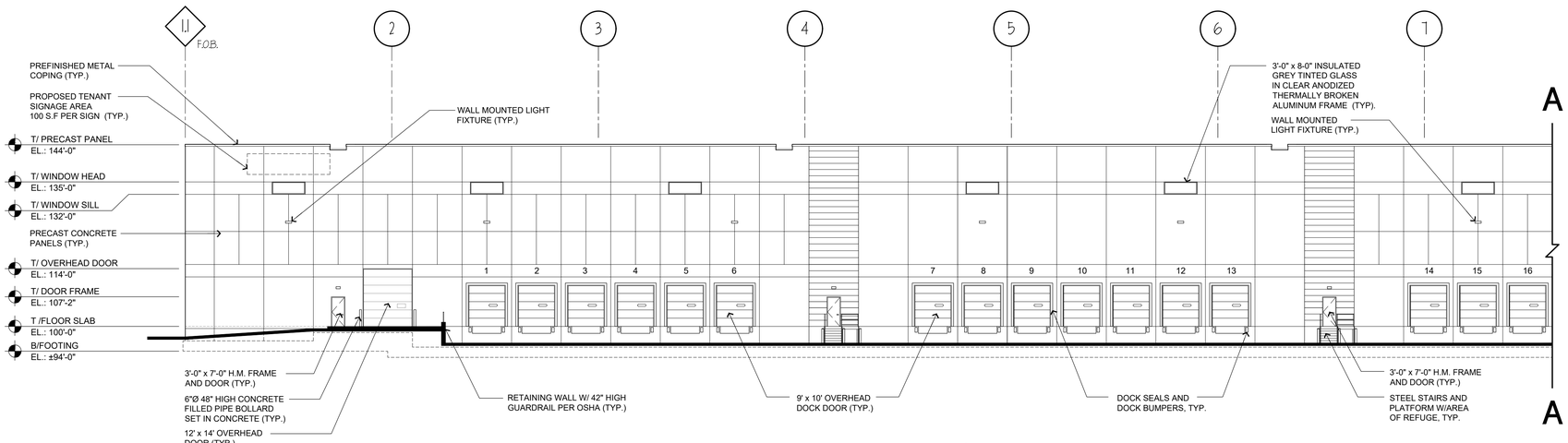
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

0 16' 32'



1 EAST ELEVATION A

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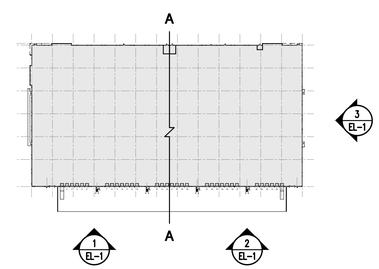
0 16' 32'



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13543 West 185th Street, Mokena, Illinois 60448
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WAREHOUSE BUILDING 2

BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

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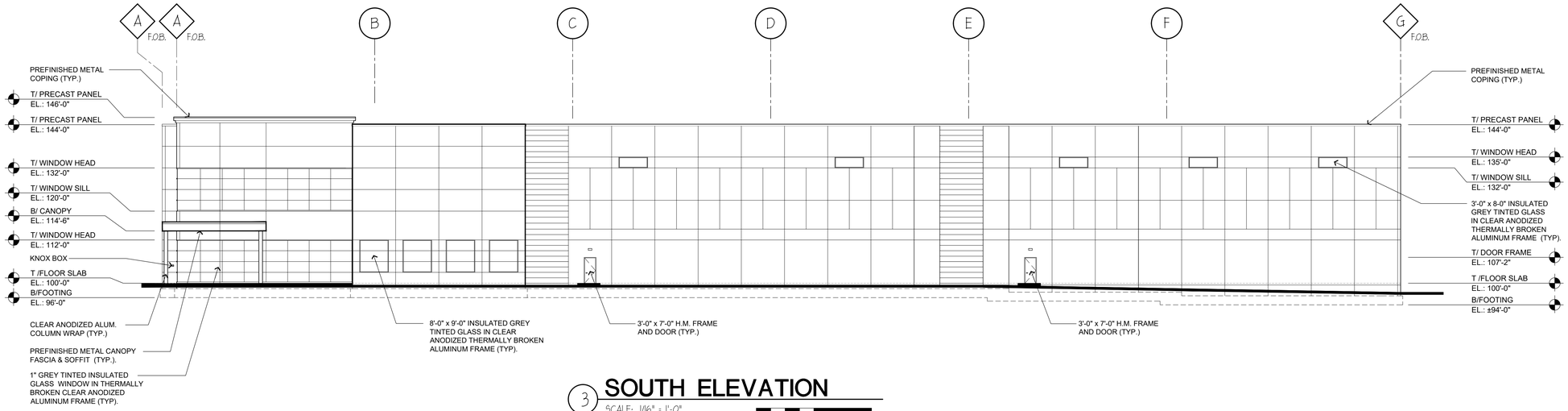
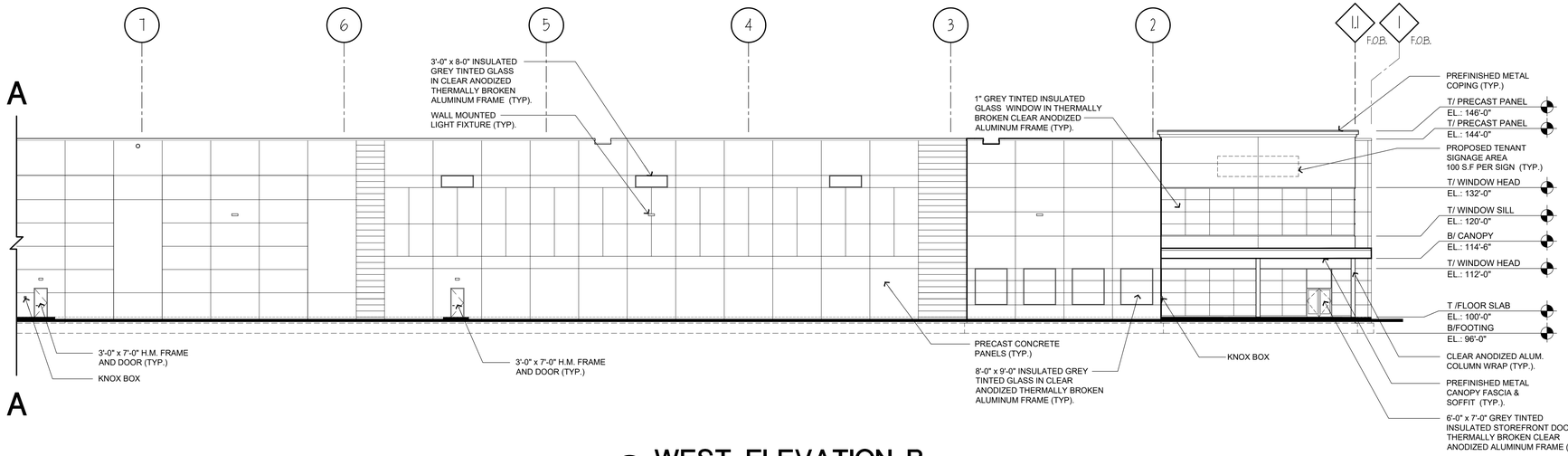


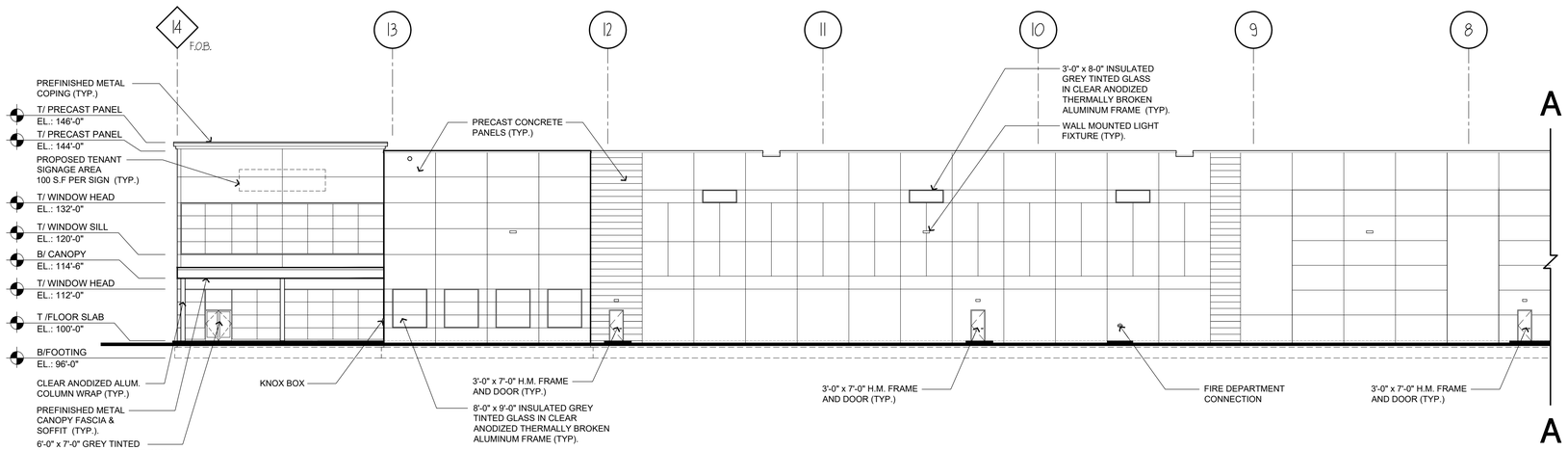
3 **SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"



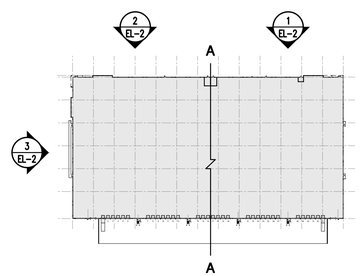
2 **WEST ELEVATION B**

SCALE: 1/16" = 1'-0"



1 **WEST ELEVATION A**

SCALE: 1/16" = 1'-0"



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13543 West 185th Street, Mokena, Illinois 60448
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CIVIL ENGINEER:
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WAREHOUSE BUILDING 2

BUILDING ELEVATIONS

LONG AVE.
WAREHOUSE
BUILDINGS
SCHAUMBURG, IL

FOR:

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INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
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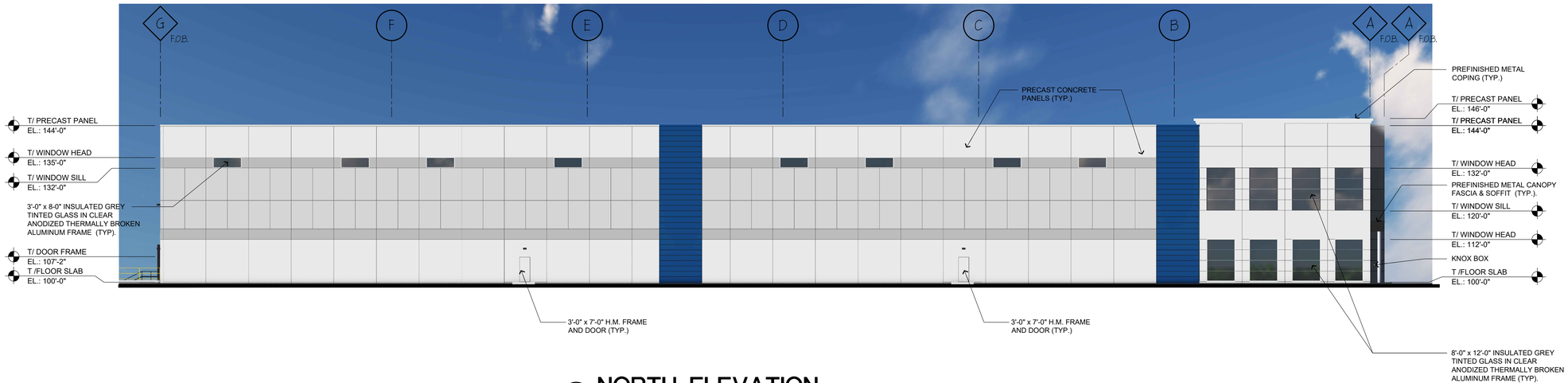

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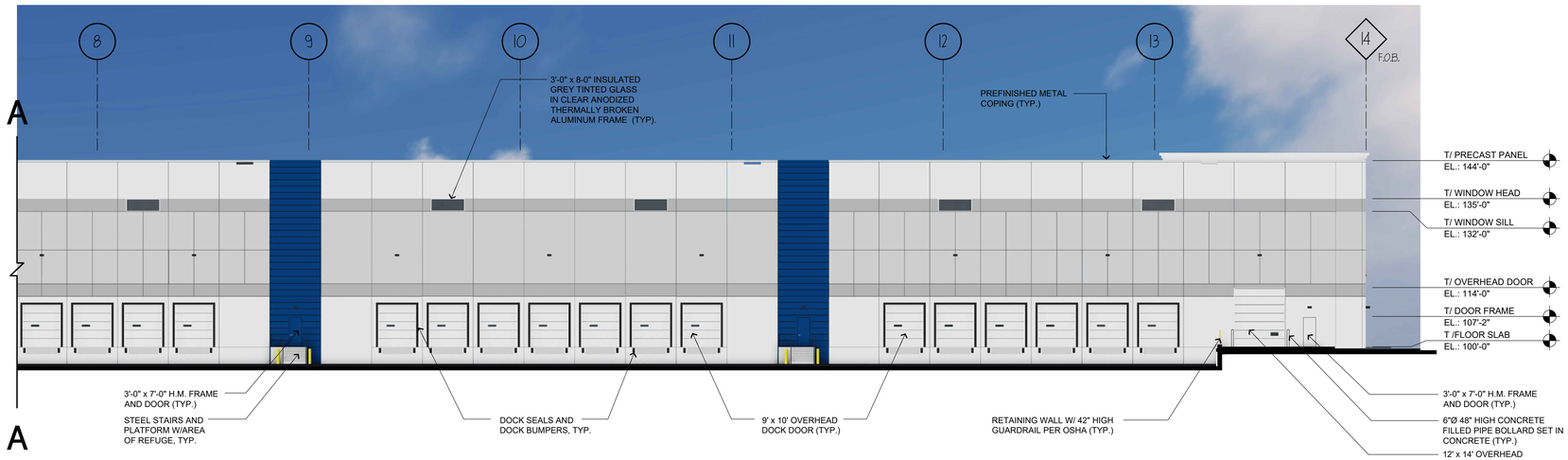
SCALE: 1/16" = 1'-0"

0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

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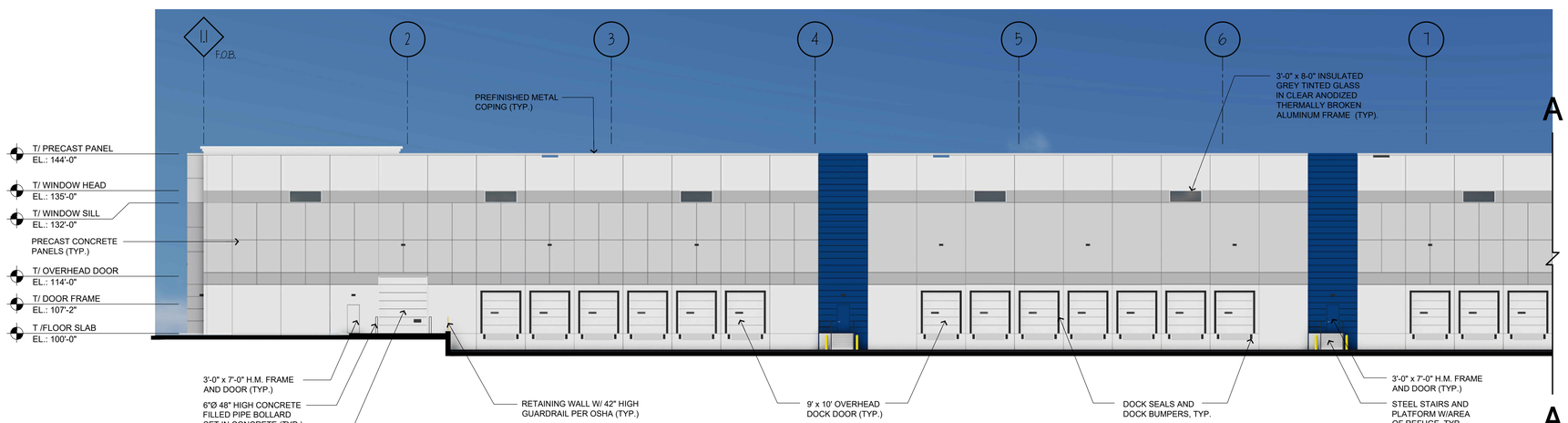

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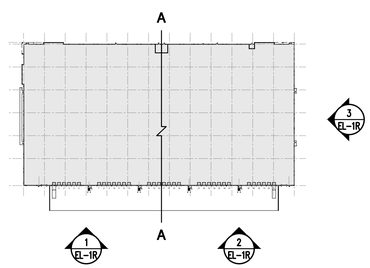

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WAREHOUSE BUILDING 2

RENDERED BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

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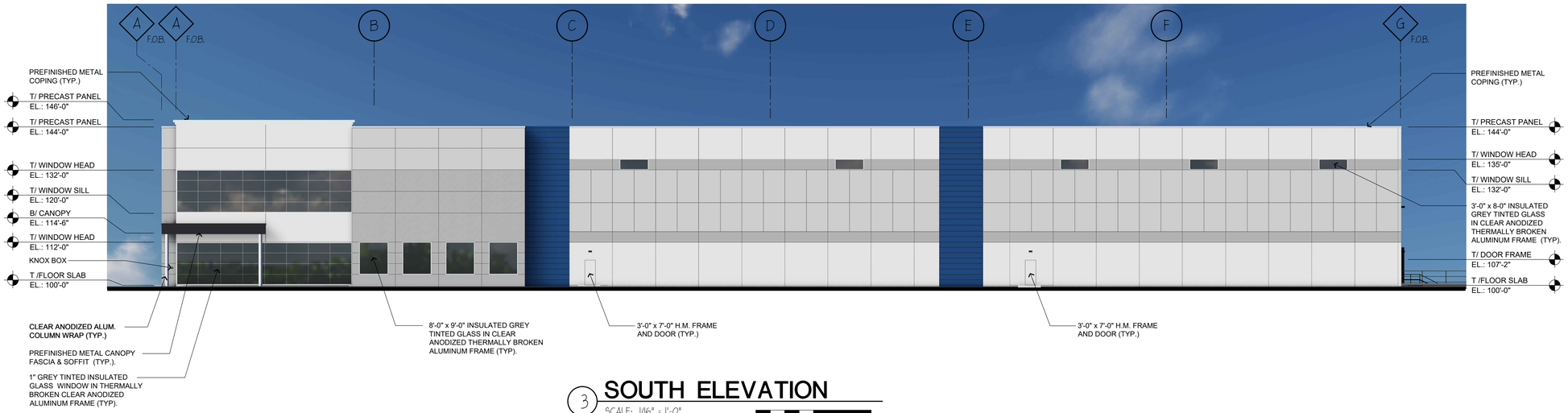

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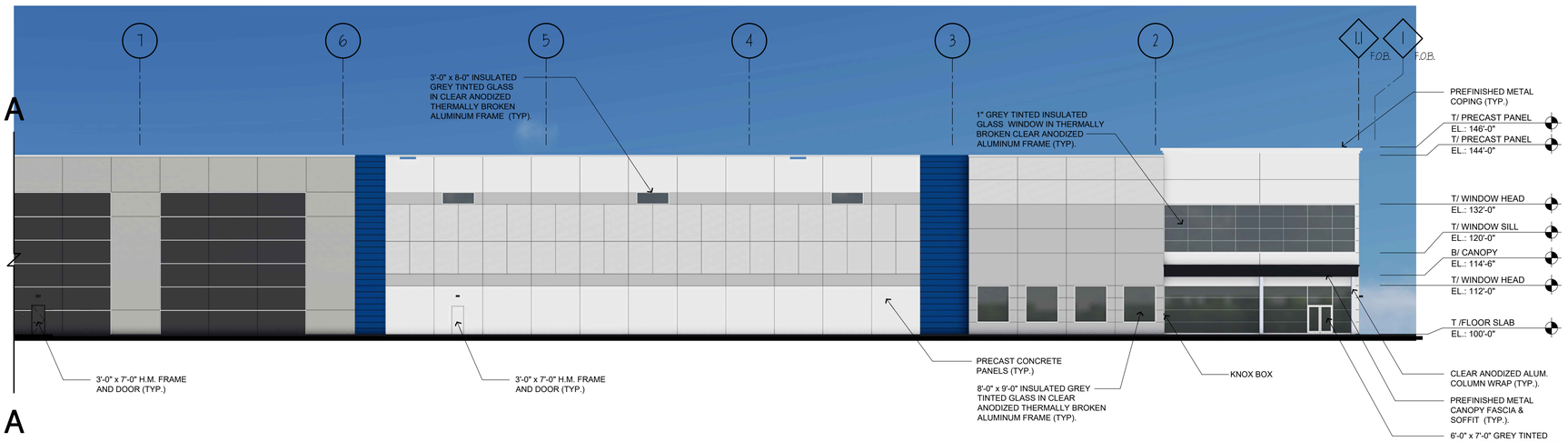

2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

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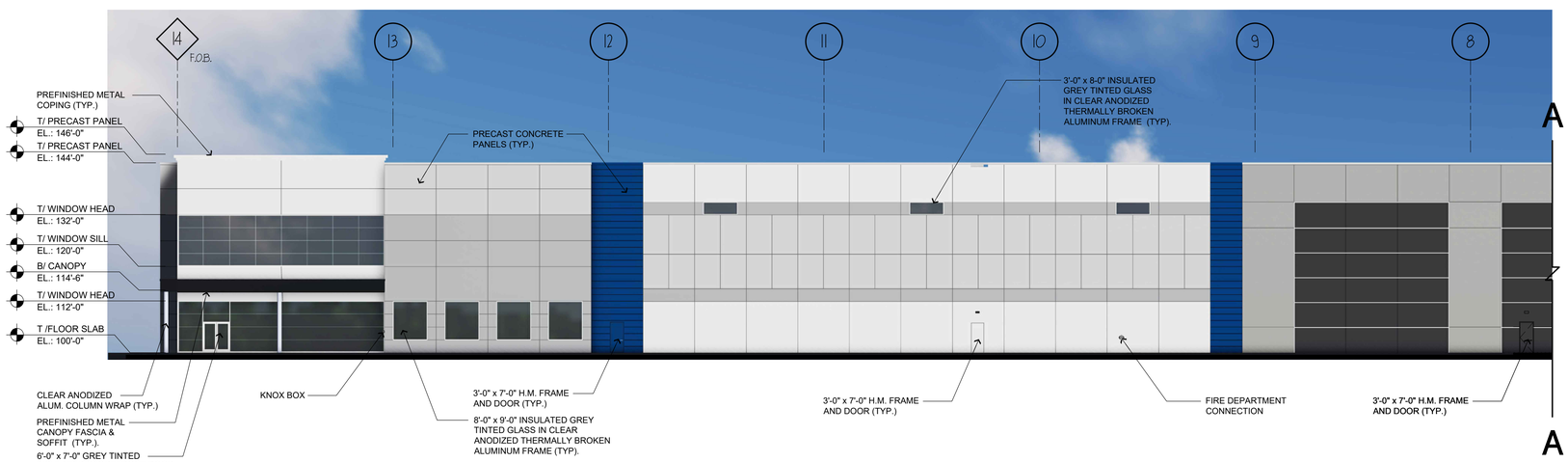

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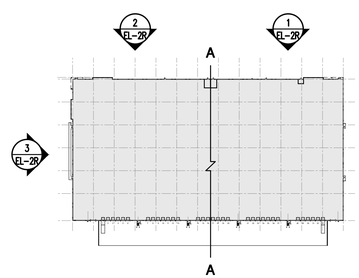

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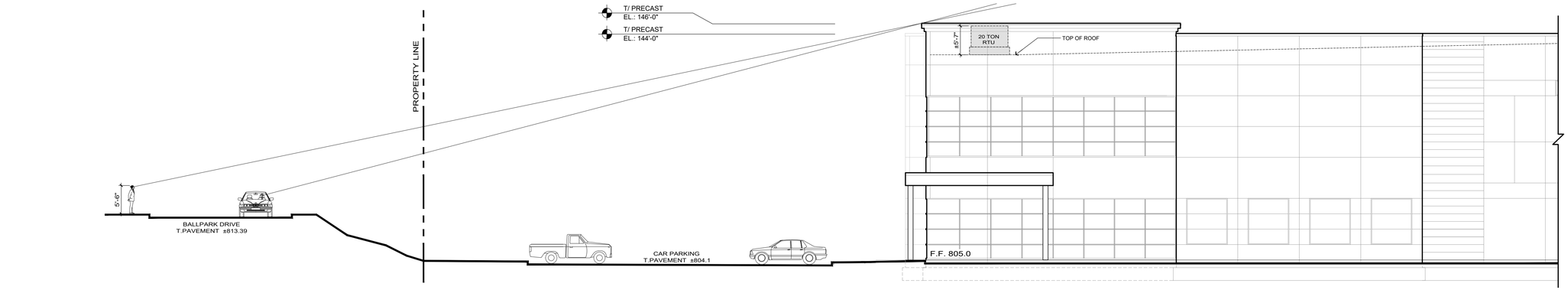
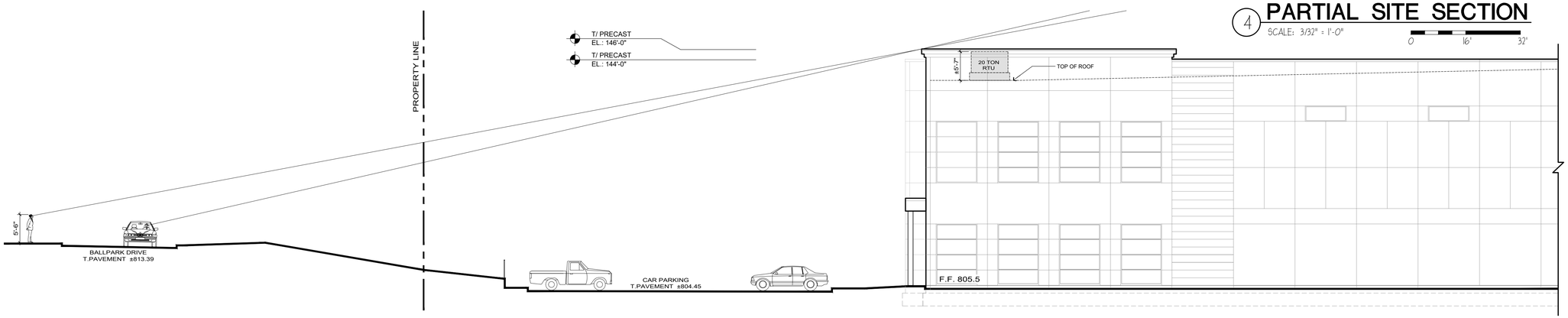


4 PARTIAL SITE SECTION

SCALE: 3/32" = 1'-0"

0 16' 32'



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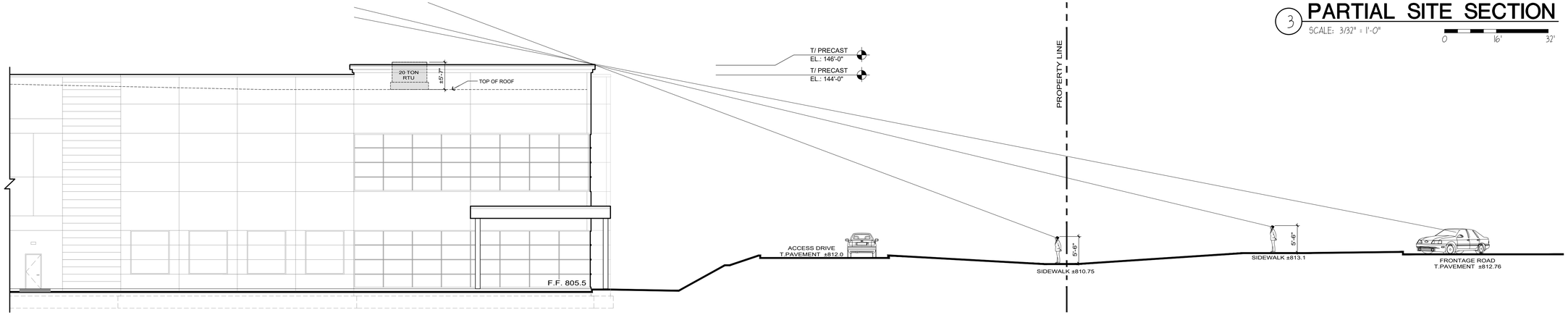

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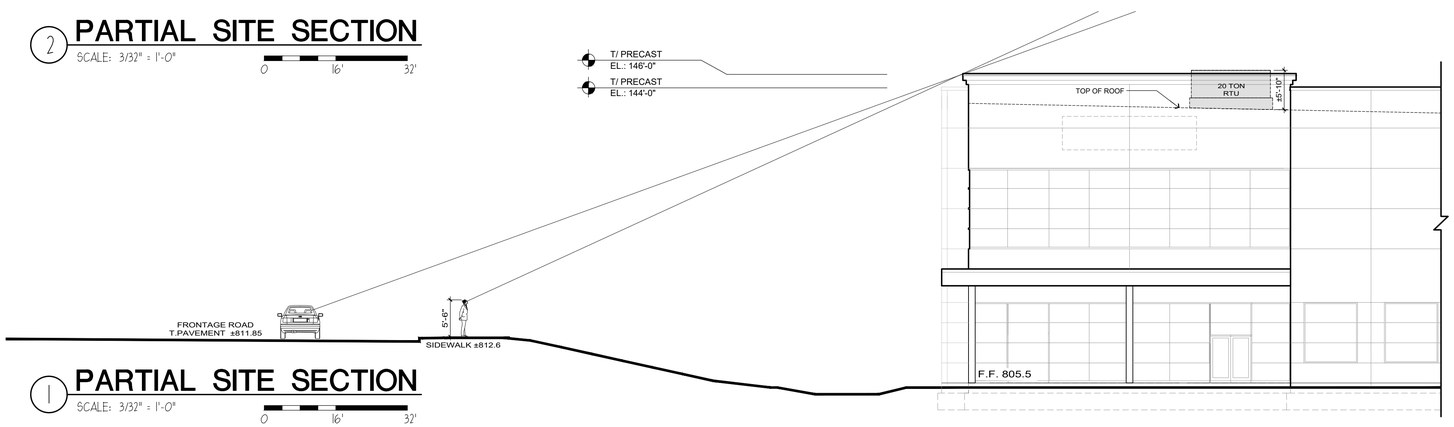

1 PARTIAL SITE SECTION

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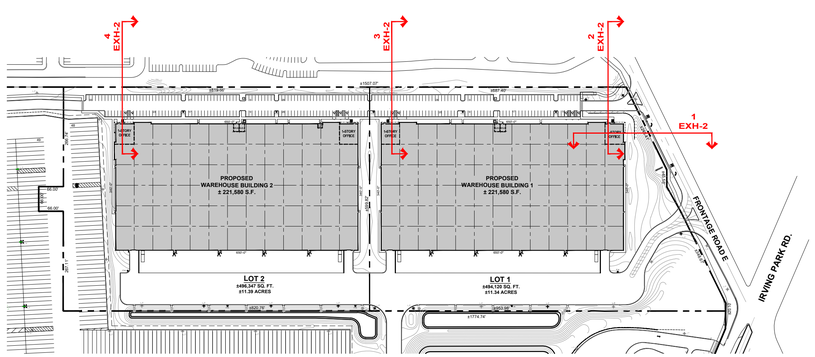

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SITE LINE STUDY

LONG AVE.
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EXH-2

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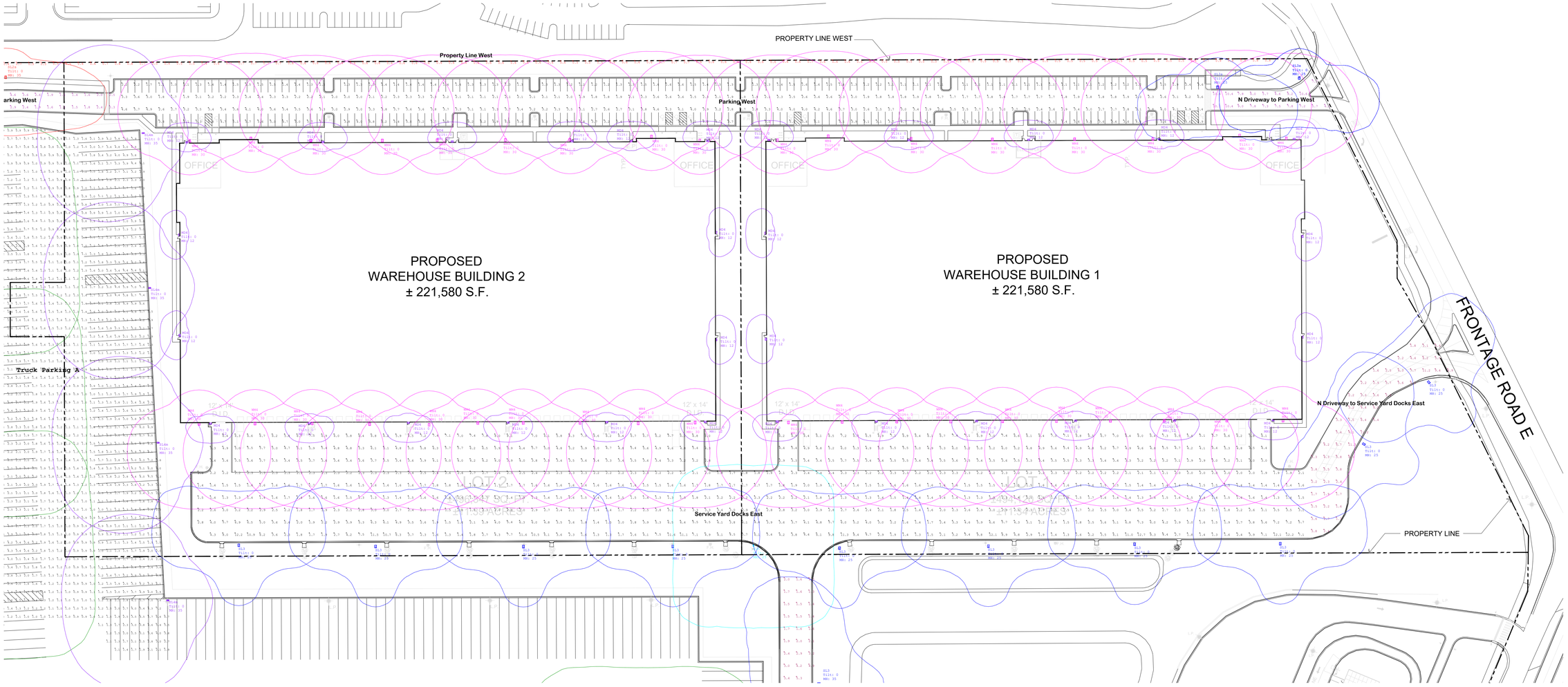


PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

NORTH

Luminaire Schedule - DB Lighting										
Label	Qty	Symbol	Arrangement	[MANUFAC]	Description	Lumens	Watts	LLF	Arm	Tilt
MD4	31		Single	SIGNIFY	GWS-A01-830-T3M	1503	10.2	0.950	0	0°
SL2s	2		Single	SIGNIFY	OPF-L-A20-830-T2M-HIS	28266	247.49	0.950	1	0°
SL3	13		Single	SIGNIFY	OPF-L-A24-750-T3M	51620	298.17	0.950	1	0°
SL3s	2		Single	SIGNIFY	OPF-L-A21-830-T3M-HIS	30027	259.79	0.950	1	0°
SL4m	4		Single	SIGNIFY	OPF-L-A30-830-T4M	54962	392.88	0.950	1	0°
SL5	2		Single	SIGNIFY	OPF-L-A30-830-T5W	54161	392.88	0.950	1	0°
SL5-2	5		Back-Back	SIGNIFY	OPF-L-A30-830-T5W	108322	785.76	0.950	1	0°
WM4	37		Single	SIGNIFY	OPF-L-A16-830-T4M	30319	194.62	0.950	0	0°

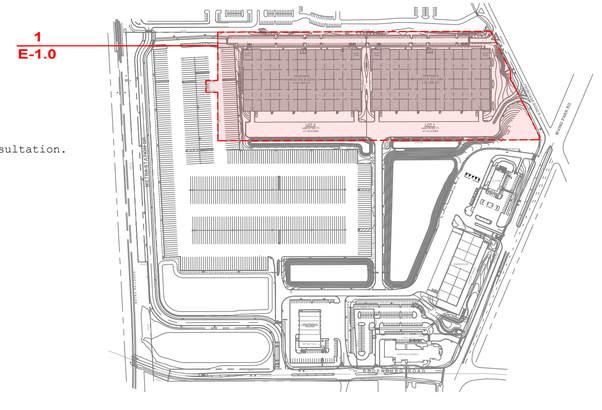
Calculation Summary - DB Lighting									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
E Driveway to Service Yard Docks East	Illuminance	Fc	2.10	5.8	0.7	3.00	8.29	0
N Driveway to Parking West	Illuminance	Fc	7.97	10.6	4.1	1.94	2.59	0
N Driveway to Service Yard Docks East	Illuminance	Fc	4.38	11.3	1.6	2.74	7.06	0
Parking West	Illuminance	Fc	2.86	6.6	1.0	2.86	6.60	0
Property Line West	Illuminance	Fc	0.50	0.9	0.0	N.A.	N.A.	N.A.
S Driveway to Parking West	Illuminance	Fc	2.08	4.6	0.7	2.97	6.57	0
Service Yard Docks East	Illuminance	Fc	3.50	12.7	1.3	2.69	9.77	0
Truck Parking A	Illuminance	Fc	2.09	8.6	0.6	3.48	14.33	0
Truck Parking B	Illuminance	Fc	1.57	5.8	0.5	3.14	11.60	0

NOTES:

1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on MH:XX = Mounting Height.
4. Calculation points are Horizontal at Grade level on an 15' x 15' spacing
5. Per fixture isolines shown represent 0.25 fc and is for reference only
6. Light Poles shall be located at least 3'-0" from edge of pavement.
7. Light Pole foundation shall be no more than 4 inches above grade.

PHOTOMETRIC PLAN BY:

Chicago Lightworks
505 Warrenville Rd.
Suite 101
Lisle, IL 60532



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

PHOTOMETRIC PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

E-1.0

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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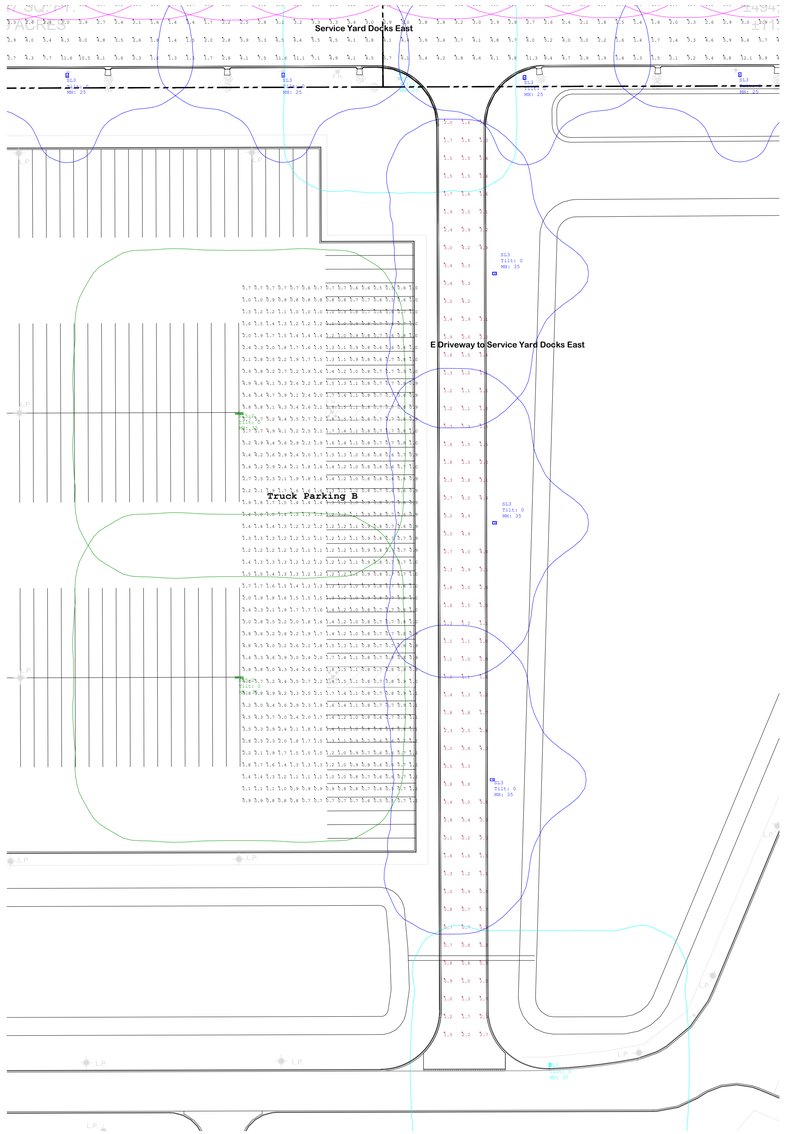
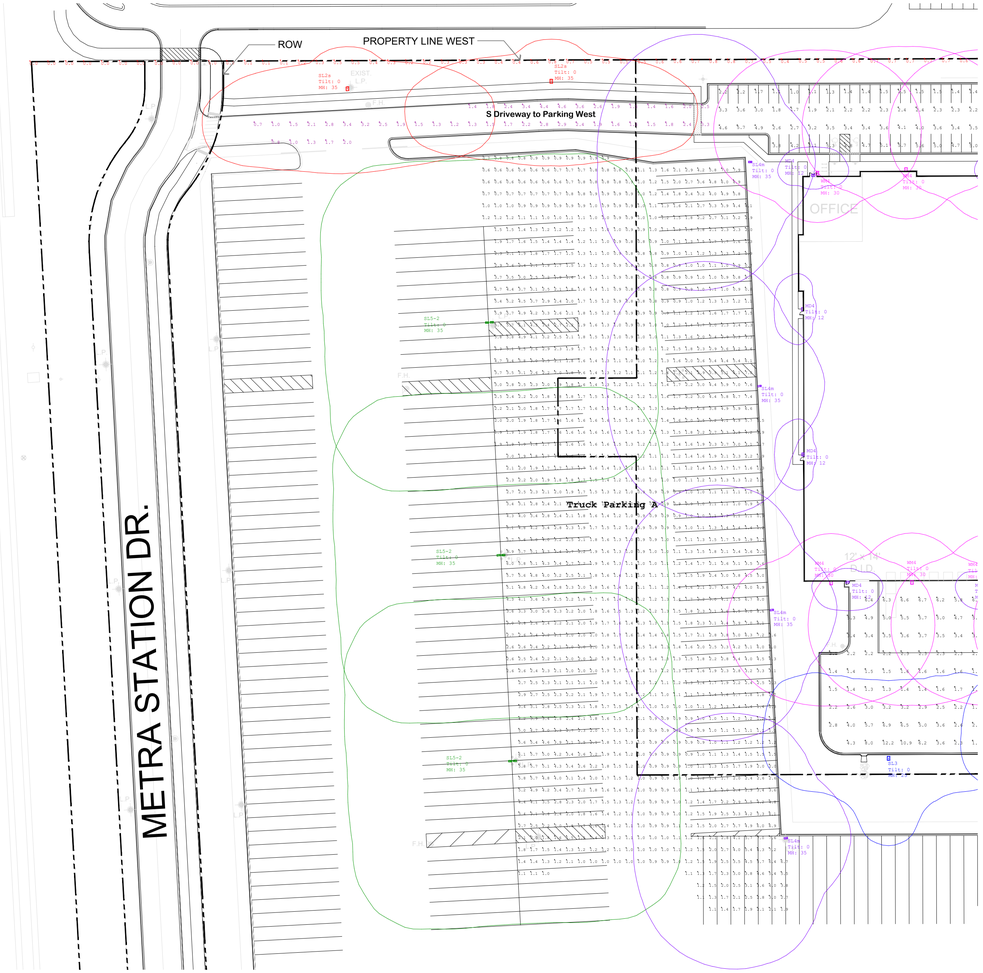


2 PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

NORTH



1 PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

NORTH

Luminaire Schedule - DB Lighting

Label	Qty	Symbol	Arrangement	[MANUFAC]	Description	Lumens	Watts	LLF	Arm	Tilt
MD4	31		Single	SIGNIFY	GWS-A01-830-T3M	1503	10.2	0.950	0	0°
SL2s	2		Single	SIGNIFY	OPF-L-A20-830-T2M-HIS	28266	247.49	0.950	1	0°
SL3	13		Single	SIGNIFY	OPF-L-A24-750-T3M	51620	298.17	0.950	1	0°
SL3s	2		Single	SIGNIFY	OPF-L-A21-830-T3M-HIS	30027	259.79	0.950	1	0°
SL4m	4		Single	SIGNIFY	OPF-L-A30-830-T4M	54962	392.88	0.950	1	0°
SL5	2		Single	SIGNIFY	OPF-L-A30-830-T5W	54161	392.88	0.950	1	0°
SL5-2	5		Back-Back	SIGNIFY	OPF-L-A30-830-T5W	108322	785.76	0.950	1	0°
WM4	37		Single	SIGNIFY	OPF-L-A16-830-T4M	30319	194.62	0.950	0	0°

Calculation Summary - DB Lighting

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
E Driveway to Service Yard Docks East	Illuminance	Fc	2.10	5.8	0.7	3.00	8.29	0
N Driveway to Parking West	Illuminance	Fc	7.97	10.6	4.1	1.94	2.59	0
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Parking West	Illuminance	Fc	2.86	6.6	1.0	2.86	6.60	0
Property Line West	Illuminance	Fc	0.50	0.9	0.0	N.A.	N.A.	N.A.
S Driveway to Parking West	Illuminance	Fc	2.08	4.6	0.7	2.97	6.57	0
Service Yard Docks East	Illuminance	Fc	3.50	12.7	1.3	2.69	9.77	0
Truck Parking A	Illuminance	Fc	2.09	8.6	0.6	3.48	14.33	0
Truck Parking B	Illuminance	Fc	1.57	5.8	0.5	3.14	11.60	0

NOTES:

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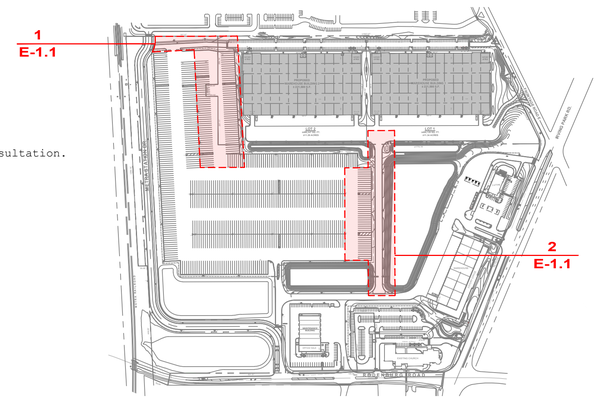

KEY PLAN

SCALE: N.T.S.

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PHOTOMETRIC PLAN

LONG AVE. WAREHOUSE BUILDINGS

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E-1.1

PROJECT #: 24031
DATE: 06/04/24
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GARDCO

Site and Area

OptiForm

OPF-L Large



Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

example: OPF-L-A36-840-T4M-AR1-240-BL50-L3-TR7-BZ

Luminaire	Configuration (nom. lumens)		Color Temperature	Distribution		Mounting	Voltage
OPF-L							
OPF-L Large Area	A16 35,000 lumens A17 38,000 lumens A18 38,000 lumens A19 40,000 lumens A20 42,000 lumens A21 44,000 lumens A22 46,000 lumens A23 48,000 lumens	A24 50,000 lumens A25 52,000 lumens A26 54,000 lumens A27 56,000 lumens A30 63,000 lumens	827 3000K 2700K 830 3000K 3000K 840 3000K 4000K 727 4000K 2700K 730 4000K 3000K 740 4000K 4000K 750 4000K 5000K	AFR Autoform row T2M Type 2 medium T3M Type 3 medium T4M Type 4 medium T4W Type 4 wide T5N Type 5 narrow T5W Type 5 medium T5W Type 5 wide	LCL LEED corner optic left LCR LEED corner optic right BLC Back light control WAL Wall mount MOD Mounting ordered separately	ARM* Arm mount (standard) MAST Mast arm SQM Square mount SAT Satin GRP Grey UNV 120-277V HVU 347-480V	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V

Dimming Controls	Sensing	Options (electrical, mechanical, etc)	Finish

The following options include 0-10V Driver

none	0-10V dimming driver	**L3** PIR sensor, #3 lens (Required if BL50 is selected)	
DLEA[1]	Dimming leads externally accessible (controls by others)	**L7** PIR sensor, #7 lens (Required if BL50 is selected)	
FAWS[2,4]	Field adjustable wattage selector		
BL50[3,4]	Bi-level with motion sensor		

The following options include ER/DALI Driver

WAM[5,6]	Wireless Interact (includes SR driver and SR receptacle)	**H5** High (20'-40' mounting height) sensor, black color housing	
SRDR[7,8]	SR driver connected to 2-hole socket (D4i)	**HW** High (20'-40' mounting height) sensor, white color housing	

DynaDimmer: Automatic Profile Dimming

CS50[9]	Security 50% dimming, 7 hours
CM50[9]	Median 50% dimming, 8 hours
CS30[9]	Security 30% dimming, 7 hours
CM30[9]	Median 30% dimming, 8 hours

None	Surge protector 10kV standard	**Standard textured finish**	
SP2	Surge protector 20kV (option)	**BK** Black	
FS1[10]	Single fuse (120, 277, or 347VAC)	**WH** White	
FS2[10]	Double fuse (208, 240, or 480V)	**BZ** Bronze	
PCB[10]	Photocontrol button connected to 0-10V driver	**GG** Dark Gray **MG** Medium Gray	
TR5	5-pin twist lock receptacle connected to 0-10V driver		
TR7	7-pin twist lock receptacle connected to 0-10V compliant driver		
TLP[11]	7-pin twist lock receptacle connected to DALI compliant driver w/ 3-pin Photocell	**Customer specified**	
BAC[12]	Meets the requirements of the Buy American Act of 1933 (BAA)	**QC** Special optional color or RAL, Matching, Factory Special color or RAL (must supply color chip, requires factory quote)	
		SC	

1. Extended leadtime applies. Consult factory for details.
2. Mounts to a square pole with knockout for 4-5/8" OD round pole.
3. Mounts to a horizontal 2-3/8" OD x 6" long tenon.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor lens (L2 or L3).
8. Not available with PCB, TR5.
9. Must be specified with a motion sensor LM, L8, HW, H8.
10. Not available in 347, 480, or HVU.
11. Must specify Input voltage.
12. Not available with TR7, TLP.
13. OPF-RMB accessory recommended for retrofit applications.
14. Consult factory for shielding for with TSM and TSW.
15. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant and subject to duties and tariffs. Gardco LLC has no responsibility for, and hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed by the Infrastructure Act, or (iii) the eligibility of any project for federal funding, funds administered by the Department of Transportation or other federal agencies.

interact

DARKSKY APPROVED

DLC LISTED

DLC LISTED

cULus

OPF-L OptiForm large

Site & area luminaire

Shielding Accessory Kits (order separately)

OPF-L-HS-4° Internal house side shields. For optic Types T2M, T3M, and T5N. qty 4
OPF-L-HS-T4-4° Internal house side shield for optic types T4M and T4W. qty 4
OPF-L-HS-SM/SN* Internal house side shield for optic types T5M and T5W. qty 4
* Standard Internal house shields (HS) can be used for rotated optics

Luminaire Accessories (order separately)

Pole Mount Fusing

FP1* Pole mount single fuse (120V, 277V, or 347V)
FP2* Pole mount double fuse (208V, 240V, or 480V)
FP3* Pole mount double fuse canadian double pull (208V, 240V, or 480V)

Photocell Accessories

PA005 Shorting cap

Mountings (boxed and shipped separately)

Must choose Mounting Ordered Separately (MOS) selection for mounting option of luminaire. Useful for attachment of arm to pole prior to luminaire installation. (*) Must specify Finish

Standard Arm

OPF-AR1-(F)*† Standard arm mount
OPF-AR1-TR7-(F)*† Standard arm mount with 7-pin (TR7) receptacle

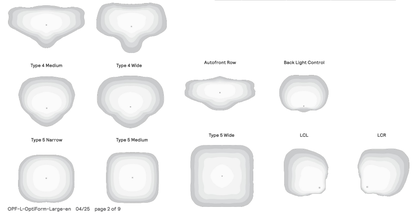
Wall Mount

OPF-WAL-(F) Wall mount bracket
OPF-WAL-TR7-(F) Wall mount with 7-pin (TR7) receptacle

Mast Arm

OPF-MAR-(F)* Mast arm mount
OPF-MAR-TR7-(F)* Mast arm mount with 7-pin (TR7) receptacle

Optical Distributions



Mounting Accessories

OPF-RMB Retrofit Mounting Bolster Plate for attaching OptiForm to existing poles. Recommended for retrofit applications.

OPF-RPA Round Pole Adapter. Fits to 3"- 3.9" O.D. pole. Painted black.

Pole Top Fitters

(F) Must specify finish

FTF2 - Pole top fitter fits 2 3/8" - 2 1/2" OD x 4" depth tenon

FTF2-1-90-(F) 1 luminaire at 90°
FTF2-2-90-(F) 2 luminaires at 90°
FTF2-3-90-(F) 3 luminaires at 90°
FTF2-4-90-(F) 4 luminaires at 90°
FTF2-2-180-(F) 2 luminaires at 180°
FTF2-3-120-(F) 3 luminaires at 120°

FTF3 - Pole top fitter fits 3-1/2" OD x 6" depth tenon

FTF3-1-90-(F) 1 luminaire at 90°
FTF3-2-90-(F) 2 luminaires at 90°
FTF3-3-90-(F) 3 luminaires at 90°
FTF3-4-90-(F) 4 luminaires at 90°
FTF3-2-180-(F) 2 luminaires at 180°
FTF3-3-120-(F) 3 luminaires at 120°

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to operating conditions. Calculated L_{70} is the predicted time at which the luminaire depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temp°C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	>100,000 hours	>102,000 hours	98%

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A16	195	T2M	34055	B4-U0-G4	175	36004	B4-U0-G4	185	36004	B4-U0-G4	185
		T3M	33793	B4-U0-G4	174	35736	B4-U0-G4	184	35736	B4-U0-G4	184
		T4M	34238	B3-U0-G5	176	36197	B3-U0-G4	186	36197	B3-U0-G4	186
		T5M	35290	B5-U0-G3	181	37309	B5-U0-G3	192	37309	B5-U0-G3	192
		AFR	35272	B4-U0-G4	181	37290	B4-U0-G4	192	37290	B4-U0-G4	192
		T4W	32598	B3-U0-G5	167	34464	B3-U0-G5	177	34464	B3-U0-G5	177
		T5N	35041	B5-U0-G3	180	37047	B5-U0-G3	190	37047	B5-U0-G3	190
		T5W	33739	B5-U0-G4	173	35669	B5-U0-G4	183	35669	B5-U0-G4	183
		LCL	18529	B2-U0-G3	95	19589	B2-U0-G3	101	19589	B2-U0-G3	101
		LCR	18529	B2-U0-G3	95	19589	B2-U0-G3	101	19589	B2-U0-G3	101
		BLC	23745	B1-U0-G4	122	25104	B1-U0-G4	129	25104	B1-U0-G4	129
A17	210	T2M	35876	B4-U0-G4	171	37928	B4-U0-G4	180	37928	B4-U0-G4	180
		T3M	35590	B4-U0-G4	169	37626	B4-U0-G4	179	37626	B4-U0-G4	179
		T4M	36068	B3-U0-G4	171	38133	B3-U0-G4	181	38133	B3-U0-G4	181
		T5M	37177	B5-U0-G3	177	39305	B5-U0-G3	187	39305	B5-U0-G3	187
		AFR	37158	B4-U0-G4	177	39284	B4-U0-G4	187	39284	B4-U0-G4	187
		T4W	34342	B3-U0-G5	163	36307	B3-U0-G5	173	36307	B3-U0-G5	173
		T5N	36915	B5-U0-G3	176	39028	B5-U0-G3	186	39028	B5-U0-G3	186
		T5W	35543	B5-U0-G4	169	37577	B5-U0-G4	179	37577	B5-U0-G4	179
		LCL	19519	B2-U0-G3	93	20637	B2-U0-G3	98	20637	B2-U0-G3	98
		LCR	19519	B2-U0-G3	93	20637	B2-U0-G3	98	20637	B2-U0-G3	98
		BLC	25015	B1-U0-G4	119	26446	B1-U0-G4	126	26446	B1-U0-G4	126
A18	223	T2M	37982	B4-U0-G4	170	40155	B4-U0-G4	180	40155	B4-U0-G4	180
		T3M	37679	B4-U0-G4	169	39835	B4-U0-G4	178	39835	B4-U0-G4	178
		T4M	38185	B3-U0-G4	171	40371	B3-U0-G4	181	40371	B3-U0-G4	181
		T5M	39359	B5-U0-G4	176	41612	B5-U0-G4	186	41612	B5-U0-G4	186
		AFR	39339	B4-U0-G4	176	41590	B4-U0-G4	186	41590	B4-U0-G4	186
		T4W	36357	B3-U0-G5	163	38438	B3-U0-G5	172	38438	B3-U0-G5	172
		T5N	39082	B5-U0-G3	175	41319	B5-U0-G3	185	41319	B5-U0-G3	185
		T5W	37629	B5-U0-G4	169	39782	B5-U0-G4	178	39782	B5-U0-G4	178
		LCL	20665	B2-U0-G3	93	21848	B2-U0-G3	98	21848	B2-U0-G3	98
		LCR	20665	B2-U0-G3	93	21848	B2-U0-G3	98	21848	B2-U0-G3	98
		BLC	26483	B1-U0-G4	119	27998	B1-U0-G4	125	27998	B1-U0-G4	125
A19	235	T2M	39792	B4-U0-G4	169	42069	B4-U0-G4	179	42069	B4-U0-G4	179
		T3M	39474	B4-U0-G4	168	41733	B4-U0-G4	177	41733	B4-U0-G4	177
		T4M	40005	B3-U0-G5	170	42295	B3-U0-G5	180	42295	B3-U0-G5	180
		T5M	41235	B5-U0-G4	175	43595	B5-U0-G4	185	43595	B5-U0-G4	185
		AFR	41214	B4-U0-G4	175	43572	B4-U0-G4	185	43572	B4-U0-G4	185
		T4W	38090	B3-U0-G5	162	40270	B3-U0-G5	171	40270	B3-U0-G5	171
		T5N	40945	B5-U0-G3	174	43288	B5-U0-G4	184	43288	B5-U0-G4	184
		T5W	39422	B5-U0-G4	168	41679	B5-U0-G4	177	41679	B5-U0-G4	177
		LCL	21650	B3-U0-G3	92	22889	B3-U0-G3	97	22889	B3-U0-G3	97
		LCR	21650	B2-U0-G3	92	22889	B2-U0-G3	97	22889	B2-U0-G3	97
		BLC	27745	B1-U0-G4	118	29333	B1-U0-G4	125	29333	B1-U0-G4	125

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values (cont'd)

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A20	247	T2M	41679	B4-U0-G4	168	44064	B4-U0-G4	178	44064	B4-U0-G4	178
		T3M	41347	B4-U0-G4	167	43713	B4-U0-G4	177	43713	B4-U0-G4	177
		T4M	41903	B3-U0-G5	169	44301	B3-U0-G5	179	44301	B3-U0-G5	179
		T5M	43191	B5-U0-G3	175	45662	B5-U0-G4	185	45662	B5-U0-G4	185
		AFR	43169	B4-U0-G4	174	45639	B4-U0-G4	184	45639	B4-U0-G4	184
		T4W	39897	B4-U0-G5	161	42180	B4-U0-G5	170	42180	B4-U0-G5	170
		T5N	42887	B5-U0-G3	173	45341	B5-U0-G3	183	45341	B5-U0-G3	183
		T5W	41292	B5-U0-G4	167	43655	B5-U0-G4	176	43655	B5-U0-G4	176
		LCL	22677	B3-U0-G3	92	23975	B3-U0-G3	97	23975	B3-U0-G3	97
		LCR	22677	B2-U0-G3	92	23975	B2-U0-G3	97	23975	B2-U0-G3	97
		BLC	29081	B1-U0-G4	117	30724	B1-U0-G4	124	30724	B1-U0-G4	124
A21	260	T2M	43501	B4-U0-G4	167	45991	B4-U0-G4	177	45991	B4-U0-G4	177
		T3M	43154	B4-U0-G5	166	45624	B4-U0-G5	176	45624	B4-U0-G5	176
		T4M	43735	B3-U0-G5	168	46238	B3-U0-G5	178	46238	B3-U0-G5	178
		T5M	45079	B5-U0-G4	174	47659	B5-U0-G4	183	47659	B5-U0-G4	183
		AFR	45056	B4-U0-G4	173	47634	B4-U0-G4	183	47634	B4-U0-G4	183
		T4W	41641	B4-U0-G5	160	44024	B4-U0-G5	169	44024	B4-U0-G5	169
		T5N	44762	B5-U0-G4	172	47323	B5-U0-G4	182	47323	B5-U0-G4	182
		T5W	43097	B5-U0-G4	166	45564	B5-U0-G4	175	45564	B5-U0-G4	175
		LCL	23668	B3-U0-G3	91	25023	B3-U0-G3	96	25023	B3-U0-G3	96
		LCR	23668	B2-U0-G3	91	25023	B2-U0-G3	96	25023	B2-U0-G3	96
		BLC	30351	B1-U0-G4	117	32067	B1-U0-G4	123	32067	B1-U0-G4	123
A22	273	T2M	45438	B4-U0-G4	167	48038	B4-U0-G4	176	48038	B4-U0-G4	176
		T3M	45075	B4-U0-G5	165	47665	B4-U0-G5	175	47665	B4-U0-G5	175
		T4M	45682	B3-U0-G5	168	48296	B3-U0-G5	177	48296	B3-U0-G5	177
		T5M	47086	B5-U0-G4	173	49781	B5-U0-G4	183	49781	B5-U0-G4	183
		AFR	47062	B4-U0-G4	173	49755	B4-U0-G4	183	49755	B4-U0-G4	183
		T4W	43495	B4-U0-G5	160	45984	B4-U0-G5	169	45984	B4-U0-G5	169
		T5N	46764	B5-U0-G4	172	49430	B5-U0-G4	181	49430	B5-U0-G4	181
		T5W	45016	B5-U0-G5	165	47592	B5-U0-G5	175	47592	B5-U0-G5	175
		LCL	24722	B3-U0-G3	91	26137	B3-U0-G3	96	26137	B3-U0-G3	96
		LCR	24722	B2-U0-G3	91	26137	B2-U0-G3	96	26137	B2-U0-G3	96
		BLC	31682	B1-U0-G4	116	33495	B1-U0-G4	123	33495	B1-U0-G4	123
A23	266	T2M	47490	B4-U0-G4	166	50208	B4-U0-G4	176	50208	B4-U0-G4	176
		T3M	47111	B4-U0-G5	165	49808	B4-U0-G5	174	49808	B4-U0-G5	174
		T4M	47745	B4-U0-G5	167	50478	B4-U0-G5	177	50478	B4-U0-G5	177
		T5M	49213	B5-U0-G4	172	52029	B5-U0-G4	182	52029	B5-U0-G4	182
		AFR	49187	B4-U0-G4	172	52002	B4-U0-G4	182	52002	B4-U0-G4	182
		T4W	45459	B4-U0-G5	159	48061	B4-U0-G5	168	48061	B4-U0-G5	168
		T5N	48866	B5-U0-G4	171	51663	B5-U0-G4	181	51663	B5-U0-G4	181
		T5W	47049	B5-U0-G5	165	49742	B5-U0-G5	174	49742	B5-U0-G5	174
		LCL	25839	B3-U0-G4	90	27317	B3-U0-G4	96	27317	B3-U0-G4	96
		LCR	25839	B2-U0-G4	90	27317	B2-U0-G4	96	27317	B2-U0-G4	96
		BLC	33113	B1-U0-G4	116	35008	B1-U0-G4	122	35008	B1-U0-G4	122

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values (cont'd)

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A24	298	T2M	49218	B4-U0-G4	165	52034	B4-U0-G4	175	52034	B4-U0-G4	175
		T3M	48825	B4-U0-G4	164	51619	B4-U0-G5	173	51619	B4-U0-G5	173
		T4M	49482	B4-U0-G5	166	52313	B4-U0-G5	175	52313	B4-U0-G5	175
		T5M	51003	B5-U0-G4	171	53921	B5-U0-G4	181	53921	B5-U0-G4	181
		AFR	50976	B5-U0-G4	171	53894	B5-U0-G4	181	53894	B5-U0-G4	181
		T4W	47113	B4-U0-G5	158	49809	B4-U0-G5	167	49809	B4-U0-G5	167
		T5N	50644	B5-U0-G4	170	53542	B5-U0-G4	180	53542	B5-U0-G4	180
		T5W	48761	B5-U0-G5	164	51551	B5-U0-G5	173	51551	B5-U0-G5	173
		LCL	26778	B3-U0-G4	90	28311	B3-U0-G4	95	28311	B3-U0-G4	95
		LCR	26778	B2-U0-G4	90	28311	B2-U0-G4	95	28311	B2-U0-G4	95
		BLC	34317	B1-U0-G4	115	36281	B2-U0-G4	122	36281	B2-U0-G4	122
A25	311	T2M	51001	B5-U0-G4	164	53920	B5-U0-G4	173	53920	B5-U0-G4	173
		T3M	50594	B4-U0-G5	163	53490	B4-U0-G5	172	53490	B4-U0-G5	172
		T4M	51275	B4-U0-G5	165	54209	B4-U0-G5	174	54209	B4-U0-G5	174
		T5M	52851	B5-U0-G4	170	55875	B5-U0-G4	180	55875	B5-U0-G4	180
		AFR	52824	B5-U0-G4	170	55847	B5-U0-G4	179	55847	B5-U0-G4	179
		T4W	48820	B4-U0-G5	157	51614	B4-U0-G5	166	51614	B4-U0-G5	166
		T5N	52479	B5-U0-G4	169	55482	B5-U0-G4	178	55482	B5-U0-G4	178
		T5W	50528	B5-U0-G5	162	53419	B5-U0-G5	172	53419	B5-U0-G5	172
		LCL	27749	B3-U0-G4	89	29337	B3-U0-G4	94	29337	B3-U0-G4	94
		LCR	27749	B2-U0-G4	89	29337	B2-U0-G4	94	29337	B2-U0-G4	94
		BLC	35561	B1-U0-G4	114	37596	B2-U0-G5	121	37596	B2-U0-G5	121
A26	324	T2M	52814	B5-U0-G4	163	55837	B5-U0-G4	172	55837	B5-U0-G4	172
		T3M	52393	B4-U0-G5	162	55391	B4-U0-G5	171	55391	B4-U0-G5	171
		T4M	53098	B4-U0-G5	164	56126	B4-U0-G5	173	56126	B4-U0-G5	173
		T5M	54730	B5-U0-G4	169	57862	B5-U0-G4	178	57862	B5-U0-G4	178
		AFR	54702	B5-U0-G4	169	57832	B5-U0-G5	178	57832	B5-U0-G5	178
		T4W	50556	B4-U0-G5	156	53449	B4-U0-G5	165	53449	B4-U0-G5	165
		T5N	54344	B5-U0-G4	168	57455	B5-U0-G4	177	57455	B5-U0-G4	177
		T5W	52324	B5-U0-G5	161	55318	B5-U0-G5	171	55318	B5-U0-G5	171
		LCL	28735	B3-U0-G4	89	30380	B3-U0-G4	94	30380	B3-U0-G4	94
		LCR	28735	B3-U0-G4	89	30380	B3-U0-G4	94	30380	B3-U0-G4	94
		BLC	36825	B2-U0-G5	114	38932	B2-U0-G5	120	38932	B2-U0-G5	120
A27	337	T2M	54641	B5-U0-G4	162	57768	B5-U0-G5	171	57768	B5-U0-G5	171
		T3M	54205	B4-U0-G5	161	57308	B4-U0-G5	170	57308	B4-U0-G5	170
		T4M	54935	B4-U0-G5	163	58078	B4-U0-G5	172	58078	B4-U0-G5	172
		T5M	56623	B5-U0-G4	168	59864	B5-U0-G4	177	59864	B5-U0-G4	177
		AFR	56594	B5-U0-G5	168	59833	B5-U0-G5	177	59833	B5-U0-G5	177
		T4W	52305	B4-U0-G5	155	55298	B4-U0-G5	164	55298	B4-U0-G5	164
		T5N	56224	B5-U0-G4	167	59442	B5-U0-G4	176	59442	B5-U0-G4	176
		T5W	54134	B5-U0-G5	160	57232	B5-U0-G5	170	57232	B5-U0-G5	170
		LCL	29729	B3-U0-G4	88	31431	B3-U0-G4	93	31431	B3-U0-G4	93
		LCR	29729	B3-U0-G4	88	31431	B3-U0-G4	93	31431	B3-U0-G4	93
		BLC	38099	B2-U0-G5	113	40279	B2-U0-G5	119	40279	B2-U0-G5	119

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values (cont'd)

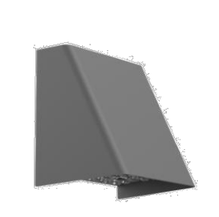
Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A28	350	T2M	56342	B5-U0-G5	161	59566	B5-U0-G5	170	59566	B5-U0-G5	170
		T3M	55892	B4-U0-G5	160	59091	B4-U0-G5	169	59091	B4-U0-G5	169
		T4M	56644	B4-U0-G5	162	59886	B4-U0-G5	171	59886	B4-U0-G5	171
		T5M	58385	B5-U0-G4	167	61727	B5-U0-G4	176	61727	B5-U0-G4	176
		AFR	58355	B5-U0-G4	167	61695	B5-U0-G5	176	61695	B5-U0-G5	176
		T4W	53933	B4-U0-G5	154	57019	B4-U0-G5	163	57019	B4-U0-G5	163
		T5N	57974	B5-U0-G4	165	61292	B5-U0-G4	175	61292	B5-U0-G4	175
		T5W	55819	B5-U0-G5	159	59013	B5-U0-G5	168	59013	B5-U0-G5	168
		LCL	30655	B3-U0-G4	88	32409	B3-U0-G4	93	32409	B3-U0-G4	93
		LCR	30655	B3-U0-G4	88	32409	B3-U0-G4	93	32409	B3-U0-G4	93
		BLC	39284	B2-U0-G5	112	41533	B2-U0-G5	119	41533	B2-U0-G5	119
A29	378	T2M	59894	B5-U0-G5	159	63322	B5-U0-G5	168	63322	B5-U0-G5	168
		T3M	59418	B4-U0-G5	157	62817	B4-U0-G5	166	62817	B4-U0-G5	166
		T4M	60216	B4-U0-G5	159	63662	B4-U0-G5	169	63662	B4-U0-G5	169
		T5M	62066	B5-U0-G5	164	65618	B5-U0-G5	174	65618	B5-U0-G5	174
		AFR	62034	B5-U0-G5	164	65585	B5-U0-G5	174	65585	B5-U0-G5	174
		T4W	57333	B4-U0-G5	152	60614	B4-U0-G5	161	60614	B4-U0-G5	161
		T5N	61629	B5-U0-G4	163	65156	B5-U0-G4	173	65156	B5-U0-G4	173
		T5W	59338	B5-U0-G5	157	62734	B5-U0-G5	166	62734	B5-U0-G5	166
		LCL	32587	B3-U0-G4	86	34452	B3-U0-G4	91	34452	B3-U0-G4	91
		LCR	32587	B3-U0-G4	86	34452	B3-U0-G4	91	34452	B3-U0-G4	91
		BLC	41761	B2-U0-G5	111	44151	B2-U0-G5	117	44151	B2-U0-G5	117
A30	393	T2M	61735	B5-U0-G5	157	65268	B5-U0-G5	166	65268	B5-U0-G5	166
		T3M	61243	B4-U0-G5	156	64747	B4-U0-G5	165	64747	B4-U0-G5	165
		T4M	62066	B4-U0-G5	158	65618	B4-U0-G5	167	65618	B4-U0-G5	167
		T5M	63974	B5-U0-G5	163	67635	B5-U0-G5	172	67635	B5-U0-G5	172
		AFR	63941	B5-U0-G5	163	67600	B5-U0-G5	172	67600	B5-U0-G5	172
		T4W	59095	B4-U0-G5	150	62477	B4-U0-G5	159	62477	B4-U0-G5	159
		T5N	63524	B5-U0-G5	162	67159	B5-U0-G5	171	67159	B5-U0-G5	171
		T5W	61162	B5

GARDCO

Wall Mount

GeoForm

GWS LED wall sconce



Geoform wedge small LED wall sconce GWS features a compact geometric design that will complement a range of architectural styles. GeoForm wedge small features specialized, highly efficient optics which balance low glare with excellent performance. Type 2, 3 and 4 optical distributions are available with up to 5500 lumens. A diffuse lens option is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination. Multiple control options, including wireless Interact Pro outdoor, further enhance energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GWS-A01-830-T2M-120-BK

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls[2]	Electrical	Options	Finish
GWS								
GWS GeoForm Wedge Small	**A01**[1] 1,500 lumens **A02**[1] 2,500 lumens **A03** 4,000 lumens **A04** 5,000 lumens **A05** 6,000 lumens	**830** 80CRI 3000K **840** 80CRI 4000K **740** 70CRI 4000K **750** 70CRI 5000K	**T2M** Type 2 **T3M** Type 3 **T4M** Type 4 **DFL** Diffusing lens	**120** 120V **208** 208V **240** 240V **277** 277V **UNV** 120-277V **347** 347V **480** 480V **HVU** 347-480V	**none** Leave blank (0-10V dimming driver standard) **DLEA**[2] Dimming Leads Externally Accessible (controls by others) **FAWS**[2] Field Adjustable Wattage Selector	**none** Leave blank (10kV kA surge protection standard) **SP2** Surge Protector 20kV/10kA **FS1** Single Fuse (120, 277, or 347VAC) **FS2** Double Fuse (208V, 240V, or 480V) **PCB**[3] Photocontrol Button (120-277V)	**none** Leave blank **EM**[1] Emergency Battery Pack (0-40°C) **BAC**[4] Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Gray **Customer specified** **OC** Specify optional color or RAL, contact factory **SC** Special Color (must supply color chip, requires factory quote)

1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Only available from 120-277V, must specify voltage.
4. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
5. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories (order separately)[5]

GF-WS-BK Wall Mounted Box for surface conduit, painted black
GF-INV Inversion Mounting kit (required with inverted mounting)

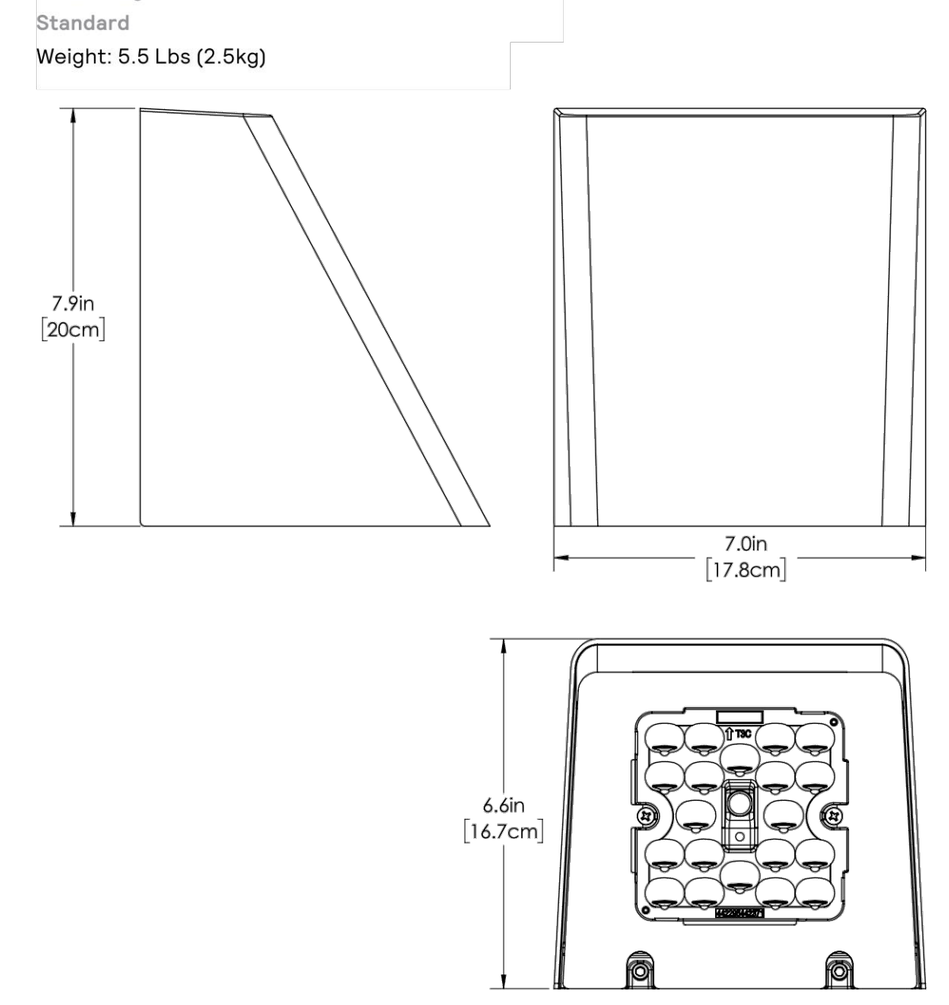
DARKSKY APPROVED Reduces light pollution Certified by DarkSky.org
DLC LISTED PREMIUM
c UL us

PAGE 1

GWS GeoForm wedge small
Wall sconce

Dimensions

GWS Wedge
Standard
Weight: 5.5 Lbs (2.5kg)

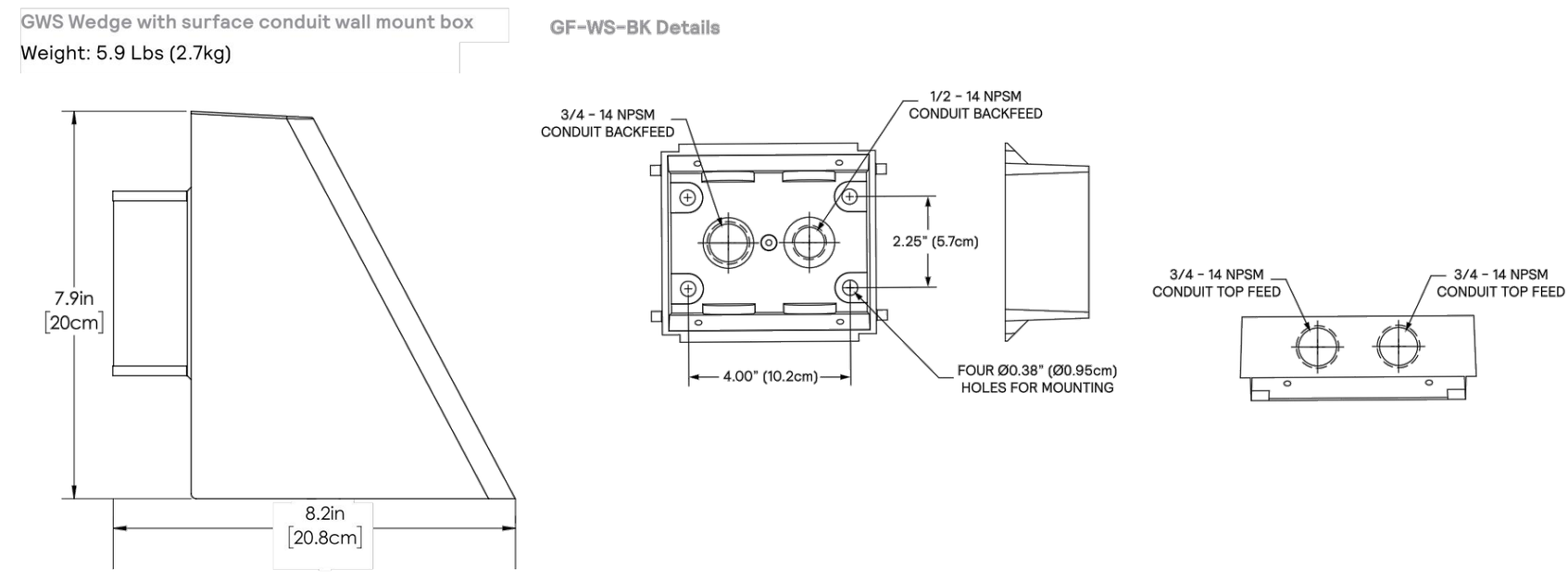


Accessory details

Surface mount conduit box (GF-WS-BK)

GWS Wedge with surface conduit wall mount box
Weight: 5.9 Lbs (2.7kg)

GF-WS-BK Details



PAGE 2

GWS GeoForm wedge small
Wall sconce

GWS Lumen values

3000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-830	3000	80	10	1483	B1-U0-G1	145	1503	B1-U0-G1	147	1467	B0-U0-G1	144
GWS-A02-830	3000	80	17	2478	B1-U0-G1	147	2511	B1-U0-G1	149	2452	B1-U0-G1	145
GWS-A03-830	3000	80	25	3522	B1-U0-G1	143	3570	B1-U0-G1	145	3485	B1-U0-G1	142
GWS-A04-830	3000	80	34	4601	B1-U0-G1	137	4664	B1-U0-G1	139	4553	B1-U0-G1	136
GWS-A05-830	3000	80	41	5501	B2-U0-G2	134	5575	B2-U0-G2	136	5443	B1-U0-G1	132

4000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-840	4000	80	10	1537	B1-U0-G1	151	1558	B1-U0-G1	153	1521	B0-U0-G1	149
GWS-A02-840	4000	80	17	2569	B1-U0-G1	152	2604	B1-U0-G1	154	2542	B1-U0-G1	151
GWS-A03-840	4000	80	25	3652	B1-U0-G1	148	3701	B1-U0-G1	150	3613	B1-U0-G1	147
GWS-A04-840	4000	80	34	4771	B1-U0-G1	142	4835	B2-U0-G2	144	4721	B1-U0-G1	141
GWS-A05-840	4000	80	41	5703	B2-U0-G2	139	5780	B2-U0-G2	141	5643	B1-U0-G2	137

4000K, 70CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-740	4000	70	10	1732	B1-U0-G1	170	1756	B1-U0-G1	172	1714	B1-U0-G1	168
GWS-A02-740	4000	70	17	2895	B1-U0-G1	171	2934	B1-U0-G1	174	2865	B1-U0-G1	170
GWS-A03-740	4000	70	25	4115	B1-U0-G1	167	4171	B1-U0-G1	170	4072	B1-U0-G1	166
GWS-A04-740	4000	70	34	5376	B2-U0-G2	160	5449	B2-U0-G2	163	5320	B1-U0-G1	159
GWS-A05-740	4000	70	41	6427	B2-U0-G2	156	6514	B2-U0-G2	158	6359	B1-U0-G2	155

5000K, 70CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-750	5000	70	10	1663	B1-U0-G1	163	1686	B1-U0-G1	165	1646	B1-U0-G1	161
GWS-A02-750	5000	70	17	2780	B1-U0-G1	165	2818	B1-U0-G1	167	2751	B1-U0-G1	163
GWS-A03-750	5000	70	25	3952	B1-U0-G1	161	4005	B1-U0-G1	163	3910	B1-U0-G1	159
GWS-A04-750	5000	70	34	5163	B2-U0-G2	154	5233	B2-U0-G2	156	5109	B1-U0-G1	153
GWS-A05-750	5000	70	41	6172	B2-U0-G2	150	6255	B2-U0-G2	152	6107	B1-U0-G2	149

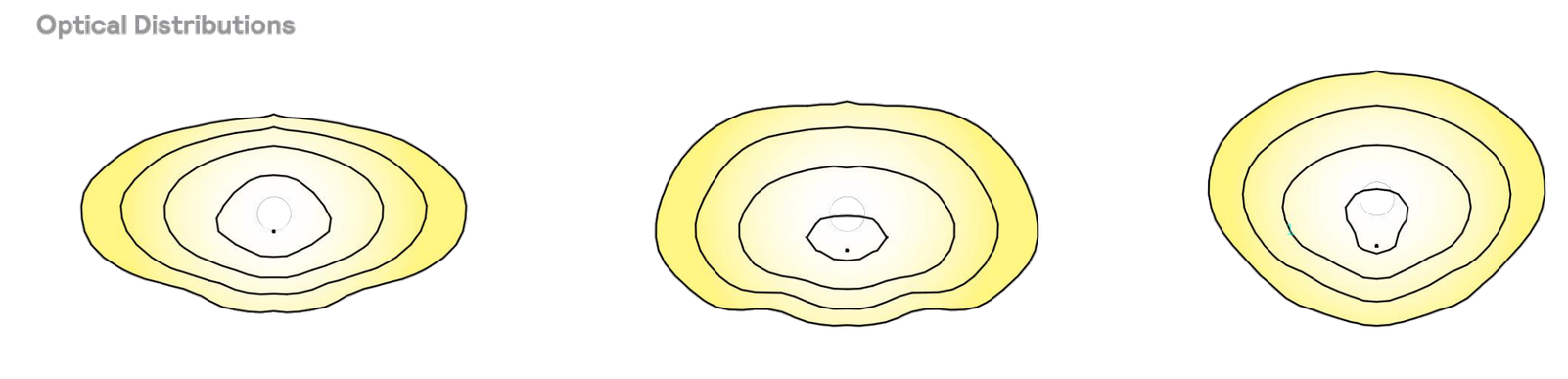
LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	CCT	CRI	Avg. System Wattage (W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 3 Lumen Output	Type 3 BUG Rating	Type 4 Lumen Output	Type 4 BUG Rating	DFL Lumen Output	DFL BUG Rating
GWS-A01/2/3/4/5-830-x-EM	3000	80	6	856	B0-U0-G0	868	B0-U0-G0	847	B0-U0-G1	717	B1-U0-G0
GWS-A01/2/3/4/5-840-x-EM	4000	80	6	887	B0-U0-G0	899	B0-U0-G0	878	B0-U0-G1	743	B1-U0-G0
GWS-A01/2/3/4/5-740-x-EM	4000	70	6	1000	B0-U0-G0	1014	B0-U0-G0	990	B0-U0-G1	838	B1-U0-G0
GWS-A01/2/3/4/5-750-x-EM	5000	70	6	960	B0-U0-G0	973	B0-U0-G0	950	B0-U0-G1	804	B1-U0-G0

PAGE 3

GWS GeoForm wedge small
Wall sconce

Optical Distributions



Specifications

Construction

Main body housing and door frame made of low copper die cast aluminum alloy for a high resistance to corrosion. Removable die cast backplate to allow access to driver or other electronic components for servicing. The housing acts as the main heat sinking component, for maximum thermal dissipation. Giving the freedom to have a clean minimalist aesthetic design while allowing it to house emergency battery backup equipment and various other options. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

IK Rating IK08 high impact resistance rating for both the housing and optics

IP Rating IP65 rated luminaire with IP66 rated light engine

Light engine

Electrical components are RoHS compliant, IP66 sealed light engine equipped LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

LED PCBA made of 20 LEDs populated on aluminum metal clad board for optimal thermal dissipation ensuring long LED life.

Optical System

Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Performance tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and U0 per IESNA TM-15.

Mounting

Mounting is achieved through integral back plate that features a hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire body. Luminaire ships fully assembled, ready to install. GeoForm requires a mounting kit accessory for use of inverted luminaires. Mounting kit includes Safety Cable and hardware. GeoForm with Precision Plus optics are suitable for damp locations only when inverted.

Installation

GeoForm features an integral hook on its mounting plate which allows a single installer to perform wiring without assistance. See installation instructions for complete details.

Control options

0-10V dimming (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Emergency Battery Backup (EM): Emergency battery packs included integral to the luminaire, allowing for a consistent look between emergency and non-emergency luminaires. Emergency is suitable for use in ambient temperature conditions from 0°C (32°F) to 40°C (104°F) designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120-277V, or 'UNV' only.

Electrical

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. 0-10V dimming driver down to 10% standard. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/ IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

PAGE 4

GWS GeoForm wedge small
Wall sconce

Specifications (cont'd)

Listings

UL/cUL listed to the UL 1598 standard, suitable for wet locations when mounted downward facing. Also listed for damp locations when inverted upward facing when mounted in covered ceiling application. Suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). All GeoForm configurations are qualified under Design Lights Consortium® Premium category. Consult DLC Qualified Products List on Specific Classifications and for more details. CCTs 3000K and warmer are IDA Dark Sky Approved. FCC Compliant.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powder coat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

GeoForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Drive current	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>102,000 hours	>91%

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Signify North America Corp. 400 Crossing Blvd, Suite 600 Bridgewater, NJ 08807 Telephone: 800-555-0050
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PAGE 5

ELECTRICAL LIGHT FIXTURES

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

ELECTRICAL LIGHT FIXTURES

LONG AVE. WAREHOUSE BUILDINGS
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

E-1.3

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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Naturalized BMP Plan

Experior Logistics Facility

Schaumburg, Illinois

October 10th, 2025

CONSULTANTS:

NATIVE LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MANHARD CONSULTING, LTD.
700 SPRINGER DR.
LOMBARD, ILLINOIS 60148

ARCHITECT/PLANNER

ARETE DESIGN STUDIO
13543 W. 185TH STREET
MOKENA, ILLINOIS 60448

arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com



LOCATION MAP

SCALE: 1"= 500'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	NATURALIZED BMP PLAN
2	NATURALIZED BMP PLAN
3	MANAGEMENT EXHIBIT
4	NATURALIZED BMP SPECIFICATIONS

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
5. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
6. See General Conditions and Specifications for landscape work for additional requirements.

Temporary Cover Crop

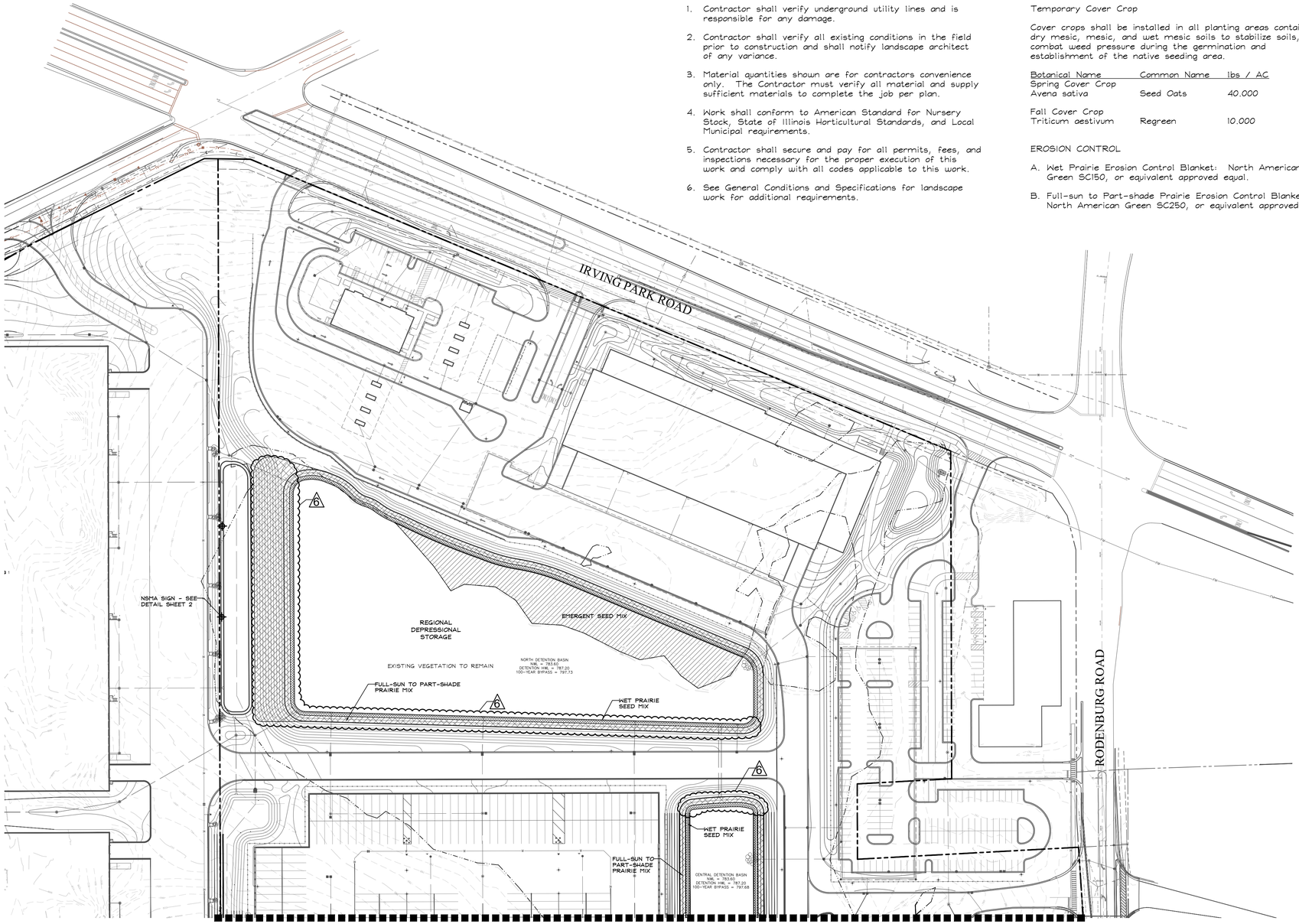
Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

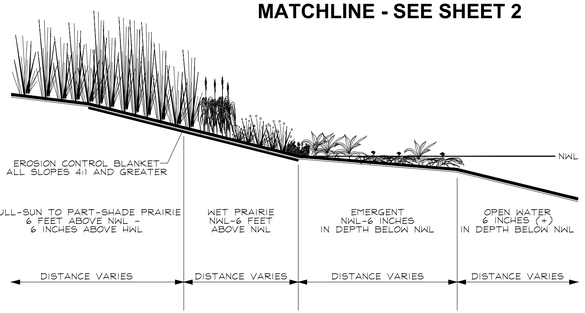
Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	40.000
Fall Cover Crop		
Triticum aestivum	Regreen	10.000

EROSION CONTROL

A. Wet Prairie Erosion Control Blanket: North American Green SC150, or equivalent approved equal.

B. Full-sun to Part-shade Prairie Erosion Control Blanket: North American Green SC250, or equivalent approved equal.





PLANT COMMUNITY SECTION
NOT TO SCALE

0 40' 80' 160' 240'
SCALE: 1"=80'

NORTH

NATIVE AREA QUANTITIES

Key	Qty.	Description
	4.80 AC.	EMERGENT SEED MIX
	1.15 AC.	WET PRAIRIE SEED MIX
	2.24 AC.	FULL-SUN TO PART-SHADE PRAIRIE SEED MIX
	5	NATURALIZED STORMWATER MANAGEMENT AREA SIGN

NATIVE SEED MIXTURES 2.1.B

Emergent Plantings
Basin bottom where specified

Botanical Name	Common Name	lb/ac	Plugs/ac
Acorus americanus	Sweet Flag	0.500	500
Alisma subcordatum	Water Plantain	1.250	500
Eleocharis obtusa	Blunt Spike Rush	0.375	
Eleocharis palustris	Marsh Spike Rush	0.375	
Glyceria grandis	Reed Manna Grass	0.375	
Hibiscus laevis	Rose Mallow	0.250	
Iris virginica shrevei	Blue Flag	0.500	500
Juncus effusus	Common Rush	0.500	
Leersia Oryzoides	Rice Cut Grass	1.250	
Pontederia Cordata	Pickerelweed	0.250	500
Sagittaria latifolia	Common Arrowhead	1.250	
Scirpus acutus	Hardstem Bulrush	0.250	500
Scirpus pungens	Chairmakers Rush	0.250	500
Scirpus validus	Great Bulrush	0.250	500
Sparganium eurycarpum	Bur Reed	1.000	500
Bolboschoenus fluviatilis	River Bulrush		1,500
Total Emergent Seed Mix		8.625	
Total Emergent Plugs			5,500

Wet Prairie Mix
NWL to 6" above NWL

Botanical Name	Common Name	lb/ac
Grasses and Sedges		
Agrostis gigantea	Red Top Grass	0.500
Agrostis stolonifera	Bent Grass	1.000
Carex Bebbii	Bebbs Sedge	0.250
Carex scoparia	Pointed Broom Sedge	0.250
Carex stipata	Awlfruited Sedge	0.063
Carex vulpinoidea	Brown Fox Sedge	1.000
Eleocharis obtusa	Blunt Spike Rush	0.015
Elymus virginicus	Virginia Rye	3.000
Glyceria striata	Fowl Manna Grass	0.125
Juncus effusus	Soft Rush	0.050
Juncus torreyi	Torreys Rush	0.006
Leersia oryzoides	Rice Cut Grass	0.250
Panicum virgatum	Switch Grass	2.000
Schoenoplectus tabernaemontani	Great Bulrush	0.063
Scirpus atrovirens	Dark Green Rush	0.625
Scirpus pendulus	Red Bulrush	0.031
Total Grasses and Sedges		9.228
Asclepias incarnata	Swamp Milkweed	0.250
Boehmeria cylindrica	False Nettle	0.063
Clematis virginiana	Virgin's Bower	0.015
Helenium autumnale	Sneezeweed	0.063
Lycopus americanus	Common Water Horehound	0.125
Penthorum sedoides	Ditch Stonecrop	0.006
Rudbeckia laciniata	Green Coneflower	0.063
Teucrium canadensis	Germander	0.031
Verbena hastata	Blue Vervain	0.250
Total Wildflowers/Broadleaves:		0.866
Total Wet Prairie Mix		10.094

Full-sun to Part-shade Prairie Mix
NWL to 6" above NWL

Botanical Name	Common Name	lb/ac
Grasses and Sedges		
Andropogon gerardii	Big Bluestem	2.000
Carex Bicknellii	Bicknells Sedge	0.188
Carex grisea	Wood Gray Sedge	0.031
Carex Sprengelii	Sprengels Sedge	0.031
Elymus hystrix	Bottlebrush Grass	0.063
Elymus villosus	Silky Rye	0.125
Elymus virginicus	Virginia Rye	4.000
Panicum virgatum	Switch Grass	0.500
Schizachyrium scoparium	Little Bluestem	2.000
Total Grasses and Sedges		8.938
Total Wildflowers/Broadleaves:		
Asclepias syriaca	Common Milkweed	0.063
Asclepias tuberosa	Butterfly Weed	0.500
Baptisia lactea {B alba macrophylla}	White Indigo	0.063
Coreopsis tripteris	Tall Coreopsis	0.094
Desmodium canadense	Showy Ticktrefoil	0.094
Euthamia graminifolia {Solidago g}	Grass Leaf Goldenrod	0.063
Gentiana alba {G. flavida}	Pale Gentian	0.063
Glyceria striata	Fowl Manna Grass	0.063
Heliopsis helianthoides	Early Sunflower	0.125
Juncus dudleyi	Dudleys Rush	0.125
Lespedeza capitata	Round-headed Bush Clover	0.130
Monarda fistulosa	Wild Bergamot	0.094
Solidago ridgida	Stiff Goldenrod	0.063
Pycnanthemum tenuifolium	Slender Mt Mint	0.031
Pycnanthemum virginianum	Common Mt Mint	0.063
Rudbeckia hirta	Blackeyed Susan	0.125
Rudbeckia subtomentosa	Sweet Coneflower	0.125
Rudbeckia triloba	Browneyed Susan	0.250
Solidago juncea	Early Goldenrod	0.015
Solidago ulmifolia	Elmleaf Goldenrod	0.188
Symphyotrichum drummondii	Drummonds Aster	0.063
Symphyotrichum shortii	Shorts Aster	0.063
Symphyotrichum urophyllum	Arrowleaf Aster	0.063
Tradescantia ohiensis	Ohio Spiderwort	0.046
Vernonia missurica	Missouri ironweed	0.046
Zizia aurea	Golden Alexander	0.063
Total Wildflowers/Broadleaves:		2.680
Total Full-sun to Part-shade Prairie Mix		11.618

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CIVIL ENGINEER:
Manhard CONSULTING
700 SPRINGER DRIVE
LOMBARD, IL 60148

ARCHITECT:
arete design studio
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

EXPERIOR LOGISTICS FACILITY

1001 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS

NATURALIZED BMP PLAN

7	10.10.2025
6	8.08.2025
5	5.25.2022
4	4.12.2022
3	2.10.2022
2	2.04.2022
1	1.17.2022

REVISIONS

DATE	8.17.2021
PROJECT NO.	ET1801
DRAWN	LRP
CHECKED	ELR
SHEET NO.	

1 OF 4

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

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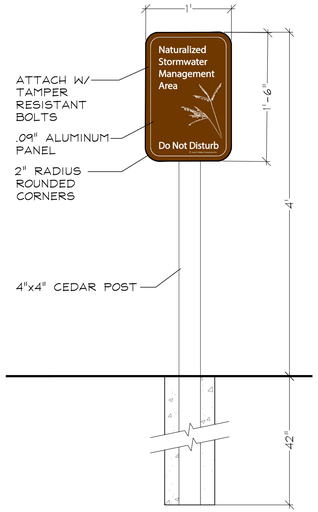


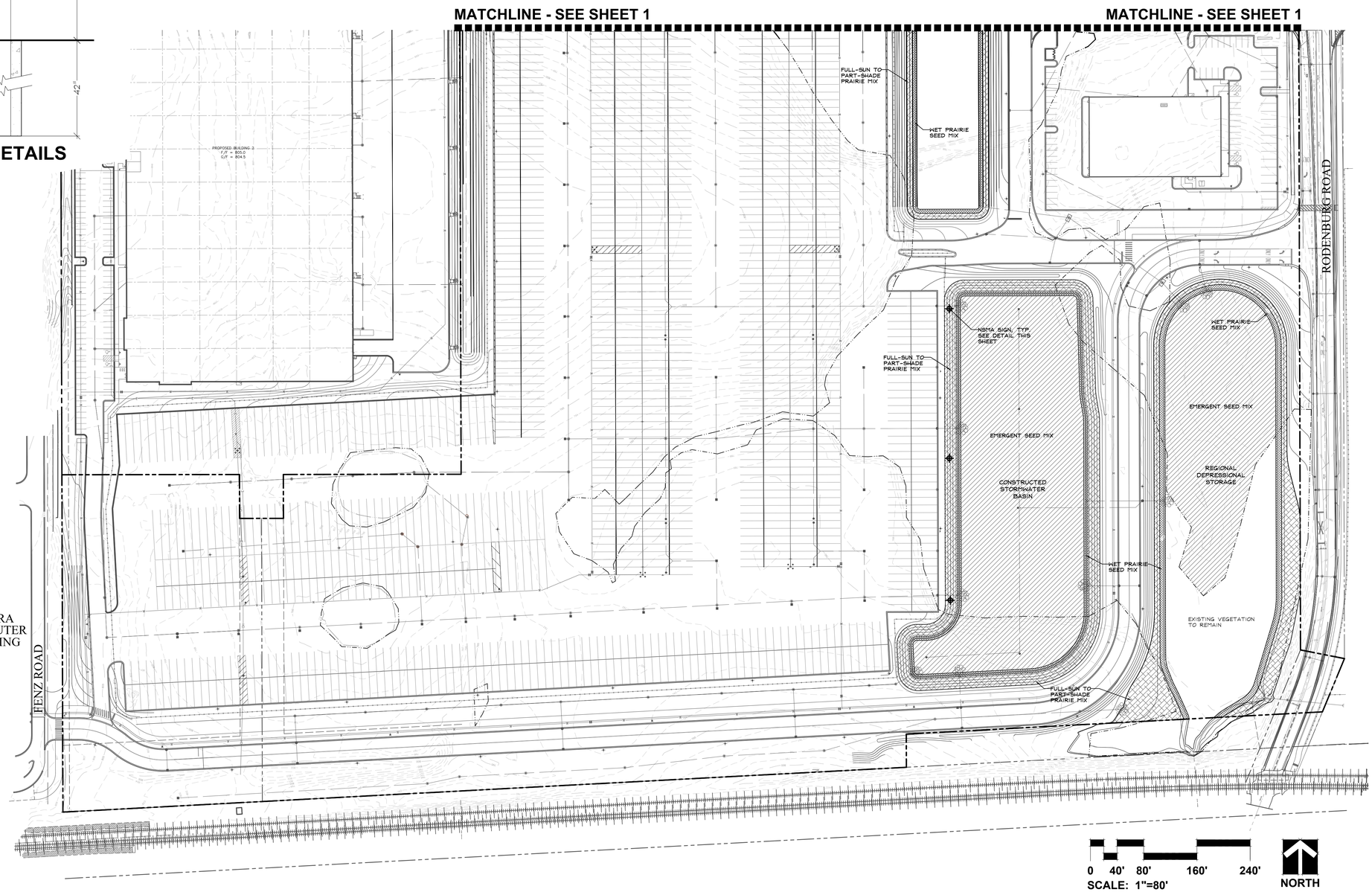
NSMA SIGN DETAILS
NOT TO SCALE

SIGN NOTES:

1. SIGN BACKGROUND COLOR:
   C=40, M=70, Y=100, K=28
   SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
   FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

NATIVE AREA LEGEND

Key	Description
	EMERGENT SEED MIX
	WET PRAIRIE SEED MIX
	FULL-SUN TO PART-SHADE PRAIRIE SEED MIX
	NATURALIZED STORMWATER MANAGEMENT AREA SIGN



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LAND PLANNING
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13543 West 185th Street, Mokena, Illinois 60448
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EXPERIOR LOGISTICS FACILITY
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SCHAUMBURG, ILLINOIS
NATURALIZED BMP PLAN

7	10.10.2025
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CHECKED	ELR
SHEET NO.	

2 OF 4

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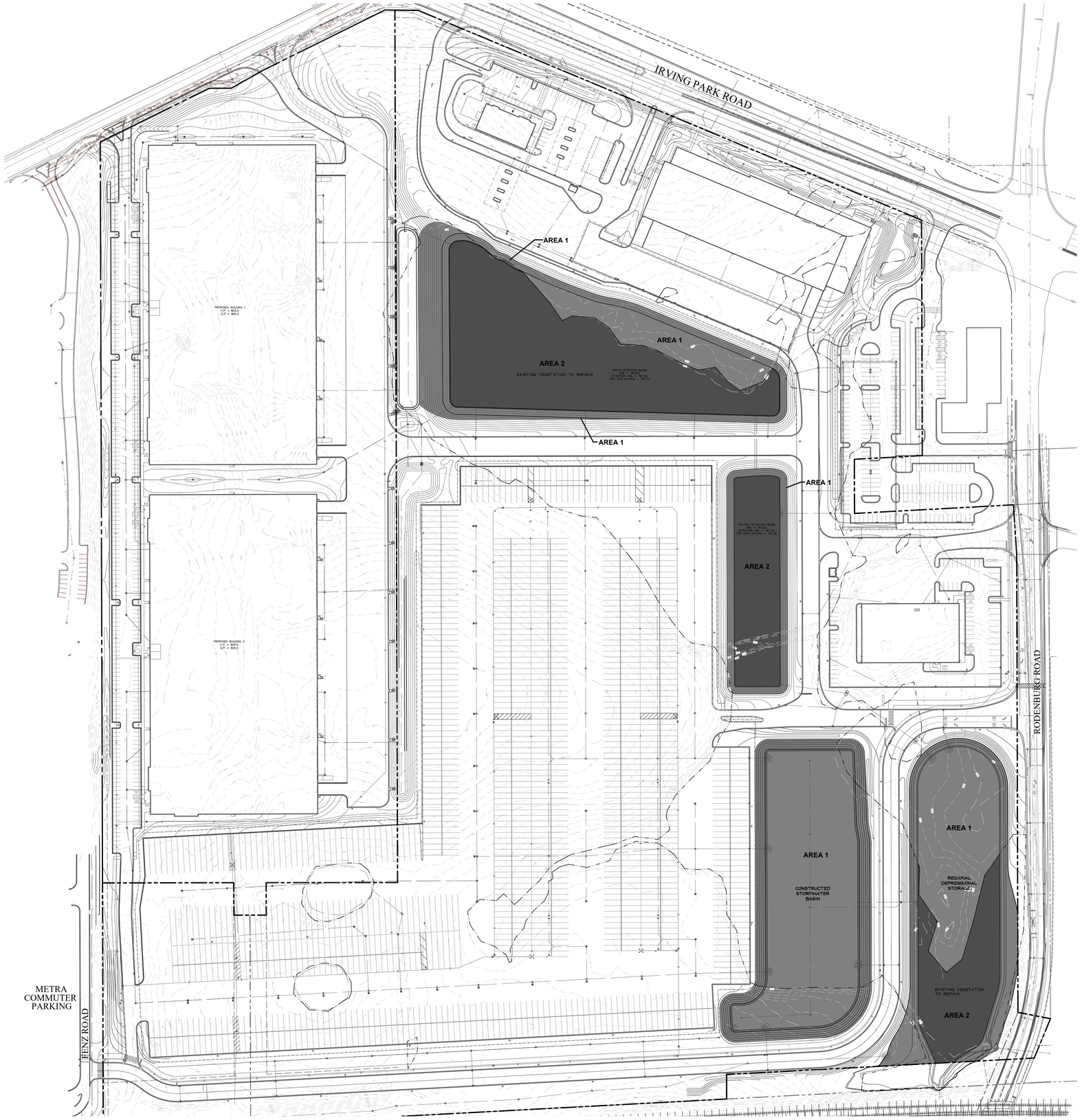
XREFS

PLOT CONFIG



MANAGEMENT LEGEND

Key	Qty.	Description
	7.59 AC.	AREA 1 - SHALL MEET THE REQUIREMENTS OF "SEEDED NATIVE AREA MAINTENANCE (3-YR PERIOD", "ANNUAL MONITORING (3-YR PERIOD)", AND "LONG-TERM MONITORING" AS SPECIFIED ON SHEET 4 OF 4
	4.55 AC.	AREA 2 - SHALL MEET THE REQUIREMENTS OF "EXISTING NATIVE AREA MAINTENANCE (3-YR PERIOD", "ANNUAL MONITORING (3-YR PERIOD)", AND "LONG-TERM MONITORING" AS SPECIFIED ON SHEET 4 OF 4

0 50' 100' 200' 300'
SCALE: 1"=100'

NORTH

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LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

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ARCHITECT:
arete design studio
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.480.7339 arete-ltd.com

EXPERIOR LOGISTICS FACILITY

1001 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS

MANAGEMENT EXHIBIT

7	10.10.2025
6	8.08.2025
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3	2.10.2022
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REVISIONS	

DATE	8.17.2021
PROJECT NO.	ET1801
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CHECKED	ELR
SHEET NO.	

3 OF 4

XREFS:
PLOT CONFIG:

NATIVE LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of seeded areas for restored wetland areas within development.
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

Plant substitutions shall be approved by the Village of Schaumburg prior to installation.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs /AC.
Avena sativa	Seed Oats	40.000

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs /AC
Triticum aestivum	Regreen	10.000

B. See Native Seed Mixture Table (Sheet 1)

2.2 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.3 EROSION CONTROL

A. Wet Prairie Erosion Control Blanket: North American Green SC150, or equivalent approved equal.

B. Full-sun to Part-shade Prairie Erosion Control Blanket: North American Green SC250, or equivalent approved equal.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 INVASIVE VEGETATION REMOVAL

1. Invasive species include, but are not limited to common reed (Phragmites australis), and Teasel (Dipsacus sp.)

2. Scrape the top 6"of soil within the removal area. Scraping to this depth will remove rhizomes discourage regrowth of invasive species noted above. This should be conducted with low ground pressure equipment. Care should be taken prevent machinery from disturbing ground outside the limits noted above. Scraped soils should be properly disposed of, or incorporated into development use. Scraped soil shall not be stored, or incorporated into work within the stormwater areas.

3. Following scraping, allow the exposed, existing seed bed to germinate for 3-4 weeks. Sediment control measures, such as silt fence, may be implemented to prevent exposed soil from reaching other parts of the stormwater areas.

4. Spray germinated vegetation with an aquatic-safe herbicide. Herbicide shall be applied by a trained and licensed operator and is limited to the invasive removal area.

5. Allow 2 weeks for re-growth. Apply second herbicide treatment if necessary.

6. Allow 2 weeks for growth of remaining seed bank. Lightly cultivate the existing vegetation to a depth of not to exceed 2". Allow an additional 2 weeks for turned vegetation to wither and die.

3.3 NATIVE SEED INSTALLATION

A. Ground Preparation

1. The standard period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed must have at least 60 days of growth prior to frost.

2. Dormant seeding in winter is possible if soil conditions allow and shall be seeded between September 15th - December 31st. Dormant seeding should be done over bare or mostly bare ground.

3. The Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

4. The Contractor shall till soil to a depth of four (4) inches within areas designated for native seed mixes after completion of subgrade. When conditions are such that satisfactory results are not likely to be obtained, the work will be suspended and shall resume only when conditions are appropriate. Undulation or irregularities in the surface that would interfere with the operations or maintenance shall be leveled before the next operation.

5. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures may involve ripping from 12 to 18 inches of the soil horizon prior to disking.

6. Prior to seeding, planting areas shall have at least twelve (12) inches of clean un-compacted topsoil. Spread approximately ½the thickness of required topsoil over loosened subgrade. Work into top of loosened subgrade to create a transition layer, then spread remainder of topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

7. Soil shall be loose and friable without compaction of top soil (4-12"depth) or prepared subsoil depth (8-16"depth). Contractor shall be responsible for remediating any compact areas within native planting zones prior to beginning seeding or planting.

8. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Mix thoroughly into the upper four (4) inches of topsoil. Native areas shall not receive fertilizer.

B. Seed Installation

1. The Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. The Contracor shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

2. Seed shall be drop-seeded by a rangeland type dropseeder designed to plant native grass and for seed (such as the Belco Greenscape 600-4s Conservation seeder). Seed shall be installed in at least two separate runs where each application of seed shall overlap the previous application by one half (1/2) the weight to insure double coverage of seeded areas. Each planting run shall overlap by a minimum of 6 inches. Some seed species require exposure of sunlight for germination, these species shall be planted separately, after dropseeding, utilizing the broadcasting method.

3. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Other methods of seed installation may be used with prior approval from the Landscape Architect.

4. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

5. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

6. Wet mesic areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water.

7. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

8. Whenever possible, the General Contractor shall utilize equipment having low unit pressure ground contract within planting areas.

9. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers. If Soils is exposed, seed can be implimented in lieu of plugs.

10. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs. Goose Protection to be added at contractors discretion.

3.4 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.5 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

SEEDED NATIVE AREA MAINTENANCE (3-YR PERIOD): Seeded Areas for Constructed Stormwater Basin and Depressional Storage Area as shown on the Landscape Plan

A. Mowing shall be conducted in accordance with all applicable codes and by personnel with appropriate training in safety and use of the machinery. Mowing shall commence during late May/early June and subsequently four weeks apart or anytime a large number of weedy species begins to flower. Mowing shall be timed in a manner that prevents viable seed from bein produced on site. Mowing shall be conducted with a conventional rotary mower, sickle type mower, or a flail type mower. To reduce thatch, at no time shall more than 6 inches (height) of vegetation be cut in a pass. Applicant shall ensure that cut materials are not allowed to drop seed or smother desired vegetation. On slopes that are too steep to mow, around structures, and in areas that are too wet to mow, mowing shall be conducted with the use of a hand-held brush cutter or weed-wacker only. Damage to landscape material or other structures shall be replaced/repaired by the Applicant.

1. First Growing Season: Native plantings shall be kept under 12 inches. Recommend budgeting for 5 mowings
2. Second Growing Season: Native planting areas shall be spot mown targeting non-native/ weedy species. If non-native/weedy species are dominant, native planting areas shall be kept mown at under 18 inches. Recommend budgeting for 3 mowings
3. Third Growing Season: Native planting areas shall be spot mown targeting non-native/ weedy species. If non-native/weedy species are dominant, native planting areas shall be kept mown at under 18 inches.

B. Herbicide application must be conducted by the Applicant on a consistent basis and must respond to seasonal weather and to the life cycle of each target species.

1. Spot Herbicide Applications - Small scattered populations or individual specimens of undesirable species shall be controlled with spot herbicide applications. Large-scale colonization shall not be allowed.
   a. Backpack Spray Treatments - Applicants shall utilize a 3-5 gallon backpack style sprayer such as Solo, SP2, Field King, or acceptable substitution
   b. Hand-wicking - IN areas of high-quality native vegetation where desirable species are directly adjacent to targeted plants or where the growth habit of the target plant makes it impossible to avoid off-target damage, the appropriate herbicide shall be selectively hand wiped onto the target plant utilizing a sponge-wicking applicator or a saturated cloth glove.

2. Broadcast Herbicide Applications - On a larger site where a broad-scale application is needed because large colonies of the target species have become established, broadcast applications by large tank-equipped spray-gun, all terrain vehicle or tractor may be utilized to treat undesirable species.
   a. Broad-spectrum Herbicide Broadcast Application - Large tank-equipped ATV equipped with a boom-sprayer to apply large amounts of glyphosate which will kill all vegetation
   b. Selective Herbicide Broadcast Application - Large tank-equipped ATV equipped with a boom-sprayer to apply large amounts of a selective herbicide resulting in kill of targeted species

3. Treatment of Woody Species - The applicant shall conduct woody species herbicide treatments to all re-sprouts, re-growth, or other remaining live plants of all non-native or aggressive native woody species throughout stewardship operations until performance criteria have been achieved.
   a. Woody species treatment during the growing season may be foliar application using an appropriate herbicide. Damage to surrounding vegetation due to re-sprout treatment shall be repaired by the Applicant
   b. Woody species treatment during the dormant season may be applied with cut-stem and/or basal bark application using appropriate herbicide. Damage to surrounding vegetation due to re-sprout treatment shall be repaired by the Applicant
   c. Chain saws, brush clearing saws, handsaw, and loopers may be used. Small walk behind mower-type brush cutters may be used with written approval by Village Ecologist and must not result in rutting or pitting of soil
   d. Cut woody target species shall be treated with an herbicide mixture after cutting
   e. Basal bark treatment shall be applied to species 1-inch or less at the base. Herbicide shall be applied directly to the tree trunk, around the entire circumference, at 6 inches above the soil until thoroughly wet. Application shall occur during dormancy.
   f. Wherever possible, application shall be accomplished by utilizing wick or sponge type applicators.
   g. All cuttings longer than 2-ft in length or larger than 1-inch in diameter shall be removed from the project site or burned on site in accordance with this document. Smaller cuttings and debris from shredding maybe left on site to decompose or be consumed by prescribed fire (if applicable). Cutting and debris shall not be allowed to accumulate to a depth that will smother existing native species.

4. Annual inspections shall occur to remove debris and litter from the native areas. Stormwater structures shall be inspected for sediment buildup and debris.

Outlet Control Structure
- Inspect restrictor and remove debris if clogged or discharge reduced
- Remove accumulated sediment at outlet
- Scour and erosion at outlet, repair and reseed
- Any ice damage to outlet of pipe, repair if necessary

Storm Inlets/Manholes/Catch Basins
- Remove accumulated leaves and other debris from grates
- Reset covers/lids on as-needed basis
- Remove accumulated sediment from bottom of catch basin when 25% of sump is filled.

Storm Sewers/Culverts
- Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- Restore riprap at outfalls if erosion is observed
- Replant and reseed any eroded areas

5. Annual Maintenance and Monitoring Schedule - Constructed Stormwater Basin and Regional Depressional Storage Areas

Management Task							Year					
Debris Management							Monthly					
ACTIVITY	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Site Visit	X	X	X	X	X	X	X	X	X	X	X	X
Debris Management	X	X	X	X	X	X	X	X	X	X	X	X

Management Task							Year					
Vegetation Management							Monthly					
ACTIVITY	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
WEED CONTROL					X				X			
NATIVE OVERSEEDING				X	X						X	X
SIDE SLOPE MOWING					X							
ALGAE TREATMENT AND REMOVAL								X	X		X	
CATTAIL TREATMENT AND REMOVAL								X	X		X	
PRESCRIBED BURNS *				X	X					X	X	

*NOTE: IF PRESCRIBED BURNING IS TO BE CONDUCTED, PROPER PERMITS SHALL BE SECURED AND THE SCHAUMBURG AIRPORT SHALL BE NOTIFIED TWO DAYS IN ADVANCE.

EXISTING VEGETATION MAINTENANCE (3-YR PERIOD): Areas within the central and southeast Depressional Storage Basins that are ungraded and unplanted as shown on the Landscape Plan

A. Initial maintenance shall target species present within Depressional Storage Areas as noted in section 3.2.

B. Annual maintenance shall target cattails and manage to a degree where a dominant monoculture is not observed.
   a. Cattails shall be treated with an aquatic safe version of glyophosphate herbicide (such as RodeoTM/) towards the end of the growing season (August or September) so that the herbicide will translocate into the roots and effectively prevents regrowth.

ANNUAL MONITORING (3-YR PERIOD)

A. Monitoring

An annual monitoring report will be submitted to the Village of Schaumburg by January 31st/ following each monitoring year. The report will contain the native floristic analysis (FQA), representative photographs, a summary of the year's management activities, and include a review of progress in meeting goals and performance standards.

Vegetation Monitoring will be conducted using a search and meander method for years 1-3. A minimum of two (2) site visits shall be completed during the growing season. Data will be summarized by the plant community. Additional visits may be necessary. The work shall be considered 100% complete after the year three performance criteria have been satisfied and approval has been given in writing by the Village.

3.7 PERFORMANCE CRITERIA

A. AREA 1: New Native Planting Area Performance Criteria:

1. 1st/ Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species.

2. 2nd/ Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3. 3rd/ full growing season: For all newly planted areas,at least 75% of vegetation coverage shall be native, non-invasive species.

4. Non-native species in planted areas shall include the following:

American Silver-Berry (*Elaeagnus commutata*)	Japanese Bristle Grass (*Setaria aberi*)
Asian Bittersweet (*Celastrus orbiculatu* s)	JapaneseHoneysuckle (*Lonicera japonica*)
Garden Bird's-Foot-Trefoil (*Lotus corniculatus*)	Japanese Hop (*Humulus japonica*)
Black Locust (*Robinia pseudoacacia*)	Japanese-Knotweed (*Reynoutria japonica*)
Bull Thistle (*Cirsium vulgare*)	Japanese Stilt Grass (*Microstegium vimineum*)
Lesser Burrdock (*Arctium minus*)	Leafy Spurge (*Euphorbia esula*)
Canadian Goldenrod (*Solidago canadensis*)	Littleleaf Linden (*Tilia cordata*)
Canadian Thistle (*Cirsium arvense*)	Morrow's Honeysuckle (*Lonicera morrowi* i)
Chinese Yam (*Discorea oppositifolia*)	Nodding Plumeless-Thistle (*Carduus nutans*)
Common Reed (*Phragmites australis*)	Privet (*Ligustrum spp.*)
Crack Willow (*Salix fragilis*)	Purple Loosestrife (*Lythrum salicaria*)
Creeping-Jenny (*Lysimachia nummularia*)	Ragweed (*Ambrosia spp.*)
Crownvetch (*Securigera varia*)	Rambler Rose (*Rosa multiflora*)
Curly Pondweed (*Potamageton crispus*)	Red/White Clover (*Trifollium spp.*)
Dames Rocket (*Hesperis matronalis*)	Reed Canary Grass (*Phalaris arundinacea*)
Eurasian-Buttercup (*Ficaria verna*)	Russian Olive (*Elaeagnus angustifolia*)
Eurasian Water-Milfoil (*Myriophyllum spicatum*)	Sandbar Willow (*Salix interior*)
European Barberry (*Berberis vulgaris*)	Showy Fly-Honeysuckle (*Lonicera x bella*)
European Buckthorn (*Rhamnus cathartica*)	Spotted knapweed (*Centaurea stoebe subsp. micranthos*)
Garlic-Mustard (*Alliaria petiolata*)	Teasel (*Dipsacus spp.*)
Giant Hogweed (*Heracleum mantegazzianum*)	Twinsisters (*Lonicera tatarica*)
Glossy False Buckthorn (*Frangula alnus*)	Watercress (*Nasturtium officinale*)
Greater Flowering-Rush (*Butomus umbellatus*)	Wild Parsnip (*Pastinaca sativa*)

5. Since cattails are a large component of the undisturbed portion of existing vegetation and off-site adjacent wetlands, cattail coverage shall be managed to constituent no more than 50% of the planting zone.

6. Continued monitoring and maintenance will exceed 3 years if the above-mentioned performance criteria is not met.

B. AREA 2: Regional Depressional Storage Areas:

Existing Wetland Vegetation Criteria: This shall apply to all depressional storage areas that contain existing wetland vegetation as shown on the management exhibit.

It is estimated that approximately 50-60% of the existing depressional storage areas are dominated by Cattail (Typha) species. In an attempt to maintain the natural features of the resource, maintenance will be focused on the areas within or near newly graded slopes. Following construction activities, within these areas, the natural regeneration of Typha in likely to occur. A pre-planting cattail control will be conducted if any cattails are present. Once the newly graded areas are planted, per the landscaping plan, aggressive cattail control will be required to ensure plant establishment. See control method in Section 3.4.B

Annual Management: Typha will be managed to a point that a monoculture is not observed. The overall eradication of the species is not the intent however reducing the Typha dominance is the goal. The newly planted areas will have specific management tasks and performance goals including targeted species to control as noted above.

3.6 LONG-TERM MONITORING

The Owner shall be responsible for the maintenance of the native areas in perpetuity once contractor performance standards are met. Basic maintenance is required to preserve the aesthetic value and function of the naturalized areas on a long-term basis. The Long -Term Maintenance Plan includes guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal. The recommended annual maintenance schedule to be utilized by the owner is outlined in the tables below.

Task	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	Notes
2.1 General Maintenance/Clean Up									
SITE ASSESSMENT	X						X		Site is assessed in spring/fall to determine if any changes or repairs needed.
DEBRIS REMOVAL	X	X							Removal fo windblown debris.
INLET/OUTLET CLEANING	X		X		X			X	Removal of accumulated sediments in structures
2.2 Vegetation Mainteance									
WEED CONTROL		X				X			Spot spray as necessary.
NATIVE OVERSEEDING									As necessary with dormant seeding preferred.
SIDE SLOPE MOWING		X							Side slopes should be mown mid-May.
CATTAIL TREATMENT AND REMOVAL					X	X		X	Can be removed in winter during ice-cover.
ALGAE TREATMENT AND REMOVAL									As necessary.
PERSCRIBED BURN *	X	X					X	X	

3.7 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect

Know what's below. Call before you dig.

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CIVIL ENGINEER:
Manhard CONSULTING
700 SPRINGER DRIVE
LOMBARD, IL 60148

ARCHITECT:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

EXPERIOR LOGISTICS FACILITY
1001 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS
NATURALIZED BMP SPECIFICATIONS

7	10.10.2025
6	8.08.2025
5	5.25.2022
4	4.12.2022
3	2.10.2022
2	2.04.2022
1	1.17.2022

REVISIONS

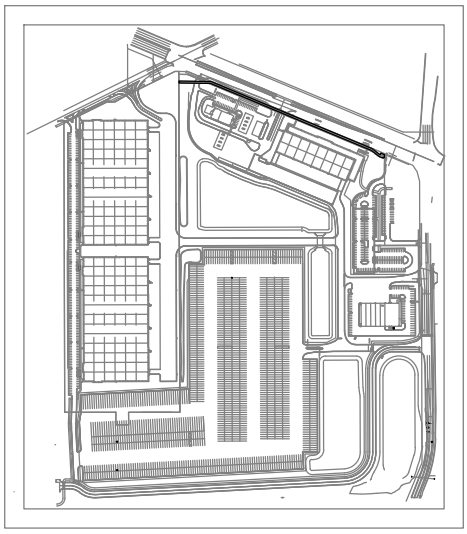
DATE	8.17.2021
PROJECT NO.	ET1801
DRAWN	LRP
CHECKED	ELR

SHEET NO.

4 OF 4

XREFS:

PLOT CONFIG:



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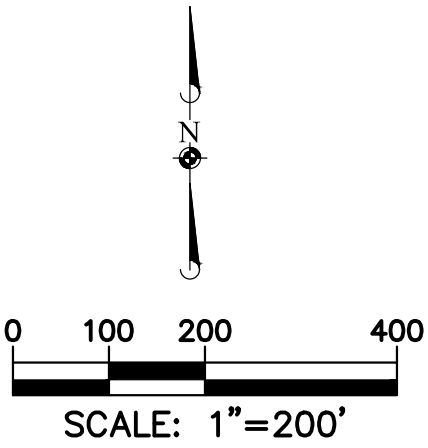

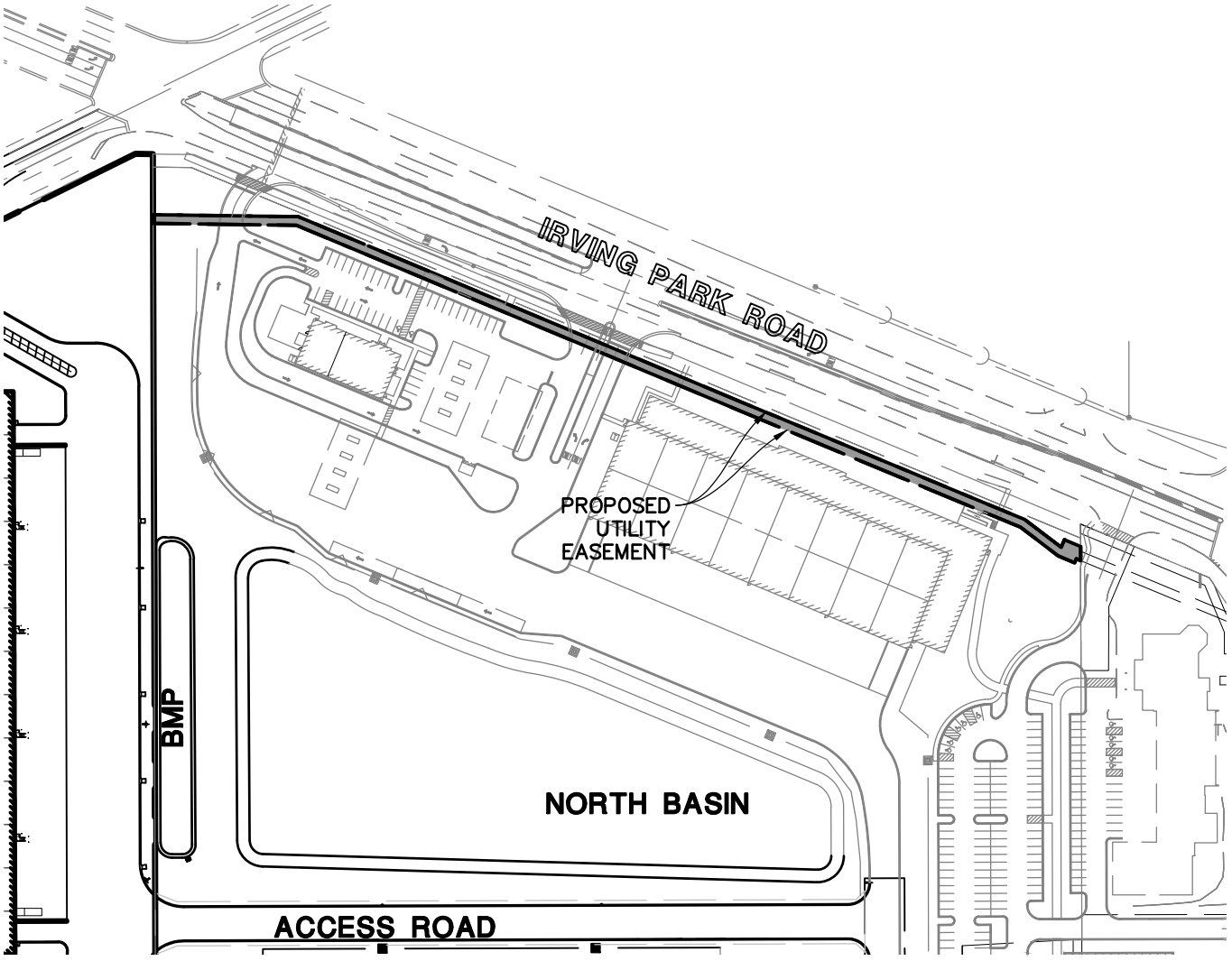

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Manhard CONSULTING™
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE DEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY EASEMENT

PROJ. MGR.:	QDH
DRAWN BY:	NAH
DATE:	08-18-2025
SCALE:	1"=200'

SHEET
EXHIBIT A-8
LOPSCIL01

Dwg Name: P:\Lopscil01\dwg\Eng\Preliminary\Exhibits Eng\Proposed Easements.dwg Updated By: NHarrington 12:26

Development Review Application

DEVR-25-57

Submitted On: Aug 21, 2025

Applicant

Charles Smith
815.980.0670
@ csmith@arete-ltd.com

Primary Location

1001 W IRVING PARK RD
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Z2508-05 / EXPERIOR TRANSPORT, LLC / 1001 W. Irving Park Road / Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Architect & Planner

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Experior Group LLC

Property Owner Street Address

12161 S Central Ave.

Property Owner City

Alsip

Property Owner State

IL

Property Owner Zip Code

60803

Property Owner Phone Number

(773) 870-1860

Property Owner Email

tom@goexperior.com

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Industrial

PIN Number

07-32-404-006-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

--

-

Shopping Center Signage Plan Approval / Amendment

--

-

Site Plan Amendment

--

Plat of Easment

true

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

false

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

false

Brief description of the request

Site plan, civil and landscape revision for approval associated with LPC'S Development of Long Ave.
See shaded area on SP-1 dated 08.20.2025

Plat Information

Acreage - Plat

60.43

Project Staff

Type

Architect

If Other, Describe

--

Company Name

Arete Design Studio Ltd.

Staff Name

Charles E Smit

Staff Mailing Address

13543 185th St, Mokena, IL 60448

Staff Phone Number

(815)980-0670

Staff Email

csmith@arete-ltd.com

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the

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

Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

Applicant Signature

true

This document prepared by
and after recording mail to:

Elizabeth O'Brien
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606

EASEMENT AGREEMENT[1]

THIS EASEMENT AGREEMENT (this "Easement Agreement") is made as of the _____ day of _____, 2025 (the "Effective Date"), by and between Experior Group LLC, an Illinois limited liability company and Experior Schaumburg LLC, an Illinois limited liability company (individually and collectively, "Grantor") and LPC Acquisition Company, LLC, a Delaware limited liability company ("Grantee"). Grantor and Grantee are sometimes referred to herein individually as a "Party" and collectively as the "Parties," as the context may require.

RECITALS:

A. Grantee is the owner of a certain parcel of real property in the City of Schaumburg ("City"), County of Cook ("County"), State of Illinois ("State") which parcel is legally described on **Exhibit A-1** attached to and made a part of this Easement Agreement (the "Grantee Parcel").

B. Grantor is the owner of a certain parcel of real property located at 1001 W Irving Park Rd, Schaumburg, IL 60193 in the City which parcel is legally described on **Exhibit A-2** attached to and made a part of this Easement Agreement (the "Grantor Parcel"). Each of the Grantee Parcel and Grantor Parcel may be referred to herein as a "Parcel", or collectively the "Parcels". The Parcels are depicted on the site plan attached to this Easement Agreement as **Exhibit B** (the "Site Plan").

C. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to access and use, that certain portion of the Grantor Parcel legally described on **Exhibit C** and depicted on **Exhibit C-1** ("Easement Area 1") on the terms and conditions set forth herein.

D. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to

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[1] ***Note to draft: In terms of signing and recording, the goal would be to have this signed and deposited with the title company prior to completing diligence on the site, with a joint instruction to the title company to record upon closing. In the event LPC does not acquire the Grantee Parcel, the terms and conditions of this Agreement shall null and void. This note is to be deleted immediately prior to recording.***

access and use, that certain portion of the Grantor Parcel legally described on **Exhibit D** and depicted on **Exhibit D-1** ("Easement Area 2") on the terms and conditions set forth herein.

E. Grantor desires to grant to Grantee perpetual non-exclusive stormwater management drainage easement rights over, across and upon that certain portion of the Grantor Parcel legally described on **Exhibit E** and depicted on **Exhibit E-1** ("Easement Area 3") on the terms and conditions set forth herein.

F. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to access and use, that certain portion of the Grantor Parcel legally described on **Exhibit F** and depicted on **Exhibit F-1** ("Easement Area 4") on the terms and conditions set forth herein.

G. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to access and use, that certain portion of the Grantor Parcel legally described on **Exhibit G** and depicted on **Exhibit G-1** ("Easement Area 5") on the terms and conditions set forth herein. Easement Area 1, Easement Area 2, Easement Area 3, Easement Area 4, and Easement Area 5 are sometimes individually and collectively referred to herein as "Easement Area(s)".

The Parties desire to make further agreements and covenants that shall be binding upon the Parcels, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated into this Easement Agreement and made a material part hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Grantor Grant of Easement 1. Subject to the provisions set forth in this Easement Agreement, Grantor hereby grants to Grantee and Grantee's Permittees (defined below), for the benefit of the Grantee Parcel, a perpetual, irrevocable, non-exclusive easement, appurtenant to the Grantee Parcel, over, across and upon Easement Area 1 for the purpose of pedestrian and vehicular (including trucking) ingress and egress to and from the Grantee Parcel to the Metra access road that connects with Rodenburg Road. So that Grantee may enjoy the benefit of this easement, Grantee covenants to complete an asphalt drive area ("Drive Area") located in Easement Area 1. Grantor hereby grants a temporary, appurtenant, non-exclusive easement in and through the Grantor Parcel ("Temporary Construction Easement") that is reasonably necessary for the purpose of constructing the Drive Area. Grantee shall give Grantor at least seven (7) days' prior written notice of the commencement of construction affecting Easement Area 1. The Temporary Construction Easement shall be effective as of the Effective Date and shall terminate automatically upon the date access is no longer needed for the construction of the Drive Area referenced herein. Upon termination of this Temporary Construction Easement, Grantee shall promptly remove all personal property, equipment, and materials not incorporated into the work from the Temporary Construction Easement area. Once built, Grantor shall not alter Easement Area 1 without the prior written consent of Grantee. If the Grantee Parcel is

hereinafter divided into two (2) or more parcels, by separation of ownership, then the rights and burdens of the easement rights granted pursuant to this Section 1 shall inure to the benefit of and be binding upon each party owning a part thereof.

2. Grantor Grant of Easement 2. Subject to the provisions set forth in this Easement Agreement, Grantor hereby grants to Grantee and Grantee's Permittees for the benefit of the Grantee Parcel, a perpetual, irrevocable, non-exclusive easement, appurtenant to the Grantee Parcel, over, across and upon Easement Area 2 for the purpose of pedestrian and vehicular (including trucking) ingress and egress to and from the Grantee Parcel for the purpose of access to the internal ring road that connects with Rodenburg Road. So that Grantee may enjoy the benefit of this easement, Grantee covenants to complete an asphalt Drive Area located in Easement Area 2. Grantor hereby grants a Temporary Construction Easement that is reasonably necessary for the purpose of constructing the Drive Area within Easement Area 2. Grantee shall give Grantor at least seven (7) days' prior written notice of the commencement of construction affecting the Easement Area 2. The Temporary Construction Easement shall be effective as of the Effective Date and shall terminate automatically upon the date access is no longer needed for the construction of the Drive Area referenced herein. Upon termination of this Temporary Construction Easement, Grantee shall promptly remove all personal property, equipment, and materials not incorporated into the work from the Temporary Construction Easement area. If the Grantee Parcel is hereinafter divided into two (2) or more parcels, by separation of ownership, then the rights and burdens of the easement rights granted pursuant to this Section 2 shall inure to the benefit of and be binding upon each party owning a part thereof.

3. Grantor Grant of Easement 4. Subject to the provisions set forth in this Easement Agreement, Grantor hereby grants to Grantee and Grantee's Permittees, for the benefit of the Grantee Parcel, a perpetual, irrevocable, non-exclusive easement, appurtenant to the Grantee Parcel, over, across and upon Easement Area 4 for the purpose of pedestrian and vehicular (including trucking) ingress and egress to and from the Grantee Parcel for the purpose of access to the internal ring road that connects with Rodenburg Road. If the Grantee Parcel is hereinafter divided into two (2) or more parcels, by separation of ownership, then the rights and burdens of the easement rights granted pursuant to this Section 3 shall inure to the benefit of and be binding upon each party owning a part thereof.

4. Drainage and Stormwater Management Easement. Grantor hereby gives, grants, bargains, sells and conveys to Grantee a perpetual, permanent, non-exclusive, drainage and stormwater management easement consisting of a stormwater outfall and stormwater management pond for drainage and detention/retention purposes over, under, upon, through, and across the real property more particularly described in **Exhibit E** attached hereto and incorporated herein ("Drainage and Stormwater Management Easement Area") with full authority to enter, construct, operate and maintain, as Grantee may deem necessary, a drainage ditch, pipes, detention/retention area or facility over, under and upon the Drainage and Stormwater Management Easement Area, which may be required for the full enjoyment of the rights herein granted ("Drainage and Stormwater Management Easement"). Grantor hereby grants a Temporary Construction Easement that is reasonably necessary for the purpose of constructing the facilities contemplated by this Section 4. Grantee shall give Grantor at least seven (7) days' prior written notice of the commencement of construction affecting the Drainage and Stormwater Management Easement area. The Temporary Construction Easement shall be effective as of the Effective Date and shall terminate automatically upon the date access is no longer needed for the

construction of the facilities referenced herein. Upon termination of this Temporary Construction Easement, Grantee shall promptly remove all personal property, equipment, and materials not incorporated into the work from the Temporary Construction Easement area. Grantee may use the Drainage and Stormwater Management Easement Area for constructing, maintaining, operating, repairing, and replacing drainage facilities, conveying stormwater runoff, accessing the Drainage and Stormwater Management Easement Area for inspection and maintenance, preventing obstruction or interference with the natural or designed flow of stormwater, or for any activity that will not adversely affect the operation, functionality and structural integrity of the drainage facilities. Grantor shall not construct or place any structure, fence, landscaping, or other obstruction within the Drainage and Stormwater Management Easement Area, alter the grade or drainage pattern, or interfere with Grantee's access or use of the easement without express written consent of Grantee, which may be withheld in its sole but reasonable discretion. In connection with the foregoing, it has been determined by the engineer for Grantee that certain wetlands maintenance within the Drainage and Stormwater Management Easement Area is required ("Wetlands Maintenance"). Grantor shall manage and complete the Wetlands Maintenance over a period of four (4) years after the Effective Date hereof. Grantee shall reimburse to Grantor fifty percent (50%) of the agreed upon costs of the annual Wetlands Maintenance within thirty (30) days after delivery to Grantee of the actual invoice therefor. In addition to the foregoing, Grantee at Grantee's sole cost and expense shall re-plant any invasive plantings in the Drainage and Stormwater Management Easement Area disturbed by Grantee's construction, maintenance, operations, repairs, and replacements to the drainage facilities, as determined by Grantee's engineer in its reasonable professional capacity.

5. Grantor Grant of Easement 5. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, non-exclusive easement (the "Lift Station Easement") over, under, upon, and across that portion of Easement Area 5 for the limited purposes of (i) connecting Grantee's sanitary sewer facilities to the existing private lift station located thereon (together with the related facilities, the "Lift Station"), (ii) transmitting wastewater through the Lift Station, and (iii) accessing, inspecting, maintaining, repairing, and replacing Grantee's connection facilities within Easement Area 5. Grantor shall, as soon as practicable, dedicate the Lift Station to the local municipality or utility authority ("Dedication"). If such Dedication occurs, the easement granted hereby shall automatically be deemed amended so that Grantee's rights continue with the municipality or utility authority as the new owner/operator of the Lift Station. In consideration of the foregoing grant of Lift Station Easement Grantee shall within thirty (30) days after the Dedication pay to Grantor an amount equal to One Hundred Thousand and 00/100 Dollars ($100,000). In addition to the foregoing Grantee shall be responsible for (x) the cost and expense of constructing and installing its initial tie-in to the Lift Station, and (y) the actual hard costs of any modifications to the Lift Station required by the Village of Schaumburg arising out of the Dedication. Until the Dedication Grantor shall, at its sole cost and expense, operate, maintain, repair, and replace the Lift Station in good working order and in compliance with all applicable laws and regulations. Except as expressly set forth in this Section 5 Grantee shall not be responsible for any portion of the costs of operating, maintaining, repairing, or replacing the Lift Station. Grantor represents and warrants that the Lift Station has adequate capacity to accommodate Grantee's anticipated wastewater flows, and Grantor shall not grant additional connections that materially impair Grantee's use of the Lift Station. Until such time as the Lift Station is Dedicated, (x) in the event of a failure of the Lift Station or any interruption of service, Grantor shall promptly undertake all necessary remedial action at its sole cost, and (y) Grantor shall indemnify, defend, and hold harmless Grantee, its successors and assigns, from and against

any and all claims, damages, losses, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to the ownership, operation, maintenance, repair, or replacement of the Lift Station, except to the extent caused by the negligence or willful misconduct of Grantee. Grantor reserves the right to use the Lift Station Easement for all purposes not inconsistent with the rights granted to Grantee herein.

6. Maintenance; Self-Help.

(a) Each Party shall, at its sole cost and expense (subject to 6(b), 6(c), 6(d)), at all times repair and maintain and keep (or cause to be maintained and kept) its Parcel in compliance with all applicable law and otherwise in accordance with a standard of maintenance that is commercially reasonable and consistent with the standards of first-class industrial properties located in the same geographical region.

(b) Grantor shall be responsible, at Grantor's sole cost and expense, to repair and maintain Easement Area 1 and Easement Area 4, including without limitation removal of debris, refuse, snow, and ice from the Easement Area 1 and Easement Area 4.

(c) Grantee shall be responsible, at Grantee's sole cost and expense, to repair and maintain Easement Area 2, including without limitation removal of debris, refuse, snow, and ice from the Easement Area 2. Prior to the Dedication Grantee shall be responsible for the maintenance and repair of the drainage facilities installed by Grantee.

(d) Notwithstanding anything to the contrary contained in this Easement Agreement, each Party, at its sole cost and expense, shall be responsible for the repair of any damage caused to any Easement Area by the negligent or willful acts or omissions of such Party and such Party's Permittees.

(e) In the event that either Party fails to perform any of its material obligations under this Agreement (other than a failure excused by a valid Force Majeure Event as set forth herein), then the other Party shall be entitled to exercise self-help rights. Before exercising such rights, the non-defaulting Party shall demand that the defaulting Party provide the non-defaulting Party with reasonable assurances that it will perform any required obligation(s) within ten (10) days of receipt of the demand letter or, if the obligation cannot reasonably be performed within ten (10) days, assurances that it will commence performing within such ten (10) day period and thereafter diligently perform to completion. If the defaulting party does not deliver such assurances within five (5) business days of receipt of such demand letter, or thereafter timely perform, then the non-defaulting Party shall be permitted to exercise self-help rights and perform work. If the non-defaulting Party elects to exercise self-help rights, the non-defaulting Party shall (i) perform only so much work as is reasonably necessary to cure the default, and (ii) perform all work in a good, workmanlike and lien free manner, in accordance with all applicable law and in a manner designed to minimize any disruption or interference with the business on the defaulting Party's Parcel. Upon completion of such work, the non-defaulting Party shall provide invoices and evidence of payment in commercially reasonable form and substance for all costs incurred in connection with performing such work (the "Self-Help Amount") and final, unconditional lien waivers from all contractors and suppliers. Within ten (10) days of receipt of such invoices and evidence of payment

and lien waivers, the defaulting party shall reimburse to the non-defaulting party its share of the Self-Help Amount.

7. Reimbursement Rights. A Party owing money hereunder ("Debtor Party") shall pay or reimburse the party entitled to payment ("Creditor Party") for such costs within thirty (30) days after the Debtor Party's receipt of the Creditor Party's written request therefor and reasonable evidence to substantiate the costs incurred (unless a shorter time period is provided for elsewhere herein). If the Debtor Party does not reimburse the Creditor Party as required herein, the Creditor Party shall have all rights, in law and equity, to enforce payment of any amounts due and outstanding. In addition, past due sums shall accrue interest at an annual rate of interest equal the "Prime Rate" of interest (as published in the Money Rates section of The Wall Street Journal). Interest shall begin to accrue when an amount is past due and five (5) business days after a Party has delivered a demand of payment to the non-paying Party. If a Creditor Party engages the services of a collection agency or law firm to collect amounts that are past due, then the Debtor Party also shall be required to pay the Creditor Party's reasonable costs of collection including reasonable attorneys' fees and court costs. Each Party shall reasonably cooperate with the other in executing and delivering any documents, forms, or certifications reasonably necessary or appropriate to facilitate the payment or reimbursement process described herein, including without limitation any tax forms or other documentation required by applicable law or the internal policies of the Parties.

8. Prohibition Against Liens. Any Party performing work, on such Party's property or the other Party's property, shall promptly remove any mechanic's, materialmen's or other liens filed against the other Party's property or any part thereof for work or materials furnished by the performing Party and each Party agrees to indemnify, defend and hold the other harmless from and against the same.

9. Indemnity and Insurance.

(a) Each Party shall maintain the minimum insurance coverage required by **Exhibit H**, attached hereto and made a part hereof.

(b) Each Party (the "Indemnifying Party") shall indemnify, defend, and hold the other Party (the "Indemnified Party") harmless from and against any and all third-party claims, expenses, liabilities, losses, damages, and costs, including reasonable attorneys' fees, and any actions or proceedings in connection therewith, to the extent arising out of or resulting from (i) the negligence or willful misconduct of the Indemnifying Party or its Permittees, or (ii) any accident, injury, death, loss, or damage occurring in or about the Indemnifying Party's Parcel, but only to the extent caused by the negligence or willful misconduct of the Indemnifying Party or its Permittees. Notwithstanding anything to the contrary herein, the indemnity obligations set forth in this Section shall be limited to the proportionate share of fault of the Indemnifying Party or its Permittees and shall not apply to the extent any such claims, losses, or damages arise out of the negligence or willful misconduct of the Indemnified Party or its Permittees. For purposes of this Section, "Permittee" shall mean the officers, directors, employees, agents, contractors, customers, vendors, suppliers, visitors, invitees, patrons, licensees, tenants, subtenants, and concessionaires of a Party, insofar as their activities relate to the intended development, use, and occupancy of the Parcels.

10. Covenants Running with the Land. The provisions of this Easement Agreement, including the benefits and burdens set forth therein, shall run with the land, shall be binding upon, and shall inure to the benefit of the successors and assigns of the Parties hereto, respectively.

11. Estoppel. Each Party shall from time to time, within fifteen (15) days after written request from the other Party (but not more than twice a year), execute, acknowledge and deliver a certificate in favor of the requesting party, its lender, prospective purchasers as the case may be, affirming that, except as otherwise expressly stated in the certificate, (a) this Easement Agreement is unmodified and in full force and effect; (b) to the Party's knowledge, the other Party is not in default hereunder; (c) the requesting Party is current in its maintenance payment and performance obligations; and (d) a statement of all sums then due under this Easement Agreement from the requesting Party to the Party giving such estoppel certificate.

12. Interpretation. This Easement Agreement and the grant of easements herein shall not be strictly construed but shall be given a reasonable construction in order to carry out the intention of the parties to confer permanent and commercially usable rights of enjoyment of the easements so granted. Headings in this Easement Agreement are for convenience only and shall not limit, expand, or otherwise modify the terms and conditions contained herein.

13. Governing Law. The laws of the State of Illinois govern the construction, performance and enforcement of this Easement Agreement.

14. Counterpart Execution. This Easement Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same instrument.

15. Notice to Mortgagees.

(a) Each Party hereto agrees to give the holder of any mortgage to which the property owned by the other Party is subject a copy of any written notice or claim of default served by the Party giving such notice upon the other Party, provided that prior to such notice the Party giving such notice has been notified in writing of the name and address of such mortgage holder. Each Party hereto further agrees that the holder of any mortgage to which the property owned by the other Party is subject shall have the same period of time within which to cure or correct such default. The mortgagee's cure period shall begin to run upon receipt of the default notice, and may run concurrently with the defaulting Party's cure period. The applicable mortgagee shall have no obligation to cure the default, but the Party sending the notice of default shall accept performance by the mortgagee with the same force and effect as though performed by the defaulting Party.

(b) Any mortgagee with respect to either the Grantee Parcel or the Grantor Parcel, as applicable, shall not be responsible for any amounts incurred or becoming due under this Easement Agreement prior to a foreclosure of its mortgage or a transfer of the interest of a Party hereto in the applicable property to such mortgagee in lieu of foreclosure, and its liability hereunder in the event of such a foreclosure or transfer shall exist only so long as such mortgagee is the owner of a Parcel and shall not continue or survive after further transfer of ownership.

16. Default. Without limiting any of the remedies otherwise available at law or in equity to the Parties as a result of the breach of this Easement Agreement, the Parties agree as follows:

(a) This Easement Agreement shall be enforceable in any court of competent jurisdiction by the Parties or by any successor or assign of the Parties. Enforcement may be sought by an appropriate action at law or in equity to secure the performance of the covenants, agreements, conditions and obligations contained herein.

(b) No action taken by any Party pursuant to the provisions of this Section 16 or pursuant to any other section of this Easement Agreement shall constitute an election of remedies, and all remedies set forth in this Easement Agreement, as well as any remedies at law or in equity, shall be cumulative and shall not exclude any other remedy.

(c) Unless otherwise expressly provided herein, in the event of a breach of this Easement Agreement, the Parties agree that the defaulting Party shall have 10 calendar days after notice of said breach to correct the same prior to the non- breaching Party's seeking of any remedy provided for herein. If such breach cannot be corrected within 10 days, the non-breaching Party shall not seek to exercise any remedy provided for herein as long as the defaulting Party has initiated the cure of said breach and is diligently prosecuting the cure of said breach, but in no event shall the cure period set forth herein exceed 30 days.

(d) In the event that a legal action is filed to enforce or defend any rights or obligations under this Section 16, the non-prevailing Party shall pay the prevailing Party's reasonable attorneys' fees and court costs incurred in connection with such action.

(e) Despite anything in this Easement Agreement to the contrary, no breach under this Easement Agreement shall entitle any Party to cancel, rescind, or otherwise terminate this Easement Agreement.

17. Notices. Any notices required, pursuant to the provisions of this Easement Agreement, shall be in writing and shall be deemed to have been given or made (a) 3 business days after mailing when mailed by certified United States mail, postage prepaid, return receipt requested; (b) immediately upon personal service; (c) 1 business day after depositing with a recognized overnight courier service; or (d) on the day of the transmission if sent by email so long as it is received in its entirety by 5:00 p.m. (Central time) on that day and a copy is sent by first class mail and is post-marked the same date as the email is transmitted. A Party may change its address for notices by notice given in accordance with this Section 17. The mailing address of each Party, until changed as set forth in this Section 17, is as follows:

If to Grantee: LPC Acquisition Company, LLC,
c/o Logistics Property Company
191 N. Wacker Drive, Suite 1700,
Chicago, Illinois 60606
Attn: Matthew Leffler, Ben Fish

Email: mleffler@logisticspropco.com;
bfish@logisticspropco.com

With a copy to: Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606
Attn: Elizabeth O'Brien
Email: eobrien@lplegal.com

If to Grantor: Experior Group LLC
12161 S. Central Avenue
Alsip, Illinois 60803

18. Lender Consent. On the Effective Date, each Party shall deliver to the other Party an acknowledgement by its mortgage lender, if applicable, that such lender consents to this Easement Agreement and acknowledge that the lender's interest in the respective Parcel shall be subordinate to this Easement Agreement.

19. Severability. If any phrase, paragraph, article or portion of this Easement Agreement is found to be invalid, illegal or unenforceable by any court of competent jurisdiction, such finding of invalidity, illegality or unenforceability as to that portion shall not affect the validity, legality or enforceability of the remaining portions of this Easement Agreement. If, for any reason, this Easement Agreement, or any provision hereof, is ruled invalid, in whole or in part, the Parties shall expeditiously take such actions as may be necessary to give effect to the spirit of this Easement Agreement and the intentions of the Parties as reflected by the terms of this Easement Agreement.

20. Entire Agreement. This Easement Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all Parties to this Easement Agreement and duly recorded in with the Cook County, Illinois recorder.

21. Construction and Interpretation.

(a) This Easement Agreement and the exhibits hereto contain all the representations and the entire agreement between the Parties with respect to the subject matter hereof. Any prior negotiations, correspondence, memoranda or agreements are superseded in total by this Easement Agreement and the exhibits attached hereto. This Easement Agreement has been fully negotiated at arm's length between the signatories hereto, and after advice by counsel and other representatives chosen by such Parties, and such Parties are fully informed with respect thereto; no such Party shall be deemed the scrivener of this Easement Agreement; and, based on the foregoing, the provisions of this Easement Agreement and the Exhibits hereto shall be construed as a whole according to their common meaning and not strictly for or against any Party.

(b) Whenever required by the context of this Easement Agreement**,** (i) the singular shall include the plural and vice versa, (ii) the masculine shall include the feminine and neuter genders and vice versa; and (iii) use of the words "including", "such as", or words of similar import, when following any general term, statement or matter shall not be construed to limit such statement, term or matter to specific items, whether or not language of non-limitation, such as "without limitation", or "but not limited to", are used with reference thereto, but rather shall be deemed to refer to all other items or matters that could reasonably fall within the broadest scope of such statement, terms or matter.

(c) Except as otherwise specifically indicated, all references to an article, section or other provisions refer to Articles, Sections and other provisions of this Easement Agreement, and all references to Exhibits refer to exhibits attached to this Easement Agreement.

(d) The captions preceding the text of each article, section or other provisions are included only for convenience of reference. Captions shall be disregarded in the construction and interpretation of this Easement Agreement. Capitalized terms are also selected only for convenience of reference and do not necessarily have any connection to the meaning that might otherwise be attached to such term in a context outside of this Easement Agreement.

22. Negation of Partnership. None of the terms or provisions of this Easement Agreement shall be deemed to create a partnership between or among Parties in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprise. The Parties shall be considered as separate Parties, and neither Party shall have the right to act as an agent for another such Party, unless expressly authorized to do so herein or by separate written instrument signed by the Party to be charged.

23. Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Parcels or portion thereof to the general public, or for any public use or purpose whatsoever. Except as herein specifically provided, no right, privileges or immunities of the Parties shall inure to the benefit of any unrelated third party, nor shall any unrelated third party be deemed to be a beneficiary of any of the provisions contained herein.

24. Excusable Delays. Whenever performance is required of any Party hereunder, such Party shall use all due diligence to perform and take all necessary measures in good faith to perform; provided, however, that if despite such diligence completion of performance shall be delayed at any time by reason of acts of God, war, riots, strikes, picketing, or other labor disputes, unavailability of labor or materials, material damage to work in progress by reason of fire or other casualty, unusual weather conditions, governmental order, pandemic, epidemic, or declared health emergency, or any other cause beyond the reasonable control of a Party (financial inability, imprudent management, or negligence excepted) (each a "Force Majeure Event"), then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused. The provisions of this Section 24 shall not operate to excuse any Party from the prompt payment of any monies required by this Easement Agreement. Each Party shall take action as necessary to ensure that labor harmony is maintained on its parcel and to avoid any strike, picketing, labor stoppage or slowdown. The right of a Party to excuse its failure to

perform by reason of this Section 24 shall be conditioned upon that Party delivering to the other Party written notice of its assertion that a delay has commenced within five (5) business days after the commencement of the delay and uses reasonable efforts to resume performance as soon as reasonably possible.

25. Time. Subject to Section 24 above, time is of the essence of this Easement Agreement.

26. No Waiver. The failure of any Party to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies which that Party may have hereunder, at law or in equity and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions. No waiver by any Party of any default under this Easement Agreement shall be effective or binding on such Party unless made in writing by such Party, and no such waiver shall be implied from any omission by such Party to take action in respect to such default. No express written waiver any default shall affect any other default or cover any other period of time other than any default and/or period of time specified in such express waiver. One (1) or more written waivers of any default under any provision of this Easement Agreement shall not be deemed to be a waiver of any subsequent default in the performance of the same provision or any other term or provision contained in this Easement Agreement.

27. Limitation of Liability. There shall be no personal liability of persons, firms, corporations or entities who constitute either Party, including members, managers, partners, officers, directors, employees or agents of such Party, with respect to any of the terms, covenants, conditions, and provisions of this Easement Agreement. In the event of default by a defaulting Party hereunder any other non-defaulting Party who seeks recovery from a defaulting Party hereto shall look solely to the interest of such defaulting Party, its successors and assigns, in the Parcels for the satisfaction of each and every remedy of the non-Defaulting Party; provided, however, the foregoing shall not in any way impair, limit or prejudice the right of any Party to pursue equitable relief in connection with any term, covenants or condition of this Easement Agreement, including a proceeding for temporary restraining order, preliminary injunction, permanent injunction or specific performance.

28. Reasonable Use of Easements. The easement rights granted under this Agreement shall be exercised by each Party and its Permittees in a manner that is reasonable and consistent with the terms of this Agreement, and shall not unreasonably interfere with the operations of any business lawfully conducted from time to time on the other Party's Parcel.

29. Amendment; Voluntary Termination. This Easement Agreement may be canceled, changed, modified, amended, or terminated in whole or in part only by written instrument (i) executed by each Party, together with its lender (as applicable) and (ii) recorded with the Cook County, Illinois Recorder.

30. Liability Upon Transfer. Each Party shall be personally liable only for performance of those obligations under this Easement Agreement that relate to its own Parcel and accrue during its period of ownership. Upon transfer of title to a Parcel, a Party shall be released from all prospective obligations hereunder, and the transferee shall be deemed to assume all such

obligations from and after the date of transfer; provided, however, that the transferor shall remain liable for any defaults occurring or accruing prior to such transfer.

31. Disclaimer of Derivative Rights. No consent to the modification, from time to time, or to the termination of the provisions of this Easement Agreement shall ever be required by any lessee, sublessee, licensee, occupant, agent, concessionaire or other party other than a Party, nor shall any party other than a Party have any right to enforce any of the provisions contained in this Easement Agreement.

[*signatures appear on the following page*]

[Signature Page to Easement Agreement]

GRANTOR:

EXPERIOR GROUP LLC

By: _____
Name:
Its:

State of Illinois)
) ss
County of Cook)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of Experior Group, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____
Notary Public

My commission expires:

[Signatures continued next page]

GRANTOR:

EXPERIOR SCHAUMBURG LLC

By: _____
Name:
Its:

State of Illinois)
) ss
County of Cook)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of Experior Schaumburg, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____
Notary Public

My commission expires:

[Signature Page to Easement Agreement]

GRANTEE:

LPC ACQUISITION COMPANY, LLC

By: _____
Name: _____
Its: _____

State of _____)
) ss
County of _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of LPC Acquisition Company, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____

Notary Public

My commission expires:

CONSENT AND SUBORDINATION AGREEMENT

COVANTAGE CREDIT UNION, a Wisconsin chartered credit union ("Mortgagee"), as the holder of (1) that certain Construction Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing granted by Experior Group LLC and Experior Schaumburg LLC (collectively "Mortgagor"), to Mortgagee dated December 19, 2023 and recorded in the Offices of the County Recorder of Cook County, Illinois ("County Recorder"), as Instrument No. 2336006038 (the "Mortgage"), (2) that certain Assignment of Leases and Rents, from Mortgagor, as assignor, to Mortgagee, as assignee, dated December 19, 2023 and recorded in Offices of the County Recorder, as Instrument No. 2336006039 (the "ALR"), and (3) that certain First Recordable Amendment of Loan Documents for Purposes of Recording from Mortgagor, as assignor, to Mortgagee, as assignee, dated September 25, 2024 and recorded in Offices of the County Recorder, as Instrument No. 2427724044 (the "Amendment"), does hereby grant its consent in all respects to this Covenants, Conditions, Restrictions and Reciprocal Easement Agreement, and agrees and consents that the Mortgage, the ALR, and the Amendment are hereby made subject and subordinate to this Easement Agreement.

MORTGAGEE:

COVANTAGE CREDIT UNION, a Wisconsin chartered credit union

By: _____
Name: _____
Its: _____

State of _____)
) ss
County of _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of COVANTAGE CREDIT UNION, a Wisconsin chartered credit union who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____

Notary Public

My commission expires:

EXHIBIT A-1

GRANTEE PARCEL LEGAL DESCRIPTION

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;
CONTAINING 990,467 SQUARE FEET (22.738 ACRES) MORE OR LESS

Permanent Real Estate Index Number(s): 07-32-400-007-0000, 07-32-400-008-0000, 07-32-400-009-0000, 07-32-400-010-0000, 07-32-400-011-0000, 07-32-400-012-0000, 07-32-400-013-0000, 07-32-403-006-0000, 07-32-403-007-0000, 07-32-403-008-0000, 07-32-403-009-0000, 07-32-405-001-0000, 07-32-405-002-0000, 07-32-405-003-0000, 07-32-405-004-0000, 07-32-405-005-0000, 07-32-405-006-0000, 07-32-405-007-0000, 07-32-405-008-0000, 07-32-405-009-0000, 07-32-405-015-0000, 07-32-405-016-0000, 07-32-405-018-0000

Common Address:

EXHIBIT A-2

GRANTOR PARCEL LEGAL DESCRIPTION

LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS.

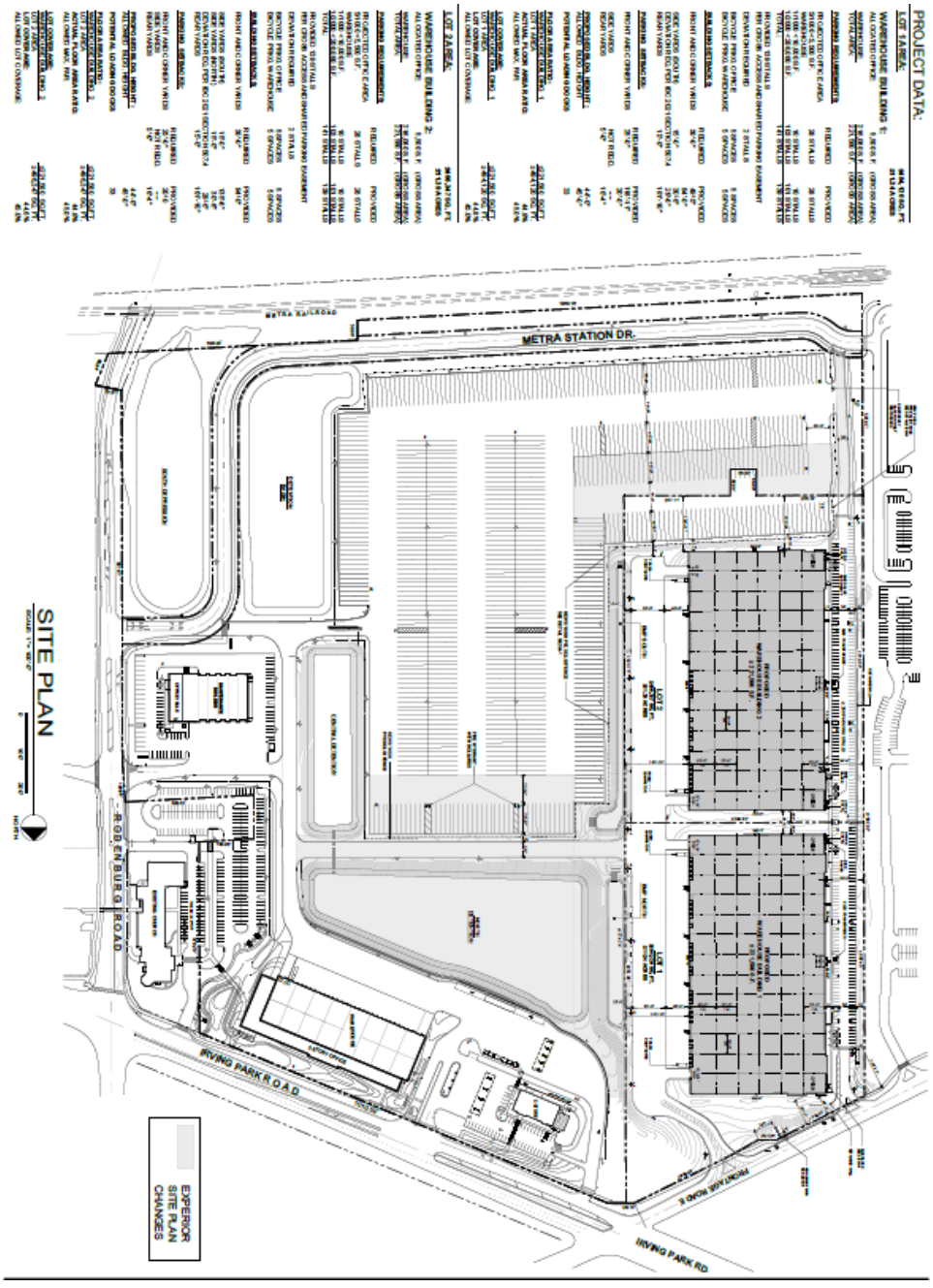
CONTAINING 2,459,431 SQUARE FEET (56.461 ACRES) MORE OR LESS

Permanent Real Estate Index Number(s):

Common Address:

EXHIBIT B

SITE PLAN[2]



[2] ***Note to draft: Site plan is the 8.10.25 version; check with Ben Fish prior to recording to confirm it is final.***

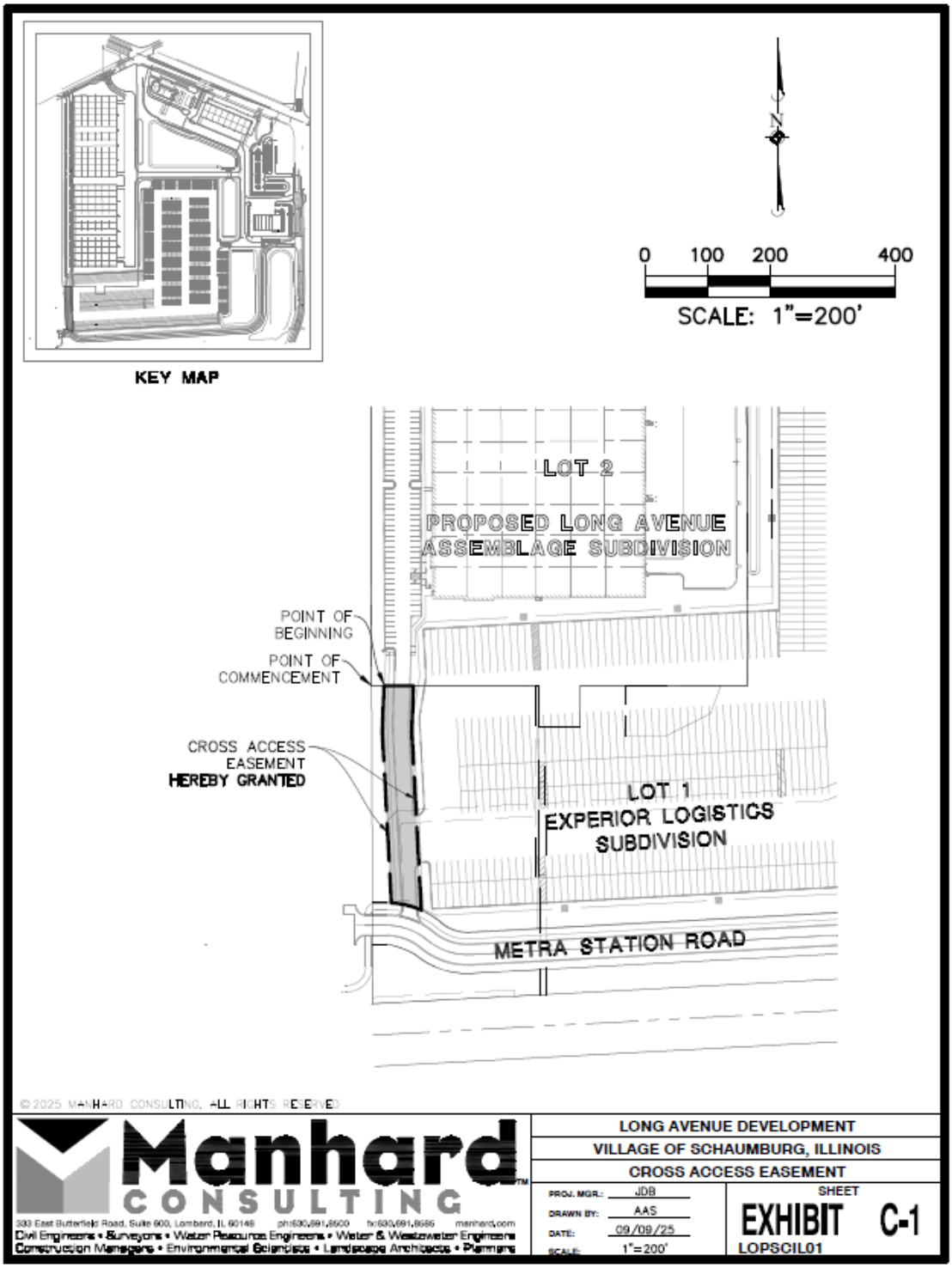
EXHIBIT C

LEGAL DESCRIPTION – EASEMENT AREA 1

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 19.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 47.03 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 15 SECONDS WEST, A DISTANCE OF 72.82 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 34 SECONDS EAST, A DISTANCE OF 285.37 FEET TO A POINT OF NON-TANGENT CURVATURE, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF METRA STATION DRIVE AS DEDICTED PER DOCUMENT NUMBER 2306722045; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 136.00 FEET, AN ARC DISTANCE OF 49.30 FEET, A CHORD BEARING NORTH 76 DEGREES 29 MINUTES 36 SECONDS WEST, AND A CHORD DISTANCE OF 49.03 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 03 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 273.50 FEET; THENCE NORTH 02 DEGREES 04 MINUTES 15 SECONDS EAST, A DISTANCE OF 73.16 FEET TO THE POINT OF BEGINNING.
CONTAINING 16,491 SQUARE FEET (0.379 ACRES) MORE OR LESS.

EXHIBIT C-1

DEPICTION - EASEMENT AREA



1

EXHIBIT D

LEGAL DESCRIPTION – EASEMENT AREA 2

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 853.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68 DEGREES 22 MINUTES 26 SECONDS EAST, A DISTANCE OF 26.93 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 783.93 FEET; THENCE NORTH 44 DEGREES 49 MINUTES 57 SECONDS EAST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 71.00 FEET; THENCE NORTH 45 DEGREES 10 MINUTES 03 SECONDS WEST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 783.92 FEET; THENCE SOUTH 68 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF 26.93 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,115 SQUARE FEET (0.967 ACRES) MORE OR LESS

EXHIBIT D-1

DEPICTION - EASEMENT AREA 2

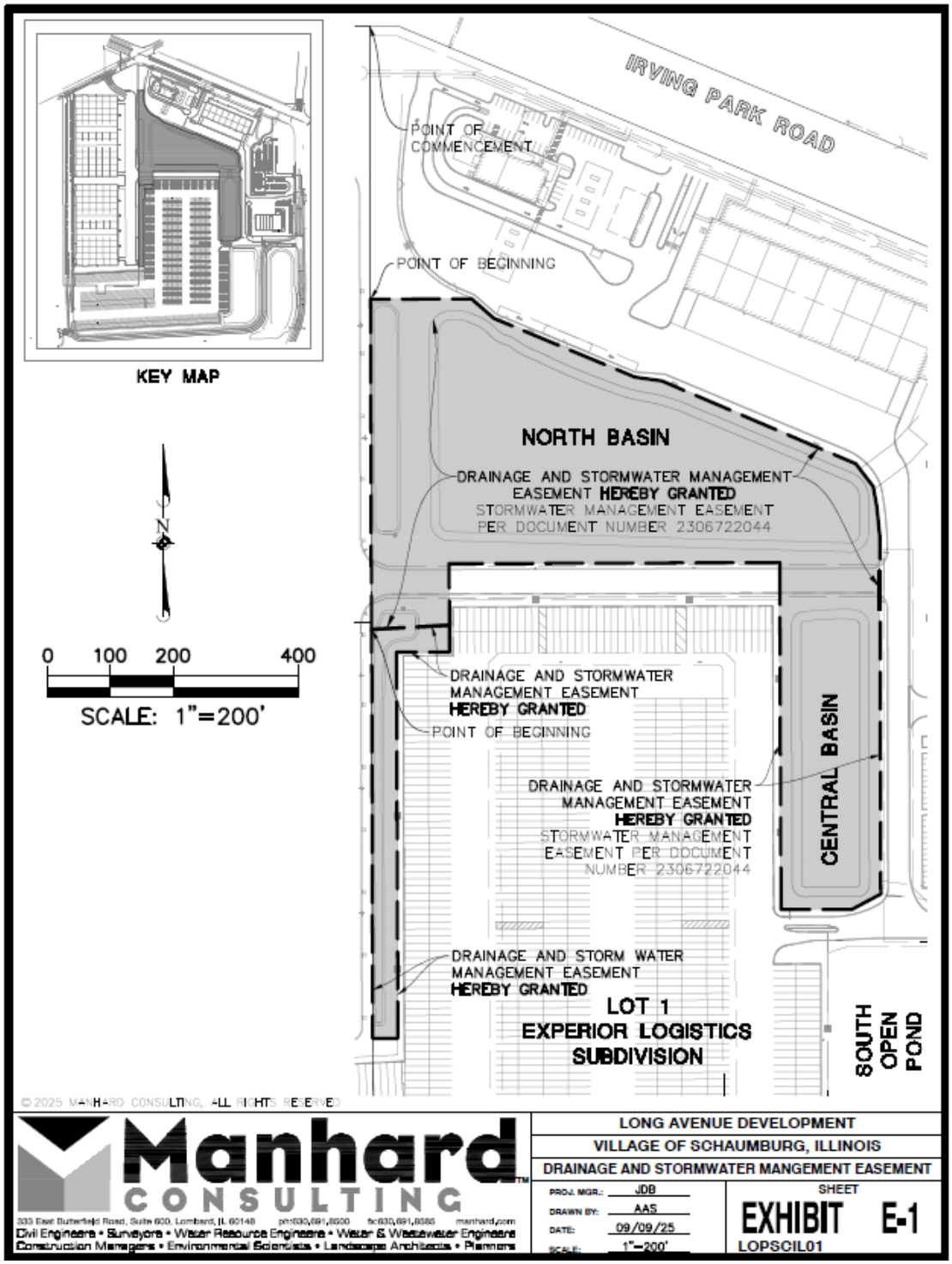


EXHIBIT E

LEGAL DESCRIPTION – DETENTION EASEMENT AREA

THAT PART OF STORMWATER MANAGEMENT EASEMENT GRANTED BY DOCUMENT NUMBER 2306722044, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 436.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 161.49 FEET; THENCE SOUTH 48 DEGREES 56 MINUTES 22 SECONDS EAST, A DISTANCE OF 47.43 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 28 SECONDS EAST, A DISTANCE OF 244.00 FEET; THENCE SOUTH 81 DEGREES 54 MINUTES 39 SECONDS EAST, A DISTANCE OF 43.82 FEET; THENCE SOUTH 66 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE OF 336.88 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 42 SECONDS EAST, A DISTANCE OF 45.90 FEET; THENCE SOUTH 10 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 32.90 FEET; THENCE SOUTH 05 DEGREES 41 MINUTES 28 SECONDS EAST, A DISTANCE OF 48.77 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 570.17 FEET; THENCE SOUTH 61 DEGREES 54 MINUTES 39 SECONDS WEST, A DISTANCE OF 52.52 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 113.37 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 26 SECONDS WEST, A DISTANCE OF 554.36 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 529.00 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 07 SECONDS EAST, A DISTANCE OF 98.36 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 47 SECONDS WEST, A DISTANCE OF 125.15 FEET TO SAID WESTERLY LINE OF LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 527.75 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH
THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 964.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 53 MINUTES 47 SECONDS EAST, A DISTANCE OF 124.41 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 35 SECONDS EAST, A DISTANCE OF 43.11 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 84.25 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 616.98 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 40.00 FEET TO SAID WESTERLY LINE OF LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 653.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 377,577 SQUARE FEET (8.668 ACRES) MORE OR LESS

EXHIBIT E-1

DEPICTION - DETENTION EASEMENT AREA

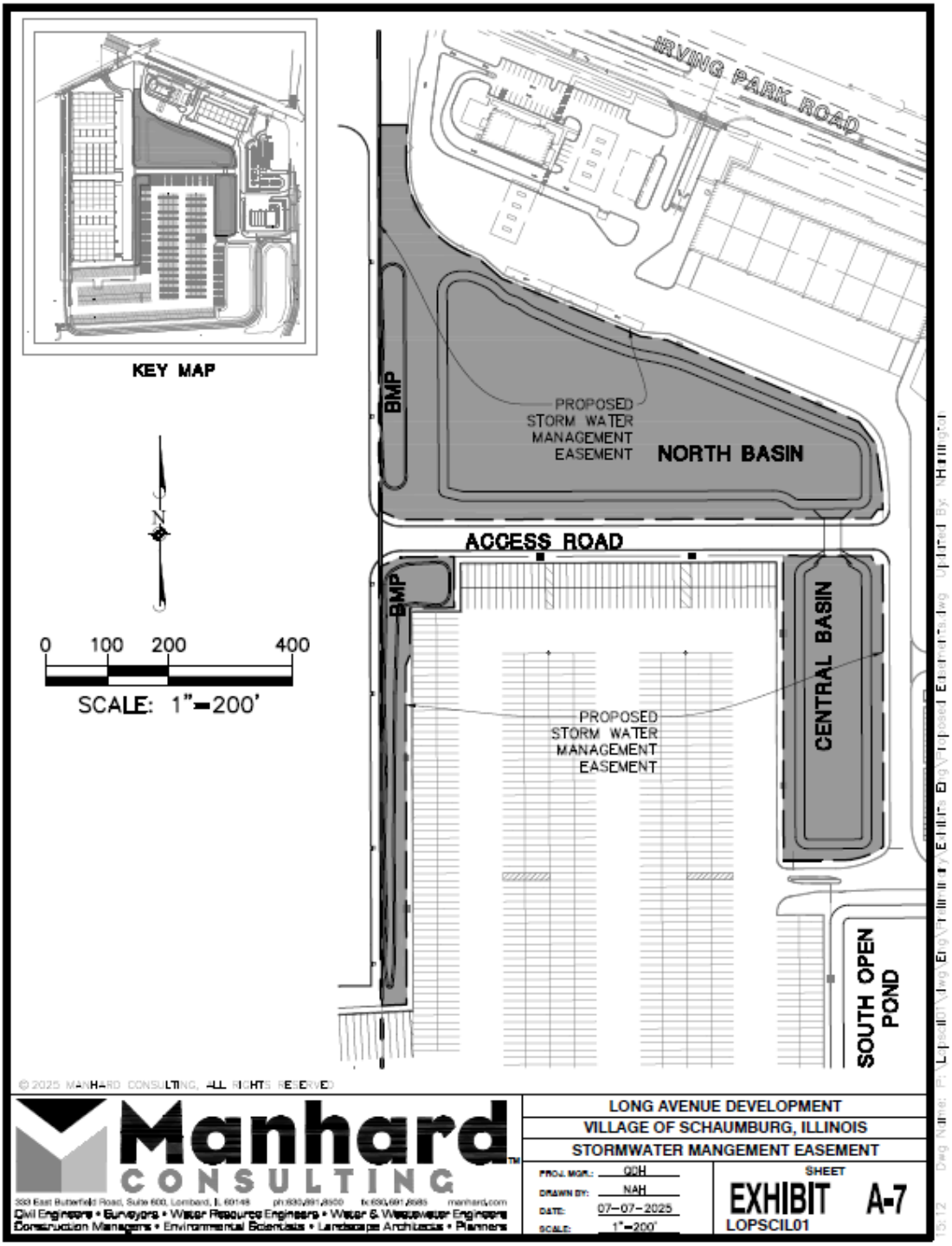


EXHIBIT F

LEGAL DESCRIPTION – EASEMENT AREA 4

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 408.18 TO A POINT ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 204.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 541.63 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 56.57 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 144.17 FEET TO A POINT OF NON-TANGENT CURVATURE, BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF METRA STATION DRIVE AS DEDICTED PER DOCUMENT NUMBER 2306722045; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 143.00 FEET, AN ARC DISTANCE OF 72.27 FEET, A CHORD BEARING SOUTH 49 DEGREES 47 MINUTES 52 SECONDS WEST, AND A CHORD DISTANCE OF 71.50 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 175.43 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 36 SECONDS WEST, A DISTANCE OF 627.63 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,666 SQUARE FEET (0.842 ACRES) MORE OR LESS

EXHIBIT F-1

DEPICTION – EASEMENT AREA 4

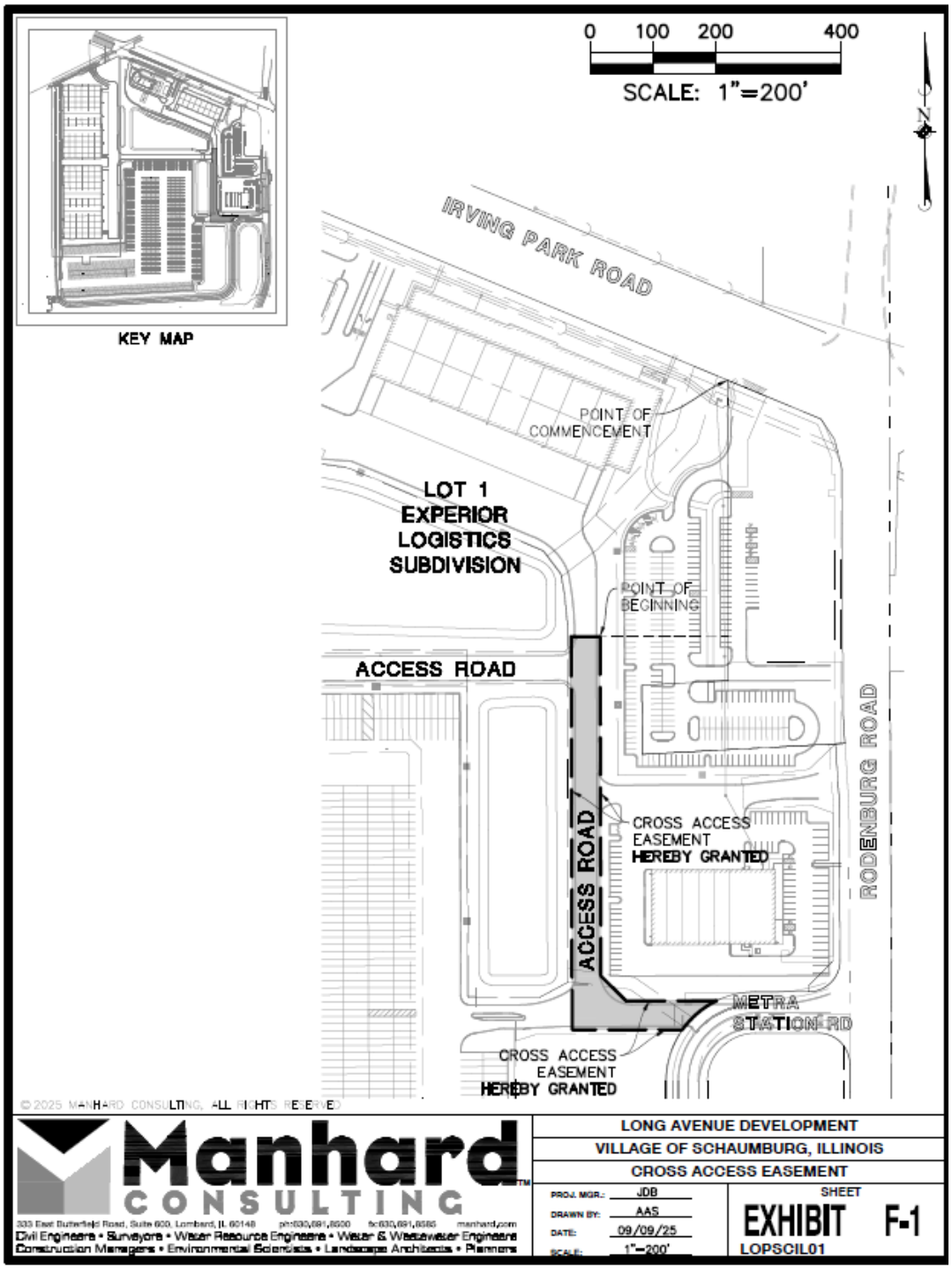


EXHIBIT G

LEGAL DESCRIPTION – EASEMENT AREA 5

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, A DISTANCE OF 167.55 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 28 SECONDS EAST, A DISTANCE OF 155.75 FEET; THENCE SOUTH 67 DEGREES 15 MINUTES 56 SECONDS EAST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 67 DEGREES 28 MINUTES 46 SECONDS EAST, A DISTANCE OF 352.75 FEET; THENCE SOUTH 52 DEGREES 41 MINUTES 19 SECONDS EAST, A DISTANCE OF 52.85 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 52 SECONDS EAST, A DISTANCE OF 9.50 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 08 SECONDS EAST, A DISTANCE OF 20.35 FEET TO AN EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 16.30 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 5.47 FEET; THENCE SOUTH 22 DEGREES 49 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 20.60 FEET; THENCE NORTH 52 DEGREES 41 MINUTES 19 SECONDS WEST, A DISTANCE OF 54.81 FEET; THENCE NORTH 67 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 351.47 FEET; THENCE NORTH 67 DEGREES 15 MINUTES 56 SECONDS WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 67 DEGREES 22 MINUTES 28 SECONDS WEST, A DISTANCE OF 153.81 FEET;THENCE NORTH 89 DEGREES 12 MINUTES 51 SECONDS WEST, A DISTANCE OF 165.45 FEET TO SAID WESTERLY LINE OF LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,728 SQUARE FEET (0.269 ACRES) MORE OR LESS

EXHIBIT G-1

DEPICTION – EASEMENT AREA 5

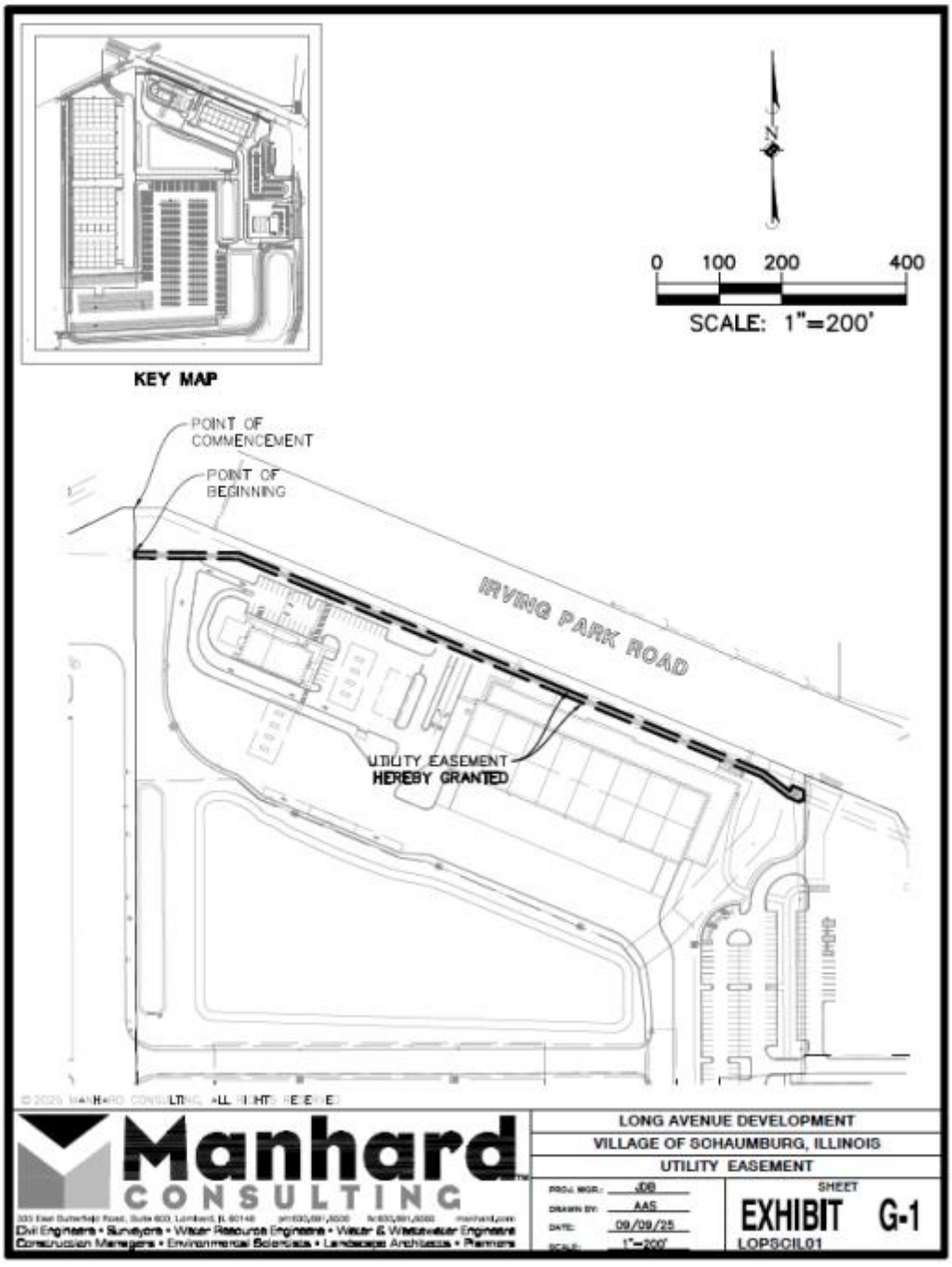


EXHIBIT H

INSURANCE REQUIREMENTS

THROUGHOUT THE TERM OF THIS EASEMENT AGREEMENT, EACH OWNER SHALL PROCURE AND MAINTAIN GENERAL AND/OR COMPREHENSIVE PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST CLAIMS FOR PERSONAL INJURY (INCLUDING CONTRACTUAL LIABILITY ARISING UNDER THE INDEMNITY CONTAINED IN PARAGRAPH 9 ABOVE), DEATH, OR PROPERTY DAMAGE OCCURRING UPON SUCH OWNER'S PARCEL, WITH SINGLE LIMIT COVERAGE OF NOT LESS THAN AN AGGREGATE OF FIVE MILLION DOLLARS ($5,000,000.00) INCLUDING UMBRELLA COVERAGE, IF ANY, AND NAMING EACH OTHER OWNER DURING THE CONTINUANCE OF THE EASEMENT AGREEMENT (PROVIDED THE OWNER OBTAINING SUCH INSURANCE HAS BEEN SUPPLIED WITH THE NAME OF SUCH OTHER OWNER) AS ADDITIONAL INSUREDS. EITHER PARTY MAY ELECT TO SELF-INSURE AND/OR CARRY INSURANCE REQUIRED HEREUNDER UNDER MASTER OR BLANKET POLICIES OF INSURANCE.

GROUND LEASE

between

LPC ACQUISITION COMPANY, LLC

as Landlord,

and

EXPERIOR GROUP LLC,

as Tenant

Premises:

Approximately 1.495 acres located between the southern end of Fenz Acres Subdivision and the northwestern end of Experior Logistics Subdivision, Schaumburg, Illinois

Dated as of September 11, 2025

TABLE OF CONTENTS

Page

Article 1 DEFINITIONS 1
Article 2 PREMISES AND TERM OF LEASE 3
Article 3 RENT 4
Article 4 IMPOSITIONS 5
Article 5 LATE CHARGES 5
Article 6 INSURANCE 6
Article 7 USE OF CASUALTY INSURANCE PROCEEDS 9
Article 8 CONDEMNATION 10
Article 9 ASSIGNMENT AND SUBLETTING 12
Article 10 CONSTRUCTION OF THE IMPROVEMENTS 13
Article 11 REPAIRS 14
Article 12 CHANGES, ALTERATIONS AND ADDITIONS 15
Article 13 REQUIREMENTS OF PUBLIC AUTHORITIES AND OF INSURANCE UNDERWRITERS AND POLICIES 16
Article 14 EQUIPMENT 16
Article 15 DISCHARGE OF LIENS; BONDS 16
Article 16 NO REPRESENTATIONS BY LANDLORD; DEMOLITION OF EXISTING RESIDENTIAL STRUCTURES 17
Article 17 LANDLORD NOT LIABLE FOR INJURY OR DAMAGE, ETC. 17
Article 18 INDEMNIFICATION OF LANDLORD 18
Article 19 RIGHT OF INSPECTION 19
Article 20 PERMITTED USE; NO UNLAWFUL OCCUPANCY; OPERATION OF THE PREMISES 19
Article 21 EVENTS OF DEFAULT AND REMEDIES 20
Article 22 NOTICES 23
Article 23 SUBORDINATION; ATTORNMENT 23
Article 24 HAZARDOUS SUBSTANCES 25
Article 25 CERTIFICATES BY LANDLORD AND TENANT 27
Article 26 CONSENTS AND APPROVALS 27
Article 27 SURRENDER AT END OF TERM 28
Article 28 ENTIRE AGREEMENT 29
Article 29 QUIET ENJOYMENT 29
Article 30 SEVERABILITY 29
Article 31 OPTION TO SELL 29
Article 32 MISCELLANEOUS 30

EXHIBITS AND SCHEDULES

Exhibit A-1 Description of the Land

Exhibit A-2 Depiction of the Land

Exhibit B Permitted Encumbrances

Exhibit C Form of Memorandum of Ground Lease

GROUND LEASE

THIS GROUND LEASE (the "Lease") is made as of the 11th day of September, 2025, by and between **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company ("Landlord"), and **EXPERIOR GROUP LLC**, an Illinois limited liability company ("Tenant").

W I T N E S S E T H:

It is hereby mutually covenanted and agreed by and between the parties hereto that this Lease (hereinafter defined) is made upon the terms, covenants and conditions hereinafter set forth.

ARTICLE 1
DEFINITIONS

The terms defined in this Article 1, for all purposes of this Lease, shall have the following meanings:

1.01. "Affiliate of Tenant" shall mean any Person controlled by, under common control with or controlling Tenant.

1.02. "Business Day" shall mean any day which is not a Saturday, Sunday or a day observed as a holiday by either the State of Illinois or the United States government.

1.03. "Certificate of Occupancy" shall mean a certificate of occupancy (temporary or permanent) or other similar certificate issued by the appropriate governmental department or agency of the City (hereinafter defined).

1.04. "City" shall mean the village of Schaumburg, Illinois.

1.05. "Commencement Date" shall mean the date of commencement of the Term (hereinafter defined) as set forth in Article 2.

1.06. "Construction Agreements" shall mean agreements for construction, Restoration (hereinafter defined), Capital Improvement, rehabilitation, alteration, conversion, extension, repair or demolition performed pursuant to this Lease.

1.07. "Default" shall mean any condition or event which constitutes or, after the giving of notice or the passage of time or both, would constitute an Event of Default (hereinafter defined).

1.08. "Equipment" shall mean any and all fixtures, equipment and machinery of every kind and nature whatsoever now or hereafter affixed or attached to the Improvements, or now or hereafter used or procured for use in connection with the operation, use or occupancy thereof, and the appurtenances thereof, but excluding therefrom all trade fixtures and articles of personal property title to which is vested in Tenant, any Person claiming under Tenant or in contractors engaged in maintaining the Premises.

1.09. "Expiration Date" shall mean the date of the expiration of the Term as set forth in Article 2.

1.10. "Fee Mortgage" shall mean any mortgage or trust deed which now or hereafter is a lien on the entire fee simple title to the Land or the Premises, or any part thereof, as the same may be renewed, modified, amended, extended, consolidated or coordinated from time to time.

1.11. "Fee Mortgagee" shall mean the holder of a Fee Mortgage.

1.12. "Governmental Authority (Authorities)" shall mean the United States of America, the State of Illinois, County of Cook, and City, and any agency, authority, department, commission, board, bureau, instrumentality or political subdivision of any of the foregoing, now existing or hereafter created, having jurisdiction over the Premises or any portion thereof.

1.13. "Improvements" shall mean all of the Equipment (hereinafter defined) and other improvements and appurtenances of every kind and description now or hereafter erected, constructed or placed on or about the Land (hereinafter defined), and any and all alterations and replacements thereof, additions thereto and substitutions therefor.

1.14. "Insurance Policies" shall mean any and all insurance policies which Tenant is required to keep and maintain pursuant to this Lease.

1.15. "Land" shall mean the real estate legally described on **Exhibit A-1** , and depicted on **Exhibit A-2**, each attached hereto and made a part hereof.

1.16. "Landlord," on the date as of which this Lease is made, shall mean LPC Acquisition Company, LLC, but thereafter, "Landlord" shall mean only the holder of the landlord's interest in the Land at the time in question, so that if LPC Acquisition Company, LLC or any successor to its interest hereunder ceases to have any interest in the Land as the result of a sale or sales or transfer or transfers of the Landlord's interest in the Land, then the Landlord under this Lease at the time of such sale or sales or transfer or transfers shall be and hereby is entirely freed and relieved of all agreements, covenants and obligations of Landlord hereunder to be performed on or after the date of such sale or transfer, any remaining liability of such Landlord to be subject to the provisions of Section 32.04 hereof, and it shall be deemed and construed without further agreement between the parties or their successors in interest and the Person who then acquires or owns the landlord's interest in the Land, including, without limitation, the purchaser or transferee in any such sale or transfer, that such Person has assumed and agreed to carry out, subject to the provisions of Section 32.04 hereof, any and all agreements, covenants and obligations of Landlord hereunder accruing on or after the date of the aforesaid sale or transfer.

1.17. "Lease" shall mean this Ground Lease and all amendments, modifications, extensions and renewals hereof and exhibits attached hereto.

1.18. "Lease Year" shall mean each consecutive twelve (12) month period during the Term, the first Lease Year commencing on the Commencement Date and expiring at midnight of the day preceding the first anniversary of the Commencement Date, and each successive consecutive twelve (12) month period thereafter.

1.19. "Net Replacement Cost" shall mean the actual replacement cost of the Improvements (excluding foundation and excavation costs, but including the cost of debris removal and of replacing all Equipment appurtenant to, located in or used in connection with the Improvements) without physical depreciation.

1.20. "Permitted Encumbrances" shall mean the items set forth in **Exhibit B** attached hereto and made a part hereof.

1.21. "Person" shall mean and include an individual, corporation, partnership, joint venture, estate, trust, unincorporated association or any federal, state, county or municipal government or any bureau, department, authority or agency thereof.

1.22. "Premises" shall mean the Land and the Improvements.

1.23. "Prime Rate" shall mean the annual rate of interest announced from time to time by JPMorgan Chase as its corporate base rate of interest.

1.24. "Substantial Completion" shall mean the date upon which the City (or the applicable agency thereof) issues a permanent certificate of occupancy for the shell and core of the initial trailer stall Improvements described in Section 11.01.

1.25. "Tenant" shall mean Experior Group LLC, provided, however, that whenever this Lease and the leasehold estate hereby created shall be assigned or transferred in accordance with the terms of and in the manner specifically permitted by this Lease, then, from and after the date of such assignment or transfer and until the next permitted assignment or transfer, the term "Tenant" shall mean the permitted assignee or transferee, except that the assignor shall continue to remain liable with respect to any obligations or liabilities of Tenant hereunder.

1.26. "Term" shall mean the term of this Lease as set forth in Article 2 hereof.

1.27. "Unavoidable Delays" shall mean delays incurred by Tenant due to strikes, lockouts, acts of God, enemy action, civil commotion, governmental restrictions or preemption, fire or other casualty or other causes beyond the reasonable control of Tenant (not including Tenant's insolvency, bankruptcy or financial condition or financial difficulties or problems or any action by Tenant or any Affiliate of Tenant).

1.28. "Zoning Laws" shall mean the zoning laws of the City, as the same may be amended from time to time.

ARTICLE 2
PREMISES AND TERM OF LEASE

Landlord does hereby demise and lease to Tenant, and Tenant does hereby lease, hire and take from Landlord, the Premises, subject to the Permitted Encumbrances.

TO HAVE AND TO HOLD unto Tenant, its successors and assigns, for a term of ninety-nine (99) years (the "Term") commencing on the date (the "Commencement Date") that is the latest to occur of: (i) the date Landlord acquires fee title to the entirety of the Premises, (ii) the date the Premises are delivered to Tenant with the Landlord Demolition Work (hereinafter defined) substantially completed, or (iii) the date first written above. The Term shall expire on the day immediately preceding the ninety-ninth (99th) anniversary of the Commencement Date, or on such earlier date upon which this Lease may be terminated as hereinafter provided (the "Expiration Date"). Following the determination of the Commencement Date, upon the request of Landlord or Tenant, Landlord and Tenant shall enter into a memorandum of this Lease in the form attached hereto as **Exhibit C**, which memorandum may be recorded in the appropriate land records. If an Event of Default occurs hereunder and, as a result thereof, this Lease is terminated, Landlord may execute a statement to be recorded in the appropriate land records terminating such memorandum. Tenant hereby appoints Landlord as its attorney-in-fact to execute such a termination statement on its behalf. This appointment shall be deemed to be coupled with an interest and irrevocable.

ARTICLE 3
RENT

3.01. Tenant shall pay to Landlord, without offset or deduction and without notice or demand, an amount equal to One Dollar ($1.00) per year ("Base Rent") payable in advance on the Commencement Date and on the first day of each Lease Year thereafter occurring during the Term (unless any such date is not a Business Day, in which case payment shall be due on the next succeeding Business Day). Base Rent shall be paid in lawful money of the United States to Landlord at the office of Landlord or at such other place as Landlord shall direct from time to time by written notice to Tenant.

3.02. Tenant shall also pay and discharge as additional rent (the "Additional Rent") all other amounts, liabilities and obligations of whatsoever nature relating to the Premises, including, without limitation, any amounts arising under any operating easement, or other similar agreements affecting the Premises or any adjoining property thereto, and all interest and penalties that may accrue thereon in the event of Tenant's failure to pay such amounts when due, and all damages, costs and expenses which Landlord may incur by reason of any Default of Tenant or failure on Tenant's part to comply with any of the terms of this Lease, all of which Tenant hereby agrees to pay upon demand.

3.03. This Lease shall be deemed and construed to be a fully "net lease" and Tenant shall pay to Landlord, absolutely net throughout the Term, all Base Rent and Additional Rent (collectively, "Rental"), free of any charges, assessments, impositions or deductions of any kind and without abatement, deduction or setoff whatsoever in the manner set out above for payment of Base Rent, and under no circumstances or conditions, whether now existing or hereafter arising, or whether beyond the present contemplation of the parties, shall Landlord be expected or required to make any payment of any kind whatsoever relating to the Premises or be under any other obligation or liability hereunder or otherwise, except as herein otherwise expressly set forth. Except for debt service on any indebtedness of Landlord, Tenant shall pay all costs, expenses and charges of every kind and nature relating to the Premises which may arise or become due or payable prior to, during or after (but attributable to a period falling within) the Term, including all costs, expenses and charges related to all recorded or unrecorded agreements, easements, declarations, restrictions or other matters affecting the title to the Premises, and Tenant hereby agrees to indemnify Landlord against and hold Landlord harmless from the same. Except as otherwise specifically provided in this Lease, Tenant's obligation to pay Rental hereunder shall not terminate prior to the Expiration Date, notwithstanding the exercise by Landlord of any or all of its rights under Article 21 hereof or otherwise, and all the obligations of Tenant hereunder shall be absolute and shall not be affected for any reason whatsoever, including, without limitation, by any damage to or destruction of the Premises or any part thereof, any taking of the Premises or any part thereof or interest therein by condemnation or otherwise, any prohibition, limitation, restriction or prevention of Tenant's use, occupancy or enjoyment of the Premises or any part thereof, or any interference with such use, occupancy or enjoyment by any person or for any reason, any matter affecting title to the Premises, any default by Landlord hereunder, the impossibility, impracticability or illegality of performance by Landlord, Tenant or both, any action of any governmental authority, Tenant's acquisition of ownership of all or part of the Premises (unless this Lease shall be terminated by a writing signed by all persons, including any Fee Mortgagee, having an interest in the Premises), any breach of warranty or misrepresentation, or any other cause whether similar to or dissimilar from the foregoing and whether or not Tenant shall have notice or knowledge thereof and whether or not such cause shall now be foreseeable. The parties intend that the obligations of Tenant under this Lease shall be separate and independent covenants and agreements and shall continue unaffected unless such obligations have been modified or terminated pursuant to an express provision of this Lease.

3.04. Tenant hereby waives all right (i) to terminate this Lease, or (ii) to surrender this Lease, or (iii) to any abatement, deferment, reduction, setoff, counterclaim or defense with respect to any Rental

payable hereunder. Tenant shall remain obligated under this Lease in accordance with its terms, and Tenant hereby waives any and all rights now or hereafter conferred by statute or otherwise to modify or to avoid strict compliance with its obligations under this Lease. Notwithstanding any such statute or otherwise, Tenant shall be bound by all the terms and provisions contained in this Lease.

ARTICLE 4
IMPOSITIONS

4.01. Tenant further agrees to pay, as Additional Rent for the Premises, all Impositions (as hereinafter defined) which accrue during the Term of this Lease, and are levied, assessed or become a lien imposed upon the Premises or any part thereof. Such Additional Rent shall be payable notwithstanding the fact that the amount of such Impositions may not be ascertainable or due and payable until after the expiration of the Term of this Lease; provided, however, that the Impositions levied against the Premises shall be prorated between Landlord and Tenant for the first year of the Term hereof as of the Commencement Date, and as of the Expiration Date for the last year of the Term, all such prorations being calculated on the basis of the aggregate Impositions payable over the entirety of the calendar year in which the Commencement Date occurs (as to the first year of the Term) and the calendar year in which the Expiration Date occurs (as to the last year of the Term), as the case may be.

4.02. From time to time upon Landlord's receipt of any bills for Impositions against the Premises from the applicable taxing authority, Landlord shall notify Tenant of the same in writing, and Tenant shall pay such Impositions to Landlord within thirty (30) days of Landlord's demand. If at any time any bills for Impositions against the Premises also apply (in part) to other real property which is not the Premises, Tenant shall be responsible for payment of its pro rata share of such bills, as reasonably determined by Landlord based on the square footage of the land comprising the Premises and the square footage of the land comprising such other real property which is the subject to such bill. Subject to Tenant's obligation to timely pay Landlord for Impositions against the Premises as contemplated above, Landlord shall pay Impositions applicable to the Premises to the applicable taxing authority.

4.03. Tenant shall, in addition to the foregoing, pay any new Impositions of a nature not presently in effect but which may hereafter be levied or assessed upon Landlord or upon the Premises or imposed as a lien upon the Premises, if such Impositions shall be based upon or arise out of the ownership, use or operation of the Premises. Tenant's obligations under this Article shall survive the expiration or termination of this Lease. As used herein, "Impositions" means real estate taxes, assessments, sewer rents, rates and charges, permit and license fees, transit taxes, taxes based upon the receipt of rent, and any other federal, state or local governmental or quasi-governmental charge, general, special, ordinary or extraordinary, which may now or hereafter be assessed, accrue or become a lien against the Premises or any portion thereof in any year during the Term of this Lease, and also shall include any personal property taxes (attributable to the year in which paid) imposed upon the furniture, fixtures, machinery, equipment, apparatus, systems and appurtenances used in connection with the operation of the Premises and any fine, penalty, interest or cost that may be added to the foregoing as a result of Tenant's nonpayment of Landlord's invoice therefor.

ARTICLE 5
LATE CHARGES

If payment of Base Rent, Impositions or other Rental shall become overdue beyond the due date thereof pursuant to this Lease (or if no such due date is set forth in this Lease, then such due date for purposes of this Article 5 shall be deemed to be the date upon which demand therefor is made), a late charge on the sums so overdue equal to the lesser of (i) the Prime Rate plus five percent (5%) per annum, or (ii) the highest interest rate allowable by applicable law (such lesser amount is referred to herein as the

"Late Charge Rate"), for the period from the due date to the date of actual payment, shall become due and payable to Landlord as liquidated damages for the administrative costs and expenses incurred by Landlord by reason of Tenant's failure to make prompt payment, and the late charges shall be payable by Tenant on demand.

ARTICLE 6
INSURANCE

6.01. Tenant shall:

(i) keep the Improvements insured against loss or damage by fire, windstorm, tornado and hail and all other hazards covered by the usual extended coverage and "all risk" endorsements of whatsoever kind ("Casualty Insurance"), including, without limitation, coverage for loss or damage by water, flood, subsidence and earthquake, with such sublimits as are reasonably required by Landlord, and excluding from such coverage normal settling only, and including war risks when and to the extent obtainable from the United States government or an agency thereof. Such Casualty Insurance shall be in the amount set forth in the "agreed amount clause" endorsement to the policy in question, which endorsement shall be attached to the policy, provided that such amount, in all events, shall be (x) sufficient to prevent Landlord and Tenant from becoming co-insurers under provisions of applicable policies of insurance, and (y) in the amount not less than one hundred percent (100%) of the Net Replacement Cost of the Improvements, such Net Replacement Cost to be determined by the insurers from time to time, but not less frequently than required by the standard "agreed amount clause" endorsement, and (a) no omission on the part of Landlord to request any such determination shall relieve Tenant of its obligation to have such Net Replacement Cost determined as aforesaid, and (b) any such determination to the contrary notwithstanding, Landlord may require Tenant to furnish additional insurance of the nature specified in this paragraph at any time that Landlord reasonably deems such Casualty Insurance to be inadequate;

(ii) provide and keep in force general comprehensive public liability insurance ("Liability Insurance") against liability for bodily injury and death and property damage, such Liability Insurance to be in such amount as may from time to time be reasonably required by Landlord, but not less than $5,000,000.00 combined single limit for liability for bodily injury, death and property damage, and shall include the Premises and all sidewalks adjoining or appurtenant to the Premises, shall contain blanket contractual coverage and shall also provide the following protection:

(1) completed operations;

(2) personal injury protection;

(3) sprinkler leakage/water damage legal liability;

(4) fire legal liability, if not otherwise covered under the comprehensive form of public liability insurance;

(5) employees as additional insured coverage; and

(6) coverage to indemnify and hold Landlord and all other Indemnified Parties harmless from and against all cost, expense and liability arising out of or based upon any and all claims, accidents, injuries and damages mentioned in Article 18 hereof (and the policy or endorsement shall have Section 18.01 hereof printed thereon in its entirety);

Tenant also shall provide and keep in force automobile liability and property damage insurance for all owned, non-owned and hired vehicles insuring against liability for bodily injury and death and for property damage in an amount determined from time to time by Landlord, but not less than $1,000,000.00 combined single limit, such insurance to contain the so-called "occurrence clause";

(iii) provide and keep in force workers' compensation providing statutory benefits for all persons employed by Tenant at or in connection with the Premises;

(iv) provide and keep in force rent insurance on an "All Risk of Physical Loss" basis in an amount not less than the sum of (a) the Base Rent then payable hereunder for a period of one year, (b) an amount equal to the Impositions for a like period, and (c) an amount equal to the insurance premiums payable under this Lease for a like period;

(v) if a sprinkler system shall be located in any portion of the Improvements, provide and keep in force sprinkler leakage insurance in amounts reasonably required by Landlord;

(vi) provide and keep in force boiler, machinery and pressure vessel insurance in an amount determined from time to time by Landlord, but not less than $1,000,000.00 per occurrence on a combined basis covering direct property loss and loss of income and providing for all steam, mechanical and electrical equipment, including, without limitation, all boilers, unfired pressure vessels, piping and wiring, to the extent applicable; and

(vii) provide and keep in force such other insurance in such amounts as may from time to time be reasonably required by Landlord or any Fee Mortgage against such other insurable hazards as at the time are commonly insured against in the case of prudent owners of like buildings and improvements.

Whenever, under the terms of this Lease, Tenant is required to maintain insurance, Landlord shall be an additional named insured in all such insurance policies. If the Premises shall be subject to any Fee Mortgage, the public liability insurance shall, if required by such Fee Mortgage, name the Fee Mortgagee as an additional named insured, and all other insurance provided hereunder shall name the Fee Mortgagee as an additional named insured under a standard "noncontributory mortgagee" endorsement or its equivalent.

6.02. If a loss shall be payable to Tenant, provided that there is no Default by Tenant hereunder, Tenant (1) shall hold the insurance proceeds with respect to such loss in trust for the sole purpose of paying the cost of the Restoration, and (2) shall apply such proceeds first to the payment in full of the cost of the Restoration before using any part of the same for any other purpose. Tenant shall give Landlord notice of completion of the Restoration within ten (10) days thereafter. If Landlord makes no claim or objection with respect to such proceeds or their disposition within one hundred eighty (180) days after such notice is given, then Tenant may pay over to itself the unapplied proceeds and the trust obligations hereunder with respect to such proceeds shall terminate. Notwithstanding the foregoing, if there is a Default by Tenant hereunder, Tenant shall pay (or assign) all insurance proceeds with respect to such loss to Landlord.

(a) All Insurance Policies shall be in such form and shall be issued by such responsible companies licensed and authorized to do business in the State of Illinois as are reasonably acceptable to Landlord. All such companies shall have a Best rating of not less than A-VIII. All policies referred to in this Lease shall be procured, or caused to be procured, by Tenant, at no expense to Landlord, and for periods of not less than one (1) year. A photocopy of each such policy, certified by the insurer to be a true copy thereof, shall be delivered to Landlord immediately upon receipt from the

insurance company or companies (and Tenant shall use diligent efforts to procure such certified copies), except that if any insurance carried by Tenant is effected by one or more blanket policies, then with respect to such insurance, certified abstracted policies relating to the Premises shall be so delivered to Landlord. In addition thereto, on the Commencement Date hereof, if such certified copies or certified abstracted policies, as the case may be, have not yet been procured from the insurance company or companies, Tenant shall deliver to Landlord certificates of the insurance required hereunder together with paid receipts therefor. Certified copies, or certified abstracted policies in the case of blanket policies, of new or renewal policies replacing any policies expiring during the Term shall be delivered as aforesaid at least thirty (30) days before the date of expiration, together with proof satisfactory to Landlord that the full premiums have been paid by Tenant for at least the first year of the term of such policies. During the term of such policies, at least thirty (30) days before each anniversary of the effective date of the policy, Tenant shall deliver to Landlord proof satisfactory to Landlord that the full premiums have been paid by Tenant for at least the next year of the term of the policy. Premiums on policies shall not be financed in any manner whereby the lender, on default or otherwise, shall have the right or privilege of surrendering or cancelling or requesting the surrender or cancellation of the policies, provided, however, that premiums may be paid in such installments as are permitted pursuant to the provisions of the applicable policy so long as payment by installments will not allow the insurer thereunder to cancel said policy.

(b) Tenant and Landlord shall cooperate in connection with the collection of any insurance moneys that may be due in the event of loss, and Tenant and Landlord shall execute and deliver such proofs of loss and other instruments which may be required for the purpose of obtaining the recovery of any such insurance moneys.

(c) Tenant shall not carry separate insurance concurrent in form or contributing in the event of loss with that required by this Lease to be furnished by Tenant, unless Landlord and each Fee Mortgagee are included therein as additional named insureds with any loss payable as provided in this Lease. Tenant shall immediately notify Landlord of the carrying of any such separate insurance and shall cause the same to be delivered as required in this Lease.

(d) Tenant shall not violate or permit to be violated any of the conditions or provisions of any of the Insurance Policies, and Tenant shall so perform and satisfy or cause to be performed and satisfied the requirements of the companies writing such policies so that at all times companies of good standing, satisfactory to Landlord (as provided in Section 6.02(a) hereof), shall be willing to write and continue such insurance.

(e) Each Insurance Policy and each certificate or memorandum therefor issued by the insurer shall contain (i) a provision that no act or omission of Tenant shall affect or limit the obligation of the insurer to pay Landlord or any Fee Mortgagee the amount of any loss sustained, (ii) an agreement by the insurer that such policy shall not be cancelled or modified without at least thirty (30) days' prior written notice to Landlord and each Fee Mortgagee, and (iii) a waiver of subrogation by the insurer of any right to recover the amount of any loss resulting from the negligence of Landlord or its agents, employees or licensees.

(f) Landlord shall not be limited in the proof of any damages which Landlord may claim against Tenant arising out of or by reason of Tenant's failure to provide and keep in force insurance, as aforesaid, to the amount of the insurance premium or premiums not paid or incurred by Tenant and which would have been payable under such insurance, but Landlord shall also be entitled to recover as damages for such breach the uninsured amount of any loss, to the extent of any deficiency in the insurance required by the provisions of this Lease, and damages, costs and expenses of suit suffered or incurred by reason of damage to, or destruction of, the Premises occurring during any period when Tenant shall have failed or neglected to provide insurance as aforesaid.

(g) Each of Landlord and Tenant hereby waives any and every claim for recovery from the other for any and all loss or damage to the Land or the Improvements or to the contents thereof, whether such loss or damage is due to the negligence of Landlord or Tenant or their respective agents or employees, which loss or damage is insured pursuant to this Lease by valid and collectible insurance policies and then only to the extent of the proceeds collected or collectible under such insurance policies; provided, however, that the foregoing waiver shall not be operative in any case where the effect thereof is to invalidate any insurance coverage of the waiving party or increase the cost of such insurance coverage; provided further, that Landlord and Tenant each agree to give written notice of the terms of this mutual waiver to each insurance company which has issued, or in the future may issue, policies of physical damage to it, and to have said insurance policies properly endorsed to prevent the invalidation of said insurance coverage by reason of said waiver and provided further that such insurance company waives all rights of subrogation which it might have against Landlord or Tenant, as the case may be.

6.03. The insurance required by this Lease, at the option of Tenant, may be effected by blanket and/or umbrella policies issued to Tenant covering the Premises and other properties owned or leased by Tenant, provided that the policies otherwise comply with the provisions of this Lease and allocate to the Premises the specified coverage, without possibility of reduction or coinsurance by reason of, or damage to, any other premises covered therein.

6.04. All insurance provided for under Section 6.01 may contain loss deductible clauses in such maximum amounts as Landlord reasonably shall approve.

6.05. Without limiting the foregoing, Tenant shall maintain and carry during the Term, at Tenant's sole cost and expense, increased amounts of insurance required to be carried by Tenant pursuant to this Lease, and such other reasonable types of insurance coverage and in such reasonable amounts covering the Premises and Tenant's operations therein, as may be reasonably requested by Landlord; provided, in no event shall Landlord so revise Tenant's insurance obligations under this Lease more than once in any five (5) year period.

ARTICLE 7
USE OF CASUALTY INSURANCE PROCEEDS

7.01. If all or any part of the Improvements shall be destroyed or damaged in whole or in part by fire or other casualty (whether or not insured) of any kind or nature, ordinary or extraordinary, foreseen or unforeseen, Tenant shall give Landlord immediate notice thereof (except with respect to partial damage the reasonably estimated cost of repair of which shall be less than $25,000.00), and Tenant, whether or not such damage or destruction shall have been insured or insurable, and whether or not insurance proceeds, if any, shall be sufficient for the purpose, and whether or not any leasehold mortgagee shall permit such insurance proceeds to be used for such repairs, alterations, restorations, replacements and rebuilding (collectively, "Restoration"), with reasonable diligence and no later than eighteen (18) months following the date of the applicable fire or other casualty event (subject to Unavoidable Delays) shall repair, alter, restore, replace and rebuild (collectively, "Restore") the same, at least to the extent of the value and as nearly as practicable to the character of the Improvements existing immediately prior to such occurrence, and Landlord, in no event, shall be called upon to Restore the Improvements, as now or hereafter existing, or any portion thereof or to pay any of the costs or expenses thereof. Tenant shall be solely responsible for paying any and all applicable insurance deductibles in connection with any disbursement of Restoration proceeds. If Tenant shall fail or neglect to Restore with reasonable diligence (subject to Unavoidable Delays) the Improvements or the portion thereof damaged or destroyed, or, having so commenced such Restoration, shall fail to complete the same with reasonable diligence and within eighteen (18) months following the date of the applicable fire or other casualty event (subject to Unavoidable Delays) in accordance with the terms of this Lease, or if Tenant shall otherwise

be in an Event of Default under this Lease, Landlord may complete such Restoration at Tenant's expense and/or pursue any of its other remedies described in Article 21 below. In the event that Landlord so elects to complete the Restoration, Tenant immediately shall pay to Landlord all insurance proceeds which shall have been received by Tenant (and shall pay any and all applicable insurance deductibles), minus those proceeds, if any, which Tenant shall have applied to the Restoration, and if such sums are insufficient to complete the Restoration, Tenant, on demand, shall pay the deficiency to Landlord. Each Restoration shall be done in accordance with the provisions of this Lease.

7.02. Any Restoration shall be done in accordance with, and subject to, the provisions of Article 12, including, without limitation, the maintenance of the insurance coverage referred to in Section 12.01(d). Prior to the making of any Restoration (except with respect to partial damage the reasonably estimated cost of Restoration of which shall be less than $25,000.00), Tenant shall furnish Landlord with an estimate of the cost of such Restoration, prepared by a licensed professional engineer or registered architect approved by Landlord, which approval shall not be unreasonably withheld or delayed. Any insurance proceeds applicable to the Restoration (other than rent insurance) (collectively, the "Restoration Funds") shall be applied towards the cost of work, labor, services, materials, fixtures and equipment incorporated in the Restoration. If the estimated cost of any Restoration exceeds the insurance proceeds received by Tenant, then, prior to the commencement of such Restoration or thereafter if at any time it is determined by Landlord that the cost to complete the Restoration exceeds the unapplied portion of such insurance proceeds, Tenant shall from time to time immediately deposit with Landlord a bond, cash, irrevocable letter of credit or other security reasonably satisfactory to Landlord in the amount of such excess, as security for the completion of the work, free of public improvement, vendors', mechanics', laborers' or materialmen's statutory or other similar liens.

7.03. This Lease shall not terminate, be forfeited or be affected in any manner, nor shall there be any reduction or abatement of the Rental payable hereunder, by reason of damage to or total, substantial or partial destruction of the Improvements or any part thereof or by reason of the untenantability of the same or any part thereof, for or due to any reason or cause whatsoever, and Tenant, notwithstanding any law or statute present or future, waives any and all rights to quit or surrender the Premises or any part thereof; and Tenant's obligations hereunder, including, without limitation, the payment of Rental hereunder, shall continue as though the Improvements had not been damaged or destroyed and without abatement, suspension, diminution or reduction of any kind.

ARTICLE 8
CONDEMNATION

8.01. If, at any time during the Term, the whole or any Significant Portion of the Premises shall be taken for any public or quasi-public purpose by any lawful power or authority by the exercise of the right of condemnation or eminent domain or by agreement among Landlord, Tenant and those authorized to exercise such right, at the option of Landlord or Tenant, this Lease and the Term shall terminate and expire on the date of such taking and the Rental payable by Tenant hereunder shall be apportioned as of the date of such taking. If either party chooses to exercise the option to cancel this Lease provided for herein, it shall notify the other party within thirty (30) days after the date that it receives notice of such taking. The cancellation shall be effective as of the date of taking but, in all events, after Landlord receives the amounts set forth in Section 8.01(a).

(a) If the whole or any Significant Portion of the Premises shall be taken or condemned and this Lease is cancelled as provided for in Section 8.01 hereof, subject to the rights of any Fee Mortgagee (i) there shall first be paid to Landlord the entire award for, or attributable to the value of, that part of the Land taken, plus consequential damages, if any, to the portion of the Land not so taken, the Land to be valued as if unimproved and unencumbered by this Lease, any mortgage, trust deed or

otherwise; (ii) Landlord shall then receive compensation for the value of the Improvements in an amount determined by multiplying the balance of the award by the Condemnation Fraction; and (iii) subject to the rights of any leasehold mortgagees, Tenant shall receive any remaining balance of the award.

The "Condemnation Fraction" shall mean a fraction, the numerator of which shall be the number of years (or fractions thereof) that this Lease shall have been in effect, and the denominator of which shall be ninety-nine (99).

(b) Each of the parties shall execute and deliver any and all documents that may be reasonably required in order to facilitate collection by them of such awards in accordance with the provisions of this Article 8.

(c) For purposes of this Article 8 a "Significant Portion" of the Premises shall be deemed to mean such portion of the Premises as, when so taken, would leave remaining a balance of the Premises which, due either to the area so taken or the location of the part so taken in relation to the part not so taken, would not in Landlord's reasonable estimation, under economic conditions, market conditions, applicable zoning laws or building regulations then existing or prevailing, readily accommodate restored Improvements of a nature similar the Improvements existing at the date of such taking and after performance of all covenants, agreements, terms and provisions herein and by law required to be performed and paid by Tenant.

8.02. If this Lease is not terminated pursuant to Section 8.01 hereof, this Lease and the Term shall continue without abatement of the Rental or diminution of any of Tenant's obligations hereunder. Tenant, whether or not the award shall be sufficient for such purpose, shall proceed with reasonable diligence (subject to Unavoidable Delays) to Restore any remaining part of the Premises not so taken to complete, rentable, self-contained architectural units in as good condition and repair and of at least the same value as prior to the taking. Such Restoration, the estimated cost thereof, Landlord's right to perform the same and Tenant's obligation with respect to condemnation proceeds held by it, shall be done, determined, made and governed in accordance with and subject to the provisions of Article 7 and Article 12. If the portion of the award made available for Restoration, as aforesaid, is insufficient for the purpose of paying for the Restoration, Tenant shall nevertheless be required to make the Restoration and pay any additional sums required for the Restoration.

8.03. If the estimated cost of any Restoration required by the terms of this Article 8 exceeds the net condemnation award available for the Restoration, as determined in the manner set forth in Section 8.02, then, prior to the commencement of such Restoration or thereafter if it is determined by Landlord that the cost to complete the Restoration exceeds the unapplied portion of such award, Tenant shall from time to time immediately deposit with Landlord a bond, cash, irrevocable letter of credit or other security reasonably satisfactory to Landlord in the amount of such excess, as security for the completion of the work, free of public improvement, vendors', mechanics', laborers' or materialmen's statutory or other similar liens.

8.04. Anything contained herein to the contrary notwithstanding, Landlord may enter into, settle or compromise any taking or other governmental action creating a right to compensation in Tenant as provided in this Article 8 without the prior consent of Tenant if the settlement or compromise shall not, in Landlord's reasonable estimation, adversely affect Tenant's right to compensation for such taking.

ARTICLE 9
ASSIGNMENT AND SUBLETTING

9.01. Tenant shall not, without the prior written consent of Landlord (which consent may be withheld in Landlord's sole discretion): (i) assign, mortgage, pledge, hypothecate, encumber, or permit any lien to attach to, or otherwise transfer, this Lease or any interest hereunder, by operation of law or otherwise, (ii) sublet the Premises or any part thereof, or (iii) permit the occupancy of the Premises by any person or entity other than Tenant and its employees (all of the foregoing are hereinafter sometimes referred to collectively as "Transfers" and any person or entity to whom any Transfer is made or sought to be made is hereinafter sometimes referred to as a "Transferee"). In the event that Tenant is a corporation or entity other than an individual, any transfer of a majority or controlling interest in Tenant (whether by stock transfer, merger, operation of law, or otherwise) shall be considered a Transfer for purposes of this Article and shall require Landlord's prior written consent, except as hereinafter expressly provided with respect to Permitted Transfers.

9.02. Notwithstanding anything to the contrary contained in this Article, Landlord shall have the option, by giving written notice to Tenant within thirty (30) days after receipt of Tenant's notice of any proposed Transfer, to recapture the Premises. Such recapture notice shall cancel and terminate this Lease as of the date stated in Tenant's notice as the effective date of the proposed Transfer (or at Landlord's option, shall cause the Transfer to be made to Landlord or its agent, in which case the parties shall execute the Transfer documentation promptly thereafter).

9.03. Notwithstanding Section 14(a), Tenant may Transfer all or part of its interest in this Lease or all or part of the Premises (a "Permitted Transfer") to the following types of entities (a "Permitted Transferee") without the written consent of Landlord: (i) any Affiliate of Tenant; (ii) any corporation, limited partnership, limited liability partnership, limited liability company or other business entity in which or with which Tenant, or its corporate successors or assigns, is merged or consolidated, in accordance with applicable statutory provisions governing merger and consolidation of business entities, so long as (a) Tenant's obligations hereunder are assumed by the entity surviving such merger or created by such consolidation; and (b) the Tangible Net Worth of the surviving or created entity is not less than the Tangible Net Worth of Tenant immediately prior to the Permitted Transfer; or (iii) any corporation, limited partnership, limited liability partnership, limited liability company or other business entity acquiring all or substantially all of Tenant's assets if such entity's Tangible Net Worth after such acquisition is not less than the Tangible Net Worth of Tenant as of the date hereof. In the event Tenant is directly or indirectly acquired or merged, Landlord reserves the right to require that Tenant provide Landlord a guaranty of Tenant's obligations in this Lease, in form and substance reasonably acceptable to Landlord, from the resulting ultimate parent entity. Tenant shall promptly notify Landlord of any such Permitted Transfer. Tenant shall remain liable for the performance of all of the obligations of Tenant hereunder, or if Tenant no longer exists because of a merger, consolidation, or acquisition, the surviving or acquiring entity shall expressly assume in writing the obligations of Tenant hereunder. Additionally, the Permitted Transferee shall comply with all of the terms and conditions of this Lease and the use of the Premises by the Permitted Transferee may not violate any other agreements affecting the Premises, the Building, Landlord or other tenants of the Building. No later than ten (10) days after the effective date of any Permitted Transfer, Tenant agrees to furnish Landlord with (x) copies of the instrument effecting the Permitted Transfer, (y) documentation establishing Tenant's satisfaction of the requirements set forth above applicable to any such Permitted Transfer, and (z) evidence of insurance as required under this Lease with respect to the Permitted Transferee. The occurrence of a Permitted Transfer shall not waive Landlord's rights as to any subsequent Transfers. "Tangible Net Worth" means the excess of total assets over total liabilities, in each case as determined in accordance with generally accepted accounting principles consistently applied, excluding, however, from the determination of total assets all assets which would be classified as intangible assets under GAAP including goodwill, licenses, patents, trademarks,

trade names, copyrights, and franchises. Any subsequent Transfer by a Permitted Transferee shall be subject to the terms of this Article.

ARTICLE 10
CONSTRUCTION OF THE IMPROVEMENTS

10.01. No later than the third (3rd) annual anniversary following the Commencement Date, Tenant, at Tenant's sole cost and expense, shall construct Improvements on the Land consisting of paved areas for trailer parking, subject to the terms and conditions of this Lease (including, without limitation, the terms and conditions of this Article). No such construction shall be commenced until final detailed plans and specifications (including layout, architectural, mechanical and structural drawings, as applicable), prepared by an architect licensed in the State of Illinois and satisfactory to Landlord in Landlord's sole discretion, shall have been submitted to and approved by Landlord, and no such construction shall be undertaken except under the supervision of such architect. The cost and expense of Landlord's review of any plans and specifications required to be furnished pursuant to this Lease shall be paid by Tenant to Landlord within ten (10) days after demand or, at the option of Landlord, as Additional Rent. Tenant shall construct the new Improvements in compliance with all applicable Requirements. Tenant shall obtain all necessary permits, consents, certificates and approvals for the construction of the Improvements required under the Requirements. Landlord, at no cost or expense to it, shall execute and deliver any documents or instruments reasonably required to obtain such permits, consents, certificates and approvals, provided such documents or instruments do not impose any liability or obligation on Landlord or vary or modify the rights and obligations of the parties under this Lease or adversely affect or impact the Landlord in any way. Construction of the Improvements shall not be commenced unless and until Tenant shall have obtained and delivered to Landlord copies of all permits, consents, certificates and approvals required for the construction of the Improvements. In addition, construction shall not be commenced until Landlord shall be satisfied, in Landlord's sole discretion, that Tenant has the financial capability to cause the construction to be completed in a good and workmanlike manner, in accordance with the plans and specifications approved by Landlord, and in accordance with the other terms and conditions of this Lease.

10.02. Prior to the commencement of any construction on the Land and until Substantial Completion, Tenant shall provide, or cause to be provided, and thereafter shall keep in full force and effect, or cause to be kept in full force and effect, the following types of insurance at no cost or expense to Landlord:

(i) comprehensive general liability insurance, naming Tenant as the insured and Landlord and all Fee Mortgagees as additional named insureds, such insurance to insure against liability for bodily injury and death and for property damage in an amount as may from time to time be reasonably required by Landlord, but in an amount not less than $5,000,000.00 combined single limit, such insurance to include operations/premises liability, contractor's protective liability on the operations of all subcontractors, completed operations, broad form contractual liability (designating the indemnity provisions of the Construction Agreements if such coverage is provided by a contractor), and if the contractor is undertaking foundation, excavation or demolition work, an endorsement that such operations are covered and that the "XCU Exclusions" have been deleted;

(ii) automobile liability and property damage insurance for all owned, non-owned and hired vehicles insuring against liability for bodily injury and death and for property damage in an amount not less than $1,000,000.00 combined single limit and naming Tenant as the insured and Landlord as additional insured;

(iii) workers' compensation providing statutory benefits for all Persons employed in connection with the construction on such portion of the Land;

(iv) builder's all-risk insurance written on an agreed value basis when completed with limits as provided in Section 6.01(i), naming Tenant as the insured and Landlord, all Fee Mortgagees and any contractor or subcontractor designated by Tenant as additional named insureds. In addition, such insurance: (x) shall contain an acknowledgment by the insurance company that its rights of subrogation have been waived and an endorsement stating that "permission is granted to complete and occupy," and (y) if any off-site storage location listed with Tenant's insurer is used, shall cover, for full insurable value, all materials and equipment which have been delivered to and are stored at any such off-site storage location and which are intended for use with respect to such portion of the Land.

(a) Tenant acknowledges that no construction shall be commenced or continued until Tenant shall have delivered to Landlord a certified copy or abstract of each policy required by this Section 10.02, as more fully provided in Section 6.02(a);

(b) Tenant shall comply with the provisions of Sections 6.01 and 6.02(f) with respect to the policies required by this Section 10.02.

(c) Tenant and Landlord shall cooperate in connection with the collection of any insurance moneys that may be due in the event of loss, and Tenant and Landlord shall execute and deliver such proofs of loss and other instruments which may be required for the purpose of obtaining the recovery of any such insurance moneys.

(d) The insurance required by this Section 10.02, at the option of Tenant, may be effected by blanket and/or umbrella policies issued to Tenant covering the Premises and other properties owned or leased by Tenant, provided that the policies otherwise comply with the provisions of this Section 10.02 and allocate to the Premises the specified coverage, without possibility of reduction or coinsurance by reason of, or damage to, any other premises covered therein.

10.03. As and when the following are received by Tenant, Tenant shall furnish Landlord with (i) a certificate from a licensed professional engineer or registered architect certifying that the Improvements has been completed substantially in accordance with the final plans therefor as approved by Landlord; (ii) a true copy of the temporary or permanent Certificates of Occupancy for the Improvements; and (iii) a complete set of as-built drawings and a survey of the Improvements.

10.04. The Premises and the assets of Landlord shall be free and clear of all liens arising out of or connected with the construction of the Improvements and the development of the Land as provided in Article 15.

ARTICLE 11
REPAIRS

11.01. Tenant shall take good care of the Premises, including, without limiting the generality of the foregoing, the Improvements, all Equipment, roofs, foundations and appurtenances thereto, all sidewalks, vaults, sidewalk hoists and curbs in front of or adjacent to the Premises, and all water, sewer and gas connections, pipes and mains which service the Premises and which neither City nor a utility company is obligated to repair and maintain, and shall put, keep and maintain the Improvements in good and safe order and working condition, and make all repairs therein and thereon, interior and exterior, structural and nonstructural, ordinary and extraordinary, foreseen and unforeseen, necessary to keep the same in good and safe order and working condition and to comply with all applicable Requirements,

howsoever the necessity or desirability therefor may occur, and whether or not necessitated by wear and tear, obsolescence or defects, latent or otherwise. Tenant shall not commit or suffer, and shall use all reasonable precaution to prevent, waste, damage or injury to the Premises. When used in this Lease, the term "repairs" shall include all alterations, additions, installations, replacements, removals, renewals and restorations.

11.02. Except for Landlord's obligation to perform the Landlord Demolition Work prior to the Commencement Date, Landlord shall not be required to furnish any services, utilities or facilities whatsoever to the Premises, nor shall Landlord have any duty or obligation to make any alteration, change, improvement, replacement, restoration or repair to, or to demolish, the Improvements or any other improvement presently or hereafter located on the Land. Tenant assumes the full and sole responsibility for the condition, operation, repair, alteration, improvement, replacement, maintenance and management of the Premises.

ARTICLE 12
CHANGES, ALTERATIONS AND ADDITIONS

12.01. From and after Substantial Completion, Tenant shall not demolish, replace or materially alter the Improvements, or any part thereof, or make any addition thereto, whether voluntarily or in connection with a repair or Restoration required by this Lease (collectively, "Capital Improvement"), unless Tenant shall comply with the following requirements:

(a) Each Capital Improvement, when completed, shall be of such a character as not to reduce the value of the Premises below its value immediately before construction of such Capital Improvement was commenced.

(b) Each Capital Improvement shall be made with reasonable diligence (subject to Unavoidable Delays) and in a good and workmanlike manner and in compliance with all applicable permits and authorizations and the Requirements. No Capital Improvement shall impair the safety or structural integrity of the Improvements.

(c) The cost of each Capital Improvement shall be paid in cash or its equivalent, so that the Premises and the assets of Landlord shall (subject to the provisions of Section 15.02) at all times be free of liens for work, services, labor and materials supplied or claimed to have been supplied to the Premises. No such Capital Improvement shall be commenced until Landlord, in its sole discretion, has determined that Tenant has the financial capability to cause said Capital Improvement to be completed in accordance with this Lease.

(d) No Capital Improvement shall be undertaken until Tenant shall have delivered to Landlord insurance policies or abstracts thereof issued by responsible insurers, bearing notations evidencing the payment of premiums or accompanied by other evidence satisfactory to Landlord of such payments, for the insurance required by Section 10.02 and Article 6 hereof. If, under the provisions of any casualty, liability or other insurance policy or policies then covering the Premises, or any part thereof, any consent to such Capital Improvement is required by the insurance company or companies issuing such policy or policies, Tenant shall obtain such consents and pay any additional premiums or charges therefor that may be imposed by said insurance company or companies.

(e) No Capital Improvement shall be undertaken until Tenant shall have procured and paid for, insofar as the same may be required from time to time, all permits and authorizations of all Governmental Authorities for such Capital Improvement. Copies of all required permits and

authorizations, certified to be true copies thereof by Tenant, shall be delivered to Landlord prior to the commencement of any Capital Improvement.

(f) Each Capital Improvement shall be deemed to have been substantially completed when Tenant shall furnish Landlord with (i) a certificate from a licensed professional engineer or registered architect certifying that such Capital Improvement has been completed substantially in accordance with the final plans therefor; (ii) a true copy, if available, of the Certificates of Occupancy for such Capital Improvement; and (iii) a complete set of as-built drawings and a survey (if applicable) of such Capital Improvement.

ARTICLE 13
REQUIREMENTS OF PUBLIC AUTHORITIES AND OF INSURANCE UNDERWRITERS AND POLICIES

Tenant shall promptly comply with any and all applicable present and future laws, rules, orders, ordinances, directives, authorities regulations, statutes, requirements, codes, orders, permits and authorizations, without regard to the nature of the work required to be done, extraordinary, as well as ordinary, of all federal, state, city, county or other Governmental Authorities now existing or hereafter created, of any and all of their departments, agencies, authorities and bureaus and of any applicable fire-rating bureau or other body exercising similar functions (collectively, "Requirements") affecting the Premises or any sidewalk comprising a part or in front thereof and/or any vault in or under the same, or requiring the removal of any encroachment, or affecting the maintenance, use or occupation of the Premises, whether or not the same involve or require any structural changes or additions in or to the Premises, and without regard to whether or not such changes or additions are required on account of any particular use to which the Premises or any part thereof may be put. Tenant also shall comply with any and all provisions and requirements of any document of record or casualty, liability or other insurance policy required to be carried by Tenant under the provisions of this Lease.

ARTICLE 14
EQUIPMENT

Tenant shall not have the right, power or authority to, and shall not, remove any Equipment from the Premises without the prior written consent of Landlord, unless such Equipment is promptly replaced by Equipment of at least equal utility and value without regard for depreciation. Tenant, however, without Landlord's consent, may remove Equipment at any time and from time to time for repairs, cleaning or other servicing, provided that Tenant shall return or reinstall same to or in the Premises with reasonable diligence.

ARTICLE 15
DISCHARGE OF LIENS; BONDS

15.01. Tenant shall not create or cause to be created any lien, encumbrance or charge upon Tenant's leasehold estate in the Premises or any part thereof or upon the income therefrom. Tenant shall not, and shall have no power to, create or cause to be created any lien, encumbrance or charge upon any assets of Landlord or upon the estate, rights or interest of Landlord in the Premises or any part thereof.

15.02. If any mechanics', laborers' or materialmen's or any other lien, charge or encumbrance at any time shall be filed against the Premises or any part thereof, or against any assets of Landlord, then Tenant, within thirty (30) days after actual notice of the filing thereof, or such shorter period as may be required by statute or by any Fee Mortgagee, shall cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. If Tenant shall fail to cause such

lien to be discharged of record within the period aforesaid, then, in addition to any other right or remedy, Landlord may, but shall not be obligated to, discharge the same of record, or Landlord shall be entitled, if Landlord so elects, to compel the prosecution of an action for the foreclosure of such lien by the lienholder and to pay the amount of the judgment in favor of the lienholder with interest, costs and allowances. Any amount so paid by Landlord, including all costs and expenses incurred by Landlord in connection therewith, together with interest thereon at the Late Charge Rate, from the respective dates of Landlord's making of the payment or incurring of the costs and expenses, shall constitute Rental payable by Tenant under this Lease and shall be paid by Tenant to Landlord on demand.

ARTICLE 16
NO REPRESENTATIONS BY LANDLORD; DEMOLITION OF EXISTING RESIDENTIAL STRUCTURES

16.01. Subject to Landlord's obligation to complete the Landlord Demolition Work, Tenant accepts the Premises in the existing condition and state of repair in an "as-is," "where-is" condition, with all faults, and, except as otherwise expressly set forth in this Lease, no representations, statements or warranties, written or oral, express or implied, have been made by or on behalf of Landlord in respect of the Premises, the status of title thereof, the physical condition thereof, the zoning or other laws, regulations, rules and orders applicable thereto, any Impositions or the use that may be made of the Premises, that Tenant has relied on no such representations, statements or warranties, and that Landlord shall in no event whatsoever be liable for any latent or patent defects in the Premises.

16.02. Notwithstanding the foregoing, Landlord, at Landlord's sole cost and expense, shall cause the residential structures existing on the Land as of the date of this Lease to be demolished (the "Landlord Demolition Work") within a reasonable amount of time after obtaining a permit to perform such Landlord Demolition Work, and shall deliver the Premises to Tenant promptly upon substantial completion of the Landlord Demolition Work.

ARTICLE 17
LANDLORD NOT LIABLE FOR INJURY OR DAMAGE, ETC.

17.01. Landlord shall not in any event whatsoever be liable for any injury or damage to Tenant or to any other Person happening in, on or about the Premises and its appurtenances, nor for any injury or damage to the Premises or to any property belonging to Tenant or any other Person which may be caused by any fire or breakage or by any other cause whatsoever or by the use, misuse or abuse of the Improvements (including, but not limited to, any of the common areas within the Improvements, Equipment, elevators, hatches, openings, installations, stairways, hallways or other common facilities) or the streets or sidewalk area within the Premises or which may arise from any other cause whatsoever, unless caused by the willful misconduct of Landlord, its officers, agents, employees or licensees.

17.02. Landlord shall not be liable to Tenant or to any other Person for any failure of water supply, gas, telephone or electric current, nor for any injury or damage to any property of Tenant or of any other Person or to the Premises caused by or resulting from gasoline, oil, steam, gas or electricity or hurricane, tornado, flood, wind or similar storms or disturbances, or water, rain, sleet, ice or snow which may leak or flow from the street, sewer, gas mains or subsurface area or from any part of the Premises, or leakage of gasoline or oil from pipes, storage tanks, appliances, sewers or plumbing works therein, or from any other place or from any other cause, nor for interference with light or other incorporeal hereditaments by anybody, or caused by any public or quasi-public work, unless any of the foregoing results from the willful misconduct of Landlord, its officers, agents, employees or licensees.

ARTICLE 18
INDEMNIFICATION OF LANDLORD

18.01. Tenant shall not do or permit any act or thing to be done upon the Premises which may subject Landlord to any liability or responsibility for injury, damage to Persons or property, or to any liability by reason of any violation of law or of any Requirement, and shall exercise such control over the Premises so as to fully protect Landlord against any such liability. Tenant shall indemnify and save Landlord and any agent, beneficiary, contractor, director, employee, lessor, mortgagee, officer, parent, affiliate, partner, shareholder and trustee of Landlord (each an "Indemnified Party") harmless from and against any and all liabilities, suits, obligations, fines, damages, penalties, claims, costs, charges and expenses, including, without limitation, engineers', architects' and attorneys' fees, court costs and disbursements, which may be imposed upon or incurred by or asserted against any Indemnified Party by reason of any of the following occurring during or after (but attributable to a period of time falling within) the Term:

(a) any demolition or razing or construction of the Improvements or any other work or thing done in, on or about the Premises or any part thereof;

(b) any use, nonuse, possession, occupation, alteration, repair, condition, operation, maintenance or management of the Premises or any part thereof or of any sidewalk, curb or vault adjacent thereto;

(c) any act or failure to act on the part of Tenant or any subtenant or any of its or their respective officers, agents, employees or licensees;

(d) any accident, injury (including death at any time resulting therefrom) or damage to any Person or property occurring in, on or about the Premises or any part thereof or in, on or about any sidewalk, curb or vault adjacent thereto;

(e) any failure on the part of Tenant to comply with any of the covenants, agreements, terms or conditions contained in this Lease;

(f) any lien or claim which may be alleged to have arisen against or on the Premises, or any lien or claim which may be alleged to have arisen out of this Lease and created or permitted to be created by Tenant against any assets of Landlord under the laws of the State of Illinois or of any other Governmental Authority, or any liability which may be asserted against Landlord with respect thereto;

(g) any failure on the part of Tenant to keep, observe and perform any of the terms, covenants, agreements, provisions, conditions or limitations contained in the Construction Agreements, subleases or other contracts and agreements affecting the Premises on Tenant's part to be kept, observed or performed; and/or

(h) any contest permitted pursuant to the provisions of Article 4, Article 13, and Article 15 hereof.

18.02. The obligations of Tenant under this Article 18 shall not be affected in any way by the absence in any case of covering insurance or by the failure or refusal of any insurance carrier to perform any obligation on its part under insurance policies affecting the Premises or any part thereof.

18.03. If any claim, action or proceeding is made or brought against any Indemnified Party against which it is indemnified pursuant to Section 18.01 hereof, then, upon demand by Landlord, Tenant

shall resist or defend such claim, action or proceedings in Landlord's name, if necessary, by such attorneys as Landlord shall approve. The foregoing notwithstanding, Landlord may engage its own attorneys to defend it or to assist in its defense, and Tenant shall pay the reasonable fees and disbursements of such attorneys.

18.04. The provisions of this Article 18 shall survive the Expiration Date with respect to any liability, suit, obligation, fine, damage, penalty, claim, cost, charge or expense arising out of or in connection with any matter which is the subject of indemnification under this Article 18.

ARTICLE 19
RIGHT OF INSPECTION

Tenant shall permit Landlord and Landlord's agents or representatives to enter the Premises at all reasonable times for the purpose of (a) inspecting the Premises; (b) performing Landlord's obligations or enforcing Landlord's rights hereunder; (c) determining whether or not Tenant is in compliance with its obligations hereunder; and (d) in the case of an emergency (i.e., a condition presenting imminent danger to the health or safety of Persons or to property), or following an Event of Default, making any necessary repairs to the Premises and performing any work therein, provided that in the case of an emergency Landlord shall make a reasonable attempt to communicate with Tenant to alert Tenant to the necessary repair. Nothing in this Article 19 or elsewhere in this Lease shall imply any duty upon the part of Landlord to do any work, and performance of any work by Landlord shall not constitute a waiver of Tenant's default in failing to perform the same. Landlord, during the progress of any such work, may keep and store at the Premises, all necessary materials, tools, supplies and equipment without being liable for inconvenience, annoyance, disturbance, loss of business or other damage of Tenant by reason of the same.

ARTICLE 20
PERMITTED USE; NO UNLAWFUL OCCUPANCY; OPERATION OF THE PREMISES

20.01. Subject to the provisions of this Lease, applicable Requirements and Tenant, at Tenant's sole cost and expense, obtaining any and all permits required for Tenant's use and occupancy of the Premises in accordance with applicable laws, Tenant shall be permitted to occupy the Premises during the Term for trailer stall use and for no other use or purpose (the "Permitted Use").

20.02. Tenant shall not use or occupy the Premises or any part thereof, or permit or suffer the Premises or any part thereof to be used or occupied for any unlawful business, use or purpose or in such manner as to constitute in law or in equity a nuisance of any kind (public or private), or for any use which might adversely affect the reputation of Landlord or for any dangerous or noxious trade or business or for any purpose or in any way in violation of the Certificates of Occupancy for the Premises in effect from time to time during the Term or of any Requirement, or which may make void or voidable any insurance then in force on the Premises. Tenant shall take, immediately upon the discovery of any such prohibited use, all necessary steps, legal, equitable and otherwise, to compel the discontinuance of such use, and Tenant shall exercise all of its rights and remedies against any subtenants guilty of such use.

20.03. Tenant shall not suffer or permit the Premises or any portion thereof to be used by the public without restriction or in such manner as might reasonably tend to impair title to the Premises or any portion thereof, or in such manner as might reasonably make possible a claim or claims of adverse usage or adverse possession by the public, as such, or of implied dedication of the Premises or any portion thereof.

ARTICLE 21
EVENTS OF DEFAULT AND REMEDIES

21.01. Each of the following events shall be an "Event of Default" hereunder:

(a) if Tenant shall fail to pay any installment of Rental by the applicable due, and such failure shall continue for a period of ten (10) days after notice thereof from Landlord;

(b) if Tenant shall fail to observe or perform one or more of the other terms, conditions, covenants or agreements of this Lease and such failure shall not be cured by Tenant within thirty (30) days after written notice thereof by Landlord to Tenant specifying such failure (unless such failure requires work to be performed, acts to be done or conditions to be removed which cannot either by their nature or by reason of Unavoidable Delays reasonably be performed, done or removed, as the case may be, within such thirty (30) day period, in which case no Default shall be deemed to exist as long as Tenant shall have commenced curing the same within such thirty (30) day period and shall continuously prosecute the same to completion with reasonable diligence, subject to Unavoidable Delays);

(c) to the extent permitted by law, if Tenant shall admit, in writing, that it is unable to pay its debts as such debts become due;

(d) to the extent permitted by law, if Tenant shall make an assignment for the benefit of creditors;

(e) to the extent permitted by law, if Tenant shall file a voluntary petition under Title 11 of the United States Bankruptcy Code, as amended from time to time, or if such petition is filed against Tenant and an order for relief is entered, or if Tenant shall file any petition or answer seeking, consenting to or acquiescing in any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under the present or any future federal Bankruptcy Code or any other present or future applicable federal, state or other statute or law, or shall seek or consent to or acquiesce to or suffer the appointment of any trustee, receiver, custodian, assignee, sequestrator, liquidator or other similar official of Tenant, or of all or any substantial part of its properties or of the Premises or any interest therein of Tenant, or if Tenant shall take any corporate (or partnership) action in furtherance of any action described in Sections 21.01(c), (d) or (e) hereof;

(f) to the extent permitted by law, if within sixty (60) days after the commencement of any proceeding against Tenant seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under the present or any future federal bankruptcy code or any other present or future applicable federal, state or other statute or law, such proceeding shall not have been dismissed; or if, within one hundred twenty (120) days after the appointment, without the consent or acquiescence of Tenant, of any trustee, receiver, custodian, assignee, sequestrator, liquidator or other similar official of Tenant or of all or any substantial part of its properties or of the Premises or any interest therein of Tenant, such appointment shall not have been vacated or stayed on appeal or otherwise, or if, within one hundred twenty (120) days after the expiration of any such stay, such appointment shall not have been vacated;

(g) if this Lease or the estate or interest of Tenant hereunder or any portion thereof (whether by operation of law or otherwise) shall be assigned, subleased, transferred, mortgaged or encumbered without compliance with the provisions of this Lease applicable thereto; or

(h) if a levy under execution or attachment shall be made against Tenant or its interest in the Premises or any part thereof and such execution or attachment shall not be vacated or removed by court order, bonding or otherwise within a period of sixty (60) days.

21.02. If an Event of Default occurs, Landlord shall have the rights and remedies hereinafter set forth, each of which shall be distinct, separate and cumulative with and in addition to any other right or remedy allowed under any applicable law (including, without limitation, specific performance) or other provisions of this Lease, any and all of which may be exercised with or without further notice and with or without demand whatsoever, concurrently or successively, and at such time or times and in such order as Landlord may from time to time determine:

(a) Terminate this Lease by giving Tenant written notice thereof, in which event Tenant shall pay to Landlord the sum of (i) all Rental accrued hereunder through the date of termination, (ii) all amounts due under Section 22.02(c), and (iii) an amount equal to (A) the total Rental that Tenant would have been required to pay for the remainder of the Term discounted to present value at a per annum rate equal to the Prime Rate on the date this Lease is terminated minus one percent, minus (B) the then present fair rental value of the Premises for such period, similarly discounted (provided, in no event shall the amount calculated pursuant to this clause (iii) be deemed less than zero).

(b) Terminate Tenant's right to possess the Premises without terminating this Lease by giving written notice thereof to Tenant, in which event Tenant shall pay to Landlord (i) all Rental accrued hereunder to the date of termination of possession, (ii) all amounts due from time to time under Section 22.02(c), and (iii) all Rental and other net sums required hereunder to be paid by Tenant during the remainder of the Term, diminished by any net sums thereafter received by Landlord through reletting the Premises during such period, after deducting all costs incurred by Landlord in reletting the Premises. If Landlord elects to proceed under this Section 22.02(b), Landlord may remove all of Tenant's property from the Premises and store the same in a public warehouse or elsewhere at the cost of, and for the account of, Tenant, without becoming liable for any loss or damage which may be occasioned thereby. Tenant shall not be entitled to the excess of any consideration obtained by reletting over the Rental due hereunder. Reentry by Landlord in the Premises shall not affect Tenant's obligations hereunder for the unexpired Term; rather, Landlord may, from time to time, bring an action against Tenant to collect amounts due by Tenant, without the necessity of Landlord's waiting until the expiration of the Term. Unless Landlord delivers written notice to Tenant expressly stating that it has elected to terminate this Lease, all actions taken by Landlord to dispossess or exclude Tenant from the Premises shall be deemed to be taken under this Section 22.02(b).

(c) Tenant shall pay to Landlord all costs incurred by Landlord (including court costs and reasonable attorneys' fees and expenses) in (i) obtaining possession of the Premises, (ii) removing and storing Tenant's or any other occupant's property, (iii) repairing or restoring the Premises to the condition required to be maintained under this Lease, (iv) if Tenant is dispossessed of the Premises and this Lease is not terminated, reletting all or any part of the Premises (including brokerage commissions and other costs incidental to such reletting), (v) performing Tenant's obligations which Tenant failed to perform, and (vi) enforcing or advising Landlord of its rights, remedies, and recourses arising out of the Event of Default.

21.03. If Tenant at any time fails to make any payment or perform any other act on its part to be made or performed under this Lease, Landlord may, but shall not be obligated to, after reasonable notice or demand and without waiving or releasing Tenant from any obligation under this Lease, make such payment or perform such other act to the extent Landlord may deem desirable and in that connection pay expenses and employ counsel. All sums paid by Landlord and all costs, charges, and expenses incurred by Landlord in enforcing Tenant's obligations under this Lease or incurred by Landlord in any litigation,

negotiation, or transaction in which Tenant causes Landlord, without Landlord's fault, to be involved or concerned (including, but not limited to reasonable attorneys' fees and costs) shall be payable by Tenant upon demand.

21.04. Except as otherwise expressly provided herein or as prohibited by applicable law, Tenant hereby expressly waives, for and on behalf of itself and all persons claiming through or under Tenant, also waives any and all right of redemption provided by any law or statute now in force or hereafter enacted or otherwise, or to restore the operation of this Lease in case Tenant shall be dispossessed by a judgment or by warrant of any court or judge or in case of reentry or repossession by Landlord or in case of any expiration or termination of this Lease, and Landlord and Tenant waive and shall waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matter whatsoever arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant, Tenant's use or occupancy of the Premises, or any claim of injury or damage. The terms "enter," "re-enter," "entry" or "reentry," as used in this Lease, are not restricted to their technical legal meaning.

21.05. No failure by either party to insist upon the strict performance by the other party of any covenant, agreement, term or condition of this Lease or to exercise any right or remedy consequent upon a breach thereof, and no payment or acceptance of full or partial Rental during the continuance of any such breach, shall constitute a waiver of any such breach or of such covenant, agreement, term or condition. No covenant, agreement, term or condition of this Lease to be performed or completed with by either party, and no breach thereof, shall be waived, altered or modified except by a written instrument executed by the other party. No waiver of any breach shall affect or alter this Lease, but each and every covenant, agreement, term and condition of this Lease shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

21.06. Subject to Section 32.04, in the event of any breach or threatened breach by either party of any of the covenants, agreements, terms or conditions contained in this Lease, the other party shall be entitled to enjoin such breach or threatened breach and shall have the right to invoke any rights and remedies allowed at law or in equity or by statute or otherwise, as though reentry, summary proceedings and other remedies were not provided for in this Lease.

21.07. Subject to Section 32.04, each right and remedy of Landlord and Tenant provided for in this Lease shall be cumulative and shall be in addition to every other right or remedy provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise, and the exercise or beginning of the exercise by a party of any of one or more of the rights or remedies provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise shall not preclude the simultaneous or later exercise by such party of any or all other rights or remedies provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise.

21.08. If an order for relief is entered or if a stay of proceeding or other acts becomes effective in favor of Tenant or Tenant's interest in this Lease, in any proceeding which is commenced by or against Tenant under the present or any future applicable federal Bankruptcy Code or any other present or future applicable federal, state or other statute or law, Landlord shall be entitled to invoke any and all rights and remedies available to it under such bankruptcy code, statute, law or this Lease, including, without limitation, such rights and remedies as may be necessary to adequately protect Landlord's right, title and interest in and to the Premises or any part thereof and/or adequately assure the complete and continuous future performance of Tenant's obligations under this Lease.

ARTICLE 22
NOTICES

22.01. Whenever it is provided in this Lease that a notice, demand, request, consent, approval or other communication (each of which is herein referred to as a "Notice") shall or may be given to or served upon either of the parties by the other, and whenever either of the parties shall desire to give or serve upon the other any Notice with respect hereto or the Premises, each such Notice shall be in writing and, any law or statute to the contrary notwithstanding, shall not be effective for any purpose unless given or served as follows:

(a) if given by Landlord, by a nationally recognized overnight courier service, personal delivery or by mailing the same to Tenant by certified or registered mail, postage prepaid, return receipt requested, addressed to Tenant at 12161 S. Central Avenue, Alsip, Illinois 60803 and/or to such other address(es) and attorneys as Tenant may from time to time designate by Notice given to Landlord in the manner set forth below, except that at no time shall Landlord be required to give, in the aggregate, more than four Notices or copies thereof; and

(b) if given by Tenant, by a nationally recognized overnight courier service, personal delivery or by mailing the same to Landlord by certified or registered mail, postage prepaid, return receipt requested, addressed to Landlord c/o Logistics Property Company, LLC, 191 North Wacker Drive, Suite 1700, Chicago, Illinois 60606 and/or to such other address(es) and attorneys as Landlord may from time to time designate by Notice given to Tenant in the manner set forth above except that at no time shall Tenant be required to give, in the aggregate, more than four Notices or copies thereof.

22.02. Every Notice shall be deemed to have been given or served upon receipt or refusal of receipt if delivered personally, if delivered by a nationally recognized overnight courier service, one (1) Business Day after deposit with same, or if mailed, on the second Business Day after the same shall have been deposited in the United States mails in the manner aforesaid.

ARTICLE 23
SUBORDINATION; ATTORNMENT

23.01. Landlord's interest in this Lease, as the same may be modified, amended or renewed, shall not be subject or subordinate to (a) any leasehold mortgage now or hereafter placed upon Tenant's interest in this Lease, or (b) any other liens or encumbrances hereafter affecting Tenant's interest in this Lease.

23.02. This Lease shall be subject and subordinate to each and every Fee Mortgage which may now or hereafter affect the Premises, or any portion thereof, and to all renewals, extensions, supplements, amendments, modifications, consolidations and replacements thereof or thereto, substitutions therefor, and advances made thereunder. In confirmation of such subordination, Tenant shall execute and deliver promptly any certificate that Landlord reasonably may request. Tenant shall not do or omit to do anything that Tenant is obligated to do under the terms of this Lease so as to cause Landlord to be in default under any Fee Mortgage.

23.03. If any Fee Mortgagee, or any of its successors or assigns, or any other person claiming by or through any such Fee Mortgagee or by or through any foreclosure proceeding of any such Fee Mortgage, shall succeed to the rights of Landlord under this Lease, Tenant shall attorn to and recognize such successor as Tenant's landlord under this Lease, and Tenant shall promptly execute and deliver at any time any instrument that may be necessary to evidence such attornment. Upon such attornment, this Lease shall continue in full force and effect as a direct lease between Tenant and such successor Landlord,

upon and subject to all of the then executory terms, covenants and conditions of this Lease. The provisions of this Section shall be self-operative, and no instrument of any such attornment shall be required or needed by the holders of any such Fee Mortgage. In confirmation of any such attornment Tenant shall, at Landlord's request or at the request of any such Fee Mortgagee, promptly execute and deliver such further instruments as may be reasonably required by any such Fee Mortgagee.

23.04. Notwithstanding anything herein to the contrary, no Fee Mortgagee, nor anyone claiming by, through or under such Fee Mortgagee, shall be:

(a) liable for any act or omission of any prior Landlord (including, without limitation, the then defaulting Landlord);

(b) subject to any defenses or offsets that Tenant may have against any prior Landlord (including, without limitation, the then defaulting Landlord);

(c) bound by any payment of Rental which Tenant might have paid for more than the current month to any prior Landlord (including, without limitation, the then defaulting Landlord);

(d) bound by any covenant to make any payment to Tenant which was required to be made prior to the time such Fee Mortgagee succeeded to any prior Landlord's interest;

(e) bound by any obligation to perform any work or to make improvements to the Premises or any portion thereof; or

(f) accountable for any moneys deposited with any prior Landlord, except to the extent such moneys are actually received by such Fee Mortgagee.

23.05. Tenant hereby agrees to give to any Fee Mortgagee copies of all notices of default by Landlord under this Lease at the same time and in the same manner as and whenever Tenant shall give any such notice of default to Landlord, and no such notice of default shall be deemed given to Landlord hereunder unless and until a copy of such notice shall have been so delivered to such Fee Mortgagee. Such Fee Mortgagee shall have the right to remedy any default of Landlord under this Lease, or to cause any default of Landlord under this Lease to be remedied, and, for such purpose, Tenant hereby grants such Fee Mortgagee such additional period of time as may be reasonable to enable such Fee Mortgagee to remedy, or cause to be remedied, any such default in addition to the period given to Landlord for remedying, or causing to be remedied, any such default. Tenant shall accept performance by such Fee Mortgagee of any term, covenant, condition or agreement to be performed by Landlord under this Lease with the same force and effect as though performed by Landlord. No default under this Lease shall exist or shall be deemed to exist (i) as long as such Fee Mortgagee, in good faith, shall have commenced to cure such default and shall be prosecuting the same to completion with reasonable diligence, subject to Unavoidable Delays, or (ii) if possession of the Premises is required in order to cure such default, or if such default is not susceptible of being cured by such Fee Mortgagee, as long as such Fee Mortgagee, in good faith, shall have notified Tenant that such Fee Mortgagee intends to institute proceedings under the Fee Mortgage to acquire possession of the Premises, and, thereafter, as long as such proceedings shall have been instituted and shall be prosecuted with reasonable diligence. In the event of the termination of this Lease by reason of Landlord's default hereunder, upon such Fee Mortgagee's written request, given within thirty (30) days after any such termination, Tenant, within fifteen (15) days after receipt of such request, shall execute and deliver to such Fee Mortgagee or its designee or nominee a new lease of the Premises for the remainder of the Term of the Lease upon all of the terms, covenants and conditions of this Lease. Neither such Fee Mortgagee nor its designee or nominee shall become liable under this Lease unless and until such Fee Mortgagee or its designee or nominee becomes, and then only for so long as

such Fee Mortgagee or its designee or nominee remains, the fee owner of the Premises. Such Fee Mortgagee shall have the right, without Tenant's consent, to foreclose the Fee Mortgage or to accept a deed in lieu of foreclosure of such Fee Mortgage.

23.06. Tenant agrees to perform, execute, acknowledge, and deliver or cause to be performed, executed, acknowledged, and delivered all such further and other acts, instruments, and assurances as may reasonably be required by any Fee Mortgagee for the carrying out or performing of the provisions of this Lease.

ARTICLE 24
HAZARDOUS SUBSTANCES

(a) "Claim" shall mean and include any demand, cause of action, proceeding or suit and the results thereof (i) for damages (actual or punitive), losses, injuries to person or property, damages to natural resources, fines, penalties, expenses, liabilities, interest, contribution or settlement (including, without limitation, attorneys' fees, court costs and disbursements), (ii) for the costs of site investigations, feasibility studies, information requests, health or risk assessments, or Response actions, and (iii) for enforcing insurance, contribution, or indemnification agreements.

(b) "Environmental Law" shall mean and include all federal, state and local statutes, ordinances, regulations and rules relating to environmental quality, health, safety, contamination and clean-up, including, without limitation, the Clean Air Act, 42 U.S.C. Section 7401 et seq.; the Clean Water Act, 33 U.S.C. Section 1251 et seq., and the Water Quality Act of 1987; the Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA"), 7 U.S.C. Section 136 et seq.; the Marine Protection, Research, and Sanctuaries Act, 33 U.S.C. Section 1401 et seq.; the National Environmental Policy Act, 42 U.S.C. Section 4321 et seq.; the Noise Control Act, 42 U.S.C. Section 4901 et seq.; the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. Section 6901 et seq., as amended by the Hazardous and Solid Waste Amendments of 1984; the Safe Drinking Water Act, 42 U.S.C. Section 300f et seq.; the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. Section 9601 et seq., as amended by the Superfund Amendments and Reauthorization Act, the Emergency Planning and Community Right-to-Know Act, and Radon Gas and Indoor Air Quality Research Act; the Toxic Substances Control Act ("TSCA"), 15 U.S.C. Section 2601 et seq.; the Atomic Energy Act, 42 U.S.C. Section 2011 et seq., and the Nuclear Waste Policy Act of 1982, 42 U.S.C. Section 10101 et seq.; and the Environmental Protection Act of Illinois ("IEPA"), Ill. Rev. Stat. ch. 111, para. 1001 et seq., and state superlien and environmental clean-up statutes, with implementing regulations and guidelines. Environmental Laws shall also include all state, regional, county, municipal and other local laws, regulations and ordinances insofar as they are equivalent or similar to the federal laws recited above or purport to regulate Hazardous Materials.

(c) "Hazardous Materials" shall mean and include the following, including mixtures thereof: any hazardous substance, pollutant, contaminant, waste, by-product, or constituent regulated under CERCLA; oil and petroleum products and natural gas, natural gas liquids, liquefied natural gas and synthetic gas usable for fuel; pesticides regulated under the FIFRA; asbestos and asbestos-containing materials, PCBs and other substances regulated under the TSCA; source material, special nuclear material, by-product material and any other radioactive materials or radioactive wastes, however produced, regulated under the Atomic Energy Act or the Nuclear Waste Policy Act; chemicals subject to the OSHA Hazard Communication Standard, 29 C.F.R. § 1910.1200 et seq.; industrial process and pollution control wastes whether or not hazardous within the meaning of RCRA and any other hazardous substance, pollutant or contaminant regulated under any other Environmental Law.

(d) "Manage" means to generate, manufacture, process, treat, store, use, re-use, refine, recycle, reclaim, blend or burn for energy recovery, incinerate, accumulate speculatively, transport, transfer, dispose of or abandon Hazardous Materials.

(e) "Release" or "Released" shall mean any actual or threatened spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, presence, dumping, migration from adjacent property or disposing of Hazardous Materials into the environment, as "environment" is defined in CERCLA.

(f) "Response" or "Respond" shall mean action taken in compliance with Environmental Laws to correct, remove, remediate, cleanup, prevent, mitigate, monitor, evaluate, investigate, assess or abate the Release of a Hazardous Material.

24.02. Tenant covenants that (a) Tenant shall at its own cost comply with all Environmental Laws; (b) Tenant shall not Manage any Hazardous Materials on the Premises, nor conduct nor authorize the same, including installation of any underground storage tanks, without prior written disclosure to and approval of the Landlord; (c) Tenant shall not take any action that would subject the Premises to permit requirements under RCRA for storage, treatment or disposal of Hazardous Materials; (d) Tenant shall not dispose of Hazardous Materials; (e) Tenant shall not discharge Hazardous Materials into drains or sewers; (f) Tenant shall not suffer, cause or allow the Release of any Hazardous Materials on, to or from the Premises; (g) Tenant shall keep the Premises free from Hazardous Materials; and (h) Tenant shall at its own cost arrange for the lawful transportation and off-site disposal of all Hazardous Materials that it generates.

24.03. During the term of this Lease, Tenant shall promptly provide Landlord with copies of all summons, citations, directives, information inquiries or requests, notices of potential responsibility, notices of violation or deficiency, orders or decrees, Claims, complaints, investigations, judgments, letters, notices of environmental liens or response actions in progress, and other communications, written or oral, actual or threatened, from the United States Environmental Protection Agency, Occupational Safety and Health Administration, Illinois Environmental Protection Agency or other federal, state or local agency or authority or any other entity or individual, concerning (a) any Release of a Hazardous Material on, to or from the Premises; (b) the imposition of any lien on the Premises; or (c) any alleged violation of or responsibility under Environmental Laws. Landlord and Landlord's employees shall have the right to enter the Premises and conduct appropriate inspections or tests in order to determine Tenant's compliance with Environmental Laws.

24.04. Upon written request by Landlord, Tenant shall provide Landlord with the results of appropriate reports and tests, with transportation and disposal contracts for Hazardous Materials, with any permits issued under Environmental Laws and with any other applicable documents to demonstrate that Tenant complies with all Environmental Laws relating to the Premises.

Landlord shall have the right from time to time, in its sole discretion, to require Tenant to perform (at Tenant's expense) an environmental audit and, if deemed necessary by Landlord, an environmental risk assessment (each of which must be satisfactory to Landlord) of the Premises, hazardous waste management practices and/or hazardous waste disposal sites used by Tenant. Said audit and/or risk assessment must be by an environmental consultant satisfactory to Landlord, in its reasonable discretion. Should Tenant fail to undertake and seek diligently to perform said environmental audit or risk assessment within thirty (30) days after Landlord's request, Landlord shall have the right but not the obligation to retain an environmental consultant to perform said environmental audit or risk assessment. All costs and expenses incurred by Landlord in the exercise of such rights shall be payable by Tenant upon demand.

24.05. If Tenant's Management of Hazardous Materials at the Premises (a) gives rise to liability or to a Claim under any Environmental Law, (b) causes a significant public health effect, or (c) creates a nuisance, Tenant shall promptly take all applicable action in Response. Landlord (or any Fee Mortgagee if so permitted by applicable loan documents) shall have the right, but not the obligation, after providing Tenant with notice and a reasonable opportunity to cure, to enter onto the Premises or to take such other actions as it deems necessary or advisable to perform any and all Response action(s). All costs and expenses incurred by Landlord in the exercise of any such rights shall be payable by Tenant upon demand.

24.06. Tenant shall indemnify, defend and hold harmless Landlord, its beneficiaries, any Fee Mortgagee, any managing agents and leasing agents of the Premises, and their respective agents, partners, officers, directors and employees from all Claims suffered or incurred by any of the foregoing arising from or attributable to (a) any breach by Tenant of any of its warranties, representations or covenants in this Section; (b) noncompliance of the Premises or Tenant with any Environmental Laws; (c) any actual or alleged illness, disability, injury, or death of any person in any manner arising out of or allegedly arisen out of exposure to Hazardous Materials or other substances or conditions present at the Premises, regardless of when any such illness, disability, injury, or death shall have occurred or been incurred or manifested itself; and (d) Hazardous Materials Managed or Released by Tenant or otherwise located or Released upon the Premises. In the event any Claims or other assertion of liability shall be made against Landlord for which Landlord is entitled to indemnity hereunder, Landlord shall notify Tenant of such Claim or assertion of liability and thereupon Tenant shall, at its sole cost and expense, assume the defense of such Claim or assertion of liability and continue such defense at all times thereafter until completion. Tenant's obligations hereunder shall survive the termination or expiration of this Lease.

ARTICLE 25
CERTIFICATES BY LANDLORD AND TENANT

At any time and from time to time upon not less than ten (10) business days' prior written notice by the other party, Tenant or Landlord, as the case may be, shall execute, acknowledge and deliver to the other party or any other party reasonably specified by such other party, a statement in writing certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same, as modified, is in full force and effect and stating the modifications) and the date to which each obligation constituting the Rental has been paid, and stating whether or not to the best knowledge of the representing party (a) there is a continuing default by the other party in the performance or observance of any covenant, agreement or condition contained in this Lease to be performed or observed by the other party, or (b) there shall have occurred any event which, with the giving of notice or passage of time or both, would become such a default and, if so, specifying each such default or occurrence of which the representing party may have knowledge. Such statement may be relied upon by any Fee Mortgagee, a prospective successor to Landlord's interest in this Lease, or any subtenant, assignee or purchaser of all or a portion of Tenant's interest in this Lease.

ARTICLE 26
CONSENTS AND APPROVALS

All consents and approvals which may be given under this Lease shall, as a condition of their effectiveness, be in writing. The granting of any consent or approval by a party to perform any act requiring consent or approval under the terms of this Lease, or the failure on the part of a party to object to any such action taken without the required consent or approval, shall not be deemed a waiver by the party whose consent was required of its right to require such consent or approval for any further similar act, and each party hereby expressly covenants and warrants that as to all matters requiring the other party's consent or approval under the terms of this Lease, the party requiring the consent or approval shall

secure such consent or approval for each and every happening of the event requiring such consent or approval and shall not claim any waiver on the part of the other party of the requirement to secure such consent or approval.

ARTICLE 27
SURRENDER AT END OF TERM

27.01. Tenant shall, on the last day of the Term or upon the earlier termination of the Term, quit and surrender to Landlord the Premises vacant, free of all equipment, furniture and other personal property and in good order and condition, reasonable wear and tear and condemnation excepted, and free and clear of all lettings, occupancies, liens and encumbrances other than those, if any, existing at the date hereof, created by Landlord or which lettings and occupancies by their express terms and conditions extend beyond the Expiration Date and to which Landlord shall have consented and agreed, pursuant to this Lease or in writing, without any payment or allowance whatsoever by Landlord. Tenant hereby waives any notice now or hereafter required by law with respect to vacating the Premises on any such termination date. Tenant shall remove or demolish all of the fixtures, structures and other improvements which Landlord shall elect. Tenant's obligation to observe and perform this covenant shall survive the expiration or earlier termination of the Term.

27.02. Except as otherwise provided in Article 21 of this Lease, upon the expiration of the Term, all Rental and other items payable by Tenant under this Lease shall be apportioned to the date of termination.

27.03. Tenant acknowledges that possession of the Premises must be surrendered to Landlord at the expiration or earlier termination of the Term. Tenant agrees to indemnify Landlord against and save Landlord harmless from any and all costs, expenses, claims, loss or liability resulting from the failure or delay by Tenant in so surrendering the Premises, including, without limitation, any claims made by any succeeding tenant founded on such failure or delay. The parties recognize and agree that the damage to Landlord resulting from any failure by Tenant to surrender possession of the Premises timely as aforesaid will be extremely substantial, will exceed the amount of the Base Rent and Additional Rent theretofore payable hereunder and will be impossible to measure accurately. Tenant therefore agrees that if possession of the Premises is not surrendered to Landlord upon the expiration or earlier termination of the Term, then Tenant shall pay to Landlord, as liquidated damages for each month and for each portion of any month during which Tenant holds over at the Premises after the expiration or sooner termination of the Term, in addition to any sums payable pursuant to the foregoing indemnity, a sum equal to two (2) times the gross market rental of the Premises as reasonably determined by Landlord. Nothing herein contained shall be deemed to permit Tenant to retain possession of the Premises after the expiration or earlier termination of the Term. If Tenant holds over in possession after the expiration or termination of the Term, such holding over shall not be deemed to extend the Term or renew this Lease, but the tenancy thereafter shall continue as a tenancy from month to month upon the terms and conditions of this Lease at the Rental as herein increased. This provision shall survive the expiration or earlier termination of this Lease.

27.04. On the last day of the Term or upon any earlier termination of the Lease or upon reentry by Landlord upon the Premises pursuant to Article 21 hereof, fee simple title to the Improvements and all fixtures and improvements therein, to the extent not theretofore vested in Landlord pursuant to the terms of this Lease, shall revert to Landlord without the necessity of any further action by either party hereunder, provided, however, that upon Landlord's request, Tenant shall execute and deliver to Landlord (in recordable form) all documents necessary to evidence such conveyance, including, without limitation, a quitclaim deed and bill of sale. Tenant shall deliver to Landlord Tenant's executed counterparts of any service and maintenance contracts that are in Tenant's possession and are then affecting the Premises, true

and complete maintenance records for the Premises, all original licenses and permits then pertaining to the Premises, permanent certificates of occupancy then in effect for the Improvements, and all assignable warranties and guarantees then in effect which Tenant has received in connection with any work or services performed or Equipment installed in the Improvements, together with a duly executed assignment of any of the foregoing to Landlord, all financial reports, documents, books and records whatsoever relating to the Premises.

27.05. On the last day of the Term or upon any earlier termination of this Lease or upon a re-enter by Landlord upon the Premises pursuant to Article 21 hereof, Tenant, at its sole cost and expense, shall remove from the Premises on or prior to such expiration, termination or reentry all personal property situated thereon which is not owned by Landlord, and shall repair any damage caused by such removal. Any property not so removed shall become the property of Landlord, and Landlord may cause such property to be removed from the Premises and disposed of, but the cost of any such removal and disposition and of repairing any damage caused by such removal shall be borne by Tenant.

ARTICLE 28
ENTIRE AGREEMENT

All understandings and agreements, oral or written, heretofore made between the parties hereto are merged in this Lease, which alone fully and completely expresses the agreement between Landlord (and its beneficiary, if any, and their agent(s)) and Tenant.

ARTICLE 29
QUIET ENJOYMENT

If and as long as Tenant shall faithfully perform the agreements, terms, covenants and conditions hereof, Tenant shall and may (subject, however, to the provisions, reservations, terms and conditions of this Lease) peaceably and quietly have, hold and enjoy the Premises for the Term hereby granted without molestation or disturbance by or from Landlord or any Person claiming through or under Landlord and free of any encumbrance created or suffered by Landlord, except from encumbrances created or suffered by Tenant and the Permitted Encumbrances.

ARTICLE 30
SEVERABILITY

The invalidity of any provision of this Lease shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Lease.

ARTICLE 31
OPTION TO SELL

31.01. Landlord shall have the option to sell Landlord's interest in the Premises (the "Sale Option") to Tenant for a purchase price of One Dollar ($1.00) on the terms and conditions set forth herein and otherwise in accordance with Landlord's preferred form of purchase agreement (the "Purchase Agreement") on an "AS-IS, WHERE-IS" basis. The Sale Option shall be exercisable at any time during the Term (the "Option Period") by Landlord giving Tenant notice of Landlord's exercise thereof (the "Notice of Exercise") which Notice of Exercise shall be accompanied by a copy of the Purchase Agreement. Within thirty (30) days of the Notice of Exercise, the parties shall execute the Purchase Agreement, which Purchase Agreement shall set forth the date for the conveyance (the "Closing Date") of the Premises by Landlord to Tenant, which date shall be not less than thirty (30) days nor more than ninety (90) days after the date of full execution and delivery of the Purchase Agreement.

31.02. If the parties enter into the Purchase Agreement pursuant to this Article 31, Landlord shall convey or cause to be conveyed insurable fee title to the Premises in accordance with the terms of the Purchase Agreement, subject to the Permitted Encumbrances and all other charges, liens, security interests and encumbrances affecting the Premises other than Fee Mortgages or other liens or encumbrances created by Landlord.

(i) Upon the closing, Tenant shall pay to Landlord, in lawful money of the United States of America by bank wire transfer of immediately available funds or as otherwise reasonably directed by Landlord, the Purchase Price together with all Rental and other sums then due and payable or accruing hereunder to and including such date of purchase (in each case as adjusted or apportioned through the Closing Date), and Landlord shall deliver to Tenant a quitclaim deed and/or other necessary instruments of conveyance to the interests in the Premises then being sold to Tenant and any other instruments reasonably necessary to convey the title thereto as described in the Purchase Agreement and this paragraph and to assign any other property then required to be assigned pursuant to the Purchase Agreement or this Lease as shall be reasonably required by Tenant and its counsel.

(ii) Tenant shall pay all charges incident to such conveyance and assignment, including escrow fees, recording fees and title insurance premiums, including, without limitation, any Illinois Real Estate Transfer Tax, any county transfer tax or any municipal transfer tax, which may be imposed by reason of such conveyance and assignment.

(iii) Upon the completion of any purchase by Tenant of the entire interest of Landlord in the Premises but not prior thereto (whether or not any delay or failure in the completion of such purchase shall be the fault of Landlord), this Lease shall terminate, except with respect to obligations and liabilities of Tenant hereunder, actual or contingent, which have arisen on or prior to such date of purchase. Upon completion of any such purchase by Tenant, Landlord shall be released by Tenant from all obligations arising under this Lease.

31.03. The Sale Option is a continuing option and shall survive any sale of the Premises by Landlord prior to the expiration of the Option Period.

31.04. Notwithstanding anything herein to the contrary, in the event that Landlord delivers the Notice to Exercise and Tenant (at no fault of Landlord) refuses or fails to timely execute the Purchase Agreement or consummate the closing in accordance with this Article 38, and such failure continues for more than thirty (30) days following written notice from Landlord, then Landlord (without limiting any other remedies available to it under this Lease) may terminate this Lease upon no less than thirty (30) days' written notice to Tenant.

ARTICLE 32
MISCELLANEOUS

32.01. The captions of this Lease are for convenience of reference only and in no way define, limit or describe the scope or intent of this Lease or in any way affect this Lease.

32.02. The use herein of the neuter pronoun in any reference to Landlord or Tenant shall be deemed to include any individual Landlord or Tenant, and the use herein of the words "successors and assigns" or "successors and assigns" of Landlord or Tenant shall be deemed to include the heirs, legal representative and permitted assigns of any individual Landlord or Tenant.

32.03. If more than one entity is named as or becomes Landlord or Tenant hereunder, the other party may require the signatures of all such entities in connection with any notice to be given or action to be taken by that party hereunder. Each entity constituting Tenant or Landlord (other than a limited partner, if any such entity is a limited partnership) shall be fully jointly and severally liable for all of that party's obligations hereunder, subject to Section 32.04. Any notice by a party to any entity named as the other party shall be sufficient and shall have the same force and effect as through given to all entities named as such other party.

32.04. The liability of Landlord (which, for purposes of this Section 32.04, shall include any parent, affiliate or subsidiary corporation of Landlord and any directors, officers, employees, members, shareholders, partners or agents of Landlord and any of the foregoing) hereunder for damages or otherwise shall be limited to Landlord's interest in the Premises. Landlord shall have no personal liability beyond its interest therein and no other property or assets of Landlord shall be subject to levy, execution or other enforcement procedure for the satisfaction of Tenant's remedies.

32.05. Except as otherwise expressly provided in this Lease, there shall be no merger of this Lease or the leasehold estate created hereby with the fee estate in the Premises or any part thereof by reason of the same person acquiring or holding, directly or indirectly, this Lease or the leasehold estate created hereby or any interest in this Lease or in such leasehold estate as well as the fee estate in the Premises.

32.06. Each of the parties represents and warrants to the other that it has not dealt with any broker, finder or like entity in connection with this Lease transaction, including the Sale Option, and each party shall defend, indemnify and hold the other party harmless from and against any and all claims for brokerage fees or other commissions which may at any time be asserted against the indemnified party founded upon a claim that the aforesaid representation and warranty of the indemnifying party is untrue, together with any and all losses, damages, costs and expenses (including reasonable attorneys' fees, court costs and disbursements) relating to such claims or arising therefrom or incurred by the indemnified party in connection with the enforcement of this indemnification provision.

32.07. This Lease may not be changed, modified or terminated orally, but only by a written instrument of change, modification or termination executed by the party against whom enforcement of any change, modification or termination is sought.

32.08. This Lease shall be governed by and construed in accordance with the laws of the State of Illinois.

32.09. The agreements, terms, covenants and conditions herein shall be binding upon, and shall inure to the benefit of, Landlord and Tenant and their respective successors and (except as otherwise provided herein) assigns.

32.10. All references in this Lease to "Articles" or "Sections" shall refer to the designated Article(s) or Section(s), as the case may be, of this Lease.

32.11. All references in this Lease to "licensed professional engineer" or "registered architect" shall mean a professional engineer or architect who is licensed or registered, as the case may be, by the State of Illinois.

32.12. Unless specifically provided otherwise herein, any undertaking either required or permitted hereunder by either Landlord or Tenant shall include the obligation to pay for such undertaking.

32.13. This Lease shall not be construed to create a partnership or joint venture between the parties, it being the intention of the parties only to create a landlord and tenant relationship.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Ground Lease as of the day and year first written above.

LANDLORD:

[LPC ACQUISITION COMPANY, LLC, a Delaware limited liability company]

By: Aaron Martell
Name: AARON MARTELL
Title: VP

TENANT:

EXPERIOR GROUP LLC, an Illinois limited liability company

By:
Name: TOM PAGAN
Title: CEO

EXHIBIT A-1

DESCRIPTION OF THE LAND

THAT PART OF FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLYMOST NORTHWEST CORNER OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 73.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 15.05 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 73.44 FEET; THENCE NORTH 41 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 19.38 FEET; THENCE NORTH 86 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 515.58 FEET TO A WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 129.34 FEET TO A NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHLY LINE FOR THE NEXT 5 COURSES; (1) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 267.11 FEET; (2) THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 66.00 FEET; (3) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 66.00 FEET; (4) THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 66.00 FEET; (5) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 193.59 FEET TO THE POINT OF BEGINNING.
CONTAINING 65,140 SQUARE FEET (1.495 ACRES) MORE OR LESS.

EXHIBIT A-2

DEPICTION OF THE LAND

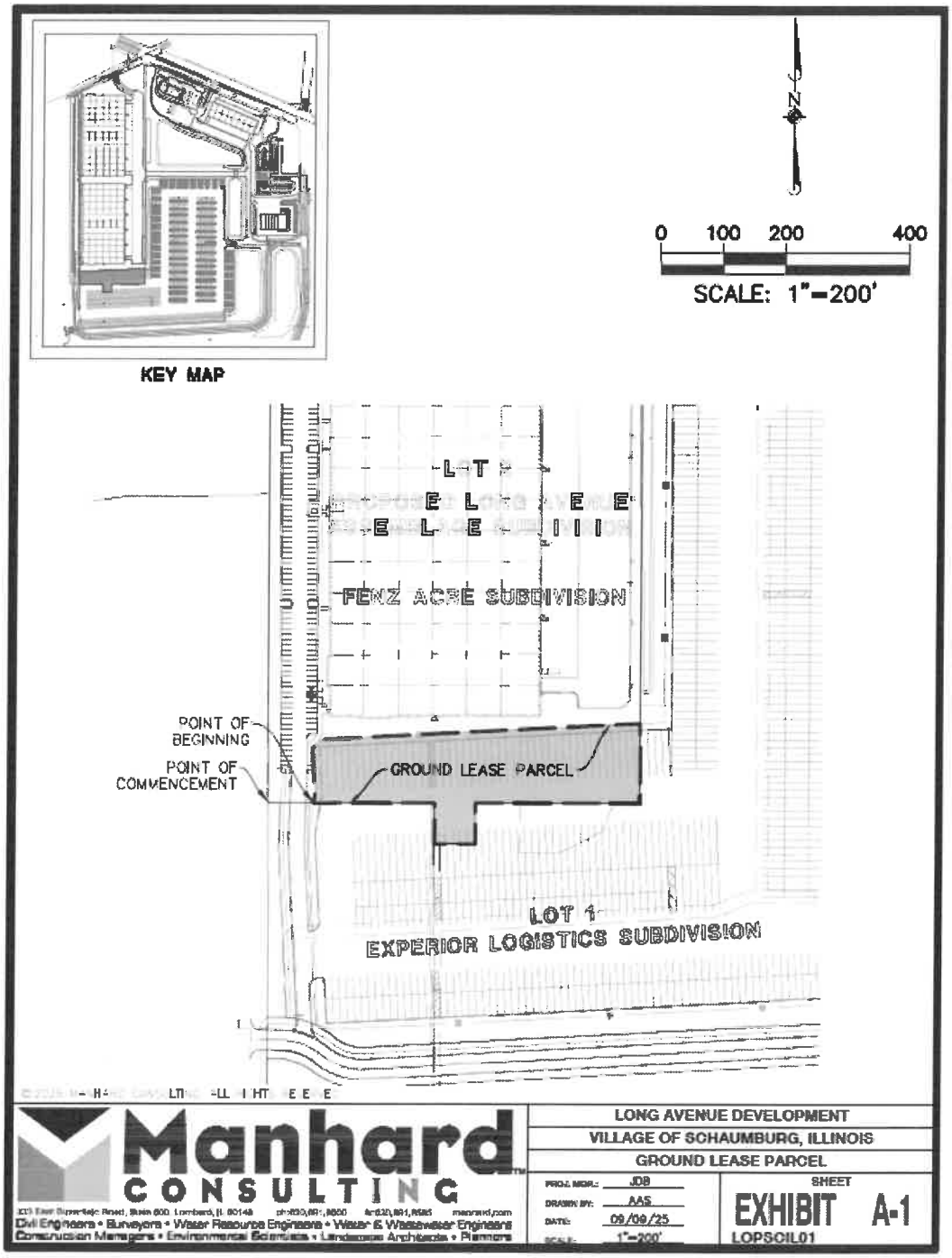


EXHIBIT B

PERMITTED ENCUMBRANCES

A. All title exceptions shown on Schedule B-2 to the Title Commitment Number_____, dated _____, issued by _____ Title Insurance Company.

B. Any and all other matters affecting title to the Premises including, without limitation, all liens, encumbrances, security interests, covenants, conditions, restrictions, notices of pendency, charges, easements, zoning laws, ordinances and regulations, building codes, regulations and rules and other governmental laws, regulations, rules and orders affecting the Premises.

C. Revocable nature of the right, if any, to maintain vaults, vault space, basement and sub-basement spaces, areas of signs beyond building lines.

D. Any state of facts an accurate survey or visual inspection of the Premises would allow.

E. Consents by Landlord or any former owner of the Premises for the erection of any structure or structures on, under or above any street or streets on which the Premises abut.

F. Encroachments of any stoops, areas, cellar steps, trims or corners, if any, upon any street.

G. Variations between fences, retaining walls, steps, hedges, shrubs and trees, if any, and record lines of title.

EXHIBIT C

FORM OF MEMORANDUM OF GROUND LEASE

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:

Blake F. Hanson, Esq.
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606

ABOVE SPACE RESERVED FOR COUNTY RECORDER

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE ("**Memorandum**"), made as of _____, 20____, by and between by and between **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company ("**Landlord**"), and **EXPERIOR GROUP LLC**, an Illinois limited liability company ("**Tenant**").

WITNESSETH

A. Landlord and Tenant are parties to that certain Ground Lease dated _____, 2025 (as may be amended from time to time, the "**Lease**"), whereby Landlord leases to Tenant, and Tenant leases from Landlord, certain real property located in County of Cook, State of Illinois legally described on **Exhibit A** attached hereto and made a part hereof (the "**Premises**").

B. Landlord and Tenant desire to give notice of the existence of the Ground Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree that the Memorandum is hereby amended, and Lessor and Lessee further agree as follows:

1. **Recitals**. The recitals set forth above are true and correct and are incorporated herein by reference as if fully set forth herein. Capitalized terms used herein without definition shall have the meanings given them in the Lease.

2. **Term of Lease**. The Term of the Lease commenced on _____ and will expire on _____, unless sooner terminated in accordance with the terms of the Lease.

3. **Miscellaneous**. The provisions of this Memorandum are subject in all respects to the provisions of the Lease to which reference must be made in connection with any matters affecting this Memorandum or any part of the property affected by the Lease. In the event of any conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control,

it being the intent of the parties that this Memorandum shall not alter or vary the terms of the agreement between the parties as set out in the Lease.

[SIGNATURE AND ACKNOWLEDGEMENT PAGES FOLLOW]

IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed on the date first above written.

LANDLORD:

LPC ACQUISITION COMPANY, LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

TENANT:

EXPERIOR GROUP LLC, an Illinois limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____)

) SS.

COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, in his/her capacity as _____ of **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 20__.

_____

Notary Public

My Commission Expires:

_____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, in his/her capacity as _____ of **EXPERIOR GROUP LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

_____

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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