VILLAGE OF LAKE ZURICH
Planning & Zoning Commission
70 East Main Street

Wednesday, June 15, 2022, 7:00 p.m.

AGENDA

1. CALL TO ORDER AND ROLL CALL: Chairperson Orlando Stratman, Vice-Chair William Riley, Antonio Castillo, Ildiko Schultz, Craig Dannegger, Joe Giannini, Mike Muir and Sean Glowacz.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

   A. Minutes of the Planning and Zoning Commission Meeting, on April 20, 2022.
   Motion to approve the minutes.

3. PUBLIC MEETING
   (This agenda item includes items that do not require public testimony)

   No items were received for consideration.

4. PUBLIC HEARING
   (This agenda item includes proposals presented to the Planning & Zoning Commission requiring public testimony, discussion and recommendation to the Village Board for final action.)

   New Applications:

   A. 910 North Rand Road – Variations and Amendment to PUD (2022-07)
   Application for variations and an amendment to the Planned Unit Development (PUD) to allow for the reduction of the setbacks and a reduction in the minimum landscape requirements along the south property line at the property within the B-1 Local and Community Business District.
   Applicant: Lauren E. Ryan of Ryan & Ryan Law, LLC
   Owner: Renault Properties, LLC

   B. 353 Enterprise Parkway – Special Use Permit (2022-06):
   Application for a Special Use Permit to establish a physical fitness and training facility known as Tactical Sports Performance within a tenant space in the building located in the (I) Industrial District.
   Applicant: Casey Tiesman, Tactical Sports Fitness
   Owner: Midlothian Partnership, LLC

C. 708 South Rand Road – Special Use Permit (2022-11)
Application to allow for the establishment of a grooming and wellness service for a pet business known as "Scenthound" within a tenant space in the building in the B-3 Regional Shopping Business District.
Applicant: ARK Franchise Holdings Corporation, d/b/a "Scenthound" (Valerie Converse)
Owner: The Fidelity Group, Ltd.

D. 455 South Rand Road – Amendment to Planned Unit Development (PUD) (2022-10)
Application to amend the Planned Unit Development (PUD) to allow for the construction of a new single-story retail banking center with an attached four-lane drive-through ATM canopy within the B-3 Regional Shopping Business District.
Applicant: JP Morgan Chase Bank N.A.
Owner: Windyridge Group LLC

E. Text Amendment to the Sign Code (2022-08)
Application for an amendment to the text of the sign code to allow an increase in the allowable area of Construction Activity Signs specifically on required construction fences associated with ongoing commercial development within the Village.
Applicant: Village of Lake Zurich

F. 440 North Old Rand Road – Variation for a Pier (2022-09)
Application for a variation to allow for the construction of a pier that will exceed the lake frontage requirements for allowable number of piers in the R-5 Single-Family Residential District and LP Lake Protection Overlay District.
Applicant and Owner: Roger and Victoria Comins

5. OTHER BUSINESS

6. STAFF REPORTS
This is an opportunity for staff of the Community Development Department to report on matters of interest to the Planning & Zoning Commission

7. PUBLIC COMMENT
This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the PZC.

8. ADJOURNMENT
The Village of Lake Zurich is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA coordinator at (847) 438-5141 (TDB #438-2349) promptly to allow the Village to make reasonable accommodation.

Unapproved

VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
April 20, 2022

Village Hall
70 E Main Street, Lake Zurich, IL 60047

The meeting was called to order by Chairman Stratman at 7:01 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Castillo, Riley. Chairman Stratman noted a quorum was present.
Commissioners Giannini, Dannegger, Schultz, Muir were absent and excused.
Also present: Community Development Director Sarosh Saher, Planner Tim Verbeke and Management Services Director Michael Duebner.

SWEARING IN THE NEW ALTERNATE MEMBER OF THE PLANNING AND ZONING COMMISSION
Community Development Director Saher, swore in the new alternative member of the Planning and Zoning Commission, Sean Glowacz.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION
Approval of the March 16, 2022 Meeting Minutes of the Planning & Zoning Commission:
MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to approve the March 16, 2022 minutes of the Planning and Zoning Commission with no changes.
Upon roll call:
AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley
NAYS: 0
ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir
MOTION CARRIED

PUBLIC HEARING:
MOTION was made by Commissioner Castillo, seconded by Commissioner Riley to open the following public hearings at 7:10p.m. for a new Application PZC 2022-05 for the property at 305 Knox Park Road – Variation for a swimming pool in the rear yard, Application PZC 2022-03 for the property at 100 South Shore Lane - Variation for a pier and associated boat dock and Application PZC 2022-04 for the property C.200 S. Rand Road (Paulus Park) – Variation for a fishing pier and kayak launch.

Upon roll call vote:
AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley
NAYS: 0
ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir
MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following application was considered:

A. 305 Knox Park Road – Variation for a swimming pool in the rear yard (2022-05)

Public Hearing to consider a Variation of the Setback Requirements in the R-5 Single Family Residential Zoning District, to allow for the construction of an above ground pool within the required rear yard setback.
Applicant and Owner: Deron and Donna Hart

The item was presented by Mr. Deron and Mrs. Donna Hart, the Applicants. They described their project, hardship and what they are requesting. There were questions about where the pool water would go, and filter system. Mr. and Mrs. Hart and staff answered each question to the satisfaction of the Commissioners.

MOTION was made by Commissioner Riley, seconded by Commissioner Castillo to close the public hearing.
Upon roll call:
AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley
NAYS: 0
ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir
MOTION CARRIED

MOTION was made by Commissioner Castillo, seconded by Commissioner Glowacz, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff; and to receive the testimony presented by the Applicants, by members of the public, by the PZC Members, and by Village Staff at tonight's Public Hearing; and make these standards and testimony a part of the official record for the Application and Findings of the PZC; and to recommend that the Village Board approve the Application PZC 2022-05 Variation of the Setback Requirements in the R-5 Single Family Residential Zoning District, to allow for the construction of an above ground pool within the required rear yard setback at 305 Knox Park Road.

Upon roll call:
AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley
NAYS: 0
ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir
MOTION CARRIED

B. 100 South Shore Lane - Variation for a pier and associated boat dock (2022-03)

Public Hearing to consider a Variation on the requirements for total area, width and projection into the lake for the reconstruction of a pier to be used by the residents of south shore lane for access to the lake and activities including swimming, fishing, picnicking and mooring of boats.
Applicant: South Shore Lane Association (HOA)
Owners: All property owners on South Shore Lane

The item was presented by Mr. Kevin Koch, the Applicants. They described the HOA's project, hardship and what they are requesting. There were questions about ADA accessibility, and total size. Mr. Koch and staff answered each question to the satisfaction of the Commissioners.

MOTION was made by Commissioner Glowacz, seconded by Commissioner Castillo to close the public hearing.
Upon roll call:
AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley
NAYS: 0
ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir
MOTION CARRIED

MOTION was made by Commissioner Castillo, seconded by Commissioner Glowacz, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff; and to receive the testimony presented by the Applicants, by members of the public, by the PZC Members, and by Village Staff at tonight's Public Hearing; and make these standards and testimony a part of the official record for the Application and Findings of the PZC; and to recommend that the Village Board approve the Application PZC 2022-03 Variation on the requirements for total area, width and projection into the lake for the reconstruction of a pier to be used by the residents of south shore lane for access to the lake and activities including swimming, fishing, picnicking and mooring of boats at 100 South Shore Lane."
Upon roll call:
AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley
NAYS: 0
ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir
MOTION CARRIED

C. <u>200 S. Rand Road (Paulus Park) – Variation for a fishing pier and kayak launch (2022-04)</u>

Public Hearing to consider a Variation on the requirements for total area and width for the construction of a fishing pier and kayak launch at Paulus Park. The structures are being constructed for ADA accessibility for fishing and to safely launch non-motorized craft onto the lake.
Applicant and Owner: Village of Lake Zurich

The item was presented by Mr. Sarosh Saher, a representative for the Applicant. He made a brief presentation regarding the two improvements that are proposed. There were questions about ADA accessibility, total size, setback, and fisherman casting questions. Two citizens (Tim Mcrawski of 60 Lake Zurich Drive, Mike Menas of 56 Lake Zurich Drive) raised concerns on fisherman casting into the main boat lanes and additional kayakers. Mr. Saher and staff answered each question to the satisfaction of the Commissioners.

MOTION was made by Commissioner Castillo, seconded by Commissioner Glowacz to close the public hearing.

Upon roll call:
AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley
NAYS: 0
ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir
MOTION CARRIED

MOTION was made by Commissioner Riley, seconded by Commissioner Glowacz, to receive the testimony presented by the Applicants, by members of the public, by the PZC Members, and by Village Staff at tonight's Public Hearing; and make these standards and testimony a part of the official record for the Application and Findings of the PZC; and to recommend that the Village Board approve the Application PZC 2022-04 Variation on the requirements for total area and width for the construction of a fishing pier and kayak launch at Paulus Park. The structures are being constructed for ADA accessibility for fishing and to safely launch non-motorized craft onto the lake at 200 South Rand Road. With the possibility of looking into additional signage."
Upon roll call:
AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley
NAYS: 0
ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir
MOTION CARRIED

OTHER BUSINESS – None.

STAFF REPORT:
Director Saher and Planner Verbeke reported that there might be a few potential projects on the schedule for the June meeting.

PUBLIC COMMENT:
No additional public comment was provided.

ADJOURNMENT:
Upon roll call:
AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley
NAYS: 0
ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir
MOTION CARRIED

The meeting was adjourned at 8:19 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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APPLICATION PZC 2022-07 **AGENDA ITEM 4.A**
PZC Hearing Date: June 15, 2022

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Mary Meyer, Building Services Supervisor
Tim Verbeke, Planner

Date: June 15, 2022

Re: PZC 2022-07 – Variation for Setbacks and Minimum Landscape Requirements
Walgreens Pharmacy at 910 North Rand Road

SUBJECT

Lauren E. Ryan of Ryan & Ryan Law, LLC (the "Applicant"), Attorney on behalf of Renault Properties, LLC ("Owners") request a Variation from Zoning Code pursuant to Section 9-17-3.A.11 – "Eminent Domain," to allow for the reduction of the setbacks and a reduction in the minimum landscape requirements along the south property line at the property commonly known as 910 North Rand Road, legally described in Exhibit A attached hereto (the "Subject Property").

GENERAL INFORMATION

Requested Action: Variation

Current Zoning: B-1 Local Community Business District

Current Use: Drugstore with Drive-through Facility

Property Location: 910 North Rand Road

Applicant: Lauren E. Ryan of Ryan & Ryan Law, LLC, Attorney for Owner

Owner: Renault Properties, LLC

Staff Coordinator: Tim Verbeke, Planner

LIST OF EXHIBITS

A. Legal Description
B. Public Hearing Sign
C. Site Photos
D. Aerial Map
E. Zoning Map
F. Parcel Map
G. Development Application and Attachments
H. Development Review Comments

BACKGROUND

Lauren E. Ryan of Ryan & Ryan Law, LLC (the "Applicant"), has filed an application with the Village of Lake Zurich received on April 13, 2022 (the "Application") seeking a Variation of the Bulk, Yard and Space requirements of the Zoning Code pursuant to Section 9-17-3.A.11 – "Eminent Domain." The property is developed with a Walgreens Store with a drive-through facility.

The Subject Property is located within the Village's B-1 Local and Community Business District which provides for the everyday shopping needs of the Village. The Walgreens Store is a permitted use within the B-1 District.

The Application for variations was triggered by Lake County's acquisition of the southerly portion of the Subject Property through the process of eminent domain adjudicated though the Nineteenth Judicial Circuit of Lake County. The land was acquired to accommodate a County project for the widening of Miller Road at the Rand Road intersection and extending both east and west of the intersection. To allow for the road widening project, approximately 6,918 square feet of property was acquired by the County along Miller Road (south property line). Additionally, 2,938 square feet of property was required as a temporary easement for 5 years during the period of construction. The acquisition of the property rendered the setbacks and landscape requirements along the south property line non-conforming thereby requiring a variation.

Section 9-17-3.A.11 authorizes a Variation of the bulk, yard, and space requirements when a zoning lot, whether vacant or legally used, is reduced in size, by reason of the exercise of the right of eminent domain by an authorized governmental body or by reason of a conveyance made under the specific threat of an eminent domain proceeding, so that the remainder of said zoning lot, or any structure or use on said zoning lot, does not conform with one or more of such bulk, yard, or space requirements of the district in which said zoning lot is located."

The following changes to the site plan will occur rendering the Subject Property non-conforming with respect to bulk yard and space requirements of the zoning code:

1. The setback of the parking lot along the south property line will be reduced from 25 feet to 6.6 feet

2. The setback of the ground sign located at the southwest corner of the property will be reduced from approximately 17 feet to 4 feet- 4.5 inches. The sign is located on an approximately 10x15 concrete pad that is approximately 12 feet from the existing south lot line. The setback of the pad will be eliminated as it will be located adjacent to the new lot line.
3. The existing landscape material along the south lot line is currently located in an area that will be acquired by the County, and may be eventually removed. The remaining 6.6 feet between the back of curb of the parking lot and the new south lot line will not be sufficient to accommodate the required amount of landscape material and therefore will be maintained with any remaining reduced amount of landscape material.

The property owner does not intend to nor is required to adjust the size of the parking lot, move the existing ground sign or reinstate landscape material and additional detention facilities on the property as a result of the changes along the south lot line and is therefore requesting the requested variations to bring the property into conformance with the codes.

Specifically, variations from following Code Sections of the Lake Zurich Municipal Code are being requested:

- Section 9-4-10.C.1: "Front and Corner Side Yard Setback" to reduce the required 25-foot setback along the South lot line
- Section 12-1-10.F.2.D: "Ground Sign Setback" to reduce the required 5-foot setback of the existing ground sign along the south lot line
- Section 9-8A-3: "Landscape requirement" to reduce the required landscape material along the south lot line.
- Amendment to Ordinance 98-01-889 to approve the requested variations which will result in an amendment to the Site Plan and other site and development characteristics approved through such ordinance.

The changes to the site plan will also require the removal of the detention area along Miller Road. White this does not require a zoning variation, such removal has been reviewed by Mr. Peter Stoehr of Manhard Consulting, the Village Engineer and Enforcement Officer, and found the remaining property to be in compliance with the Watershed Development Ordinance (stormwater ordinance) of Lake County.

Pursuant to public notice published on May 28, 2022, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for June 15, 2022, to consider the Application. On May 23, 2022, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

A. **Courtesy Review.** Due to the low impact of this project, courtesy review was not recommended.

B. **Zoning History.** The property lay vacant until 1998 when it was developed with the current Walgreen Store. Development approval was granted through Ordinance No. 98-01-889 –

"*An ordinance granting zoning map amendment, a zoning code text amendment, a special use permit, site plan approval, and exterior appearance approval for the Walgreen's development at Rand and Miller Roads"*
The ordinance provided for the zoning entitlements including a map amendment, a special use permit, site plan approval and exterior appearance approval for the site and building development.

C. **Surrounding Land Use and Zoning.** The subject property is zoned within the B-1 Local and Community Business District. The properties to east are zoned within the R-5 Single Family Residential District and are improved with single-family residences within Jacobsen's Rand Subdivision immediately to the east and Miller's Grove Subdivision developed in the 1980s farther to the east. The property to the south across Miller Road is zoned within the B-1 district and is currently vacant. The properties to the north and west across Rand Road are located within unincorporated Lake County and improved with single-family homes.

D. **Trend of Development.** The Walgreens store was constructed in 1999. It is a single-story commercial retail building located at the intersection of Rand Road and Miller Road. The store is located within the Rand Road Retail Corridor of the community and serves the residences in the surrounding neighborhoods.

E. **Zoning District.** The zoning code provides for three (3) zoning districts for business and commercial uses. When taken together, these districts are intended to permit development of property for the full range of business and commercial uses needed to serve the citizens of Lake Zurich and the surrounding suburban area.

The B-1 Local and Community Business District is intended to serve the everyday shopping needs of Village residents as well as to provide opportunities for specialty shops attractive to the wider suburban residential community around the Village. It permits uses that are necessary to satisfy most basic, frequently occurring shopping needs. It also permits compatible uses that, although not used as frequently, would be desirably located in close proximity to potential users. The district is located principally on primary or secondary thoroughfares, is relatively small in size, and has bulk standards that provide for compatibility with nearby residential uses.

F. General provisions for the granting of variations. The purpose of the variation procedure is intended to provide a narrowly circumscribed means by which relief may be granted from unforeseen particular applications of the zoning code that create practical difficulties or particular hardships for which no other remedy is available.

G. Section 9-17-3 entitled "Authorized Variations" provides a list of the zoning code provisions that may be varied by authority of the Village Board. The granting of the requested variation due to reduction of the property due to eminent domain is an authorized variation.

GENERAL FINDINGS

Staff of the Community Development Department and its development review team have evaluated the development against the various standards and provisions of the Lake Zurich Municipal Code and offer findings on specific sections of the Code as they relate to the development of the property.

9-17-4: STANDARDS FOR VARIATIONS.

A. General Standard: No variation shall be granted pursuant to this chapter unless the applicant shall establish that carrying out the strict letter of the provisions of this zoning code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this section.

Staff Response: Standard met. The acquisition of a portion of the property was made under the proceedings of eminent domain, thereby rendering the remainder of the zoning lot and structures nonconforming with respect to one or more bulk, yard, or space requirements of the B-1 district in which the subject zoning lot is located.

B. Unique Physical Condition: The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use or structure, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

Staff Response: Not Applicable. The variation is not being requested due to any unique physical condition of the lot, rather through the action of a governmental agency acquiring a portion of the property rendering certain zoning characteristics of the property nonconforming.

Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this zoning code, for which no compensation was paid.

Staff Response: Standard met. The unique physical condition is not the result of any action of the property owner, rather a result of governmental action.

C. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Staff Response: Standard met. The denial of the variation would not deny the owner of substantial rights and the continued use of the property. However, the owner is requesting the variations to bring the reductions in zoning characteristics into conformance through the variation process.

D. Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Staff Response: Standard met. The hardship does not involve the inability of the owner to enjoy any special privilege in using the property. Granting the variation will allow the property to remain in conformance with the zoning and development codes.

E. Code and Plan Purposes: The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this zoning code and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.

Staff Response: Standard met. Granting the variation would not change the location design and operation of the property. The acquisition of the property along the south lot line would not detract from any stormwater drainage on the property as it is currently designed to accommodate stormwater through the existing facilities on the northeast portion of the lot.

F. Essential Character of the Area: The variation would not result in a use or development on the subject property that:

1. Detrimental to Enjoyment: Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

   Staff Response: Standard met. Granting of the variation will not create a negative effect on public welfare, enjoyment, use development, or value of property if the Applicant is granted the requested variation. The use and operation of the property would continue as before.

2. Light and Air: Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

   Staff Response: Standard met. Granting of the variation would have no effect on the supply of light and air to the subject property or those properties in the vicinity as there will be no change to the characteristics of the physical structures on the property.

3. Congestion: Would substantially increase congestion in the public streets due to traffic or parking; or

   Staff Response: Standard met. Granting of the variation would not increase any congestion due to traffic or parking as no changes to parking, access or vehicular circulation are proposed.

4. Flood or Fire: Would unduly increase the danger of flood or fire; or

   Staff Response: Standard met. The current building and site features will continue to remain in conformance with current building and fire codes as well as the Watershed Development Ordinance (Stormwater Ordinance) of Lake County.

5. Tax Public Facilities: Would unduly tax public utilities and facilities in the area

   Staff Response: Standard met. Granting of the variation would not cause the property to tax public utilities or facilities in the area other than what is currently caused by the use and function of the existing retail building charges and fees for which are being borne by the current property owner.

6. Endangerment: Would endanger the public health or safety.

   Staff Response: Standard met. The proposed variation would not affect the public's health, safety or welfare as no changes are proposed to the characteristics of the use and structures on the property.

G. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

   Staff Response: Standard Met. the County is acquiring the minimum amount of land required to implement the road widening project. Other than acquisition of land on the subject property there is no other remedy available to accommodate the roadway project.

RECOMMENDATION

The recommendation of the Planning and Zoning Commission should be based on the standards included in the following Sections of the Lake Zurich Municipal Code:

- Section 9-17-4: Standards for Variations

Staff recommends approval of the Variation contingent upon the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:

    a. Zoning Application and Cover Letter prepared by Ms. Lauren E. Ryan of Ryan & Ryan Law, LLC, dated April 13, 2022.
    b. Plat of Highways for Miller Road prepared by Lake County Division of Transportation dated January 16, 2020 and last updated September 17, 2021.
    c. Annotated Plat of Highways for Miller Road prepared by Lake County Division of Transportation dated January 16, 2020 and last updated September 17, 2021 indicating Fee Taking (Parcel 0005) and Temporary Easement (Parcel 005 T.E.)
    d. Site Plan, NEC US Rt 12 and Miller Rd for Aetna Development, prepared by KMA & Associates, Inc. Architects, dated March 29, 2022.
    e. Photographic exhibits of Subject Property prepared by D. Lanzo, dated June 11, 2021.

2. The Applicant shall ensure that existing landscape material on the Subject Property and along the south lot line shall continue to be properly maintained to continue its function as approved through the PUD Ordinance 98-01-889.

3. The remaining property shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke, Planner

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

910 North Rand Road
June 15, 2022

The Planning & Zoning Commission recommends approval of Application PZC 2022-07, subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:

    a. Zoning Application and Cover Letter prepared by Ms. Lauren E. Ryan of Ryan & Ryan Law, LLC, dated April 13, 2022.
    b. Plat of Highways for Miller Road prepared by Lake County Division of Transportation dated January 16, 2020 and last updated September 17, 2021.
    c. Annotated Plat of Highways for Miller Road prepared by Lake County Division of Transportation dated January 16, 2020 and last updated September 17, 2021 indicating Fee Taking (Parcel 0005) and Temporary Easement (Parcel 005 T.E.)
    d. Site Plan, NEC US Rt 12 and Miller Rd for Aetna Development, prepared by KMA & Associates, Inc. Architects, dated March 29, 2022.
    e. Photographic exhibits of Subject Property prepared by D. Lanzo, dated June 11, 2021.

2. The Applicant shall ensure that existing landscape material on the Subject Property and along the south lot line shall continue to be properly maintained to continue its function as approved through the PUD Ordinance 98-01-889.

3. The remaining property shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

☐ Without any further additions, changes, modifications and/or approval conditions.

☐ With the following additions, changes, modifications and/or approval conditions:

_____

Planning & Zoning Commission Chairman

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS 8,9, AND 10 IN JACOBSEN'S RAND ROAD SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1948 AS DOCUMENT 659001, IN BOOK 902 OF RECORDS, PAGE 615, IN LAKE COUNTY, ILLINOIS.
EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY TO BE ACQUIRED BY THE COUNTY OF LAKE IN THE EMINENT DOMAIN MATTER FILED IN THE NINETEENTH JUDICIAL CIRCUIT, LAKE COUNTY, ILLINOIS, AS CASE NO. 21 ED 3, LEGALLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BEARINGS AND DISTANCES ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) EAST ZONE, WITH A COMBINATION FACTOR OF 0.9999447337, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 IN THE JACOBSEN'S RAND ROAD SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1948 AS DOCUMENT NUMBER 659001, THENCE NORTH 00 DEGREES 00 MINUTES 33 SECOND WEST ALONG THE WEST LINE OF SAID LOT 10, BEING ALSO THE EAST RIGHT OF WAY LINE OF RAND ROAD (ROUTE 12), 17.00 FEET TO A LINE THAT IS 17.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 10, SAID SOUTH LINE BEING ALSO THE NORTH RIGHT OF WAY LINE OF MILLER ROAD; THENCE SOUTH 89 DEGREES 42 MINUTES 10 SECONDS EAST ALONG SAID PARALLEL LINE, 53.75 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 50 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 4.00 FEET TO A LINE THAT IS 21.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 42 MINUTES 10 SECOND EAST ALONG SAID PARALLEL LINE, 259.96 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 50 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 6.00 FEET TO A LINE THAT IS 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF MILLER ROAD; THENCE SOUTH 89 DEGREES 42 MINUTES 10 SECONDS EAST ALONG SAID PARALLEL LINE TO THE EAST LINE OF SAID LOT 10; THENCE SOUTH 00 DEGREES 07 MINUTES 42 SECONDS EAST ALONG SAID EAST LINE, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF MILLER ROAD; THENCE NORTH 89 DEGREES 42 MINUTES 10 SECONDS WEST ALONG SAID LINE, 350.07 FEET TO THE POINT OF BEGINNING.

Parcels Involved: 14-07-401-009; 14-07-401-010; 14-07-401-070; and 14-07-401-071

EXHIBIT B
HEARING SIGN ON SUBJECT PROPERTY



910 N Rand Road





Lake County, Illinois

LakeCounty

Map Printed on 5/12/2022

N

Tax Parcel Lines

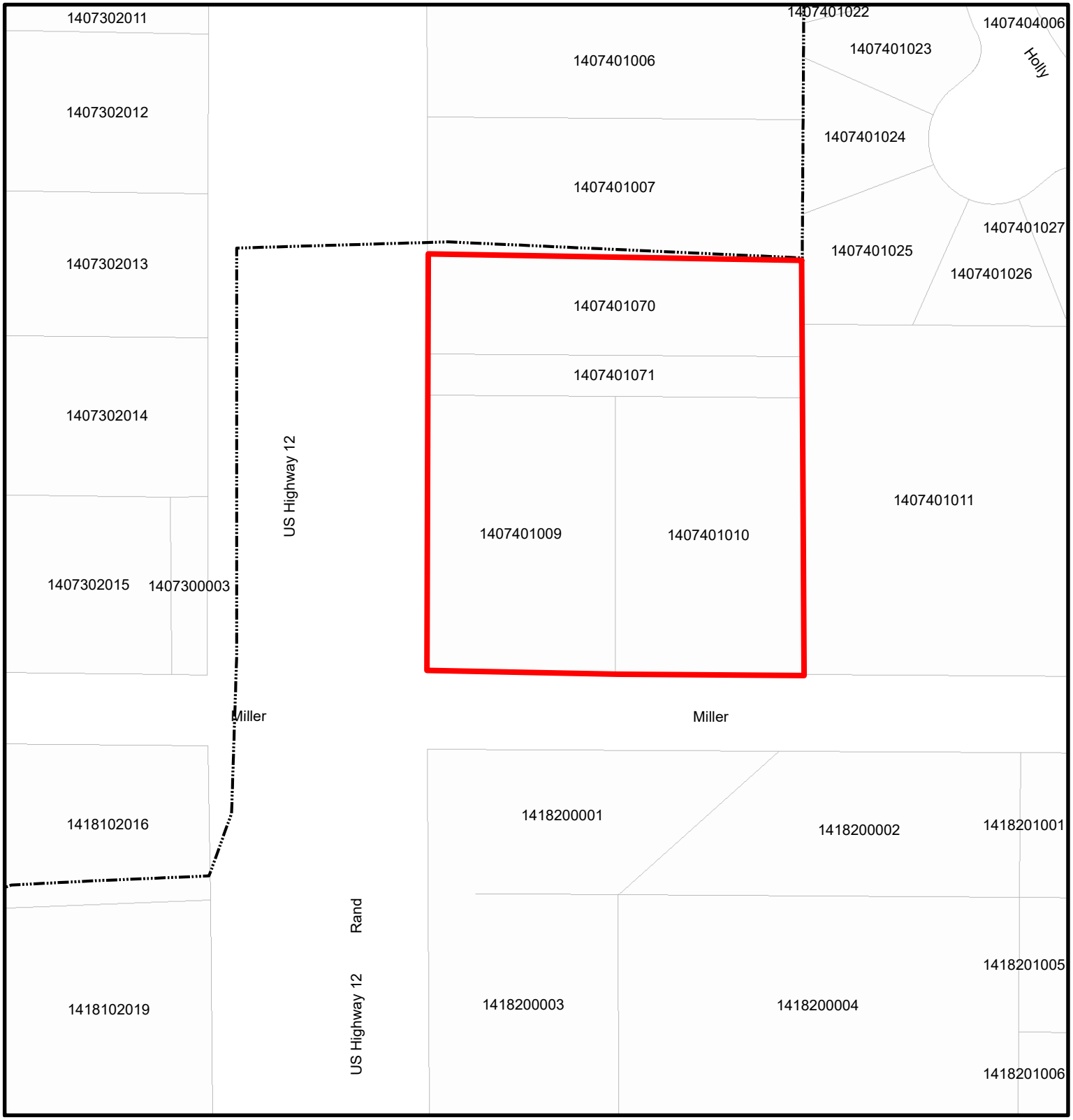
Tax Parcel Information

Subject Property

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Walgreens

910 N Rand Road

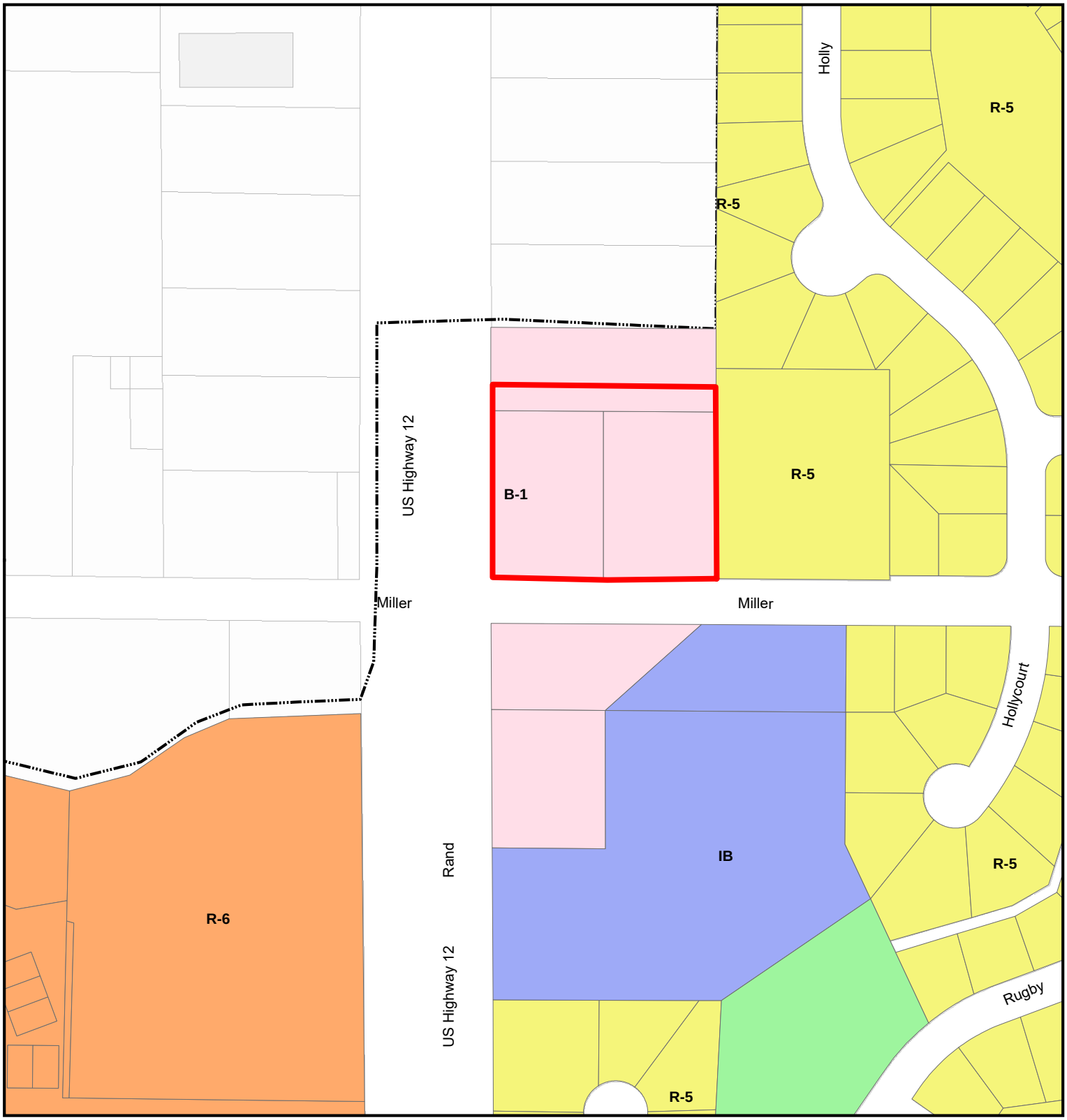


COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

(847) 540-1696
Fax: (847) 726-2182
LakeZurich.org

Walgreens

910 N Rand Road



COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

(847) 540-1696
Fax: (847) 726-2182
LakeZurich.org

ZONING APPLICATION

Community Development Department
505 Telser Rd.
Lake Zurich, IL 60047
Phone: (847) 540-1696
Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: 910 N. Rand Road, Lake Zurich 60047
2. **Please attach complete legal description**
3. Property Identification number(s): 14-07-401-009, -010, -070 & -071
4. Owner of record is: Renault Properties, L.L.C. Phone: 312-332-4172
   E-Mail andrea@nationalplazas.com Address: 200 W. Madison St., Ste. 4200, Chicago, IL 60606
5. Applicant is (**if different from owner**): Lauren E. Ryan
   Ryan & Ryan Law, LLC Phone: 847-825-8600
   E-Mail lryan@ryanryanlaw.com Address: 9501 W. Devon Ave., Ste. 300, Rosemont, IL 60018
6. Applicant's interest in the property (owner, agent, realtor, etc.): Attorney for owner
7. All existing uses and improvements on the property are: Commercial retail building, currently leased to Walgreens.
8. The proposed uses on the property are: Same as above.
9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
Lake County seeks to acquire fee simple title to 6,918 SF of the property and a five-year temporary easement for construction purposes over 2,938 SF of the property. Lake County filed a complaint for condemnation in the Nineteenth Judicial Circuit (Case No. 21 ED 3) to acquire said property interests.
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

Lauren E. Ryan, Attorney for Owner
(Name of applicant)

Lauren E. Ryan
(Signature of applicant)

Subscribed and sworn to before me this 11th day of April, 2022.

(Notary Public)

OFFICIAL SEAL
TIMOTHY J RYAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/20/22

My Commission Expires _____

Renault Properties, L.L.C.
(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this 8th day of April, 2022.

(Notary Public)

OFFICIAL SEAL
ANDREA RAGONA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/16/23

My Commission Expires 7/16/23

Please indicate what form of zoning relief your application requires. For assistance, please contact Staff:

☐ Zoning Code **Map** Amendment to change zoning of Subject Property from ____ to ____

☐ Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code _____

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

☐ Special Use Permit/Amendment for _____

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Planned Unit Development/Major Adjustment/Amendment

(Planned Unit Developments are a distinct category of special use and are intended to create a more desirable environment than through strict application of the zoning and subdivision regulations. See Section 22-105 of the Lake Zurich Zoning Code for specific standards. Please list all the 'modifications' requested in the cover letter.)

☑ Variation for **reduction in setback along south lot line; reduction in setback of the free-standing sign; and for landscaping**

(See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter.)

☐ Modification to the Land Development Code (includes retaining walls more than 2 feet in height)
(See Section 10-6-18 of the Land Development Code for specific standards.)

☐ Preliminary Plat of Subdivision

☐ Final Plat of Subdivision or Amendment to Plat of Subdivision
(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

☑ Site Plan Approval/Major Adjustment/Amendment
(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Exterior Appearance Approval or Amendment
(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

APPLICATION TO ANNEX CERTAIN TERRITORY

All land annexed to the Village is classified automatically after such annexation in the R-1\2 Single Family Residential District. The owner must file an application for a Zoning Map amendment if he or she desires a different zoning classification for the Subject Property.

☐ Petition to Annex Certain Territory (Please complete attached petition)

☐ Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

☐ Comprehensive Plan **Map** Amendment for _____

_____

☐ Comprehensive Plan **Text** Amendment for _____

_____

RYAN & RYAN LAW, LLC
9501 West Devon Avenue
SUITE 300
Rosemont, Illinois 60018

847/825-8600
FAX NO. 847/825-8700

WILLIAM E. RYAN
TIMOTHY J. RYAN
TERRENCE D. MCCABE
LAUREN E. RYAN
MICHAEL W. RYAN

By Hand Delivery

April 13, 2022

Orlando Stratman
Planning & Zoning Commission
Village of Lake Zurich
505 Telser Road
Lake Zurich, Illinois 60047

Re: Application for Zoning Relief
910 N. Rand Road, Lake Zurich, Illinois

Dear Mr. Stratman:

I represent Renault Properties, LLC, the owner of the above referenced property. The property consists of approximately 3.125 acres and is improved with a 14,016 square foot, one-story commercial retail building currently leased to Walgreens. The property was developed pursuant to Ordinance No. 98-01-889 adopted by the Village in January 1998.

Enclosed please find our application for variances and a site plan amendment and a check in the amount of $3,413.75 to cover the applicable fees. The application is being made pursuant to Section 9-17-3.A.11 of the Village Code ("To vary the bulk, yard, and space requirements when a zoning lot…is reduced in size, by reason of the exercise of the right of eminent domain by an authorized governmental body").

Lake County filed a lawsuit in the Nineteenth Judicial Circuit (Lake County) known as Case No. 21 ED 3 to acquire a portion of the property by eminent domain for reconstruction and improvement of Miller Road. Lake County seeks to acquire fee simple title to 6,918 square feet of the property along Miller Road (south property line) identified as Parcel 0005 and a temporary easement for construction purposes for five-years or until construction is complete, whichever occurs first, over 2,938 square feet adjacent to the north of Parcel 0005. A copy of the County's Plat is enclosed. The fee taking (Parcel 0005) is outlined in red, and the temporary easement (Parcel 0005T.E.) is outlined in blue. Photographs of the area impacted by the County's acquisition are also enclosed.

Our application requests the following three variations as a result of the County's acquisition of Parcel 0005:

1. Variation to Reduce Setback Along South Property Line: Today, the property meets the required 25-foot setback along its south property line (Sec. 9-4-10.C.1). After the County's acquisition, the southerly back of the parking lot curb will only be 6.6 feet from the new property line. Thus, we are requesting a variation to reduce the setback along the south property line to 6.6 feet

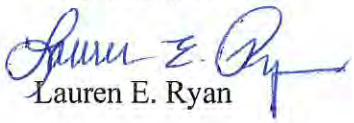
2. Variation to Reduce Required Sign Setback: Prior to the County's acquisition, the business identification sign located at the southwest corner of the site was more than five feet from the south property line in accordance with Sec. 12-1-10. After the County's acquisition, the sign will be 4 feet 4.5 inches from the new south property line; however, the pad on which the sign is located will be adjacent to the new south property line. A drawing that shows the distance from the sign to the south property line after the County's acquisition is enclosed. We are requesting a variation to reduce the required sign setback.

3. Variation to Reduce Required Landscaping: Mature landscaping, including various trees and shrubs, is located within Parcel 0005 that will be acquired by Lake County. After the County's acquisition, said landscaping will be located within Miller Road right-of-way and may be removed by the County as part of the construction project. Even if it is not removed as part of the County's project, the owner will have no control over or the ability to maintain that landscaping. In addition, the landscaping that currently exists on the south side of the sign is within Parcel 0005 and cannot be replaced by the owner after the County's acquisition. Therefore, we are requesting a variation to reduce the amount of landscaping to that which will exist on the remaining property after the County's acquisition.

The application also requests an amendment to Ordinance No. 98-01-889 to approve the above requested changes in the setbacks to the parking lot and sign, and reduction in landscaping. In addition, the County's acquisition of Parcel 0005 will result in the removal of the detention area south of the parking lot along Miller Road. We are in receipt of the letter dated March 10, 2022, from Mr. Peter Stoehr, Village Engineer and Enforcement Officer, to Mr. Thomas Somodji, Lake County Division of Transportation, which states that despite removal of the detention area the property will remain in compliance with the Watershed Development Ordinance ("WDO") after the County's construction project is complete. A copy the letter is enclosed for your review. I also understand based on my discussions with Mr. Sarosh Saher that any ordinance the Village adopts regarding the relief requested in our application will reference the fact that removal of the detention area does not require a variance. We would also like the ordinance to reference Mr. Stoehr's findings in the March 10th letter – that the detention area will be removed, but the property will remain in compliance with the WDO. Please let me know if the Village will agree to include a statement to that affect in its ordinance.

Thank you for your time and attention to this matter. If you have any questions or wish to discuss this further, please do not hesitate to contact me.

Very truly yours,

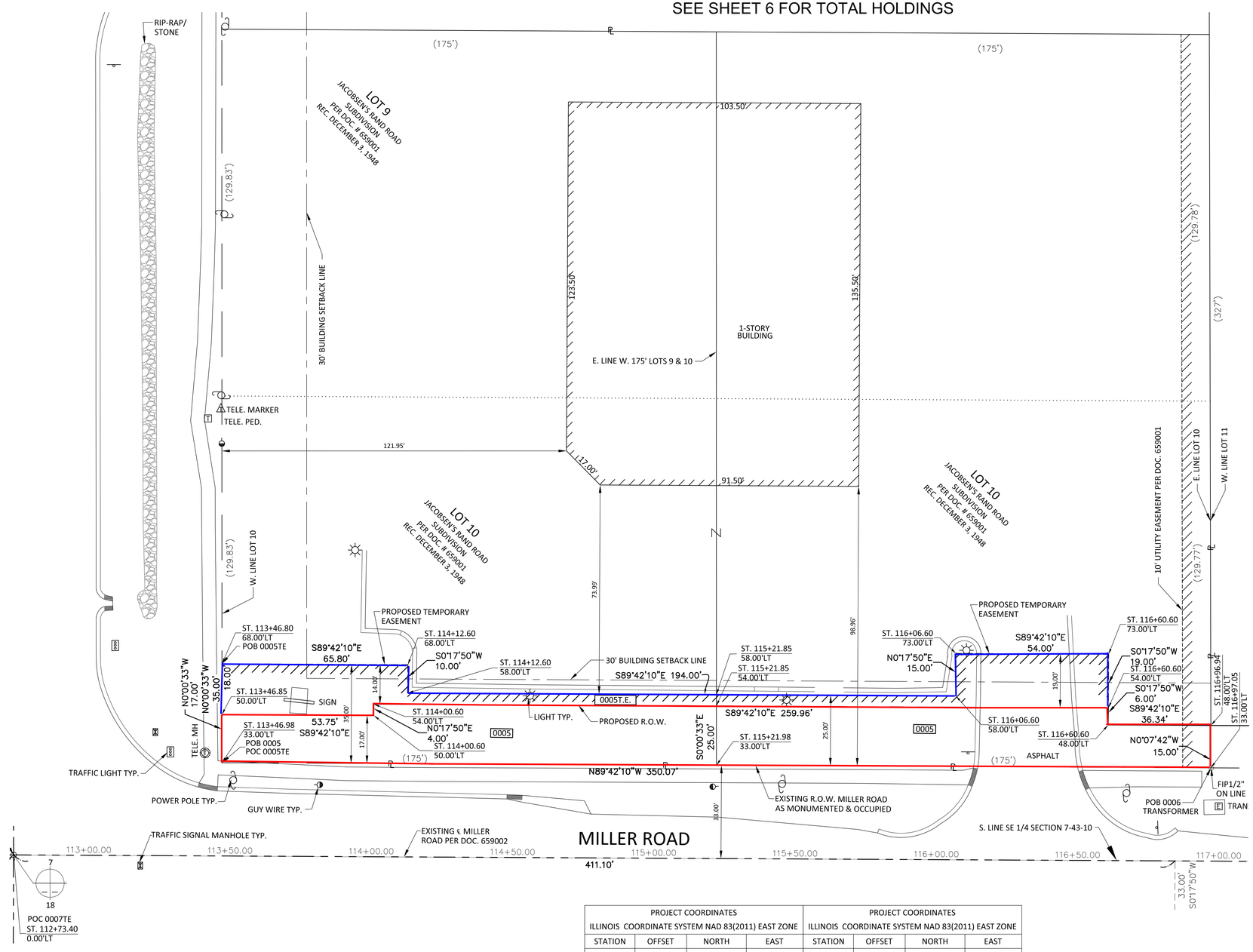


Lauren E. Ryan

Enclosures

PART OF THE SE 1/4 OF SECTION 7, TWP. 43 N., R. 10 E. OF THE 3RD. P.M., IN LAKE COUNTY, ILLINOIS.

SEE SHEET 6 FOR TOTAL HOLDINGS



LEGEND

SECTION CORNER

QUARTER SECTION CORNER

- SECTION / QUARTER SECTION LINE
- PLATTED LOT LINES
- PROPERTY (DEED) LINE
- APPARENT PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ACCESS CONTROL LINE
- PROPOSED ACCESS CONTROL LINE
- 129.32' MEASURED DIMENSION
- 129.32' (COMP) COMPUTED DIMENSION
- (129.32') RECORDED DIMENSION
- EXISTING BUILDING

GRAPHIC SCALE FEET
0 20'
SCALE: 1"=20'

BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

- IRON PIPE OR ROD FOUND
- "MAG" NAIL SET
- CUT CROSS FOUND OR SET
- 1" O.D. IRON PIPE SET
- T1, T2, T3 — THESE STAKES REFERENCE FOUND OR SET MONUMENTATION. SET ⅝ INCH IRON ROD FLUSH WITH GROUND TO TIE FOUND IRON STAKE IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- BT1, BT2, BT3 — THESE STAKES, IN CULTIVATED AREAS, REFERENCE FOUND OR SET MONUMENTATION. BURIED ⅝ INCH IRON ROD 20 INCHES BELOW GROUND TO TIE FOUND IRON STAKE. IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- STAKING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN. IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- M — STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED ⅝ INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 2135 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET

ALL MEASURED AND CALCULATED DISTANCES ARE "GRID" NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.9999447337. AREAS SHOWN ON THIS PLAT ARE "GROUND".

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	PART TAKEN SQUARE FEET	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA ACRES	EASEMENT AREA SQUARE FEET	PARCEL INDEX NUMBER
0005 0005TE	3.125	0.159	6,918	N/A	2.97	0.067	2,938	14-07-401-009 14-07-401-010 14-07-401-070 14-07-401-071

Fee Taking (Parcel 0005)

Temporary Easement (Parcel 0005T.E.)

PROJECT COORDINATES ILLINOIS COORDINATE SYSTEM NAD 83(2011) EAST ZONE				PROJECT COORDINATES ILLINOIS COORDINATE SYSTEM NAD 83(2011) EAST ZONE			
STATION	OFFSET	NORTH	EAST	STATION	OFFSET	NORTH	EAST
112+73.40	0.00' Lt.	2,019,946.85	1,044,360.09	116+06.60	58.00' Lt.	2,020,003.12	1,044,693.58
113+46.80	68.00' Lt.	2,020,014.47	1,044,433.83	116+06.60	73.00' Lt.	2,020,018.12	1,044,693.66
113+46.85	50.00' Lt.	2,019,996.47	1,044,433.83	116+60.60	73.00' Lt.	2,020,017.84	1,044,747.66
113+46.98	33.00' Lt.	2,019,979.47	1,044,433.84	116+60.60	54.00' Lt.	2,019,998.84	1,044,747.56
114+00.06	50.00' Lt.	2,019,996.19	1,044,487.58	116+60.60	48.00' Lt.	2,019,992.84	1,044,747.53
114+00.06	54.00' Lt.	2,020,000.19	1,044,487.60	116+96.94	48.00' Lt.	2,019,992.65	1,044,783.86
114+12.60	68.00' Lt.	2,020,014.13	1,044,499.63	116+97.05	33.00' Lt.	2,019,977.65	1,044,783.90
114+12.60	58.00' Lt.	2,020,004.13	1,044,499.58				
115+21.85	54.00' Lt.	2,019,999.56	1,044,608.83				
115+21.85	58.00' Lt.	2,020,003.56	1,044,608.83				
115+21.98	33.00' Lt.	2,019,978.56	1,044,608.83				

No.	DATE	REVISION DESCRIPTION
1	01/16/20	REVISED OFFSETS PER ALIGNMENT
2	04/15/20	REVISED PER LCDOT REVIEW, EMAIL RCVD. 04/14/20
3	09/09/21	REVISED PER REVIEW, EMAIL RCVD. 09/09/21
4	09/17/21	REVISED PER REVIEW, EMAIL RCVD. 09/16/21

SEE SHEET 5

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT WE, WEAVER CONSULTANTS GROUP NORTH CENTRAL LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184004465, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTIONS 7 & 18, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE LAKE COUNTY DIVISION OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT NAPERVILLE, ILLINOIS THIS 20th DAY OF SEPTEMBER 2021 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3265
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022

PROFESSIONAL LAND SURVEYOR — KURT K. APER — 035-003265 — NAPERVILLE IL — STATE OF ILLINOIS

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

WEAVER CONSULTANTS GROUP NORTH CENTRAL LLC
DESIGN FIRM NUMBER 184004465
1316 BOND STREET, SUITE 108
NAPERVILLE, IL. 60563

PLAT OF HIGHWAYS

LAKE COUNTY
DIVISION OF TRANSPORTATION
MILLER ROAD

LIMITS: MILLER RD — COUNTY: LAKE
SECTION: 15-00118-12-CH — JOB NO.:
STA. 100+00 TO STA. 124+04.40
SCALE: 1"=20' — SHEET 4 OF 10 SHEETS

LAKE COUNTY DIVISION OF TRANSPORTATION
600 WEST WINCHESTER ROAD
LIBERTYVILLE, ILLINOIS 60048

RAND

ALL DIMENSIONS FROM EXISTG SIGN ARE APPROXIMATE TO BE CONFIRMED BY SURVEY

EXISTG. CONC. WALK

EXISTG WALGREENS
13,850 S.F.

DETENTION AREA

384.31'

PROPOSED NEW EASEMENT (2,938 S.F.)

28'-4"

65.80'

EXISTG. SIGN

8.00'

4"

4"

53.75'

21'

17.00'

194.00'

259.96'

54.00'

15.00'

19.00'

4"

36.34'

15.00'

350.07'

EXISTG. CONC. WALK

PROPOSED FEE ACQUISITION AREA (6,793 S.F.)

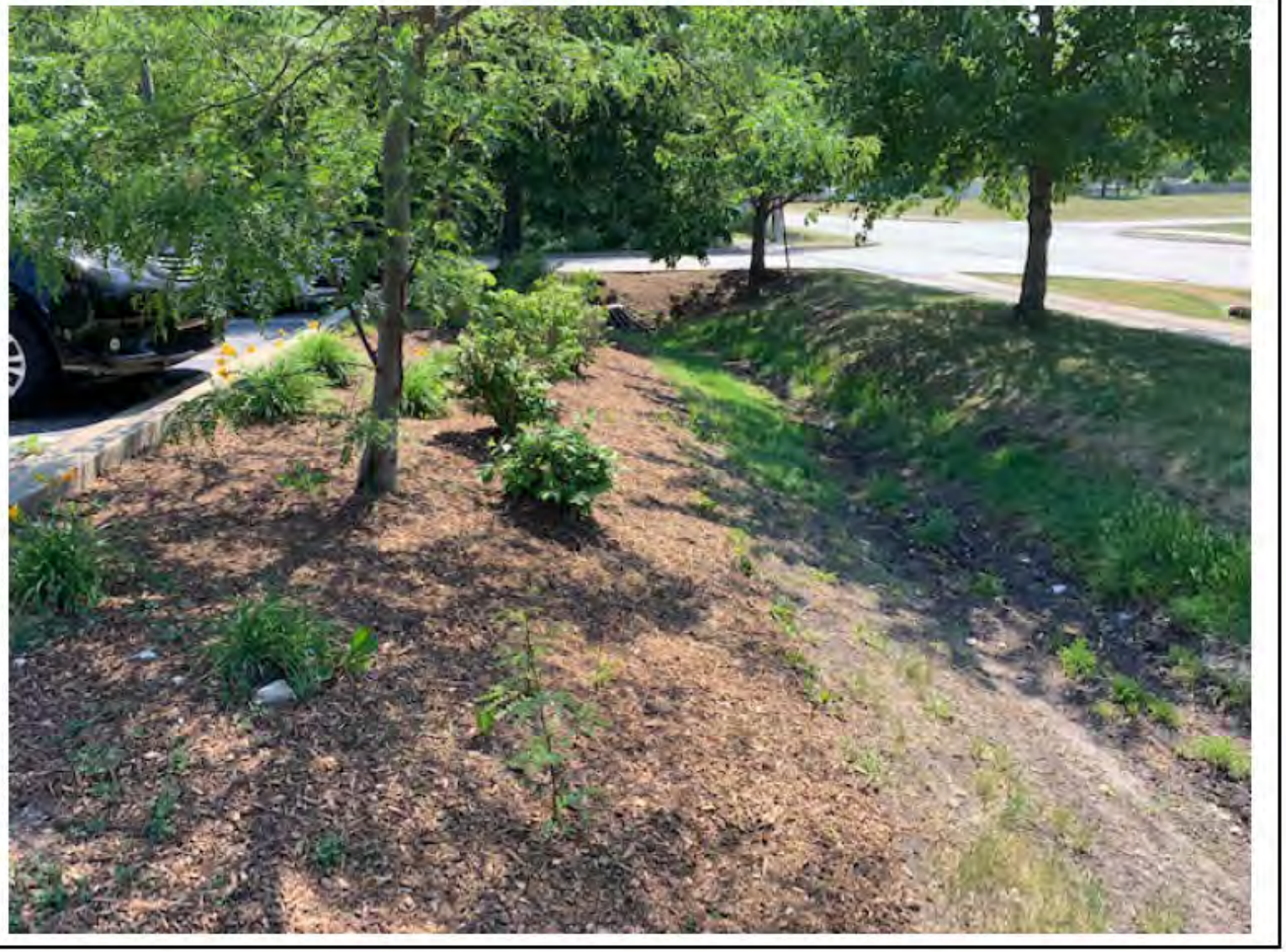
MILLER ROAD

KMA PROJ. No. 2206.9416 SITE! 3/29/2022
KMA & ASSOCIATES, INC. ARCHITECTS
1121 LAKE COOK ROAD SUITE F
DEERFIELD, ILLINOIS 60015-5235
(847)945-6869 FAX(847)945-0284

15' 0 30' 60'

NORTH

SITE PLAN
N.E.C. US RT. 12 & MILLER RD
LAKE ZURICH, IL..
FOR: AETNA DEVELOPMENT



Date of Photograph:	6/11/2021
Photograph By:	D. Lanzo
Camera Facing:	East

Description: Part taken and temporary easement.



Date of Photograph:	6/11/2021
Photograph By:	D. Lanzo
Camera Facing:	West

Description: Part taken and temporary easement. Electrified monument sign visible in the background.



Date of Photograph:	6/11/2021
Photograph By:	D. Lanzo
Camera Facing:	West

Description: Part taken and temporary easement.



Date of Photograph:	6/11/2021
Photograph By:	D. Lanzo
Camera Facing:	East

Description: Part taken on right side of photo; temporary easement center and left side of photo.

LEGAL DESCRIPTION

LOTS 8,9, AND 10 IN JACOBSEN'S RAND ROAD SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1948 AS DOCUMENT 659001, IN BOOK 902 OF RECORDS, PAGE 615, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY TO BE ACQUIRED BY THE COUNTY OF LAKE IN THE EMINENT DOMAIN MATTER FILED IN THE NINETEENTH JUDICIAL CIRCUIT, LAKE COUNTY, ILLINOIS, AS CASE NO. 21 ED 3, LEGALLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BEARINGS AND DISTANCES ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) EAST ZONE, WITH A COMBINATION FACTOR OF 0.9999447337, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 IN THE JACOBSEN'S RAND ROAD SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1948 AS DOCUMENT NUMBER 659001, THENCE NORTH 00 DEGREES 00 MINUTES 33 SECOND WEST ALONG THE WEST LINE OF SAID LOT 10, BEING ALSO THE EAST RIGHT OF WAY LINE OF RAND ROAD (ROUTE 12), 17.00 FEET TO A LINE THAT IS 17.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 10, SAID SOUTH LINE BEING ALSO THE NORTH RIGHT OF WAY LINE OF MILLER ROAD; THENCE SOUTH 89 DEGREES 42 MINUTES 10 SECONDS EAST ALONG SAID PARALLEL LINE, 53.75 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 50 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 4.00 FEET TO A LINE THAT IS 21.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 42 MINUTES 10 SECOND EAST ALONG SAID PARALLEL LINE, 259.96 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 50 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 6.00 FEET TO A LINE THAT IS 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF MILLER ROAD; THENCE SOUTH 89 DEGREES 42 MINUTES 10 SECONDS EAST ALONG SAID PARALLEL LINE TO THE EAST LINE OF SAID LOT 10; THENCE SOUTH 00 DEGREES 07 MINUTES 42 SECONDS EAST ALONG SAID EAST LINE, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF MILLER ROAD; THENCE NORTH 89 DEGREES 42 MINUTES 10 SECONDS WEST ALONG SAID LINE, 350.07 FEET TO THE POINT OF BEGINNING.

910 N. RAND ROAD, LAKE ZURICH, ILLINOIS 60047

P.I.N. 14-07-401-009; 14-07-401-010; 14-07-401-070; and 14-07-401-071

TRUSTEE'S DEED

Image# 058098600003 Type: DTR
Recorded: 03/26/2019 at 01:43:28 PM
Receipt#: 2019-00013887
Page 1 of 3
Fees: $60.00
IL Rental Housing Fund: $9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7551095

This indenture made this 16th day of January, 2019 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, **as Successor Trustee,** under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 20th day of May, 1997 and known as Trust Number 5746 party of the first part, and

RENAULT PROPERTIES, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY
party of the second part,

Reserved for Recorder's Office

whose address is :
200 W. Madison Street, Ste. 4200
Chicago, IL 60606

0411190006 8LD - TMS (1 of 1)

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in LAKE County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: 910 N. Rand Road, Lake Zurich, IL 60047

Permanent Tax Number:- 14-07-401-009, and 14-07-401-010; 14-07-401-070; 14-07-401-071

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Exempt under the provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Act.

1/17/19
Date

Thomas H Page
Seller Representative

JR

3

Trustee's Deed Tenancy in Common (1/96)
F. 154

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY
CORPORATE SEAL
CHICAGO, ILLINOIS

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: _____
Kelli A. Wyzykowski – Vice President

State of Illinois
County of Cook **SS.**

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President 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 the Company; and the said Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 16th day of January, 2019.

"OFFICIAL SEAL"
DENYS VACA
Notary Public, State of Illinois
My Commission Expires 11/20/2021

_____
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:
NAME: Thomas H. Page Barack Ferrazzano
ADDRESS: 200 W. Madison St., Suite 3900
CITY STATE ZIP: Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:
NAME: National Shopping Plazas, Inc.
ADDRESS: 200 W. Madison St., Suite 4200
CITY STATE ZIP: Chicago, IL 60606

LEGAL DESCRIPTION

LOTS 8, 9 AND 10 IN JACOBSEN'S RAND ROAD SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1948 AS DOCUMENT 659001, IN BOOK 902 OF RECORDS, PAGE 615, IN LAKE COUNTY, ILLINOIS.

PUBLIC WORKS DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
LakeZurich.org

At the Heart of Community

March 10, 2022

Mr. Thomas Somodji
Lake County Divisions of Transportation
600 West Winchester Road
Libertyville, IL 60048

Re: Miller Road at U.S. Route 12 Intersection Improvements

Dear Mr. Somodji,

Manhard Consulting and the Village of Lake Zurich are in receipt of the following documents pertaining to the Miller Road at U.S. Route 12 intersection improvements project:

1) State of Illinois, County of Lake Plans for Proposed Miller Road (A42) at US Route 12 Section 15-00118-12-CH, prepared by BLA, Inc, dated November 30, 2018 (220-sheets).
2) Location Drainage Study (LDS) for Miller Road at US Route 12, prepared by BLA, Inc, dated August 2, 2018.
3) WDP-18-225, issued by Lake County Stormwater Management Commission (SMC) on May 9, 2019.

The above listed documents were reviewed and approved by Lake County SMC for compliance with the Watershed Development Ordinance (WDO). The submitted materials documented that the existing detention facilities located on the Walgreen's property (referred to as the Miller Rand Plaza at the N.E.C Rand & Miller in previous documents) were constructed with detention storage in excess of WDO requirements. The LDS states that "with the proposed impacts, the existing detention pond will still provide storage volume above the required storage shown on the as-built records." The issuance of the WDP by SMC confirms that the Walgreen's property will remain in compliance with the WDO.

If you should have any questions, please do not hesitate to contact me.

Yours truly,
MANHARD CONSULTING, LTD.

Peter Stoehr, P.E.
Village Engineer and Enforcement Officer

cc: Mike Brown, Director of Public Works

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

APPLICATION PZC 2022-06 **AGENDA ITEM 4.B**
PZC Hearing Date: June 15, 2022

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Tim Verbeke, Planner
Mary Meyer, Building Services Supervisor

Date: June 15, 2022

Re: PZC 2022-06 Zoning Application for 353 Enterprise Parkway – Tactical Sports Performance Special Use Permit for a Physical Fitness Facility

SUBJECT

Casey Tiesman (the "Applicant") requests a Special Use Permit to allow a physical fitness facility (SIC #7991) to operate at the property commonly known as 353 Enterprise Parkway, a unit within a Lake Zurich Business Center industrial condominium complex, and legally described in Exhibit A attached hereto (the "Subject Property").

GENERAL INFORMATION

Requested Action:	Special Use Permit
Current Zoning:	I Industrial District
Existing Use	Vacant Unit in Existing Industrial Condo Complex
Proposed Uses:	Physical Fitness Facility (SIC #7991)
Property Location:	353 Enterprise Parkway
Applicant:	Casey Tiesman d/b/a Tactic Sports Performance
Owner:	Max Hahn, Midlothian Partnership, LLC
Staff Coordinator:	Tim Verbeke, Planner

LIST OF EXHIBITS

A. Legal Description
B. Public Hearing Sign
C. Site Photos
D. Aerial Map
E. Zoning Map
F. Parcel Map
G. Development Application and Attachments
H. Development Review Comments

BACKGROUND

Tactic Sports Performance (the "Applicant"), with the consent of the owner, Mr. Max Hahn, of Midlothian Partnership, LLC is proposing a physical fitness facility with a focus privately training youth in athletics and legally described in Exhibit A attached hereto (the "Subject Property"). The Applicant filed an application with the Village of Lake Zurich received April 15, 2022 (the "Application") seeking:

- Special Use Permit approval for a Physical Fitness Facility (SIC #7991)

The Applicant desires to establish a private gym within a condominium unit in the existing industrial building, with the main focus on private training and developing athletes and members so they can achieve their health and wellness goals, success in athletic competition, and work towards collegiate scholarships. Any type of physical fitness facilities requires a special use permit in the Lake Zurich I-Industrial zoning district.

Tactic Sports Performance, owned and operated by Mr. Casey Tiesman, is a training facility that will provide private training for athletes at all levels. The facility will be located within an approximately 9,100 square foot portion of the 46,728 square foot industrial tenant condominium. As part of the operation, the Applicant will meet and train clients in the large open spaces of the building, with newly installed artificial turf and rubberized flooring. The existing office space will be converted to a parent waiting area and a two offices.

Tactic Sports Performance will not conflict with the standard hours of operation or traffic flow of the industrial park, as tentative operating times are after work/school. The hours of operation are Monday-Friday 3:30 p.m. to 9:00 p.m., and Saturday-Sunday 8:00 a.m. to 1:00 p.m. The anticipated traffic count per hour of operation is 10 vehicles with 2-4 employees working at one time, and the business seeing between 100-150 customers a week.

Pursuant to public notice published on May 28, 2022, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for June 15, 2022, to consider the Application. On May 23, 2022, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

A. **Courtesy Review.** Due to the low impact, courtesy review was not recommended.

B. **Zoning History.** The property is located within the Lake Zurich's Midlothian Court Subdivision, which was recorded on July 9, 1997 in Lake County and is zoned within the I-Industrial District. The existing warehouse building was constructed in the following years, and used by several companies, with the current tenant space being most recently occupied by ERI until 2021.

Casey Tiesman's business is currently located in Glenview, IL and has been operating for over 5 years. He currently has partnerships with numerous sport organizations such as the Glenview Stars hockey program, the Glenview youth baseball organization, the Glenbrook South Hockey teams, as well as high level travel organizations in various sports.

C. **Surrounding Land Use and Zoning.** The subject property is located at the Northwest corner of the Industrial Park, near the intersection of Enterprise Pkwy and Midlothian Rd. Tenant space is 353 Enterprise is one of 3 industrial condominium units, collectively within the building addressed 333-353 Enterprise. All directly surrounding land is zoned I Industrial District and is improved with both multi-tenant and single user industrial buildings. The parcel across Midlothian Rd is zone R-6 Multiple Family Residential, and improved with an assisted living facility.

D. **Trend of Development.** The subject property is located within Lake Zurich's thriving Corporate Industrial Park. Currently, there are a number of other physical fitness or sports and training facilities that have established on properties zoned within the I Industrial zoning district. These facilities are Main Street Sports at 143 East Main Street, MVP Sports Academy at 130 Oakwood Road, US Gymnastics Training Center at 405 Enterprise Parkway, Max Fitness at 1148 Rose Road, Formula 1 Cheer at 65 Oakwood Road Unit 3 and most recently Lake County Stars Baseball within the adjacent tenant space at 363 Enterprise Parkway and Chicago Badminton Academy at 570A Telser Road. Tactic Sports Performance is in keeping with the trend of development of these facilities.

E. **Zoning District**. The I industrial district is intended to provide for a range of nuisance free manufacturing, warehousing, transportation, wholesaling, and industrial uses that are compatible with the suburban residential character of the village. The industrial district is also meant to accommodate certain professional offices and similar uses that may provide services to the industrial users and are compatible with the industrial character of the district. It is the goal of these regulations to provide and preserve an area within the village for industrial uses that create employment and economic benefits for the village and the industrial district.

Physical fitness facilities are classified as a special use requiring a careful review of their location, design, configuration, and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. Special uses are uses

that may or may not be appropriate in a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect

GENERAL FINDINGS

Staff of the Village's Development Review Team (DRT) has evaluated the development against the various standards and provisions of the Lake Zurich Municipal Code and offers findings on specific sections of the Code.

9-19-3: STANDARDS FOR SPECIAL USE PERMITS.

Staff has reviewed the application and found that the proposal will continue to remain in substantial conformance with the standards for Special Use Permits as outlined below.

A. General Standards: No special use permit shall be recommended or granted unless the applicant shall establish substantial conformance with the following:

1. Zoning Code and Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this zoning code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.

   Staff Response: Standard met. The development will continue to remain in substantial conformance with the purpose and intent of the I Industrial District, and the land use designation of the adopted Comprehensive Plan.

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

   Staff Response: Standard met. The proposed development is consistent with other industrial condominium office spaces within the Industrial District. Based on the fact that it is being operated with smaller class sizes of 10 to 15 customers, plus only evening and weekend hours, it will not have any substantial or undue adverse effect upon any adjacent properties.

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

   Staff Response: Standard met. The entirety of the land use and its operation is proposed to be conducted within a portion of the existing tenant space in Midlothian Court Subdivision complex.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities,

drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Staff Response: Standard met. The proposed development is currently served by and will continue to be served adequately by essential public facilities and services such as streets, utilities and drainage and other municipal services. No changes to these are contemplated at this time.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through the surrounding streets.

Staff Response: Tactic Sports Performance is estimating 10 vehicles arriving at the facility per hour of operation, with a majority of the vehicles being drop-off/pick-up, resulting in minimal related automobile traffic arriving to and leaving this location. The traffic will not conflict with the standard hours of operation or traffic flow of the industrial park, as tentative operating times are after work/school.

Parking is in conformance with the requirements of the zoning code. The complex at 333-353 Enterprise was designed with adequate parking to accommodate the parking demand for the various types of uses that the complex could accommodate.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Staff Response: Standard met. The proposed use will not result in the destruction or removal of any natural features. The proposed use would be conducted entirely within an existing tenant space Midlothian Court Subdivision complex.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Staff Response: Standard met. The proposed development will comply with all other additional standards imposed through the building codes as they relate to physical fitness facilities. The applicant is proposing a buildout to upgrade the interior to their requirements per the building codes.

8. Positive Effect. The proposed special use creating a positive effect for the zoning district, its purpose, and adjacent properties shall be placed before the benefits of the petitioner.

Staff Response: Standard met. The proposed development will continue to uphold the established character of the industrial park, and will provide a healthy and convenient lifestyle option for the Village's residents and employees of the Industrial Park.

B. Special Standards for Specified Special Uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the applicant shall establish compliance with such special standards.

Staff Response: Standard met. There are no additional standards for the proposed special use. Staff will ensure that compliance is established before any additional permits are issued.

C. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Board of Trustees shall consider:

1. Benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

   Staff Response: Standard met. The proposed development will bring a unique healthy lifestyle option to the Village. Residents of the village will be provided with a convenient gym specializing in privately training Lake Zurich's youth in athletics.

2. Alternative Locations. Whether the purposes of the zoning code can be met by the location of the proposed use and development in some other area or zoning district that may be more appropriate than the proposed site.

   Staff Response: Physical fitness facilities (SIC #7991) are a permitted use within the Village's Business districts and a special use within Industrial districts. Mr. Tiesman has not indicated an intention of looking for an alternative location in a business district due to the space requirements of his gym. Any alternative location in the industrial district would involve additional costs and would be subject to requirements that are no different from the current location.

3. Mitigation of Adverse Impacts. Whether all steps possible have been taken to minimize any substantial or undue adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

   Staff Response: Standard met. The physical fitness facility will be developed to prevent any undue adverse effect on itself or on surrounding property in

relation to its location, design and operation. All primary activities of the proposed use are located within the enclosed tenant space.

RECOMMENDATION

The recommendation of the Planning and Zoning Commission should be based on the standards included in the following Sections of the Lake Zurich Municipal Code:

- Section 9-19-3: Standards for Special Use Permits

Based on the review of staff, the standards for approval have been met and therefore staff recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2022-06, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
   a. Zoning Application, Cover Letter, and background information dated April 15, 2022, and prepared by Mr. Casey Tiesman.
   b. Exhibit A: Legal Description of the Subject Property
   c. Site and Floor Plans dated submitted April 15, 2022, and prepared by Mr. Casey Tiesman.

2. The special use constituting this physical fitness business with a focus on private youth athletic training shall be located within the industrial tenant space addressed at 353 Enterprise Parkway as depicted on the Site and Floor Plans submitted by Mr. Casey Tiesman, dated April 15, 2022, and shall expire if this physical fitness business ceases operating at the subject property.

3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke
Planner

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

FOR 353 ENTERPRISE PARKWAY
June 15, 2022

The Planning & Zoning Commission recommends approval of Application PZC 2022-06, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated June 15, 2022 for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
   a. Zoning Application, Cover Letter, and background information dated April 15, 2022, and prepared by Mr. Casey Tiesman.
   b. Exhibit A: Legal Description of the Subject Property
   c. Site and Floor Plans dated submitted April 15, 2022, and prepared by Mr. Casey Tiesman.

2. The special use constituting this physical fitness business with a focus on private youth athletic training shall be located within the industrial tenant space addressed at 353 Enterprise Parkway as depicted on the Site and Floor Plans submitted by Mr. Casey Tiesman, dated April 15, 2022, and shall expire if this physical fitness business ceases operating at the subject property.

3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

☐ Without any further additions, changes, modifications and/or approval conditions.

☐ With the following additions, changes, modifications and/or approval conditions:

_____

Planning & Zoning Commission Chairman

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 IN THE API CONSOLIDATION PLAT OF LOT(S) 13, 14, & 15 IN MIDLOTHIAN COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CONSOLIDATION RECORDED DECEMBER 20, 2005 AS DOCUMENT NUMBER 5917934, IN LAKE COUNTY. ILLINOIS.

Parcels Involved: 14-16-104-021

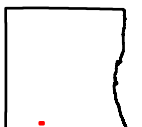
EXHIBIT B

PUBLIC HEARING SIGNS PRESENT AT SUBJECT PROPERTY



353 Enterprise





Lake County, Illinois

LakeCounty

Map Printed on 5/12/2022

N

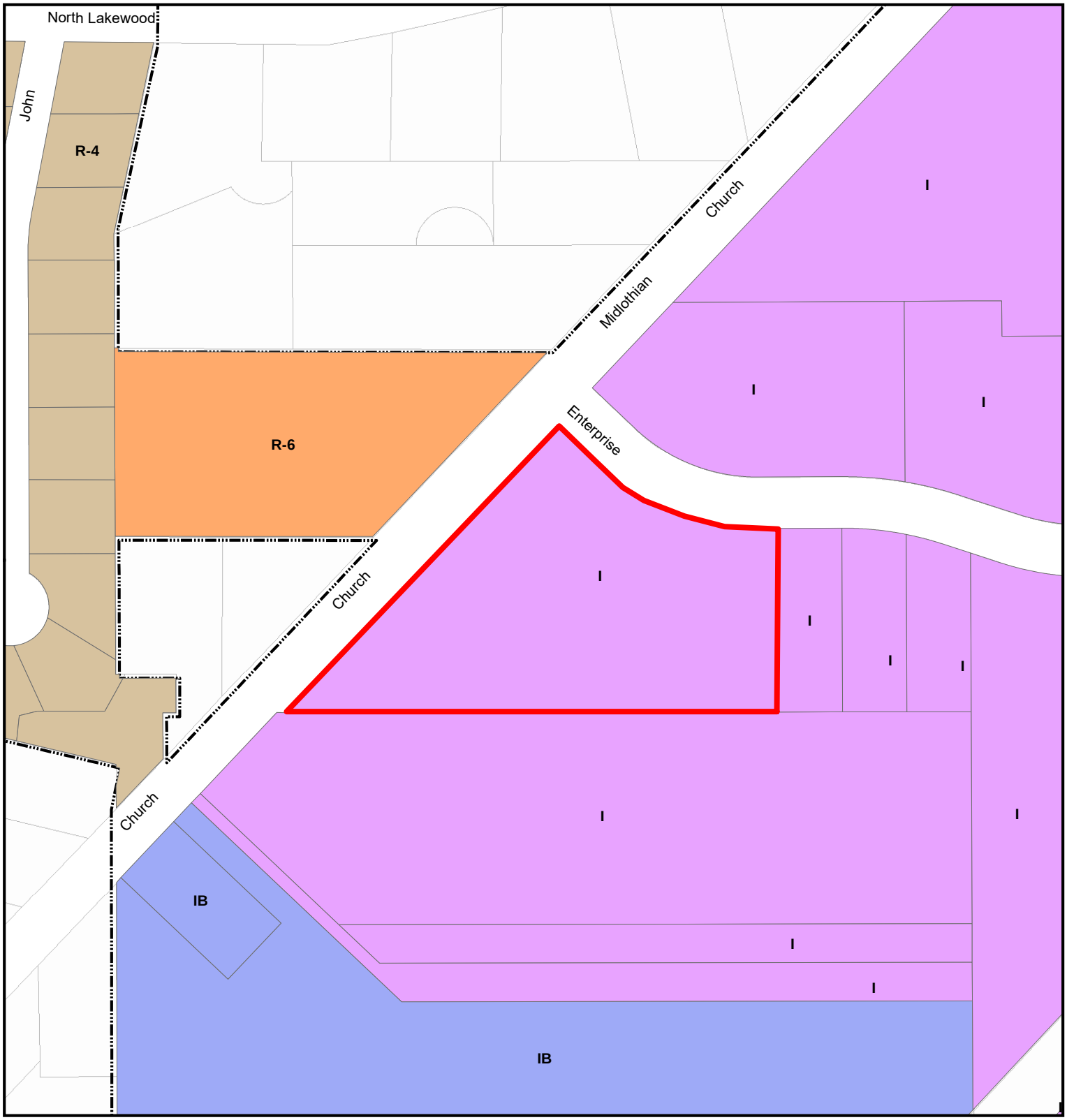
Tax Parcel Lines

Subject Property

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Tactic Sports Performance

353 Enterprise Parkway

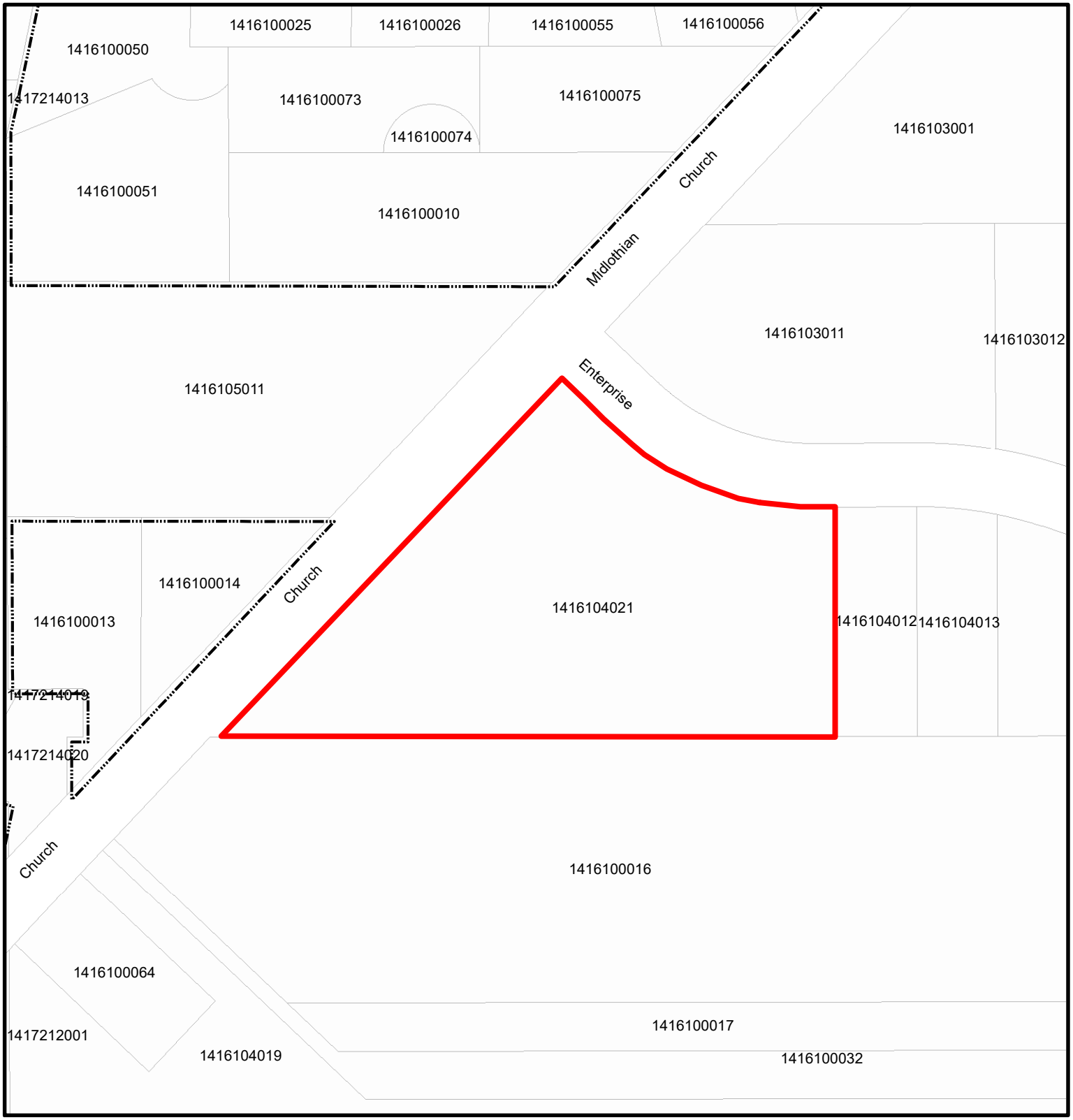


COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

(847) 540-1696
Fax: (847) 726-2182
LakeZurich.org

Tactic Sports Performance

353 Enterprise Parkway



COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

(847) 540-1696
Fax: (847) 726-2182
LakeZurich.org

ZONING APPLICATION

Community Development Department
505 Telser Rd.
Lake Zurich, IL 60047
Phone: (847) 540-1696
Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: 353 Enterprise Parkway, Lake Zurich, IL 60047
2. **Please attach complete legal description**
3. Property Identification number(s): 14-16-104-021
4. Owner of record is: Midlothian Partnership LLC Phone: 847-550-5556
   E-Mail Sam.k@apinow.com Address: 333 Enterprise Parkway, Lake Zurich, IL 60047
5. Applicant is (**if different from owner**): Casey Tiesman Phone: 312-320-8281
   E-Mail casey@tacticsp.com Address: 147 Robertson Rd. Lake Zurich, IL 60047
6. Applicant's interest in the property (owner, agent, realtor, etc.): Lessee
7. All existing uses and improvements on the property are: _____
8. The proposed uses on the property are: Sports performance / physical fitness
9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:
   N/A
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
    N/A
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

"OFFICIAL SEAL"
MELISSA KEEGAN
Notary Public, State of Illinois
My Commission Expires 10/24/2022

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

Casey Tiesman
(Name of applicant)

(Signature of applicant)

Subscribed and sworn to before me this 14 day of April, 2022.

Melissa Keegan
(Notary Public)

My Commission Expires 10/24/2022

Max Hahn
(Name of Owner, if different)

(Signature of Owner, if different) 4/14/22

Subscribed and sworn to before me this _____ day of _____, 2022.

_____
(Notary Public)

My Commission Expires _____

Please indicate what form of zoning relief your application requires. For assistance, please contact Staff:

☐ Zoning Code **Map** Amendment to change zoning of Subject Property from ____ to ____

☐ Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code _____

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

☑ Special Use Permit/Amendment for Sport Performance / Physical fitness

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Planned Unit Development/Major Adjustment/Amendment

(Planned Unit Developments are a distinct category of special use and are intended to create a more desirable environment than through strict application of the zoning and subdivision regulations. See Section 22-105 of the Lake Zurich Zoning Code for specific standards. Please list all the 'modifications' requested in the cover letter.)

☐ Variation for _____

(See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter.)

☐ Modification to the Land Development Code (includes retaining walls more than 2 feet in height)
(See Section 10-6-18 of the Land Development Code for specific standards.)

☐ Preliminary Plat of Subdivision

☐ Final Plat of Subdivision or Amendment to Plat of Subdivision
(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

☐ Site Plan Approval/Major Adjustment/Amendment
(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Exterior Appearance Approval or Amendment
(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

APPLICATION TO ANNEX CERTAIN TERRITORY

All land annexed to the Village is classified automatically after such annexation in the R-1\2 Single Family Residential District. The owner must file an application for a Zoning Map amendment if he or she desires a different zoning classification for the Subject Property.

☐ Petition to Annex Certain Territory (Please complete attached petition)

☐ Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

☐ Comprehensive Plan **Map** Amendment for _____

_____

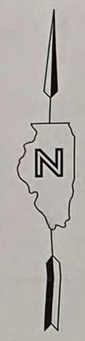
☐ Comprehensive Plan **Text** Amendment for _____

_____

PLAT OF SURVEY

OF

LOT(S) 13, 14 & 15 IN MIDLOTHIAN COURT, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1997 AS DOCUMENT 3990919, IN LAKE COUNTY, ILLINOIS.



LEGEND

- FIP — FOUND IRON PIPE
- SPK — SET PK NAIL
- SANITARY MANHOLE
- LIGHT POLE
- FIRE HYDRANT
- VALVE VAULT
- FLARED END SECTION
- CURB INLET
- STORM MANHOLE

COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED, FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN, REFER TO DEED, ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES. NOTIFY SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

ALL BEARINGS & DISTANCES ARE RECORD & MEASURE. RECORD MEASUREMENTS ARE FROM PLAT OF SUBDIVISION.

STATE OF ILLINOIS)
S.S.
COUNTY OF LAKE)

I, DAVID A. HEMBD, AN ILLINOIS REGISTERED LAND SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS _____ DAY OF _____, 20__.

DAVID A. HEMBD, I.P.L.S.
REGISTRATION NO. 035-002747
EXPIRES 11-30-06

PRECISION
LAND SURVEYORS, INC.
PROFESSIONAL DESIGN FIRM
LICENSE #184-004383 EXPIRES: 4/30/2007
603 E. BURNETT ROAD
ISLAND LAKE, IL. 60042
(847) 487-0500

DRAWING NO.: P 050819-1D
ORDERED BY: FLEX CONSTRUCTION
DRAWN BY: L.M.
FIELDWORK COMPLETED: 8/31/05
RECORDS FROM: PLAT OF SUBDIV.
SCALE: 1"=30'

MIDLOTHIAN (ASPHALT PVMT) ROAD

EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENT NO. 937119

DEDICATED PER DOCUMENT NO. 370869 AND SHOWN ON PLAT OF SURVEY RECORDED AS DOCUMENT NO. 377256

HERETOFORE CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION

R=N 43°44'09" E
R=616.35'

50.00'

10.00'

CONCRETE MONUMENT

FIP 0.07'N 13.28'W

FIP 0.95'N 0.27'W

AMERITECH VAULT

SPK

R=N 46°15'51" W
R=90.47'

FIP 0.26'N 0.05'E

AMERITECH PAD

RAD.=357.32'
RL=94.18'

ENTERPRISE

80' R.O.W.

(ASPHALT PVMT)

PARKWAY

RAD.=357.32'
RL=106.83'

FIP 0.17'N 0.10'E

RAD.=357.32'
RL=71.77'

R=N 90°00'00" E
28.73

FIP 0.07'E 0.29'N

IBT

POND

NATURAL RESOURCE PROTECTION EASEMENT

100 FT BUILDING LINE

LOT 15

LOT 1
4.791 ACRES

LOT 14

LOT 13

R=N 00°02'48" E
R=329.16'

R=N 00°02'48" E
R=292.95'

R=N 00°02'48" E
R=286.09'

12" RCP

30 FT BULDING LINE

R=N 89°49'00" W
R=567.00'

R=N 89°49'00" W
R=100.00'

R=N 89°49'00" W
R=100.00'

CONCRETE MONUMENT

NORTH LINE OF LOT 5 IN SCHOOL TRUSTEE'S SUBDIVISION

Type: MTA
Recorded: 12/7/2020 12:11:37 PM
Fee Amt: $60.00 Page 1 of 9
Receipt#: 202000088829
IL Rental Housing Fund: $9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File# 7724194

ATA / GMT Title Agency
175 E. Hawthorn Parkway, Suite 135
Vernon Hills, IL 60061
File # 13-0939

PREPARED BY, and
WHEN RECORDED RETURN
ORIGINAL TO:

Mark A. Costa
Kelly, Olson, Michod,
DeHaan & Richter, L.L.C.
225 W. Washington Street, Suite 1300
Chicago, IL 60606

PROPERTY ADDRESS:

333 Enterprise Parkway
Lake Zurich, Illinois 60047

PERMANENT TAX INDEX NUMBER:

14-16-104-021

FOR RECORDER'S USE ONLY

SECOND MODIFICATION OF MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT

THIS SECOND MODIFICATION OF MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT ("Modification") is dated as of November 12, 2020 and is made by Midlothian Partnership LLC, an Illinois limited liability company ("Mortgagor"), whose address is 333 Enterprise Parkway, Lake Zurich, Illinois 60047 and to and for the benefit of Village Bank and Trust NA (formerly known as Village Bank and Trust) (referred to as "Mortgagee"), whose address is 1545 Ellinwood Avenue, Des Plaines, IL 60016.

RECITALS

WHEREAS, Mortgagor executed and delivered that certain Term Note dated as of August 15, 2013 in the original principal amount of $1,402,000.00 in favor of the Mortgagee ("Original Note");

WHEREAS, the Original Note is secured in part by that certain Mortgage, Security Agreement and Financing Statement dated as of August 15, 2013 executed by Mortgagor in favor of Mortgagee with respect to the real property legally described on Exhibit A attached hereto and commonly known as 333 Enterprise Parkway, Lake Zurich, Illinois 60047 together with all improvements, buildings, fixtures, personal property, equipment and other things thereon and therein (collectively referred to herein as the "Premises") and recorded with the Lake County, Illinois Recorder of Deeds on September 5, 2013 as Document Number 7033068, as amended by that certain First Modification of Mortgage, Security Agreement and Financing Statement dated as of December 22, 2014 executed by Mortgagor in favor of Mortgagee (as may be amended, modified, replaced, restated, substituted or supplemented from time to time, the "Mortgage");

WHEREAS, Mortgagee has agreed to increase the principal amount of the Original Note to Two Million One Hundred Forty Five Thousand and 00/100 Dollars ($2,145,000.000) as evidenced by that certain Amended and Restated Term Note dated as of November 12, 2020 in favor of Mortgagee

Estimated Costs:

Flooring to include artificial turf and rubber - $55,000
Gym equipment - $70,000
Office Renovation (glass doors, window installation in drywall) - $15,000

Mr. Orlando Stratman,

I hope this letter finds you in good health and happiness. Tactic Sports Performance is requesting a special zoning permit to bring a second location to serve the community, with an emphasis on the youth of Lake Zurich. Our company is a private training facility that focuses on developing athletes and member's so they can achieve their health and wellness goals, success in athletic competition, and work towards collegiate scholarships. Tactic prides itself on building a strong community that supports the athletes inside and out of the training facility as well as supporting the local schools and sport organizations.

Tactic is currently located in Glenview, IL and has been operating for over 5 years. We have partnerships with numerous sport organizations such as the Glenview Stars hockey program, the Glenview youth baseball organization, the Glenbrook South Hockey teams, as well as high level travel organizations in various sports. Additionally, our primary training programs have roughly 250 seasonal athlete members and serve 30+ personal training clients.

Owner: Casey Tiesman

Tactic Sports Performance

Proposed Location: 353 Enterprise Parkway, Lake Zurich, IL 60047

Tentative Opening: September 1st, 2022

Property and Business Details

- Midlothian Partnership, LLC
- Lessee: Casey Tiesman, Tactic Sports Performance
- Current Use: Industrial
- Intended Use: Sports Performance / Strength & Conditioning
- Approvals sought: Special Zoning Permit
- Vehicle Count: Athletes will arrive and be dropped off and picked up by parents; we estimate no more than 10 vehicles arriving per hour at the maximum. Staff vehicles should be no more than 2-4 during working hours
- Tentative Hours: 3:30pm – 9:00pm Monday – Friday, 8:00am – 1:00pm Saturday & Sunday
- Employees 2-4
- Estimated Customer Count: 100-150 total athlete visits per week
- Funding: Interior office renovation and gym equipment will be paid for by current business funds, gym flooring paid through current approved loan
- Build out: Glass interior doors to replace current solid doors for visuals, windows and glass doors added to back wall of office to enter and view training surface. Artificial turf and rubber flooring to be laid down, gym equipment to be added to the rubber surface area. Water fountain to be added to training area
- Current facility: 1813 Elmdale Ave., Glenview, IL 60026
  www.tacticsp.com

The proposed location is a prime spot for our company. Our neighbors are the Lake County Stars as well as the US Gymnastics Training Center and we see this an opportunity to compliment and strengthen each other's organizations by the amazing proximity to each other and the complimentary services we will provide.

Company Description

Tactic Sports Performance is a sports performance training facility that's main demographic will be athletes from ages 8-18 years old. The facility will also run programs for non-athletes, adults and team training. The company is set to move into a 9100 sq. ft. location that is located at 353 Enterprise Parkway, Lake Zurich, IL 60047. The facility will be surfaced with 50% artificial turf and 50% rubber flooring. It includes two offices, two full restrooms, a kitchen, and large seating area in the entrance

As the owner, Casey Tiesman will be working exclusively out of this location as he lives approximately 5 minutes from the proposed location in Lake Zurich. Mr. Tiesman will be assisted by a local coach who will be brining his clients into the new facility and immediately assisting in generating income and helping with marketing over the summer build out time. Tactic will pursue partnerships with local sport organizations to assist in developing amazing athletes and young adults while helping to strengthen their organizations by having a sports performance component within their training packages.

Services
Tactic Sports Performance will offer:

- Youth Group Training sessions at different age/experience levels
- Personal training
- Team / Organizational training
- Golf Fitness & Simulation (Titleist Performance Institute Certified)
- Team rentals

Background

Owner Casey Tiesman has been training athletes at the youth and professional level for 13 years. Having held multiple manager and director positions before opening Tactic Sports Performance 5 years ago, he worked with companies such as EXOS, the Bulls/Sox Training Academy, and FitSpeed (owned by former Chicago Bear, Brandon Marshall). Casey has a bachelor's degree in Kinesiology from the University of Illinois at Chicago and a master's degree in Sport Psychology from the University of North Dakota. Having flourished and opened a new location during the pandemic, Casey is well versed and prepared to create something special for the Lake Zurich community.

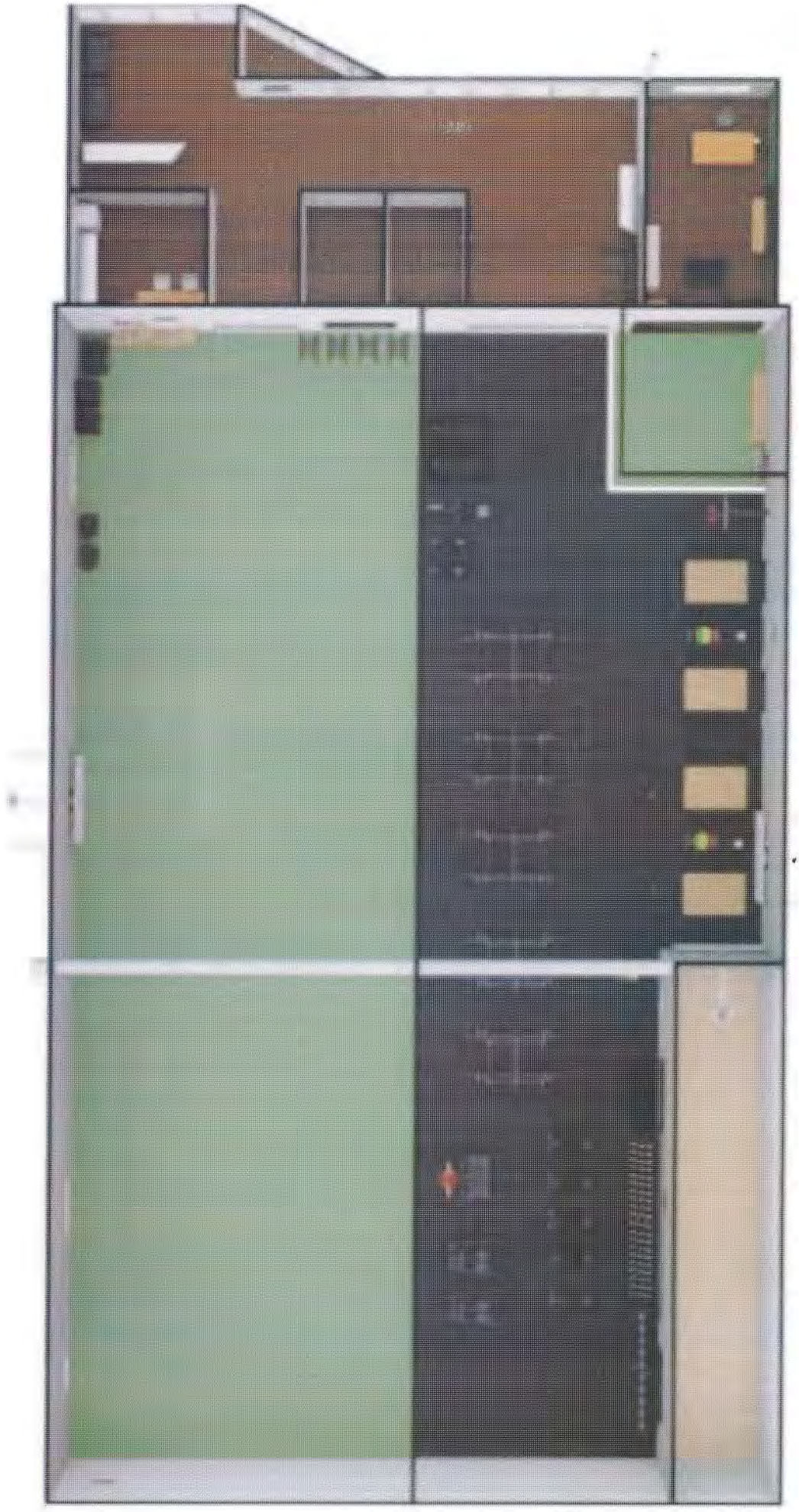
Summary

As a new resident of Lake Zurich as of 2019, Casey Tiesman now has two children and sees this location as another opportunity to establish roots within the community, meet and help families and athletes, and develop amazing relationships that will last a lifetime. The benefits that have been found from sports performance training go far beyond the field of competition, increased self-esteem, discipline, mental health, and many more are all additional benefits of the training and community that will be built. We are passionate about what we do and even more so about how we can help make a change in everyone's life.

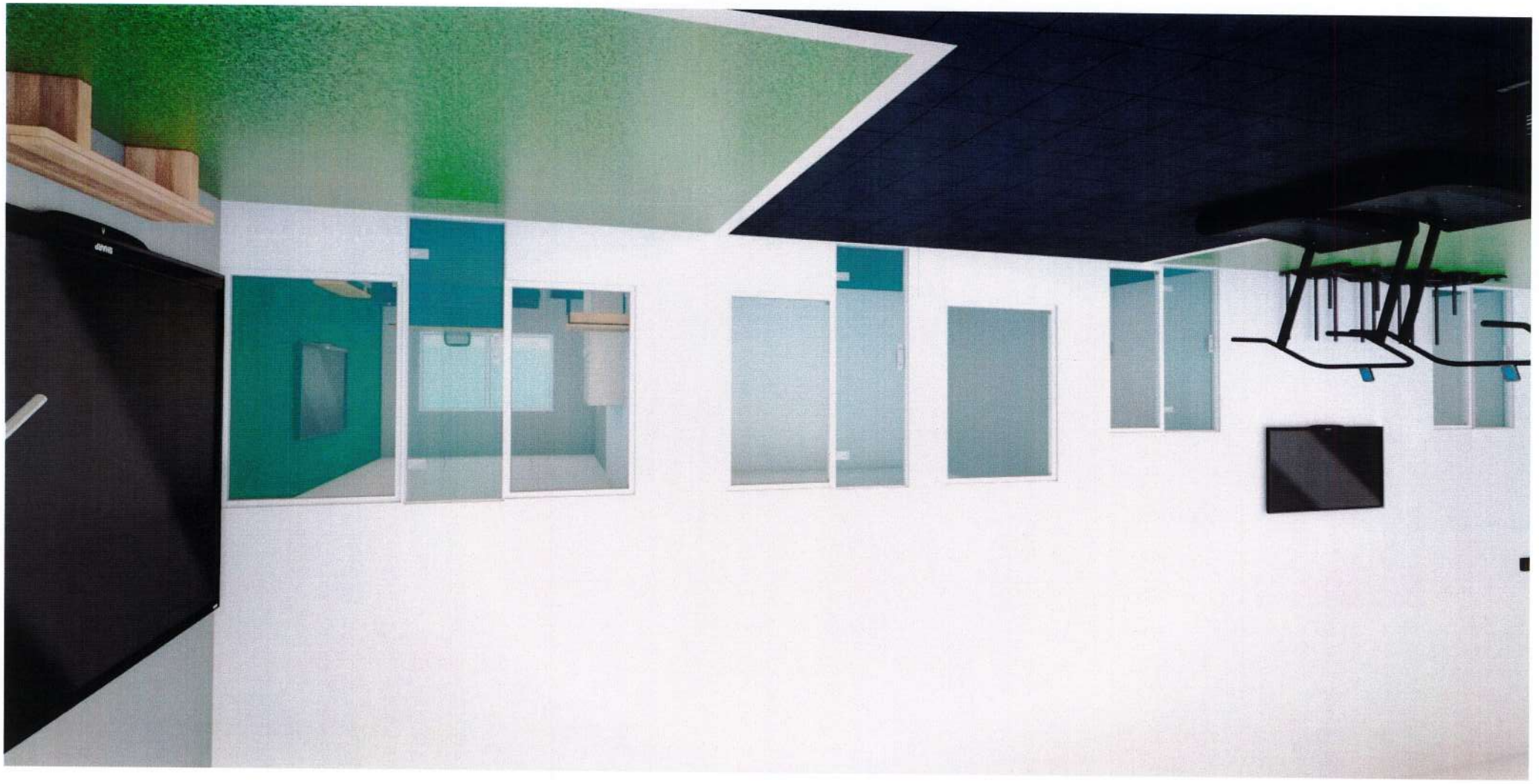
Thank you for your time in reviewing our application and your consideration.

Casey Tiesman, MS, CSCS
Owner
Tactic Sports Performance
p: (224) 326-2367
e: casey@tacticsp.com


US Gymnastics
Training Center
353 Enterprise Pkwy
Lake County
Stars Clubhouse




ROGUE



April 12, 2022

To The Lake Zurich Zoning Commission:

I am writing this letter on behalf of Casey Tiesman and Tactic Sports Performance (Tactic) to inform Lake Zurich of what a tremendous asset to the community Tactic would be. Casey focuses on developing youth as people first and athletes second. As a long-standing board member of the Glenview Stars, we have worked with Casey since 2018 to develop our dryland training program for players (boys and girls) from ages 7 to 18. He and his staff focus on age appropriate physical development while teaching the kids to work hard. Casey works with multiple youth and high school sports teams in the Glenview area as well as running group classes and personal training for those youth athletes that want to continue to develop outside of their team training. My oldest son began training at Tactic with the Stars and quickly became hooked on training due to the enthusiasm that Casey and his staff have working with youth athletes to help them achieve their goals. He now trains multiple days a week in Tactic's group classes (which my son views as a small community) in addition to his team training.

Casey also gives back to the community by sponsoring teams that train at Tactic. I believe the sense of community he creates, his extensive knowledge of athletic training and the fact that you can tell he deeply cares about the success of his athletes reflects in how his business has grown and is filled with teams and individuals training throughout the year.

Regards,

Drew Weller
President Emeritus
Glenview Stars Hockey Association

Wendy Ban
937 Club Circle
Glenview, IL 60025
wendyban@gmail.com
847-828-9226 (cell)

April 12, 2022

To Whom It May Concern,

I am writing on behalf of Casey Tiesman with Tactic Sports Performance. I was a board member on both Glenview Stars Youth Hockey and Glenbrook South Hockey Club when we contracted with Casey and Tactic to provide dryland training for our clubs. Prior to that, my sons worked out at Tactic a few times a week for a couple years.

I remember many years ago when my older son asked to join a gym and we could not find anything until someone told me about Tactic. Both of my sons fell in love with the place and I cannot even begin to tell you how much it improved their lives. Casey is truly gifted. He is one of the most energetic, motivating people I have ever met. He gets the kids excited while working them and teaching them not only about fitness, but about teamwork, respect and how hard work pays off. Every single trainer he has hired fits the same mold and teaches the kids using the same guiding principles. My boys look forward to going to Tactic every single time. They even view it as a reward.

I have heard these same sentiments from countless parents in both the Stars Hockey and Glenbrook South Hockey programs and parents of kids who attend the hourly programming outside of a team.

Casey takes great pride in his program, his staff and the physical building. The space is in pristine condition and provides a safe, welcoming, fun environment for the children. His staff is all hand-picked by Casey and chosen because of their knowledge, enthusiasm and abilities.

Before my boys could drive, I would take them to work out at Tactic. I have seen first-hand how Casey and all of his team embrace all sorts of children - not just the athletes, but children who want to train, but may not be very athletic. All of the trainers pay just as much attention to the worst athlete as the best athlete. As I mentioned before, the atmosphere is so fun and the kids want to be there.

I understand Casey is expanding Tactic to Lake Zurich. I don't have words to tell you how much Lake Zurich will love having Tactic there. Casey welcomes everyone. They will be such a valuable asset to the Village of Lake Zurich. If you have any questions or if I can be of any help, please feel free to call or email at the contacts listed above.

Sincerely,

Wendy Ban

VILLAGE OF LAKE ZURICH

70 EAST MAIN STREET
LAKE ZURICH, IL 60047
847-438-5141
LAKEZURICH.ORG

Date: 04/15/2022
Receipt #: 203418
Cashier: Tim.Verbeke
Total: $1,390.00

Received Of:

TACTIC SPORTS PREFORMANCE
353 ENTERPRISE
LAKE ZURICH, IL 60047

Description/Notes: CR Payment

Transaction	Type	Record	Address	Amount
00043586	Name	TACTIC SPORTS PREFORM	353 ENTERPRISE PKWY	$500.00
	Invoice for bond		101-00000-21201 500.00	

Description/Notes: CR Payment

Transaction	Type	Record	Address	Amount
00043587	PZE Process	PZC22-0006	353 ENTERPRISE PKWY	$890.00
	SPECIAL USE PERMITS NON-RESIDENTI		101-28001-43854 890.00	

Reference Number: 00032157

	Total	$ 1,390.00
	Cash	
CK No: 1272	Check	$ 1,390.00
	Credit	
	Transferred	
	Tendered	$ 1,390.00
	Change	$ 0.00
	To Overpayment	$ 0.00

At the Heart of Community

COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

APPLICATION PZC 2022-11 **AGENDA ITEM 4.C**
PZC Hearing Date: June 15, 2022

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Mary Meyer, Building Services Supervisor
Tim Verbeke, Planner

Date: June 15, 2022

Re: PZC 2022-11 Zoning Application for 708 South Rand Road
Special Use Permit for Dog Grooming (No Boarding) known as "Scenthound"

SUBJECT

Mo Dastagir and Valerie Converse, (the "Applicants") propose to establish a dog grooming and wellness center with no boarding or doggy daycare at the property commonly known as 708 South Rand Road. The Applicant requests a Special Use permit for the establishment of a pet grooming facility and its component uses within the B-3 Regional Shopping Business district.

GENERAL INFORMATION

Requested Action: Special Use Permit

Current Zoning: B-3 Regional Shopping Business District

Current Use: Vacant Tenant Space

Property Location: 708 South Rand Road

Applicant: ARK Franchise Holding Corporation
Mo Dastagir and Valerie Converse d/b/a Scenthound

Owner: Deerpath Court Retail Center LLC (The Fidelity Group, Ltd.)

Staff Coordinator: Tim Verbeke, Planner

LIST OF EXHIBITS

A. Legal Description
B. Public Hearing Sign
C. Site Photos
D. Aerial Map
E. Zoning Map
F. Parcel Map
G. Development Application and Attachments
H. Development Review Comments

BACKGROUND

Mo Dastagir and Valerie Converse of ARK Franchise Holdings Corporation, d/b/a Scenthound (the "Applicants"), are the Applicants for the pet grooming facility that is proposed to be located in 708 South Rand Road, which is a tenant space within an existing commercial building at Deerpath Court Retail Center, and legally described in Exhibit A attached hereto (the "Subject Property"). The Applicant filed an application with the Village of Lake Zurich received on May 16, 2022 (the "Application") seeking:

- Special Use Permit approval for the establishment of a Grooming Services for Pets (0752) within the B-3 Regional Shopping District

The Subject Property is located within the Village's B-3 Regional Shopping District. The existing shopping center, within Deerpath Court currently houses a variety of tenants including "Walmart," with neighboring spaces occupied by "Dream Lashes & Brow," "Burn Boot Camp," "Page's Healthy Paws," and "Ivy Rehab." The proposed grooming facility will occupy a middle tenant space formerly occupied by "Dream Beauty Supply."

Scenthound, is a franchise that will be owned and operated by Mo Dastagir and Valerie Converse. The facility focuses on routine and preventive care for dogs including: skin, coat, ears, nails and teeth (SCENT). There are currently 180 different Scenthound locations around 12 US states, with this being the first location in Illinois. As part of the operation, the Applicants will buildout the tenant space to suit their needs including adding a waiting area, grooming/bathing area, as well as area for the staff.

Proposal
Scenthound is proposed to operate within a 2,036 square-foot retail tenant space within the 94,004 square-foot multi-tenant commercial building constructed on an at Deerpath Court. The unit (708 S Rand Rand) is located at the westerly end of the building. The facility is proposed to accommodate four grooming tables and four separate bathing areas. The model takes a unique approach to grooming with a focus on the five core areas of routine and preventive care for dogs: Skin, Coat, Ears, Nails and Teeth (SCENT). Scenthound currently has 180 locations sold, open or under development across 12 states. Each animal is estimated to spend roughly 1-2 hours on the premises, therefore Scenthound is not proposing any outdoor pet relief areas.

The facility is intended to operate between 8:00 a.m. and 5:00 p.m., 6 days a week, Monday – Saturday, employing 5 employees. There is no overnight boarding planned for this facility, and if the need arises in the future, a request for zoning approval will be submitted. This facility will exclusively service domestic dogs on a membership basis.

Dog Grooming Facilities are classified as "Grooming Services for Pets (0752)." This land use is allowed as Special Uses within the B-3 district.

Pursuant to public notice published on May 28, 2022, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for June 15, 2022, to consider the Application. On May 25, 2022, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

A. **Courtesy Review.** Due to the low impact of this project, its location within an established retail center and its smaller operational footprint with no overnight or outdoor activity, courtesy review was not recommended.

B. **Zoning History.** The subject property is a tenant space within the Deerpath Court Retail Center which was built in 1991, and has been owned by the same owner for the life of the development. The property is zoned within the B-3 Regional shopping business district. Deerpath Court Retail Center has seen a number of retail and service land uses since its construction and continues to serve the larger demographic of the region that travels along the Route 12 corridor.

A majority of the tenant space will be allotted to pet grooming with roughly 500 square feet left for the employee's benefit. If the business succeeds, there is an opportunity to expand into the employee area and utilize the entire 2,036 square feet of floor area.

C. **Surrounding Land Use and Zoning.** The subject property is located on Route 12, which is a major commercial arterial. The land immediately to the east and south of the Subject Property is zoned B-3 Regional Shopping district and improved with the remaining portion of Deerpath Court and supports a variety of commercial uses. The properties to the west are zoned B-3 Regional Shopping district and improved with Greyhawk Shopping Center and supports a variety of commercial and service uses. To the north of the Subject Property, the property is zoned the R-4 Single Family Residential District and improved with older construction single family homes which are a part of The Rand Estates subdivision.

D. **Trend of Development.** The subject property is located along the thriving Route 12 commercial corridor that traverses the southern side of the Village. The accessibility and high visibility from a major north-south arterial such as Route 12 makes the Subject Property a desirable location for many retail- and service-oriented businesses. Similar land uses in the vicinity include "Page's Healthy Paws" and "Alpine Animal Hospital, which are less than one quarter of a mile away.

E. **Zoning District**. Three (3) zoning districts are provided for business and commercial uses. When taken together, these districts are intended to permit development of property for the full range of business and commercial uses needed to serve the citizens of Lake Zurich and the surrounding suburban area. The B-3 regional shopping district is intended to provide locations for major retail centers. The regulations are designed to encourage a broad range of attractive retail and compatible service uses in those centers.

GENERAL FINDINGS

As it relates to the proposed Special Use Permit, Chapter 19 of the Zoning Code entitled "Special Use Permits" provides for special uses that have some special impact or uniqueness that requires a careful review of their location, design, configuration, and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. They are uses that may or may not be appropriate in a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect. The standards for special uses examine the location, design and operational characteristics of a use. Staff offers the following findings on specific sections of the Code.

Standards for Special Use Permits

A. General Standards. No special use permit shall be recommended or granted pursuant to this Chapter unless the applicant shall establish that:

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official Comprehensive Plan.

   Staff Response: Standard met. The development will continue to remain in substantial conformance with the purpose and intent of the B-3 Regional Shopping District, and the land use designation of the adopted Comprehensive Plan.

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

   Staff Response: Standard met. The business is consistent with commercial-oriented development along the Route 12 corridor. The business is proposed to operate entirely within the tenant space and will not have any substantial or undue adverse effect upon any adjacent properties and will not adversely impact the public health, safety, and general welfare of the Village. Pet grooming facilities continue to exist within shopping centers within the Village and operate with no undue adverse impacts.

To minimize the transmission of noise to the adjacent tenant spaces, the Applicant has proposed a noise mitigation plan that includes insulating the walls between tenants with mineral-wood insulation, QuietRock (a sound-reducing drywall) and Fiberglass Reinforced Panels (FRP). This will remove the need for complex soundproofing of the space.

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

   Staff Response: Standard Met. The property on which Scenthound is proposed is largely surrounded by commercial buildings and uses. The proposed land use will therefore not have any detrimental impact on immediately surrounding commercial property. Additionally, the proposed use will not have any negative impact on residential buildings to the north which lie approximately 375 feet away. All activity will be conducted within the enclosed tenant space.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

   Staff Response: The property is currently served with adequate public utilities and services provided by the village.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through the surrounding streets.

   Staff Response: Standard met. The proposed dog wellness and grooming facility intends to use existing access points, driveways and parking constructed as part of the subdivision. The parking lot is subject to a shared access, parking and maintenance agreement and was constructed to accommodate the parking demand for a multi-tenant commercial building at full capacity plus the entire Deerpath Court development.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

   Staff Response: Not applicable. The property on which the land use is proposed has been previously developed. There are therefore no features of natural, scenic, or historic importance that will be affected.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Staff Response: Standard met. There are no additional standards imposed on the land use by the code. The proposed location will not include an outdoor pet walking/exercise area.

8. Positive Effect. The proposed special use creating a positive effect for the zoning district, its purpose, and adjacent properties shall be placed before the benefits of the petitioner.

Staff Response: Standard met. The Applicants have presented that there is a desire and need for dog wellness and grooming services in the Village of Lake Zurich. The land use will also fill a previously vacant tenant space.

B. Special Standards for Specified Special Uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the applicant shall establish compliance with such special standards.

Staff Response: Standard met. Staff has not identified any additional special standards required for the proposed Special Use Permit.

C. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Board of Trustees shall consider:

1. Benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Staff Response: Standard met. Improving an empty storefront with a thriving business will benefit the Village of Lake Zurich and its residents.

2. Alternative Locations. Whether the purposes of the zoning code can be met by the location of the proposed use and development in some other area or zoning district that may be more appropriate than the proposed site.

Staff Response: The Applicant has explored numerous, locations within village but has not been able to find a space that suited their needs or was compatible to adjacent properties. The property is currently under contract by the Applicants.

The land use pertaining to grooming services for animal specialties is classified as a special use in the B-3 zoning district. In as much as a grooming business may be located in other areas, the subject property offers the ability of the owner to establish a use that is appropriate for the property and in the area of the community in which it is proposed.

3. Mitigation of Adverse Impacts. Whether all steps possible have been taken to minimize any substantial or undue adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Staff Response: Standard met. The retail center has been developed to prevent any undue adverse effect on itself or on surrounding property in relation to its location, design and operation.

Scenthound is intended to be operated entirely within the tenant space of the building. No overnight or outdoor activity is proposed at this location. Any noise generated by the use will be mitigated so as to prevent transmission to the adjacent tenant spaces. The land use will therefore minimal impact on the subject property or surrounding properties.

RECOMMENDATION

The recommendation of the Planning and Zoning Commission should be based on the standards included in the following Sections of the Lake Zurich Municipal Code:

- Section 9-19-3: Standards for Special Use Permits

Based on the review of staff, the standards for approval have been met and therefore staff recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2022-11, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
   a. Zoning Application and Cover Letter dated May 16, 2022, and prepared by Mo Dastagir and Valerie Converse
   b. Exhibit A: Legal Description
   c. Floor Plan/Elevations, dated May 16, 2022, and prepared by Mo Dastagir and Valerie Converse
   d. Site Plan, dated May 16, 2022, and prepared by Mo Dastagir and Valerie Converse
   e. Lease, dated May 16, 2022, and prepared by Mo Dastagir and Valerie Converse

2. All noise mitigation measures shall be implemented according to the proposed plan following review and approval of Village staff. In the event such measures are not sufficient to completely mitigate the transmission of noise to adjacent properties, additional measures shall be implemented to the satisfaction of the Village.

3. The Applicant shall submit any proposals for onsite signage or branding to the village prior to final plan approval. The final proposed signage plan shall be approved by Village staff.

4. All activities related to the animal grooming business shall be conducted wholly within the tenant space addressed at 708 South Rand Road within Deerpath Court Retail Center.

5. The special use constituting the grooming services known as “Scenthound” shall be located within and associated with the tenant space addressed at 708 South Rand Road within Deerpath Court Retail Center and shall be allowed to continue under successive ownership, or be allowed to relocate to any of the remaining tenant spaces within the multi-tenant building located within Deerpath Court Shopping Center at parcel number 14-20-404-045, so long as the general location within such building, design and operation is in substantial conformance with the approvals granted by this ordinance. Such Special Use shall expire if this grooming use ceases operating at the property for a period of more than 365 days.

6. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke, Planner

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

708 S RAND RD – PET GROOMING
JUNE 15, 2022

The Planning & Zoning Commission recommends approval of Application PZC 2022-11, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated June 15, 2022 for this Application and subject to any changes or approval conditions as listed:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
   a. Zoning Application and Cover Letter dated May 16, 2022, and prepared by Mo Dastagir and Valerie Converse
   b. Exhibit A: Legal Description
   c. Floor Plan/Elevations, dated May 16, 2022, and prepared by Mo Dastagir and Valerie Converse
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   e. Lease, dated May 16, 2022, and prepared by Mo Dastagir and Valerie Converse

2. All noise mitigation measures shall be implemented according to the proposed plan following review and approval of Village staff. In the event such measures are not sufficient to completely mitigate the transmission of noise to adjacent properties, additional measures shall be implemented to the satisfaction of the Village.

3. The Applicant shall submit any proposals for onsite signage or branding to the village prior to final plan approval. The final proposed signage plan shall be approved by Village staff.

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5. The special use constituting the grooming services known as "Scenthound" shall be located within and associated with the tenant space addressed at 708 South Rand Road within Deerpath Court Retail Center and shall be allowed to continue under successive ownership, or be allowed to relocate to any of the remaining tenant spaces within the multi-tenant building located within Deerpath Court Shopping Center at parcel number 14-20-404-045, so long as the general location within such building, design and operation is in substantial conformance with the approvals granted by this ordinance. Such Special Use shall expire if this grooming use ceases operating at the property for a period of more than 365 days.

6. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

☐ Without any further additions, changes, modifications and/or approval conditions.

☐ With the following additions, changes, modifications and/or approval conditions:

_____

Planning & Zoning Commission Chairman

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS 4 AND 5 IN DEERPATH COURT RETAIL CENTER, BEING A SUBDIVISION AND RESUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20 TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL, MERIDIAN, ACCORDING TO THE SECOND AMENDED AND RESTATED PLAT THEREOF, RECORDED OCTOBER 10, 1990 AS DOCUMENT 2952457 IN LAKE COUNTY, ILLINOIS.

LOT 1 AND 3 IN DEERPATH COURT RETAIL CENTER THIRD RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN DEERPATH COURT RETAIL CENTER OF PART OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 2001 AS DOCUMENT 4781048, IN LAKE COUNTY, ILLINOIS.

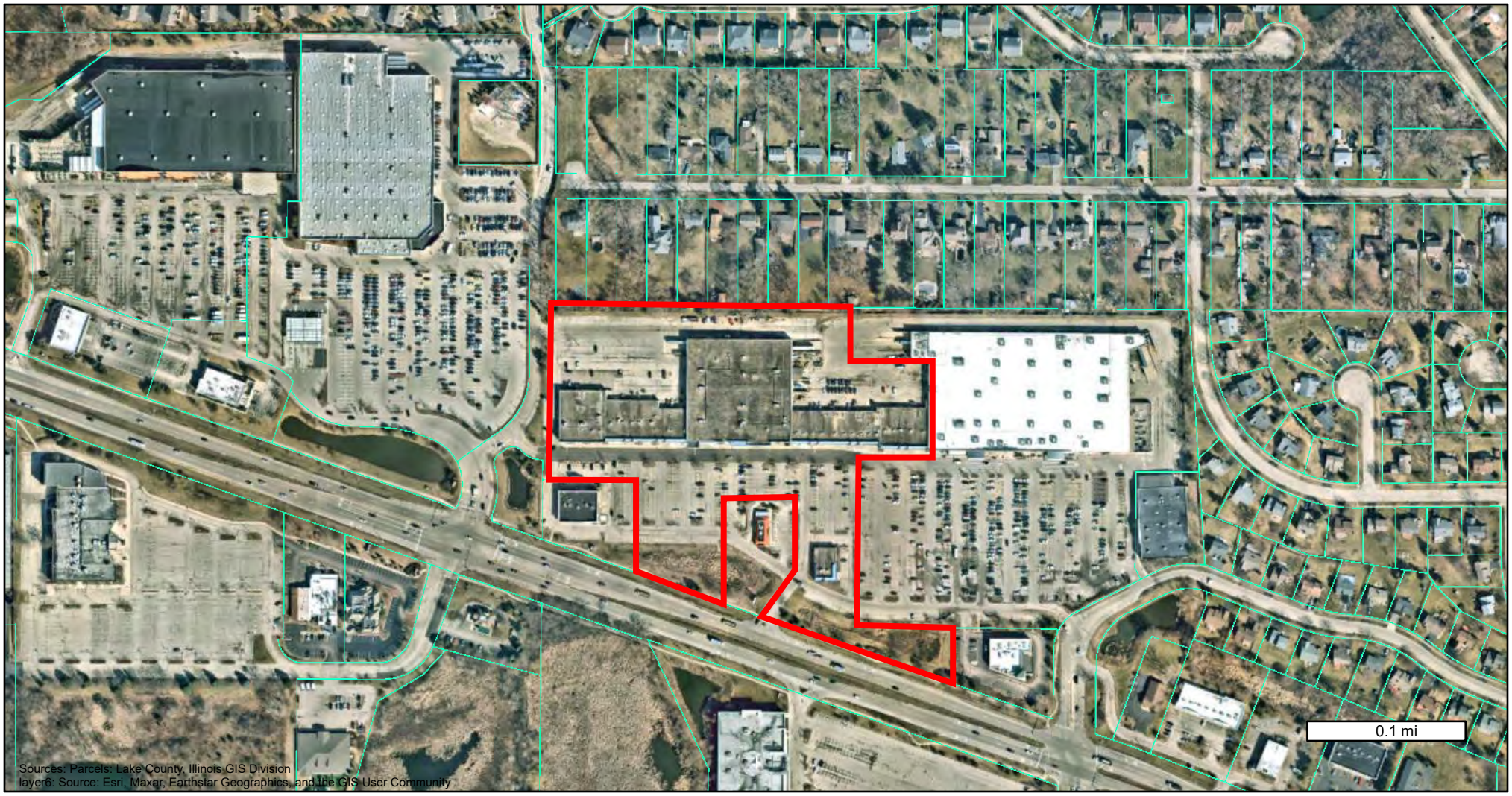
P.I.N. - 14-20-404-045

EXHIBIT B

PUBLIC HEARING SIGN AT SUBJECT PROPERTY



708 S Rand



Lake County, Illinois

LakeCounty

Map Printed on 6/9/2022

N

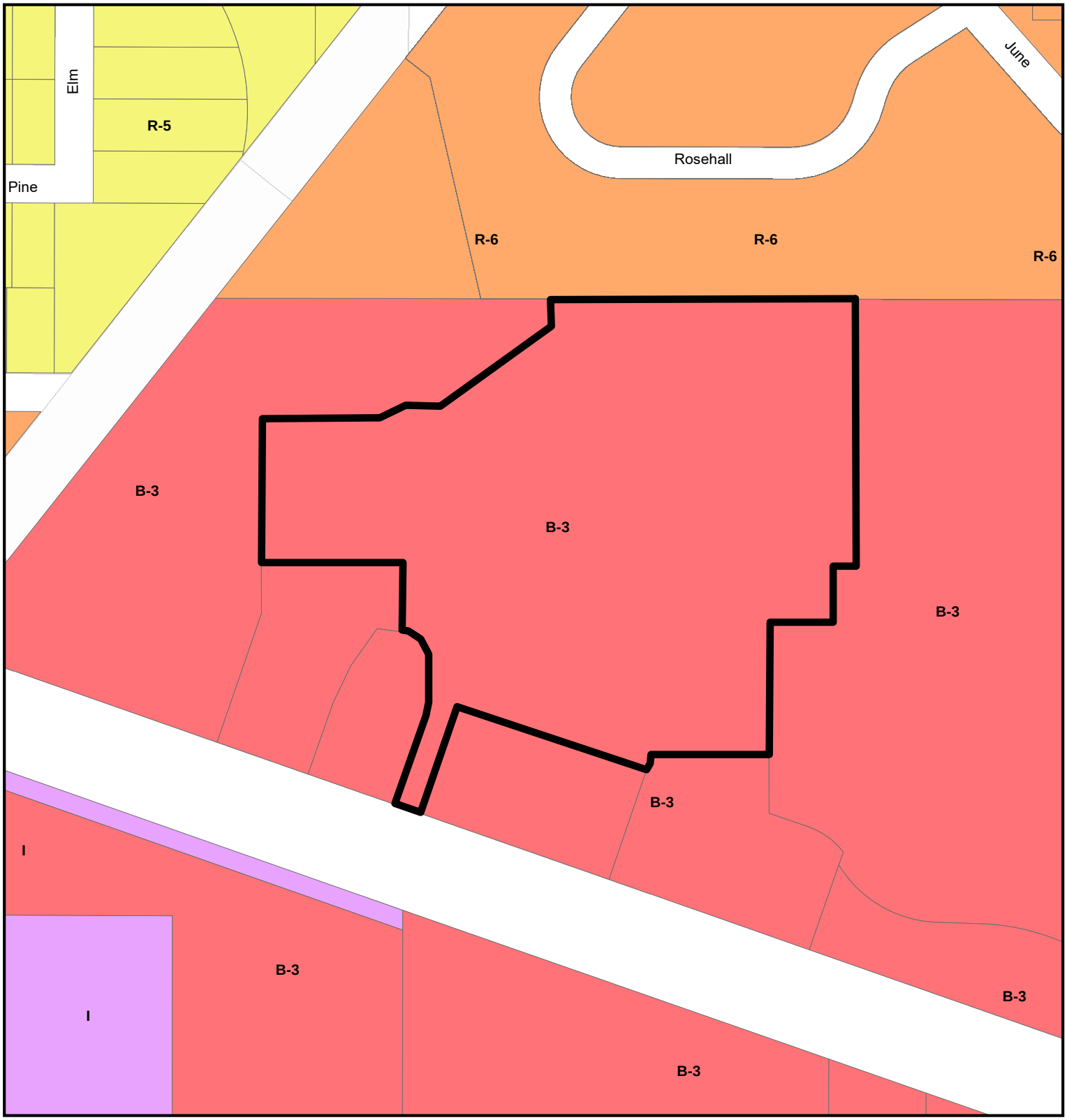
Tax Parcel Lines

Subject Property

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Scenthound

708 S Rand Road

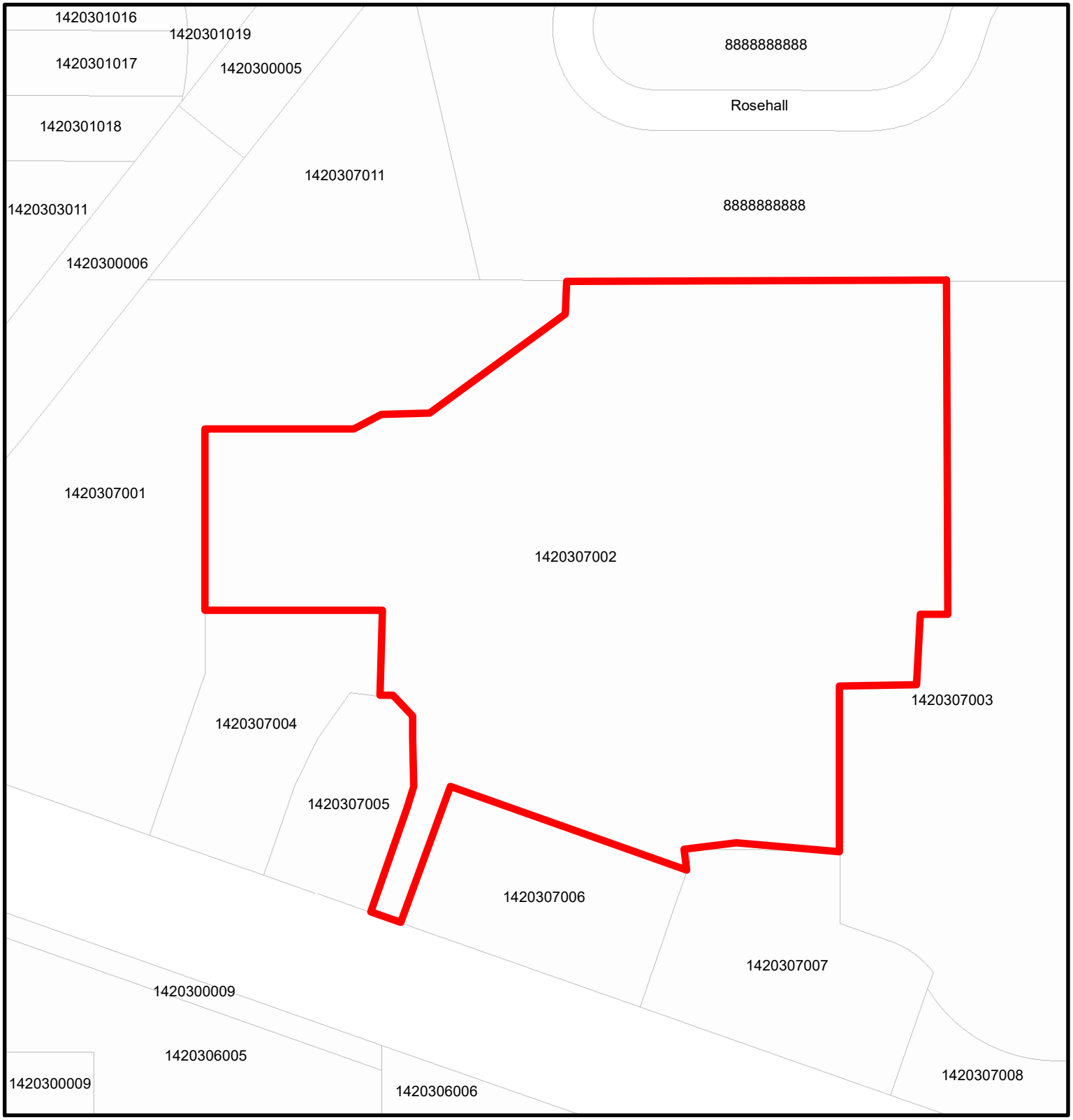


COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

(847) 540-1696
Fax: (847) 726-2182
LakeZurich.org

Scenthound

708 S Rand Road



COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

(847) 540-1696
Fax: (847) 726-2182
LakeZurich.org

FIRE DEPARTMENT
Fire Prevention Bureau

1075 N. Old McHenry Road
Lake Zurich, Illinois 60047
Fire.bureau@lakezurich.org
(847) 540-5073
LakeZurich.org

At the Heart of Community

June 6, 2022

To: Tim Verbeke
Village Planner
Village of Lake Zurich
505 Telser Road
Lake Zurich, Illinois 60047

Re: PR22- 169
Scenthound
708 S. Rand Rd.
Lake Zurich, Illinois 60047

Dear Tim,

Thank you for the planning packet. After reviewing the documents I have the following comments:

1. Provide proper fire alarm and sprinkler drawings to my office for review.

I do not have any further comments until drawings are received. The Fire Department has no objection to this occupancy.

Sincerely,

Bob Kleinheinz

Bob Kleinheinz
Fire Prevention Specialist-CFO
Lake Zurich Fire Department
Bob.kleinheinz@lakezurich.org
Fire.bureau@lakezurich.org
C: 847-489-3280
O: 847-540-5073

Date: 05/16/2022

APPLICATION COVER LETTER

To,

Orlando Stratman & Sarosh Saher,
Village of Lake Zurich,
505 Tesler Road,
Lake Zurich, IL - 60047

Approvals Requested:	Business License, Certificate of Occupancy, GC Permits
Property address:	708 S Rand Road, Lake Zurich – 60047
Retail Location:	Deerpath Court
Property Owner / Lessor:	Jason Sfire c/o The Fidelity Group LTD
Total Sqft:	2036
Existing Store Front:	Yes
Architects:	Kaya Doyle c/o Wellness Advocacy
Proposed GC:	Jason Sfire c/o The Fidelity Group LTD
Projected Timeline of Build out:	45 – 60 days
Structural Buildout:	No
Applicant / Lessee Names:	Mo Dastagir and Valerie Converse
Residents of Village:	Kildeer
Years of Residency:	7
Name of Company:	ARK Franchise Holdings Corporation
Doing Business As:	Scenthound
Nature of Business:	Dog Wellness and Grooming (No Boarding)
Owner Operated:	Yes
Hours of Operation:	Mon – Sat, 8AM – 5PM
Number of Staff:	5 Employees
Number of Pets at one time:	Less than 5

Background on Scenthound

Scenthound was founded in 2015 after CEO Tim Vogel spent more than 10 years running both a mobile grooming business and local grooming Scenters, witnessing firsthand the shortcomings within a booming pet industry and the lack of education surrounding dog care. Vogel began a mission to give dogs and their owners a fast, easy, and affordable solution that not only keeps them clean and looking great but maintains their overall health and wellness.

Scenthound started franchising since 2019 and is a wellness-centered, membership-based dog grooming franchise. The model takes a unique approach to grooming with a focus on the five core areas of routine and preventive care for dogs: Skin, Coat, Ears, Nails and Teeth (SCENT). Scenthound currently has 180 locations sold, open or under development across 12 states.

Details about the applicants, location selection and the business follow in a separate document

Overall Build Costs and Investment Plan Based on Franchisor Disclosure Document

Estimated Franchise Start-up Funds Needed

	Per Item 19 in FDD		ESTIMATED INVESTMENT
Expenditures	**Low**	**High**	
Initial Franchise Fee	$49,000	$49,000	$49,900
Leasehold Improvements	$70,000	$170,000	$105,000
Furniture, Fixtures and Equipment (Including POS system)	$25,000	$30,000	$27,000
Plans, Permits & Licenses	$2,500	$7,500	$3,500
Signage	$4,000	$7,000	$5,000
Initial Inventory Supplies	$2,000	$4,000	$3,000
Grand Opening Advertising	$5,000	$10,000	$7,500
Initial Training Expenses	$500	$5,000	$2,500
Professional Fees	$500	$2,500	$1,750
Utility Deposits	$1,500	$4,000	$1,500
Lease Deposits	$3,500	$6,500	$3,700
Insurance	$1,000	$3,000	$2,000
Additional Funds for first 3 months (Working Capital)	$40,000	$80,000	$40,000
TOTAL ESTIMATED INITIAL INVESTMENT (SINGLE UNIT FRANCHISE)	$204,500	$378,500	$252,350

Our business is funded through a combination of funding strategies. We have successfully been approved by Huntington Bank for a Small Business Loan, simultaneously, we have already set up our 401k savings through the Roll Over for Business Start-ups (ROBS) program plus we have infused our personal equity into the business through a cash infusion.

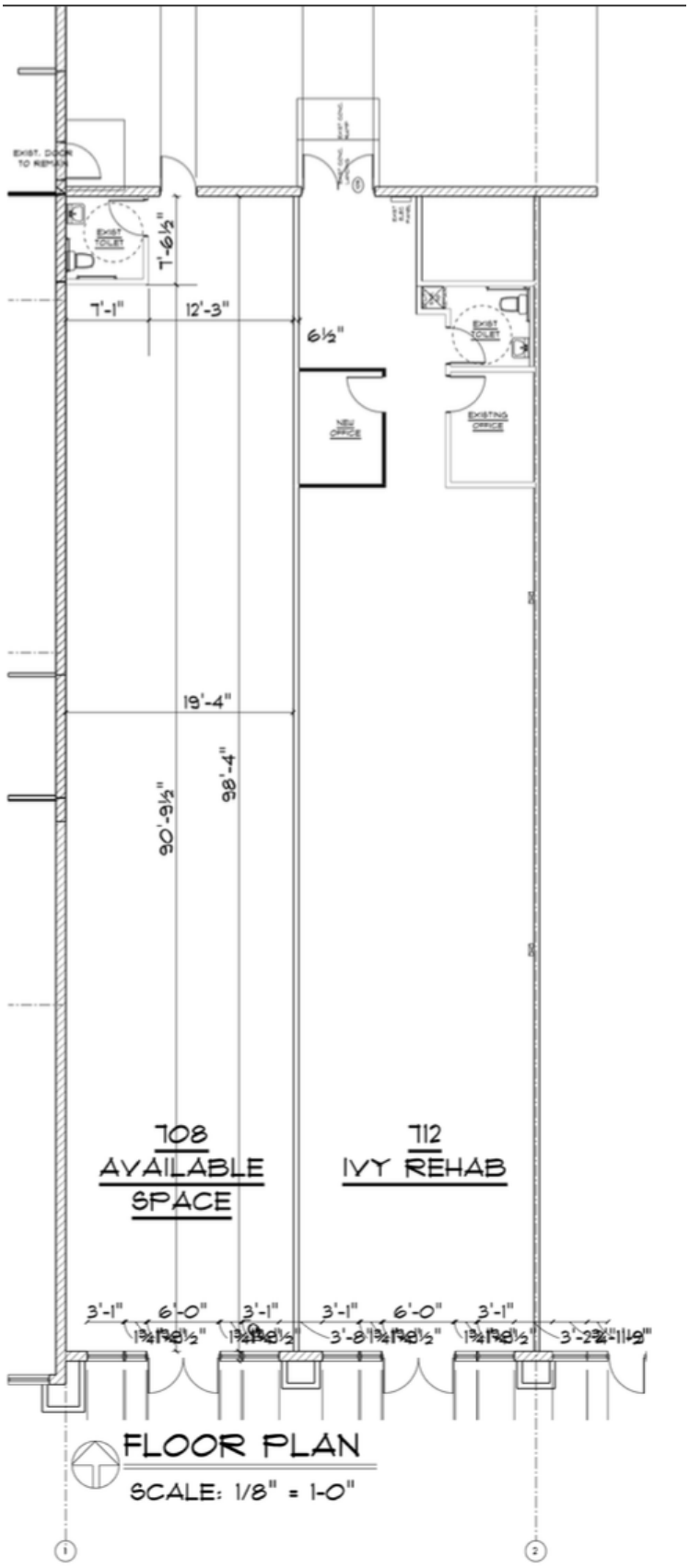
Square footage and Nonstructural design plan

We've signed a lease to utilize 2,036 sqft of space from our landlord. The Franchisor only requires a space of 1,300 to 1500 sqft but we leased the extra space so that we can accommodate employee benefits such as a Conference / Training Room, A break out area where we will have a mini kitchen with snacks for employees.

As the location used to be an existing retail space which is not vacant and is an empty box shell, we see no concerns in designing the store to meet our needs. There are no structural changes being made to the building but only partition walls are being created so that we can create different zones for our business to operate in. We expect to complete the design of the store in 45 to 60 days with support from our GC.

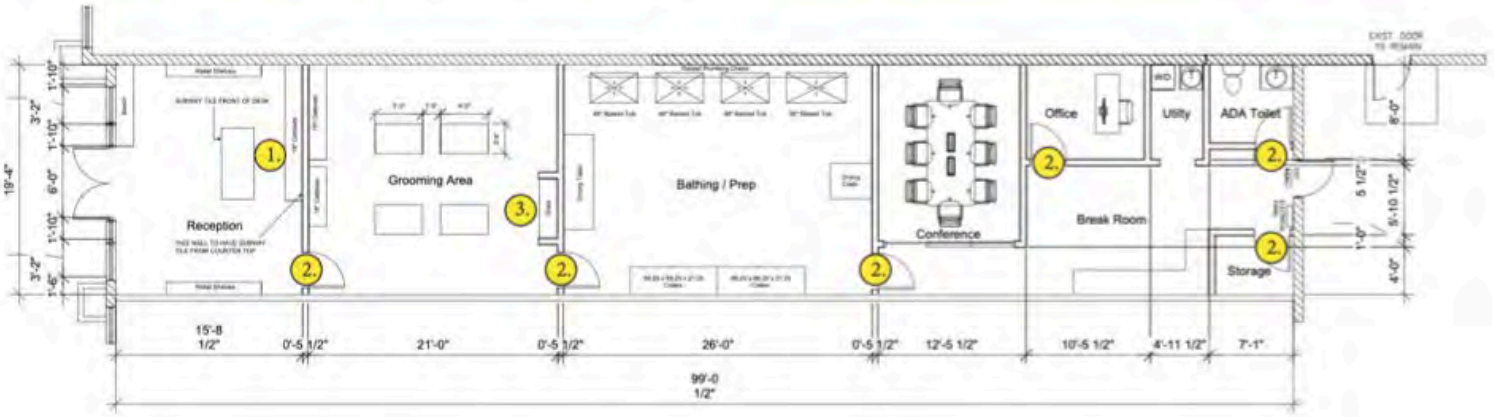
Please see pre-design and post-design pictures are below.

Pre-Design Floor Plan



FLOOR PLAN

1. Power and Ethernet to travel down wall and under concrete floor, up to desk; power and Ethernet are supplied to both sides of the desk.
   All interior doors have an automatic closure function.
2. All interior doors have an automatic closure fuction.
3. To the right of the scale is a knee-wall.



PROPOSED PLAN
SCALE: 1/8" = 1-0"

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Post-Design Floor Plan

Date: 05/15/2022

DETAILS ABOUT OUR PROJECT AND OUR BUSINESS

To,

Orlando Stratman & Sarosh Saher,
Village of Lake Zurich,
505 Tesler Road,
Lake Zurich, IL - 60047

Our Background

My wife Valerie and I've been residents of the Lake Zurich & Kildeer community since 2015. We moved here from Switzerland 7 years ago not knowing anyone in Illinois, but we came here to raise our young children in a safe and secure community purely based on what we read online when researching communities to live in. Now, 7 years later, we continue to believe that this was the best decision we made to raise our 3 children (Aged 13, 10 and 4) with respect to what community has done for us and the roots that we've grown with our friends and our neighbors.

In the next chapter of our growth, we are looking to start our first brick and mortar business within the community. My wife Valerie is an aspiring entrepreneur and has started and run several businesses from home while I have been a Senior Executive in Corporate America for many years. We have recently identified a Pet Care and Grooming Franchise Business called 'Scenthound' as our next adventure and have signed our Franchise Agreement in February of 2022. My wife will be owner & operator of this business on a day-to-day level.

What location have we identified?

We've determined a store location in Lake Zurich as our perfect location for our new business.

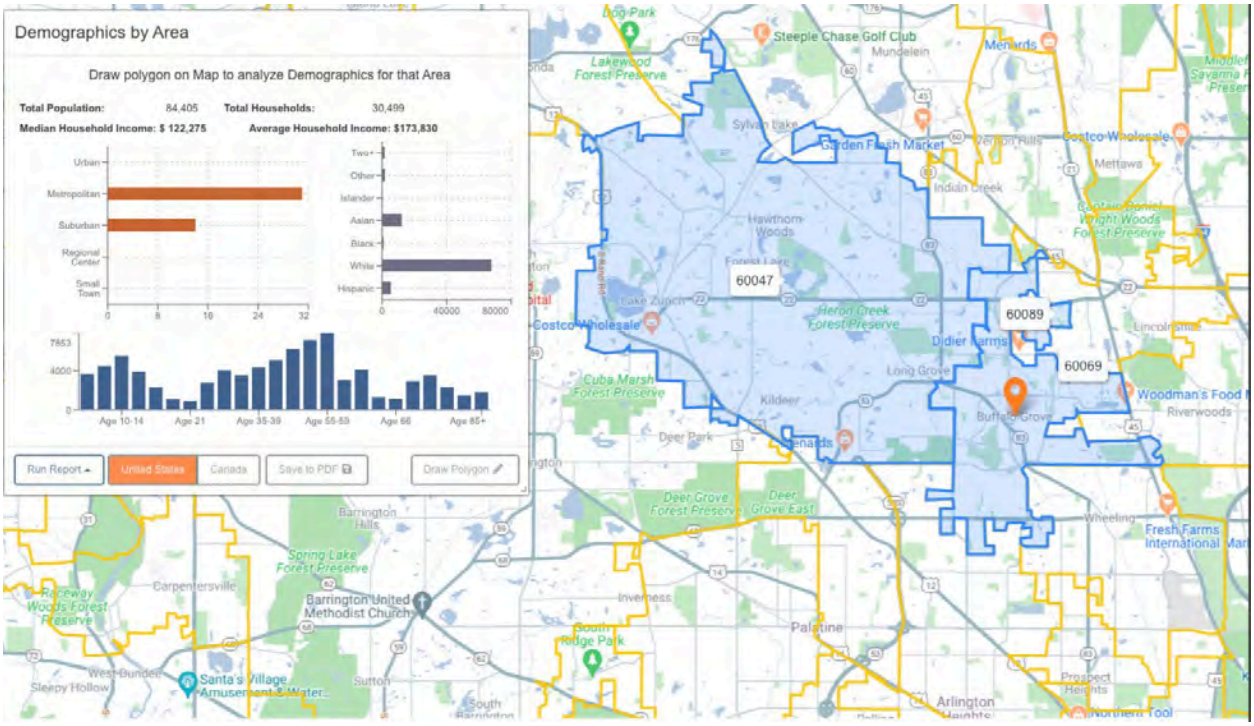
Details of the property are as follows:

Shopping Center:	Deerpath Court
Address:	708 South Rand Road, Lake Zurich- 60047
Company Owner:	The Fidelity Group LTD
Property Owner:	Jason Sfire
Property Status:	Existing Store front now vacant for occupancy

Why Lake Zurich?

Since February 2022, we've been scouting locations in the Lake Zurich and Kildeer area because we feel that being part of our community is vital to our lives and our business. We want to conveniently be located near shopping areas, retail establishments or restaurants areas so that our customers can conveniently drop off their Pets into our stores and then run their errands or grab a meal while their Pet is getting ready to be picked up.

What demographic considerations did we make?



In the 3 zip codes of interest:

- Total Population = 84,405
- Total Households = 30,499
- Median Household Income = $122,275
- Average Household Income = $173,830
- Higher density of target Age group = > 25 less than < 65

What business are we opening?

Scenthound is one of the fastest growing Pet Franchises in the country and has more than 30+ locations operating across the country and has another 180+ in various stages of development.

Please learn more about Scenthound's business**:** **https://www.prnewswire.com/news-releases/Scenthound-marks-remarkable-2021-growth-with-multi-unit-franchise-development-signings-301444651.html**

Key quotes from Tom Vogel the CEO of Scenthound:

"Over the last twelve months, Scenthound has been on an incredible trajectory of growth that we largely attribute to our keen knack for technology-driven innovation and the strength of our franchisees. Being pioneers in an ever-growing industry, we are proud to be revolutionizing how consumers approach pet care and expanding our franchise footprint across the country in 2021 and beyond," said Tim Vogel, CEO of Scenthound "With a unique

approach to routine and preventive dog care and a continuously evolving business model, we are confident that our success and complete disruption of the $100B pet industry will continue well into 2022."

"When we opened our doors years ago, we already knew that our brand was going to redefine the pet care industry and our success to date proves just that. Our strong and recession-resistant business model and unparalleled corporate support team prove to be a key component in both attracting and retaining franchisees," Vogel continued. "Scenthound's main goal has always been to remove barriers so that people can love and connect with their dogs. In the coming years, with strong local franchisees in cities across the country, we hope to further that goal by opening 100 units and sell an additional 200."

While our parent company name will be ARK Franchise Holdings Corporation, our Business will operate under the name Scenthound (Parent Franchisor is based in Jupiter, Florida and operates as Scenthound) where we will focus on Pet Parents who love their Dogs. Our business is solely focused on Dogs and will provide a subscription-based service (monthly payments) to Pet Parents across the Lake Zurich community where we will be able to take care of the health needs of our pet friends at an average of 35 - 40 mins per pet. We do not expect to have more than 4-5 pets inside our store at a time so our ability to service our Pet Friends as efficiently as possible is paramount to our business model.

What services do we provide and how are they priced?

We provide 5 primary services through a monthly subscription level across 3 tiers of membership. Our services base services at Scenthound are:

Skin
Coat
Ears
Nose
Teeth

Here are costs and service tiers that our business will provide at a monthly subscription level ***(kindly consider Tier 2 Pricing for the state of Illinois)***

Pricing Tier / Service Pricing Guide
August 2021

1. Membership Pricing:

Membership	Tier 1	Tier 2	Tier 3
1 – Base	$29.00	$35.00	$39.00
2 – Premium	$39.00	$45.00	$49.00
3 – Unlimited Premium	$59.00	$65.00	$69.00
Registration Fee	$30.00	$30.00	$30.00
Service Discount	25%	25%	25%
Minimum Wage	Up to $11	Up to $13	Up to $15
Rent / PSF	Up to $40	Up to $55	Up to $70

2. Membership Benefits:

Membership Benefits	#1 (Base)	#2 (Premium)	#3 (Unlimited)
Unlimited Baths	No	No	Yes
Nail Grind Included	No	Yes	Yes
24/7 Virtual Vet Access	No	Yes	Yes
Virtual Vet Access Fee*	N/A	$2.50	$2.50
Reciprocity	No	Yes	Yes
Rollover Baths	No	Up to 2	N/A
Service Discount	25%	25%	25%
In-Scenter Solutions Discount	None	25%	25%
Member Rewards	$50 Value	$100 Value	$100 Value

*$2.50 Virtual Vet Access Fee per member on premium membership is paid by Franchisee to Scenthound Services for access to VV Service.

3. Founders Pricing

Launch Marketing Wave	# Available	Registration Fee
Wave 1 - $10 Off	50	Waived
Wave 2 - $5 Off	100	Waived
Wave 3 – Full price	N/A	Waived
Open -> 30 days post open	N/A	$10

4. Non-Member & Service / Package Pricing:

Services	Current	Tier 1	Tier 2	Tier 3
E-scent-ials	$35.00	$40.00	$45.00	$50.00
Nail Clip	$10.00	$14.00	$16.00	$18.00
Nail Grind	$5.00	$6.00	$6.00	$6.00
Nail Clip & Grind	$15.00	$20.00	$22.00	$24.00
Toothbrushing	$10.00	$12.00	$14.00	$16.00
Ear Cleaning	$5.00	$10.00	$12.00	$14.00
Gland Expressing	$15.00	$20.00	$22.00	$24.00
Facial Scrub	$5.00	$6.00	$6.00	$6.00
Plaque Reduction	$25.00	$26.00	$28.00	$30.00
Deep Conditioner	$7.00	$8.00	$10.00	$12.00
Zymox Treatment	$10.00	$12.00	$12.00	$12.00
Eyes & Brows	$15.00	$16.00	$18.00	$20.00
Sanitary Trim	$15.00	$16.00	$18.00	$18.00
Paw Trim	$10.00	$12.00	$14.00	$16.00
Non-Anesthetic Dental	$185.00	$249.00*	$299.00*	$299.00*

Note: Non-Anesthetic Dental prices are recommended price. Price may change based on what the your market can sustain.

Packages	Current		Tier 1		Tier 2		Tier 3	
	NMBR	MBR	NMBR	MBR	NMBR	MBR	NMBR	MBR
Blow Out L1	$20.00	$15.00	$22.00	$16.50	$24.00	$18.00	$26.00	$19.50
Blow Out L3	$30.00	$22.50	$32.00	$24.00	$34.00	$25.50	$36.00	$27.00
Blow Out L3	$40.00	$30.00	$42.00	$31.50	$44.00	$33.00	$46.00	$34.50
Barber L1	$40.00	$30.00	$44.00	$33.00	$48.00	$36.00	$52.00	$39.00
Barber L2	$60.00	$45.00	$64.00	$48.00	$68.00	$51.00	$72.00	$54.00
Barber L3	$80.00	$60.00	$84.00	$63.00	$88.00	$66.00	$92.00	$69.00
Flea & Tick L1	$15.00	$11.25	$16.00	$12.00	$18.00	$13.50	$20.00	$15.00
Flea & Tick L2	$20.00	$15.00	$22.00	$16.50	$24.00	$18.00	$26.00	$19.50
Flea & Tick L3	$25.00	$18.75	$28.00	$21.00	$30.00	$22.50	$32.00	$24.00
Shedding L1	$40.00	$30.00	$44.00	$33.00	$48.00	$36.00	$52.00	$39.00
Shedding L2	$60.00	$45.00	$64.00	$48.00	$68.00	$51.00	$72.00	$54.00
Shedding L3	$80.00	$60.00	$84.00	$63.00	$88.00	$66.00	$92.00	$69.00
Shedding Prgm L1	N/A	$22.50	N/A	$24.75	N/A	$27.00	N/A	$29.25
Shedding Prgm L2	N/A	$33.75	N/A	$36.00	N/A	$38.25	N/A	$40.50
Shedding Prgm L3	N/A	$45.00	N/A	$47.25	N/A	$49.50	N/A	$52.75

Note: In the above chart, the current levels 1&2 have been combined into a new level 1; level 3 has become level 2; and the specialty level has become level 3 at a fixed price. All new levels reflect pricing more aligned with the level previously above them. For example, the new level 1 pricing is aligned with the previous level 2.

NMBR = Non-Member
MBR = Member

What is the look and feel of our store design?

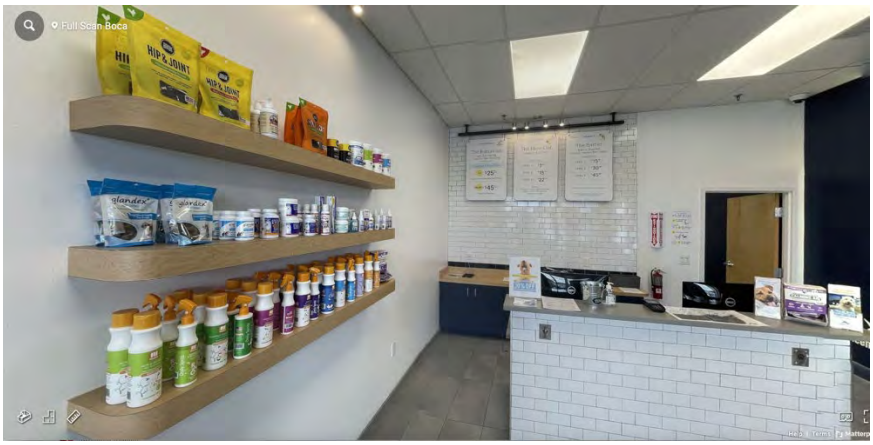
Our store will have a premium & contemporary look and feel where Pet Parents feel safe, secure and confident that their Pet's needs are being take care of. For our Architecture and Build out needs, we have enlisted the services of **Kaya Doyle (Architect) and Jason Sfire (General Contractor)**, respectfully. We hope their inclusion will make sure that we meet and exceed the requirements of the Lake Zurich village and allow us to closely partner with you as prepare to build and launch our business.

Please see some sample pictures below


scenthound
scenthound ROUTINE CARE & GROOMING


Full Scan Boca
ALL DOGS NEED ROUTINE CARE & BASIC GROOMING
Did you know?
S SKIN
C COAT
E EARS
N NAILS
T TEETH
80%
NAILS THAT ARE TOO LONG CAN CAUSE SKELETAL DAMAGE
80% OF DOGS ARE, YOUR DOG HAS PERIODONTAL DISEASE
DOGS ARE MORE PRONE TO EAR INFECTIONS THAN HUMANS


Full Scan Boca
ALL DOGS NEED ROUTINE CARE & BASIC GROOMING
Did you know?
S SKIN
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NAILS THAT ARE TOO LONG CAN CAUSE SKELETAL DAMAGE
80% OF DOGS ARE, YOUR DOG HAS PERIODONTAL DISEASE
DOGS ARE MORE PRONE TO EAR INFECTIONS THAN HUMANS
join the clean club



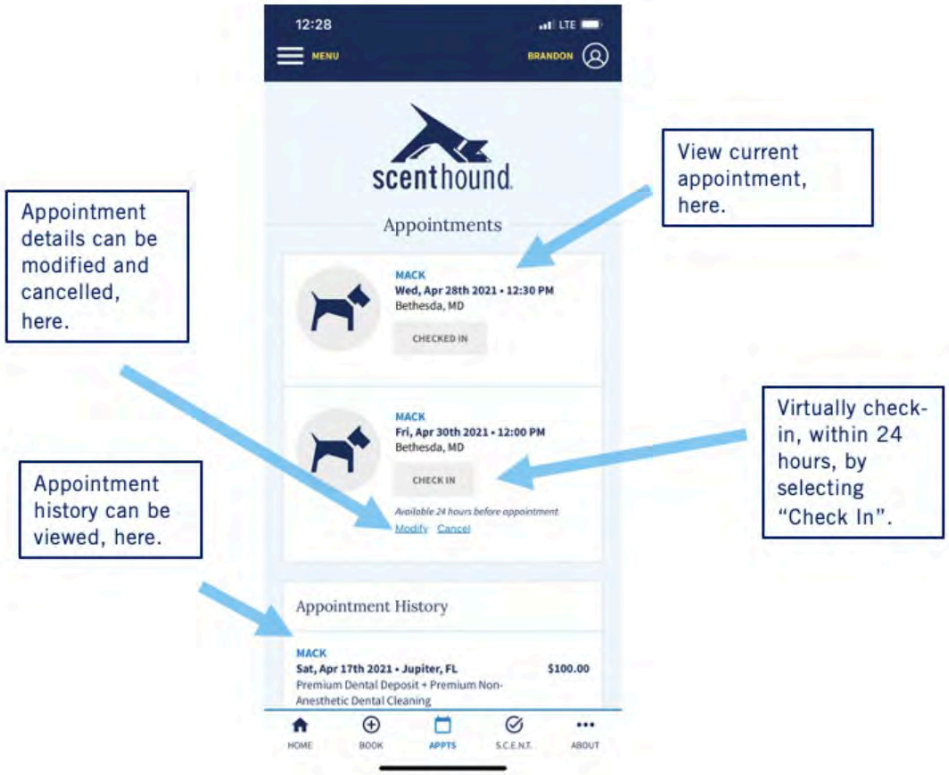
What are the key differentiators of our business?

The secret sauce of the Scenthound business is the Blue-Ocean Strategy that has allowed Tim Vogel and his team to take their Pet Business centered routine and preventive dog care to an explosive level. The model is based on the simplicity of what it provides as a service while addressing the needs of Dogs in areas that matter the most. The routine care Skin, Teeth, Nails and Ears of dogs allow them to live longer and healthier lives and reduce the burden of diseases through early detection as opposed to a yearly visit to the Vet.

Additionally, the business model is built around being able to service and support dogs at an average of 35-40 minutes rather than housing them for hours away from their Pet Parents causing further stress on the dogs from not being in their own environment.

Scenthound also use state of the art technology to provide our Pet Parents ease of mind by providing a scorecard of their Pet's health after every visit and we have an Cell Phone App that allows Pet Parents to set up appointments, get reminders, speak to their Virtual Vet and also know when their pet is ready to be picked up. Additionally, there is valuable information that we provide to our Pet Parents on how to take care of their Pets to make sure that they are happy and healthy.

See a few screenshots of our app:



S.C.E.N.T. TAB

The "S.C.E.N.T. Check" tab allows users to view past and current S.C.E.N.T. Checks.



How many employees will we hire, and wages will we pay?

Our business will be the first of its kind in Illinois and we hope to hire 4-5 employees in our store where we could have 3 Scent Techs (Junior level technicians) who would take care of our Pet Friends by giving them a bath, trim their nails, clean their teeth and their ears. One senior employee would be a Groomer who would be a trained and experienced Pet Groomer and would act as Mentor to their Junior employees. Additionally, we will have one Store Manager who would manage the front desk and run the store.

We expect to be very competitive with the wages that we will provide to our employees as we want to attract the right talent into our business, and we want them to feel valued and we want them to provide a stellar experience to our Pet Friends. It is our express intention to hire from within the community so that we can give back in our way to what the community has done for us. We intend to pay an average of 30% above minimum wage for our hourly employees and provide an annualized salary of above 35% to our Store Manager plus they will have an opportunity to share in tips with other employees.

In the future, as our business grows, we may also determine what additional benefits we could provide our employees.

Please see an example of the wage table below

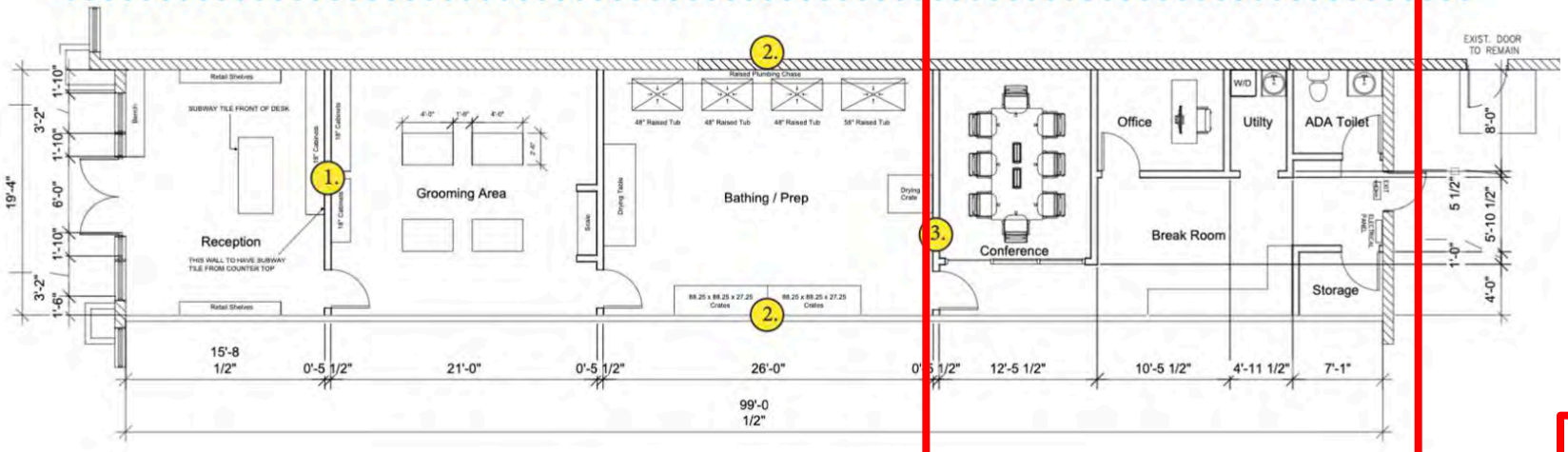
Role	State Minimum Wage (hourly) not including tips	10%	15%	20%
ScentTech	$ 12.00	$ 13.20	$ 13.80	$ 14.40
Role	**State Minimum Wage (hourly) not including tips**	**20%**	**30%**	**40%**
Groomer	$ 12.00	$ 14.40	$ 15.60	$ 16.80
Role	**State Minimum Wage for office manager (Annualized) not including tips**	**15%**	**25%**	**35%**
Store Manager	$ 37,369.00	$ 42,974.35	$ 46,711.25	$ 50,448.15

Further, to keep our employees happy and to invest in their future, part of our store design will incorporate a Break Area, a Conference Room / Training Room and employer provided snacks and beverages. We're intentionally building a store at 2036 sqft although this is not required by the Parent Franchisor because the right employee experience and morale will translate into how we operate our business and how we are part of our community. This additional buildout and sqft management will be an investment from our side and is not mandated by the Scenthound Parent franchise that requires only a maximum of 1300 sqft to operate.

See details of our employee area below:

NOISE-MITIGATION PLAN

1. The wall between the lobby and the grooming room shall be built to deck and filled with mineral-wool type insulation, and wall board shall be 5/8" sound-deadening gypsum, Quietrock or equal, to deck, both sides.
2. The tenant-shared walls in the bathing room (on either side of the room - behind tubs / behind cages) should either: a) use mineral-wool insulation, Quietrock, then FRP if unfinished, or b) have a new layer of Quietrock on top of the existing drywall before adding FRP if finished.
3. It is recommended that the wall between the bathing room and the back room use Quietrock as well, especially if the back room has an office.



PROPOSED PLAN

SCALE: 1/8" = 1-0"

Additional sqft added towards providing a superior employee experience.

How are we funding our business?

Our business is funded through a combination of funding strategies. We have successfully been approved by Huntington Bank for a Small Business Loan, simultaneously, we have already set up our 401k savings through the Roll Over for Business Start-ups (ROBS) program plus we have infused our personal equity into the business through a cash infusion.

The total start-up cost of the business including franchise fee would be $350,000 to $400,000 where we would attempt to spend a lion's share of the funds towards hiring local contractor and firms to help launch our business.

What is our business plan?

Our business plan is predicated on the fact that our community would enjoy the ease and convenience of our service that should show an increase in monthly subscriptions month over month and our stellar customer service and our passion for our Pet Friends should keep retention of membership high.

We expect to launch our store with 350 members on day 1 and expect to continuously grow our number every month while keeping our retention rate at 93% or better to get to 750 members.

To grow our membership numbers, we expect to spend about 1% of our revenue per month on national advertising and about $2,100 per month on local advertising such as social media, print advertising, local community events and partnering with the Village Office. We also intend to build strategic relationships animal shelters (to provide a Free bath & grooming service to newly adopted dogs), dog grooming schools (to hire young individuals for internship programs and eventually hire them) and veterinarian offices (so that we can refer our Pet Friends to them and the Vets can refer Pet Friends to us for routine care).



We've planned our business to every level of detail that we can think of to make sure that we can not only do justice to the Scenthound Brand but so that we have an opportunity to be an important pillar of our community and bringing jobs back into it. It is vitally important for us to be successful and to be able to show our children to how to build a business from the ground up. Please see below some details about our member growth and also our Year 1 (12 months of operations) forecast and projections. We have a 3-year plan that we've built considering all our variables.

YEAR	**YEAR 1**
Total Members	747
Membership Revenue (Membership + Add on's)	$ 501,154
Non Member Revenues	$ 82,189
Total Revenue	$ 583,343
Cost of Goods Sold	
Wages	$ 191,385
Scenter Manager Wages	$ 39,000
Royalties (Franchise Fee)	$ 35,001
Marketing Fee	$ 5,833
Technology Fee	$ 9,650
Cost of Retail Supplies	$ 14,584
Dental Care	$ 14,584
Credit card Fees	$ 16,334
Total Gross Margin	$ 256,973
Operating Expenses	
Total Rent	$ 44,400
Repairs & maintenance	$ 6,000
Office Expenses(Tel/Internet, Security, Utilities, Supplies, POS)	$ 10,400
Insurance (Business, Property, Liability)	$ 6,500
Licenses and Permits	$ 3,250
Marketing (excluding grand opening costs)	$ 24,996
Payroll Taxes *Calculated as a percentage of wages	$ 8,409
Depreciation	$ -
Other Operating	$ 17,334
Total Operating Expenses	$ 118,308
Net PROFIT	$ 138,665

Our closing comments

We've spent the last 7 years being very active in our community, my wife is the Chair of the PTO for Kildeer Countryside Elementary school, she ran the Girl Scout and Boys Scout troop for Elementary school as a Troop Leader, we have conducted several fund-raising events for the Village of Kildeer and the Chief of Police's special Olympics charity, we've also been part of several keep Kildeer clean initiatives and continue to look for opportunities where we contribute to our community.

We hope that you will consider our application towards starting our business and allow us to further grow within the community and continue to grow bonds that exist for a long time through us and our children.

With Gratitude,

Valerie Converse & Mo Dastagir
With additional support from:
Raina Dastagir (Aged 13)
Azlan Dastagir (Aged 10)
Kaizer Dastagir (Aged 4)

ZONING APPLICATION

Community Development Department
505 Telser Rd.
Lake Zurich, IL 60047
Phone: (847) 540-1696
Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: 708 S RAND ROAD, LAKE ZURICH, IL - 60047
2. **Please attach complete legal description**
3. Property Identification number(s): 14-20-404-045
4. Owner of record is: THE FIDELITY GROUP LTD Phone: 847-438-5000
   E-Mail jasone fgltd.net Address: 795 ELA SUITE 110, LAKE ZURICH, IL - 60047
5. Applicant is **(if different from owner)**: VALERIE CONVERSE Phone: 847-666-8732
   E-Mail Valerie.converse@gmail.com Address: 21859 N WOLTER LN, KILDEER, IL- 60047
6. Applicant's interest in the property (owner, agent, realtor, etc.): LESSEE
7. All existing uses and improvements on the property are: RETAIL STORE INSIDE DEERPATH COURT SHOPPING AREA
8. The proposed uses on the property are: DESIGN & SET UP FOR A DOG GROOMING BUSINESS
9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions: NONE
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property: NONE
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

VALERIE CONVERSE
(Name of applicant)

(Signature of applicant)

Subscribed and sworn to before me this 17 day of May, 2022.

Evette S. Miller
(Notary Public)

EVETTE S MILLER
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 22, 2022

My Commission Expires 9.2.2022

Jason A. Sfire
(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this 18 day of May, 2022.

Sandra Morga
(Notary Public)

SANDRA MORGA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
August 08, 2023

My Commission Expires 8-8-2023

indicate what form of zoning relief your application requires. For assistance, please contact Staff:

☐ Zoning Code **Map** Amendment to change zoning of Subject Property from ____ to ____

☐ Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code _____

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

☐ Special Use Permit/Amendment for _____

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Planned Unit Development/Major Adjustment/Amendment

(Planned Unit Developments are a distinct category of special use and are intended to create a more desirable environment than through strict application of the zoning and subdivision regulations. See Section 22-105 of the Lake Zurich Zoning Code for specific standards. Please list all the 'modifications' requested in the cover letter.)

☐ Variation for _____

(See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter.)

☐ Modification to the Land Development Code (includes retaining walls more than 2 feet in height)
(See Section 10-6-18 of the Land Development Code for specific standards.)

☐ Preliminary Plat of Subdivision

☐ Final Plat of Subdivision or Amendment to Plat of Subdivision
(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

☐ Site Plan Approval/Major Adjustment/Amendment
(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Exterior Appearance Approval or Amendment
(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

APPLICATION TO ANNEX CERTAIN TERRITORY

All land annexed to the Village is classified automatically after such annexation in the R-1\2 Single Family Residential District. The owner must file an application for a Zoning Map amendment if he or she desires a different zoning classification for the Subject Property.

☐ Petition to Annex Certain Territory (Please complete attached petition)

☐ Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

☐ Comprehensive Plan **Map** Amendment for _____

_____

☐ Comprehensive Plan **Text** Amendment for _____

_____

EXHIBIT A
LEGAL DESCRIPTION OF SHOPPING CENTER

PARCEL 1: LOTS 4 AND 5 IN DEERPATH COURT RETAIL CENTER, BEING A SUBDIVISION AND RESUBDIVISION OF PART OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE SECOND AMENDED AND RESTATED PLAT THEREOF, RECORDED OCTOBER 10, 1990 AS DOCUMENT 2952457 IN LAKE COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 AND 3 IN DEERPATH COURT RETAIL CENTER THIRD RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN DEERPATH COURT RETAIL CENTER OF PART OF THE SOUTH HALF OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 2001 AS DOCUMENT 4781048, IN LAKE COUNTY ILLINOIS.

Community Development Department
505 Telser Road
Lake Zurich, IL 60047
P: (847) 540-1696 F: (847) 726-2182
www.LakeZurich.org
Permits@LakeZurich.org

Permit Application

Date of Application 05/16/2022

Project Information

Property Address: 708 S RAND ROAD, LAKE ZURICH, IL - 60047

Type of Project: BUILD - OUT

Owner's Name/Address: THE FIDELITY GROUP LTD
(If different from above)

Business Name:
(For commercial/industrial applications only)

Owner's Phone: 847 - 438 - 5000

Value of proposed construction/improvements: $ 105,000

Owner's Email: jason@fgltd.net

Description of Work

Build out of location to run a dog grooming business. All business plans and architectural diagrams are attached for review.

Contractor Information

Contractors are required to be registered with the Village of Lake Zurich. Please refer to the Contractor Registration Application.

General Contractor: FIDELITY CONSTRUCTION Phone: 847 - 438 - 5000

Address: 795 ELA RD, LAKE ZURICH, IL - 60047 E-mail: jason@fgltd.net

Other Contractor: Type: Phone:

Address: E-mail:

Other Contractor: Type: Phone:

Address: E-mail:

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Printed Applicant Name: VALERIE CONVERSE Phone: 847.666.8732

Applicant Signature:

Property Owner Signature:

Owner or Contractor
(Please Select One)

Application must be signed by the property owner. A signed letter of authorization/contract from the property owner must be submitted with the application in lieu of signature on application.

Director of Building and Zoning Signature: Date:

Additional Contractors

Contractors are required to be registered with the Village of Lake Zurich. Please refer to the Contractor Registration Application.

Other Contractor: _____ **Type:** _____ **Phone:** _____

Address: _____ **E-mail:** _____

Other Contractor: _____ **Type:** _____ **Phone:** _____

Address: _____ **E-mail:** _____

Other Contractor: _____ **Type:** _____ **Phone:** _____

Address: _____ **E-mail:** _____

Other Contractor: _____ **Type:** _____ **Phone:** _____

Address: _____ **E-mail:** _____

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

At the Heart of Community

PROCEDURE FOR BUSINESS OCCUPANCY IN LAKE ZURICH

1) Contact Community Development Department to determine if use is permitted at specific location. If use is permitted, follow step #2. If use is not permitted or requires a Special Use permit, follow step #7.

2) If your business proposes selling and/or serving alcohol, contact Michael Duebner at 847-540-1690 for liquor license requirements.

3) If your business proposes selling and/or serving food, contact the Lake County Health Department at 847-377-8040 for requirements.

4) If no alterations or improvements (structural, plumbing, electrical, etc.) are proposed, complete the attached forms and return them to the Building & Zoning Department along with the required inspection fee. After zoning approval, applicant will be contacted to schedule inspections. Please call 48 hours in advance of required inspection time. Inspections are conducted M-F between 8:30a.m.-3:30p.m.

5) Completed forms can be e-mailed directly to **Permits@LakeZurich.org**. The fee can be paid by cash, check (payable to the Village of Lake Zurich), and credit card or online at: ***http://LakeZurich.org/Epay***. All credit card and online payments are subject to a 2.25% processing fee.

6) If alterations/improvements are proposed, contact the Building & Zoning Department for permit requirements.

7) Once all inspections have passed and the Certificate of Occupancy is ready to be issued, a business representative will be required to sign for the Certificate at the Community Services Facility. If applicable, the business license fee will be due at time of Certificate issuance.

8) Businesses that are not permitted or require a Special Use permit need to receive approvals prior to occupancy allowance. The application process is approximately 60 days. Contact the The Village Planner at 847-540-1759 to arrange for a pre-application meeting.

FEES FOR OCCUPANCY INSPECTION:

Square footage:	**Fees**
0 - 5,000	$170.00
5,001 - 10,000	$255.00
10,001 - 50,000	$365.00
More than 50,001	$505.00

PLEASE SUBMIT A FLOOR PLAN INDICATING THE AREA YOU INTEND TO OCCUPY WITH THE APPLICATION

Failed inspections are allowed one re-inspection. Additional re-inspections are scheduled after a re-inspection fee is paid

COMMUNITY DEVELOPMENT DEPARTMENT
505 Telser Road
Lake Zurich, Illinois 60047
(847) 540-1696
Fax (847) 726-2182
Permits@LakeZurich.org
www.LakeZurich.org

At the Heart of Community

BUSINESS LICENSE & OCCUPANCY APPLICATION

ATTACH FLOOR PLAN CLEARLY ILLUSTRATING THE BUILDING AREA YOU INTEND TO OCCUPY

Check one of the following:

- [x] Existing Building: New Tenant, No Alterations
- [ ] Existing Building: New Tenant, Alterations to Building
- [ ] Existing Building: Name/Ownership Change Only
- [ ] New Building: New Occupant

Other: _____

1. Business Name: ARK FRANCHISE HOLDINGS CORPORATION D.B.A SCENTHOUND
2. Location/address: 708 S RAND RD, LAKE ZURICH, IL Business Phone: 847-754-9247
3. Business owner's name: VALERIE CONVERSE Email: vconverse@scenthound.com
4. **Circle one:** Single ownership, partnership, (corporation), joint venture, other: _____
5. Property Owner Name: THE FIDELITY GROUP LTD Phone: 847-438-5000
6. Emergency Contact Name: MIO DASTAGIR Address: 21859 N WOLTER LN, KILDEER Phone: 847-666-8732
7. Type of business use (BE SPECIFIC) – if an office – what type of service, if retail, what products are sold, if manufacturing, what products, etc. DOG GROOMING AND WELLNESS BUSINESS. NO BOARDING FOR DOGS.
8. Employee/Building Data:

Total Number of Employees	5
Number of Toilet Rooms	1
Number of Exits	2
Total Square Footage of space	2036
Proposed Move In Date:	JUL-15
Parking Spaces Required	3

9. Will trucks be parked on site? NO If yes, where/how many? _____
10. Will hazardous chemicals/material be stored on site? If yes, a list must be provided of hazardous chemicals. NO
11. A separate permit is required for parking lot sealing/restriping. Initial to acknowledge: VC
12. A permit and screening is required for changes to rooftop mechanical units. Initial to acknowledge: VC
13. Permanent & temporary signs require a permit (including banners etc). Initial to acknowledge: VC
14. Outdoor storage is not permitted; dumpsters shall be within approved enclosures. Initial to acknowledge: VC
15. RPZ (backflow preventers) shall be certified annually. Initial to acknowledge: VC

NO BUSINESS SHALL BE OCCUPIED WITHOUT A CERTIFIED OF OCCUPANCY AND BUSINESS LICENSE ISSUED BY THE VILLAGE OF LAKE ZURICH. FAILURE TO OBTAIN CERTIFICATE AND OR BUSINESS LICENSE MAY RESULT IN BUSINESS CLOSING AND OR FINES.

Vcl Converse — Signature – business owner/agent Responsible for above requirements

VALERIE CONVERSE — Printed name – business owner/agent

05/16/2022 — Date

Office Use Only: Zoning SIC#: _____ _____ Approved Denied

Comments

Building and Zoning Signature: _____ Date: _____

PUBLIC WORKS DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

At the Heart of Community

INDUSTRIAL WASTEWATER QUESTIONNAIRE

Facility Name: SCENT HOUND - LAKE ZURICH

Facility Address: 705 S RAND ROAD, LAKE ZURICH, IL - 60047

Telephone Number: 847 - 666 - 8732

Facility Representative: VALERIE CONVERSE

Describe the type of business activity at this location:

DOG GROOMING AND WELLNESS

Number of employees: 5 Days of operation: 6

Hours of operation: 8AM - 5PM

List all North American Industry Classification System Numbers (SIC Numbers): _____

Does this facility generate any wastewater from any manufacturing process?
Yes ☐ No ☒

Does this facility operate a pretreatment process or device used for treating wastewater prior to discharge to the sewer? Yes ☐ No ☒

Does this facility have a grease trap? Yes ☐ No ☒
If yes, how many? _____

Name of person completing this report: VALERIE CONVERSE

Title: PRESIDENT

For Office Use Only

Date Received: _____

Further Action Necessary: _____

Reviewed By: _____ Date: _____

FIRE DEPARTMENT
Fire Prevention Bureau

1075 Old McHenry Road
Lake Zurich, Illinois 60047

(847) 540-5073
FAX: (847) 550-1779
LakeZurich.org

At the Heart of Community

OCCUPANCY DIRECTORY / EMERGENCY CONTACTS

FAX BACK TO FIRE PREVENTION BUREAU 847-550-1779

OR EMAIL TO: FIRE.BUREAU@LAKEZURICH.ORG

Date: 05/16/2022

Name of Business: SCENTHOUND - CAKE ZURICH

Business Address: 708 S RAND ROAD, LAKE ZURICH, IL - 60047

Business Phone: 847 - 666 - 8732

Business Email: vconverse@scenthound.com

Business Owner: VALERIE CONVERSE After Hrs Phone: 847-666-8732

Building Owner: THE FIDELITY GROUP LTD ***Phone:*** 847 - 438 - 5000

Building Owner Mail Address: 795 ELA ROAD, SUITE 110

City: LAKE ZURICH ***State:*** IL ***Zip:*** 60047

Building Owner Email: jason@fgltd.net

LIST THE EMERGENCY CONTACTS THAT CAN BE CALLED FOR INFORMATION AFTER BUSINESS HOURS

Name: MO DASTAGIR Primary Phone: 847-754-9247

Secondary Phone: _____

Name: _____ Primary Phone: _____

Secondary Phone: _____

Name: _____ Primary Phone: _____

Secondary Phone: _____

FINANCE DEPARTMENT

70 East Main Street
Lake Zurich, Illinois 60047

(847) 438-5141
LakeZurich.org

At the Heart of Community

UTILITY BILLING ACCOUNT APPLICATION

PROPERTY SERVICE ADDRESS

Street Address: S, RAND ROAD		Unit #: 708
City: LAKE ZURICH	State: IL	Zip: 60047

PROPERTY OWNER

Name (Last, First): THE FIDELITY GROUP LTD	Home Phone: 847-438-5000
Email: jason @ fgltd.net	Cell Phone:
Previous Lake Zurich Utility Billing Customer? (X) YES ( ) NO	Work Phone:
Mailing Address (if different):	Unit #:
City:	State: Zip:

"Can we sign you up for the free official Village e-newsletter, *Benchmarks*?" (X) YES ( ) NO

OCCUPANCY INFORMATION

Date to Start Service: 05/23/2022	Is this property ( ) Owner Occupied or (X) Rental?
IF RENTAL PROPERTY*	
Tenant Name (Last, First): CONVERSE, VALERIE	Tenant Phone: 847-666-8732
Party to be billed: ( ) Owner (X) Tenant	

*Pursuant to Village regulation, the property owner and any tenants are jointly liable and agree to pay the Village of Lake Zurich as prescribed in the effective Village rate schedules and to comply with all applicable Village ordinances related to water and sewer matters.

IDENTIFICATION AUTHENTICATION

Primary Account Holder	
Name (Last, First) CONVERSE, VALERIE	Type of ID: DRIVERS LICENSE
If Other Identification, Explain:	Last four digits of government issued ID: 4620
Additional Authorized Parties (Optional)	
Name (Last, First) DASTAGIR, MOHAMMED	Type of ID: DRIVERS LICENSE
If Other Identification, Explain:	Last four digits of government issued ID: 7364
Name (Last, First)	Type of ID:
If Other Identification, Explain:	Last four digits of government issued ID:

AGREEMENT

I hereby certify that the information provided is complete and accurate to the best of my knowledge. I/We understand and agree to the above conditions, which will remain in force until the Village receives written notice to terminate the above service.

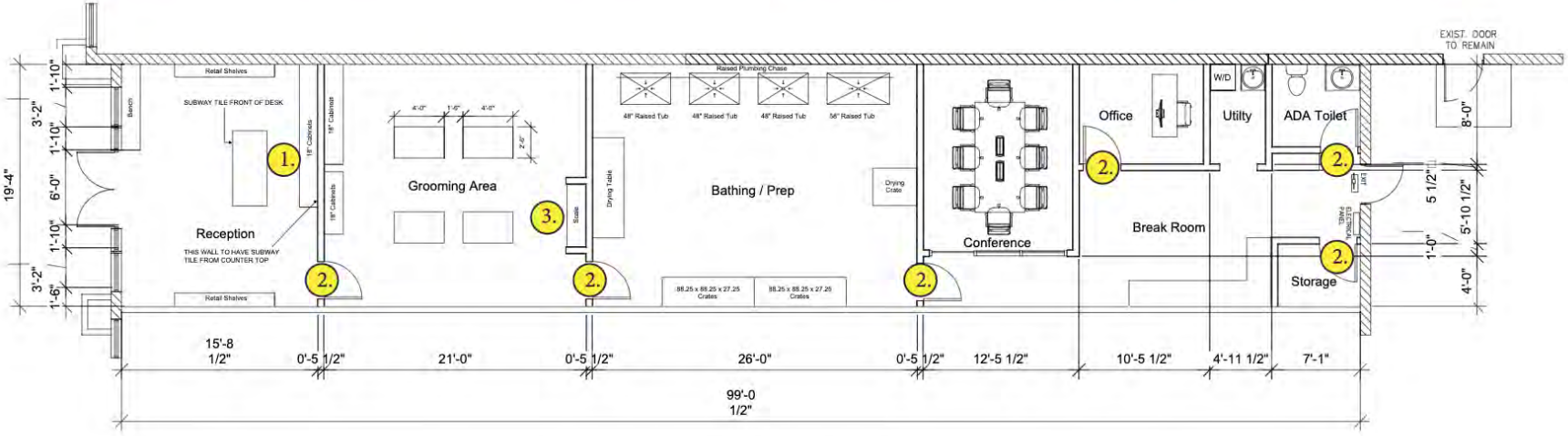
Account Holder Signature: Val Converse Date: 05/16/2022

INTERNAL USE ONLY

Date Application Received: _____ ID Verified by Staff: _____ Processed: _____

FLOOR PLAN

1. Power and Ethernet to travel down wall and under concrete floor, up to desk; power and Ethernet are supplied to both sides of the desk.
   All interior doors have an automatic closure function.
2. All interior doors have an automatic closure fuction.
3. To the right of the scale is a knee-wall.

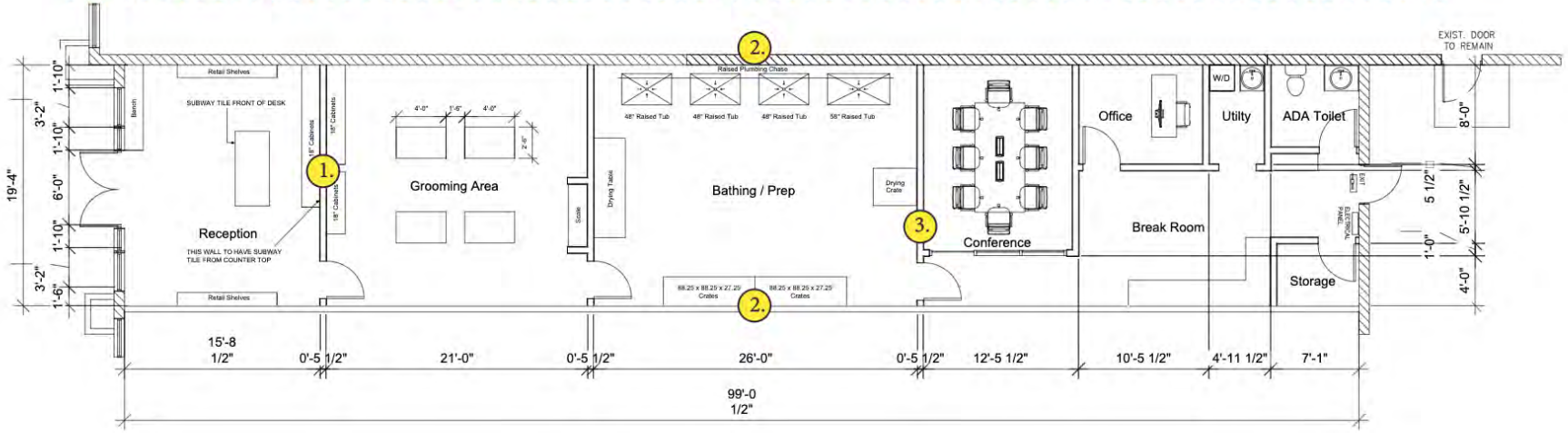


PROPOSED PLAN
SCALE: 1/8" = 1-0"

© Rollout Connection 2021 | PROPERTY OF ROLLOUT CONNECTION |
Replication is not allowed without written authorization from Rollout Connection.

NOISE-MITIGATION PLAN

1. The wall between the lobby and the grooming room shall be built to deck and filled with mineral-wool type insulation, and wall board shall be 5/8" sound-deadening gypsum, Quietrock or equal, to deck, both sides.
2. The tenant-shared walls in the bathing room (on either side of the room - behind tubs / behind cages) should either: a) use mineral-wool insulation, Quietrock, then FRP if unfinished, or b) have a new layer of Quietrock on top of the existing drywall before adding FRP if finished.
3. It is recommended that the wall between the bathing room and the back room use Quietrock as well, especially if the back room has an office.



PROPOSED PLAN
SCALE: 1/8" = 1-0"

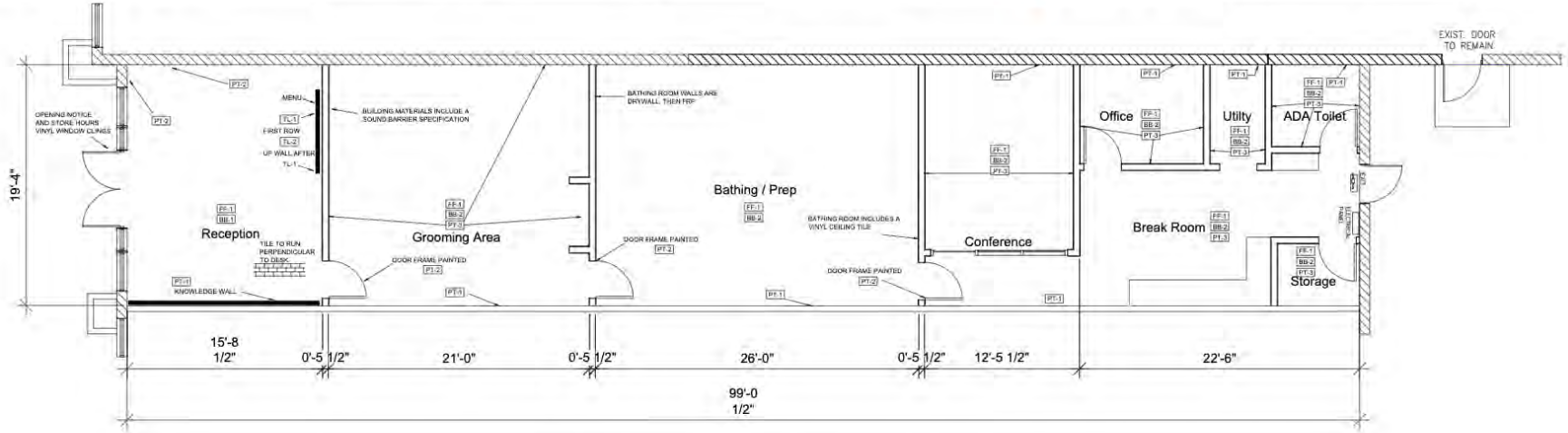
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FINISH & MATERIAL PLAN

FINISH LEGEND

CALL OUT	TYPE	MFG	DESCRIPTION	NOTES
PT-1	SATIN	SHERWIN WILLIAMS	SW 6244 NAVAL	ACCENT PAINT
PT-2	SATIN	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE SATIN	LOBBY MAIN WALL PAINT
PT-3	SATIN	SHERWIN WILLIAMS	SW 6253 OLYMPUS WHITE	SERVICE ROOM MAIN WALL PAINT
TL-1	TILE	DALTILE	GLOSSY NAVY BLUE ACCENT; SEMI GLOSS 6"X3"	TO BE USED AS THE BASE ROW FOR THE FRONT DESK AND TILED WALL
TL-2	TILE	DALTILE	GLOSSY ARCTIC WHITE; SEMI-GLOSS 6"X3"	TO BE USED ABOVE THE ROW OF GLOSSY NAVY BLUE
BB-1	COVE BASE TILE	DALTILE	STYLE: VL79; COLOR: ELECTRIC MOSS	6"X12" COVE BASE
BB-2	COVE BASE VINYL	JOHNSONITE	STYLE: TA5; COLOR: COLONIAL GREY	INSTALLED IN ALL ROOMS EXCEPT LOBBY
FF-1	TILE	DALTILE	STYLE: VL79; COLOR: ELECTRIC MOSS	12"X24"
FRP	FRP	MARLITE	COLOR: WHITE	FLAT NON-TEXTURED

ROOM NAME	WALL	FLOOR FINISH	BASE	CEILING
LOBBY	GYP. BD. PAINT	TILE	TILE	ACT @ 10'-0" A.F.F.
GROOMING	GYP. BD. PAINT	TILE	VINYL	ACT @ 10'-0" A.F.F.
BATHING & PREP	FRP	TILE	VINYL	ACT-V @ 10'-0" A.F.F.
BACK ROOM	GYP. BD. PAINT	TILE	VINYL	ACT @ 10'-0" A.F.F.
ADA RESTROOM	GYP. BD. PAINT	TILE	VINYL	ACT @ 10'-0" A.F.F.



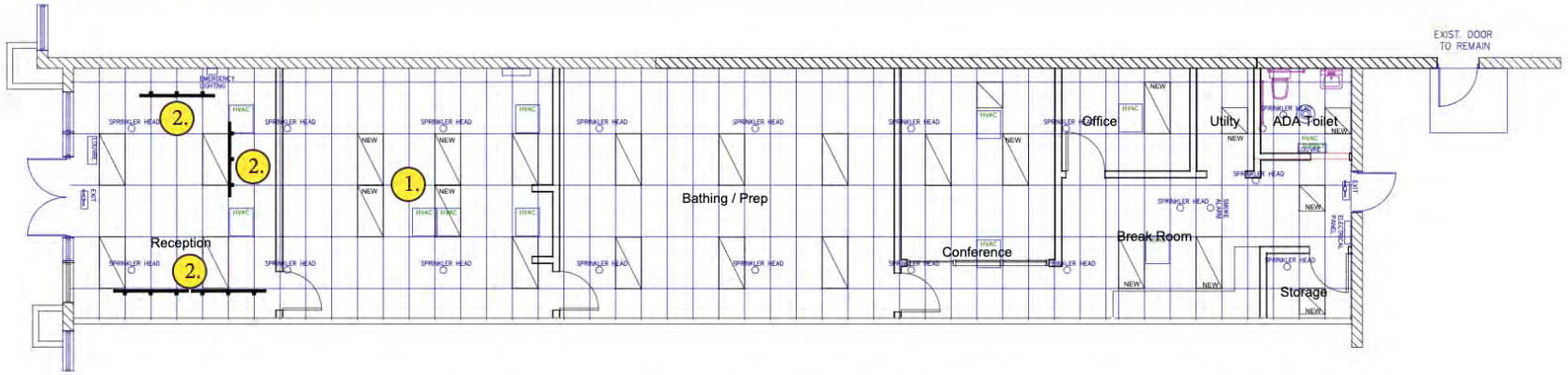
FINISH PLAN
SCALE: 1/8" = 1-0"

LIGHTING PLAN

1. Lighting should be positioned directly over each grooming station.
2. Three groups of track lights; one set on the retail shelving, one focused on the knowledge wall, and the last on the menu.

All lights have a 30-minute motion feature.

Track lighting and ceiling lights are on separate timers.



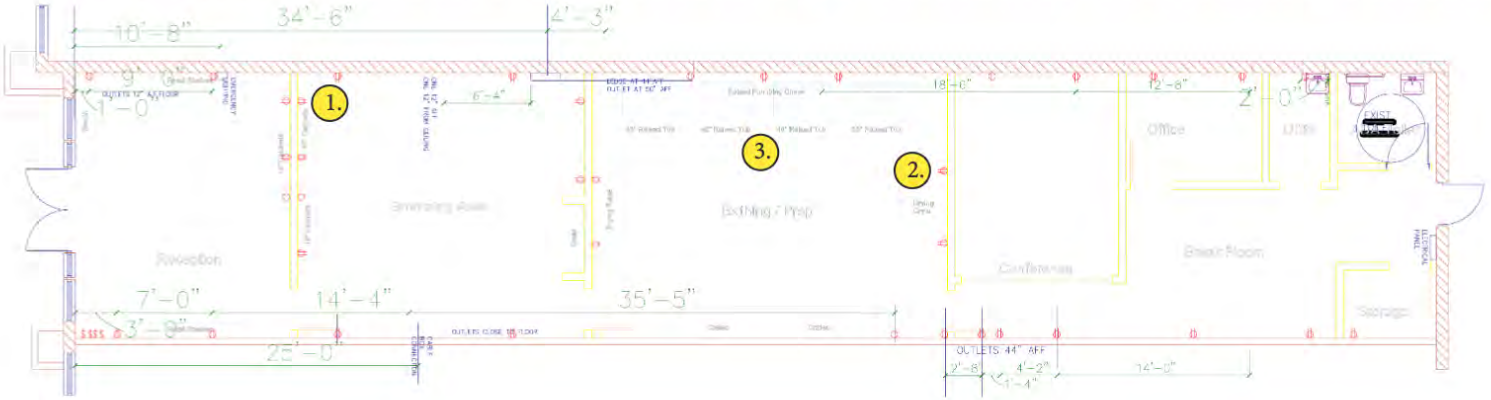
REFLECTED CEILING PLAN

SCALE: 1/8" = 1-0"

NEW = PROPOSED

POWER PLAN

1. Cabinet wall to have a duplex and data port for TV monitor install.
2. Drying crates must be on a 30-minute timer.
3. Electrical for each blow dryer between the tubs to be on dedicated line to prevent tripping the breaker when in use. (Will change in plan after prototype approval.)



OUTLET LOCATIONS
SCALE: 1/8" = 1-0"

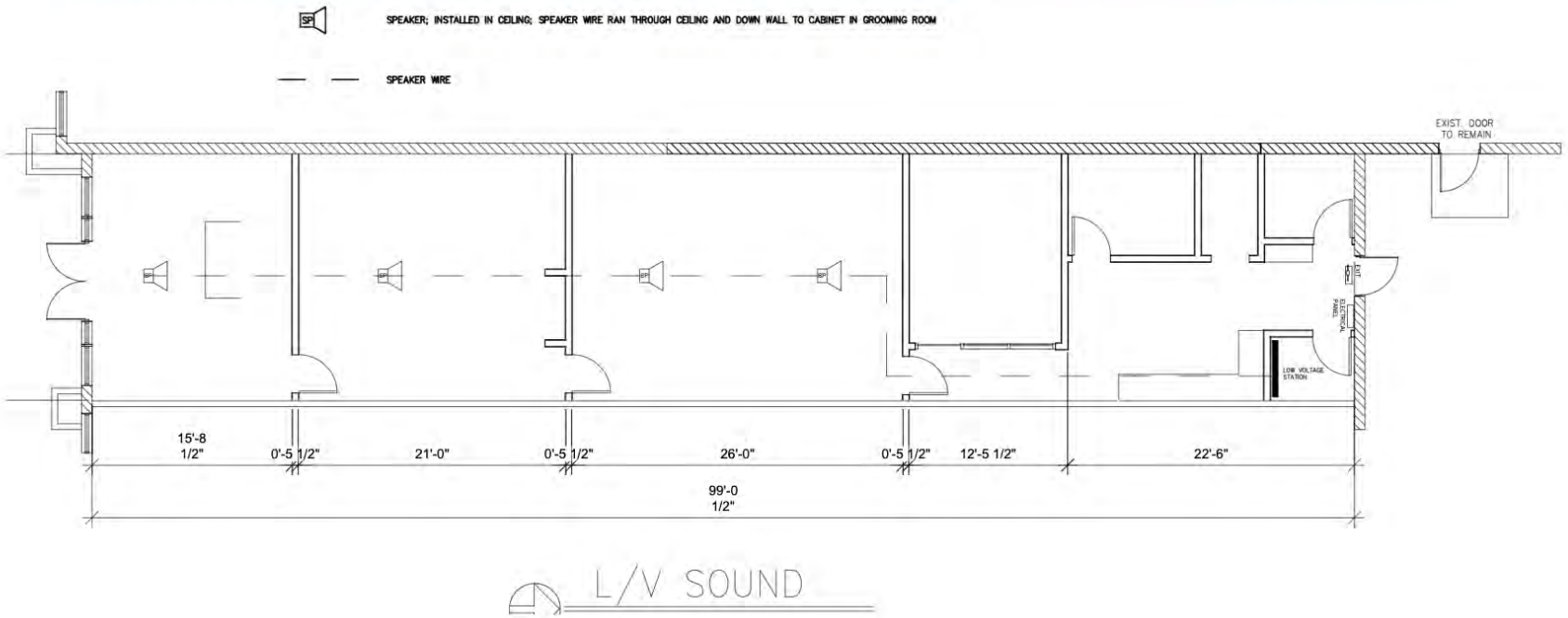
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LOW VOLTAGE PLAN

SOUND

- Wired in sequence, single volume control located in BOH.

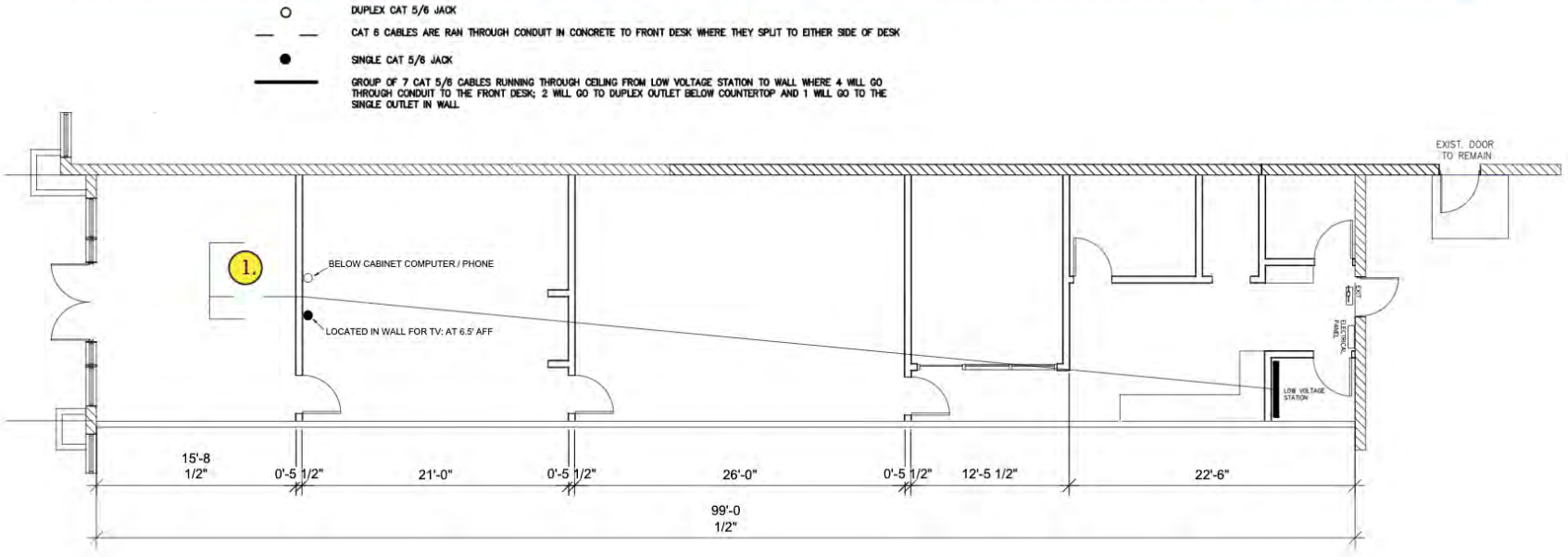


L/V SOUND

LOW VOLTAGE PLAN

PHONE

1. VOIP through computer at front desk.
POTS line usually not required unless needed as a base building fire alarm system.



L/V COMPUTER/ PHONE

SCALE: 1/8" = 1-0"

LOW VOLTAGE PLAN

CAMERA

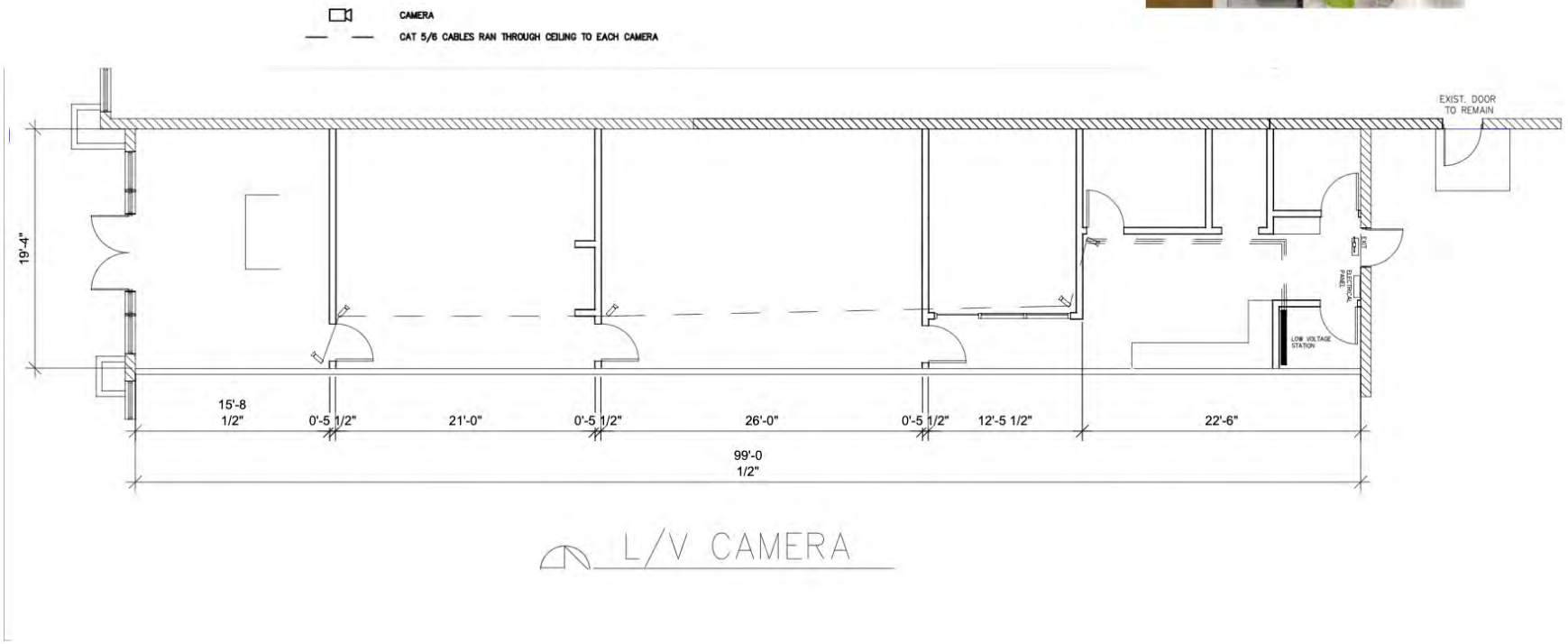
- GC to provide conduit as needed and CAT 5-E wiring in ceiling to camera locations, leaving a 6' loop at end.
- Cameras provided and installed by Verkada.



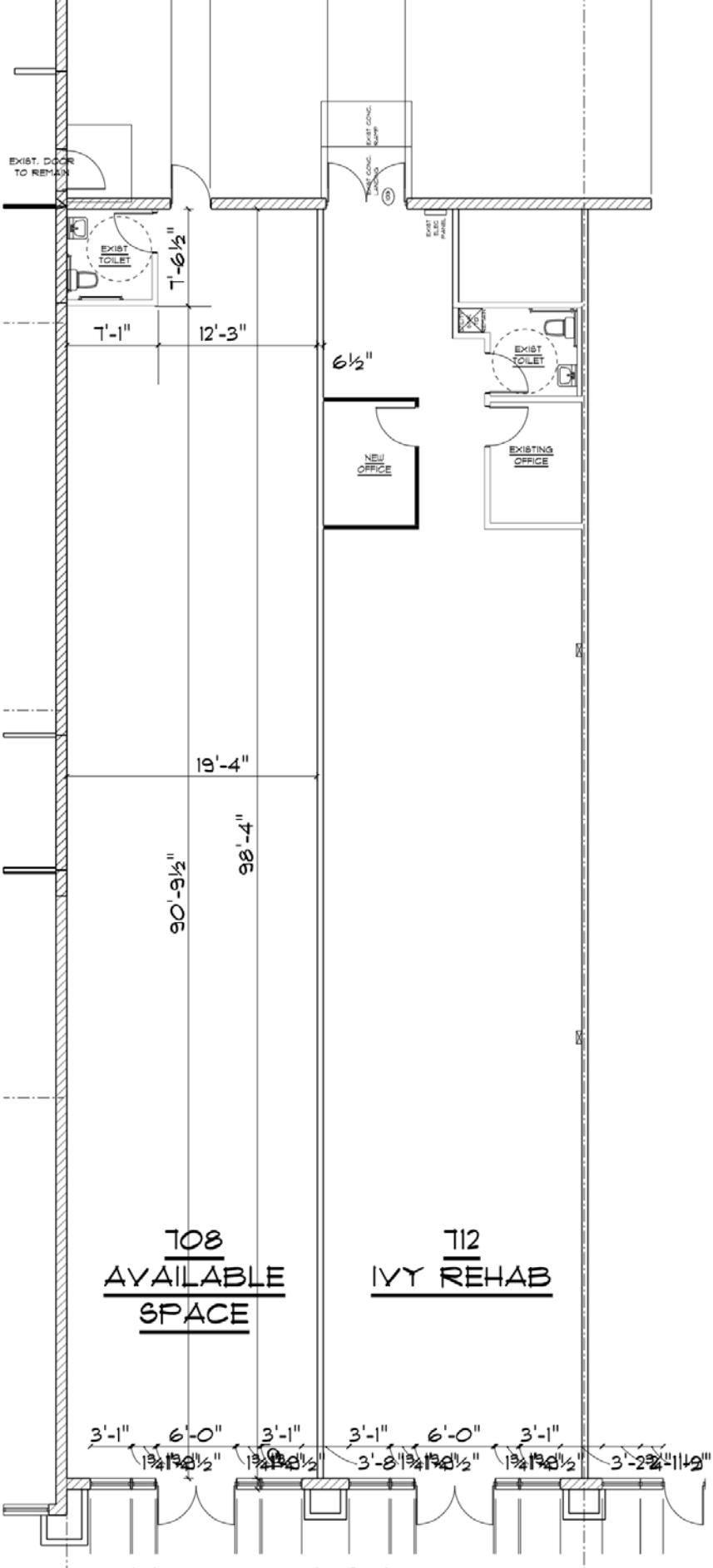
Picture of low voltage station in Boca.

11 Cat 5/6 Cables (Black)
4 power cameras
7 power computer / phone

1 Cat 5/6 Cable (Yellow)
Supplies internet from router to network swtich.



L/V CAMERA



FLOOR PLAN

SCALE: 1/8" = 1-0"

scenthound®

Design & Construction Manual

SCENTHOUND DESIGN & CONSTRUCTION MANUAL 2021
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NOTE: If the general contractor or project management firm finds any discrepancies between the Design & Construction Manual and the construction documents for specific franchisee locations they shall immediately be brought to the attention of the Rollout Connection for clarification prior to ordering or installing materials, fixtures or equipment.

WORKING WITH ROLLOUT CONNECTION

Welcome to the Scenthound Design & Construction Manual, provided to you by the team here at Rollout Connection. Here you will find the Brand Standard for the design and construction of each Scenthound location.

ABOUT US

Our team has decades of combined experience managing projects for franchise chains of all sizes, including rapidly-growing brands such as Aroma Joe's, Beard Papa's, CityRow, The Lash Lounge, Sweetwaters Coffee & Tea, and more. Franchise buildouts are all we do. Our over-riding goals are to remove friction from the construction process and accelerate franchise openings. We are entrepreneurs at heart, we love being a part of helping you grow your business and that of your franchisees, and we work every day to continue to grow our company in a way that earns and honors your trust.

LITTLE CONSTRUCTION EXPERIENCE?

Franchisees typically have little to no commercial construction experience; and to complicate matters, there are fewer and fewer qualified local commercial GC's and subcontractors in today's market.

LACK OF TIME?

Even Franchisees with some construction experience suffer from a lack of time - keeping busy with another full-time job or business, family obligations, and start-up activities such as hiring employees and marketing the business for a successful launch.

WATCHING THE BUDGET?

Lack of commercial construction experience and time to properly manage the project can wreak havoc on the budget - including failing to secure enough funds to complete the project, being hit with unreasonably high contractor bids and cost overruns, and delaying the opening of the business to miss out on all-important revenue.

EXPERIENCED, CARING HANDS

We celebrate franchise entrepreneurship and all we do are franchise buildouts. We manage over $20 Million of projects annually all over the country - that's a lot of new franchise locations!

SAVE (A LOT OF) TIME

Not only is our franchise buildout program designed to be completely turn-key to allow you to focus on other important activities, our finely-tuned process typically shaves 4-8 weeks off the construction timeline.

SAVE MONEY, MAKE MONEY

Our seasoned team ensures accurate architectural plans are provided for a no surprises experience, competitively drives down bids from our national stable of general contractors, and manages faster project completion to get Franchisees open and generating revenue weeks and even months faster.

SCHEMATIC & DESIGN DEVELOPMENT PACKAGE GUIDELINES

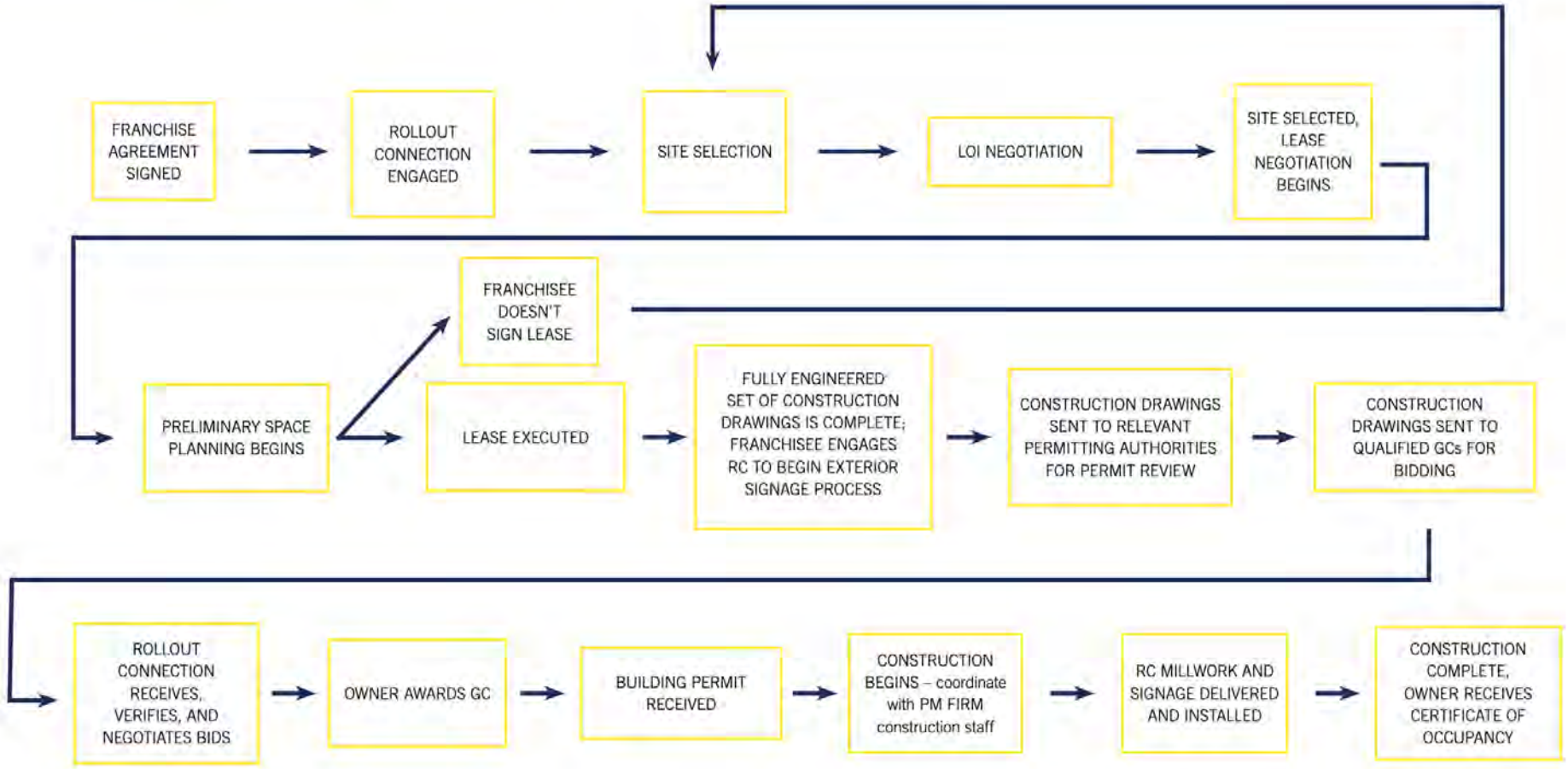
Each building and space will have their own set of unique characteristics. These will include a variety of layouts, square footage differences and support obstructions. With this in mind we must continue to strive to ensure Scenthound design and construction standards, laid out in this manual, are adhered to.

Our team at Rollout Connection will work directly with each location to see that each plan optimizes square footage and creates the best possible guest experience.

In this Design & Construction Manual, we focus on the requirements necessary to produce construction documents that meet Scenthound's and Rollout Connection's Brand Standards.

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FLOW DIAGRAM CONSTRUCTION PROCESS



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RESPONSIBILITY MATRIX

ITEM	FURNISH				INSTALL				NOTES
	GC	VENDOR #	ROLLOUT CONNECTION	OWNER	GC	VENDOR #	ROLLOUT CONNECTION	OWNER	
I. GENERAL CONDITIONS									
SUPERVISION	X				X				
INSURANCE	X				X				
TRASH REMOVAL	X				X				
DUMPSTERS	X				X				
FINAL CLEAN UP	X				X				
BONDS AND DEPOSITS	X				X				
PERMITS	X				X				
CONSTRUCTION BARRICADE	X				X				
II. DEMOLITION									
DEMOLITION	X				X				
CONCRETE AND SOIL REMOVAL	X				X				
DISPOSAL	X				X				
III. CONCRETE									
SAW CUTTING	X				X				
CORE DRILLING	X				X				
SLAB ON GRADE	X				X				
FOOTINGS	X				X				
CONCRETE PATCH	X				X				
IV. MASONRY									
MISC	X				X				
V. METALS									
STRUCTURAL STEEL	X				X				
LIGHT GAUGE METAL FRAMING	X				X				
VI. CARPENTRY									
WOOD BLOCKING	X				X				
FINISH CARPENTRY	X				X				
MILLWORK INSTALL		1	X			1	X		SEE MILLWORK PACKAGE DETAILS IN RESPONSIBILITY MATRIX; ROLLOUT CONNECTION IS PREFERRED BUT NOT A REQUIRED VENDOR FOR INSTALL, DEFAULT TO GC

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RESPONSIBILITY MATRIX CONTINUED

FRONT DESK		1	X			1	X		E F I H
COUNTERTOPS		1	X			1	X		E F I H
RECEPTION DESK COUNTERTOP	X	1			X	1			
LOBBY CABINETS		1	X			1	X		E F I H
RETAIL SHELF		1	X			1	X		E F I H
LOBBY BENCH		1	X			1	X		E F I H
GROOMING ROOM CABINETS		1	X			1	X		E F I H
OFFICE CABINETS		1	X			1	X		E F I H
OFFICE SHELVING		1	X			1	X		E F I H
OFFICE DESK		1	X			1	X		E F I H
VII. THERMAL AND MOISTURE PROTECTION									
INSULATION	X				X				
ROOF PENETRATION	X				X				
CAULKING	X				X				
VIII. DOORS, WINDOWS, AND GLASS									
INTERIOR DOORS	X				X				
INTERIOR DOOR HARDWARE	X				X				
EXTERIOR DOORS	X				X				
EXTERIOR DOOR HARDWARE	X				X				
STORE FRONT SYSTEMS	X				X				
WINDOWS	X				X				
IX. FINISHES									
DEMISING WALLS DRYWALL HUNG AND FINISHED	X				X				
INTERIOR PARTITIONS DRYWALL HUNG AND FINISHED	X				X				
CEILING SOFFITS DRYWALL HUNG AND FINISHED	X				X				
ACOUSTICAL CEILING SYSTEM	X				X				
RUNNING TRIM - WALL BASE	X				X				H
FLOOR PREP	X				X				
CERAMIC TILE	X				X				
FRP	X				X				
PAINT AND WALL COVERING	X				X				
DÉCOR - INTERIOR GRAPHICS		1	X			1	X		E F G I, GC SHALL ASSIST OWNER'S INSTALLER

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RESPONSIBILITY MATRIX CONTINUED

ACCESSIBLE SIGNAGE - BATHROOMS	X				X				REFER TO DRAWINGS
ACCESSIBLE SIGNAGE - EXIT DOORS	X				X				REFER TO DRAWINGS
X. SPECIALTIES									
EXTERIOR SIGNAGE				X				X	C D E F I, ROLLOUT CONNECTION IS A RECOMMENDED BUT NOT REQUIRED VENDOR FOR THIS ITEM
XI. EQUIPMENT									
GROOMING EQUIPMENT		3		X	X	3			B E F
FIRE EXTINGUISHERS	X				X				
TOWEL DISPENSER	X				X				
SOAP DISPENSER	X				X				
GRAB BARS	X				X				
TOILET TISSUE DISPENSER	X				X				
BATHROOM MIRROR	X				X				
XII. FURNISHINGS									
FURNITURE (IF APPLICABLE)		?		X	X	?			B F I
XV. MECHANICAL									
HVAC RTU	X				X				
SERVICE EXISTING UNIT	X				X				
FLUE PIPING	X				X				
RESTROOM EXHAUST FAN AND PIPING	X				X				
HVAC DISTRIBUTION	X				X				
HVAC AIR BALANCE	X				X				
XV.V. PLUMBING									
PLUMBING ROUGH	X				X				
PLUMBING FINISH	X				X				
WATER HEATER	X				X				
GAS PIPING	X				X				
FIRE SPRINKLERS	X				X				
XVI. ELECTRICAL									
ELECTRICAL DEMOLITION	X				X				
SERVICE CABLE AND CONDUIT	X				X				
PANEL AND SWITCH GEAR	X				X				

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RESPONSIBILITY MATRIX CONTINUED

DISTRIBUTION WIRING AND EQUIPMENT	X				X				
LIGHT FIXTURES	X	4			X	4			C E H
EMERGENCY LIGHTING	X				X				
FIRE AND SMOKE ALARM SYSTEM	X				X				
XVII. OTHER									
TELEPHONE/DATA - EQUIPMENT				X				X	B E F I, GC SHALL ASSIST OWNER'S INSTALLER
TELEPHONE/DATA - INTERIOR ROUGH IN	X				X				
TELEPHONE/ DATA - WIRING DEMARC TO OFFICE	X				X				F, OWNER TO COORDINATE W/PHONE CO. GC TO SUPPLY CONDUIT
TELEPHONE/DATA - INTERIOR WIRING	X				X				
TELEPHONE/DATA - INSTALLATION				X				X	B F G I, GC SHALL ASSIST OWNER'S INSTALLER
COMPUTER EQUIPMENT				X				X	
POS - INTERIOR ROUGH IN	X				X				
POS - INTERIOR WIRING	X				X				GC SHALL PULL WIRE AND LEAVE MIN 8" PIGTAIL COILED FOR TERMINATION AND PUNCHDOWN BY OWNER VENDOR
POS - INSTALLATION				X				X	B F G I, GC SHALL ASSIST OWNER'S INSTALLER
SECURITY SYSTEM				X				X	E F G I
VERKADA ECURITY CAMERAS				X				X	

NOTES
A. GC SHALL USE DESIGNATED VENDOR FOR MATERIAL & INSTALLATION LABOR.
B. GC SHALL RECEIVE, UNPACK, ASSEMBLE, SET IN PLACE, DISPOSE OF PACKING MATERIALS
C. VENDOR SHALL PROVIDE ALL LAMPS
D. ELECTRIC CONDUIT, CONTROLS & CONNECTION TO SIGN BY GC.
E. SUPPORT CONSTRUCTION SUCH AS WALL SUBSTRATE BACKING, FOUNDATIONS OR SUPPORTS BY GC. COORDINATE WITH DESIGNATED VENDOR PRIOR TO PLACEMENT OF SUPPORT CONSTRUCTION
F. GENERAL CONTRACTOR SHALL COORDINATE ALL QUANTITIES, DELIVERY, INSTALLATION, ACCESS AND SCHEDULES W/ VENDOR & OWNER.
G. GENERAL CONTRACTOR TO PROVIDE SITE PREPARATIONS PER VENDOR GUIDELINES, INCLUDING BUT NOT LIMITED TO ELECTRICAL WIRING AND CONNECTIONS, WALL PREP, FINISH LEVEL, PAINT AND PRIMER TO VENDOR-PROVIDED SPECIFICATIONS
H. GC SHALL USE DESIGNATED VENDOR FOR MATERIAL
I. GC SHALL PROVIDE DUMPSTER FOR AND DISPOSAL OF ALL PACKING MATERIALS

NOTE:
GC TO ACCEPT AND STORE ALL OWNER DELIVERIES.
ALL OWNER FURNISHED ITEMS GC TO COORDINATE.

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CONTACT LIST

VENDOR	#	CONTACT	EMAIL	PHONE
ROLLOUT CONNECTION	1	KIRK TRAMMEL	kirk@rolloutconnection.com	(920) 850-9767
SCENTHOUND CORPORATE	2	KIERAN SCOTT	kieran@scenthound.com	(561) 203-2489
GROOMER'S CHOICE - GROOMING EQUIPMENT	3	JARED SIDEL	jsidel@groomerschoice.com	(605) 782-0480
BARN LIGHT ELECTRICAL - LIGHTING FIXTURES	4	BARN LIGHT ELECTRIC COMPANY	sales@barnlight.com	(800) 407-8784
VERKADA - SECURITY CAMERAS	5	BRANDON BOWERS	bbowers@zentekds.com	

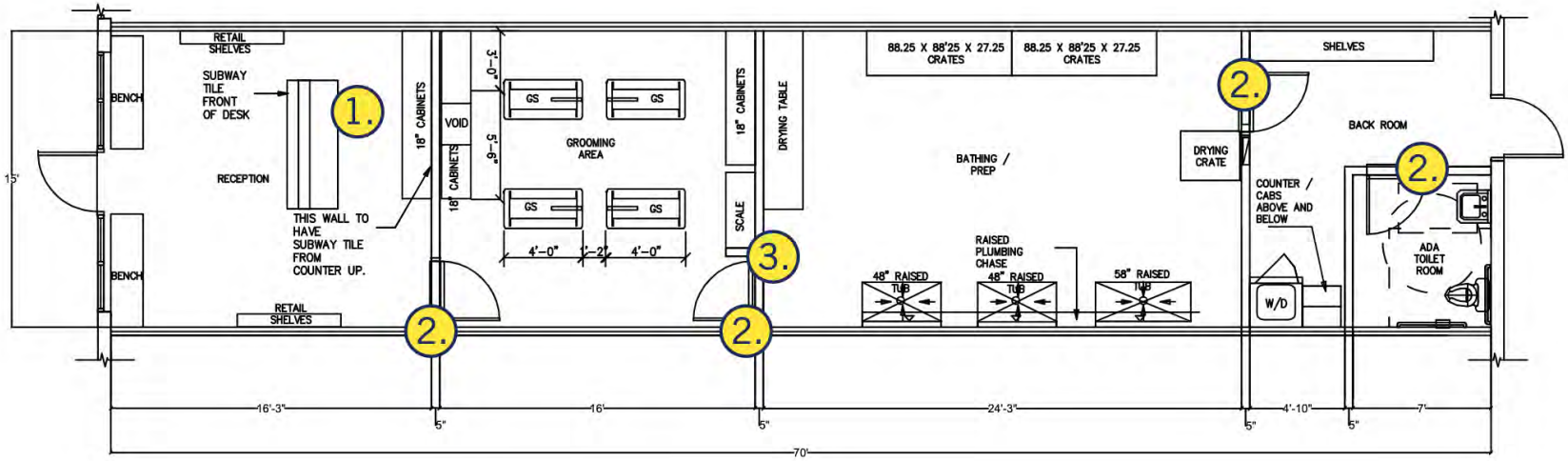
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Prototype Design
Traditional Store Layout

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FLOOR PLAN

1. Power and Ethernet to travel down wall and under concrete floor, up to desk; power and Ethernet are supplied to both sides of the desk.
   All interior doors have an automatic closure function.
2. All interior doors have an automatic closure fuction.
3. To the right of the scale is a knee-wall.

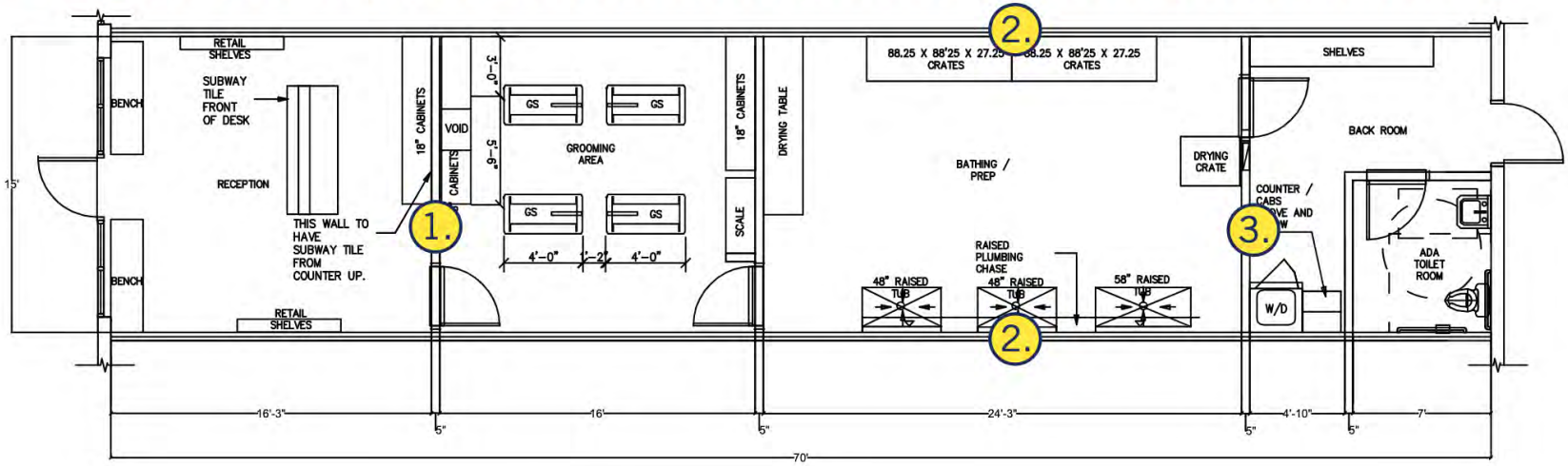


FLOOR PLAN
SCALE 1/4" = 1'-0"

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NOISE-MITIGATION PLAN

1. The wall between the lobby and the grooming room shall be built to deck and filled with mineral-wool type insulation, and wall board shall be 5/8" sound-deadening gypsum, Quietrock or equal, to deck, both sides.
2. The tenant-shared walls in the bathing room (on either side of the room - behind tubs / behind cages) should either: a) use mineral-wool insulation, Quietrock, then FRP if unfinished, or b) have a new layer of Quietrock on top of the existing drywall before adding FRP if finished.
3. It is recommended that the wall between the bathing room and the back room use Quietrock as well, especially if the back room has an office.



FLOOR PLAN

SCALE 1/4" = 1'-0"

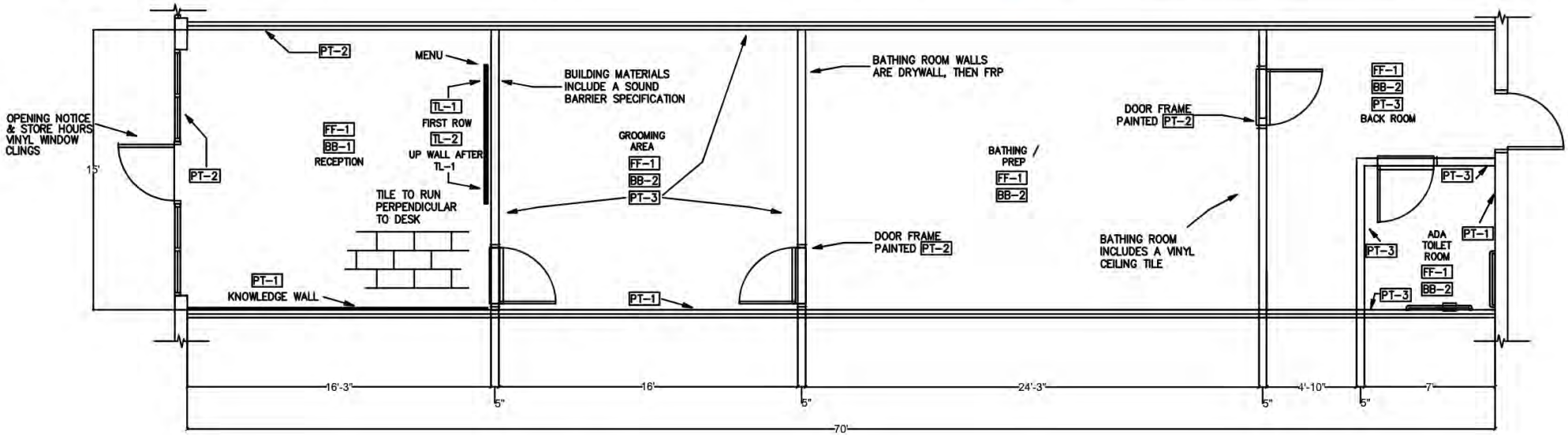
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FINISH & MATERIAL PLAN

FINISH LEGEND

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PT-3	SATIN	SHERWIN WILLIAMS	SW 6253 OLYMPUS WHITE	SERVICE ROOM MAIN WALL PAINT
TL-1	TILE	DALTILE	GLOSSY NAVY BLUE ACCENT; SEMI GLOSS 6"X3"	TO BE USED AS THE BASE ROW FOR THE FRONT DESK AND TILED WALL
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BB-1	COVE BASE TILE	DALTILE	STYLE: VL79; COLOR: ELECTRIC MOSS	6"X12" COVE BASE
BB-2	COVE BASE VINYL	JOHNSONITE	STYLE: TA5; COLOR: COLONIAL GREY	INSTALLED IN ALL ROOMS EXCEPT LOBBY
FF-1	TILE	DALTILE	STYLE: VL79; COLOR: ELECTRIC MOSS	12"X24"
FRP	FRP	MARLITE	COLOR: WHITE	FLAT NON-TEXTURED

ROOM NAME	WALL	FLOOR FINISH	BASE	CEILING
LOBBY	GYP. BD. PAINT	TILE	TILE	ACT @ 10'-0" A.F.F.
GROOMING	GYP. BD. PAINT	TILE	VINYL	ACT @ 10'-0" A.F.F.
BATHING & PREP	FRP	TILE	VINYL	ACT-V @ 10'-0" A.F.F.
BACK ROOM	GYP. BD. PAINT	TILE	VINYL	ACT @ 10'-0" A.F.F.
ADA RESTROOM	GYP. BD. PAINT	TILE	VINYL	ACT @ 10'-0" A.F.F.



FINISH PLAN

SCALE 1/4" = 1'-0"

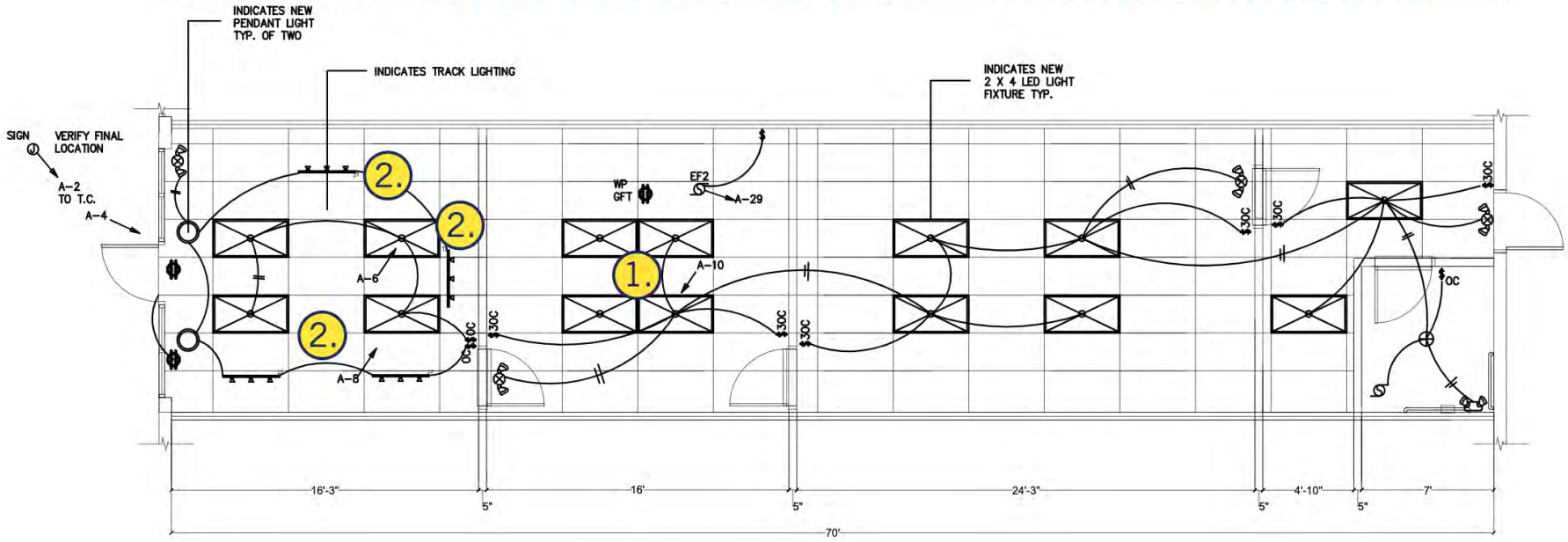
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LIGHTING PLAN

1. Lighting should be positioned directly over each grooming station.
2. Three groups of track lights; one set on the retail shelving, one focused on the knowledge wall, and the last on the menu.

All lights have a 30-minute motion feature.

Track lighting and ceiling lights are on separate timers.



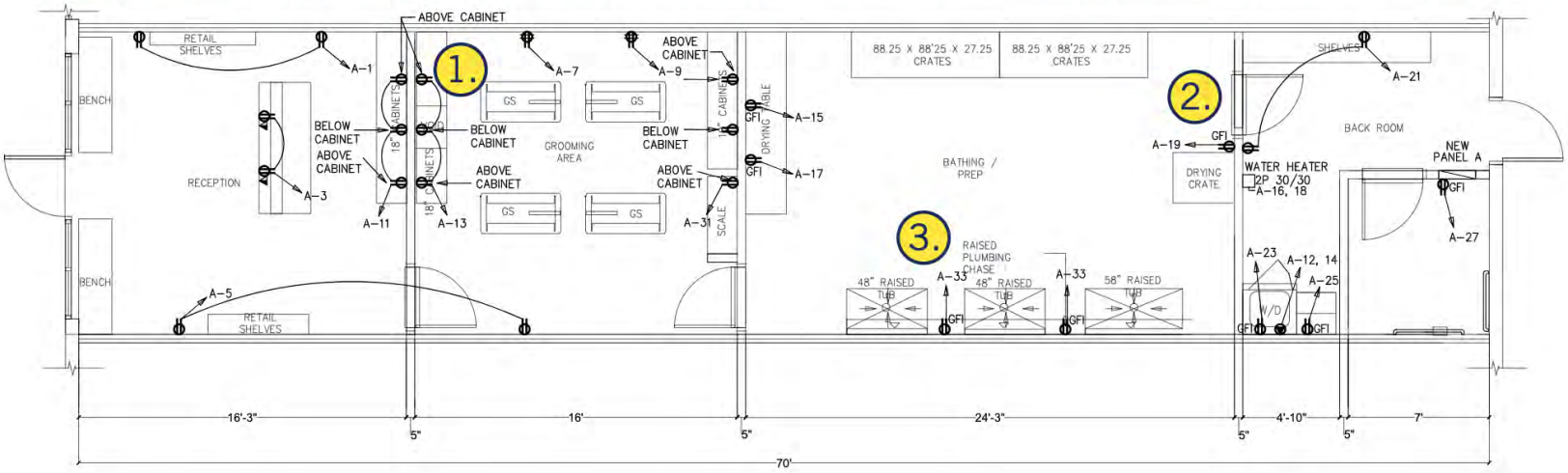
ELECTRICAL LIGHTING PLAN

SCALE 1/4" = 1'-0"

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POWER PLAN

1. Cabinet wall to have a duplex and data port for TV monitor install.
2. Drying crates must be on a 30-minute timer.
3. Electrical for each blow dryer between the tubs to be on dedicated line to prevent tripping the breaker when in use. (Will change in plan after prototype approval.)



ELECTRICAL POWER PLAN
SCALE 1/4" = 1'-0"

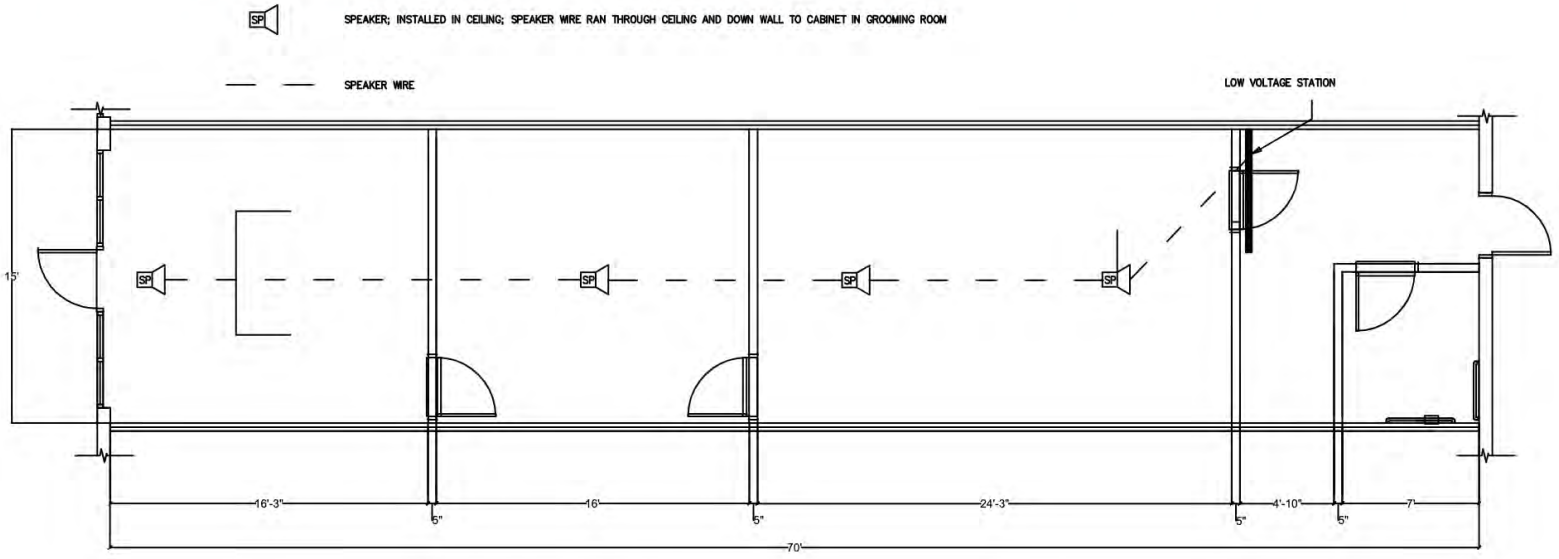
NOTE:
ELECTRICAL DRAWINGS ARE FOR REFERENCE ONLY AND MAY BE UPDATED IN FUTURE.

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LOW VOLTAGE PLAN

SOUND

- Wired in sequence, single volume control located in BOH.



L/V SOUND PLAN

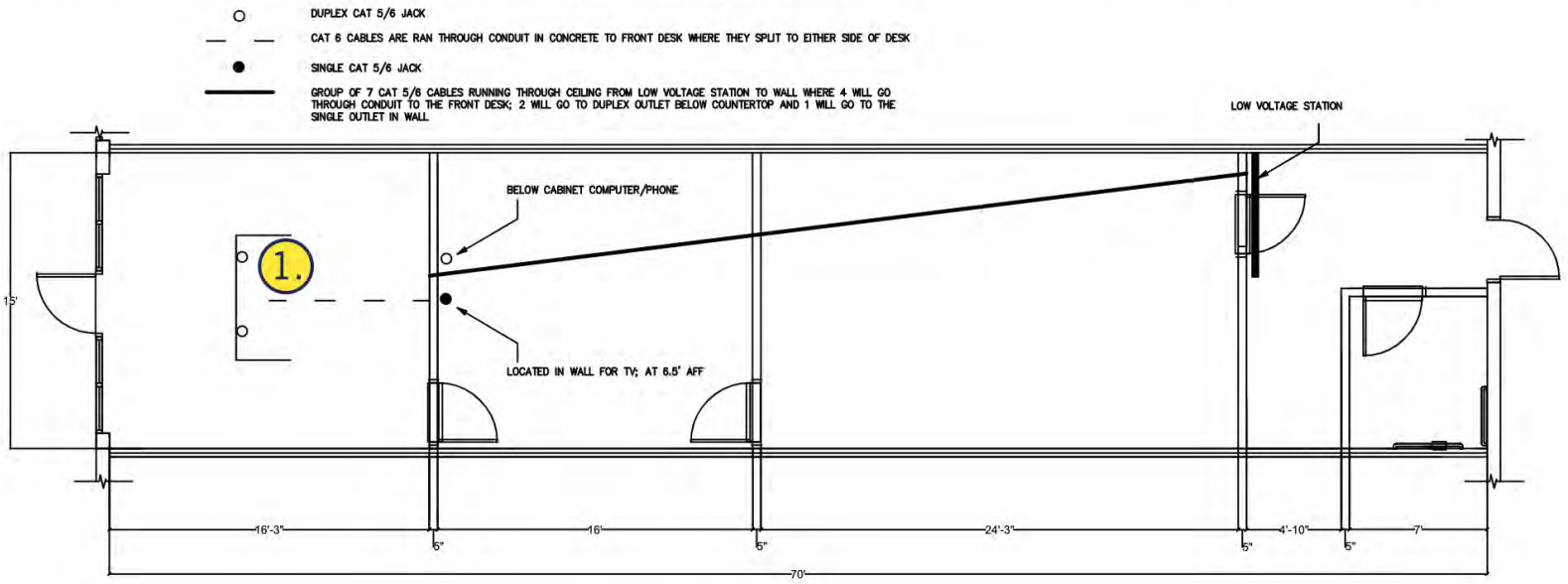
SCALE 1/4" = 1'-0"

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LOW VOLTAGE PLAN

PHONE

1. VOIP through computer at front desk.
POTS line usually not required unless needed as a base building fire alarm system.



L/V COMPUTER/PHONE PLAN
SCALE 1/4" = 1'-0"

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LOW VOLTAGE PLAN

CAMERA

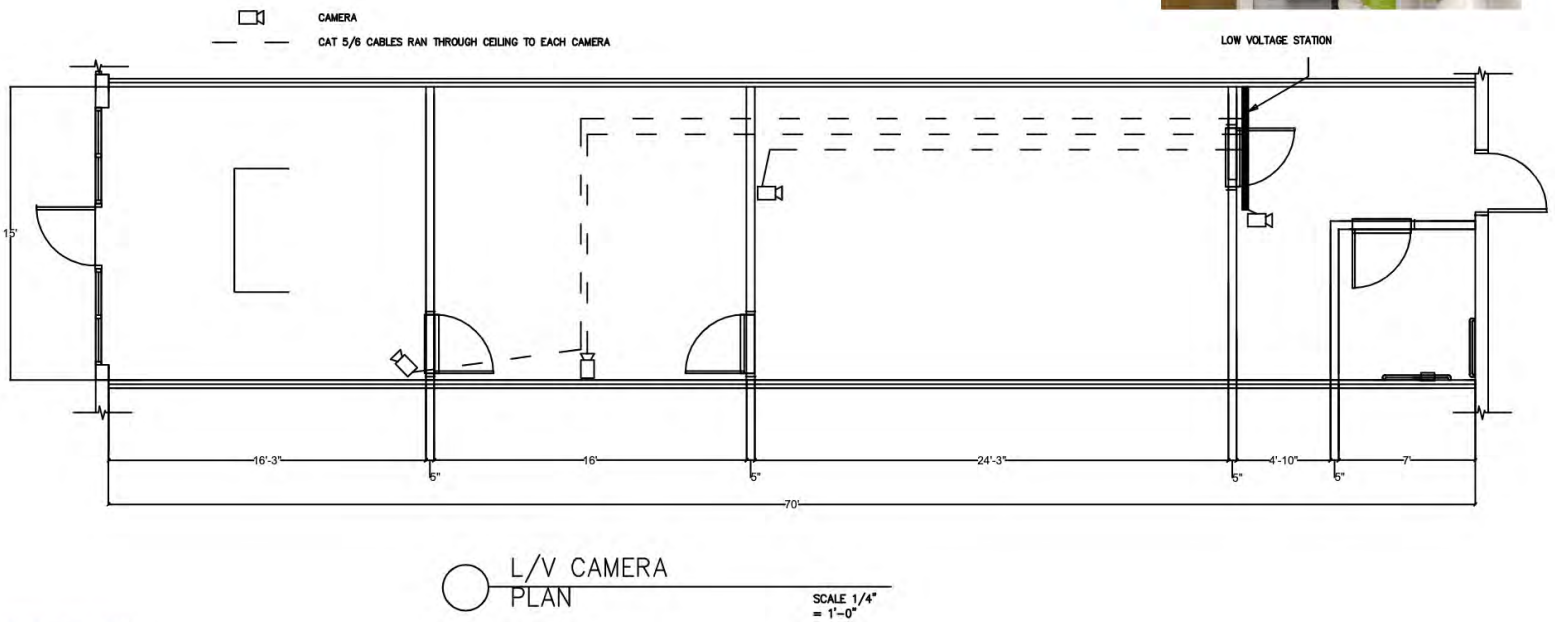
- GC to provide conduit as needed and CAT 5-E wiring in ceiling to camera locations, leaving a 6' loop at end.
- Cameras provided and installed by Verkada.



Picture of low voltage station in Boca.

11 Cat 5/6 Cables (Black)
4 power cameras
7 power computer / phone

1 Cat 5/6 Cable (Yellow)
Supplies internet from router to network swtich.



L/V CAMERA PLAN

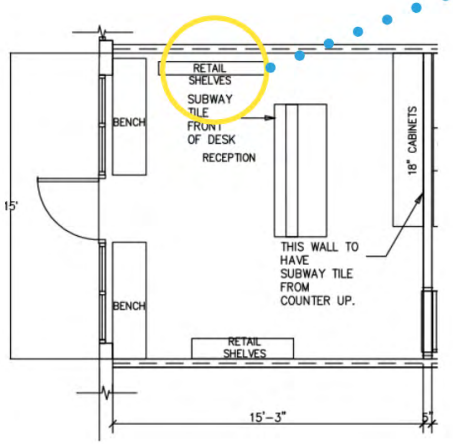
SCALE 1/4" = 1'-0"

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INTERIOR DETAILS

These are the main retail shelves in the lobby area.

There will be some retail available on the opposite wall, though it is limited. A majority of visibility should remain on this larger display to encourage interaction and purchase.



FLOOR PLAN



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INTERIOR DETAILS CONTINUED



The reception desk is to include the following:

- Dog hooks

Bottom of dog hook is 31.25" off ground; exterior side of dog hook is 7.5" from edge.

Reception desk countertop is provided and installed by GC.

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INTERIOR FINISHES KEY

CALLOUT	LOCATION	DESCRIPTION	MANUFACTURER	PRODUCT/CATALOGUE #	COLOR/FINISH	REMARKS
FF-1	BUILDING	FLOOR TILE	DALTILE	VL79	ELECTRIC MOSS	12"X24"
LAM-1	CABINETRY	CABINET LAMINATE	WILSONART	D379	INDIGO	
LAM-2	BENCH/ RETAIL	BENCH/COUNTERTOP LAMINATE	WILSONART	10734-60	LIMBER MAPLE	NOTE: TO BE USED AS LAMINATE COVERING FOR BENCH, RETAIL SHELVES, SCENT STATION SHELF, AND COUNTERTOPS ABOVE CABINETS.
ST-1	LOBBY	FRONT DESK COUNTER-TOP	CAESARSTONE	4030 (H)	PEBBLE	RECEPTION DESK COUNTERTOP IS PROVIDED AND INSTALLED BY GC
TL-1	LOBBY	SUBWAY TILE	DALTILE	K189	NAVY BLUE I GLOSSY	6"X3" I NOTE: TO BE USED AS THE BASE ROW FOR THE FRONT DESK & TILED WALL.
TL-2	LOBBY	SUBWAY TILE	DALTILE	0190	ARCTIC WHITE I GLOSSY	6"X3" I NOTE: TO BE USED ABOVE THE ROW OF GLOSSY NAVY BLUE.
BB-1	LOBBY	LOBBY COVE BASE TILE	DALTILE	VL79	ELECTRIC MOSS	6"X12" COVE BASE
BB-2	ALL ROOMS EXCEPT LOBBY	VINYL COVE BASE	JOHNSONITE	TA5	COLONIAL GREY	NOTE: TO BE USED AS COVE BASE IN ALL ROOMS EXCEPT LOBBY.
PT-1		ACCENT PAINT	SHERWIN-WILLIAMS	SW 6244	NAVAL	NOTE: TO BE USED IN THE LOBBY FOR KNOWL-EDGE WALL, IN TRIMMING ROOM ON 1 WALL, AND IN RESTROOM ON 1 WALL WHERE THE TOILET/SINK ARE.
PT-2		MAIN PAINT	SHERWIN-WILLIAMS	SW 7006	EXTRA WHITE	NOTE: TO BE USED IN THE LOBBY FOR 3 WALLS, AND ON MOULDING/TRIM/DOOR JAMS.
PT-3		SECONDARY PAINT	SHERWIN-WILLIAMS	SW 6253 I 234-C1	OLYMPUS WHITE	NOTE: TO BE USED IN TRIMMING ROOM FOR 3 WALLS, IN RESTROOM FOR 3 WALLS, AND IN BACKROOM/SUPPLY ROOM ON ALL WALLS.
GT-1		GROUT	ARDEX GROUTS	19	SILVER SHIMMER	10LB BAG
C-1.1		CEILING TILE	USG	#R2310	WHITE FISSURED	2'X4' LAY-IN CEILING X 5/8"
C-1.2		VINYL CEILING TILE	USG	#3410	WHITE	2'X4' LAY-IN CEILING X 5/8"

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INTERIOR FINISHES MATERIALS

PAINT



Wall Paint 1 | Accent
6244 | SW
Color: Naval
Finish: Satin
By General Contractor



Wall Paint 2 | Main
7006 | SW
Color: Extra White
Finish: Satin
By General Contractor



Wall Paint 3 | Secondary
6253 | SW
Color: Olympus White
Finish: Satin
By General Contractor

CEILINGS



Lay-In Tile System
Manufacturer: USG | #R2310
Color: White Fissured
Size: 2'x4' Lay-In Ceiling
Tile System 5/8"
By General Contractor



Vinyl Ceiling Tile
Manufacturer: USG | #3410
Color: White
Size: 2'x4' Lay-In Ceiling
Tile System 5/8"
By General Contractor

FLOOR FINISHES



FLOOR TILE
Manufacturer: Daltile
Color: Electric Moss VL79
Size: 12"x24"

WALL BASE



LOBBY COVE
Manufacturer: Daltile
Color: Electric Moss
By General Contractor



VINYL COVE
Manufacturer: Johnsonite
Color: Colonial Grey
By General Contractor

SUBWAY TILE



Manufacturer: Daltile
Color: Glossy Navy Blue Accent
Finish: Semi Gloss
Size: 6"x3"



Manufacturer: Daltile
Color: Glossy Arctic White
Finish: Semi Gloss
Size: 6"x3"



All instances of TL-1 will be a single strip of tile along the bottom, with a brick install of TL-2 for the remainder of the tiled area. Refer to picture for visual reference.

GROUT



Manufacturer: Ardex
Color: Silver Shimmer 19

LAMINATE



Cabinet Laminate
Manufacturer: Wilsonart
Color: Indigo B379
Furnished by Millwork Contractor
Installed by General Contractor



Bench/Countertop Laminate
Manufacturer: Wilsonart
Color: Limber Maple 10734-60
Furnished by Millwork Contractor
Installed by General Contractor

COUNTER TOP



Reception Desk Countertop
Manufacturer: Caesarstone
Color: Pebble 4030 (H)
Provided and Installed By General Contractor

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GRAPHICS

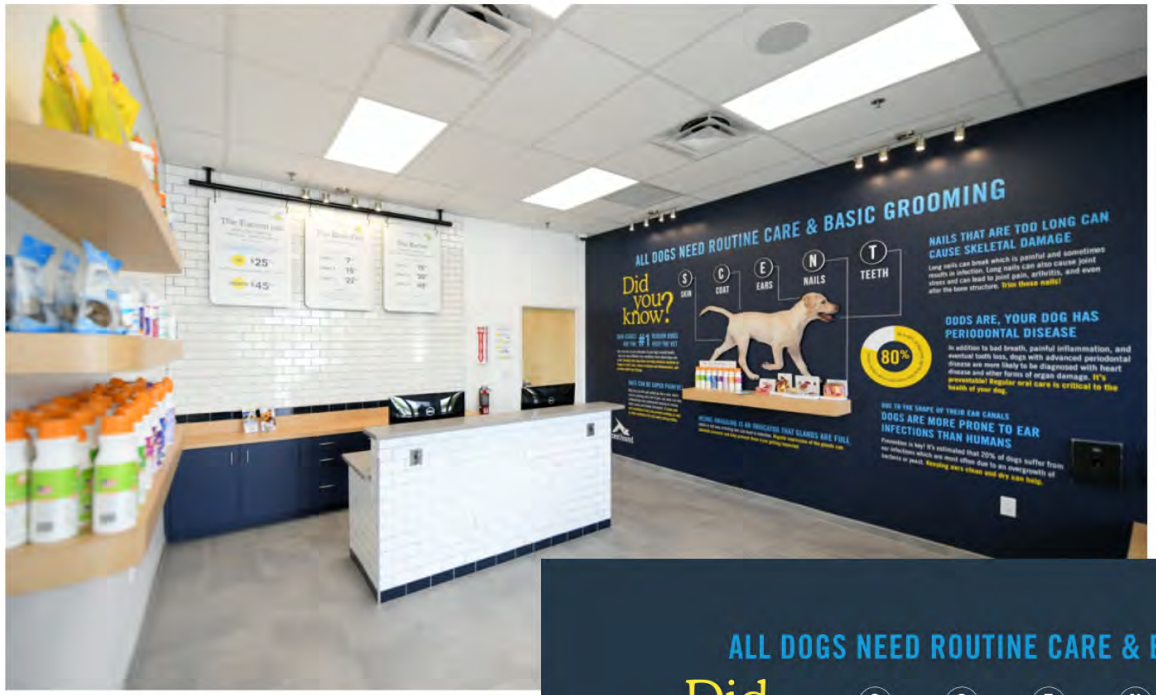
OPENING DECOR PACKAGE

provided by rollout connection

	ITEM	REMARKS	INSTALLED BY
1	KNOWLEDGE WALL; FULL WALL DECAL	INCLUDES SHELVING, WASTE BAGS, AND MAGAZINE RACK. SEE PG 24 FOR DETAILS	
2	COVID-19 POLICIES AND PROCEDURES		
3	COVID-19 GUIDELINES		
4	OPENING NOTICE; WINDOW CLING		
5	LOGO AND HOURS; WINDOW CLING	DESIGN DISPLAYED IN DARK, BUT PRINTED IN WHITE VINYL, SEE PG 27 FOR DETAILS	
6	MISSION STATEMENT		
7	HOUSE RULES		
8	BODY CONDITION		
9	OUTDOOR SIGN		
10	MENU	CONTAINS THREE SEPARATE PIECES SUSPENDED ON A METAL FRAME	
11			
12			
13			
14			
15			
16			
17			
18			

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GRAPHICS



GRAPHIC WALL

Interior Wall Graphics + Dimensional Features

- Approx. 100 sq. ft. of cut vinyl graphics applied to painted interior wall as per customer artwork (wall paint must be primed & fully cured - min. 4 days prior to installation)
  - o Blue Vinyl = Avery Pantone 292C (UC 900-657-0)
  - o Yellow Vinyl = Avery Primrose (HP 700-210-0)
  - o White Vinyl
- Plexiglass: Laser-cut 3/16" white acrylic "Scenthound Logo"
  - o The small "Scenthound Logo" = .177" Acrylite #7328
- 13 mm PVC: Custom cut dog shape (Black Sintra); 32" x 58" overall, with digital print applied to front; drilled/tapped with stud mount on back + spacer blocks
- 13 mm PVC: [5] 7" diameter circles with masked/painted copy; drilled/tapped with stud mount on back + spacer blocks
  - o 13mm Azek, primed + painted with Matthews Urethane on face + returns.
- Labor: Installation of dimensional elements via blind stud mounting @ placements to correspond with vinyl graphics - as per layout provided



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GRAPHICS CONTINUED



The Knowledge Wall is as much a graphic installation as it is an interactive retail and convenience experience.

It allows space for:

- Retail Shelving
- Waste Bags
- Magazine Racks

Magazine rack bottom should be 29.5” from ground; right edge of magazine rack should be 9” from edge of wall.

Bottom of waste bag holder should be 27.5” from ground; right edge should be 21” from edge of wall, which makes it 3” from left edge of magazine rack.

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GRAPHICS CONTINUED

"CLEAN & HEALTHY" HAS ALWAYS BEEN OUR MANTRA

COVID-19 Policies and Procedures

HANDWASHING

Employees are required to wash their hands based on the following:

- Upon entering and exiting store premises
- After using restroom
- Between each dog serviced
- Every 30 minutes (at a minimum)
- Using antibacterial soap and lathering for at least 30 seconds

SURFACE/WORKSPACE DISINFECTION

- Each employee is to disinfect their assigned station and tools at the beginning and end of each work shift and between dogs
- Common areas and door handles should be disinfected every 30 minutes (at a minimum)
- Phones should be used by designated employees only and disinfected after use
- Bathroom should be cleaned/disinfected three times a day

GENERAL POLICIES FOR COVID-19

- Only one customer in lobby at a time
- Face masks are to be worn every time an employee is communicating with a customer and whenever more than one person is in a room
- Use only Scenthound leads while dogs are in our care — pet parents should be asked to remove all personal items from their dog prior leaving the premises
- Practice social distancing of at least six feet at all times
- Employees are not to share drinks or food
- Employees are to use their personal tools only
- If an employee is feeling ill, has a fever, or is experiencing other COVID-19 symptoms, they are to stay home and contact their manager

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scenthound.

"CLEAN & HEALTHY" HAS ALWAYS BEEN OUR MANTRA

For the safety of our customers and staff:

1. One customer in lobby at a time – please queue up outside maintaining a safe distance.
2. Please wear a face covering inside.
3. Once inside, please remove personal belongings from your dog – we will use our own leads.
4. We are accepting credit cards only and emailing receipts.

Thank you!

GROOMING ROOM

Wall Graphic
COVID-19 Procedural Graphics
Adhesive Backing

Size: 24" x 36"

FRONT DOOR

Door Decal
COVID-19 Procedural Graphics
Static Cling

Application: Between logo and hours of operation.

Size: 22" x 22"



GRAPHICS CONTINUED

ROUTINE CARE & GROOMING
FAST · EASY · AFFORDABLE

NOW OPEN!

(561) 409-8576

We keep dogs clean & healthy!



scenthound.com

FRONT WINDOWS

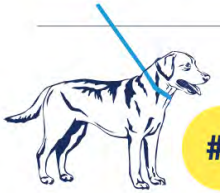
Window Graphic
Now Open Signage

For the safety of all in our facility
please take note of our

HOUSE RULES

#1 Do not leave dogs unattended





#2 Dogs must be on leash in lobby

#3 Avoid nose-to-nose





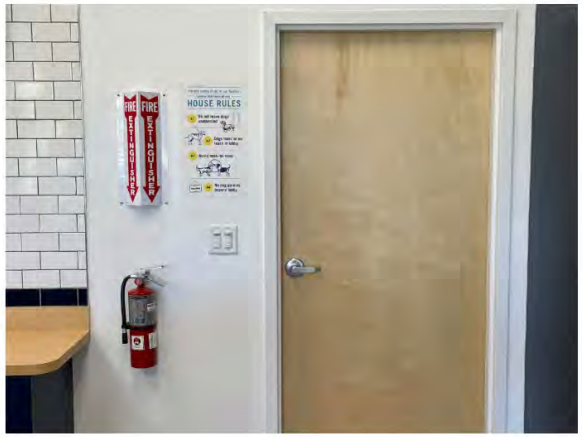
#4 No dog parents beyond lobby

WAITING AREA

Wall Graphic
House Rules Poster
Adhesive Backing

Application (see photo):
Bottom of poster should be 52” from ground
Right edge should be 2.5” from door trim edge

Size: 11” x 19”



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GRAPHICS CONTINUED

FRONT DOOR

White Vinyl
Logo, Phone Number, Hours – as per artwork provided

Application (see photos):
Logo/Phone top portion of door
Hours lower portion of door

scenthound®
561.555.1212

HOURS
Monday-Saturday 8 to 5
Sunday 9 to 4

Scenthound Hours Window Cling

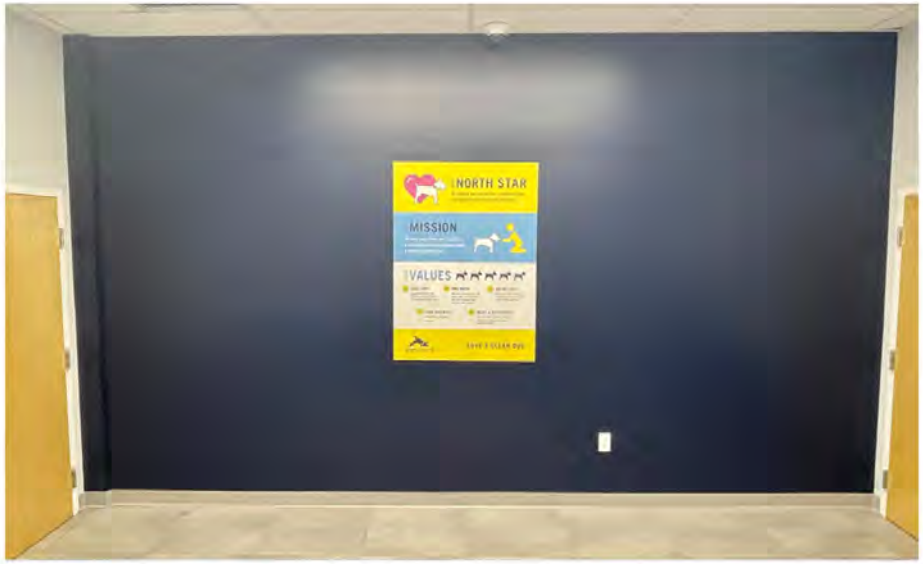
- This window cling is displayed on the front door of the establishment to inform potential and repeat customers of the store's hours.
- The artwork is displayed in dark colors for visibility, but will be printed in white.



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GRAPHICS CONTINUED





GROOMING ROOM

Wall Graphic
DNA Poster
Adhesive Backing

Application (see photo):
Should be centered across wall
Bottom of poster should be at 38.5” from ground

Size: 36” x 50”

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GRAPHICS CONTINUED

scenthound.

Body Condition Scoring System



TOO THIN

1 **EMACIATED** – Lumbar vertebrae, ribs, pelvic bone all prominent, loss of muscle mass, no discernible body fat

2 **EXTREMELY THIN** – Lumbar vertebrae, ribs and pelvic bone visible, exaggerated waistline, minimal loss of muscle mass

3 **UNDERWEIGHT** – Ribs and pelvic bone easily felt, lumbar vertebrae visible, obvious waistline, abdominal tuck evident



IDEAL

4 **THIN** – Ribs easily felt, waistline and abdominal tuck clearly visible, minimal fat

5 **COMFORTABLE** – Ribs can be felt, waistline and abdominal tuck visible, no excess body fat



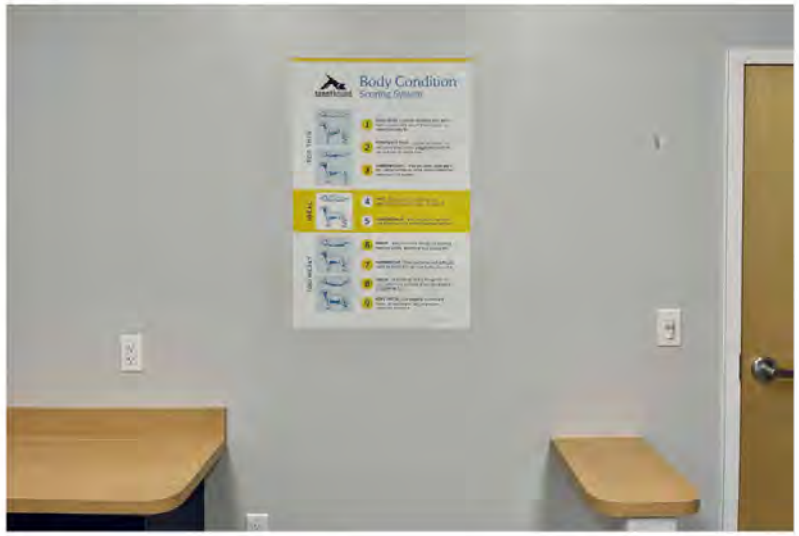
TOO HEAVY

6 **HEAVY** – Ribs can be felt through fat covering, waistline visible, abdominal tuck discernible

7 **OVERWEIGHT** – Ribs can be felt with difficulty, waistline and abdominal tuck barely discernible

8 **OBESE** – Ribs cannot be felt through fat, fat over lumbar area and base of tail, no waistline or abdominal tuck

9 **VERY OBESE** – Fat deposits on neck and limbs, fat over base of tail, no waistline, abdominal distention



GROOMING ROOM

Wall Graphic
Body Condition Scoring System

Application (see photo):
Should be centered in space for scale
Bottom of poster should be at 45" from ground

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GRAPHICS CONTINUED

EXTERIOR SIGN

Pylon Graphic
Logo



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INTERIOR SIGNAGE

MENU

BASE PACKAGE



The E-scent-ials™

Bath, Ear Cleaning,
Nail Clip, Teeth Brushing

Blow-Dry Not Included

Monthly Clean Club

1X **$25** per month

One Escentials™ package each month

UNLMTD **$45** per month

Unlimited Escentials™

BLOW-DRYING



The Blow-Out

Blow-Dry, Brush-Out

MEMBER PRICES

LEVEL 1	$7.50
LEVEL 2	$15.00
LEVEL 3*	$22.50

LEVELS
Pricing is based on dog size and coat length, density, and condition.* Ask about your dog.

HAIRCUTS



The Barber

Blow-Dry, Brush-Out,
Pad Trim, Sanitary Trim, Haircut

MEMBER PRICES

LEVEL 1	$15.00
LEVEL 2	$30.00
LEVEL 3*	$45.00

Non-member pricing also available

*Specialty pricing will apply for extra large dogs or dogs with an extra long or heavy coat.

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INTERIOR SIGNAGE MENU

HANGING MENU

Menu Frame

- Custom Fabricated Aluminum Menu Frame: 2" dia x 90" horizontal tube, with [2] 1.25" vertical support tubes (length determined by ceiling height) with mounting plates; includes [3] 36"h x 24"w x 1/2" menu panels affixed by oversized s-hook + printed graphic applied to 1 side
- The panels are 12mm Alumacorr.
- The graphics are digitally printed on low-tack vinyl, with low luster lamination.
- Labor: All labor/materials related to installment of [1] menu frame suspended from ceiling





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EQUIPMENT SCHEDULE

TAG	QTY.	DESCRIPTION	MODEL	MANUFACTURER	ELECTRICAL SPECS			Electricity requirements	Plumbing requirements
					VOLTAGE	AMPS	HP		
EQ-1	10	3-BANK KENNEL CAGE UNIT (MEDIUM)	DDCAGE MEDIUM	DURA DOG					
EQ-2	5	3-BANK KENNEL CAGE UNIT (LARGE)	DDCAGE LARGE	DURA DOG					
EQ-3	2	FULL FRAME W/ WHEELS FOR KENNEL CAGES	DDFRAME	DURA DOG					
EQ-4	1	HALF FRAME W/ WHEELS FOR KENNEL CAGES	DDFRAME	DURA DOG					
EQ-5	3	K-9 III DRYER	ECK93 YELLOW	K-9	110/120	19		WATTS: 2098; WEIGHT: 30 LBS	
EQ-6	1	GRIZZLY DEN DRYING ATTACHMENT KIT	GRDK1	B-AIR					
EQ-7	1	GRIZZLY CAGE DRYER ETL CERTIFIED	GRGP1ETL	B-AIR				HP MOTOR DELIVERS UP TO 3,550 CFM; INCLUDES A 25' CORD	
EQ-8	1	GRIZZLY REPLACEMENT FILTER KIT 2 FILTERS W/FRAME	GRGP1FF	B-AIR					
EQ-9	2	HYDRAULIC GROOMING TABLE	GT544	DURA DOG					
EQ-10	2	48" STATIONARY BATHING TUB	GTU50S	DURA DOG					LEFT DRAIN; DRAIN HOLE IS 35" IN DIAMETER, SLIGHTLY OFF-CENTER AT 12.5" FROM THE FRONT, 12.25" FROM THE BACK, AND 14.25" FROM THE SIDE OF THE TUB O.C. THE THREE FAUCET HOLES ARE 4" ON CENTER AND ARE 1-1/16" IN DIAMETER AND UP 22" FROM THE BOTTOM OF THE TUB.
EQ-11	1	62" STATIONARY BATHING TUB	GTU60S	DURA DOG					LEFT DRAIN
EQ-12	3	COMPLETE FAUCET PACKAGE	PL2575	PETLIFT					

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EQUIPMENT GUIDE



1. 3-BANK KENNEL CAGE UNIT (MEDIUM)



2. 3-BANK KENNEL CAGE UNIT (LARGE)



3. FULL FRAME W/ WHEELS FOR KENNEL CAGES



4. HALF FRAME W/ WHEELS FOR KENNEL CAGES



5. K-9 III DRYER (YELLOW)



6. GRIZZLY DEN DRYING ATTACHMENT KIT



7. GRIZZLY CAGE DRYER ETL CERTIFIED

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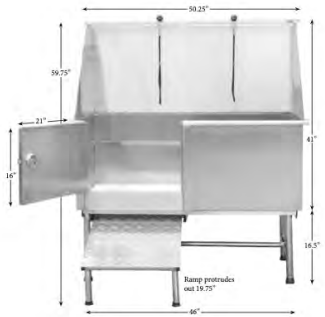
EQUIPMENT GUIDE CONTINUED



8. GRIZZLY REPLACEMENT FILTER KIT
2 FILTERS W/FRAME



9. ELECTRIC HYDRAULIC
GROOMING TABLE



10. 48" PREMIER STATIONARY
TUB (LEFT DRAIN)



11. 62" PREMIER STATIONARY TUB
(LEFT DRAIN)



12. COMPLETE FAUCET PACKAGE

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MILLWORK SCHEDULE

ITEM	PROVIDED BY	INSTALLED BY	LOCATION	DESCRIPTION
FRONT SERVICE BAR	ROLLOUT CONNECTION	RC OR GENERAL CONTRACTOR	FRONT OF HOUSE (FOH)	LAMINATE CABINETRY CONSTRUCTION WITH WILSONART TAN ECHO EXTERIORS, WHITE MELAMINE INTERIORS, AND CORIAN MODERN WHITE SOLID SURFACE COUNTERTOPS.
BACK PREP LINE BAR	ROLLOUT CONNECTION	RC OR GENERAL CONTRACTOR	FRONT OF HOUSE (FOH)	LAMINATE CABINETRY CONSTRUCTION WITH WILSONART TAN ECHO EXTERIORS, WHITE MELAMINE INTERIORS, AND CORIAN MODERN WHITE SOLID SURFACE COUNTERTOPS.
SNEEZE GUARDS	ROLLOUT CONNECTION	RC OR GENERAL CONTRACTOR	FRONT OF HOUSE (FOH)	TEMPERED GLASS WITH METAL U-CHANNEL.
TRASH RECEPTACLE	ROLLOUT CONNECTION	RC OR GENERAL CONTRACTOR	FRONT OF HOUSE (FOH)	LAMINATE CABINETRY CONSTRUCTION WITH WILSONART TAN ECHO EXTERIORS, WHITE MELAMINE INTERIORS.
ACCENT BOXES	ROLLOUT CONNECTION	RC OR GENERAL CONTRACTOR	FRONT OF HOUSE (FOH)	SLATTED, WALL HUNG ACCENTS WITH WILSONART TAN ECHO LAMINATE CONSTRUCTION.

MILLWORK PROVIDERS	CONTACT	EMAIL	PHONE
ROLLOUT CONNECTION	KIRK TRAMMEL	kirk@rolloutconnection.com	(920) 850-9767

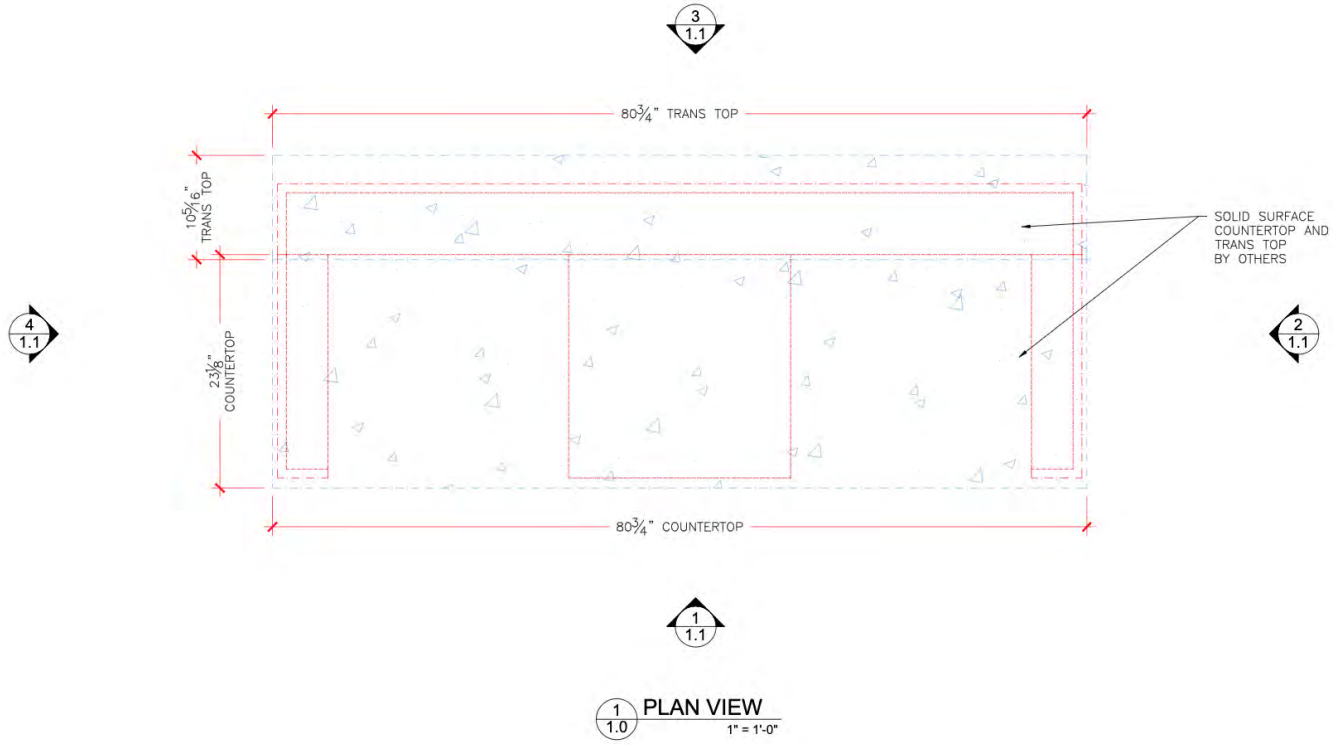
DOOR #	LOCATION	DOOR	HINGES	DOORSTOP	LOCKS / LATCHES
2 PROVIDE NEW AS SPECIFIED IF EXISTING IS UNSUITABLE	DINING TO BOH	3'-0" X 7'-0" X 1 3/4" SOLID CORE FLUSH PANEL WITH WOOD VENEER, PAINT READY, PAINT TO MATCH CASING DOOR AND FRAME TO BE PT-3	3 HINGES - HAGER	FLOOR STOP - BALDWIN 4010	1 LEVER TYPE PASSAGE SET US26D FINISH (ACCESSIBLE COMPLIANT) HAGER 3500 SERIES OR EQUAL LEVER HANDLE AUGUST STYLE FUNCTION NUMBER F75



SOLID CORE BIRCH DOOR

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MILLWORK ELEVATIONS RECEPTION AREA

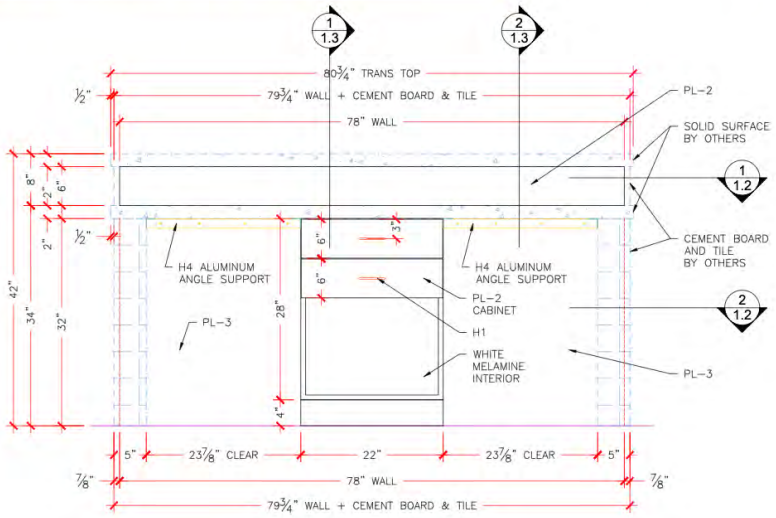


1 / 1.0 PLAN VIEW
1" = 1'-0"

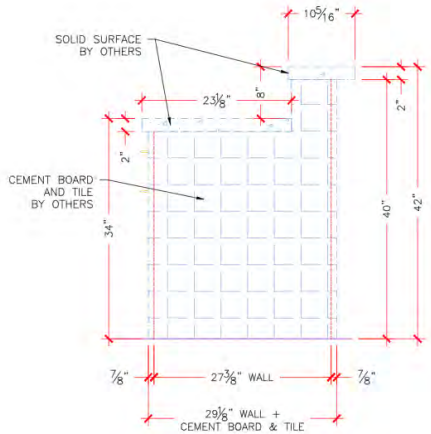
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MILLWORK ELEVATIONS

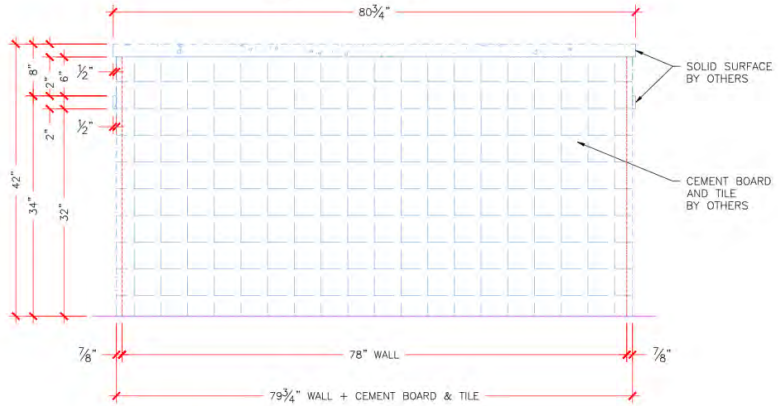
RECEPTION AREA



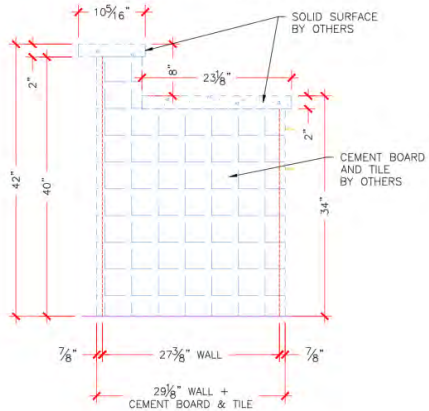
1 1.1 ELEVATION 3/4" = 1'-0"



2 1.1 ELEVATION 3/4" = 1'-0"



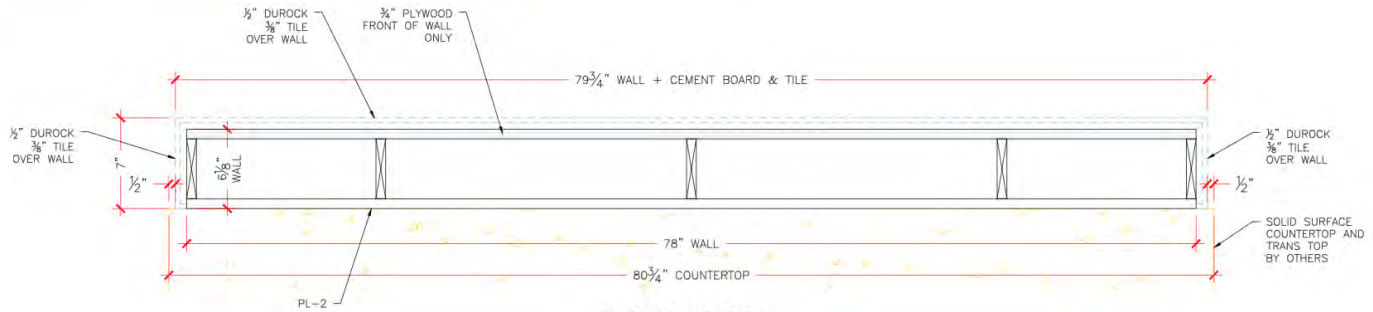
3 1.1 ELEVATION 3/4" = 1'-0"



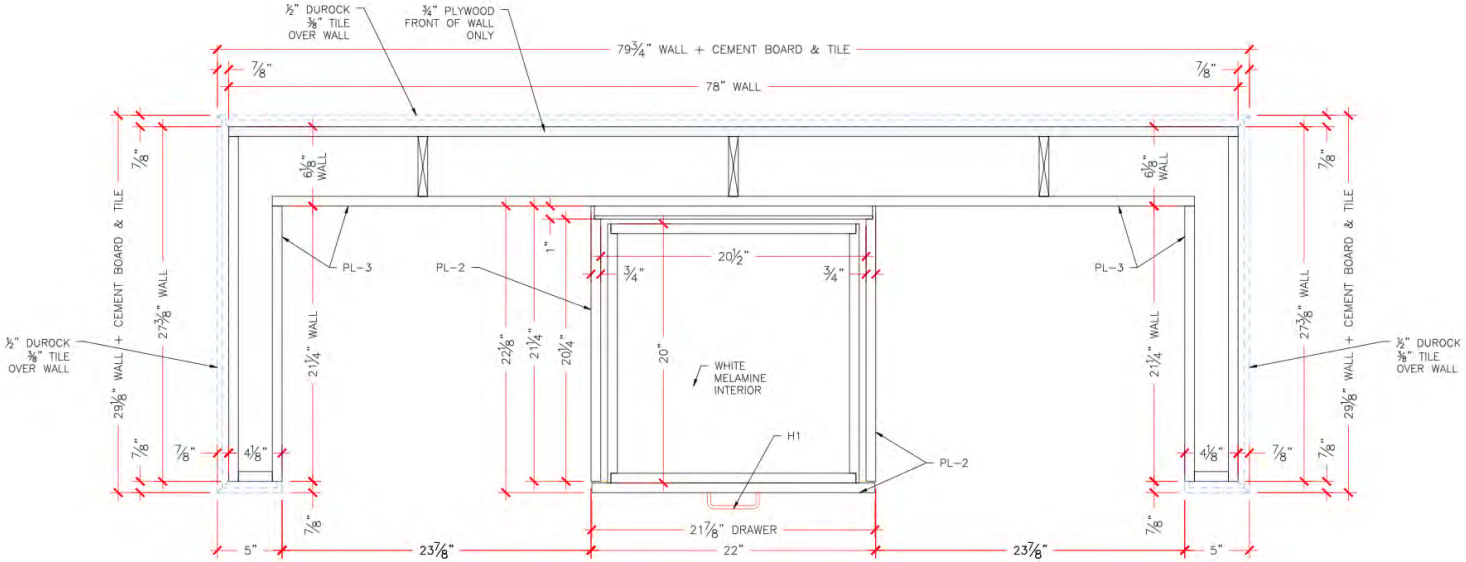
4 1.1 ELEVATION 3/4" = 1'-0"

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MILLWORK ELEVATIONS RECEPTION AREA



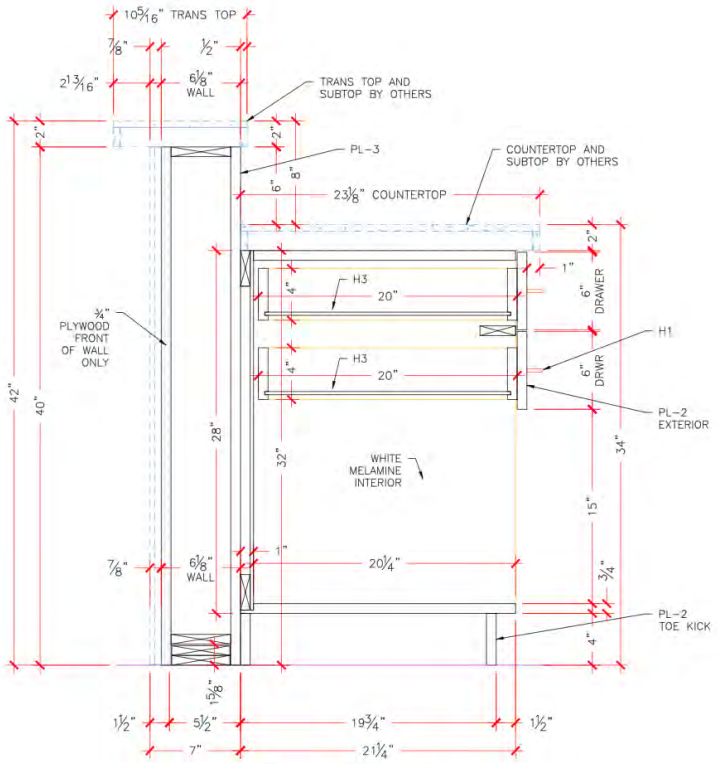
1/1.2 PLAN SECTION
1 1/2" = 1'-0"



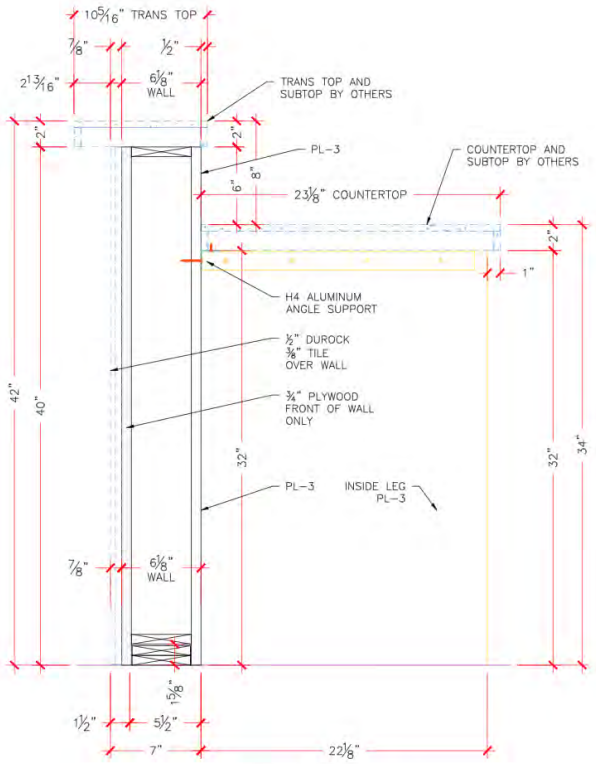
2/1.2 PLAN SECTION
1 1/2" = 1'-0"

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MILLWORK ELEVATIONS RECEPTION AREA



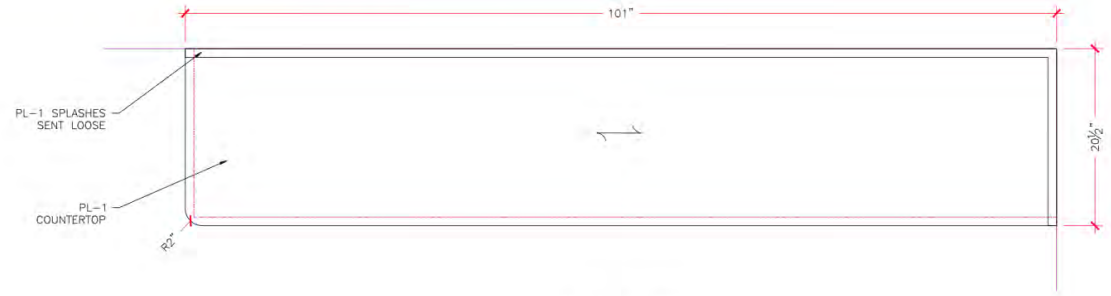
1 / 1.3 CROSS SECTION
1 1/2" = 1'-0"



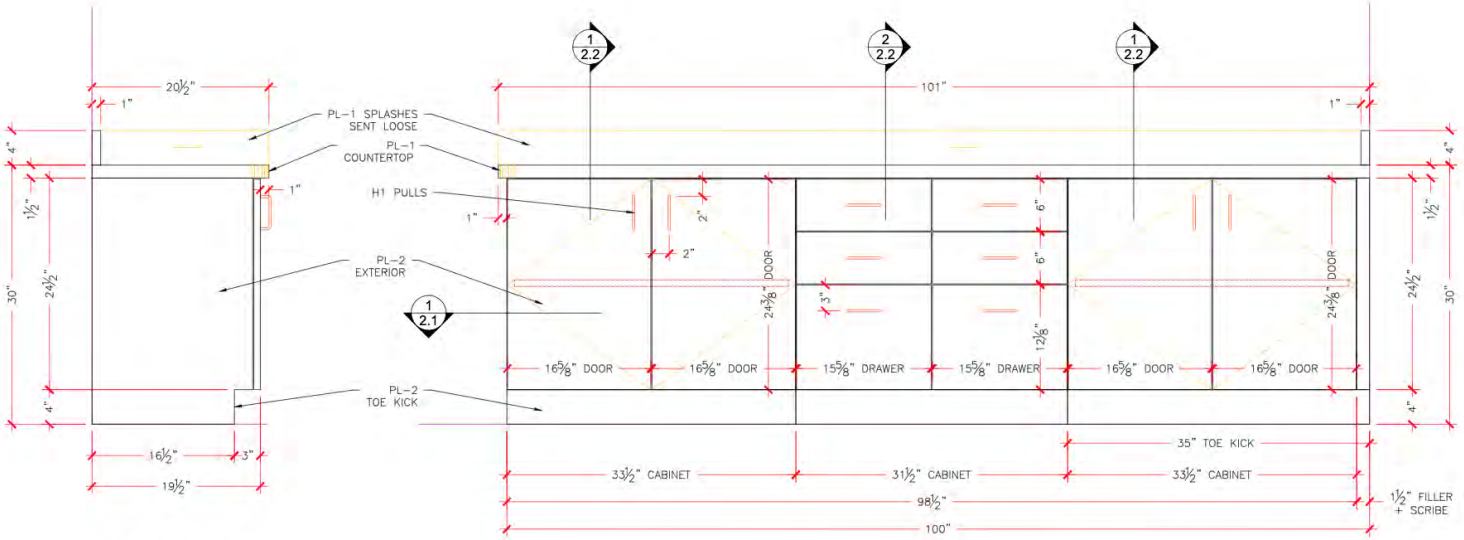
2 / 1.3 CROSS SECTION
1 1/2" = 1'-0"

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MILLWORK ELEVATIONS RECEPTION AREA



1 2.0 PLAN VIEW 1" = 1'-0"

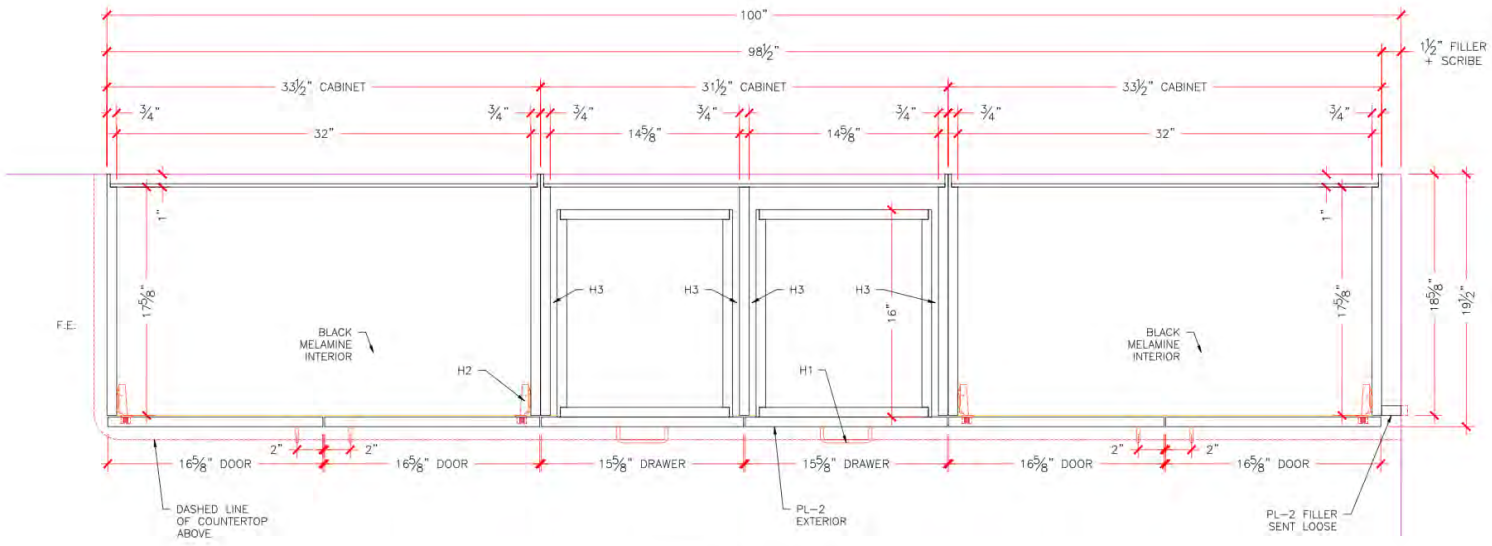


2 2.0 ELEVATION 1" = 1'-0"

3 2.0 ELEVATION 1" = 1'-0"

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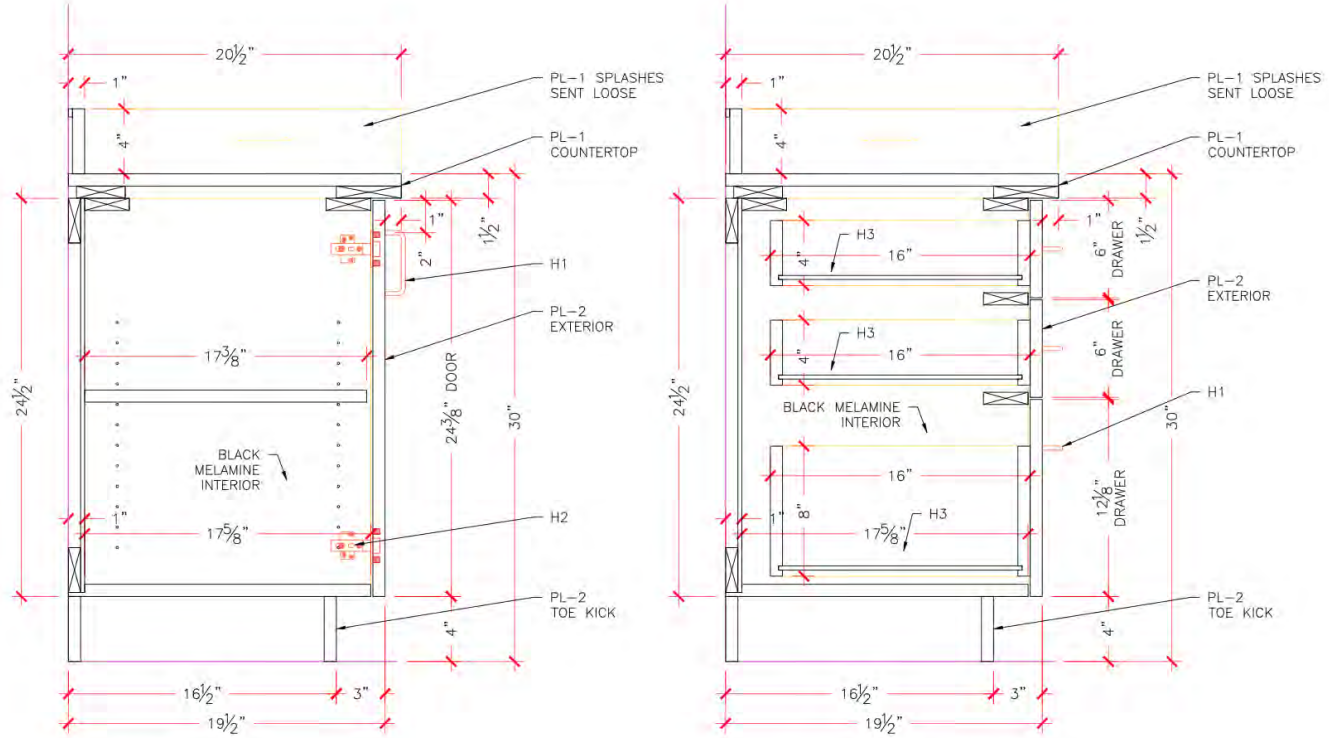
MILLWORK ELEVATIONS RECEPTION AREA



1/2.1 PLAN SECTION
1 1/2" = 1'-0"

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MILLWORK ELEVATIONS RECEPTION AREA



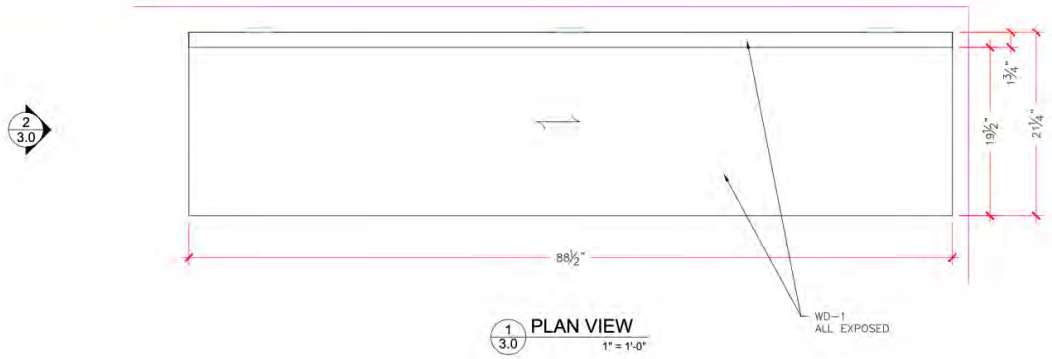
1 2.2 CROSS SECTION
1 1/2" = 1'-0"

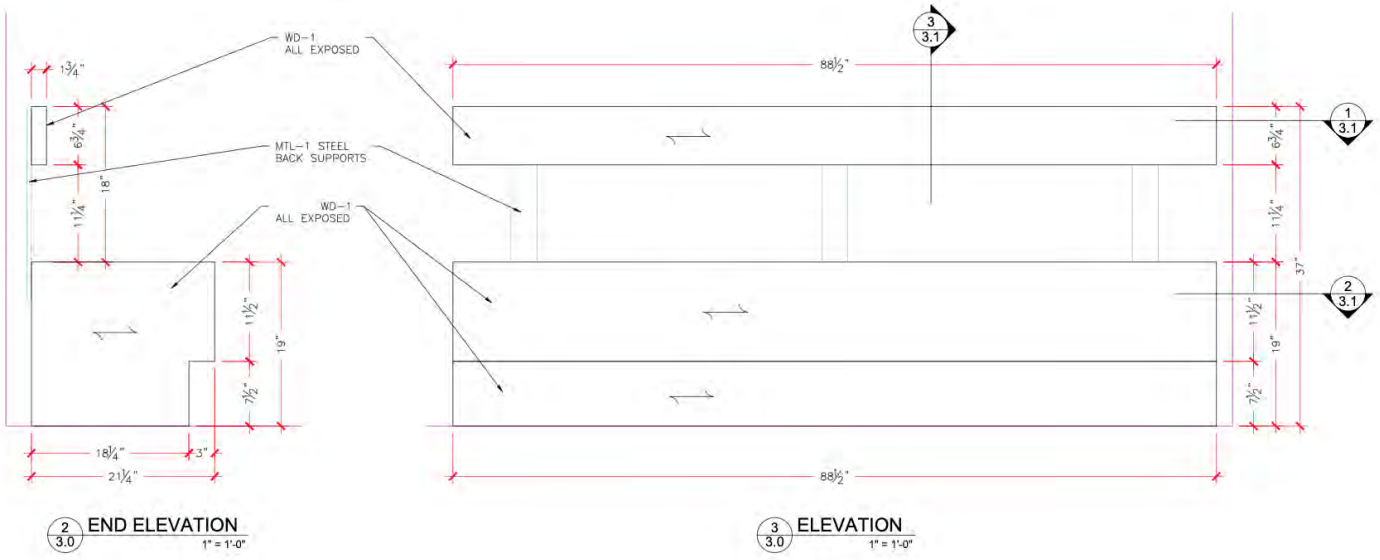
2 2.2 CROSS SECTION
1 1/2" = 1'-0"

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MILLWORK ELEVATIONS

RECEPTION BENCH

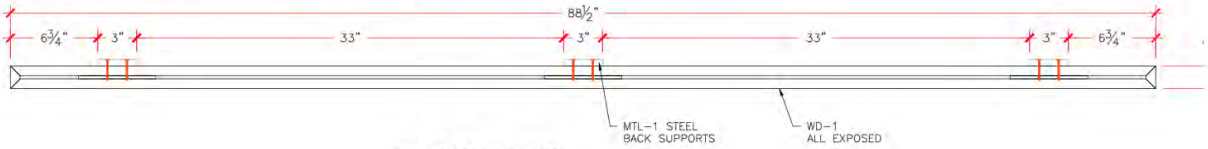




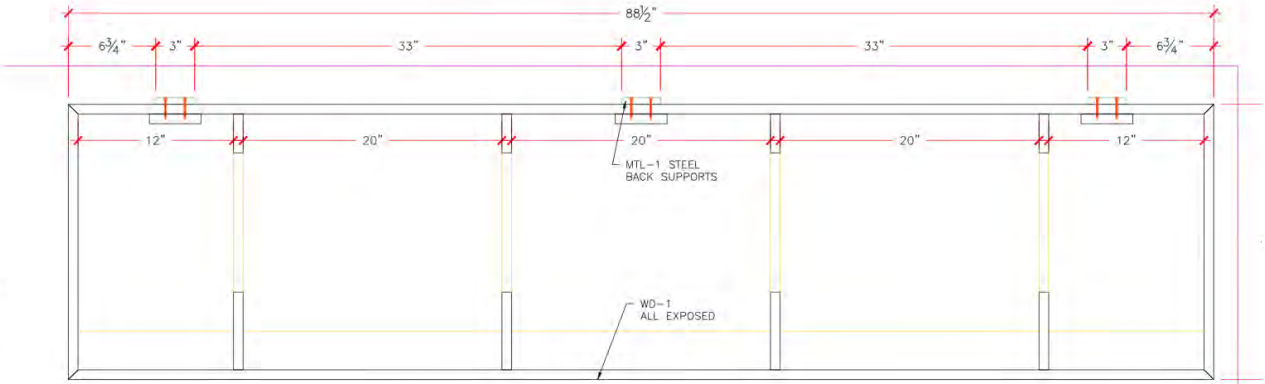
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MILLWORK ELEVATIONS

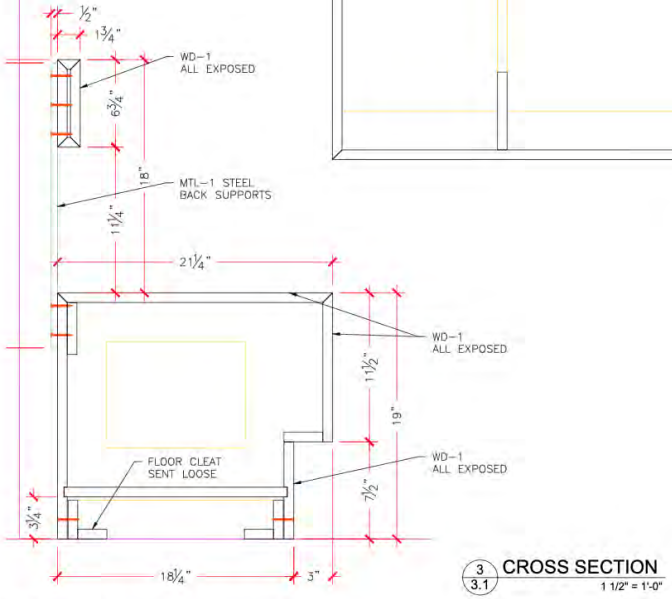
RECEPTION BENCH



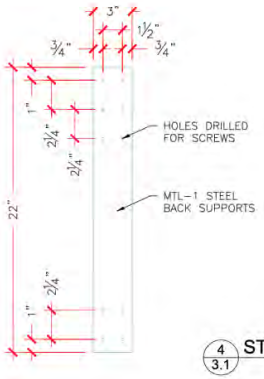
1 3.1 PLAN SECTION
1 1/2" = 1'-0"



2 3.1 PLAN SECTION
1 1/2" = 1'-0"



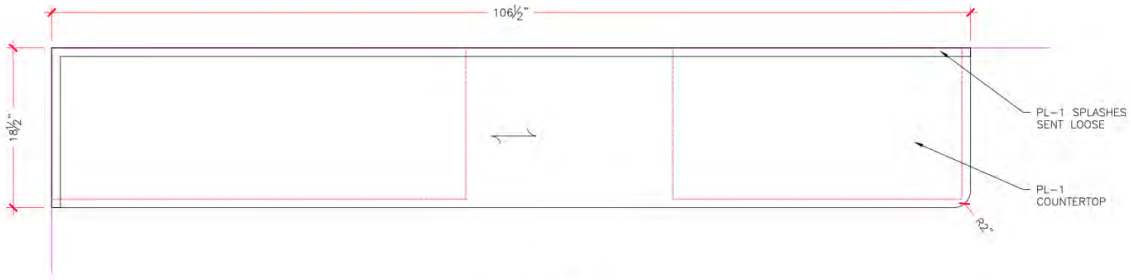
3 3.1 CROSS SECTION
1 1/2" = 1'-0"



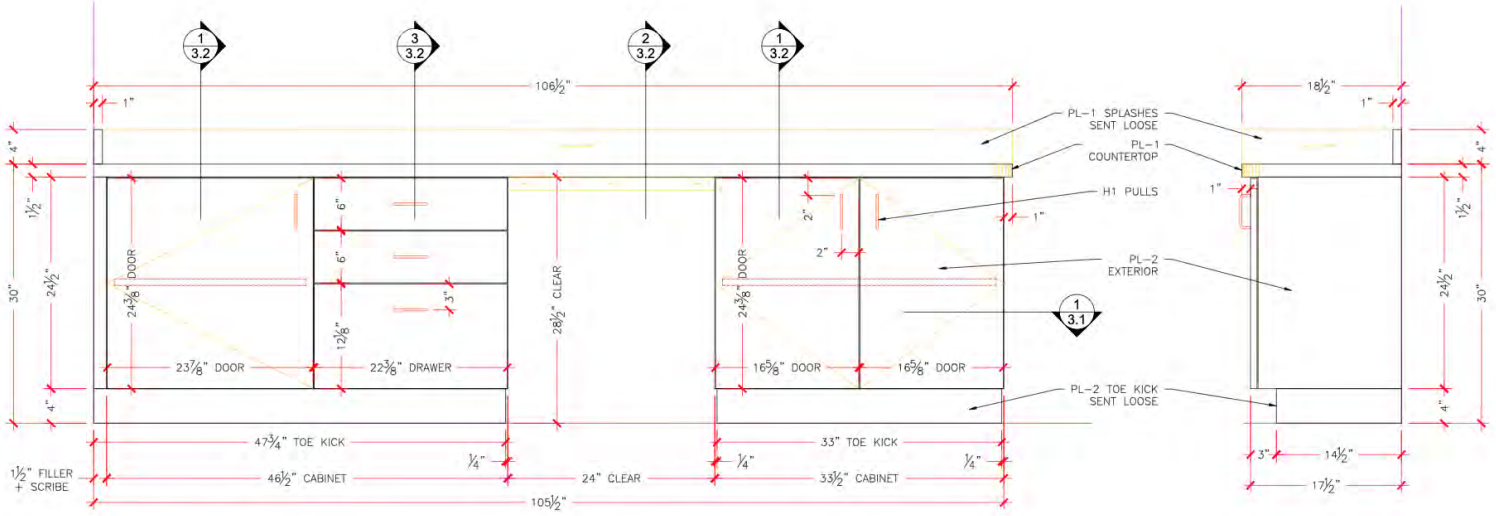
4 3.1 STEEL BRACKET
1 1/2" = 1'-0"

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MILLWORK ELEVATIONS GROOMING AREA



1 3.0 PLAN VIEW 1" = 1'-0"

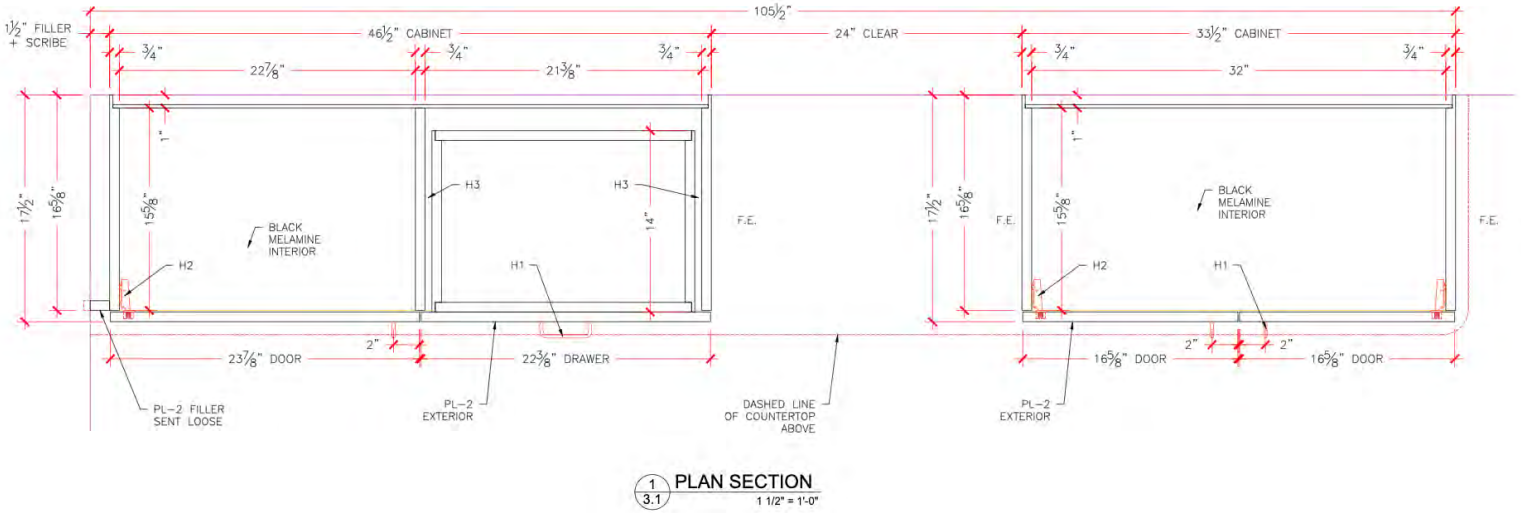


2 3.0 ELEVATION 1" = 1'-0"

3 3.0 ELEVATION 1" = 1'-0"

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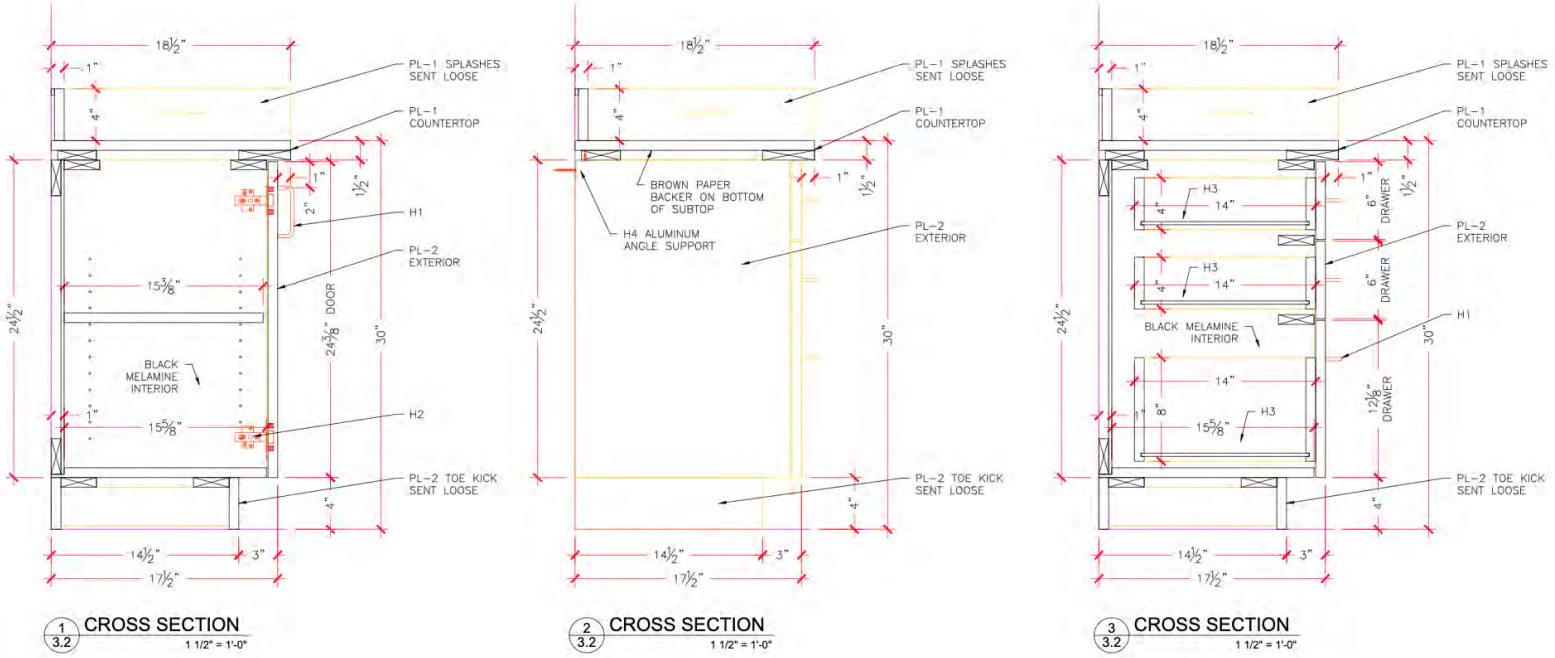
MILLWORK ELEVATIONS GROOMING AREA



1 / 3.1 PLAN SECTION
1 1/2" = 1'-0"

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MILLWORK ELEVATIONS GROOMING AREA



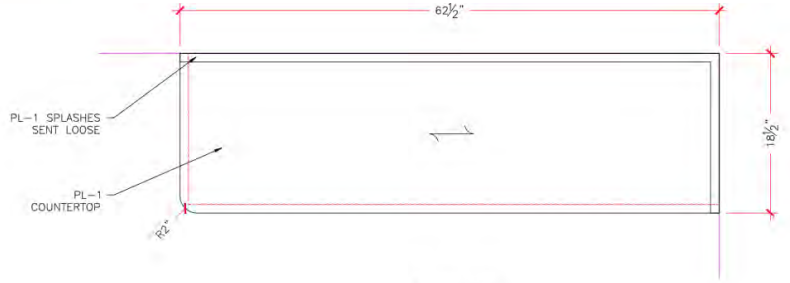
1 3.2 CROSS SECTION 1 1/2" = 1'-0"

2 3.2 CROSS SECTION 1 1/2" = 1'-0"

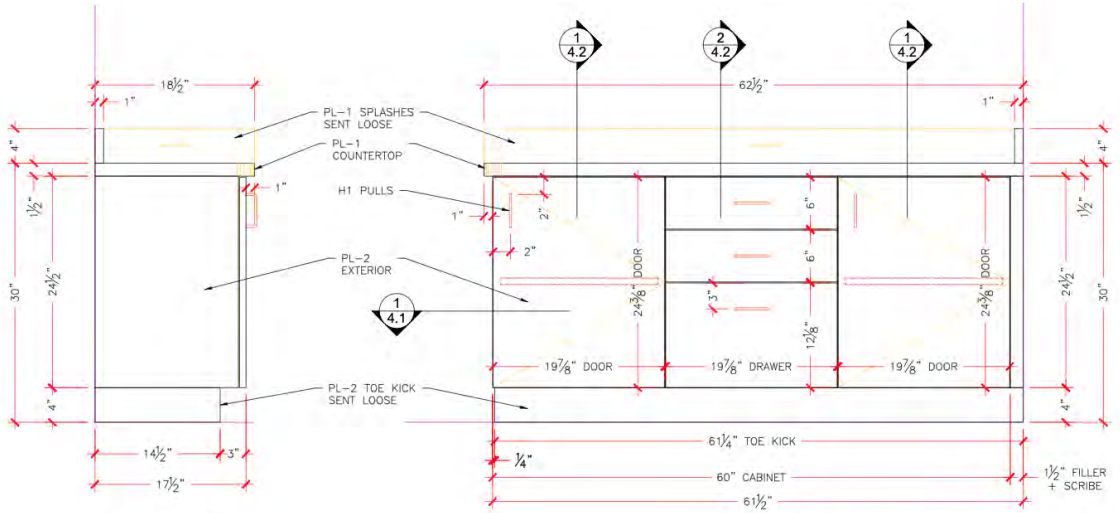
3 3.2 CROSS SECTION 1 1/2" = 1'-0"

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MILLWORK ELEVATIONS GROOMING AREA



1 4.0 PLAN VIEW 1" = 1'-0"

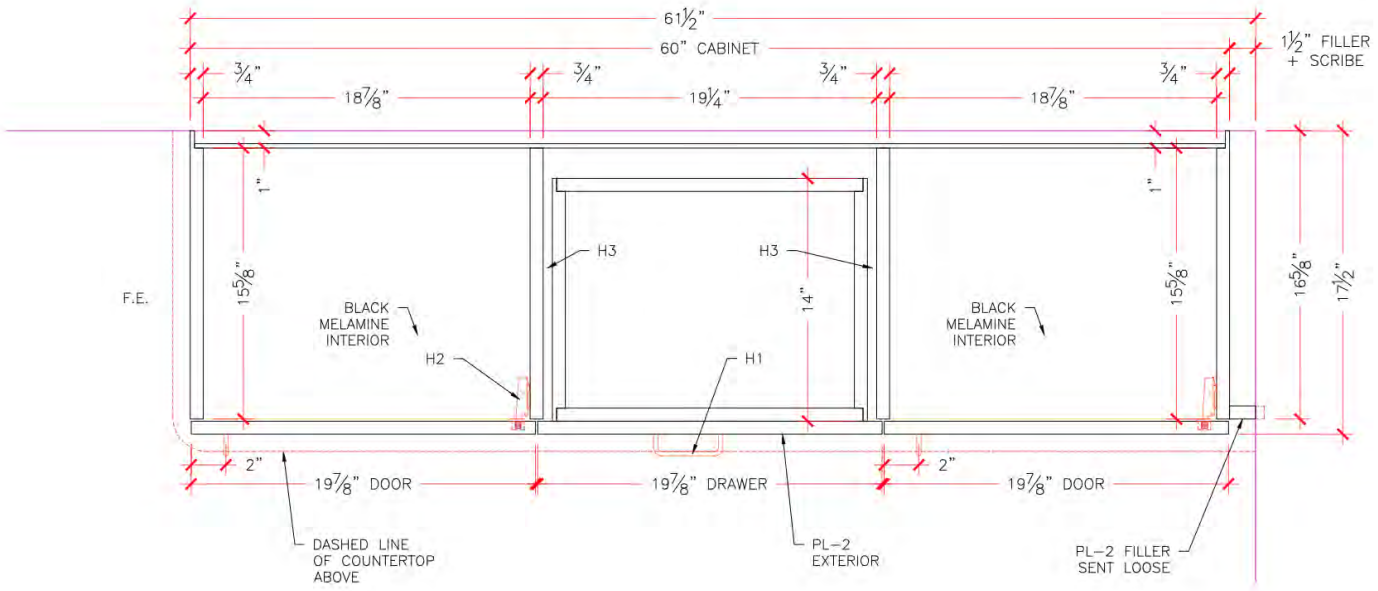


2 4.0 ELEVATION 1" = 1'-0"

3 4.0 ELEVATION 1" = 1'-0"

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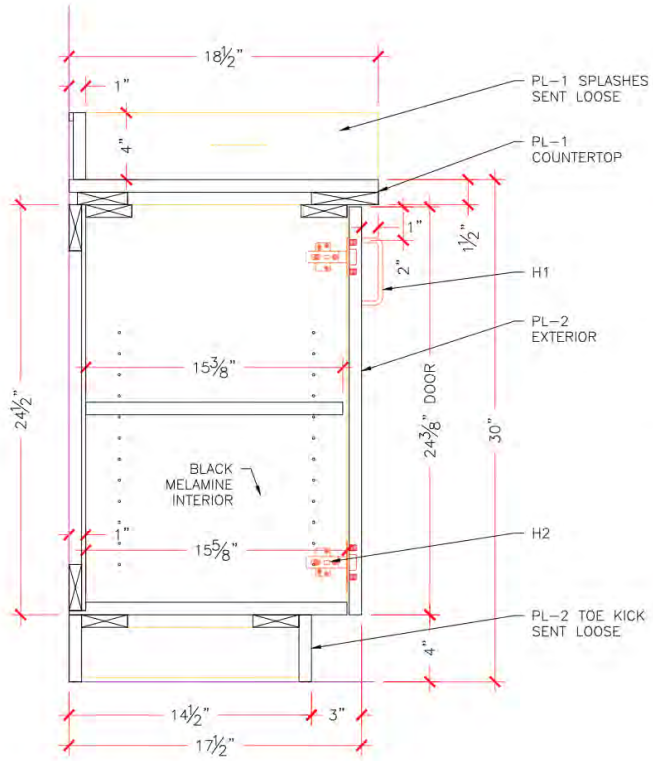
MILLWORK ELEVATIONS GROOMING AREA



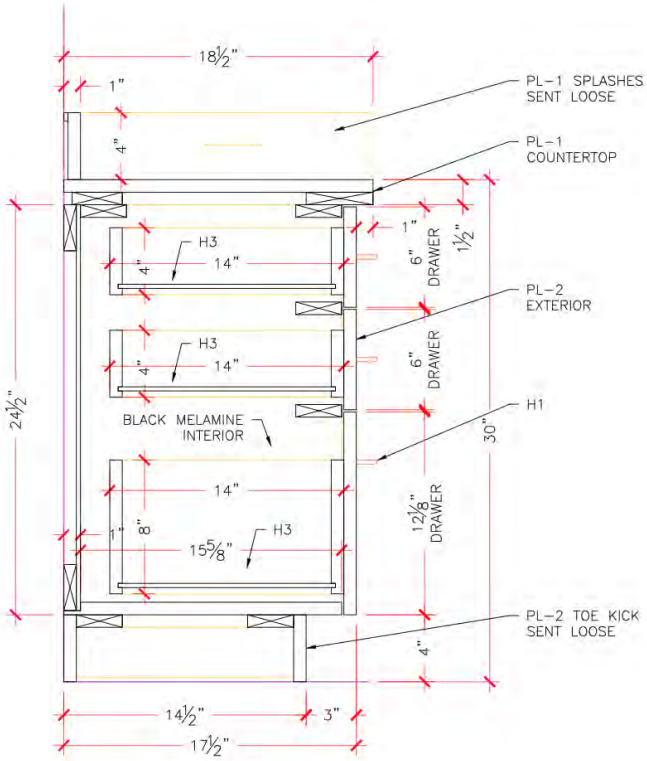
1/4.1 PLAN SECTION
1 1/2" = 1'-0"

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MILLWORK ELEVATIONS GROOMING AREA



1/4.2 CROSS SECTION
1 1/2" = 1'-0"



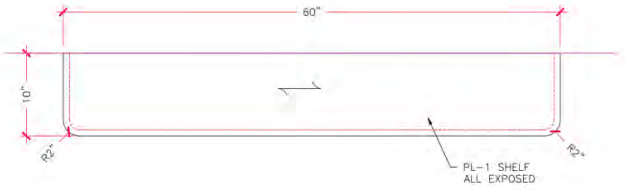
2/4.2 CROSS SECTION
1 1/2" = 1'-0"

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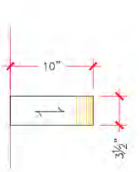
MILLWORK ELEVATIONS

FLOATING SHELVES

QTY: (4)



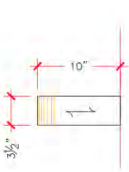
1/5.0 PLAN VIEW 1" = 1'-0"



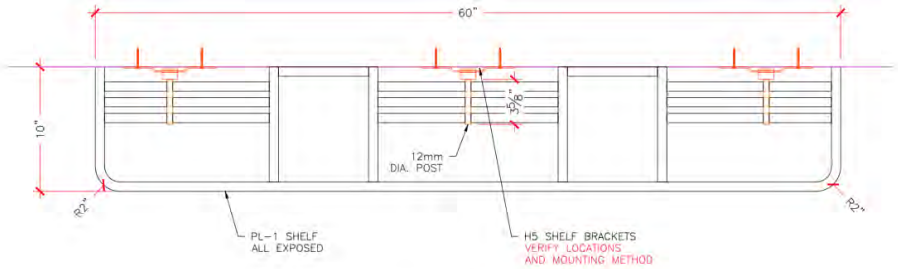
2/5.0 ELEVATION 1" = 1'-0"



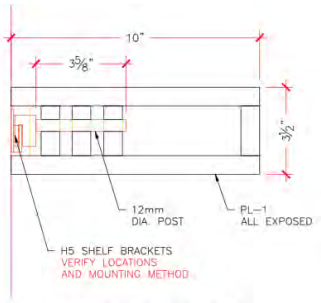
3/5.0 ELEVATION 1" = 1'-0"



4/5.0 ELEVATION 1" = 1'-0"



5/5.0 PLAN SECTION 1" = 1'-0"

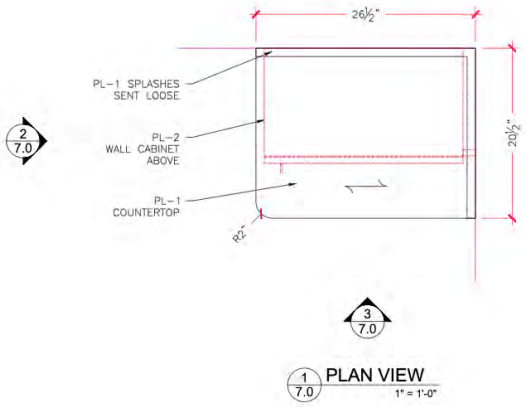


6/5.0 CROSS SECTION 3" = 1'-0"

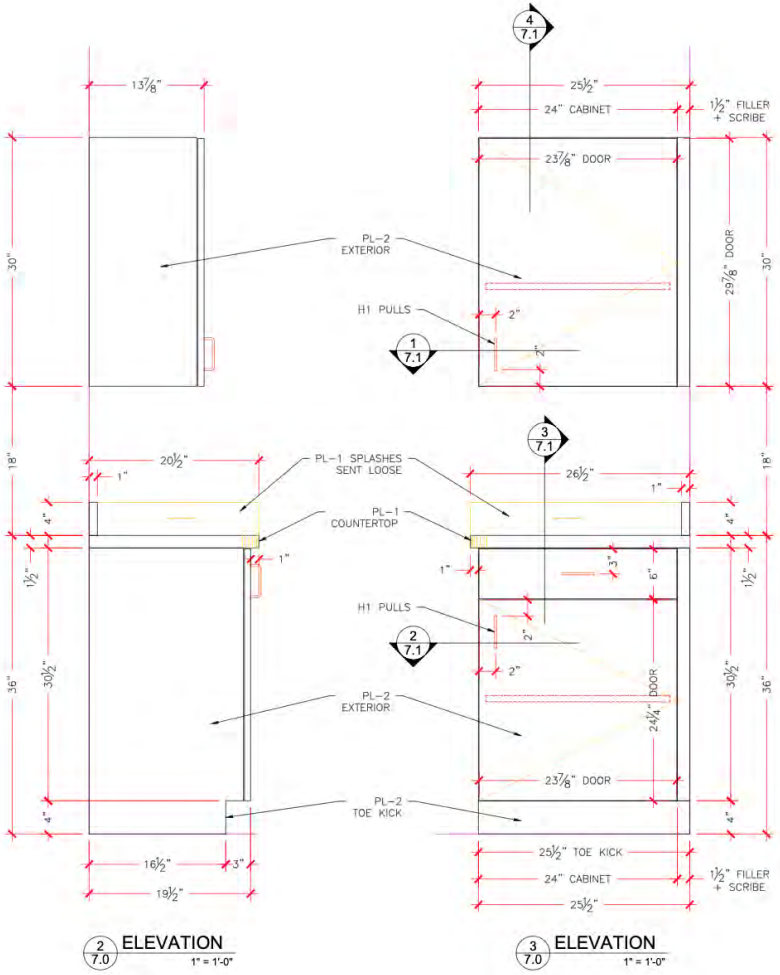
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MILLWORK ELEVATIONS

LAUNDRY



1 7.0 PLAN VIEW 1" = 1'-0"



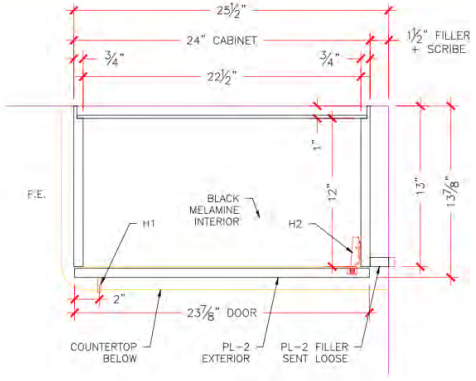
2 7.0 ELEVATION 1" = 1'-0"

3 7.0 ELEVATION 1" = 1'-0"

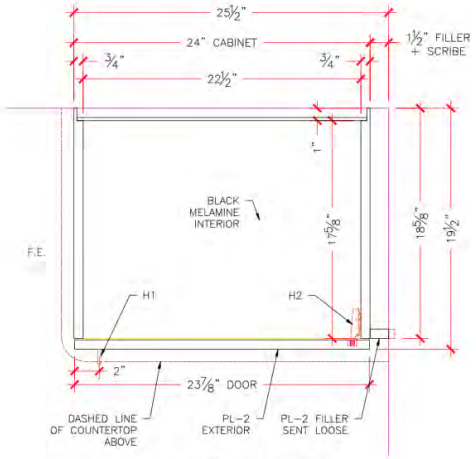
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MILLWORK ELEVATIONS

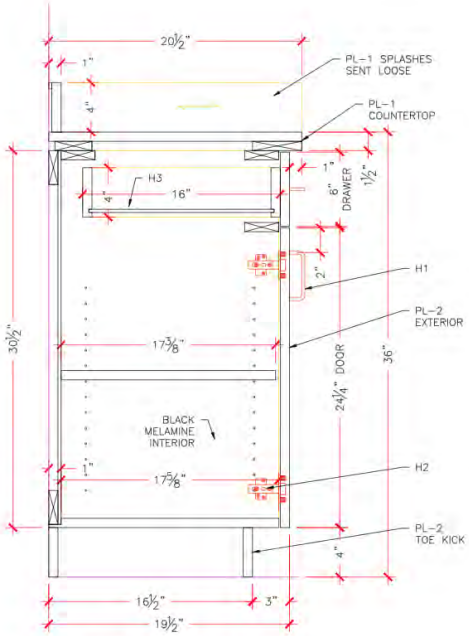
LAUNDRY



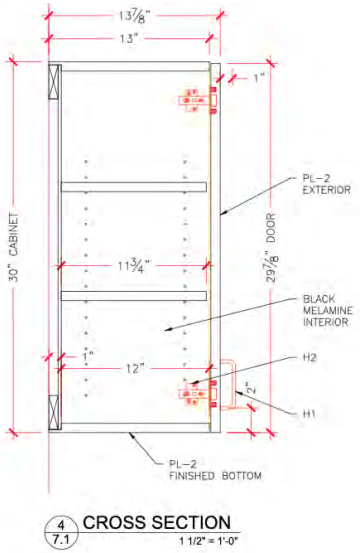
1 7.1 UPPER PLAN SECTION
1 1/2" = 1'-0"



2 7.1 LOWER PLAN SECTION
1 1/2" = 1'-0"



3 7.1 CROSS SECTION
1 1/2" = 1'-0"



4 7.1 CROSS SECTION
1 1/2" = 1'-0"

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RESTROOM & PLUMBING ACCESSORY SPECS

ITEM	QTY	DESCRIPTION	MANUFACTURER	MOUNTING HEIGHT	REMARKS
		54" GRAB BAR	BOBRICK	34" AFF TO TOP OF GRIPPING HEIGHT	STAINLESS STEEL FINISH
		36" GRAB BAR	BOBRICK	34" AFF TO TOP OF GRIPPING HEIGHT	STAINLESS STEEL FINISH
		18" VERTICAL GRAB BAR	BOBRICK (OR EQUAL)	40" AFF TO BOTTOM OF BAR	STAINLESS STEEL FINISH
B-2892		TOILET PAPER DISPENSER	BOBRICK	15" MIN AFF/48" MAX AFF	SURFACE MOUNT
RRE 130 150		RESTROOM SIGNAGE	COMPLIANCE SIGNS	54" AFF TO CENTER OF SIGN	INSTALLED BY GENERAL CONTRACTOR, WHITE ON BLACK
B-165 1836		18" X 36" RECTANGULAR MIRROR	BOBRICK	40" AFF TO BOTTOM OF BAR	CHROME EDGE/CENTER OVER LAVATORY
B-2111		SOAP DISPENSER	BOBRICK	44" AFF TO BOTTOM OF DISPENSER	
		TOWEL DISPENSER / WASTE RECEPTACLE			IF NEEDED

Required vendor is RDL Supply - contact Tanner Sanders: 855-447-8600 Ext. 4515, email: tsanders@cookandboardman.com



TOILET PAPER DISPENSER



RESTROOM MIRROR



SOAP DISPENSER



RESTROOM SIGNAGE



54" GRAB BAR



36" GRAB BAR



18" GRAB BAR (MOUNTED VERTICAL)

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RESTROOM & PLUMBING FIXTURE SPECS

ITEM	DESCRIPTION	MANUFACTURER	PRODUCT #	FINISH	REMARKS
WATER CLOSET	ELONGATED ONE PIECE TOILET, ECOVANTAGE SERIES	ZURN	Z5615-BWL	WHITE	
LAVATORY	WALL MOUNTED, LUCERNE	AMERICAN STANDARD	0356.028.020	WHITE	ADA COMPLIANT
FAUCET	COLONY PRO SINGLE-HANDLE CENTERSET	AMERICAN STANDARD	7075.050.002	POLISHED CHROME	ADA COMPLIANT
WATER CLOSET FLUSHOMETER	SENSOR OPERATED WATER CLOSET FLUSH VALVE	ZURN	ZTR6200-ONE	CHROME PLATED	

NOTE: ALL PLUMBING FIXTURES PROVIDED BY GENERAL CONTRACTOR.



FAUCET



LAVATORY



WATER CLOSET

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LIGHTING SCHEDULE

TAG	QTY.	MANUFACTURER	CATALOG NO.	WATT/VOLTAGE	LIGHT	MOUNTING	LOCATION	REMARKS
F-1	2	BARN LIGHT ELECTRIC COMPANY	AVALON PENDANT LIGHT BLE-C-WHA12	200 VOLTS/ 100 WATTS	INCANDESCENT OR GU24	CORDED PENDANT	LOBBY	12" SHADE; 500-BUTTERY YELLOW
F-2	5	ADDINGTON PARK	MUHOLI	120 VOLTS, 50 WATTS	INCANDESCENT OR GU10	MOUNTED	LOBBY	2 FT. 4-LIGHT BRUSHED NICKEL; SPEC IS MERELY A RECOMMENDATION, GC ALTERNATIVE CAN BE SELECTED FOR COST EFFICIENCY



F-1

ADDITIONAL LIGHTS
NOTES: ANY ADDITIONAL FIXTURES NECESSARY OR SPEC'D FOR SPACES IS TO BE SELECTED BY THE GC FOR MAXIMUM COST EFFICIENCY.



F-2

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TECHNOLOGY GUIDELINES

HARDWARE REQUIREMENTS

The ISP (Internet service provider) will likely provide a cable modem, router, or Business Gateway (both cable modem and router). Your location will likely need: firewall, WiFi hardware, and probably a switch depending on if the wired network has more end points than the router can handle by itself. Check with your IT vendor.

NETWORK REQUIREMENTS

1. BACK OF HOUSE NETWORK can run on the same hardware as everything else, but it needs to be configured correctly to be securely segregated from the rest of the network. The secure network's WiFi should be configured to be a hidden network.
2. An active Ethernet port is required for each register. Each port must be located under the bar counter, feed through a counter grommet and connect to each POS Register unit. Maximum distance from the Ethernet port to the port on the POS Register unit should be no more than 3 ft.

INTERNET (WIFI) RECOMMENDATIONS* (OPTIONAL)

1. Cable or Fiber (No DSL/Dial-up)
2. Static IP address (for POS)
3. DOWNLOAD Speed: 300Mbps or higher (Higher will be faster for your guests)
4. Quick Calculation: [60% of the number of seats in your café] x 10Mbps = approx. download speed needed. Adjust up or down as needed.
5. UPLOAD Speed: 100Mbps or higher
6. Public WiFi – recommend being password protected

*For some locations certain speeds may not be available, may not have the recommended down/up ratio or may only be available at a very high price. Work with your tech representative to find a speed that is available/affordable for your location. Try to go with the highest speed tier available that is affordable.

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CHANGE LOG

VERSION #	DATE	SUMMARY
V1	10.29.2020	Initial draft
V2	11.5.2020	Confirmed all base information from draft, including all the colors in the standardized branding, the lighting plan in the lobby (specifically the tracklights that shine on the knowledge wall), the equipment list, and the finishes
V3	11.11.2020	Reviewed graphics, millwork, prototype, and interior details
V4	11.19.2020	Added graphic feedback, adjusted margins, sweep removed duplicate information to minimize repitition, and adjusted materials
V5	12.03.2020	Created and edited an ideal prototype for future location reference
V6	12.10.2020	Continued work on: site selection/reference, exterior finishes, the prototype (specifically the L/V plans), graphics & the decor package, and the lighting
V7	12.22.2020	Revised: prototype, finishes (both interior and exterior), and lighting
V8	1.07.2021	Responsiblity matrix updated, waiting on additional details
V9	1.22.2021	Redlines completed, cleaned up formatting
V10	3.02.2021	Finished the finialized version pre-construction of the initial first buildout

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FORM BCA 2.10
ARTICLES OF INCORPORATION
Business Corporation Act

Filing Fee: $150

File #: 73596815

Approved By: MJE

FILED
JAN 18 2022
Jesse White
Secretary of State

1. Corporate Name: ARK FRANCHISE HOLDINGS CORPORATION

2. Initial Registered Agent: MOHAMMED DASTAGIR
(First Name / Middle Initial / Last Name)

Initial Registered Office: 21859 N WOLTER LN
(Number / Street / Suite No.)

KILDEER IL 60047-8333 LAKE
(City / ZIP Code / County)

3. Purposes for which the Corporation is Organized:
The transaction of any or all lawful businesses for which corporations may be incorporated under the Illinois Business Corporation Act.

4. Authorized Shares, Issued Shares and Consideration Received:

Class	Number of Shares Authorized	Number of Shares Proposed to be Issued	Consideration to be Received Therefor
COMMON	50000	50000	$ 10

NAME & ADDRESS OF INCORPORATOR

5. The undersigned incorporator hereby declares, under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated JANUARY 18 (Month & Day), 2022 (Year) 21859 N WOLTER LANE (Street)

MOHAMMED DASTAGIR (Name) LAKE ZURICH (City/Town) IL (State) 60047 (ZIP Code)

Real Estate Guide



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scenthound®

About Scenthound

Scenthound is the first membership-based dog grooming franchise in the U.S. **focused on pet wellness**. We are disrupting the pet care industry by reinventing the typical dog grooming business.

Our business model is built on a customer retention framework that provides an opportunity for long-term profitability. Our routine dog care and maintenance programs cultivate loyalty with pet owners and help to ensure recurring revenue by offering membership options that work for the schedule and budget of every dog parent.

Our Monthly Clean Club includes the E-scent-ials package — a bath, ear cleaning, nail clip and teeth brushing — for just $25. We also offer blow-drying, haircuts, and additional services such as shedding, plaque reduction and flea/tick treatments.

In business for over 15 years, Scenthound has six company-owned locations in South Florida. Since launching franchising in late 2019, we have sold 42 franchises in seven states, bringing our total number of units to 48. Scenthound weathered the storm of 2020 with tremendous growth. Over **35 new franchise locations are slated to open in 2021 with projections of an additional 100 units sold by the end of the year**.

15 yrs in business

franchising since late **2019**

6 corporate Scenters

42 franchise locations open or in development

Scenthound is the #nextbigthing

2020 FLORIDA COMPANY TO WATCH! GROWFL

FJ Franchise Journal TOP BRANDS 2020

Entrepreneur

"FRANCHISES OF THE FUTURE"
The 347 trend-topping franchises of 2020

"THE HOTTEST INDUSTRIES TODAY"
Entrepreneur's list of the franchises best positioned for growth, even in uncertain times.

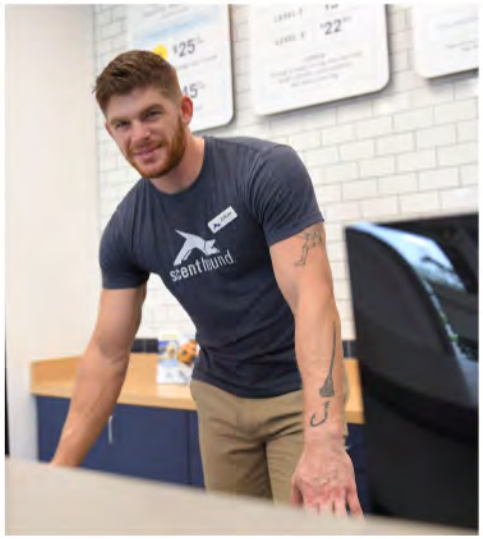
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scenthound.

Our "Scenters"











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The Booming Pet Market

Over the past 30 years, the percentage of pet owners has increased by double digits. In the past year alone, 85 million pet-owning U.S. households spent nearly $100 billion on their pets, and **growth is projected to register a CAGR of 5.3%** over the next 4 years.

U.S. Pet Spending

$99 BILLION

(2020 est.)



CAGR 5.3%

"Recession-Proof" "Amazon-Proof"

Unlike other markets, which tend to fluctuate with a changing economy, the pet industry has maintained unwaivering growth since the 1980s due to the steady increase in pet ownership. Studies show that 95% of pet parents prioritize the well-being of their four-legged kids in the same way they would any member of the family. As a recession-proof and Amazon-proof business, Scenthound has continued to thrive even amidst the COVID-19 environment – and now there are more dogs in American homes than ever before!

53%
of U.S. households own dogs

▼

90 MILLION
dogs in the USA

A PROVEN MODEL REVOLUTIONIZING THE GROOMING INDUSTRY

For decades, the pet grooming industry remained the same, and the market is ready for a change. Scenthound is transforming an outdated industry with a **simple, replicable business model** that's designed with an entirely new approach that caters to all dog parents.

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Scenthound Adds Value

Scenthound's Scenters are located in errand-intensive mixed-use retail areas close to busy big box stores and restaurants. Our customers value the convenience of being able to combine errands and check to-dos off their list while their dogs are in our care. Our average service time is under 30 minutes which keeps customers shopping in the center while they wait for their dog.

SHOPPING CENTER BENEFITS

- ✔ **The draw of pet parents (new customers) to your retail center.**
- ✔ **A captive audience: our customers run errands in surrounding businesses while their pup receives care at Scenthound.**
- ✔ **Our Scenters complement other popular everyday retailers like exercise studios, hair salons and grocery stores.**
- ✔ **Our services round out the shopping experience to include pets – providing greater convenience and value to your customer base.**

SAMPLE CO-TENANTS

pure barre
EUROPEAN WAX CENTER
Great Clips
SportClips HAIRCUTS
The UPS Store
scenthound
Publix
TRADER JOE'S
Kroger
orangetheory FITNESS
WHOLE FOODS MARKET
ME Massage Envy

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Common Concerns

We understand you might have some concerns about a pet business in your shopping center. Let us put your mind at ease.



PET WASTE

Rest assured, **we carefully maintain any green space** near our Scenters. If desired, we can install a dog waste station and monitor it regularly.

NOISE

Everyone loves dogs, but not everyone loves barking, so we don't mess around when it comes to soundproofing. We install sound-reducing drywall, **QuietRock**, shown to deliver sound dampening qualities equal to eight layers of standard drywall!



ACTIVITY & RELIABILITY

All locations are **open 8am – 5pm, Monday through Saturday**; and most locations are open Sunday 9am – 4pm.

Each store employs 5–7 team members so we can keep things humming along. Our stores service up to 100 dogs in a single day!

FINANCIAL SECURITY

All of our franchise partners:

- Are qualified with **background-checks, credit-checks and financial-verification**.
- Have a minimum of $75,000 liquid capital and a minimum net worth of $300,000.

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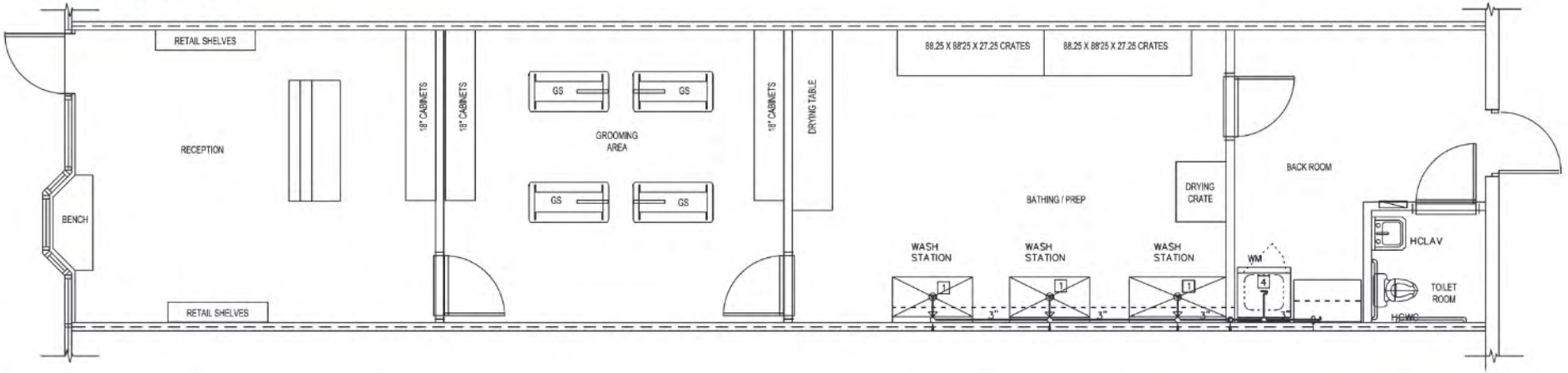
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Our Needs Are Simple



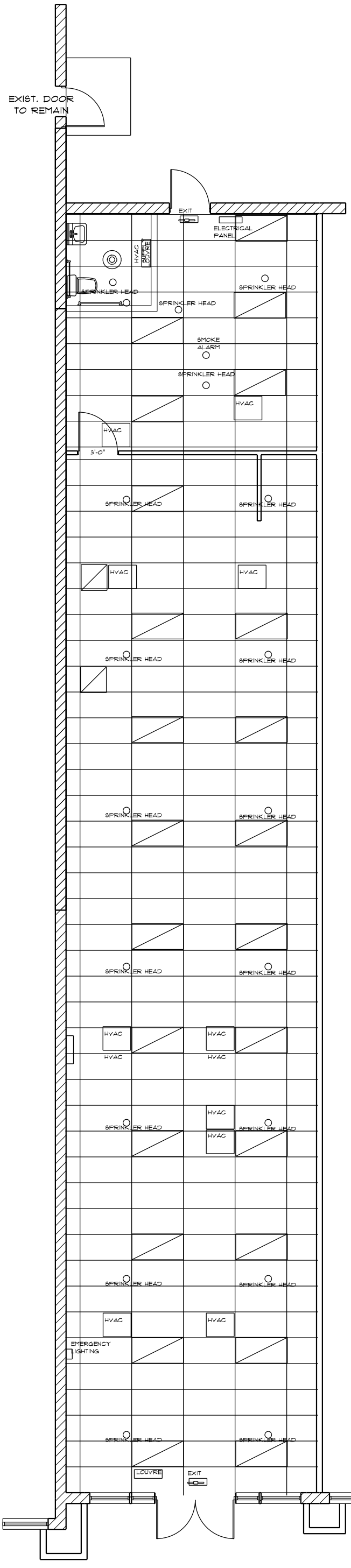
- ✔ 1,000 – 1,200 sq. ft.
- ✔ Air conditioning unit in excellent condition
- ✔ ADA compliant restroom
- ✔ At least two parking spaces
- ✔ Green space nearby

SAMPLE FLOOR PLAN



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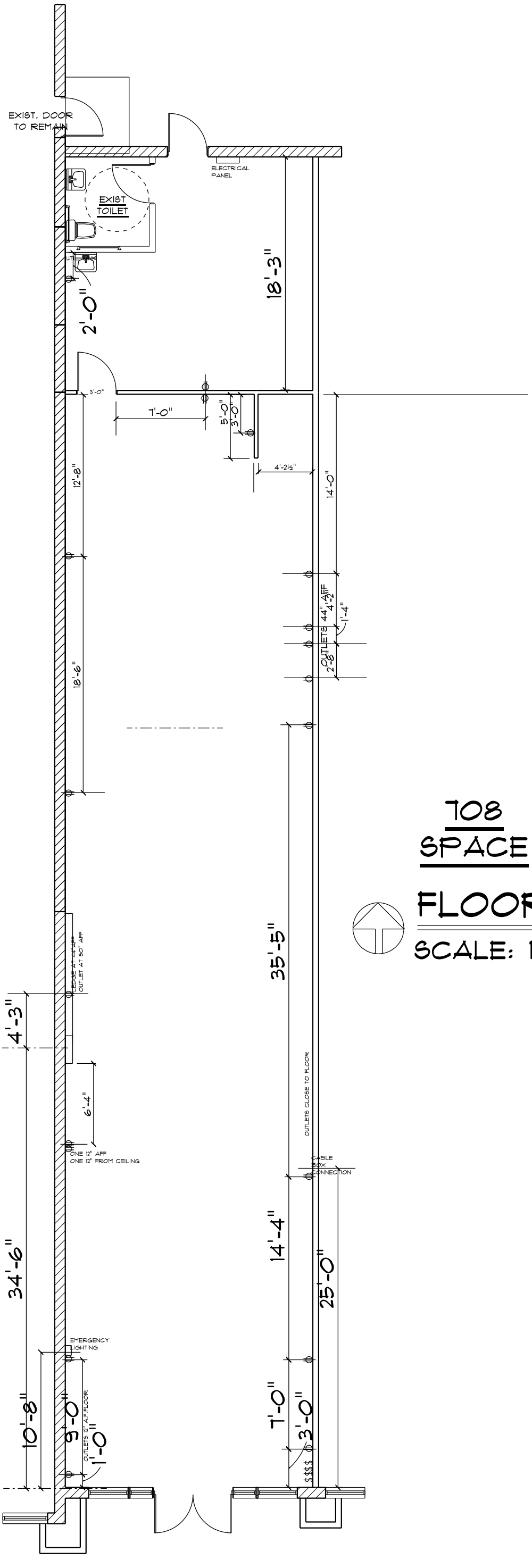
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708
SPACE

RC PLAN

SCALE: 1/8" = 1-0"



708
SPACE

FLOOR PLAN

SCALE: 1/8" = 1-0"

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

At the Heart of Community

APPLICATION PZC 2022-10 **AGENDA ITEM 4.D**
PZC Hearing Date: June 15, 2022

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Mary Meyer, Building Services Supervisor
Tim Verbeke, Planner

Date: June 15, 2022

Re: 2022-10 – 455 South Rand Road
Planned Unit Development (PUD) for a Retail Banking Building

SUBJECT

Mr. Ken Colliander, of JP Morgan Chase Bank, N.A. (the "Applicant") with the consent of Windyridge Group, LLC, the current owner of the vacant building located at 455 South Rand Road (the "Owner"), requests approval to demolish the existing structure and construct a new single-story retail banking center on the property along with associated site improvements. The property is the site of the former Giordano's Restaurant.

GENERAL INFORMATION

Requested Action:	Planned Unit Development, Site Plan Approval, Exterior Appearance Review
Current Zoning:	B-3 Regional Shopping District
Current Use:	Vacant Building (formerly a restaurant)
Proposed Use:	Single-Tenant Retail Banking Center
Property Location:	455 South Rand Road
Applicant:	JP Morgan Chase Bank, N.A.
Owner:	Windyridge Group, LLC
Staff Coordinator:	Tim Verbeke, Planner

LIST OF EXHIBITS

A. Legal Description
B. Public Hearing Sign
C. Site Photos
D. Aerial Map
E. Zoning Map
F. Parcel Map
G. Development Application and Attachments
H. Development Review Comments

BACKGROUND

The subject property is located on the southwest corner of the intersection of U.S. Route 12 (Rand Road) and State Route 22 (West Main Street), and is legally described in Exhibit A attached hereto (the "Subject Property"). The Subject Property was originally established as a restaurant on the property in the late 1970's with the one story building that is standing today. In 2008 the building was granted occupancy as Giordano's Pizza restaurant and was occupied until 2014. The building is located at one of the busiest intersections in the community with 48 parking spaces on two sides of the building.

The Applicant has filed an application with the Village of Lake Zurich dated May 18, 2022 (the "Application") seeking:

- Special Use Permit for a Planned Unit Development (PUD) to allow for the construction of a single-tenant retail banking building
- Site Plan Approval to allow for the establishment of a retail tenant building within the B-3 Regional Shopping District; and
- Exterior Appearance Review to approve the proposed retail tenant building on the Subject Property.

The Subject Property is zoned within the B-3 Regional Shopping District, located at the intersection of Rand Road and IL Route 22, which are the main commercial arterial corridors of the village. The Applicant proposes to demolish the existing restaurant building (approximately 6,000 square feet) and replace it with a new 6,282 square-foot retail banking center. The applicant proposes to reconfigure a portion of the existing parking, which currently contains 48 parking spaces, creating a new parking area with 45 parking stalls. These will be located at the front of the building. Four new drive-through ATM lanes and one pass-through lane will be constructed along the side of the building.

The remaining site will be landscaped with ornamental trees, deciduous and evergreen shrubs, ornamental grasses, perennial and groundcover areas and sod. The westerly interior perimeter of the lot will also be landscaped. The southerly interior perimeter of the lot will contain less landscape material due to the proximity of the building and interior access to the lot.

The new bank building will be constructed in masonry using cultured stone and brick, with aluminum panel highlights around certain windows and entrances. The canopy over the drive-through ATMs will also be clad in similar aluminum panels. The main entrance to the building will face Rand Road (northeast). The interior will be configured as a retail banking office with customer meeting areas and private offices.

The property will be illuminated with wall mounted and free-standing light fixtures. Where necessary, fixtures will be equipped with dimming devices or shields to reduce the glare onto surrounding properties.

Access to the property is proposed from Rt 22, Rand Road and internally from the adjacent shopping center by means of perpetual access easements. A traffic study was conducted that resulted in the conversion of the right-in right-out access at Rt 22 into a right-in only access. This measure is intended to lower congestion at the Rt 22-Rand Road intersection.

All activities related to the land use will be conducted on the subject property. Due to the lower intensity of use (single-user), all parking will be accommodated on the premises without the need for shared parking.

Staff notes that the Subject Property is composed of two separate PIN's. While not a requirement for PUD approval, since the property functions as one singular development, staff recommends that the Applicant consider consolidating the two parcels into one parcel under uniform control.

Pursuant to public notice published on May 23, 2022, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for June 15, 2022, to consider the Application. On May 18, 2022, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

A. **Courtesy Review.** This item did not require a courtesy review by the Village Board as this property has been approved for various more intense retail uses in 2016, 2019 and 2020.

B. **Zoning History.** In 1939, the land where the building currently sits was an apple orchard owned and operated by John Bell. The orchard originally operated under the name of 'Mossley Hill Farms,' until 1972, when land values began to rise. The orchard was sold for the development of Village Square and the Orchards Subdivision, but moved just west on Route 22, becoming the Bell's Orchard that many long-time residents remember. The Subject Property was portioned off in the late 1970s when the current restaurant building was constructed on the site.

The property has always been zoned within a business district classification since its early incorporation into the Village. The property is currently zoned within the B-3 Regional Shopping District. The existing building was constructed in conjunction with the surrounding Village Square Retail Center development. Giordano's Restaurant operated out of the building between 2008 and 2014, when they moved to another location within

the same shopping center at 483 South Rand Road. The building on the premises has remained vacant since that time.

On February 3, 2016, the Village Board granted approval of a PUD through Ordinance No. 2016-2-112 to develop the property with a 3-tenant, 8,290 square foot building. However, the developer at that time, GW Properties, was unable to proceed with the project. The ordinance was valid for a period of two years and expired on February 3, 2018 as no extensions were granted by the village.

On June 17, 2019, the owners of the property, Windyridge Group LLC received approval through PUD Ordinance 2019-05-315 for a 4-tenant, 8,640 square-foot building. Due to the larger footprint of the building, the ordinance placed restrictions on the floor area of eating places (restaurants, café's, etc.) unless a perpetual shared parking agreement with the adjacent property owner could be provided. However, by October 2019, the developer determined that a perpetual shared parking agreement could not be accomplished.

On February 18, 2020, Windyridge Group LLC, revised the site plan and building configuration and were granted approval of a Major Adjustment through Ordinance 2020-02-358 for a reduced-size, 4-tenant, 8,280 square-foot building with all required parking on the subject lot thereby no longer requiring a perpetual shared parking agreement. The ordinance was valid for a period of two years and expired on February 18, 2022 as no extensions were granted by the village.

C. **Surrounding Land Use and Zoning.** The property is located at the intersection of U.S. Route 12 (Rand Road) and IL Route 22. The property is surrounded by parcels zoned within the B-3 Regional Shopping District. To the east, the property is bounded by Rand Road and the Chase Bank and office building. The areas to the west and south are improved with the Village Square Retail Center. Immediately to the west is a parking lot and two-tenant building with FedEx Office and Sprint, and immediately to the south is the Village Square Retail Center. The property is bounded on the north by IL Route 22 and a True North gas station.

D. **Trend of Development.** The property was developed in a similar style/timeframe as other structures in the Village Square Retail Center and this section of the Route 12 corridor. It is located in an area that is developed with a mix of mature commercial uses.

E. **Zoning District**. The zoning code provides for three (3) zoning districts for business and commercial uses. When taken together, these districts are intended to permit development of property for the full range of business and commercial uses needed to serve the citizens of Lake Zurich and the surrounding suburban area. The B-3 regional shopping district is intended to provide locations for major retail centers. The regulations are designed to encourage a broad range of attractive retail and compatible service uses in those centers.

GENERAL FINDINGS

The Application requires approval through a Planned Unit Development (PUD), which is classified as a Special Use Permit. As such the Application is reviewed against the standards for Special Use Permits and PUDs.

Staff of the Community Development Department's development review team has evaluated the development against the various standards and provisions of the Lake Zurich Municipal Code and offers findings on specific sections of the Code.

Standards for Special Use Permits

A. General Standards. No special use permit shall be recommended or granted pursuant to this Chapter unless the applicant shall establish that:

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official Comprehensive Plan.

   Staff Response: Standard met. The development will continue to remain in conformance with the purpose and intent of the B-3 Regional Shopping District and the land use designation of the adopted Comprehensive Plan.

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

   Staff Response: Standard met. The proposed banking center is a commercial service use at the heavily traveled IL Route 22 and US. Route 12 intersection. This corridor is developed with a number of commercial uses along its frontage and the proposed building is consistent with the surrounding development.

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

   Staff Response: Standard Met. The property on which the bank building is proposed is surrounded on all sides by commercial properties, buildings and uses. The proposed land use will therefore not have any detrimental impact on immediately surrounding commercial property. Additionally, the building will not dominate the immediate vicinity or interfere with the use and development of neighboring properties.

Besides a shared access easement providing for internal access to the property, the location, design, construction and operation of the proposed bank will be conducted wholly on the subject lot.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

   Staff Response: The site is currently served with existing utilities which will adequately serve the proposed use.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through the surrounding streets.

   Staff Response: Standard Met. The proposed reconfiguration of the site will involve an alteration to the access point from Rt 22 (West Main Street). A traffic and parking study conducted by Gewalt Hamilton Associates, Inc., concluded that the proposed development's generated volumes of traffic can be accommodated by the adjacent roadway network without the need for any modifications to the roadway.

   However, as proposed, the access driveway off Rt 22 will be modified to only allow right-turns into the site. No changes are proposed to the access driveway off Rand Road. Additional pedestrian access will also be provided via a sidewalk connection to the existing sidewalk along Rt 22. No sidewalk is proposed along the Rand Road frontage of the property.

   Vehicular traffic onto and off the property will also be dispersed onto the adjacent property via the shared access drive that runs immediately to the south of the property and similarly at the west side of the property.

   A crash report was also incorporated as part of the traffic study. Based on the conclusions, the right-in right-out along Rt 22 is proposed to be reconfigured to a right-in only to mitigate further conflicts at the intersection.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

   Staff Response: Standard Met. The reconfiguration of the property will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance other than what was previously impacted by the prior development.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

   Staff Response: Standard met. The proposed development will comply with all other additional standards imposed through the building codes for retail buildings.

8. Positive Effect. The proposed special use creating a positive effect for the zoning district, its purpose, and adjacent properties shall be placed before the benefits of the petitioner.

   Staff Response: Standard met. One of the purposes of the B-3 district is to "provide a location for major retail centers." The proposed banking center will create a positive effect for the Village and the neighboring shopping development.

B. Special Standards for Specified Special Uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the applicant shall establish compliance with such special standards.

Staff Response: Standard met. There are no uses proposed that warrant special standards for their establishment. Staff will ensure that compliance is established before any additional permit are issued.

C. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Board of Trustees shall consider:

1. Benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

   Staff Response: Standard met. The development of the retail banking building is an attractive amenity within the Village and its location along the heavily trafficked intersection of Route 12 and Route 22 provides an appropriate location for such an establishment.

2. Alternative Locations. Whether the purposes of the zoning code can be met by the location of the proposed use and development in some other area or zoning district that may be more appropriate than the proposed site.

   Staff Response: Standard met. While there may be other locations that are equally appropriate for the location of a bank, staff has not identified an alternative location that is more appropriate than the Subject Property.

3. Mitigation of Adverse Impacts. Whether all steps possible have been taken to minimize any substantial or undue adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Staff Response: All activities related to the use and operation of the development will be conducted on site. Additionally, the right-in right-out along Rt 22 is proposed to be reconfigured to a right-in only to mitigate further vehicular conflicts at the intersection.

9-22-5: STANDARDS FOR PLANNED UNIT DEVELOPMENTS (PUDs).

Planned unit developments are included in the zoning code as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses and in recognition of the fact that traditional bulk, space, and yard regulations that may be useful in protecting the character of substantially developed and stable areas may impose rigidities on the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach.

A. Special Use Permit Standards: No special use permit for a planned unit development shall be recommended or granted pursuant to this chapter unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to chapter 19 of this title.

Staff Response: Standard met. Please refer to the "Standards for Special Use Permits" contained within this report.

B. Additional Standards for All Planned Unit Developments: No special use permit for a planned unit development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:

1. Unified Ownership Required: The entire property proposed for planned unit development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

Staff Response: Standard met. The entirety of the PUD is under common ownership of Windyridge Group, LLC.

2. Minimum Area: The applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified

whole capable of meeting the objectives for which planned unit developments may be established pursuant to this section.

Staff Response: Standard met. The property is of a sufficient size to accommodate the proposed development. The approximately 1-acre (42,819 square feet) corner of land will accommodate a retail banking building and its associated drive-through ATMs and parking lot. The configuration of the development is intended to use the existing on-site circulation to create a safe flow of traffic through the development.

3. Covenants and Restrictions to Be Enforceable by Village: All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned unit development shall provide that they may not be modified, removed, or released without the express consent of the board of trustees and that they may be enforced by the village as well as by future landowners within the proposed development.

Staff Response: Standard met. The Village will ensure that all easements are properly recorded, abided by the owners and enforced by the Village.

4. Public Open Space and Contributions: Whenever the official comprehensive plan, zoning map, or official map indicates that development of a planned unit development will create a need for land for public purposes of the village within the proposed planned unit development, the board of trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the village for such use. In addition, the board of trustees may require evidence that all requirements of village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned unit development.

Staff Response: Not Applicable. The nature and scope of the development – does not create a need for land for public purposes of the village within the proposed planned unit development. The purpose and intent of such contributions are provided primarily for larger residential developments consisting of multiple properties with common areas to provide for or compensate for public amenities for the benefit of new residents that will move into the community to occupy such developments.

The village has therefore determined that the development is not required to provide any public open space or compensate for such at this time.

5. Common Open Space:
   a. Amount, Location, And Use: The failure of a planned unit development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this zoning code. When common open space is

provided in a planned unit development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned unit development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the final plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

b. Preservation: Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved final plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the board of trustees.

c. Ownership And Maintenance: The final plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the village.

d. Property Owners' Association: When the requirements of subsection B5c of this section are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

i. The bylaws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the final plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subsection B5d(1); and

ii. The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements; and

iii. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and

iv. Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and

v. Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with state statutes; and

vi. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds (2/3) of the members voting on the issue; and

vii. The village must be given the right to enforce the covenants; and

viii. The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Staff Response: Not Applicable. Based on the nature and scope of the development, and size of the subject property, the village has determined that the development is not required to provide any public open space or compensate for such at this time.

6. Landscaping and Perimeter Treatment: Any area of a planned unit development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned unit development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures, setbacks, screening, or natural or manmade buffers.

Staff Response: Standard Met. All portions of the development are proposed to be either improved with paved areas or landscaped.

7. Private Streets: Private streets are prohibited unless expressly approved by the board of trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in subsection B5d of this section.

Staff Response: Not Applicable. The development is being proposed on a single site and therefore no private streets are proposed.

8. Sidewalks: A sidewalk meeting the standards of the Lake Zurich subdivision ordinance shall be provided along at least one side of every street in or abutting a planned unit development; provided, however, that such sidewalk may be

constructed in a street right of way or as a specific element of the design of the planned unit development.

Staff Response: Standard met. A sidewalk exists within the Village Square development along the northerly boundary of the Subject Property. There is no sidewalk along the Route 12 frontage of the property. This trend along the east side of Rand Road continues until its intersection of Honey Lake Road.

A compensating amenity fee is proposed to be collected and placed into an escrow account that will fund the construction and upkeep of other amenities within the Village.

9. Utilities: All utility lines shall be installed underground.

Staff Response: Standard Met. All existing utilities including water and sanitary mains, electric, gas and communications (cable) attributable to the development are proposed to be underground.

C. Additional Standards for Specific Planned Unit Developments: When the district regulations authorizing any planned unit development use in a particular district impose standards to be met by such planned unit development in such district, a special use permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such standards. (Ord., 10-2004)

Staff Response: Standard Met. There are no additional standards imposed through the establishment of the retail banking building that is proposed within such district other than what are currently being requested for approval.

IDENTIFICATION AND ANALYSIS OF ZONING RELIEF FOR THE PLANNED UNIT DEVELOPMENT (PUD)

On analysis of the proposed development against the various standards contained within the municipal code, staff has identified the following modifications to the zoning code.

1. **Exterior Lighting.**
   a. Section 9-8B-3 C requires that the maximum illumination at the property line when a luminaire has a cutoff angle less than ninety degrees (90°) is 0.50 foot-candles. The development proposes a maximum illumination of 0.8 foot-candles along portions of the frontage of the property with Rand Road, and between 0.4 and 5.1 foot-candles along the interior lot line at the exit point of the drive-through ATM lanes.

      It should be noted that the light fixtures are proposed either to be dimmable, with shields or as full cut-off area lights to keep the illumination specific to a smaller

area. Additionally, it should be noted that the proposed development is on a busy arterial road intersection with its proposed commercial component surrounded by similar non-residential land uses to the north and west.
Staff does not have a significant concern with the higher levels of illumination along the perimeter.

b. Section 9-8B-3 C requires that the maximum permitted illumination at any time at any point within the property shall be 10.0 foot-candles. The development proposes a maximum illumination of 33.3 foot-candles below the ATM canopy. At the location around the entryways to the building, the illumination is proposed at 12 (front) and 10.6 (rear) foot-candles.

Staff recommends that the illumination around the entrances to the building be no greater than 10 foot-candles to meet the requirements of the code.

To be consistent with relief granted to surrounding commercial properties in the past, staff recommends illuminations levels no greater than 20 foot-candles during operational hours of the bank while dimming the canopy lights to 10 foot-candles during non-operational hours to further reduce any impact of the higher levels being proposed.

The following are identified preexisting lawful non-conformities on the site that will continue to remain in place:

- The existing parking lot does not conform to required setbacks from Rand Road or Route 22. However, this condition preceded this development and is identified as a lawful non-conforming site design feature subject to the provisions of Chapter 11 (Section 9-11-5) of the Zoning Code entitled "Nonconformities."
  Section 9-4-10.F.8 code requires that all yards along every lot line abutting Route 12 or abutting Route 22 between Ela Road and the westernmost village limits shall be not less than 50 feet.

- The proposed landscaped surface area (greenspace) does not conform to minimum requirements. This is similarly subject to the provisions of Chapter 11 (Section 9-11-5) of the Zoning Code. However, due to the upgrades proposed to the site landscape plantings and the fact that the existing site nonconformities did not create major concerns, staff believes that relief from this requirement is acceptable.
  Section 9-4-10.E3. of the code requires the minimum landscaped surface area for office uses be no less than 45% of the total land area of the lot.

- The site plan does not include the extension of the existing sidewalk along Route 22 in a direction southeast along Route 12.
  Staff is requiring the developer to install a sidewalk along Rt 12 in the event future consideration of sidewalks along Rand Road is contemplated by the Village.

RECOMMENDATION

The recommendation of the Planning and Zoning Commission should be based on the standards included in the following Sections of the Lake Zurich Municipal Code:

- Section 9-19-3: Standards for Special Use Permits
- Section 9-22-8: Standards for Planned Unit Developments (PUD)

Staff has determined that all standards for approval have been met or will be met through approval of the identified modifications to the code, and recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2022-10, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
   a. Zoning Application and Cover Letter dated May 18, 2022 prepared by Timothy R. Meseck, of The Architects Partnership Ltd., on behalf of the Applicants JP Morgan Chase Bank N. A.
   b. Architectural Exhibits prepared by The Architects Partnership comprising of the following:
      i. Architectural Elevations consisting of two sheets Sheet 1 (north and northeast elevations) and Sheet 2 (east, south and west elevations) dated April 19, 2022
      ii. Floor Plan consisting of one sheet dated May 18, 2022

   c. Engineering Improvement Plans consisting of 13 sheets prepared by Gewalt Hamilton Associates, Inc. dated May 17, 2022.
   d. Landscape Plans prepared by Terra Engineering Ltd., dated April 21, 2021, consisting of the following exhibits:
      i. Sheet L0.0 – Landscape Preservation Plan
      ii. Sheet L1.0, L1.1 and L2.0 – Landscape Plans
   e. Photometric Calculations plan prepared by Facility Solutions Group dated May 18, 2022.
   f. ALTA/NSPS Land Title and Topographic Survey Sheets 1-4, prepared by Compass Surveying Ltd., dated April 4, 2022.
   g. Traffic Impact Study Gewalt Hamilton Associates, Inc. dated May 16, 2022.
   h. Easement Agreements including the following:
      i. Access Easement recorded as Document No 1898274, including a Plat of Easement
      ii. Drainage Easement Agreement recorded as Document No 1898276, including a Plat of Survey,

2. The applicant must submit information related to the demolition of the existing building to the Village of Lake Zurich within 30 days of approval of the PUD by the Village Board. All demolition staging must occur on the subject property premises, unless written permission is provided by the adjacent property owners.

3. The maximum allowable illumination on the property shall be as follows:
   a. Maximum of 0.8 foot-candles along the perimeter of the lot's frontage along Rand Road and Rt 22
   b. Maximum of 5.1 foot-candles along the interior perimeter of the lot's frontage with the remaining shopping center.
   c. Maximum of 10 foot-candles around the entrances to the building.
   d. Maximum of 20 foot-candles under the ATM canopy.

4. All signage (wall mounted and ground mounted) shall meet the requirements of Title 12 – Signs. Separate application shall be submitted for the review and approval by Village staff.

5. A sidewalk shall be installed along the easterly frontage of the property with Rand Road. the sidewalk shall be constructed to village specifications for width and location.

6. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke, Planner

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

FOR 455 South Rand Road – Multi-Tenant Retail Building
June 15, 2022

The Planning & Zoning Commission recommends approval of Application PZC 2022-10, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated June 15, 2022 for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
   a. Zoning Application and Cover Letter dated May 18, 2022 prepared by Timothy R. Meseck, of The Architects Partnership Ltd., on behalf of the Applicants JP Morgan Chase Bank N. A.
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2. The applicant must submit information related to the demolition of the existing building to the Village of Lake Zurich within 30 days of approval of the PUD by the Village Board. All demolition staging must occur on the subject property premises, unless written permission is provided by the adjacent property owners.

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   c. Maximum of 10 foot-candles around the entrances to the building.
   d. Maximum of 20 foot-candles under the ATM canopy.

4. All signage (wall mounted and ground mounted) shall meet the requirements of Title 12 – Signs. Separate application shall be submitted for the review and approval by Village staff.

5. A sidewalk shall be installed along the easterly frontage of the property with Rand Road. the sidewalk shall be constructed to village specifications for width and location.

6. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

☐ Without any further additions, changes, modifications and/or approval conditions.

☐ With the following additions, changes, modifications and/or approval conditions:

_____

Planning & Zoning Commission Chairman

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1: THAT PART OF THE WEST½ OF THE SOUTHEAST¼ OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST¼ OF SAID SECTION 19; THENCE NORTH 89 DEGREES 10 MINUTES 25 SECONDS EAST ALONG TH NORTH LINE OF SAID SOUTH EAST¼ OF SECTION 19,978.46 FEET; THENCE SOUTH O DEGREES O MINUTES AND 35 SECONDS EAST, 61.56 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY OF STATE ROUTE 22 FOR A POINT OF BEGINNING; THENCE SOUTH O DEGREES 05 MINUTES 30 SECONDS EAST, 190.17 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST 307.55 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF U.S. ROUTE 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF U.S. ROUTE 12 SAID RIGHT OF WAY BEING A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 3445.46 FEET, AN ARC DISTANCE OF 129.51 FEET TO A POINT OF REVISE CURVE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF U.S. ROUTE 12 SAID RIGHT OF WAY BEING A CURVED LINE TO THE LEFT HAVING A RADIUS OF 276.07 FEET AN ARC DISTANCE OF 235.10 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE 22, A DISTANCE OF 13.0 FEET TO THE POINT OF BEGINNING, (EXCEPT PART CONVEYED TO PEOPLE OF THE STATE OF ILLINOIS, DEPT. OF TRANSPORTATION BY DEED DOC 5560623 RECORDED MAY 17, 2004) IN LAKE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE NORTHWEST¼ OF THE SOUTH EAST¼ OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE 960.28 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST 61.28 FEET TO THE SOUTH LINE OF ROUTE 22 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST 190.17 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST 18.49 FEET, MORE OR LESS, TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN TRUSTEE'S DEED RECORDED FEBRUARY 21, 1978 AS DOCUMENT 1899484; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST 190.17 FEET ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT OF WAY OF ROUTE 22; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF ROUTE 22 TO THE POINT OF BEGINNING, (EXCEPT PART CONVEYED TO PEOPLE OF THE STATE OF ILLINOIS, DEPT. OF TRANSPORTATION BY DEED DOC 5560623 RECORDED MAY 17 2004) IN LAKE COUNTY, ILLINOIS.

Parcels Involved: 14-19-400-048, 14-19-400-047

EXHIBIT B

PUBLIC HEARING SIGN PRESENT AT THE SUBJECT PROPERTY



EXHIBIT C
PHOTOS OF THE SUBJECT PROPERTY



Front (East Elevation) *Courtesy: Google Maps*



Side (North Elevation) *Courtesy Google Maps*

455 S Rand Rd





Lake County, Illinois

LakeCounty

Map Printed on 6/9/2022

N

Tax Parcel Lines

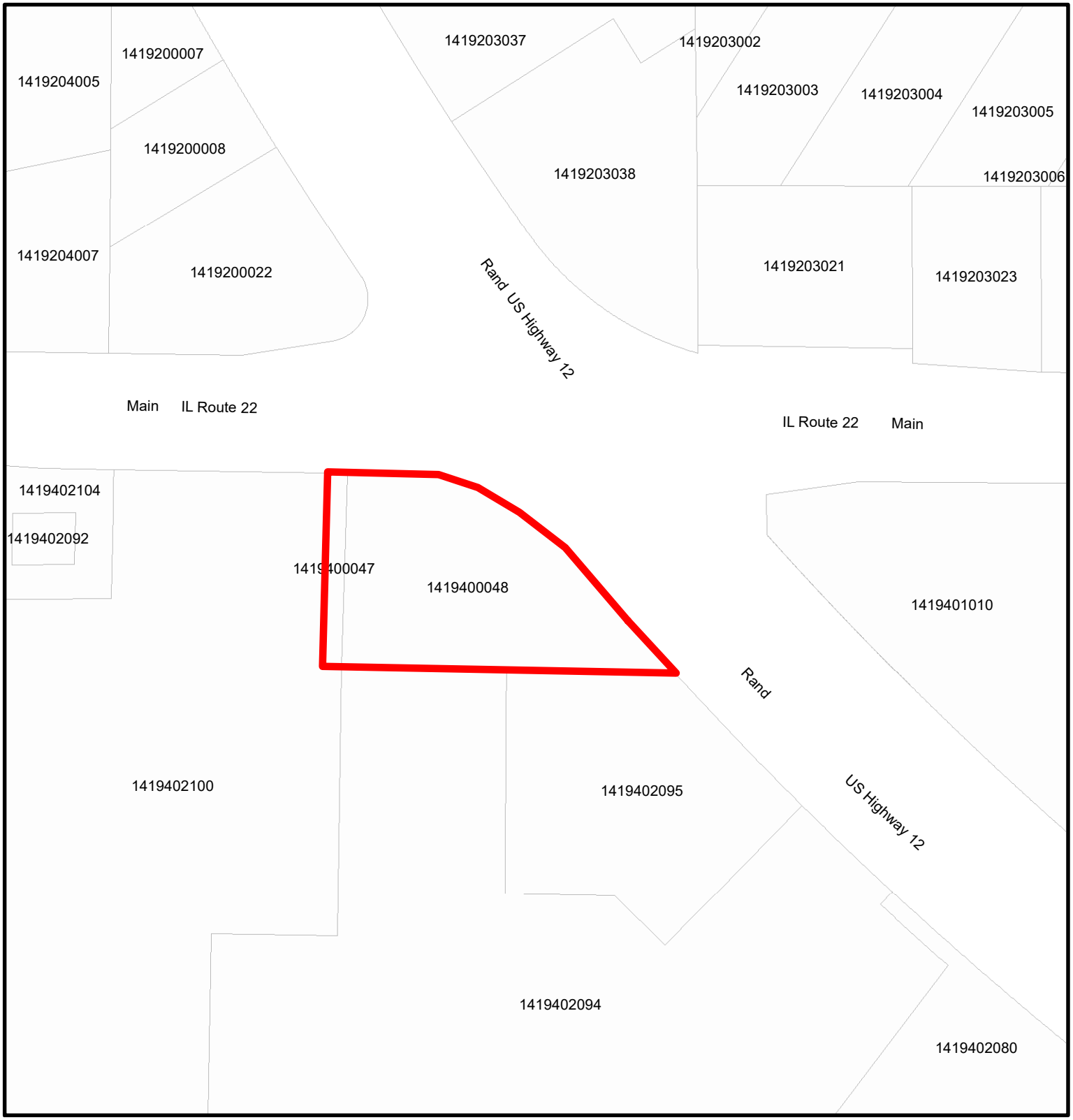
Tax Parcel Information

Subject Property

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Chase Bank

455 S Rand Road

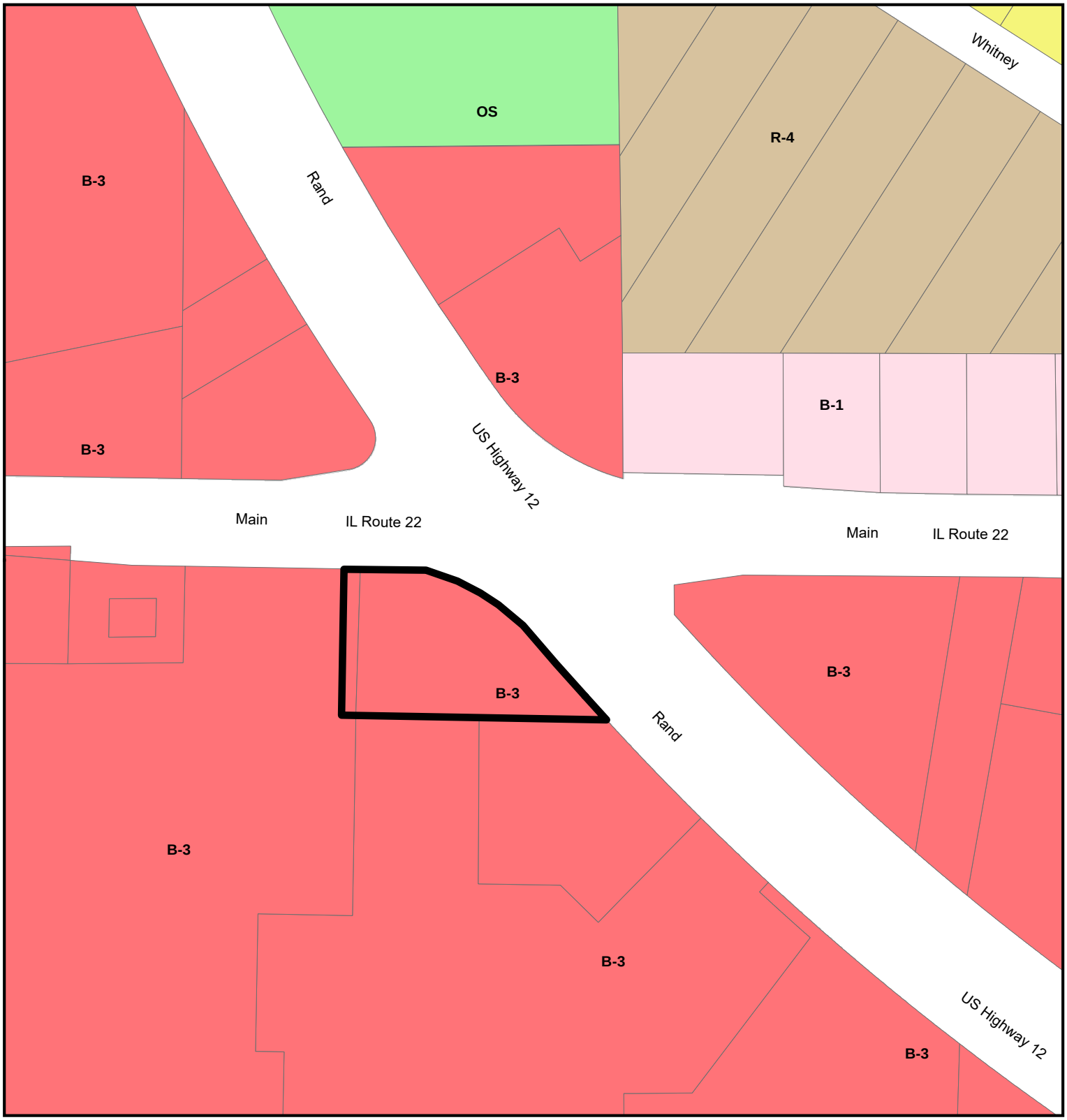


COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

(847) 540-1696
Fax: (847) 726-2182
LakeZurich.org

Chase Bank

455 S Rand Road



COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

(847) 540-1696
Fax: (847) 726-2182
LakeZurich.org

FIRE DEPARTMENT
Fire Prevention Bureau

1075 N. Old McHenry Road
Lake Zurich, Illinois 60047
Fire.bureau@lakezurich.org
(847) 540-5073
LakeZurich.org

At the Heart of Community

June 6, 2022

To: Tim Verbeke
Village Planner
Village of Lake Zurich
505 Telser Road
Lake Zurich, Illinois 60047

Re: PR22- 160
Chase Bank
455 S. Rand
Lake Zurich, Illinois 60047
P&Z Comments

Dear Tim,

Thank you for the submittal. After reviewing the drawings I have the following comments:

1. The fire sprinkler room shall face the East parking lot and shall have a concrete sidewalk.

2. Provide a fire aerial turning template. The Route 22 entrance shall be at least 24' feet in width.

If there are any questions please contact my office.

Sincerely,

Bob Kleinheinz

Bob Kleinheinz
Fire Prevention Specialist-CFO
Lake Zurich Fire Department
Bob.kleinheinz@lakezurich.org
Fire.bureau@lakezurich.org
C: 847-489-3280
O: 847-540-5073

Village of Lake Zurich
Utilities Division of
Public Works

Memo

To: Tim Verbeke, Planner

From: Steve Schmitt, Utilities Superintendent

CC:

Date: May 23, 2022

Re: Plan Review/ 455 S Rand Rd – PUD Modification

---

1. Site plan denotes existing and proposed curb and landscape buffer on the south side of the proposed building extending (south) beyond the south property line. In 2005, the Village of Lake Zurich was granted a 15 foot permanent sanitary sewer easement abutting the south property line which is not denoted on the plans. Proposed modification/improvements should not extend (south) beyond the property line and/or encroach on to the permanent sanitary sewer easement.

At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT
Building and Zoning Division

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

LANDSCAPE REVIEW

PROJECT: Chase Bank

LOCATION: 455 S Rand Road

REVIEWED BY: Tim Verbeke

DATE: June 15, 2022

The opacity requirements and total plant material count are satisfied on each lot line. If necessary, to maintain sight lines, plant material may be moved to an adjacent lot line.

Ensure the line of sight to all existing businesses is maintained, this includes the Village Square Shopping Center and all associated outlots. If necessary work with the adjacent property owner, and Village Staff to find the best mix of plant material.

Potentially explore replacing some of the tall shade trees: Coffeetree, White Oak or Red Oak with some Evergreen type material.

ZONING APPLICATION

Community Development Department
505 Telser Rd.
Lake Zurich, IL 60047
Phone: (847) 540-1696
Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: 455 S Rand Rd

2. **Please attach complete legal description**

3. Property Identification number(s): 1419400047 & 1419400048

4. Owner of record is: Windyridge Group LLC / Chili Shabani Phone: _____

   E-Mail chilishabani@gmail.com Address: _____

5. Applicant is (**If different from owner**): Ken Colliander Phone: 312-325-6532

   E-Mail kenneth.j.colliander@chase.com Address: 131 S. Dearborn, Chicago, IL 60603

6. Applicant's interest in the property (owner, agent, realtor, etc.): Tenant

7. All existing uses and improvements on the property are: Existing vacant restaurant building and parking lot

8. The proposed uses on the property are: Proposed Chase Bank building with an attached drive-up ATM along with the associated site and landscape improvements

9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:

_____

10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:

_____

11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of tha Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

Ken Colliander
(Name of applicant)

_____
(Signature of applicant)

Subscribed and sworn to before me this _____ day of _____, 2022.

_____
(Notary Public)

My Commission Expires _____

Windyridge Group LLC / Chili Shabani
(**Name of Owner, if different**)

_____
(Signature of Owner, if different)

Subscribed and sworn to before me this 17th day of May, 2022.

Tricia Olson
(Notary Public) County of LaCrosse
State of WI

My Commission Expires 5/9/2025

NOTARY PUBLIC
TRICIA OLSON
STATE OF WISCONSIN

Please indicate what form of zoning relief your application requires. For assistance, please contact Staff:

☐ Zoning Code **Map** Amendment to change zoning of Subject Property from ____ to ____

☐ Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code _____

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

☑ Special Use Permit/Amendment for _____

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

☑ Planned Unit Development/Major Adjustment/Amendment

(Planned Unit Developments are a distinct category of special use and are intended to create a more desirable environment than through strict application of the zoning and subdivision regulations. See Section 22-105 of the Lake Zurich Zoning Code for specific standards. Please list all the 'modifications' requested in the cover letter.)

☐ Variation for _____

(See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter.)

☐ Modification to the Land Development Code (includes retaining walls more than 2 feet in height)
(See Section 10-6-18 of the Land Development Code for specific standards.)

☐ Preliminary Plat of Subdivision

☐ Final Plat of Subdivision or Amendment to Plat of Subdivision
(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

☑ Site Plan Approval/Major Adjustment/Amendment
(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Exterior Appearance Approval or Amendment
(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

APPLICATION TO ANNEX CERTAIN TERRITORY

All land annexed to the Village is classified automatically after such annexation in the R-1\2 Single Family Residential District. The owner must file an application for a Zoning Map amendment if he or she desires a different zoning classification for the Subject Property.

☐ Petition to Annex Certain Territory (Please complete attached petition)

☐ Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

☐ Comprehensive Plan **Map** Amendment for _____

_____

☐ Comprehensive Plan **Text** Amendment for _____

_____

The Architects Partnership, Ltd. 200 South Michigan Avenue, Suite 1020, Chicago, IL 60604

Orlando Stratman
Chairperson of the Planning and Zoning Commission
Village of Lake Zurich
505 Telser Rd,
Lake Zurich, IL 60047

May 18, 2022

Re: Project narrative for the property 455 S Rand Rd.

Dear Mr. Stratman,

This letter is to detail our application for PUD Amendment and Site Plan Approval to build a new single-story 6,282SF freestanding retail banking center with an attached four-lane drive-through ATM canopy. The bank will be relocating from its existing location across the street at 444 S. Rand Rd to the southwest corner of S. Rand Rd. (Rte. 12) and W. Main Street (Rte. 22) at 455 S Rand Rd. The proposed Chase Bank building and associated parking lot will be located on the existing 0.98 acre parcel which currently consists of an existing vacant restaurant building on site. The existing building and associated site elements including existing landscape will be demolished to allow for the new bank building and parking lot. The proposed development will rework the vehicular and pedestrian circulation on site. As part of the vehicular access reconfiguration, the existing "right-in/right-out" onto Main Street will be modified to allow for a new "right-in only" curb cut. Additionally, bicycle parking and a pedestrian connection to Main Street will be incorporated into the site plan.

New landscaping and site lighting will be proposed that aligns with the city ordinance. The proposed grading at the parking lot/building pad will mimic the existing site. Furthermore, a bypass lane is included as part of the drive-through in an effort to provide relief to any vehicles that are not utilizing the drive-through services. There are perpetual nonexclusive easement for ingress and egress over the existing lot and associated shopping center.

The design intent of the proposed Chase Bank is to compliment the surrounding architecture of the commercial development in the area. The proposed Banking Center is comprised of cultured stone (limestone color), "ironstone interstate" brick, "platinum" brick and aluminum composite panels along with a black anodized storefront system. All the proposed exterior cladding options are modern finishes and are long lasting cladding materials that will mesh well with the development growth of the area. In addition, the proposed floor to ceiling glazing was incorporated to provide connectivity to the retail customers navigating the area and pedestrians traversing the adjacent public thoroughfares. The trash enclosure is proposed to be attached to the building and will match the building architecture.

The proposed schedule has construction commencing fall of 2022 (pending regulatory approvals) and an anticipated occupancy date of June/July 2023.

Parties Involved:

Applicant
Ken Colliander
JPMorgan Chase Bank, N.A.

Architect of Record
Timothy Meseck
The Architects Partnership, LTD (TAP)

Property Owner/Landlord
Windyridge Group LLC
Chili Shabani

Landscape Architect
Keven Graham
Terra Engineering LTD.

Civil Engineer
Brian Wesolowski
Gewalt Hamilton Associates, Inc.

Ground Lessee
Jon Krissoff
obo JPMChase Bank, NA

Zoning Classification:

The property in question is in a zoning district classified as B-3 Regional Shopping District. Banks with an attached drive-up canopy are approved by right in zone B-3. However, per correspondence with planning staff, the applicant will need to amend the previously approved PUD from 2019 that allowed for a 4-unit commercial building. In addition, per correspondence with planning staff, an amendment is required due to the lot encroaching on the front, side and rear yard setbacks along the Rte. 12 corridor. The proposed building encroaches on the rear yard setback as well.

Type of Business:

The type of business is a retail banking center with 4 drive-through service lanes, of which two will be used for an automatic teller machine (ATM) and the other two will be used for VAT carrier tubes. The hours of operation will be Monday – Friday 9 AM – 6 PM and Saturday 9 AM – 2 PM. Twenty offices are proposed along with 3 tellers for this branch.

Lighting Design and Locations:

To provide the best and most efficient lighting design and locations a photometric study has been developed and included in this submittal.

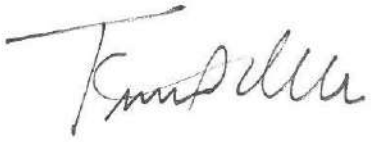
Sustainability Components:

The project will contain the following components which would contribute to sustainability practices the village is encouraging:

- Underground stormwater management
- Bike racks and increased pedestrian connectivity to public ROW and adjacent development to encourage alternative methods of transportation
- Installation of additional trees/landscaping within development area
- LED lighting

Transportation Impacts:

Traffic impact study was provided as part of this application.



Timothy R. Meseck
The Architects Partnership, LTD.



NORTH ELEVATION



STORE FRONT & CANOPY COLOR: BLACK ANODIZED ALUM.

ACM COLOR: CLEAR ANODIZED ALUM.

CLEAR GLASS

CAST STONE

BRICK COLOR: PLATINUM

BRICK COLOR: IRONSTONE INTERSTATE BRICKS

COLUMN PAINT COLOR: "CLOUD WHITE" SHERWIN WILLIAMS

MISC. PAINT

SCALE: 3/16" = 1'

0 5' 10' 15'

NORTHEAST ELEVATION

CHASE

LAKE ZURICH PLAZA
LAKE ZURICH, IL

ARCHITECTURAL ELEVATIONS

04.19.2022

Architect/Designer
The Architects Partnership
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 21028

tap



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



STORE FRONT & CANOPY COLOR: BLACK ANODIZED ALUM.



ACM COLOR: CLEAR ANODIZED ALUM.

CLEAR GLASS



CAST STONE



BRICK COLOR: PLATINUM



BRICK COLOR: IRONSTONE INTERSTATE BRICKS

COLUMN PAINT COLOR: "CLOUD WHITE" SHERWIN WILLIAMS



MISC. PAINT

SCALE: 3/16" = 1'

0 5' 10' 15'

CHASE

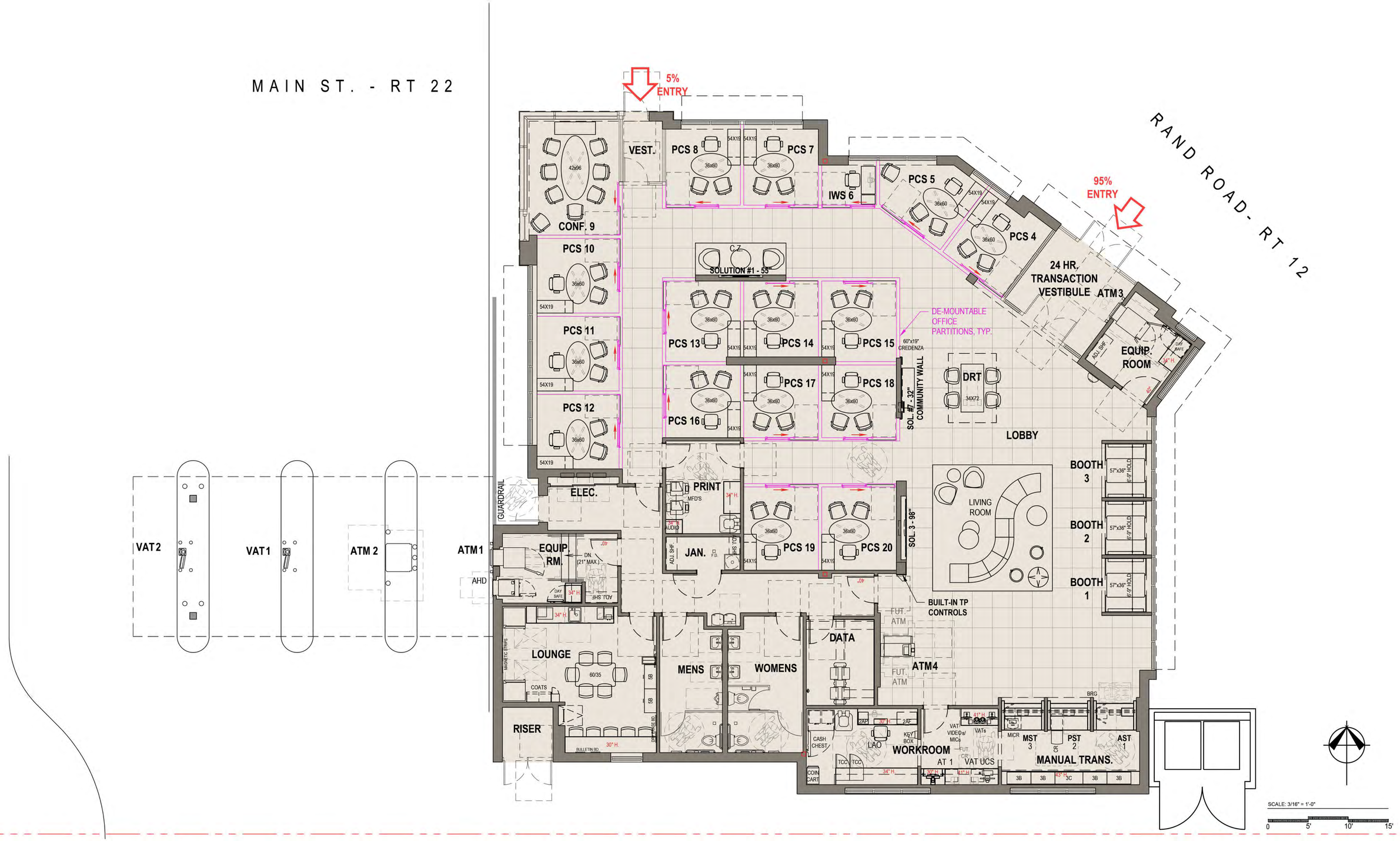
LAKE ZURICH PLAZA
LAKE ZURICH, IL

ARCHITECTURAL ELEVATIONS

04.19.2022

Architect/Designer
The Architects Partnership
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 21028

tap



CHASE

LAKE ZURICH PLAZA - 2 TO NEW RELO

455 S RAND RD,
LAKE ZURICH, IL 60047

FLOOR PLAN

05.18.2022

The Architects Partnership, LTD
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 21093

tap

CHASE BANK NORTH AMERICA
LAKE ZURICH PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS 60047

STANDARD SYMBOLS

FEATURE	EXISTING	PROPOSED
BUFFALO BOX		
BUSH/SHRUB		
CATCH BASIN		
CLEANOUT	CO	C.O.
COMBINE SEWER LINE		
CONTOUR	708	708
CULVERT		
DITCH/SWALE		
ELECTRIC LINE	E	E
ELECTRIC MANHOLE		
FENCE	X X X X	X X X X
FIRE HYDRANT		
FLARED END SECTION		
GAS LINE	G	G
GAS MANHOLE		
GAS VALVE		
INLET		
LIGHT POLE		
OVERHEAD WIRES	A	A
POWER POLE		
R.O.W LINE		
R.O.W MARKER		
SANITARY FORCEMAIN LINE		
SANITARY SEWER LINE	C	C
SANITARY SEWER MANHOLE		
SIGN		
SPOT ELEVATION	×850.00	×850.0
STORM SEWER LINE		
STORM SEWER MANHOLE		
TELEPHONE LINE	T	T
TELEPHONE MANHOLE		
TELEPHONE BOX/PEDESTAL		
TREE-CONIFEROUS (SIZE/TAG#)	345	345
TREE-DECIDUOUS (SIZE/TAG#)	12"	12"
VALVE BOX		
VALVE VAULT		
WATER VALVE		
WATERMAIN LINE	W	W

EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT 1-800-892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR

J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
CALL 811

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

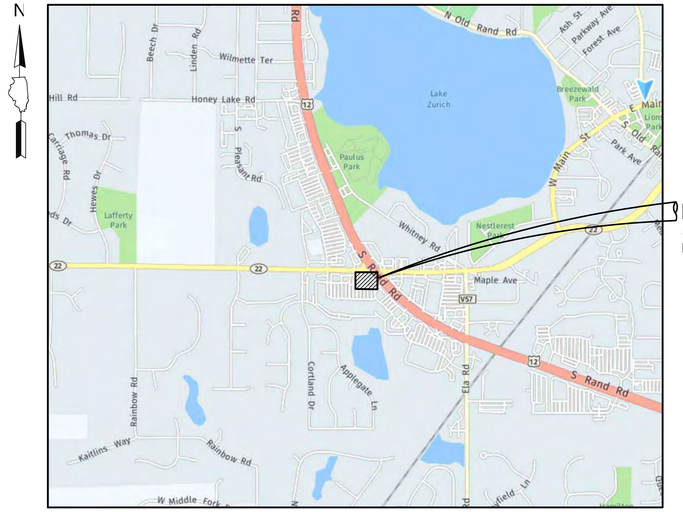
DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS SUBDIVISION (DEVELOPMENT), OR ON THIS SITE, OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROPERTY OWNER 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 CONSTRUCTION OF THE SUBDIVISION (DEVELOPMENT), OR THIS SITE.

Dated this_____ day of _____A.D., 20____

_____
Owner or Attorney

_____
Engineer



PROJECT LOCATION
455 S. RAND RD.
LAKE ZURICH, ILLINOIS 60047

LOCATION MAP
(Not to Scale)

BENCHMARK:

SHEET INDEX

1. TITLE SHEET
2. EXISTING CONDITIONS/DEMOLITION PLAN
3. GEOMETRIC PLAN
4. UTILITY PLAN
5. GRADING PLAN
6. GRADING PLAN CLOSEUPS
7. SOIL EROSION AND SEDIMENT CONTROL PLAN
8. STORMWATER POLLUTION PREVENTION PLAN NOTES
9. SOIL EROSION AND SEDIMENT CONTROL DETAILS
10. GENERAL NOTES
11. DETAILS
12. DETAILS
13. DETAILS

TOPOGRAPHIC SURVEY BY:
GEWALT HAMILTON ASSOCIATES, INC.
625 FOREST EDGE DRIVE
VERNON HILLS, ILLINOIS 60061
TELEPHONE: 847-478-9700

PROFESSIONAL DESIGN FIRM LICENSE:
GEWALT HAMILTON ASSOCIATES, INC.
DESIGN FIRM - LAND SURVEYOR/PROF ENG
LICENSE NUMBER: 184.000922-0010
EXPIRES: 4/30/2023

PLANS PREPARED FOR:
J.P. MORGAN CHASE, NA.
CHASE TOWER
CHICAGO, ILLINOIS 60657

ARCHITECT:
THE ARCHITECTS PARTNERSHIP, LTD.
122 S. MICHIGAN AVE, STE 1810
CHICAGO, ILLINOIS 60603

COORDINATING/PERMITTING AGENCIES:

SIGNED: _____
BRIAN J. WESOLOWSKI

DATE: _____

ILLINOIS LICENSE NO.: 062-066656

EXPIRATION DATE: NOVEMBER 30, 2023

GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ▪ Vernon Hills, IL. 60061
TEL 847.478.9700 ▪ FAX 847.478.9701

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TITLE SHEET
CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

NO.	BY	DATE	REVISION
NO.	BY	DATE	REVISION

FILE: 4800.124 - DT.dwg
DRAWN BY: LLM
DATE: 5-17-22
GHA PROJECT #: 4800.124
CHECKED BY: BJW
DATE: 5-17-22
SCALE: N.A.
SHEET NUMBER: 1 OF 13 SHEETS

D:\4800\4800 CHASE BANK\4800.124 - LAKE ZURICH\4800.124 - DT.DWG 5/17/2022 8:53 AM

P.O.C.
PARCEL 4

978.46'(D)
960.28'(D)

IL ROUTE 22
4|5

61.28'(D)
61.56'(D)

P.O.B.
PARCEL 1

P.O.B.
PARCEL 4

13.00'(D)
12.93'(M)

EXCEPTION TO PARCEL 1 AND PARCEL 4
LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION BY DEED DOCUMENT 5560623

RAND ROAD
(U.S. ROUTE 12)
6

RIM: 847.01
INV: 830.36(E,W)

RIM: 846.18

RIM: 846.62
INV: 844.37(S)

RIM: 847.28
INV: 843.45(E,W)
INV: 844.20(N)

RIM: 846.53
TOP: 840.50(NW,SE)
R=3445.46'(R=M)
A=129.42'(M)=129.51'(D)
CH=129.41'(M)
CB=N41°17'59"W(M)

RIM: 846.49
TOP: 839.96(NW,SE)

RIM: 845.72
TOP: 839.41(E,W)

REMOVE SIGN

REMOVE PYLON SIGN FOUNDATION

BUILDING TO BE DEMOLISHED

TALL STORY BRICK & FRAME BUILDING
CONTAINS+-5640 SQ. FT.

OVERHANG
AWNING
POST
AWNING
OVERHANG

WOOD DECK & RAMP

JOINTS PILES AND PAVEMENT/CONCRETE

BRICK ENCLOSURE TO BE DEMOLISHED INCLUDING FOUNDATIONS

REMOVE FENCE AND FOUNDATIONS

S89°05'30"W(D) 190.71'(D)
S00°05'54"W(M) 190.64'(M)

N89°05'30"W(D) 307.55'(D)
N89°05'32"W(M) 307.69'(M)
N89°57'33"E(D) 326.18'(M)

A=235.10'(D)
R=3445.46'(M)
CH=S57°09'07"E(M)

7
8
9|13

SOUTHWESTERLY RIGHT OF WAY OF STATE RT. 5 ROUTE 12

FORCED MAIN PER ATLAS

PER ATLAS

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

REMOVAL LEGEND

- DRIVEWAY PAVEMENT REMOVAL
- HMA SURFACE REMOVAL
- PAVEMENT REMOVAL FULL DEPTH
- CLASS D PATCH
- SIDEWALK REMOVAL
- CONCRETE REMOVAL
- SIGN REMOVAL
- TREE/SHRUB REMOVAL
- PERIMETER EROSION BARRIER
- TREE TRUNK PROTECTION FENCE
- CURB/COMBINATION CURB AND GUTTER REMOVAL
- HMA SURFACE REMOVAL – BUTT JOINT
- UTILITY TO BE ABANDONED
- UTILITY TO BE REMOVED
- TREE ROOT PRUNING
- PAVEMENT SAWCUT
- STRUCTURE TO BE ABANDONED
- STRUCTURE REMOVAL
- CONSTRUCTION FENCE
- B-110 SOIL BORING

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EXISTING CONDITIONS/DEMOLITION PLAN

CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

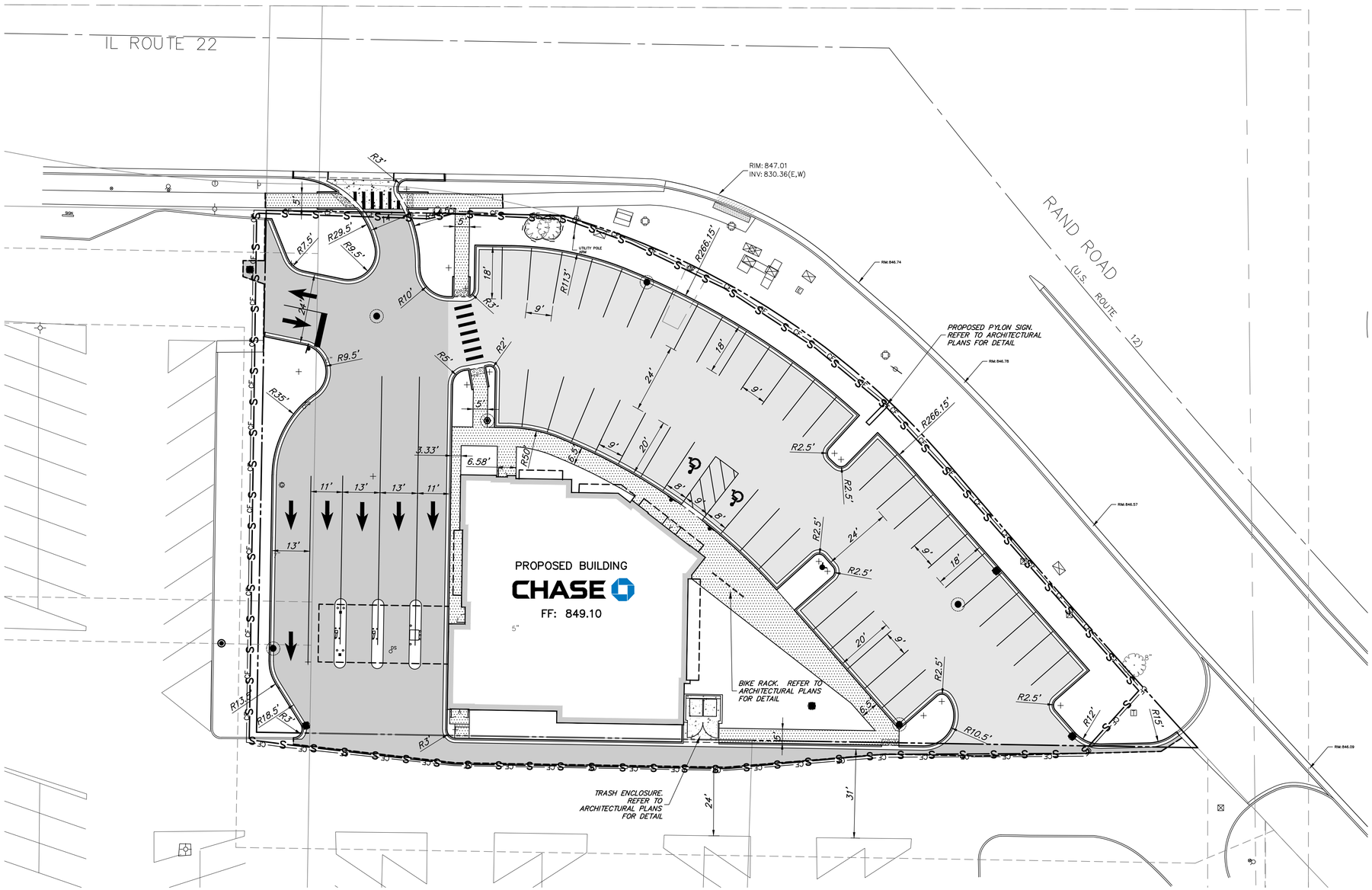
NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 4800.124 – PR.dwg
DRAWN BY: LLM
DATE: 5-17-22
GHA PROJECT # 4800.124
CHECKED BY: BJW
DATE: 5-17-22
SCALE: 1"=20'

SHEET NUMBER: 2
OF 13 SHEETS

X:\4800\4800 CHASE RAND\4800.124 LAKE ZURICH\4800.124 - PR.DWG 5/17/2022 9:29 AM



N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

PROPOSED LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT
- NORMAL DUTY BITUMINOUS PAVEMENT
- HMA SURFACE COURSE MIX D, N50
- PCC PAVEMENT
- PCC SIDEWALK
- CLASS D PATCH
- SOD RESTORATION
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- BARRIER CURB
- BARRIER CURB (DEPRESSED)
- INTEGRATED SIDEWALK/ CONCRETE CURB
- HMA SURFACE REMOVAL – BUTT JOINT
- PAVEMENT SAWCUT
- FENCE
- TREE TRUNK PROTECTION FENCE
- S — PERIMETER EROSION BARRIER
- CF — CONSTRUCTION FENCE

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GEOMETRIC PLAN

CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

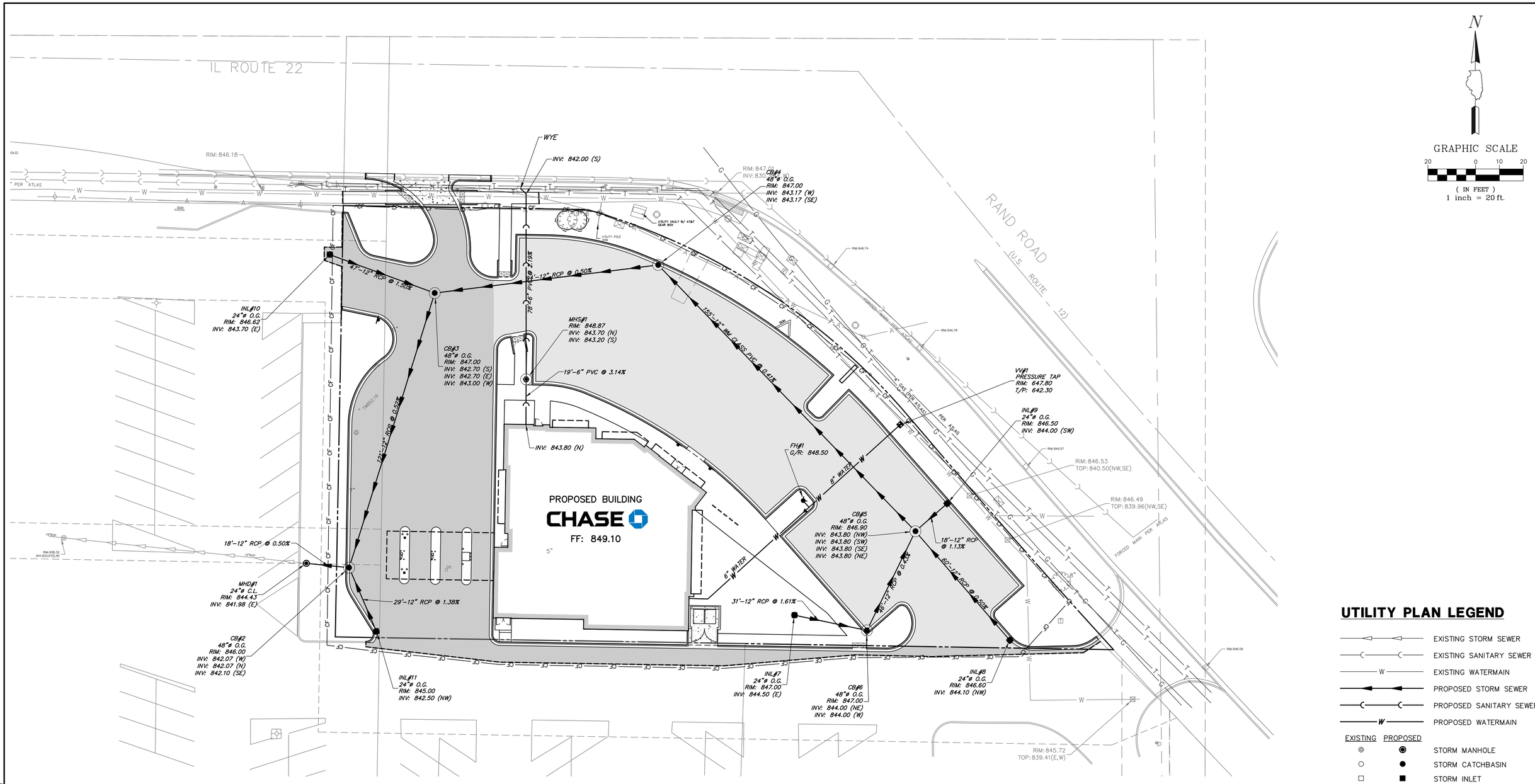
NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 4800.124 – PR.dwg
DRAWN BY: LLM
DATE: 5–17–22
GHA PROJECT # 4800.124
CHECKED BY: BJW
DATE: 5–17–22
SCALE: 1"=20'

SHEET NUMBER: 3
OF 13 SHEETS

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UTILITY PLAN LEGEND

	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
W	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
W	PROPOSED WATERMAIN

EXISTING	PROPOSED	
◎	◉	STORM MANHOLE
○	●	STORM CATCHBASIN
□	■	STORM INLET
▭	▬	FLARED END SECTION
◎	◉	SANITARY MANHOLE
⊠	■	VALVE VAULT
⊗	●	VALVE BOX
☿	☿	FIRE HYDRANT
⊕	●	BUFFALO BOX
☼	✦	STREET LIGHT
○	●	POWER POLE
⚲	⚲	SIGN

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TEL 847.478.9700 ■ FAX 847.478.9701

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UTILITY PLAN

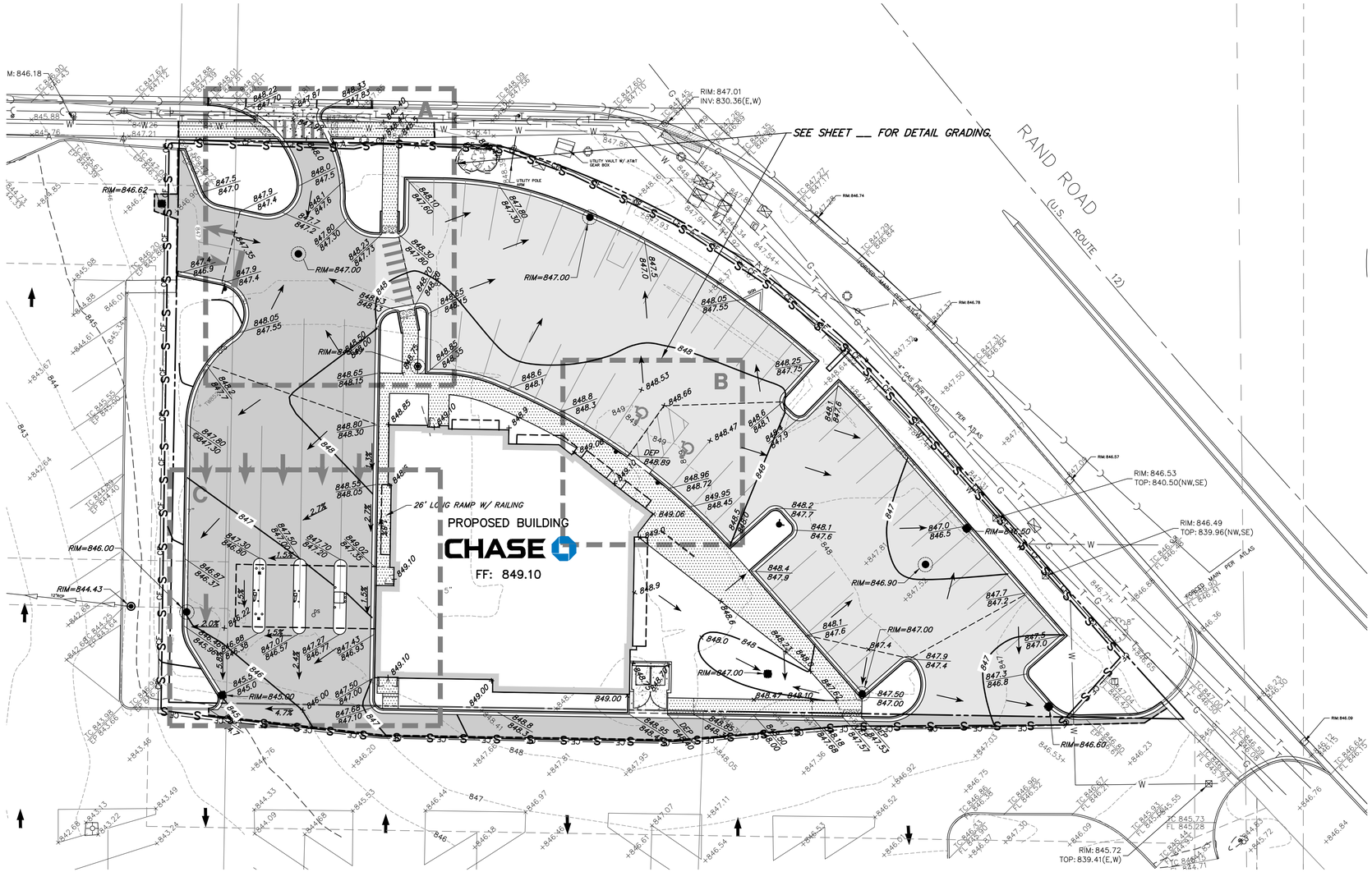
CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 4800.124 – PR.dwg
DRAWN BY: LLM DATE: 5-17-22
GHA PROJECT # 4800.124
CHECKED BY: BJW DATE: 5-17-22
SCALE: 1"=20'
SHEET NUMBER: 4 OF 13 SHEETS

P:\4800\4800.CHASE BANK\4800.124 LAKE ZURICH\4800.124 - PR.DWG 5/17/2022 8:29 AM



N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

GRADING LEGEND

- 624.70 / 624.80 — TOP OF CURB / FLOW LINE
- +670.30 — PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- ADJ: ###.## — STRUCTURE ADJUSTMENT
- SUMMIT — SUMMITS
- 0.50% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- B6.24 CURB & GUTTER (REGULAR)
- BARRIER CURB
- BARRIER CURB (DEPRESSED)
- BUTT JOINT

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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GRADING PLAN

CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

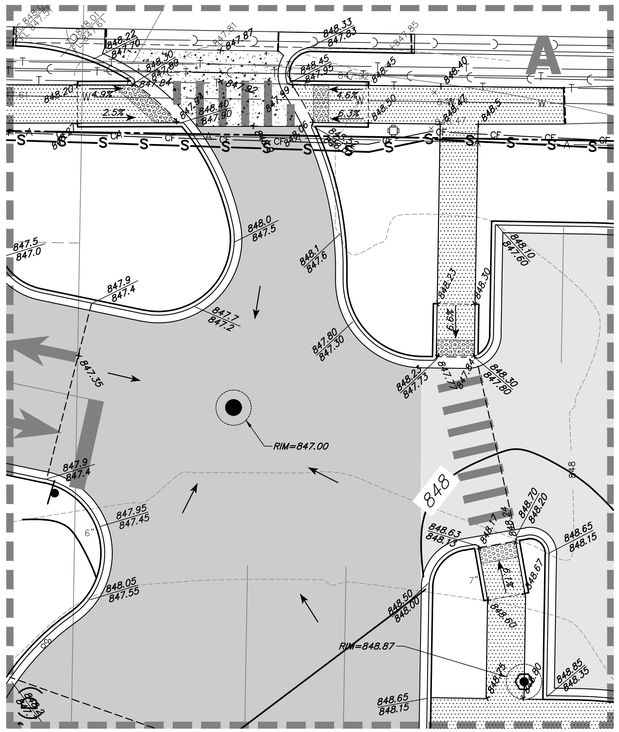
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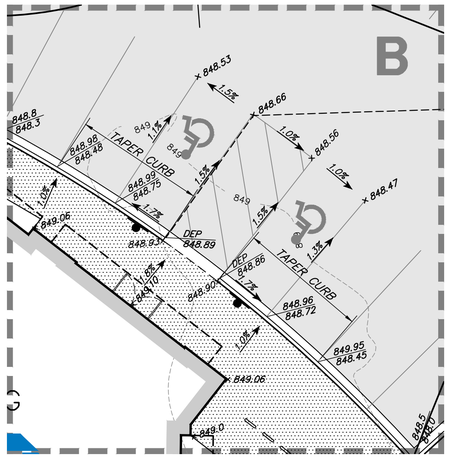
NO.	BY	DATE	REVISION

FILE: 4800.124 – PR.dwg
DRAWN BY: LLM
DATE: 5–17–22
GHA PROJECT #: 4800.124
CHECKED BY: BJW
DATE: 5–17–22
SCALE: 1"=20'

SHEET NUMBER: 5
OF 13 SHEETS

N:\4800\4800 CHASE BANKS\4800.124 LAKE ZURICH\4800124 - PR.DWG 5/17/2022 8:29 AM





N

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 inch = 10 ft.

GRADING LEGEND

- TOP OF CURB / FLOW LINE
- PROPOSED SPOT ELEVATION
- CONTOUR
- STRUCTURE ADJUSTMENT
- SUMMITS
- SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- B6.24 CURB & GUTTER (REGULAR)
- BARRIER CURB
- BARRIER CURB (DEPRESSED)
- BUTT JOINT

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GRADING PLAN CLOSEUPS

CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

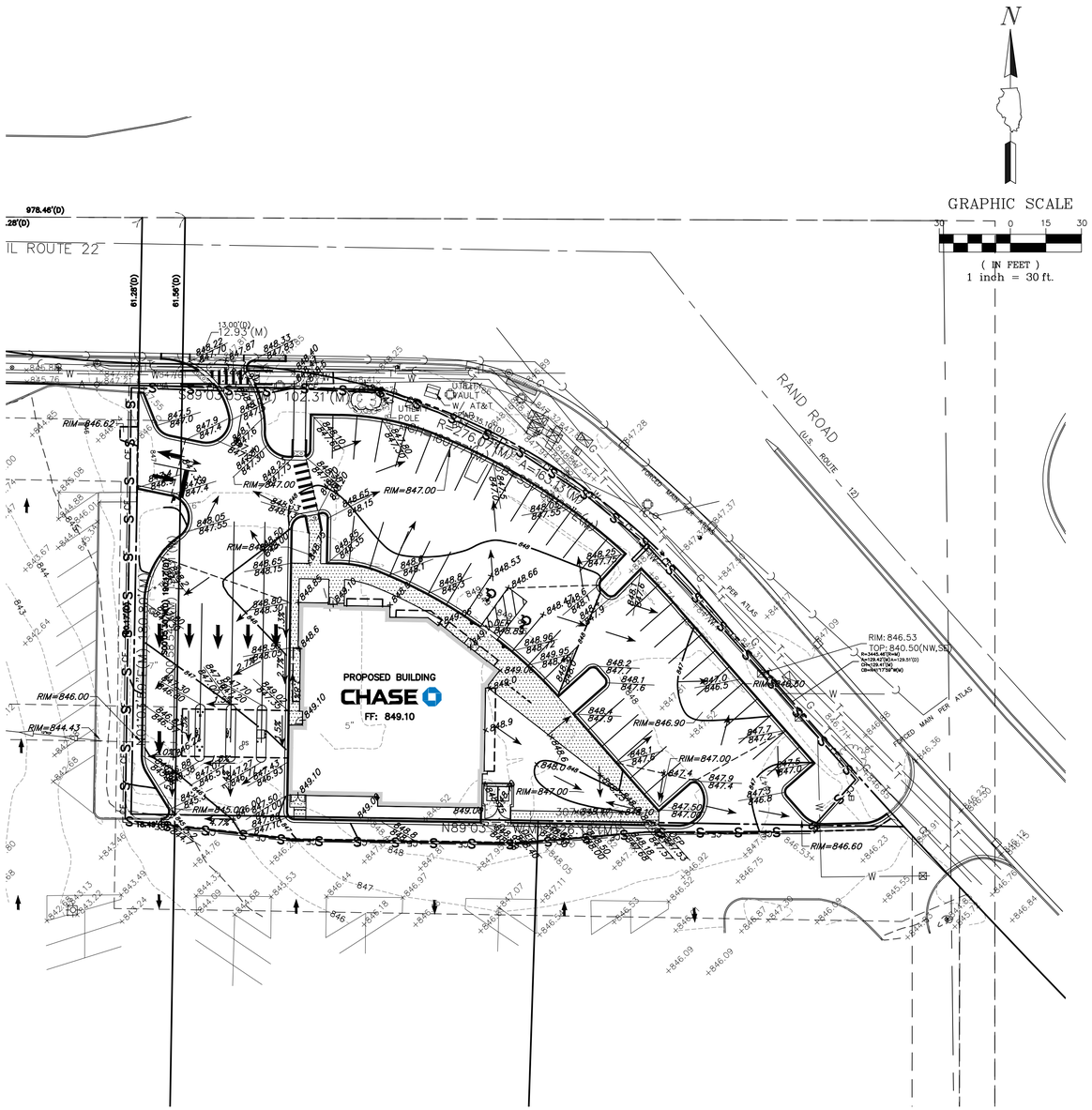
NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 4800.124 – PR.dwg
DRAWN BY: LLM
DATE: 5–17–22
GHA PROJECT # 4800.124
CHECKED BY: BJW
DATE: 5–17–22
SCALE: 1"=10'

SHEET NUMBER: 6 OF 13 SHEETS

G:\4800\4800-CHASE BANK\4800.124 - LAKE ZURICH\4800.124 - PR.DWG 5/17/2022 8:30 AM



LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:

- UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

C. 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 PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.

F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.

H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURESAS APPROVED BY THE ENFORCEMENT OFFICER.

I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.

J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.

K. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMER DEWATERING SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.

M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.

N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

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LAKE COUNTY
STORMWATER MANAGEMENT COMMISSION

TYPICAL CONSTRUCTION SEQUENCING

1.) Installation of soil erosion and sediment control measures (SE/SC measures)
a.) Protective vegetation removal for proper SE/SC measure installation
b.) Silt fence installation
c.) Construction fencing around areas not to be disturbed
d.) Stabilized construction entrance

2.) Temporary seeding, mulching

3.) Construct sediment trapping devices (sediment traps, basins, ..)

4.) Construct detention facilities and outlet control structure with restrictor & temporary perforated riser

5.) Strip topsoil, stockpile topsoil and grade site

6.) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)

7.) Install storm sewer, sanitary sewer, water and associated inlet & outlet protection

8.) Permanently stabilize detention basins with seed and erosion control blanket

9.) Temporarily stabilize all areas including lots that have reached temporary grade

10.) Install roadways

11.) Permanently stabilize all outlot areas

12.) Install structures and grade individual lots

13.) Permanently stabilize lots

14.) Remove all temporary SE/SC measures after the site is stabilized with vegetation

* Soil erosion and sediment control maintenance must occur every two weeks and after every ½ or greater rainfall event

SEDIMENTATION AND EROSION CONTROL NOTES

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SOIL REOSION AND SEDIMENT CONTROL PLANS, THE STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE (SWPPP) AND THE ILLINOIS GENERAL CONSTRUCTION PERMIT (ILR10) AND BECOME FAMILIAR WITH THEIR CONTENTS AND SIGN THE CERTIFICATION FORMS.

C. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY, PROJECT ENGINEER OR OWNER.

D. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN–UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. WATER USE MUST NOT CAUSE ADDITIONAL EROSION.

I. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE (SWPPP), SHALL BE INITIATED AS SOON AS PRACTICABLE.

K. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT, WASHING SHALL BE IMPLEMENTED AND PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

L. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED BY THE END OF THE DAY.

M. ON–SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

N. ERODIBLE STOCKPILES MUST BE ENCLOSED WITH SILT FENCE BY THE END OF THE WORK DAY.

O. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

P. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF AGGREGATE OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

Q. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES

R. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE IN UPLAND AREAS.

S. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

T. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL ULTIMATELY BE RESPONSIBLE FOR MAINTAINENCE AND REPAIR.

U. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (e.g. SEDIMENT TRAP, SEDIMENT BASIN, OR OTHER APPROPRIATE MEASURE).

V. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.

SEQUENCE OF MAJOR ACTIVITIES

1. OWNER FILES NOTICE OF INTENT (NOI) AT LEAST 30 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
2. INSTALL PERIMETER SOIL EROSION AND SEDIMENT CONTROL MEASURES AND TEMPORARY DRAINAGE CONSTRUCTION ENTRANCE(S) AND OTHER MEASURES PRIOR TO LAND DISTURBANCE AND OTHER AREAS NOT TO BE DISTURBED
   - SILT FENCE
   - STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK
   - INLET PROTECTION ON EXISTING STRUCTURES CLOSE TO THE DISTURBED AREA.
3. CONTRACTOR PERFORMS WEEKLY AND "AFTER RAIN EVENT" INSPECTIONS STARTING UPON DISTURBANCE OF THE SITE (AFTER INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES).
4. DEMOLITION
5. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
6. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS AND SEDIMENT REMOVAL CHANNELS).
7. DEWATER INTO SEDIMENT REMOVAL CHANNEL, WHICH DISCHARGES TO AN UPLAND AREA. THE HOSE IN THE AREA BEING DEWATERED MUST BE ATTACHED TO A FLOATING DEVICE WITH A SCREEN.
8. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH RESTRICTOR AND TEMPORARY PERFORATED RISER. PERMANENTLY STABILIZE THE AREA WITH TOPSOIL, SEED AND EROSION CONTROL BLANKET.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING PLANT GROWTH IN BOTTOM AND SIDE SLOPES OF BASIN. DEWATERING, AS NEEDED, SHALL BE INCIDENTAL TO THE CONTRACTOR'S SCOPE.
10. ABANDON THE EXISTING SITE STORM DRAINAGE; PROTECTION OF POINTS OF ENTRY INTO EXISTING STORM DRAINAGE SYSTEM.
11. STRIP TOPSOIL, STOCK TOPSOIL AND GRADE SITE.
12. TEMPORARY CONTAINMENT OF SOIL/AGGREGATE STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE).
13. INSTALL UTILITIES AND ASSOCIATED INLET & OUTLET PROTECTION.
14. CONSTRUCT BUILDING AND PAVEMENT.
15. FINE GRADE.
16. INSTALL TOPSOIL, SEED, AND PERMANENT EROSION CONTROL.
17. REMOVE TEMPORARY EROSION CONTROL MEASURE – ONLY – WHEN SITE HAS ACHIEVED FULL STABILIZATION.
18. OWNER TO FILE NOTICE OF TERMINATION (NOT).

LCSMC OR GHA NOTES OR BLANK IF USING MWRD GENERAL NOTES

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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SOIL EROSION & SEDIMENT CONTROL PLAN

CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 4800.124 – PR.dwg
DRAWN BY: LLM
DATE: 5–17–22
GHA PROJECT # 4800.124
CHECKED BY: BJW
DATE: 5–17–22
SCALE: 1"=20'
SHEET NUMBER: 7
OF 13 SHEETS

D:\4800\4800 CHASE BANK\4800.124 LAKE ZURICH\4800.124 - PR.DWG 5/17/2022 8:30 AM

PERMIT COVERAGE AND REQUIREMENTS

The management practices, controls and other provisions contained in this Storm Water Pollution Prevention Plan (SWPPP) are at least as protective as the requirements contained in the Illinois Environmental Protection Agency (IEPA) NPDES ILR10 permit, 2018 and the Illinois Urban Manual, 2017. Requirements specified in plans or permits for this project approved by local officials that are applicable to protecting surface water resources are, upon submittal of a NOI to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit, even if they are not specifically included in the storm water pollution prevention plan. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for this project.

CONTROL IMPLEMENTATION SCHEDULE

Perimeter controls of the site and stabilized construction entrance shall be installed prior to demolition, clearing and grubbing. Perimeter controls shall be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Existing storm sewer inlets that will function during the construction process should have the sediment control measures installed as indicated prior to land – disturbing activities, including demolition and site clearing. In addition, sediment control measures shall be installed in newly constructed inlets immediately after their installation is complete. Erosion control blanket may be used to stabilize the construction areas where the final grade has been reached but cannot be permanently stabilized due to planting season restrictions. Permanent controls, such as riprap, shall be installed at each storm sewer outfall structure prior to any storm water discharge. Temporary perimeter controls shall only be removed after final stabilization of those portions of the site upward of the perimeter control. Temporary drop-in sediment bags will be installed in all inlets to prevent infiltration of sediment-laden ground water into existing and proposed storm structures. Sediment bags shall remain in place until placement of base course in paved areas or until vegetation has taken hold. Care shall be taken when removing sediment bags to avoid release of sediment into the storm sewer.

POST CONSTRUCTION STORM WATER MANAGEMENT

Storm water management devices installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed may include storm water detention structures (including wet ponds); storm water retention structures; flow attenuation by use of open vegetated swales and natural depressions; infiltration of runoff onsite; and sequential systems (which combine several practices). Velocity dissipation devices shall be located (i.e. riprap) at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to the water course so that the natural physical and biological characteristics and functions are maintained and protected. Structural measures should be placed on upland soils to the degree attainable. The contractor is responsible for the installation and maintenance of storm water management measures until final stabilization of the site.

SOIL EROSION AND SEDIMENT CONTROLS

The appropriate soil erosion and sediment controls shall be implemented onsite and shall be modified to reflect the current phase of construction. All damaged or defective temporary sediment and erosion control measures must be repaired or replaced as soon as possible to maintain NPDES compliance.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices shall be installed according to the Standard Practice. The contractor shall be responsible for the installation of any additional erosion and sediment control measures necessary to prevent erosion and sedimentation as determined by the engineer, owner, or permitting authority.

1. Stabilization Practices
Areas that will not be paved or covered with non-erosive material shall be stabilized as indicated on the erosion control plan using procedures in substantial conformance with the Illinois Urban Manual. Stabilization practices may include: temporarily seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, staged or staggered development, and other appropriate measures.

Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible but not later than 14 days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:

(i) Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.
(ii) On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall be described in the SWPPP.

2. Structural Practices
Structural practices will be utilized to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, earth dikes, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins.

Structural practices should be placed on upland soils to the degree practicable. The installation of these devices may be subject to Section 404 of the CWA.

(i) The following design requirements apply to sediment basins if such structural practices will be installed to reduce sediment concentrations in storm water discharges:
a. When discharging from the sediment basin, utilize outlet structures that withdraw water from the surface in order to minimize the discharges.
b. Prevent erosion of the sediment basin using stabilization controls (e.g., erosion control blankets), at the inlet and outlet using erosion controls and velocity dissipation devices.
c. Sediment basins shall be designed to facilitate maintenance, including sediment removal from the basins, as necessary.

(ii) The following requirements apply to protecting storm drain inlets:
a. Install inlet protection measures that removes sediment from discharges prior to entry into any storm drain inlet that carries stormwater flow from your site to a water of the U.S., provided you have authority to access the storm drain inlet.
b. Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

OFF-SITE VEHICLE TRACKING

A stabilized pad of aggregate underlain with filter fabric shall be located at any point where traffic will be entering or leaving the construction site to or from a public right-of-way, street, alley, sidewalk, or parking area to help reduce vehicle tracking of sediments. Roads shall be swept as needed to reduce excess sediment, dirt or stone tracked from the site. Accumulated sediment and stone shall be removed from the stabilized construction entrance as needed. Water runoff from such washing area shall be periodically inspected and repaired as necessary throughout the life of the project. Vehicles hauling erodible material to and from the construction site should be covered with a tarp. The stabilized construction entrance shall be installed prior to any soil disturbance (including demolition) and removed prior to any paving.

DUST CONTROL

As requested, a water truck will be used to limit the amount of dust leaving the site. The following list of control measures may also be implemented on-site to limit the generation of dust as needed: Sprinkling/irrigation, Vegetative cover, Mulch, Spray-on soil treatments, Tillage, Stone.

WASTE MANAGEMENT

No solid materials, including building materials, shall be discharged to protected natural areas, a storm sewer system or Waters of the State (except as authorized by a Section 404 permit). All waste materials shall be collected and stored in approved receptacles. No wastes shall be placed in any location other than in the approved containers appropriate for the materials being discarded. There shall be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies shall be replaced as soon as possible and the appropriate clean-up procedure shall take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all local, State and Federal regulations. Hazardous material shall not be stored on site. Any hazardous waste should be disposed of in the manner specified by local or State regulation or by the manufacturer.

MATERIAL STORAGE

Materials and or contaminants shall be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area shall be designated for material delivery and storage. All materials kept on-site shall be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSD sheets shall be available for referencing cleanup procedures. Any release of chemicals/contaminants shall be immediately cleaned up and disposed of properly. Contractors shall immediately report all spills to the Primary Contact, who shall notify the appropriate agencies, if needed. To reduce the risks associated with hazardous materials on-site, hazardous products shall be kept in original containers unless they are not re-sealable. The original labels and MSD data shall be retained on-site at all times. Hazardous materials and all other materials on-site shall be stored in accordance with manufacturer's MSDS specifications. When disposing of hazardous materials, follow manufacturers' or local and State recommended methods on Local, State and Federal regulations.

DE-WATERING OPERATIONS

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State or to a storm sewer system. Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water with a screen in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (i.e. stone) on a stabilized surface, sediment filter bag on a stabilized surface or a sediment removal channel. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional erosion control and sediment control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

SANITARY FACILITIES

To the extent practicable, sanitary facilities shall be located at a minimum 8 feet behind the curb and [illegible] located in an area that does not drain [illegible] Waters of State or storm water inlets. [illegible] to prevent [illegible] Sanitary facilities [illegible] service basis. [illegible] be placed [illegible] secondary containment device (i.e. gravel-bag berm).

CONCRETE WASTE MANAGEMENT

Concrete mixer trucks shall only perform washouts in designated areas. Concrete waste or washout is not allowed in the street or allowed to reach a storm water drainage system or watercourse. A sign shall be posted at each location to identify the washout. Concrete washout areas should be located at least 50 feet from a storm water drainage inlets or watercourse. Concrete washout areas shall be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance as detailed on the erosion control plan shall be installed at each washout area. The washout areas shall be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material shall be picked up and disposed of properly when 75% of the capacity is reached. Hardened concrete can be properly recycled and reused on-site or hauled off-site to an appropriate facility.

SPILL PREVENTIONS

Discharges of hazardous substances or oil caused by a spill are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site shall have the capacity to control, contain and remove spills if they occur. Spills shall be cleaned up immediately in accordance with MSD sheets and shall not be buried on-site or washed into storm sewer drainage inlets, drainageways or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117 or 302) shall be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on federal Reportable Quantities for materials. Spills of toxic or hazardous materials shall be reported to the appropriate State or local government IEPA, regardless of size. When cleaning up a spill, the area shall be kept well ventilated and appropriate personal protective equipment shall be used to minimize injury from contact with a hazardous substance.

In addition to proper Waste Management, Concrete Waste Management, Concrete Cutting, Vehicle Storage and Maintenance, Material Storage and Sanitary Station protection, the following minimum practices shall be followed to reduce the risk of spills:
- Petroleum products shall be stored in tightly sealed and clearly labeled containers.
- All paint containers shall be tightly sealed and stored when not required for use. Excess paint shall be disposed of according to the manufacturer's instructions or State and local regulations and shall not be discharged to the storm sewer.
- Contractors shall follow manufacturers' recommendations for proper use and disposal of materials.

CONCRETE CUTTING

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting shall not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned up and disposed into the concrete washout facility described above.

VEHICLE STORAGE AND MAINTENENCE

When not in use, vehicles utilized in the development operations of the site shall be stored in a designated upland area away from any natural or created watercourse, pond, drainage-way or storm drain. Whenever possible, vehicle maintenance, fueling, and washing will occur off-site. If allowed on-site, vehicle maintenance (including both routine maintenance as well as on-site repairs) shall be made within the designated area to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads shall be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents or other vehicle fluids. Construction vehicles shall be inspected frequently to identify any leaks. Leaks shall be repaired immediately, or the vehicle should be removed from the site. Dispose of all used oil, antifreeze, solvents and other automotive-related chemicals according to manufacturer MSDS instructions. Contractors shall immediately report spills to the Primary Contact.

NON-STORM WATER DISCHARGES

Authorized Discharges

The following non-storm water discharges may be authorized by this permit provided the non-storm water component of the discharge is in compliance with Part IV.D.6 (Non-Storm Water Discharges) of the ILR10 permit:
- Discharges from firefighting activities
- Water main flushing
- Fire hydrant flushing
- Watering for Dust Control
- Irrigation drainage for vegetative growth for seeding, etc.
- Uncontaminated groundwater

The pollution prevention measures described below will be implemented for non-storm water components of the discharge:
- The fire hydrant and water main should not be flushed directly on the exposed area or subgrade of the pavement. Hoses should be used to direct the flow onto a stabilized area.
- Erosion due to irrigation of seeding shall be minimized.

Prohibited Discharges

The following non-storm water discharges are prohibited by this permit:
- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials, fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
- Soaps, solvents, detergents
- Toxic or hazardous substances from a spill or other release

DISCHARGES TO RECEIVING WATERS WITH AN APPROVED TMDL

Discharges to waters for which there is an approved Total Maximum Daily Load (TMDL) waste load allocation for sediment or a parameter that addresses sediment (total suspended solids, turbidity or siltation) are not eligible for coverage under the ILR10 permit unless the owner/operator develops and identifies a SWPPP that is consistent with allocations listed in the TMDL. To be eligible for coverage under the ILR10 permit, operators must incorporate into their SWPPP any conditions and/or Best Management Practices (BMPs) applicable to their discharges necessary for consistency with the TMDL within any timeframes established in the TMDL. If a specific numeric waste allocation has been established that would apply to the project's discharges, the operator must incorporate that allocation into its SWPPP and implement necessary steps to meet it.

INSPECTIONS

Qualified personnel (provided by the permittee or contractor– see Table 1.) shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days, and within 24 hours of the end of a storm or by the end of the following business or work day that is 0.5 inches or greater.
- Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions (when ground and/or air temperatures are at or below 32°F). Weekly inspections will recommence when construction activities are conducted, or if there is a 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.
- Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for pollutants entering the [illegible] system. Erosion and sediment control measures identified in the SWPPP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to [illegible] water. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
- Based on the results of the inspection, the description of potential pollutant sources identified in the SWPPP and the pollution prevention control measures identified in the SWPPP shall be revised as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the plan within 7 calendar days following the inspection.
- A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph b above shall be made and retained as part of the storm water pollution prevention plan for at least three years from the date that the permit coverage expires or is terminated. All inspection reports shall be retained at the construction site. The reports shall be signed in accordance with Part VI.G (Signatory Requirements) of this permit. Any flooding or other unsafe conditions that delay inspections shall be documented in the inspection report.
- The permittee (or qualified inspector) shall notify the appropriate Agency Field Operations Section office by email at epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted, or for violations of any condition of this permit.
- The permittee (or qualified inspector) shall complete and submit within 5 days an "incidence of Noncompliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission shall be on forms provided by the IEPA and include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact, which may have resulted from the noncompliance. Corrective actions must be undertaken immediately to address the identified non-compliance issue(s).
- All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G (Signatory Requirements).
- After the initial contact has been made with the appropriate Agency Field Operations Section Office, all reports of noncompliance shall be mailed to the IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

CORRECTIVE ACTIONS

The Contractor must take corrective actions to address any of the following conditions identified on site:
(i) A stormwater control needs repair or replacement
(ii) A stormwater control necessary to comply with the requirements of this permit was never installed or was installed incorrectly.
(iii) Site discharges are causing an exceedance of applicable water quality standards.
(iv) A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within seven (7) days in an Inspection Report or report of noncompliance. If it is infeasible to complete the installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the installation or repair within the 7-day timeframe and document your schedule for installing the stormwater control(s) and making it operational as soon as feasible after the 7-day timeframe.

RECORDKEEPING

The permittee shall retain copies of the SWPPP and all reports and notices required by the ILR10 permit, and records of all data used to complete the Notice of Intent to be covered by the ILR10 permit, for a period of at least three years from the date that the permit coverage expires or is terminated unless extended by request of the IEPA. In addition, the contractor shall retain a copy of the SWPPP required by the ILR10 permit at the construction site from the date of project initiation to the date of final stabilization.

LOG OF MAJOR GRADING AND CONSTRUCTION ACTIVITIES

A record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included in this SWPPP.

KEEPING PLANS CURRENT

The permittee or contractor shall amend the SWPPP whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for discharge of pollutants to Waters of the State and which has not otherwise been addressed in the SWPPP or if the SWPPP proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP by signing the contractor's certification statement. The SWPPP and site map must be modified within 7 days for any changes to construction plans, stormwater controls or other activities at the site that are no longer accurately reflected in the SWPPP. Any revisions of the documents for the SWPPP shall be kept on site at all times.

FINAL STABILIZATION

Final Stabilization has occurred when all soil disturbing activities at the site have been completed, and either of the two following conditions have been met:

(i) A uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or
(ii) Equivalent permanent stabilization measures (such as the use of riprap, gabions or geotextiles) have been employed.

For individual lots in residential construction, final stabilization has occurred when either:

(i) The homebuilder has completed final stabilization as specified above, or
(ii) The homebuilder has established temporary stabilization including perimeter controls for individual lot prior to occupation of the home by the homeowner and informing the homeowner of the need to, and the benefits of, final stabilization.

When the site has been finally stabilized and all storm water discharges from construction sites that are authorized by the ILR10 permit are eliminated, the permittee of the facility must submit a completed Notice of Termination that is signed in accordance with Part VI.G (Signatory Requirements) of the ILR10 permit. Elimination of storm water discharges associated with industrial activity means that all disturbed soils at the identified facility have been finally stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time, or that all storm water discharges associated with construction activities from the identified site that are authorized by a NPDES general permit have otherwise been eliminated.

BMP Operation and Maintenance

Silt Fence

Silt fences shall be removed when they have served their usefulness, but not before the upslope areas have been permanently stabilized.

Silt fences shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.

Should the fabric decompose or become ineffective prior to the end of the expected usable life and the fence still is necessary, the fabric or the entire system [illegible] replaced promptly.

Sediment deposits shall be removed [illegible] when deposits reach approximately one-half the height of the silt fence. Any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform to the existing grade, a seedbed prepared, and the site vegetated.

Stabilized Construction Entrance

The entrance shall be maintained in a condition that will prevent tracking of sediment onto public right-of-ways or streets. This may require periodic top dressing with additional aggregate. All sediment spilled, dropped, or washed onto public right-of-ways must be removed immediately. Periodic inspection and needed maintenance shall be provided after each rain.

Inlet Protection

Each inlet protection practice or device shall be inspected after every runoff event. Accumulated sediment shall be removed per manufacturers' directions but not less than when the capacity for sediment storage has been reduced by half. Sediment that has been removed shall be placed such that it will not reenter the storm drain system.

Repairs or replacement of inlet protection devices shall be made immediately.

For devices to be kept in place in the winter season, areas shall be cleared of any sediment accumulation and prepared or protected for snow removal operations.

Inlet protection practices shall be removed upon job completion.

Erosion Control Blanket

Inspect all erosion control blankets periodically and after rainstorms to check for damage due to water running under the blanket or if the blankets that have been displaced by wind. Any areas where water seeped under the blanket, more staples may be needed per given area or more frequent anchoring trenches installed with better compaction. If significant erosion has occurred under the blanket, regrading and reseeding may also be necessary. Any erosion control blankets that have been displaced will need to be re-installed and re-stapled. This may indicate that the wrong type of blanket was chosen. One may need to revisit the site characteristics and then select a different type of erosion control blanket or chose a different practice.

Temporary Concrete Washout Facility

Temporary concrete washout facilities shall be maintained to provide adequate holding capacity with a minimum freeboard of 100 mm (4 in.) for above grade facilities and 300 mm (12 in.) for below grade facilities. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete or slurry and returning the facilities to a functional condition.

Existing facilities must be cleaned, or new facilities must be constructed and ready for use once the washout is two-thirds full.

Temporary concrete washout facilities shall be inspected for damage (e.g. tears in plastic liner, missing sand bags, etc.). Damaged facilities shall be repaired promptly.

Portable Sediment Tank

The tank shall be cleaned out when one-third of the storage volume is filled with sediment. All sediment collected in the tank shall be disposed of in an approved sediment trapping device (i.e. temporary sediment trap) or on the construction site or as approved by the engineer/inspector.

Temporary Sediment Trap

Inspect temporary sediment traps after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in the designated disposal area and replace the contaminated part of the gravel facing.

Check the structure for damage from erosion or piping. Periodically check the depth of the spillway to ensure it is a minimum of 1.5 feet below the low point of the embankment to slightly above the design grade. Any rip rap displaced from the spillway must be replaced immediately.

After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Smooth the area to blend with the adjoining areas and stabilize properly.

Ditch Check (Manufactured)

Manufactured ditch check shall be inspected every 7 days and after each 1/2" rainfall or snow equivalent.

Sediment shall be removed from the upstream of the ditch check when sediment has reached one-half the height of the ditch check. Inspect any fabric for tears or dislodging after the sediment is removed and repair or replace immediately. Additional requirements may apply per manufacturer specifications or permit requirements.

Products shall be maintained in same condition as when installed. Rolled erosion control ditch checks must be replaced whenever tears, splits, unraveling or compressed straw or excelsior is apparent.

Any fabric used as a base or apron underneath the plastic permeable or synthetic porous runoff control structure ditch checks that is torn or dislodged must be replaced or repaired.

Remove debris (litter, cornstalks) when observed.

Water or sediment going around the ditch check indicates incorrect installation or maintenance is required. The flow of water over the center of the ditch check or through the device must be reestablished. The manufactured ditch check may need length up the side slope, sediment removed from pores, or the flow velocities are too great for the type of ditch check.

Manufactured ditch checks are not designed to be a part are not designed to be part of the permanent storm water management system. Their material components are not conducive to being incorporated into soils once they have reached their useful life.

Remove manufactured ditch checks once all upslope areas are stabilized, and swale or ditch stabilization is complete. The biodegradable form of plastic permeable ditch checks can be left in place on top of the permanent stabilization such as blankets to provide velocity reductions, provided they are not a hazard to mowing operations. Vegetated ditch checks may remain in place within the ditch or swale if permanent vegetation is desired such as in the case of establishing a vegetated swale.

Rock Check Dam

On active construction sites, the rock check dams shall be inspected at least once every 7 days and within 24 hours of a rainfall of 0.5 inches or more. If any erosion has taken place around the or below the rock check dam or if rocks have been dislodged, repairs shall be made to prevent further damage. Sediment shall be removed once has accumulated to one-half the height of the rock check dam. The center of the rock check dam shall also be inspected periodically to ensure that the center of the dam is lower than the sides.

Unless they will be incorporated into permanent stormwater management control, rock check dams must be removed when useful life has been completed. In temporary ditches and swales, rock check dams should be removed, and the ditch filled in when they are no longer needed. In permanent structures rock check dams should be removed when the grass has matured sufficiently to protect the ditch or swale. The area beneath the rock check dams should be seeded and mulched immediately after they are removed.

For rock check dams that are made a part of stormwater management control, regular inspections should be made to see if any erosion has occurred around or below the dam and if any rock has been dislodged. Immediately make all needed repairs to prevent further damage. If sediment trapping is to be a continuing function of the rock check dam, the sediment shall be removed when it has accumulated to one-half the depth of the rock check dam.

Rock Outlet Protection

Inspect outlet structures after heavy rains to see if any erosion around or below the riprap has taken place or if stones have been dislodged. Immediately make all needed repairs.

Dewatering

The frequency of inspections shall depend on the dewatering method, amount of discharge, potential damage, and quality of the receiving bodies of water.

1. Inspections shall be conducted to ensure proper operation and compliance with any permits or water standards.
2. Accumulated sediment shall be removed from the flow area and temporary diversions shall be repaired, as required.
3. Outlet areas shall be checked, and repairs shall be made in a timely manner, as needed.
4. Pump outlets shall be inspected for erosion, and sumps shall be inspected for accumulated sediment.
5. Dewatering bags shall be stopped and replaced when half full of sediment or when the pump discharge has reduced to an impractical rate.
6. If the receiving area is showing any signs of cloudy water, erosion, or sediment accumulation, discharges shall be stopped immediately once safety and property damage concerns have been addressed.
7. Sediment shall be disposed in accordance with all applicable laws and regulations.

Discharges from Dewatering Activities

Discharges from dewatering activities, including from dewatering of trenches and excavations, are allowable if managed by appropriate controls:
- Dewatering discharges shall be treated or controlled to minimize discharge of pollutants.
- The discharge shall not include visible floating solids or foam.
- An oil-water separator (or suitable filtration device) shall be used to treat oil, grease, or other similar products if dewatering water is found to contain these materials.
- To the extent feasible, use vegetated, upland areas of the site to infiltrate dewatering water before discharging.
- Backwash water (water used to 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 as described above.

Natural Buffers

For any stormwater discharges from construction activities within 50 feet of a Waters of the United States, except for activities for water-dependent structures authorized by a Section 404 permit, the permittee shall:
(i) Provide a 50-foot undisturbed natural buffer between the construction activity and the Waters of the United States; or
(ii) Provide additional erosion and sediment controls within that area.

TABLE 1

ACTION	RESPONSIBLE PARTY
Provide qualified personnel for weekly and 0.5 inch rain event inspections	Contractor ☐ Permittee/Owner ☐
Install and maintain erosion control practices and address Corrective Actions	Contractor ☐

REQUIRED FOR SITE NPDES PERMITS

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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STORMWATER POLLUTION PREVENTION PLAN NOTES

CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

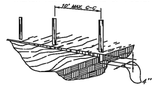
FILE: 4800.124 – DT.dwg
DRAWN BY: LLM
DATE: 5-17-22
GHA PROJECT # 4800.124
CHECKED BY: BJW
DATE: 5-17-22
SCALE: N.A.

SHEET NUMBER: 8 OF 13 SHEETS

G:\4800\4800 CHASE BANK\4800.124 LAKE ZURICH\4800.124 – DT.DWG 5/17/2022 8:15 AM

SILT FENCE DETAILS

1. SET 2"X2"X36" POSTS 12" INTO THE GROUND & EXCAVATE A 4"X4" TRENCH ALONG THE LINE OF POSTS.



2. STAPLE WIRE FENCING TO THE POSTS.



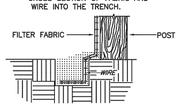
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



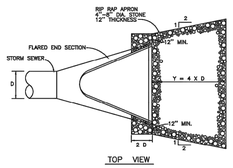
CROSS SECTION OF FABRIC AND WIRE INTO THE TRENCH.



NOTES:

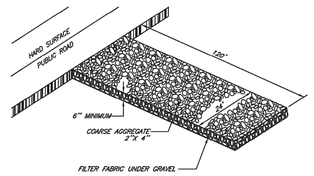
1.SILT FENCE TO MEET THE APPLICABLE SECTIONS OF THE ASSHTO STANDARD SPECFICIATION 288-00, OR EQUIVALENT CONTROL MEASURES.

FLARED END SECTION DETAILS

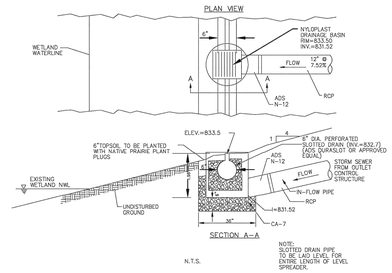


NOTE: D = PIPE I.D.
SEE EXHIBIT NO. 9 FOR FLARED END SECTION FOUNDATION

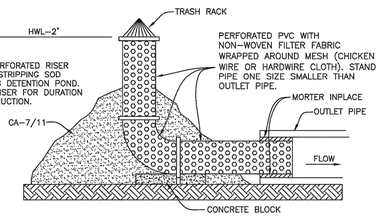
CONSTRUCTION ENTRANCE



LEVEL SPREADER

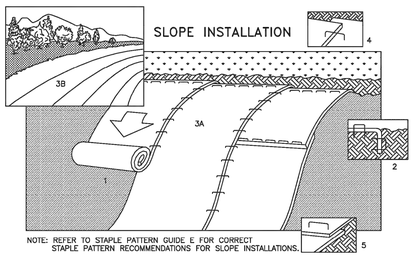


TEMPORARY PERFORATED RISER DETAIL



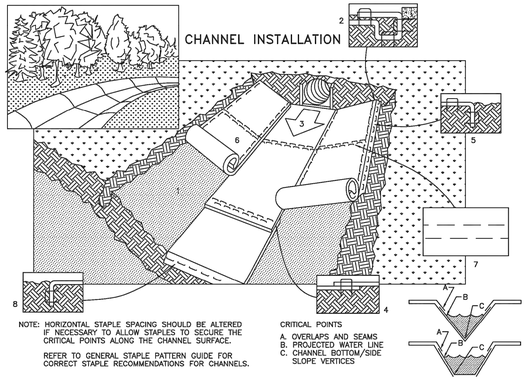
NOTE:
INSTALL PERFORATED RISER PRIOR TO STRIPPING SOD IN EXISTING DETENTION POND, MAINTAIN RISER FOR DURATION OF CONSTRUCTION.

EROSION CONTROL BLANKET



NOTE: REFER TO STAPLE PATTERN GUIDE E FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

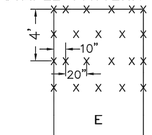


NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

STAPLE PATTERN GUIDE



3.8 STAPLES PER SQ YD

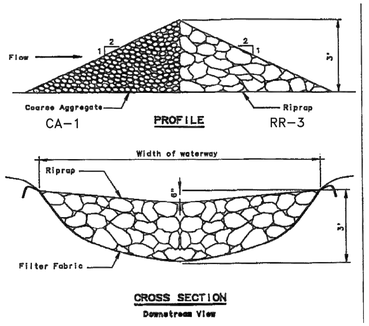
NORTH AMERICAN GREEN
OR APPROVED EQUIVALENT

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711
USA 1-800-772-2040 CANADA 1-800-448-2040
QUESTIONS REGUARDING INSTALLATION MAY BE DIRECTED TO:
DAN SALSINGER @ GEO-SYNTHETICS, INC. (708) 399-9781.

BLANKET TYPE: SC150 STRAW/COCONUT MIX
STAPLE PATTERN: E

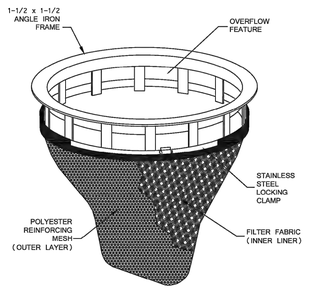
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

ROCK CHECK DAM



INLET FILTER BASKET

"CATCH-ALL" OR APPROVED EQUIVALENT



PRAIRIE BUFFER

Andropogon scoparius	Lespedesia capita
Allium cernuum	Liatris aspera
Amorpha candescens	Parthenium intergrifolium
Asclepias sullivantii	Penstemon digitalis
Asclepisas verticillata	Petalostemum candidum
Aster laevis	Petalostemum purpureum
Aster ericoides	Rosa carolina
Aster oblongifolius	Rudbeckia hirta
Bouteloua curtipendula	Solidago juncea
Canis fasciculata	Solidago nemoralis
Coreopsis palmata	Sorghastrum nutans
Echinacea purpurea	Tradescantia ohiensis
Elymus virginicus	Verbena stricta
Eryngium yuccifolium	Zizia aptera

WET PRAIRIE

Andropogon gerardii	Leersia oryzoides
Asclepias incarnata	Lycopous americanus
Aster novae angliae	Lythrum alatum
Aster puniceus	Panicum virgatum
Bidens spp.	Penthorum sedoides
Carex bebbiumii	Polygonium pennsylvanicum
Carex bebbii	Pycnanthemum virginianum
Chelone glabra	Solidago patula
Calamagrostis canadensis	Solidago riddelli
Eupatorium maculatum	Tradescantia ohiensis
Glyceria striata	Verbena hastata
Helenium autumnale	Vernonia fasciculata
Juncus torreyi	Zizia aurea

EMERGENT PLANTING

Alisma plantago aquatica	Scirpus acutus
Carex lacustris	Scirpus americanus
Carex bebbii	Scirpus atrovirens
Juncus balticus	Scirpus cyperinus
Juncus effusus	Scirpus lineatus
Pontederia cordata	Scirpus validus
Sagittaria latifolia	Sparganium eurycarpum

AQUATIC PLANTING FOR OPEN WATER

Nymphae tuberosa	Pontederia cordata
Nelumbo lutea	Sagittaria lactifolia

NOTES

CONTRACTORS

The Storm Water Pollution Prevention Plan must clearly identify for each measure identified in the plan, the contractor(s) or subcontractor(s) that will implement the measure. All contractors and subcontractors identified in the plan must sign a copy of the certification statement in paragraph B of the plan. All certifications must be included in the Storm Water Pollution Prevention Plan except for Owners that are acting as contractor.

Certification Statement. All contractors and subcontractors identified in a Storm Water Pollution Prevention Plan shall sign a copy of the following Certification Statement before conducting any service at the site identified in the Storm Water Pollution Prevention Plan. I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR100000) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.
The certification must include the name and title of the person providing the signature; the name, address, and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification is made.

Certification Statement. All contractors and subcontractors identified in a Storm Water Pollution Prevention Plan shall sign a copy of the following Certification Statement before conducting any service at the site identified in the Storm Water Pollution Prevention Plan: I, certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR100000) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Name Signature

Title Date

Telephone

Address

SOIL EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS:

1. GENERAL
A. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE PROVISIONS OF THE MUNICIPAL CODE, THE ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL, AND IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL. THESE SPECIFICATIONS SHALL BE FOLLOWED AT THE DISCRETION OF THE MUNICIPALITY.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.
C. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.

2. IMPLEMENTATION
A. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCES SHALL BE INSTALLED AS SHOWN ON THE PLANS. IF DIRECTED BY THE MUNICIPAL ENGINEER, THE CONTRACTOR SHALL INSTALL ADDITIONAL SILT FENCES WHERE NEEDED.
B. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MONITORED PERIODICALLY FOR ITS EFFECTIVENESS TO COLLECT DIRT WHICH COULD LEAVE THE SITE VIA CONSTRUCTION VEHICLES. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
C. GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES, IF NECESSARY, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY, AT THE OWNERS EXPENSE.
D. ANY PUBLIC AND/OR PRIVATE ROADS THAT ARE ADJACENT TO THIS SITE AND USED FOR INGRESS AND EGRESS, SHALL BE MONITORED AND CLEANED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.
E. STAKED STRAW BALES SHALL BE INSTALLED AND MAINTAINED AROUND INTAKE STRUCTURES (I.E., INLETS, CATCH BASINS) AS REQUIRED BY THE ABOVE SPECIFICATIONS.
F. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 10 DAYS, SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED AROUND SUCH STOCKPILE. IF MORE THAN 2 MONTHS, THEN IT IS REQUIRED THAT THE STOCKPILE BE SEEDED SO AS TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
G. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.
H. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING, INCLUDING STORM WATER RUNOFF, SHALL BE FILTERED TO THE SATISFACTION OF THE MUNICIPALITY, AT THE CONTRACTORS EXPENSE.

3. INSPECTION AND MAINTENANCE
A. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE AND WORK EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.
B. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2 " RAINFALL. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
C. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS PRIOR TO FINAL ACCEPTANCE. THE SEDIMENT SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND PROPERLY DISPOSED OF OFFSITE BY THE CONTRACTOR, AT HIS EXPENSE. DIRT AND DEBRIS SHALL NOT BE WASHED OUT INTO THE MUNICIPAL STORM SEWER SYSTEM.

MAINTENANCE

The excavating and underground contractor shall be responsible for the initial construction of the erosion control measures shown in the plan, and shall be responsible for the maintenance of said facilities until the completion of his final grading operations after construction of those improvements in his contract. The contractor shall request in writing a release from the Owner for maintenance of the site upon completion of this work. The Owner shall issue said release within 15 days of the contractor's request, providing the contractor has completed all work required under the contract. The contractor's erosion control maintenance responsibilities shall be exclusive of the construction warranty and/or guarantee period.

Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inch or greater or equivalent snowfall.

Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
Based on the results of the inspection, the description of potential pollutant sources identified in the plan and pollution prevention measures identified in the plan shall be revised as appropriate as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the plan with seven (7) calendar days following the inspection.
A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the Storm Water Pollution Prevention Plan, and actions taken shall be made and retained as part of the Storm Water Pollution Prevention Plan for at least three (3) years after the date of inspection.
The permittee shall complete and submit within five days an Incidence of Non-Compliance (ION) report for any violation of the Storm Water Pollution Prevention Plan observed during an inspection conducted, including those not required by the plan. Submission shall be on forms provided by the Agency and shall include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact which may have resulted from the non-compliance.

CONSTRUCTION SEQUENCING

1. INSTALL SEDIMENT CONTROL DEVICES
   A. STABILIZED CONSTRUCTION ENTRANCES
   B. PERIMETER SILT FENCE
   C. BEGIN EROSION CONTROL MAINTENANCE AND INSPECTIONS
2. CLEARING (TREE REMOVAL) AND GRUBBING
3. CONSTRUCT AND STABILIZE DETENTION BASIN AND INSTALL TEMPORARY PERFORATED RISER
4. MASS EARTHWORK ENTIRE SITE/STOCKPILE TOPSOIL
   A. DIVERT STORMWATER RUNOFF
   B. CONSTRUCT VEGETATED SWALES (INCLUDING SEEDING AND EROSION BLANKET)
   C. INSTALL AGGREGATE DITCH CHECKS
   D. TOPSOIL PLACEMENT AND PERMANENT SEEDING ON OPEN SPACE SLOPES
      WHEN FINAL GRADING IS COMPLETE
   E. DUST CONTROL (WATERING)
   F. INSTALL EROSION CONTROL BLANKETS
   G. TEMPORARY SEEDING ON AREAS TO BE EXPOSED LONGER THAN 60 DAYS
5. INSTALL STORMWATER MANAGEMENT MEASURES
   A. CONSTRUCT STORM SEWERS AND OTHER UNDERGROUND UTILITIES
   B. RIPRAP
   C. INLET PROTECTION
   D. OUTLET PROTECTION
   E. STORM SEWER RESTRICTORS AND OUTLETS
6. TEMPORARY VEGETATIVE STABILIZATION
   A. TEMPORARY SEEDING
   B. MULCHING/EROSION BLANKETS
7. SITE CONSTRUCTION WORK
   A. INSTALL PUBLIC UTILITIES (I.E., GAS, TELEPHONE, ELECTRIC)
   B. AGGREGATE SUBBASE
   C. CONSTRUCT BUILDINGS
   D. REMOVE ACCUMULATED SEDIMENT FROM STRUCTURES
8. COMPLETE FINAL PAVING
9. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS
   A. PERMANENT SEEDING
   B. SODDING
10. PERFORM CONTINUING POST-CONSTRUCTION MAINTENANCE OF TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL ALL UPSTREAM AREAS ARE COMPLETELY VEGETATED

RVN	DATE	INT

Village of Lake Zurich
Est 1896

THE VILLAGE OF LAKE ZURICH
ENGINEERING DIVISION

Project: EROSION CONTROL DETAILS
Drawn: RSK
Date: 05/06
Scale: 1:40
Drawing Title: STANDARD DETAILS
Drawing No: 2 OF 2

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SOIL EROSION AND SEDIMENT CONTROL DETAILS

CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 4800.124 – DT.dwg
DRAWN BY: LLM
DATE: 5-17-22
GHA PROJECT # 4800.124
CHECKED BY: BJW
DATE: 5-17-22
SCALE: N.A.

SHEET NUMBER: 9 OF 13 SHEETS

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GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" LATEST EDITION, THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION, THE ILLINOIS PLUMBING CODE, THE DETAILS IN THESE PLANS, THE CONTRACT DOCUMENTS, ALL APPLICABLE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE IEPA AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION AND ALL ADDENDA THERETO.

2. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

3. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THE LOOSE MATERIAL WILL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE PRIOR TO ORDERING MATERIALS. IN ADDITION, THE CONTRACTOR MUST VERIFY THE LINE AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSION OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS/HER OWN RISK AND EXPENSE AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ANY COSTS INCURRED..

5. ALL PAVEMENT DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

6. WHERE SECTION OR SUBSECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE THE MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL CAREFULLY PRESERVE ALL PROPERTY MARKS AND MONUMENTS UNTIL THE OWNER, AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.

7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.

8. IF DURING CONSTRUCTION THE CONTRACTOR ENCOUNTERS OR OTHERWISE BECOMES AWARE OF ANY SEWERS OR UNDERDRAINS OTHER THAN THOSE SHOWN ON THE PLANS, HE/SHE SHALL INFORM THE ENGINEER, WHO SHALL DIRECT THE WORK NECESSARY TO MAINTAIN OR REPLACE THE FACILITIES IN SERVICE AND TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION IF MAINTAINED. EXISTING FACILITIES TO BE MAINTAINED THAT ARE DAMAGED BECAUSE OF NON-COMPLIANCE WITH THIS PROVISION SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE.

9. THE CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND HAND SANITIZING STATIONS FOR THE USE OF ALL THE CONTRACTORS PERSONNEL EMPLOYED ON THE WORK SITE. THE FACILITIES SHALL BE MAINTAINED IN PROPER SANITARY CONDITION THROUGHOUT THE PROJECT. THE LOCATION OF THE TEMPORARY FACILITIES SHALL BE APPROVED BY THE ENGINEER.

10. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NPDES PERMIT AND SWPPP MANUAL. IF NO NPDES PERMIT OR SWPPP MANUAL IS NEEDED FOR THE PROJECT THE CONTRACTOR SHALL PERFORM SOIL EROSION SEDIMENT CONTROL BEST PRACTICES OR AS DIRECTED BY THE OWNER TO PREVENT ILLICIT DISCHARGES FROM THE SITE.

UTILITY NOTES

1. UNDERGROUND WORK SHALL INCLUDE TRENCHING, DISPOSAL OF EXCESS MATERIAL, DEWATERING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED BUT SHALL BE CONSIDERED AS INCLUDED TO THE COST OF THE CONTRACT. ALL SEWER SHALL BE INSTALLED USING A LASER AND BEGIN AT THE DOWNSTREAM END.

2. MACHINE CORE ALL CONNECTIONS TO EXISTING STRUCTURES USING A CORE DRILL. HAMMERING OR SAWING OF STRUCTURES WILL NOT BE ALLOWED.

3. SANITARY SERVICE CONNECTIONS TO NEW SEWERS SHALL BE MADE WITH WYE BRANCHES. WYE BRANCHES SHALL BE FACTORY MANUFACTURED PERMANENTLY ADHERED TO THE MAIN SEWER. TEE BRANCHES ARE NOT ALLOWED.

4. ALL CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE MADE WITH A NEOPRENE BOOT SECURED WITH DOUBLE STAINLESS STEEL STRAPS MEETING THE REQUIREMENTS OF ASTM C-923.

5. ALL CONNECTIONS TO EXISTING PIPE OR SIMILAR TYPE SEWERS SHALL BE DONE WITH STAINLESS STEEL COUPLINGS OR SHEAR COUPLINGS.

6. STONE BEDDING AND BACKFILL SHALL BE OMITTED FOR A DISTANCE OF 15 FEET UP AND DOWNSTREAM OF SEWERS DRAINING TO OR FROM PONDS OR STREAMS. THE REPLACED BEDDING SHALL BE SILTY CLAY SOIL MECHANICALLY COMPACTED TO 90% MODIFIED PROCTOR DENSITY. THE USE OF PERMEABLE SOILS WILL NOT BE PERMITTED.

7. ALL WATER MAIN SHALL HAVE MECHANICAL RESTRAINED TYPE JOINTS AT ALL CONNECTIONS AND FITTINGS. IN ADDITION, ALL HARDWARE SHALL BE STAINLESS STEEL.

8. THRUST BLOCKING SHALL BE PROVIDED ON WATER MAIN AT ALL BENDS, TEES, ELBOWS, ETC. INDIVIDUAL INSPECTION FOR ALL THRUST BLOCKING IS REQUIRED. THRUST BLOCKING SHALL BE POURED IN PLACE CONCRETE. PRECAST BLOCKS MAY BE USED AS APPROVED BY THE ENGINEER IN THE FIELD.

9. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER. ALL DOWNSPOUTS, SIDE YARD DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM. FOOTING DRAINS SHALL FIRST DRAIN TO A SUMP PIT.

PROJECT SPECIFIC NOTES

1. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS THAT INCLUDE; CRITICAL SPOT GRADES SUCH AS OVERFLOW ELEVATIONS, SPOT ELEVATIONS NEAR ENTRANCES, SPOT ELEVATIONS ALONG THE DESIGNATED ADA ROUTE, SUFFICIENT INFORMATION SUCH THAT THE ENGINEER MAY VERIFY DETENTION VOLUMES, RIM AND INVERT ELEVATIONS OF ALL SEWERS, RIM AND TOP OF PIPE ELEVATIONS OF ALL WATER MAIN, LOCATIONS OF ALL INSTALLED UNDERGROUND UTILITIES, LOCATIONS OF ALL BURIED BENDS AND FITTINGS AND ALL FIELD CHANGES FROM THE APPROVED DRAWINGS.

2. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF INITIAL ACCEPTANCE OF THE WORK BY THE OWNER AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE.

3. ALL CONSTRUCTION WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AS WELL AS THE STANDARD SPECIFICATIONS.

4. ALL PUBLIC WATER MAINS AND SANITARY SEWER MAINS MUST BE ACCEPTED BY THE VILLAGE OF LAKE ZURICH.

5. THE SEWER AND WATER CONTRACTOR SHALL BE REQUIRED TO BE LICENSED AND BONDED WITH THE THE VILLAGE OF LAKE ZURICH BEFORE WORK IS STARTED.

6. CONTRACTOR SHALL NOTIFY THE VILLAGE OF LAKE ZURICH (847-540-1696) AND THE PROJECT ENGINEER (847-478-9700) AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.

7. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, THE MUNICIPALITY AND THEIR AGENTS, FROM ALL LIABILITY INVOLVED IN CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT.

8. THE CONTRACTOR MUST CARRY INSURANCE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL OFFICIALS, EMPLOYEES AND AGENTS OF GEWALT HAMILTON ASSOCIATES MUST BE LISTED AS ADDITIONAL INSURED.

9. ALL ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL TO ADEQUATELY INFORM AND PROTECT THE PUBLIC OF ALL CONSTRUCTION OPERATIONS.

11. STOCKPILING MATERIAL WITHIN THE 100 YEAR FLOOD PLAIN AND OR THE FLOODWAY IS STRICTLY PROHIBITED

12. PRIOR TO PLACEMENT OF FABRIC AND STONE, THE SUBGRADE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER. PROOF-ROLLING SHALL BE DONE USING A THREE AXLE DUMP TRUCK TOGETHER WITH LOAD WEIGHING AT LEAST TWENTY-FIVE (25) TONS. THE LOAD SHALL BE UNIFORMLY PLACED IN THE DUMP BODY. ALL DEFICIENCIES SHALL BE REPAIRED AND RE-PROOF-ROLLED UNTIL FOUND ACCEPTABLE TO THE ENGINEER.

13. CRUSHED CONCRETE IS NOT PERMITTED FOR USE ON THE PROJECT UNLESS PRIOR WRITTEN NOTICE IS GIVEN BY THE ENGINEER.

14. ALL STONE USED ON THE PROJECT SHALL BE CRUSHED UNLESS SPECIFICALLY NOTED OTHERWISE.

15. ALL CONNECTIONS TO EXISTING STORM MANHOLES SHALL BE INSTALLED WITH A NEOPRENE BOOT SECURED WITH DOUBLE STAINLESS STEEL STRAPS MEETING THE REQUIREMENTS OF ASTM C-923.

16. ALL CONCRETE SHALL HAVE A LIGHT BROOM FINISH APPLIED WITHIN 1 HOUR OF FINAL STRIKING.

17. ALL CONCRETE SHALL CONSIST OF PORTLAND CEMENT CONCRETE MEETING REQUIREMENTS OF SECTION 1020. ALL SIDEWALKS, CURBS AND POST FOUNDATIONS SHALL BE CLASS SI 3,500 PSI @ 14 DAYS. ALL PAVEMENT SHALL BE CLASS PV 3,500 PSI @ 14 DAYS. WHERE NOTED ON THE PLANS HIGH EARLY CONCRETE SHALL BE CLASS PV TYPE III 3,500 PSI CONCRETE @ 3 DAYS. ALL CONCRETE REQUIRING A CURE TIME FASTER THAN 3 DAYS SHALL HAVE A MIX DESIGN SUBMITTED TO THE ENGINEER FOR APPROVAL. WHEN REQUIRED BY THE MUNICIPALITY, FLY ASH SHALL NOT BE USED IN THE MIX DESIGN. SLUMP SHALL BE 2-4" AND AIR CONTENT SHALL BE BETWEEN 5-8% UNLESS MODIFIED BY ARTICLE 1020.04.

18. ALL CONCRETE SHALL HAVE A WHITE, IDOT TYPE 3 CURING COMPOUND APPLIED TO THE SURFACE WITHIN 1 HOUR OF FINAL STRIKING AT THE MANUFACTURER RECOMMENDED APPLICATION RATE.

19. 3/4" THICK PRE-MOLDED FIBER EXPANSION JOINTS WITH 2 , 3/4" x 18" PLAIN ROUND, STEEL DOWEL BARS SHALL BE INSTALLED IN ALL CURBS AT (45') FORTY-FIVE FOOT INTERVALS AND AT ALL P.C.'S, P.T.'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. ALL EXPANSION JOINTS MUST BE FREE OF CONCRETE FOR FULL DEPTH. CONTRACTION JOINTS SHALL BE TOOLED AT 15' INTERVALS.

20. UNLESS OTHERWISE NOTED ON THE PLANS WHENEVER NEW CONCRETE ABUTS EXISTING/ OR NEW CONCRETE SET A 1/2" THICK PRE-MOLDED FIBER EXPANSION JOINT AND DOWEL WITH SMOOTH 12" #4 BARS @ 24" O.C. THIS INCLUDES CONCRETE POURED ADJACENT TO EXISTING SIDEWALKS, CURBS AND BUILDING. THE DOWEL BARS SHOULD BE 4" INTO EXISTING CONCRETE WITH 8" EXTENDING INTO NEW CONCRETE.

21. ALL DOWEL BARS AND TIE BARS SHALL BE EPOXY COATED UNLESS NOTED OTHERWISE.

22. ALL PAVEMENT AND BUILDING SUBGRADE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (ASTM D-1557). ALL SUBGRADE IN LAWN AREAS SHALL BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY (ASTM D-1557). ALL TOPSOIL AND SUBGRADE 6" BELOW TOPSOIL SHALL BE COMPACTED TO 80% STANDARD PROCTOR DENSITY (ASTM D-698)

23. SPREAD SCREENED TOPSOIL ON ALL DISTURBED AREAS AND PROPOSED GREEN AREAS. TOPSOIL SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 1081.05.

24. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ILLINOIS SUPPLEMENT OR ILLINOIS DEPARTMENT OF TRANSPORTATION DETAILS.

25. ALL SIGNAGE NOT ATTACHED TO SIGNAL OR LIGHTING POLES SHALL BE MOUNTED ON TELESCOPING STEEL SIGN SUPPORTS WITH BREAKAWAY BASES IN ACCORDANCE WITH SECTION 728.

26. ALL SIGNAGE SHALL HAVE TYPE ZZ SHEETING.

EROSION CONTROL NOTES

1. AT A MINIMUM, THE CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S URBAN MANUAL.

2. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.

3. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY ROAD OF MATERIAL THAT IS FROM THE PROJECT. THIS WILL BE DONE AT THE CLOSE OF EACH DAY OF WORK OR MORE FREQUENTLY AS FIELD CONDITIONS WARRANT.

4. ALL STORM WATER STRUCTURES WITH OPEN LIDS SHALL BE PROTECTED WITH INLET FILTER BASKETS. DURING CONSTRUCTION, SEDIMENT SHALL BE REMOVED AS NEEDED, AND BASKETS SHALL BE REPAIRED OR REPLACED AS NEEDED.

5. AFTER ACHIEVING PERMANENT VEGETATION, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED, AND THE DRAINAGE STRUCTURES SHALL BE CLEANED.

6. THE CONTRACTOR SHALL APPLY WATER AT THE DIRECTION OF THE ENGINEER FOR THE PURPOSE OF WATER SETTLING DOWN SOIL PARTICLES AND DUST LOADING SO THAT SOIL PARTICLES WILL NOT BECOME AIRBORNE.

7. THE CONTRACTOR SHALL STABILIZE ALL IDLE, DISTURBED AREAS WITHIN SEVEN DAYS OF CESSATION OF THE CONSTRUCTION ACTIVITIES IN THAT AREA.

8. THE CONTRACTOR IS EXPRESSLY ADVISED NOT TO DISTURB AREAS WHICH ARE OUTSIDE THOSE NECESSARY TO PROVIDE THE IMPROVEMENTS AS CALLED FOR IN THE PLANS.

9. ALL EROSION CONTROL MEASURES SHALL BE REPLACED IF DAMAGED OR MAINTAINED THROUGHOUT THE WORK.

10. ALL [illegible] CONSTRUCTION THAT [illegible] FLOWS WILL CAUSE EROSION OF EXCAVATED MATERIAL. IN EACH CASE A SEDIMENTATION BASIN MUST BE CONSTRUCTED SO AS TO ALLOW THE SEDIMENT TO SETTLE PRIOR TO THE DOWNSTREAM OUTLET OF THE PROJECT AREA.

11. PUMPED WATER [illegible] OUTSIDE [illegible] IN NO CASE WILL THE WATER BE DIVERTED OUTSIDE THE PROJECT LIMIT. ALL PUMPED WATER SHALL BE FREE OF SILT. PUMPING MAY REQUIRE THE USE OF A SEDIMENT CONTAINMENT FILTER BAG AND OTHER SUPPLEMENTAL SEDIMENT CONTROL MEASURES.

12. CONCRETE WASHOUT FACILITIES SHALL BE MADE AVAILABLE IF NEEDED, AND PROPERLY MAINTAINED THROUGHOUT THE PROJECT.

13. PROPERLY MANAGE ALL MATERIAL STORAGE AREAS, PORTABLE TOILETS, AND EQUIPMENT FUELING, CLEANING, AND MAINTENANCE AREAS TO ENSURE THESE AREAS ARE FREE OF SPILLS, LEAKS, OR OTHER POTENTIAL POLLUTANTS.

14. WASTE, CONSTRUCTION DEBRIS, AND BUILDING MATERIALS SHALL BE COLLECTED AND PLACED IN APPROVED RECEPTACLES.

DELETE IF NO UNGROUND UTILITY WORK

DELETE IF NPDES PERMIT OR MWRD PERMIT IS REQUIRED

UTILITY TABLE L:_General Notes & Details\General Notes

GEOTECHNICAL FABRIC TABLE L:_General Notes & Details\General Notes

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GENERAL NOTES

CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

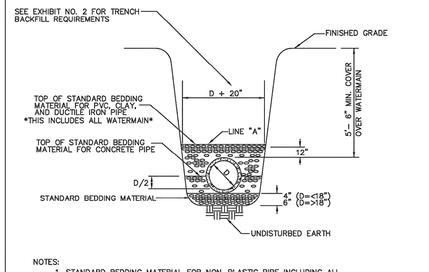
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FILE: 4800.124 - DT.dwg
DRAWN BY: LLM
DATE: 5-17-22
CHECKED BY: BJW
DATE: 5-17-22
GHA PROJECT # 4800.124
SCALE: N.A.
SHEET NUMBER: 10
OF 13 SHEETS

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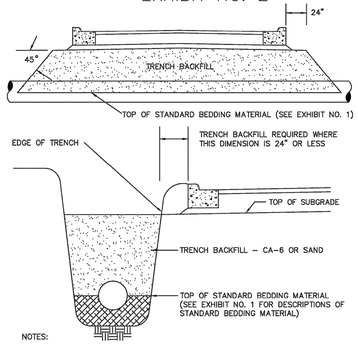
EXHIBIT NO. 1



NOTES:
1. STANDARD BEDDING MATERIAL FOR NON-PLASTIC PIPE INCLUDING ALL WATERMAIN SHALL BE 1/4" TO 3/4" CRUSHED STONE, ASTM 448, SIZE CA-7 TO CA-11.
2. STANDARD BEDDING MATERIAL FOR PLASTIC PIPE SHALL CONFORM TO ASTM D2321, CLASS II NON-ANGULAR AGGREGATE.
3. SELECT, WELL COMPACTED EXCAVATED MATERIAL SHALL BE PLACED TO LINE "A" IF STANDARD BEDDING MATERIAL IS NOT REQUIRED TO LINE "A."
4. VOIDS LEFT BY SHEETING SHALL BE FILLED WITH STANDARD BEDDING MATERIAL AS THE SHEETING IS REMOVED.

TYPICAL TRENCH AND STANDARD BEDDING

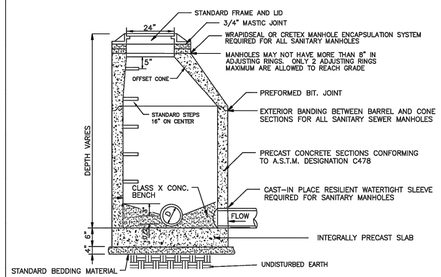
EXHIBIT NO. 2



NOTES:
1. TRENCH BACKFILL SHALL CONFORM TO THE PROVISIONS OF ARTICLE 208 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. TRENCH DIMENSIONS AS DETAILED ELSEWHERE SHALL BE USED TO CALCULATE PAYMENT LIMITS. ADDITIONAL TRENCH BACKFILL NECESSARY TO FILL A TRENCH WIDER THAN THAT DETAILED SHALL BE PROVIDED AND PLACED AT NO ADDITIONAL COST TO THE DEVELOPER, OWNER, OR VILLAGE.

TRENCH BACKFILL

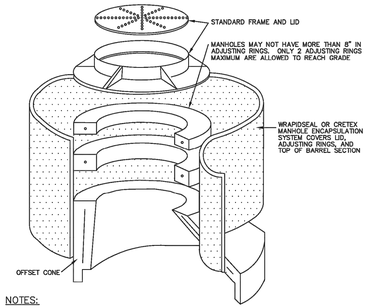
EXHIBIT NO. 3



NOTES:
1. FOR SEWERS 24 INCHES OR LESS IN DIAMETER, USE 48 INCH MANHOLES. FOR SEWERS MORE THAN 24" INCHES IN DIAMETER, USE 60" INCH MANHOLES.
2. FOR VITRIFIED CLAY PIPE SEWERS, LOCATE A BELL OR SPIGOT AS APPROPRIATE JUST OUTSIDE THE MANHOLE WALL TO PROVIDE A PIVOT POINT FOR ANY DIFFERENT MOVEMENT.
3. WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM REQUIRED FOR ALL SANITARY SEWER MANHOLES. (SEE EXHIBIT NO. 4)
4. WATER TIGHT SEALENT REQUIRED FOR ALL SANITARY SEWER MANHOLES.

STANDARD MANHOLE

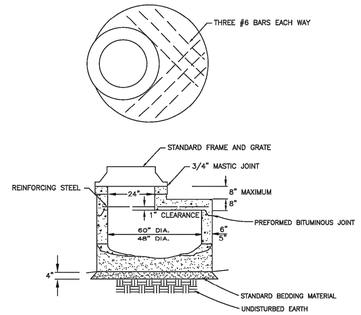
EXHIBIT NO. 4



NOTES:
1. WRAPIDSEAL OR CRETEX SHALL BE INSTALLED ON ALL SANITARY SEWER MANHOLES.
2. WRAPIDSEAL OR CRETEX MANHOLE ENCAPSULATION SYSTEMS ARE REQUIRED. ANY OTHER PRODUCTS OR OTHER DESIGN SOLUTIONS SHALL REQUIRE THE APPROVAL OF THE VILLAGE ENGINEER OR DIRECTOR OF PUBLIC WORKS.
3. WRAPIDSEAL OR CRETEX SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND INSTRUCTIONS.

WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM

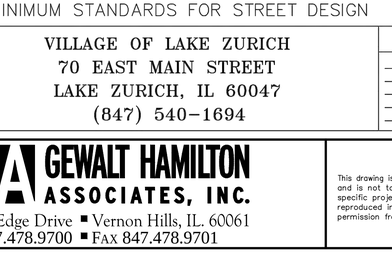
EXHIBIT NO. 5



NOTES:
1. A 6" THICK SLAB TOP MAY BE ALLOWED FOR 48" DIAMETER RESTRICTED DEPTH CATCH BASINS NOT IN PAVEMENT.
2. A WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM SHALL BE REQUIRED IN LOCATIONS WHERE WRAPIDSEAL IS CALLED FOR.
3. NO STEPS ARE REQUIRED IN RESTRICTED DEPTH CATCH MANHOLES.

FLAT TOP FOR RESTRICTED DEPTH MANHOLE

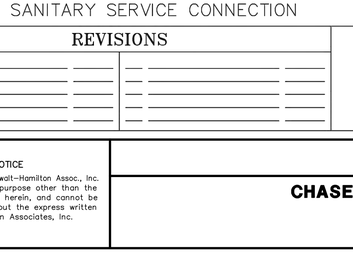
EXHIBIT NO. 7



NOTES:
1. FOR SEWER PIPES 24 INCHES OR LESS IN DIAMETER, USE 48 INCH DIAMETER CATCH BASIN: FOR SEWER PIPES MORE THAN 24 INCHES IN DIAMETER, USE 60 INCH DIAMETER CATCH BASIN.
2. OUTLET PIPE SHALL BE NO LESS THAN 12 INCHES IN DIAMETER.
3. STEPS ARE REQUIRED IF THE CATCH BASIN IS OVER 7' IN DEPTH.
4. STEPS ARE TO BE 16" ON CENTER, ON THE OPPOSITE SIDE FROM THE OUTLET PIPE.

CATCH BASIN

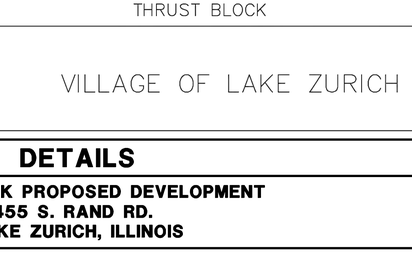
EXHIBIT NO. 8



NOTES:
1. A 6" THICK SLAB TOP MAY BE ALLOWED FOR 48" DIAMETER RESTRICTED DEPTH CATCH BASINS NOT IN PAVEMENT.
2. NO STEPS ARE REQUIRED IN RESTRICTED DEPTH CATCH BASINS.

FLAT SLAB TOP FOR RESTRICTED DEPTH C.B.

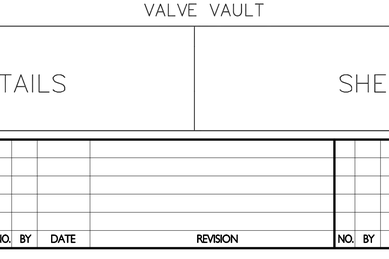
EXHIBIT NO. 9



NOTES:
1. INLET BARREL SECTIONS SHALL CONFORM TO A.S.T.M. DESIGNATION C478.
2. MINIMUM PIPE SIZE FOR INLETS IN PUBLIC STREETS IS 10" DIAMETER.
3. DUCTILE IRON PIPE SHALL BE USED IN PAVED AREAS OF PUBLIC STREETS FOR INLET PROTECTION IF LESS THAN 3 FEET OF COVER IS PROVIDED.

INLET

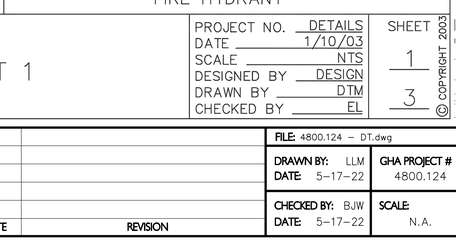
EXHIBIT NO. 10



NOTES:
1. WIDTH OF THE FOUNDATION SHALL BE THE SAME AS THE WIDTH OF THE FLARED END SECTION. THE TOP OF FOUNDATION SHALL EXTEND HALF-WAY UP THE SIDE OF THE FLARED END SECTION.
2. THE BOTTOM OF THE FOUNDATION SHALL REST ON UNDISTURBED EARTH. THE BOTTOM OF THE FOUNDATION SHALL BE NO LESS THAN THREE (3') DEEP AT THE OPEN END OF THE FLARED END SECTION.
3. A FOUNDATION SIMILAR TO THIS FOUNDATION SHALL BE CONSTRUCTED UNDER ALL PRECAST HEADWALLS.

FOUNDATION FOR FLARED END SECTION

EXHIBIT NO. 11



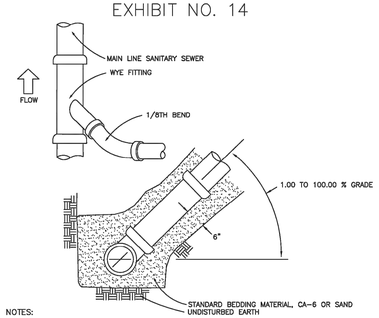
UNDERDRAIN

EXHIBIT NO. 12

STREET	PAVEMENT DESIGN
MAJOR	4" GRANULAR SUB-BASE 9" BITUMINOUS AGGREGATE MIXTURE 2" BITUMINOUS BINDER COURSE 2" BITUMINOUS SURFACE COURSE
COLLECTOR	3" GRANULAR SUB-BASE 6" BITUMINOUS AGGREGATE MIXTURE 2" BITUMINOUS BINDER COURSE 1 1/2" BITUMINOUS SURFACE COURSE
MINOR	3" AGGREGATE BASE COURSE 5" BITUMINOUS AGGREGATE MIXTURE 2" BITUMINOUS BINDER COURSE 1 1/2" BITUMINOUS SURFACE COURSE
CUL-DE-SAC	SAME AS MINOR
MARGINAL ACCESS	SAME AS MINOR
IN BUSINESS AND INDUSTRIAL DISTRICTS	3" GRANULAR SUB-BASE 8" BITUMINOUS AGGREGATE MIXTURE 3" BITUMINOUS CONCRETE

MINIMUM STANDARDS FOR STREET DESIGN

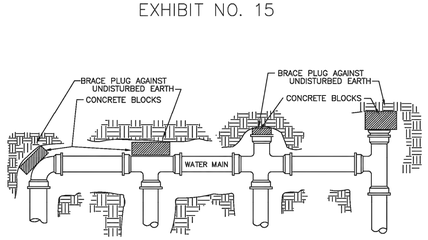
EXHIBIT NO. 14



NOTES:
1. THIS EXHIBIT IS APPLICABLE TO FOUR (4) OR (6) INCH SANITARY SERVICE CONNECTIONS ONLY. LARGER DIAMETER SANITARY SEWER CONNECTIONS SHALL BE MADE AT MANHOLES ONLY.
2. THE BEDDING UNDER THE WYE FITTING AND STUB SHALL BE CAREFULLY COMPACTED TO PREVENT THE WYE FITTING FROM ROTATING.
3. THE SANITARY SERVICE CONNECTION PIPE SHALL BE LAID IN A STRAIGHT LINE AND AT A UNIFORM GRADIENT FROM THE TOP OF THE RISE FROM THE MAIN LINE TO THREE (3) FEET BEYOND THE RIGHT-OF-WAY LINE.
4. SECURELY PLUG THE END OF THE SERVICE CONNECTION.

SANITARY SERVICE CONNECTION

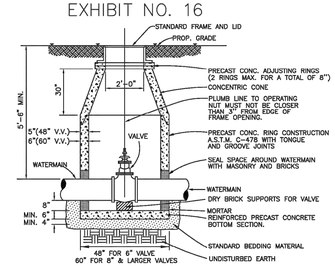
EXHIBIT NO. 15



NOTES:
1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT ALL BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER.
2. ALL BLOCKING SHALL BE MADE WITH CONCRETE BLOCKS AGAINST UNDISTURBED VERTICAL EARTH SURFACE.
3. ALTERNATE METHODS OF RESTRAINING WATER MAIN COMPONENTS SHALL REQUIRE THE APPROVAL OF THE VILLAGE ENGINEER.
4. NO WOOD IS ALLOWED IN THE THRUST BLOCKS.
5. MEGALUGS SERIES 1100 OR APPROVED EQUAL ARE REQUIRED AT ALL JOINTS.

THRUST BLOCK

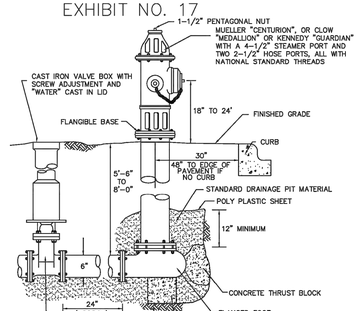
EXHIBIT NO. 16



NOTES:
1. WATER MAIN 8 INCHES OR MORE IN DIAMETE SHALL REQUIRE A 60 INCH DIAMETER VALVE VAULT: WATER MAIN LESS THAN 8 INCHES IN DIAMETER SHALL REQUIRE A 48 INCH VALVE VAULT
2. INSTALL MINIMUM 4" OF SELECTED GRANULAR BACKFILL UNDER STRUCTURE BOTTOM SECTION AND FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING MATERIAL.
3. PIPE OPENINGS SHALL BE CAST INTO WALL.
4. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL.
5. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
6. VALVE VAULT BARREL SECTIONS SHALL CONFORM TO A.S.T.M. 478 AS DESCRIBED IN THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, 5TH EDITION MAY 1996.

VALVE VAULT

EXHIBIT NO. 17



NOTES:
1. STEAMER PORT TO FACE PAVEMENT
2. PROVIDE 2 FOOT DIAMETER BY 2 FEET DEEP DRAINAGE PIT FILLED WITH 1 INCH WASHED STONE BELOW AND ADJACENT TO HYDRANT
3. HYDRANT TO BE PAINTED ALKYD ENAMEL SAFETY RED

FIRE HYDRANT

VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540-1694

REVISIONS

VILLAGE OF LAKE ZURICH DETAILS

SHEET 1

PROJECT NO. DETAILS
DATE 1/10/03
SCALE NTS
DESIGNED BY DESIGN
DRAWN BY DTM
CHECKED BY EL

SHEET 1
3

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DETAILS

CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 4800.124 - DT.dwg
DRAWN BY: LLM
DATE: 5-17-22
CHECKED BY: BJW
DATE: 5-17-22
GHA PROJECT # 4800.124
SCALE: N.A.
SHEET NUMBER: 11
OF 13 SHEETS

P:\4800\4800-CHASE BANK\4800.124 - LAKE ZURICH\4800.124 - DT.DWG 5/17/2022 8:18 AM

EXHIBIT NO. 13

THESE STANDARDS SUPERCEDE ALL OTHER STANDARDS

LAKE ZURICH UTILITY MATERIAL STANDARDS

SANITARY SEWER

Pipe	PVC, SDR – 26, meeting requirements of ASTM – 3034 Gasketed Joint / Cell Classification 12454 – B Depth over 15 feet – SDR 12 or 18 Service Laterals: PVC SCH 40 or better, SDR 35 or 26
Bedding Materials	1/4" to 3/4" crushed stone, size CA–7 to CA–11, 12" over the top of pipe
Manholes	Pre–Cast Concrete with Bench and Rubber Boots Cast Iron Frames and Lids: Neenah Type 1 self–sealing Marked "Sanitary Sewer" WrapidSeal Manhole Encapsulation System is required on all sanitary manholes Contractor shall be qualified by manufacturer's rep. to install WrapidSeal Exterior banding between barrel and cone sections is required Manhole must be water tight and sealed from the outside Fiberglass steps
Casing	The casing must be ductile iron or steel Manufactured pipe chocks must be used between the pipe and casing Pea gravel must be jetted through the casing, with concrete mortar on the ends Casing to be installed as required by the "Standard Specifications for Water and Sewer Construction in Illinois" 5th Edition, 1996, with all services considered as mains
Forcemain	If PVC pipe (C900) is used, #6 solid copper tracing wire is required for locating purposes

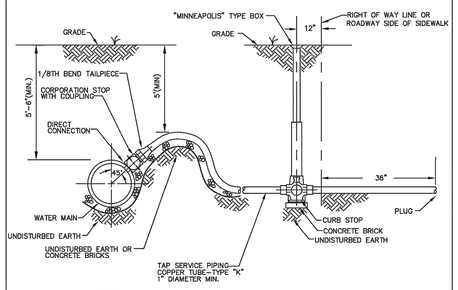
WATERMAIN

Fire Hydrants	Clow Medallion, 5 1/4 " with Auxiliary Valve Kennedy Guardian, 5 1/4 " with Auxiliary Valve Mueller Centurion A – 423 with Auxiliary Valve 5 1/4 " three–way (2 hose nozzles and 1 pumper nozzle) Painted Safety Red
Pipe	Class 52 Ductile Iron, cement lined, Megalugs Series 1100 required at all fittings Wrapping the watermain with polyethylene film is not permitted
Bedding Materials	1/4" to 3/4" crushed stone, size CA–7 to CA–11, 12" over the top of pipe
Valves	Clow, American Flow Control Kennedy Resilient Wedge American Flow Control AFC series 500 NRS Resilient Wedge Valve UL/FM General Mueller Resilient Wedge Valve Non–Rising Stem, Mechanical Joint
Manholes	Cast Iron Frames and Lids: Neenah Type 1 self–sealing Marked "Water"
Casing	The casing must be ductile iron or steel Manufactured pipe chocks must be used between the pipe and casing Pea gravel must be jetted through the casing, with concrete mortar on the ends Casing to be installed as required by the "Standard Specifications for Water and Sewer Construction in Illinois" 5th Edition, 1996, with all services considered as mains
Corporation Stop	Mueller H – 15000 – 1" Size AY McDonald 4701
Roundway	Mueller H–15154 – 1" Stop, Minneapolis Pattern AY McDonald 6104
B–Box	Mueller H – 10300 Upper section inside diameter 1 1/4" Mueller H – 10302 Upper section inside diameter 1 1/2"
Service Line	1" Type K Copper, or as required by plumbing code
Tapping Saddle	Double Banded Stainless Steel Tapping Sleeve with 1" corporation stop
Hardware	All nuts and bolts below grade shall be stainless steel

WATERMAIN INSTALLATION SPECIFICATIONS

1. Watermains shall not be exposed for any reason without the approval of the Superintendent – Utilities.
2. Filing mains, pressure connections, pressure tests, tie–ins, and chlorinations require 48–hour notification to the Superintendent – Utilities.
3. Pressure connections and tie–ins to the Village systems will be scheduled and witnessed by the Utilities Division personnel.
4. Once mains are tied to the Village system, no valves or hydrants shall be operated by anyone other than Utility Division personnel.
5. Filling and flushing will be done by the Utilities Division only.
6. Water for pressure tests will be supplied by the Utilities Division, but it is the responsibility of the contractor to provide a backflow preventer or an approved anti–siphon method before the pump.
7. Corporation cocks and 1" copper lines for the chlorination and sampling shall be installed at locations determined by the Utilities Division.
8. Chlorination will not be performed on service lines until all first permanent water valves are installed.
9. Water vaults for 8" valves and larger must have an inside diameter of 60".

EXHIBIT NO. 18



NOTES:
1. USE AN EXTRA TWO FEET OF COPPER WATER SERVICE CONNECTION BETWEEN THE CORPORATION STOP AND THE CURB STOP TO SERVE AS STRAIN RELIEF.
2. CURB BOX SHALL HAVE A PLUG TYPE LID.
3. SEE EXHIBIT NO. 13 FOR APPROVED FITTING DESCRIPTIONS.

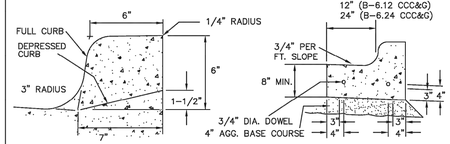
EXHIBIT NO. 19

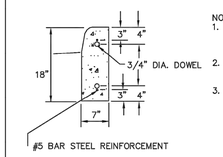
STREET	RIGHT–OF WAY WIDTH	PAVEMENT WIDTH*	RADIUS OF HORIZ. CURVES	LENGTH OF VERT. CURVES	TANGENT BETWEEN HORIZ. REVERSE CURVES	MAXIMUM GRADIENT	MINIMUM GRADIENT	CLEAR SIGHT DISTANCE
MAJOR	100 FT.	54 FT.	500 FT.	200 (a) FT.	200 FT.	5%	0.5%	500 FT.
COLLECTOR	80 FT.	44 FT.	400 FT.	200 (a) FT.	200 FT.	5%	0.5%	400 FT.
MINOR	60 FT.	30 FT.	150 FT.	100 (b) FT.	–	6%	0.5%	200 FT.
CUL–DE–SAC	120 FT.	88 FT.	150 FT.	100 (b) FT.	–	6%	0.5%	200 FT.
MARGINAL ACCESS	60 FT.	30 FT.	400 FT.	200 (a) FT.	100 FT.	6%	0.5%	200 FT.
IN BUSINESS AND INDUSTRIAL DIST.	80–100 FT.	54 FT.	500 FT.	200 (a) FT.	200 FT.	2%	0.5%	500 FT.

*PAVEMENT WIDTHS ARE MEASURED BACK OF CURB TO BACK OF CURB AND INCLUDE ADDITIONAL WIDTH FOR ON–STREET PARKING.

(a) FIFTY (50) FEET FOR EACH ONE (1) PERCENT ALGEBRAIC DIFFERENCE OF GRADE BUT IN NO CASE LESS THAN TWO HUNDRED (200) FEET.
(b) FORTY (40) FEET FOR EACH ONE (1) PERCENT ALGEBRAIC DIFFERENCE OF GRADE BUT IN NO CASE LESS THAN ONE HUNDRED (100) FEET.

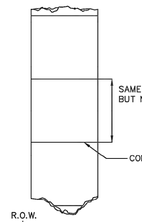
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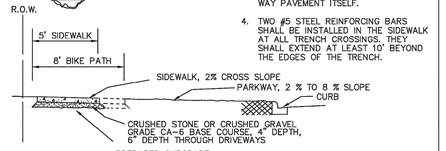




NOTES:
1. CONTROL JOINTS SHALL BE SAWCUT AT 15' (MAX) INTERVALS. CONTROL JOINTS SHALL BE 1–1/2" DEEP.
2. EXPANSION JOINTS SHALL BE INSTALLED AT 60' (MAX) INTERVALS.
3. COMBINATION CONCRETE CURB AND GUTTER SHALL BE PLACED ON A MINIMUM OF 4" OF SUBBASE MATERIAL HAVING THE SAME SPECIFICATIONS AS THE PAVEMENT SUBBASE MATERIAL. THIS ADDITIONAL SUBBASE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF COMBINATION CONCRETE CURB AND GUTTER.
4. SUBBASE IS TO BE CA–6 OR GRADE 9.

EXHIBIT NO. 25

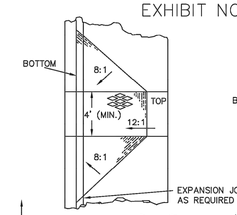


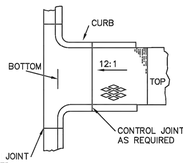


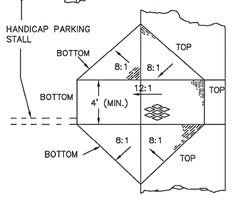
NOTES:
1. CONTROL JOINTS SHALL BE 1/8 TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGES OF THE CONTROL JOINTS SHALL BE GIVEN A 1/4" RADIUS.
2. 3/4", THICK TRANSVERSE EXPANSION JOINTS SHALL BE REQUIRED AT NO MORE THAN 50' INTERVALS, AT THE JUNCTION WITH BACK OF CURB, AT EXPANSION JOINTS IN ABUTTING CURB AND/OR PAVEMENT, AND AT PLACES WHERE THE FLOW OF CONCRETE IS INTERRUPTED FOR MORE THAN 30 MINUTES. THE EXPANSION JOINT INTERVAL SHALL BE ADJUSTED SO THAT AS FEW EXPANSION JOINTS AS POSSIBLE WILL FALL IN DRIVEWAY CROSSINGS.
3. SIDEWALK CROSSING DRIVEWAYS SHALL BE AT LEAST 6" THICK AND SHALL BE AT LEAST AS STRONG AS THE DRIVEWAY PAVEMENT ITSELF.
4. TWO #5 STEEL REINFORCING BARS SHALL BE INSTALLED IN THE SIDEWALK AT ALL TRENCH CROSSINGS. THEY SHALL EXTEND AT LEAST 10' BEYOND THE EDGES OF THE TRENCH.

WATER SERVICE CONNECTION

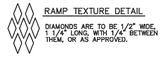
EXHIBIT NO. 26







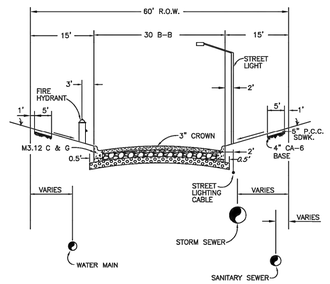
NOTES:
1. WHERE 12:1 SLOPES ARE NOT POSSIBLE, SLOPES NO STEEPER THAN 8:1 MAY BE USED.
2. EXPANSION JOINT MATERIAL SHALL NOT PROTRUDE ABOVE THE LEVEL OF THE ADJACENT SIDEWALK OR HANDICAP RAMP.
3. RAMP TEXTURING IS TO BE DONE WITH AN EXPANDED METAL GRATE PLACED AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. THE LONG AXIS OF THE PATTERN SHALL BE PERPENDICULAR TO THE CURB. GROOVES SHALL BE 1/8" DEEP AND 1/4" WIDE. ALL SLOPES ARE TO HAVE DIAMOND TEXTURE.



RAMP TEXTURE DETAIL

DIAMONDS ARE TO BE 1/2" WIDE, 1 1/4" LONG, WITH 1/4" BETWEEN THEM, OR AS APPROVED.

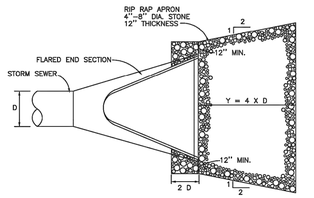
MINIMUM STANDARDS FOR STREET DESIGN



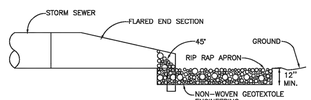
3" AGGREGATE BASE COURSE
5" BITUMINOUS AGGREGATE MIXTURE
2" BITUMINOUS BINDER COURSE
1 1/2" BITUMINOUS SURFACE COURSE

SEE EXHIBIT 12 AND EXHIBIT 19 FOR OTHER STREET DIMENSIONS

BARRIER CURB



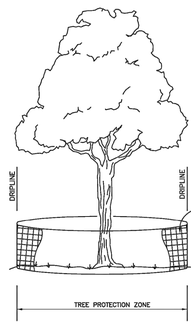
TOP VIEW



SIDE VIEW

NOTE: D = PIPE I.D.
SEE EXHIBIT NO. 10 FOR FLARED END SECTION FOUNDATION

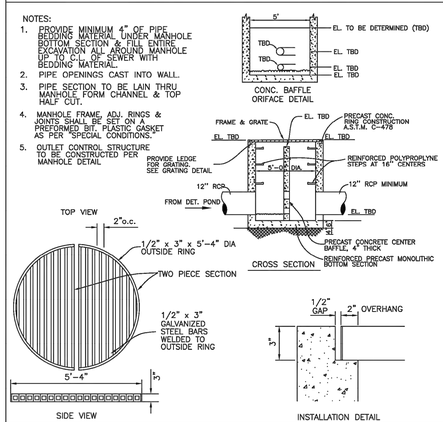
SIDEWALK



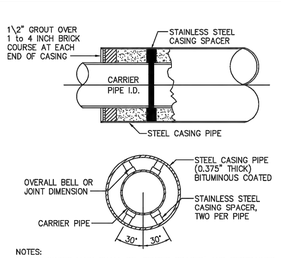
1. THE CONTRACTOR SHALL ERECT A TEMPORARY FENCE AROUND ALL TREES WITHIN THE CONSTRUCTED AREA TO ESTABLISH A "TREE PROTECTION ZONE" BEFORE ANY WORK BEGINS. NO WORK IS TO BE PERFORMED, MATERIALS STORED OR VEHICLES DRIVEN OR PARKED WITHIN THE "TREE PROTECTION ZONE".
2. THE FENCE SHALL BE ERECTED AT THE DRIP–LINE OF THE TREE OR AS APPROVED BY ENGINEER.
3. TREES DESIGNATED FOR PROTECTION SHOULD BE WATERED DURING PERIODS OF DROUGHT WHEN THERE IS LESS THAN ONE INCH OF RAIN FALL DURING ANY 30 DAY PERIOD. THE AMOUNT OF WATER PER TREE SHOULD BE BASED UPON 50 GALLONS PER INCH DIAMETER. APPLICATION SHOULD BE MADE SO THAT THE WATER SLOWLY SOAKS INTO THE GROUND AND DOES NOT RUN OFF.
4. IN AREAS WHERE THE "TREE PROTECTION ZONE" FENCING CANNOT BE MAINTAINED WOOD CHIPS OR OTHER APPROVED MULCH MUST BE APPLIED TO A DEPTH OF 4–6 INCHES. THIS MUST BE PROTECTED BY FENCING OVER THE REMAINDER OF THE ZONE. THE PLACEMENT AND REMOVAL OF THE MULCHED AREA SHALL BE INCIDENTAL TO THE ESTABLISHMENT OF THE "TREE PROTECTION ZONE".

UTILITY MATERIAL STANDARDS

NOTES:
1. PROVIDE MINIMUM 4" OF PIPE BEDDING MATERIAL UNDER MANHOLE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND MANHOLE UP TO C.L. OF SEWER WITH BEDDING MATERIAL.
2. PIPE OPENINGS CAST INTO WALL.
3. PIPE SECTION TO BE LAIN THRU MANHOLE FORM CHANNEL & TOP HALF CUT.
4. MANHOLE FRAME, ADJ. RINGS & JOINTS SHALL BE SET ON A PREFORMED BIT. PLASTIC GASKET AS PER "SPECIAL CONDITIONS."
5. OUTLET CONTROL STRUCTURE TO BE CONSTRUCTED PER MANHOLE DETAIL

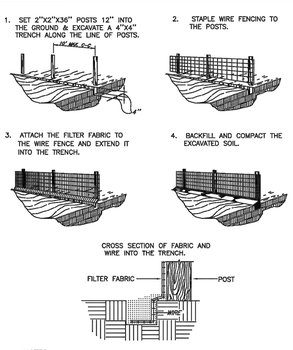


HANDICAP RAMP



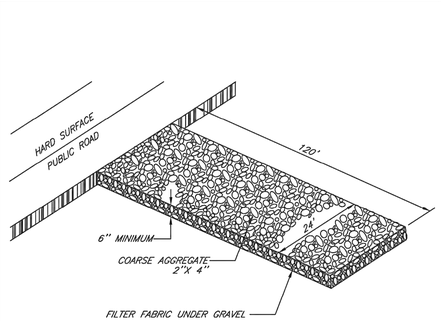
NOTES:
1. THE WATER MAIN SHALL BE "CENTER SPACED" AND RESTRAINED ON TOP AND BOTTOM UTILIZING TWO CASING SPACERS EQUALLY SPACED PER LENGTH OF PIPE.
2. THE SANITARY SEWER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE, "CENTER SPACED" AND RESTAINED ON TOP AND BOTTOM UTILIZING TWO CASING SPACERS EQUALLY SPACED PER LENGTH OF PIPE.
3. CASING SPACERS ARE TO BE POWERSEAL MODEL 48–10 STAINLESS STEEL OR APPROVED EQUAL.
4. CASING IS TO BE SEALED AT BOTH ENDS WITH A MASONARY CAP AND MADE WATER–TIGHT.
5. WATER MAIN JOINTS WITHIN THE CASING SHALL BE RESTRAINED UTILIZING U.S. PIPE FIELD LOCK GASKETS OR APPROVED EQUAL.

TYPICAL MINOR STREET DESIGN DETAIL

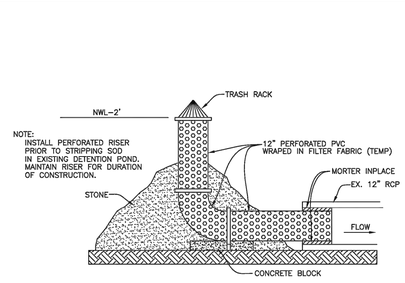


NOTES:
1. SILT FENCE FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I WITH A MINIMUM APPARENT OPENING SIZE (AOS) OF 30 FOR NONWOVEN AND 50 FOR WOVEN, AS DESCRIBED IN THE "ILLINOIS URBAN MANUAL," ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, 1995.

FLARED END SECTION RIP RAP



TEMPORARY PERFORATED RISER DETAIL



OUTLET CONTROL STRUCTURE

PIPE CASING DETAIL

SILT FENCE DETAIL

GRAVEL CONSTRUCTION ENTRANCE

TEMPORARY PERFORATED RISER DETAIL

VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540–1694

REVISIONS

VILLAGE OF LAKE ZURICH DETAILS

SHEET 2

PROJECT NO. DETAILS
DATE 1/10/03
SCALE NTS
DESIGNED BY DESIGN
DRAWN BY DTM
CHECKED BY EL

SHEET 2
3

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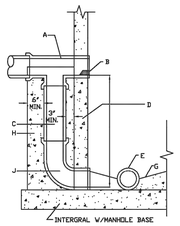
DETAILS

CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

NO.	BY	DATE	REVISION
NO.	BY	DATE	REVISION

FILE: 4800.124 – DT.dwg
DRAWN BY: LLM
DATE: 5–17–22
GHA PROJECT # 4800.124
CHECKED BY: BJW
DATE: 5–17–22
SCALE: N.A.
SHEET NUMBER: 12
OF 13 SHEETS

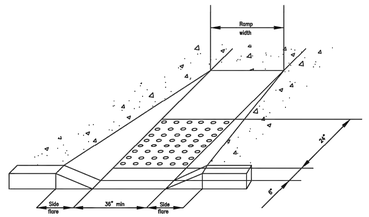
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LEGEND:
A. DUCTILE IRON PIPE
B. BRICK AND MORTAR DAM HEIGHT EQUALS 1/3 DIAMETER OF SEWER.
C. OUTSIDE DROP PIPE: 8" DIA. UNLESS OTHERWISE NOTED ON THE PLANS.
D. MANHOLE SIDEWALLS: PRECAST REINFORCED CONCRETE RISERS; MINIMUM 5" THICKNESS.
E. MAINLINE SEWER (LARGEST DIAMETER)
F. RISER PIPE: PVC SDR 35, 6" DIAMETER UNLESS OTHERWISE NOTED ON THE PLANS.
G. MANHOLE BENCH FILLET: POURED IN PLACE CONCRETE UNLESS POURED WITH PRECAST REINFORCED CONCRETE BASE AND BOTTOM WALL.
H. CLASS X CONCRETE IN ACCORDANCE WITH THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
J. 90 DEGREE BEND DUCTILE IRON PIPE.

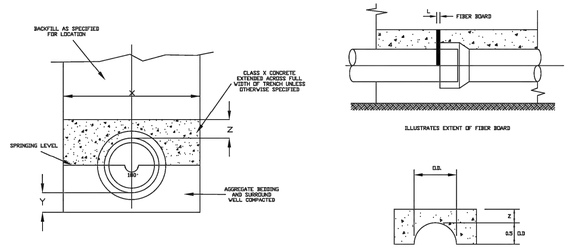
NOTES:
1. ALL JOINTS SHALL CONFORM TO A.S.T.M. C-425 SPECIFICATIONS EXCEPT "O" BELOW.
2. JUTE AND MORTAR OR BITHINOUS MASTIC JOINT ALLOWED ONLY AS SHOWN
3. RISERS SHALL BE CONSTRUCTED WHERE MAIN LINE SEWER EXCEEDS 12" UNLESS OTHERWISE NOTED.
4. RISERS SHALL BE CONSTRUCTED IN UNDISTRURBED SIDEBANK EARTH.

OUTSIDE DROP PIPE DETAIL

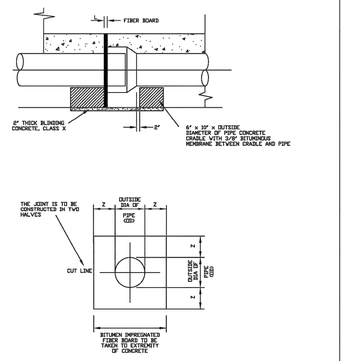


TYPE B RAMP

HANDICAP RAMP DETAIL



MASS CONCRETE ARCH



FLEXIBLE JOINT

PIPE DIA	Y MIN		Z MIN	DESIGN TRENCH WIDTH RANGE	L
	Y1 MIN	Y2 MIN			
4"	4"	8"	4"	1.6' - 2.6'	
6"	4"	8"	4"	1.6' - 2.6'	
8"	4"	8"	4"	1.8' - 3.0'	
10"	4"	8"	4"	2.0' - 3.0'	
12"	4"	8"	4"	2.2' - 3.3'	
15"	4"	9"	4"	2.6' - 3.9'	
18"	6"	9"	6"	3.0' - 4.3'	
20"	6"	9"	6"	3.3' - 4.3'	
21"	6"	10"	6"	3.3' - 4.6'	
24"	6"	10"	6"	3.3' - 4.9'	
27"	9"	12"	9"	4.3' - 5.2'	
30"	9"	12"	9"	4.3' - 5.2'	
36"	9"	12"	9"	4.9' - 7.2'	
42"	6"	10"	9"	5.6' - 7.9'	
48"	6"	10"	9"	6.6' - 8.5'	

NOTES
1. Y1 SHALL BE USED IN ALL OCCASIONS EXCEPT WHERE Y2 IS SPECIFIED, OR DIRECTED BY THE ENGINEER.
2. Y2 IS TO BE USED IN LIEU OF Y1 WHERE THE INSTALLATION IS FOR WASTE SOILS CONTAINING EXCESSIVE AMOUNTS OF FILL, STONES OR OTHER IRREGULAR HARD SPOTS
3. DIMENSION Y2 SHALL BE INCREASED AT A RATE OF 3" PER ADDITIONAL 3.2' COVER IN EXCESS OF 16'.
4. ALL DIMENSIONS ARE IN INCHES AND FEET.
5. CONSTRUCTION WIDTHS FOR PIPE TRENCHES MUST BE WITHIN THE DESIGN RANGES GIVEN INCLUSIVE OF TEMPORARY WORKS AND PIPE SURROUND MATERIALS UNLESS OTHERWISE APPROVED BY THE ENGINEER BASED ON A SPECIFIC TRENCH DESIGN CHECK ON ANY ALTERNATIVE PROPOSAL.
6. JOINT HOLES SHALL BE PROVIDED IN TRENCHES AT SOCKETS.

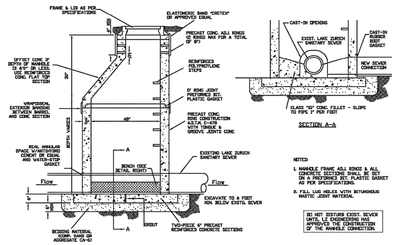
BEDDING DETAILS: PIPES IN SINGLE TRENCHES

LAKE ZURICH ENGINEERING DIVISION SANITARY MANHOLE CONSTRUCTION SEQUENCING

THE CONTRACTOR SHALL EXCAVATE AT LEAST 10" BELOW THE BOTTOM OF THE EXISTING SANITARY SEWER MAIN AND SET IN PLACE A 6" THICK TWO-PIECE PRE-CAST REINFORCED CONCRETE BOTTOM (SPLIT BOTTOM) IN A MINIMUM OF 4" THICK COMPACTED AGGREGATE BASE (CA-6). TWO-PIECE BOTTOM SHALL BE LEVEL AND THE SEAM ORIENTATED PERPENDICULAR TO THE MAIN SEWER.

SET-IN PLACE A 48" (INSIDE DIMENSION) PRE-CAST REINFORCED CONCRETE RISER SECTION WITH SUFFICIENTLY SIZED OPENINGS CAST-IN (DOG HOUSE) TO PREVENT DIRECT CONTACT WITH THE EXISTING SEWER PIPE. THE RISER SECTION SHALL BE SET ON MASTIC STRIPS TO FORM A TIGHT SEAL BETWEEN THE RISER SECTION AND THE SPLIT BOTTOM. THE ANNULAR SPACE BETWEEN THE RISER SECTION AND THE SEWER PIPE SHALL BE FILLED WITH SOLID AND SEALED WITH NON-SHRINK CEMENT. THE REMAINING SECTIONS OF THE PROPOSED MANHOLE SHALL BE INSTALLED UPON FINISHED GRADE AS INDICATED.

THE REMAINING SPACE AT THE INSIDE BOTTOM OF THE PROPOSED MANHOLE SHALL BE FILLED WITH CLASS "SI" CONCRETE AND BE TROWELED SMOOTH TO FORM A SLOPED BOTTOM (BENCH) AT THE CENTERLINE OF THE EXISTING SEWER PIPE. UPON ACCEPTANCE OF THE NEW SERVICE AND MANHOLE BY A LAKE ZURICH ENGINEERING OFFICIAL, THE CONTRACTOR SHALL REMOVE THE TOP HALF OF THE EXISTING SEWER PIPE AND SMOOTH ALL SHARP EDGES WITH HYDRAULIC CEMENT. THE INVERT OF THE NEW PIPE SHALL BE FORMED SO AS TO DIRECT SEWAGE INTO THE FLOW OF THE MAIN SEWER.



SIDE VIEW

STANDARD MH CONSTRN. OVER EXSTG SEWER

VILLAGE OF LAKE ZURICH 70 EAST MAIN STREET LAKE ZURICH, IL 60047 (847) 540-1694	REVISIONS	VILLAGE OF LAKE ZURICH DETAILS	SHEET 3	PROJECT NO. DETAILS DATE 7/31/03 SCALE NTS DESIGNED BY RK DRAWN BY RK CHECKED BY EL	SHEET 3 OF 3

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DETAILS

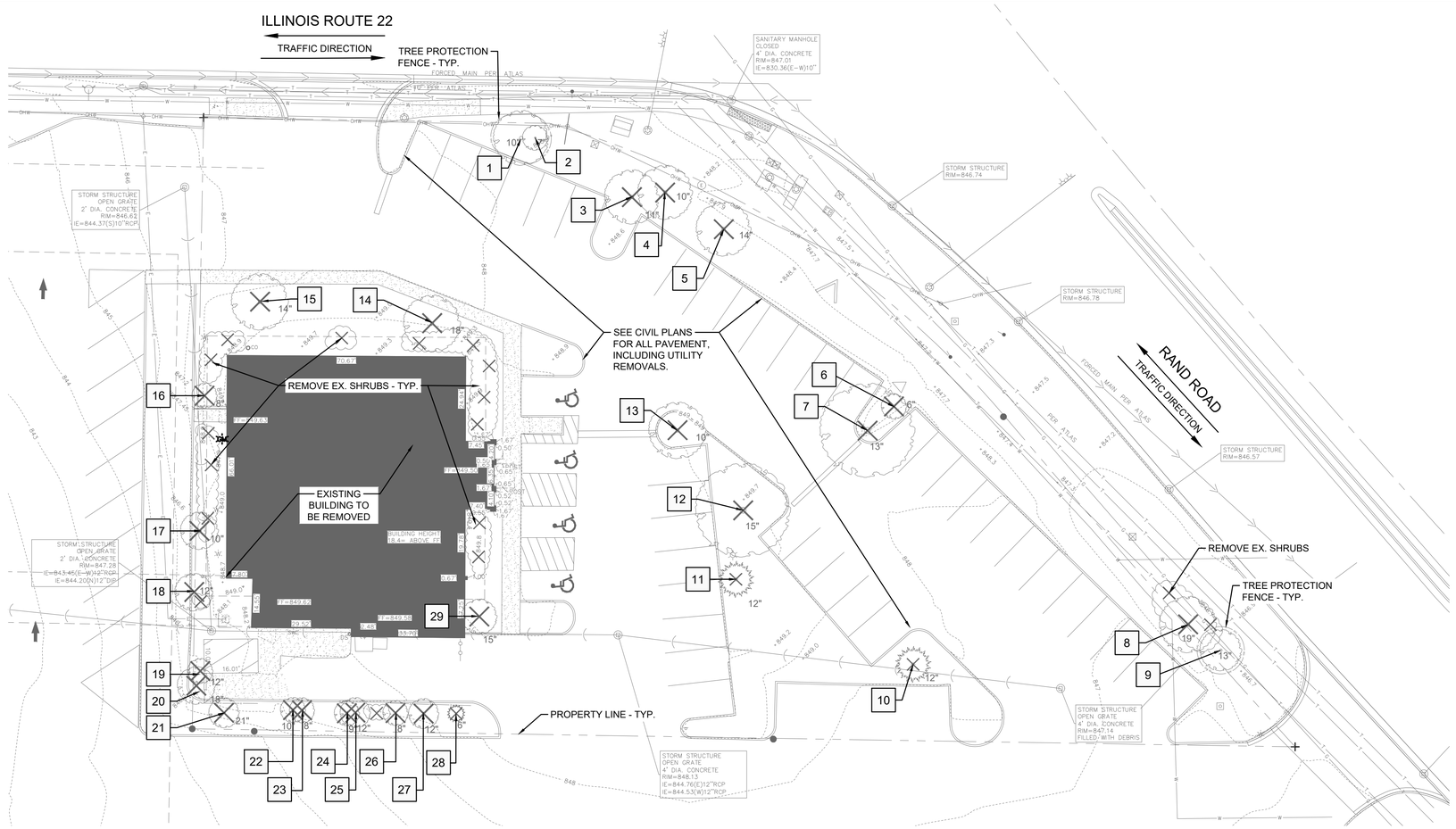
CHASE BANK PROPOSED DEVELOPMENT
455 S. RAND RD.
LAKE ZURICH, ILLINOIS

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

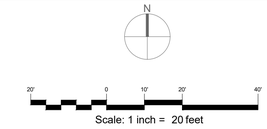
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DRAWN BY: LLM DATE: 5-17-22
CHECKED BY: BJW DATE: 5-17-22
GHA PROJECT # 4800.124
SCALE: N.A.
SHEET NUMBER: 13 OF 13 SHEETS

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1 LANDSCAPE PRESERVATION PLAN

SCALE: 1" = 20'-0"



LEGEND:

- PROPERTY LINE
- REMOVE BUILDING AND APPURTENANCES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- SHRUB AND PERENNIAL REMOVAL
- TPF — TREE PROTECTION FENCE

NOTE:
1. CONTRACTOR TO PRUNE AND REMOVE ALL DEADWOOD FOR ALL EXISTING PLANT MATERIAL TO REMAIN.

Tree Survey - Chase Bank 721 W State Rte. 22, Lake Zurich

#	DBH	Tree Type	Common Name	Condition	Condition Pts.	Notes	Classification Quality Rating	Removal
1	10"	*Malus spp.*	Crabapple	Good	0	Pruning needed	Desirable	No
2	8"	*Malus spp.*	Crabapple	Fair	1	Deadwood	Desirable	No
3	11"	*Malus spp.*	Crabapple	Good	0	Removal required for deveopment	Desirable	Yes
4	10"	*Malus spp.*	Crabapple	Good	0	Removal required for deveopment	Desirable	Yes
5	14"	*Malus spp.*	Crabapple	Good	0	Removal required for deveopment	Desirable	Yes
6	6"	*Malus spp.*	Crabapple	Good	0	Removal required for deveopment	Desirable	Yes
7	13"	*Acer spp.*	Maple	Fair	2	Splitting, Canker	Landmark	Yes
8	19"	*Acer spp.*	Boxelder	Fair	2	Poor architecture, weak unions, volunteer	Undesirable	Yes
9	13"	*Malus spp.*	Crabapple	Fair	1	Deadwood	Desirable	No
10	12"	*Pinus spp.*	Pine	Poor	3	Deadwood, Disease, Poor architecture, Dying	Desirable	Yes
11	12"	*Pinus spp.*	Pine	Fair	1	Poor architecture (damaged leader)	Desirable	Yes
12	15"	*Acer spp.*	Maple	Fair	2	Canker, Poor architecture (damaged leaders)	Landmark	Yes
13	10"	*Acer spp.*	Maple	Fair	2	Poor architecture, deadwood (damaged leader)	Landmark	Yes
14	18"	*Malus spp.*	Crabapple	Fair	2	Poor architecture, deadwood	Desirable	Yes
15	14"	*Malus spp.*	Crabapple	Fair	2	Poor architecture, deadwood	Desirable	Yes
16	8"	*Rhus spp.*	Cutleaf Sumac	Fair	2	Poor architecture, deadwood	Unrated	Yes
17	10"	*Malus spp.*	Crabapple	Fair	2	Poor architecture, deadwood	Desirable	Yes
18	12"	*Malus spp.*	Crabapple	Fair	2	Poor architecture, deadwood	Desirable	Yes
19	12"	*Tilia spp.*	Linden	Poor	3	Poor architecture, root problems, deadwood	Landmark	Yes
20	18"	*Tilia spp.*	Linden	Poor	3	Poor architecture, root problems, deadwood	Landmark	Yes
21	21"	*Malus spp.*	Crabapple	Fair	2	Poor architecture, deadwood	Desirable	Yes
22	10"	*Malus spp.*	Crabapple	Fair	2	Poor architecture, deadwood	Desirable	Yes
23	8"	*Malus spp.*	Crabapple	Fair	2	Poor architecture, deadwood	Desirable	Yes
24	9"	*Malus spp.*	Crabapple	Fair	2	Poor architecture, deadwood	Desirable	Yes
25	12"	*Malus spp.*	Crabapple	Fair	2	Poor architecture, deadwood	Desirable	Yes
26	8"	*Malus spp.*	Crabapple	Fair	2	Poor architecture, deadwood	Desirable	Yes
27	12"	*Malus spp.*	Crabapple	Fair	2	Poor architecture, deadwood	Desirable	Yes
28	6"	*Juniperus spp.*	Cedar	Fair	2	Poor architecture, deadwood	Desirable	Yes
29	5"	*Malus spp.*	Crabapple	Fair	2	Poor architecture, deadwood	Desirable	Yes

Note: Any trees designated for preservation that are removed, will need to be replaced per Village Code.

CHASE BANK

721 W State Rte 22,
Lake Zurich IL 60047

Client

Project Team

LANDSCAPE ARCHITECT

TERRA ENGINEERING LTD.
225 W Ohio Street - Suite 400; Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

LICENSED LANDSCAPE ARCHITECT
KEVEN GRAHAM
157.000150
State of Illinois

Revisions

Date	Issue
4.21.2021	Review Set

Title

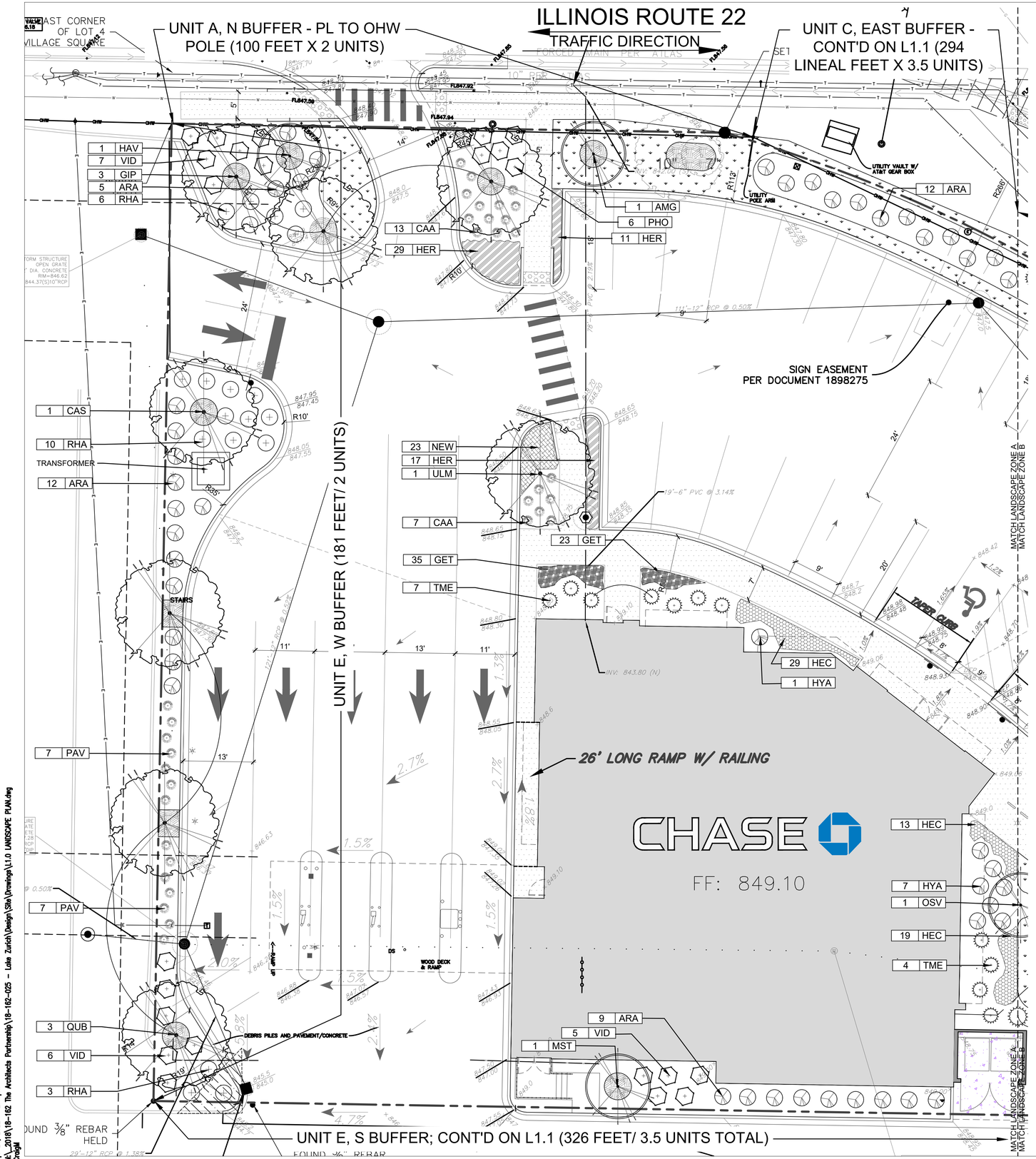
LANDSCAPE PRESERVATION PLAN

Sheet No.

L0.0

TERRA Project No.18-162-025

Apr 21, 2022 - 10:53am
M:_2018\18-162 The Architects Partnership\18-162-025 - Lake Zurich\Design\Site\Drawings\L0.0 TREE PRESERVATION PLAN.dwg
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Scale: 1 inch = 10 feet

LEGEND:

- PROPERTY LINE
- BUILDING
- EXISTING TREE TO REMAIN
- SIGHT TRIANGLE
- PROPOSED SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LAWN SOD
- PERENNIAL / GROUNDCOVER AREAS

Landscape Requirements - Lake Zurich, IL

Site Location	721 w. St. Route 22
Zoning	B-3
Neighboring Zoning	B-3 (all Sides)
REQUIREMENTS	
General Requirement: 10% opacity along side and rear lot lines. 1 Plant unit per 100 LF with a minimum 3' width.	
West Requirement: 10% opacity along 181 LF = 2 Plant units. 2 Unit E plant units = (4) 3" Canopy Trees and (18) 3'shrubs required	
	Proposed West: 2 Unit E plant units - (4) 3'' Canopy Trees and (18) 3'shrubs provided.
South Requirement: 10% opacity along 326 LF = 3.5 Plant units. 3.5 Unit C plant units = (4) 3" Canopy Trees, (7) 3' potted evergreens and (18) 3' shrubs required.	
	Proposed South: 3.5 Unit C plant units - (4) 3'' Canopy Trees, (7) 3' potted evergreens and (18) 3' shrubs. (Shade trees provided east of building and southwest of parking lot due to space limitations.)
General Street Lot Line Requirement: 30% opacity along arterial street lot line (W. IL Route 22 and S. Rand Rd.). 2 Plant units per 100 LF with a minimum 10' width.	
North Requirement (Route 22): 30% opacity along 100 LF = 2 Plant units. 2 Unit A plant units - (2) 3" Canopy Trees, (4) 2" Understory Trees, and (18) 3' shrubs required.	
	Proposed North: 2 Unit A plant units - (2) 3" Canopy Trees, (4) 2" Understory Trees (2 Preserved & 2 Provided), and (18) 3' shrubs provided.
East Requirement (Rand Rd): 30% opacity along 294 LF = 6 Plant units. 6 Unit C plant units - (6) 3" Canopy Trees, (12) 3' potted evergreens, and (30) 3' shrubs provided.	
	Proposed East: 6 Unit C plant units - (5) 3" Canopy Trees, (3) 2" Understory Provided as substitute for 1 canopy (2 new and 1 preserved), (12) 3' potted evergreens, and (30) 3' shrubs provided.
General Requirement: 15% of parking lot and drive aisles shall be landscape	
Requirement: 23,949 SF Pavement areas x 15% =3,592 SF of interior landscape area required including (1) 3" tree per shade tree per planting area.	
	Proposed: 9,012 SF of landscape area provided with (6) shade trees.

PLANT SCHEDULE

Qty.	Key	Botanical name	Common name	Size	Notes
	SHADE TREES				
1	CAS	Catalpa speciosa	Northern Catalpa	3" cal.	central leader
1	CEO	Celtis occidentalis	Hackberry	3" cal.	central leader
4	GIP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3" cal.	central leader
3	GYD	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	3" cal.	central leader
4	QUB	Quercus bicolor	Swamp White Oak	3" cal.	central leader
3	QUR	Quercus rubra	Northern Red Oak	3" cal.	central leader
2	TAD	Taxodium distichum	Bald Cypress	3" cal.	central leader
3	ULM	Ulmus x 'Morton Glossy'	Triumph Elm	3" cal.	central leader
	ORNAMENTAL TREES				
1	AMG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	8' Ht.	central leader
3	HAV	Hamamelis virginiana	Common Witchhazel	8' Ht.	multi-stem
1	MST	Malus 'Sugar Time'	Sugar Time Crabapple	2" cal.	multi-stem
1	OSV	Ostrya virginiana	Ironwood	3" cal.	central leader
	DECIDUOUS SHRUBS				
38	ARA	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Chokeberry	36" B&B	4.5' o.c.
8	HYA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	4' o.c.
28	PHO	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	36" B&B	3' o.c.
44	RHA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5 Cont.	5' o.c.
18	VID	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	36" B&B	5' o.c.
	EVERGREEN SHRUBS				
19	JUP	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	36" B&B	5' o.c.
3	TAH	Taxus x media 'Hicksii'	Hicks Yew	42" B&B	4' o.c.
11	TME	Taxus media 'Everlow'	Everlow Yew	#5 Cont.	5' o.c.
	PERENNIALS AND ORNAMENTAL GRASSES				
28	CAA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Cont.	3' o.c.
58	GET	Geranium 'Tiny Monster'	Tiny Monster Geranium	#1 Cont.	12" o.c.
57	HER	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1 Cont.	18" o.c.
61	HEC	Heuchera 'Caramel'	Caramel Coral Bells	#1 Cont.	18" o.c.
57	NEW	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	#1 Cont.	18" o.c.
32	PAV	Panicum virgatum 'Prairie Sky'	Prairie Sky Switch Grass	#1 Cont.	3' o.c.

CHASE BANK

721 W State Rte 22,
Lake Zurich IL 60047

Client

Project Team

LANDSCAPE ARCHITECT

TERRA ENGINEERING LTD.
225 W Ohio Street - Suite 400; Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

LICENSED LANDSCAPE ARCHITECT
KEVEN GRAHAM
157.000150
State of Illinois

Revisions

Date	Issue
4.21.2021	Review Set

Title

LANDSCAPE PLAN WEST

Sheet No.

L1.0

TERRA Project No.18-162-025

Apr 21, 2022 - 2:17pm
M:_2018\18-162 The Architects Partnership\18-162-025 - Lake Zurich\Design\Site\Drawings\L1.0 LANDSCAPE PLAN.dwg
Craig

35' x 35' SIGHT TRIANGLE
NO TREES ALLOWED

RAND ROAD (U.S. ROUTE 12)

MATCH LANDSCAPE ZONE A
MATCH LANDSCAPE ZONE B

5 JUP
8 PHO
1 GIP
15 NEW
SITE SIGN
8 CAA
1 QUB
3 RHA
10 PHO

VV#1
PRESSURE TAP
RIM: 647.80
T/P: 642.30

UNIT C, EAST BUFFER - CONT'D ON L1.0 (294 LINEAL FEET X 3.5 UNITS)

TRAFFIC DIRECTION

FH#1
G/R: 848.50

TAPER CURB

24" WATER

19 NEW
1 ULM
4 RHA
3 QUR
3 GYD
7 JUP
9 RHA
9 PAV
9 RHA
1 TAD
7 JUP
3 TAH
4 PHO
1 TAD
9 PAV
1 ULM
2 HAV
1 CEO

INL

UNIT E, S BUFFER; CONT'D ON L1.0- (326 LINEAL FEET/ 3.5 UNITS TOTAL)

N

Scale: 1 inch = 10 feet

LEGEND:

- PROPERTY LINE
- BUILDING
- EXISTING TREE TO REMAIN
- SIGHT TRIANGLE

NOTE:
SEE L1.0 FOR PLANT SCHEDULE

- PROPOSED SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LAWN SOD
- PERENNIAL / GROUNDCOVER AREAS

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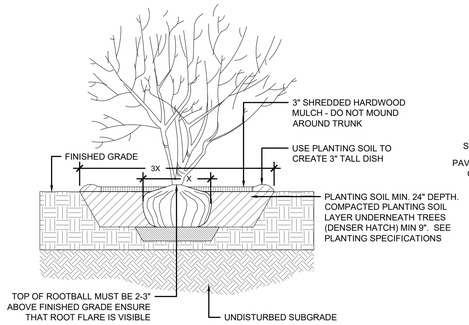
LANDSCAPE PLAN
EAST

Sheet No.

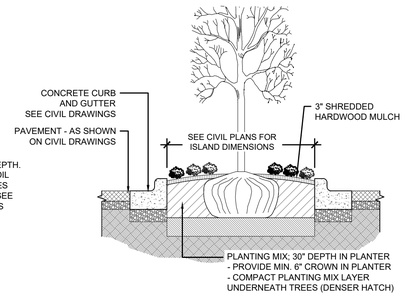
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TERRA Project No.18-162-025

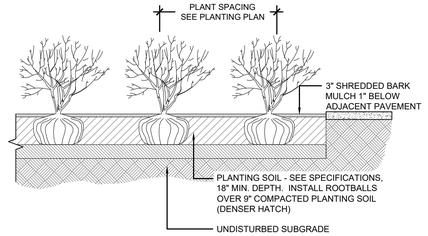
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Craig M



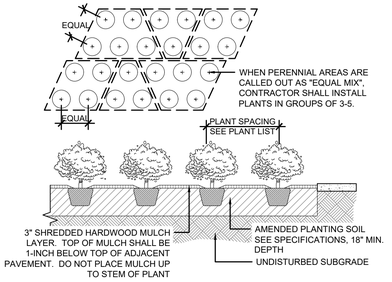
1 TREE PLANTING DETAIL
SCALE: NTS



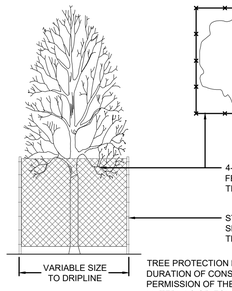
2 SHADE TREE PLANTING - PARKING LOT ISLAND
SCALE: NTS



3 SHRUB PLANTING DETAIL
SCALE: NTS



4 GROUNDCOVER / PERENNIAL PLANTING DETAIL
SCALE: NTS



TREE PROTECTION FENCE SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ONLY BY PERMISSION OF THE OWNER. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN TREE PROTECTION ZONE.

MULTIPLE TREES MAY BE ENCLOSED BY A SINGLE FENCE LINE PROVIDED FENCE INCLUDES LIMITS OF TREE CANOPY.

5 TREE PROTECTION DETAIL
SCALE: NTS

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Revisions

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	4.21.2021	Review Set

Title
LANDSCAPE DETAILS

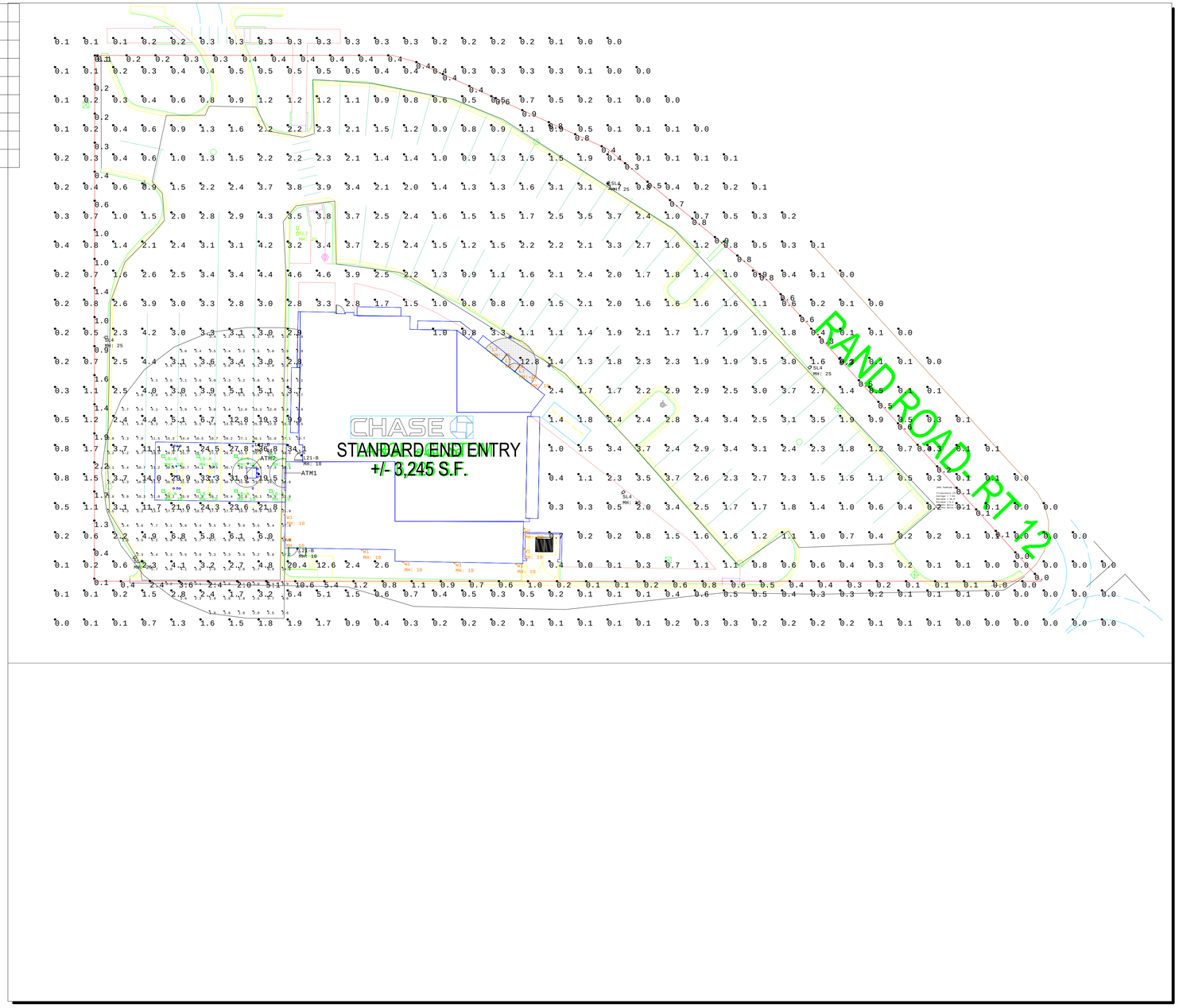
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L2.0

TERRA Project No.18-162-025

Apr 21, 2022 - 2:57pm
M:_2018\18-162 The Architects Partnership\18-162-025 - Lake Zurich\Design\Site\Drawings\L2.0 LANDSCAPE DETAILS.dwg
Craig M

Calculation Summary							
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**
ATM1 5'	Fc	32.92	55.7	16.7	1.97	3.34	FC TAKEN AT 3'-0" AFG
ATM2 5'	Fc	33.64	45.9	20.0	1.68	2.30	FC TAKEN AT 3'-0" AFG
ATMS 50'	Fc	10.99	40.6	1.6	6.87	25.38	FC TAKEN 50' AT 3'-0"
ENTRY 10'	Fc	12.95	20.6	1.6	8.09	12.88	FC TAKEN AT 3'-0" AFG
PROPERTY LINE	Fc	0.86	10.6	0.0	N.A.	N.A.	FC TAKEN AT GRADE
SITE	Fc	2.19	36.8	0.0	N.A.	N.A.	FC TAKEN AT GRADE
JPMC PARKING LOT	Fc	7.03	40.6	0.2	35.15	203.00	

Luminaire Schedule				
Symbol	**Label**	**Qty**	**Part Number**	**Description**
	W1	8	9004-W2-RW-LED3090-W-BK-L1-UNV	WALL MOUNT UP/ DN LIGHT
	SL2	1	EACL010F4AF740-DIMMING- D1-FINISH	FULL CUTOFF AREA LIGHT
	SL4	5	EACL01_E4AF740-DIMMING- D1-FINISH W/SHIELD	FULL CUTOFF AREA LIGHT W/SHIELD
	L7	4	5811-1SAT20L8040W	RECESSED DOWNLIGHT
	L6-A	8	ECLS010A5SM740-DIMMING-SM-WHTE	SURFACE MOUNT CANOPY
	L21-B	3	XTOR6B-W	WALL MOUNT FULL CUTOFF HO WALLPACK



- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERAGED. ACTUAL RESULTS MAY VARY

lighting > electrical > energy
technology > signs
FACILITY SOLUTIONS GROUP

#	Date	Comments

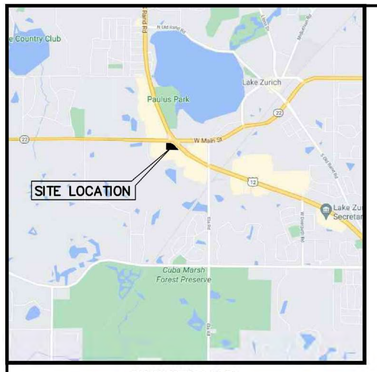
Revisions

Drawn By: JJM
Checked By:
Date:5/18/2022

JPMC- LAKE ZURICH PLAZA
455 S RAND RD
LIGHTING LAYOUT

PHOTOMETRIC CALCULATIONS

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE NORTH 89 DEGREES 10 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 19, 978.46 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES 35 SECONDS EAST, 61.56 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY OF STATE ROUTE 22 FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 05 MINUTES 30 SECONDS EAST, 190.17 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST, 307.55 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF U. S. ROUTE 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF U.S. ROUTE 12 SAID RIGHT OF WAY BEING A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 3445.46 FEET, AN ARC DISTANCE OF 129.51 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF U. S. ROUTE 12 SAID RIGHT OF WAY BEING A CURVED LINE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AN ARC DISTANCE OF 235.10 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE 22, A DISTANCE OF 13.0 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED MAY 17, 2004 AS DOCUMENT 5560023, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 4 AS GRANTED BY AND SHOWN ON PLAT ATTACHED TO EASEMENT AGREEMENT RECORDED FEBRUARY 14 1978 AS DOCUMENT 1898274, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR STORM SEWER AND DRAINAGE PURPOSES FOR THE BENEFIT OF PARCELS 1 AND 4 AS GRANTED BY AND SHOWN ON THE PLAT ATTACHED TO DRAINAGE EASEMENT AGREEMENT RECORDED FEBRUARY 14, 1978 AS DOCUMENT 1898276, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 43 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE 960.28 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST 61.28 FEET TO THE SOUTH LINE OF ROUTE 22 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST 190.17 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST 18.49 FEET, MORE OR LESS, TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN TRUSTEES DEED RECORDED FEBRUARY 21, 1978 AS DOCUMENT 1899484; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST 190.17 FEET ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT OF WAY OF ROUTE 22; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF ROUTE 22 TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED MAY 17, 2004 AS DOCUMENT 5560023 IN LAKE COUNTY, ILLINOIS.

SCHEDULE B EXCEPTIONS

SHOWN OR NOTED HEREON

[4] DESIGNATION AND ESTABLISHMENT OF FEDERAL AID ROUTE 60 (U.S. ROUTE 12) AS A "FREEWAY" (PURSUANT TO THE STATUTES OF THE STATE OF ILLINOIS) BY INSTRUMENT RECORDED APRIL 21, 1959 AS DOCUMENT 1027587 DENYING NEW HIGHWAY, STREET, ROAD, ALLEY OR OTHER PUBLIC WAY TO THE LAND HEREIN FROM STATE NO. 60 EXCEPT UPON WRITTEN CONSENT OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS.

(FOR FURTHER PARTICULARS, SEE DOCUMENT)

[5] EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, REMOVE AND REPLACE A GAS MAIN TOGETHER WITH RIGHT OF ACCESS THERETO ALONG THE SOUTHERLY HALF OF THE PUBLIC HIGHWAY KNOWN AS ROUTE 22 WHICH EXTENDS ALONG THE NORTHERLY SIDE OF THE LAND AS CREATED BY GRANT RECORDED MARCH 22, 1965 AS DOCUMENT 1257395.

(FOR FURTHER PARTICULARS, SEE DOCUMENT)

[6] RIGHTS OF THE PUBLIC IN AND TO SO MUCH OF THE LAND DEDICATED FOR ROAD PURPOSES BY INSTRUMENT RECORDED DECEMBER 8, 1938 AS DOCUMENT 456777 AND SHOWN ON THE PLAT OF SURVEY IN BOOK "Z" OF PLATS, PAGE 16.

(FOR FURTHER PARTICULARS, SEE DOCUMENT)

[7] EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF OTHER LAND FOR THE PURPOSE OF ERECTING, OPERATING, AND MAINTAINING A SIGN TOGETHER WITH RIGHT OF ACCESS THERETO AS CREATED BY GRANT RECORDED FEBRUARY 14, 1978 AS DOCUMENT 1898275.

(AFFECTS PARCEL 1)

[8] NON-EXCLUSIVE EASEMENT IN FAVOR OF FIRST NATIONAL BANK OF DES PLAINES AS TRUSTEE UNDER TRUST 74501837, ITS SUCCESSORS AND ASSIGNS, FOR A STORM SEWER AND DRAINAGE PURPOSES AS GRANTED BY INSTRUMENT RECORDED FEBRUARY 14, 1978 AS DOCUMENT 1898276.

(AFFECTS PARCEL 4)

PARCEL 3

[9] PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS IN FAVOR OF THE FIRST NATIONAL BANK OF DES PLAINES AS TRUSTEE UNDER TRUST 74501837, ITS SUCCESSORS AND ASSIGNS, AS CREATED BY GRANT RECORDED FEBRUARY 14, 1978 AS DOCUMENT 1898274.

PARCEL 2

(AFFECTS PARCEL 4)

[10] 12 INCH WATER EASEMENT AND 15 FOOT SANITARY EASEMENT AS DISCLOSED BY PLAT OF THE ORCHARDS RECORDED AS DOCUMENT 1851988 AND CORRECTED PLAT RECORDED AS DOCUMENT 1873805.

(AFFECTS PARCELS 2 AND 3)

[11] PERPETUAL EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING RETENTION AND DETENTION BASIN AS GRANTED BY INSTRUMENT RECORDED JUNE. 25, 1977 AS DOCUMENT 1852560.

(AFFECTS PARCEL 3)

[12] TRAFFIC ENFORCEMENT AGREEMENT FOR PRIVATE PROPERTY MADE BY AND BETWEEN 1222 SHOPPING CENTER LIMITED PARTNERSHIP AND THE VILLAGE OF LAKE ZURICH RECORDED JANUARY 30, 1979 AS DOCUMENT 1975391 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(FOR FURTHER PARTICULARS, SEE DOCUMENT)

[13] PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER PORTIONS OF PARCELS 2 AND 4 AS CREATED BY DECLARATION OF RESERVATION OF EASEMENT RECORDED NOVEMBER 13, 1980 AS DOCUMENT 2088569.

(AFFECTS PARCELS 2 AND 4)

[14] PERPETUAL, NON-EXCLUSIVE EASEMENT FOR STORM SEWER, DRAINAGE, RETENTION AND DETENTION FACILITIES AS CREATED BY GRANT RECORDED NOVEMBER 13, 1980 AS DOCUMENT 2088570 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(FOR FURTHER PARTICULARS, SEE DOCUMENT)

[15] EASEMENT FOR PUBLIC UTILITIES AND FOR SANITARY SEWERS AND WATER MAINS GRANTED TO THE VILLAGE OF LAKE ZURICH AS CREATED BY GRANT RECORDED NOVEMBER 13, 1980 AS DOCUMENT 2088571 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(AFFECTS PARCELS 2 AND 3)

[16] PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CRATED BY GRANT RECORDED NOVEMBER 13, 1980 AS DOCUMENT 2088572 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(AFFECTS PARCEL 3)

[17] EASEMENT GRANTED TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, MAINTAIN, OPERATE AND REPAIR THEIR EQUIPMENT TOGETHER WITH RIGHT OF ACCESS THERETO AS CREATED BY GRANT RECORDED OCTOBER 25, 1978 AS DOCUMENT 1956190.

(FOR FURTHER PARTICULARS, SEE DOCUMENT)

[19] TERMS, CONDITIONS AND PROVISIONS OF THE DOCUMENT CREATING THE EASEMENT DESCRIBED IN SCHEDULE A, TOGETHER WITH THE RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT.

(AFFECTS PARCELS 2 AND 3)

SCHEDULE B EXCEPTIONS 1, 2, 3, 18 AND 20 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- CONTROL BOX
- WETLAND FLAG
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER — SAN —
- STORM SEWER — STM —
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- +ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

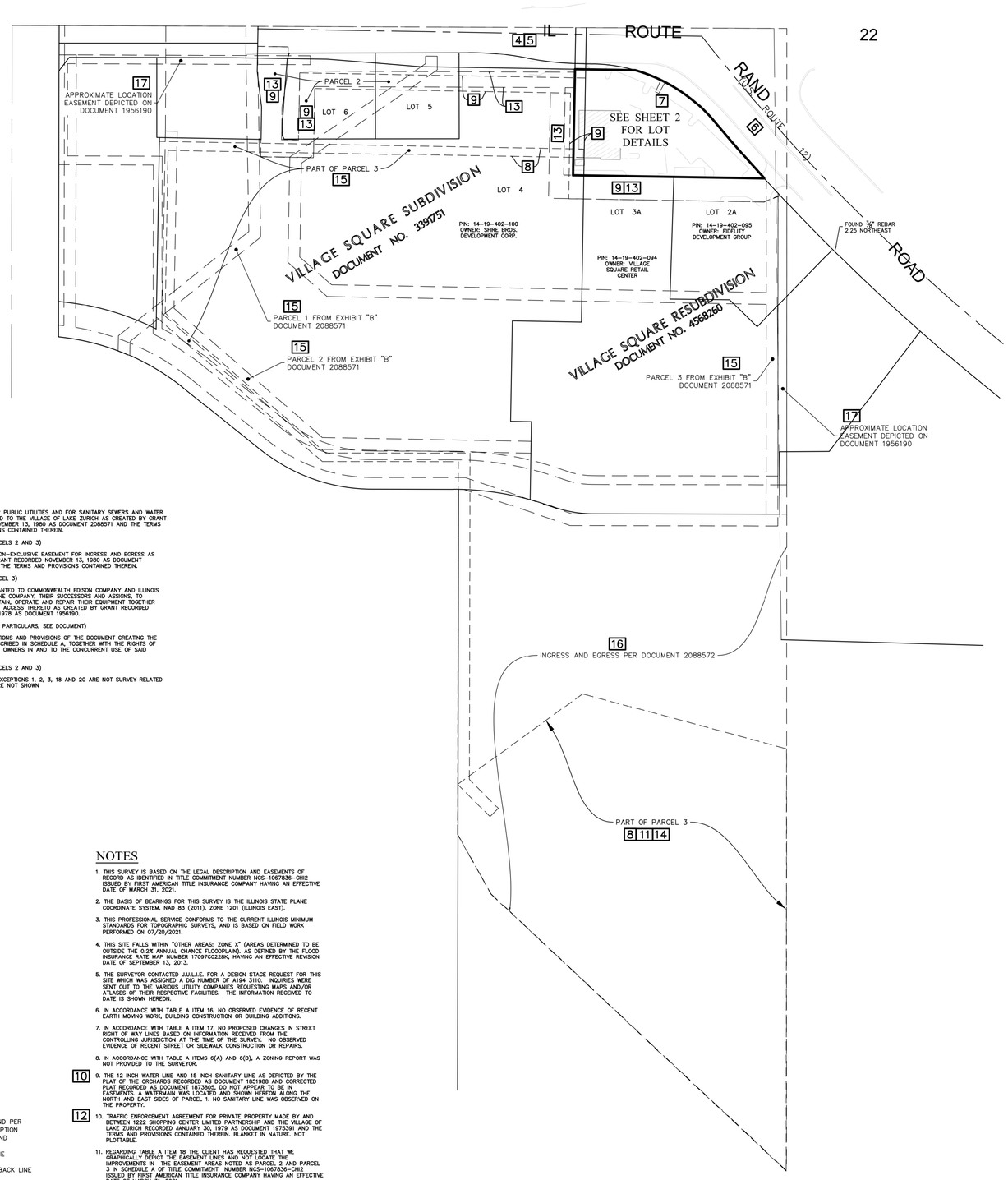
NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER NCS-1067836-CHI2 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF MARCH 31, 2021.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 07/20/2021.
4. THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 17097C0228K, HAVING AN EFFECTIVE REVISION DATE OF SEPTEMBER 13, 2013.
5. THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A194 3110. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
6. IN ACCORDANCE WITH TABLE A ITEM 16, NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. IN ACCORDANCE WITH TABLE A ITEM 17, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. IN ACCORDANCE WITH TABLE A ITEMS 6(A) AND 6(B), A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.

[10] 9. THE 12 INCH WATER LINE AND 15 INCH SANITARY LINE AS DEPICTED BY THE PLAT OF THE ORCHARDS RECORDED AS DOCUMENT 1851988 AND CORRECTED PLAT RECORDED AS DOCUMENT 1873805, DO NOT APPEAR TO BE IN EASEMENTS. A WATERMAIN WAS LOCATED AND SHOWN HEREON ALONG THE NORTH AND EAST SIDES OF PARCEL 1. NO SANITARY LINE WAS OBSERVED ON THE PROPERTY.

[12] 10. TRAFFIC ENFORCEMENT AGREEMENT FOR PRIVATE PROPERTY MADE BY AND BETWEEN 1222 SHOPPING CENTER LIMITED PARTNERSHIP AND THE VILLAGE OF LAKE ZURICH RECORDED JANUARY 30, 1979 AS DOCUMENT 1975391 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. BLANKET IN NATURE. NOT PLOTTABLE.

11. REGARDING TABLE A ITEM 18 THE CLIENT HAS REQUESTED THAT WE GRAPHICALLY DEPICT THE EASEMENT LINES AND NOT LOCATE THE IMPROVEMENTS IN THE EASEMENT AREAS NOTED AS PARCEL 2 AND PARCEL 3 IN SCHEDULE A OF TITLE COMMITMENT NUMBER NCS-1067836-CHI2 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF MARCH 31, 2021.



STRIPED PARKING DATA
REGULAR SPACES = 39
ACCESSIBLE SPACES = 4
TOTAL SPACES = 43

AREA SUMMARY
(TO HEAVY LINES)
42,809 SQUARE FEET
OR
0.983 ACRES
(BASED ON MEASURED VALUES)

UTILITY CONTACTS

CABLE
COMCAST – MARTHA GIERAS
224-229-5862
MARTHA_GIERAS@COMCAST.COM

ELECTRIC
COMED
630-576-7094

GAS
NICOR GAS
GASMAPS@NICOR.COM

COMMUNICATIONS
AT&T
G11629@ATT.COM

WATER / SANITARY / STORM
VILLAGE OF LAKE ZURICH – MIKE BROWN
847-276-5915
MIKE.BROWN@LAKEZURICH.ORG

BENCHMARKS

REFERENCE BENCHMARK:
NGS MONUMENT DESIGNATION LAK12 3B (PID AJ2286)
STAINLESS STEEL ROD IN SLEEVE

ELEVATION = 861.10

SITE BENCHMARKS:

SITE BENCHMARK #1

NORTH BOLT ON FIRE HYDRANT SOUTH SIDE OF SOUTHEAST ENTRANCE TO SITE

ELEVATION = 846.69

SITE BENCHMARK #2

BOLT WITH ARROW ON FIRE HYDRANT NEAR NORTHWEST CORNER OF SITE

ELEVATION = 846.52

SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 11(B), 12, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/19/21.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

DATE OF PLAT OR MAP: 08/10/21

BY:
SCOTT C. KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/22

SCOTT C. KREBS 35-3509 AURORA, ILLINOIS PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

Know what's below. Call before you dig.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE 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 AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NO.	DATE: 8/10/21	PC CS	DRAWN BY MRA	CHECKED BY SK	BOOK 599 PG 8-11
					BY
1	REVISIONS ADDED TREES				4/4/22 MRA

PROJECT: CHASE BANK, LAKE ZURICH, IL
CLIENT: THE ARCHITECTS PARTNERSHIP, LTD, 200 S. MICHIGAN AVENUE, SUITE 1020, CHICAGO, IL 60604

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100, AURORA, IL 60504
PHONE: (630) 820-9100 FAX: (630) 820-7303 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 100'

1 OF 4

PROJ. NO.: 21.0213

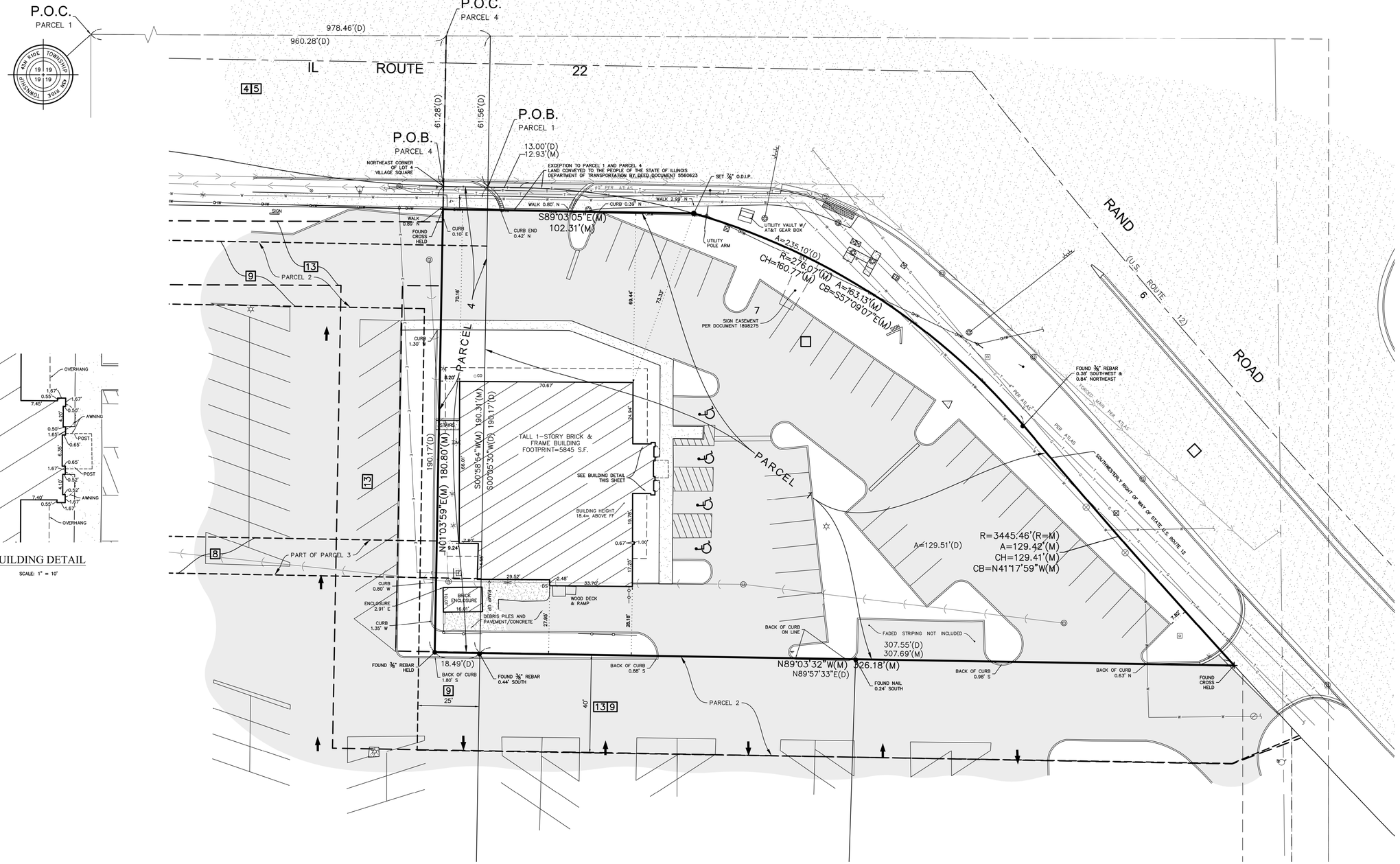
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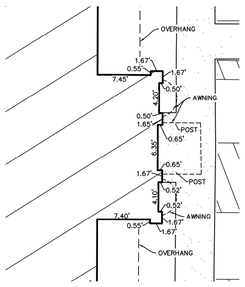
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ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GRID NORTH





BUILDING DETAIL
SCALE: 1" = 10'

SEE SHEET 3 FOR EASEMENT DETAILS
SEE SHEET 4 FOR TOPOGRAPHIC DETAILS

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Know what's below. Call before you dig.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE 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 AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NO.	DATE	BY
1	4/4/22	MRA
	ADDED TREES	

DATE: 8/10/21 | PC CS | DRAWN BY MRA | CHECKED BY SK | BOOK 599 PG 8-11

REVISIONS

PROJECT
CHASE BANK
LAKE ZURICH, IL

CLIENT
THE ARCHITECTS PARTNERSHIP, LTD
200 S. MICHIGAN AVENUE, SUITE 1020
CHICAGO, IL 60604

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, ILLINOIS 60502
PHONE: (630) 820-9100 FAX: (630) 820-9031 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

2 OF 4

PROJ. NO.: 21.0213

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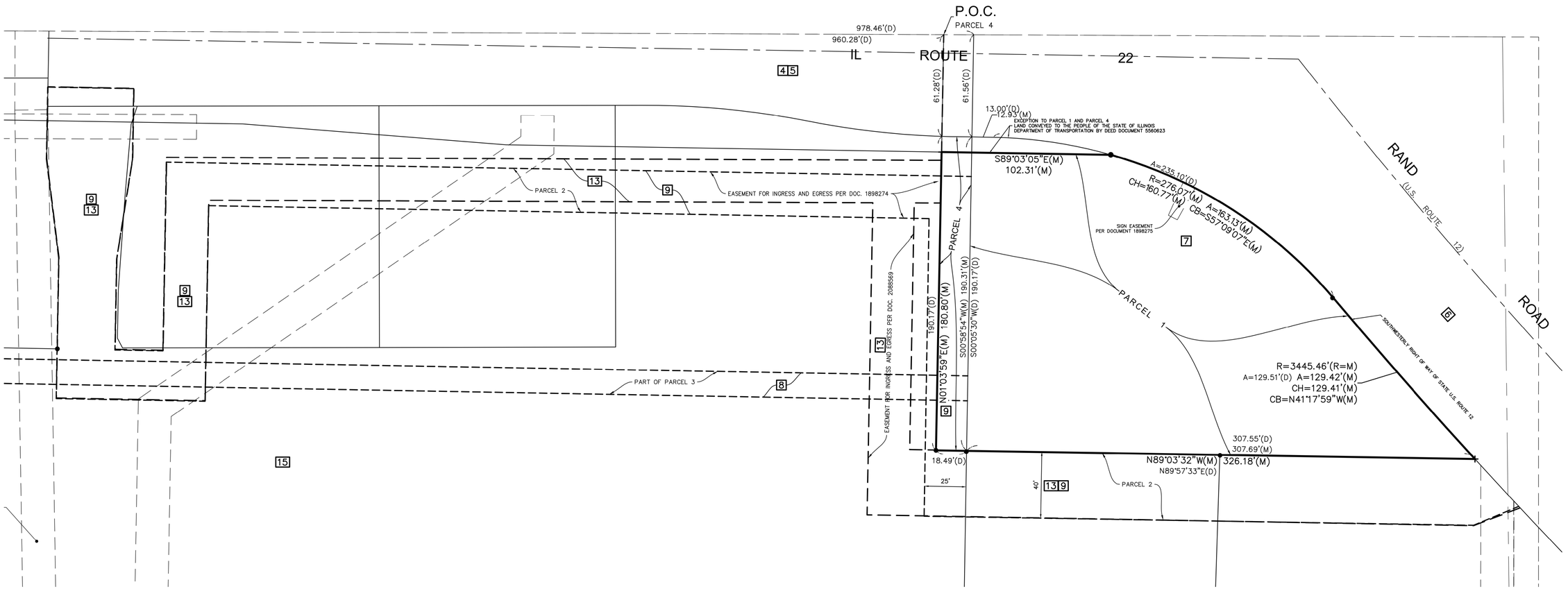
ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRID NORTH



J:\PSDATA\2021 PROJECTS\21.0213\21.0213 LTS TOPO.DWG

Know what's below. Call before you dig.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE 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 AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PIPING, AND FURTHER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND WIRES.

NO.	REVISIONS	DATE	BY
1	ADDED TREES	4/4/22	MRA

DATE: 8/10/21 | PIC CS | DRAWN BY MRA | CHECKED BY SK | BOOK 599 PG 8-11

PROJECT
CHASE BANK
LAKE ZURICH, IL

CLIENT
THE ARCHITECTS PARTNERSHIP, LTD
200 S. MICHIGAN AVENUE, SUITE 1020
CHICAGO, IL 60604

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7015 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

3 OF 4

PROJ. NO.: 21.0213

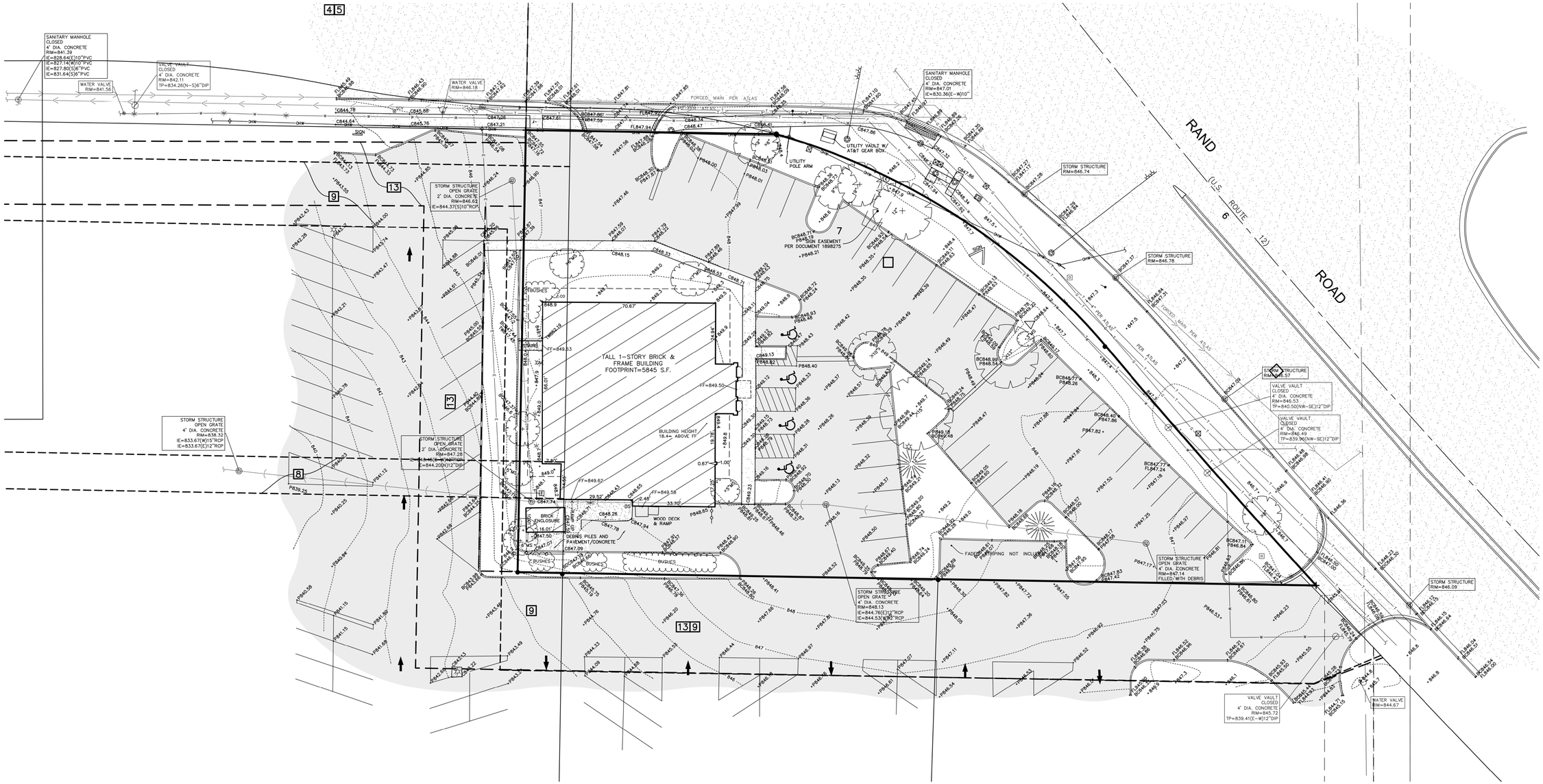
ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRID NORTH



Know what's below. Call before you dig.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. NO RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR 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 AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PIPING OR CONDUIT, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NO.	REVISIONS	DATE	BY
1	ADDED TREES	4/4/22	MRA

DATE: 8/10/21 | PC CS | DRAWN BY MRA | CHECKED BY SK | BOOK 599 PG 8-11

PROJECT
CHASE BANK
LAKE ZURICH, IL

CLIENT
THE ARCHITECTS PARTNERSHIP, LTD
200 S. MICHIGAN AVENUE, SUITE 1020
CHICAGO, IL 60604

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, ILLINOIS 60502
PHONE: (630) 820-9100 FAX: (630) 820-7015 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

4 OF 4

PROJ. NO.: 21.0213

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Page datalets/datalet.aspx?mode=legal_desc not registered

PARID: 1419400047
NBHD: 1565200
WINDYRIDGE GROUP LLC
Tax Year: 2021 (Taxes Payable in 2022).

ASSESSOR #: 049
ROLL: RP
455 S RAND RD
Select **Tax Year** on the right:

Parcel

Assessment Year:	2021
Pay Year:	2022
Property Location:	455 S RAND RD
Building/Unit #:	
City/State/Zip:	LAKE ZURICH IL 60047
Mailing Address:	205 5TH AVE S STE 60
	LA CROSSE WI 54601-9202
Split/Combine Occurred:	**Yes** - see Split/Combine History tab for more info
Living Units:	
Neighborhood:	1565200 - Vacant Commercial
Class:	COM - Commercial
Property Use Code:	61 - Comm Vacant Land
Acres:	.0767
Square Feet:	3,341
GIS Acres:	.0807
Subdivision #:	
Subdivision Name:	
Lot:	
Block:	
Legal 1:	PT OF NW1/4 SE1/4; COM AT A PNT ON NLN 960.28'E OF NWCOR,
Legal 2:	S00D00'25"E 61.28' FOR POB,CONT S 190.17', N89D57'33"E
Legal 3:	18.49', N00D05'30"W 190.17', W AGL SLY ROW HWY 22 TO POB (EX
Tax Code Area:	15188 - ELA TWP 188
Mortgage Company:	-
ACH:	No

Alternate Address

Address Type	Address
P – Postal	455 S RAND RD , LAKE ZURICH, IL 60047-2394

Parcel Status

Tax Year:	2021
Active/Deactive:	Active

Tax Status

Tax Year:	2021

In Forfeiture:	No
In Bankruptcy	No
Taxes Due:	Yes - see Taxes Due tab for more information
Tax Lien on Property:	No
Tax Adjustment:	No

Tax District Information

Township:	TOWNSHIP OF ELA
Road & Bridge:	ROAD AND BRIDGE-ELA
Municipality:	VIL OF LAKE ZURICH
Community College:	COLLEGE OF LAKE COUNTY #532
Elementary School:	
High School:	
Unit K-12 School District	LAKE ZURICH COMM UNIT SCHOOL DIST #95
Park:	
Fire Protection:	
Library:	ELA AREA PUBLIC LIBRARY DIST
Sanitary:	
Mosquito Abatement:	
Central Lake Cty Joint AC:	
Special Service Area:	
Tax Increment Finance Area:	VILLAGE OF LAKE ZURICH TIFA #3

Exemption Credits

Tax Year
Prorated Exemption:
Fully Exempt:
Senior Freeze:
Home Improvement:
General Homestead:
Senior Homestead:
Disbled Persons:
Disabled Veterans:
Disabled Veterans Standard:
Returning Veterans:
Natural Disaster:
Mobile Home Exemption:



Item	Area

Printed on Friday, May 14, 2021, at 9:11:08 AM EST

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PARID: 1419400048
NBHD: 1565110
WINDYRIDGE GROUP LLC
Tax Year: 2021 (Taxes Payable in 2022).

ASSESSOR #: 049
ROLL: RP
455 S RAND RD
Select **Tax Year** on the right:

Parcel

Assessment Year:	2021
Pay Year:	2022
Property Location:	455 S RAND RD
Building/Unit #:	
City/State/Zip:	LAKE ZURICH IL 60047
Mailing Address:	205 5TH AVE S STE 60
	LA CROSSE WI 54601-9202
Split/Combine Occurred:	**Yes** - see Split/Combine History tab for more info
Living Units:	
Neighborhood:	1565110 - Dining Establishments
Class:	COM - Commercial
Property Use Code:	60 - Commercial Improvements
Acres:	.9063
Square Feet:	39,478
GIS Acres:	.9120
Subdivision #:	
Subdivision Name:	
Lot:	
Block:	
Legal 1:	PT NW1/4 SE1/4; COM 978.46'E OF NWCOR,S61.56' TO SLN HWY 22
Legal 2:	FOR POB, S190.17', N89D57'33"E 307.55' TO SLN HWY 12, NW ALG
Legal 3:	A CRV 129.51' ,NW ALG A CRV 235.1', W ALG SLN HWY 22 TO POB
Tax Code Area:	15188 - ELA TWP 188
Mortgage Company:	-
ACH:	No

Alternate Address

Address Type	Address
P – Postal	455 S RAND RD , LAKE ZURICH, IL 60047-2394

Parcel Status

Tax Year:	2021
Active/Deactive:	Active

Tax Status

Tax Year:	2021

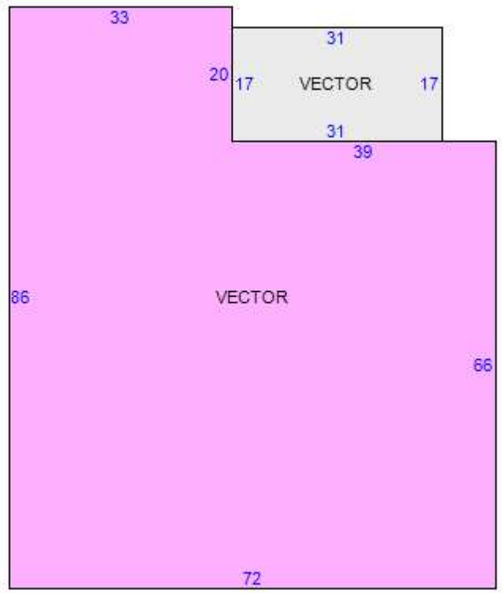
In Forfeiture:	No
In Bankruptcy	No
Taxes Due:	Yes - see Taxes Due tab for more information
Tax Lien on Property:	No
Tax Adjustment:	No

Tax District Information

Township:	TOWNSHIP OF ELA
Road & Bridge:	ROAD AND BRIDGE-ELA
Municipality:	VIL OF LAKE ZURICH
Community College:	COLLEGE OF LAKE COUNTY #532
Elementary School:	
High School:	
Unit K-12 School District	LAKE ZURICH COMM UNIT SCHOOL DIST #95
Park:	
Fire Protection:	
Library:	ELA AREA PUBLIC LIBRARY DIST
Sanitary:	
Mosquito Abatement:	
Central Lake Cty Joint AC:	
Special Service Area:	
Tax Increment Finance Area:	VILLAGE OF LAKE ZURICH TIFA #3

Exemption Credits

Tax Year
Prorated Exemption:
Fully Exempt:
Senior Freeze:
Home Improvement:
General Homestead:
Senior Homestead:
Disbled Persons:
Disabled Veterans:
Disabled Veterans Standard:
Returning Veterans:
Natural Disaster:
Mobile Home Exemption:



Item	Area
REST- AVG - 031:RESTAURANT-AVG	5939
PAVING CON - PC1:PAVING CONCRETE AVERAGE	33300
VECTOR - 999:VECTOR ONLY	5412
METAL SHED - RS2:METAL UTILITY SHED	160
VECTOR - 999:VECTOR ONLY	527

Printed on Friday, May 14, 2021, at 9:11:47 AM EST

1898274

EASEMENT AGREEMENT

EASEMENT AGREEMENT made this 31st day of January, 1978, between the First National Bank of Des Plaines, a National Bank Association, as Trustee under the provisions of a Trust Agreement dated June 15, 1977, and known as Trust No. 74491836 ("Grantor"), and The First National Bank of Des Plaines, a National Banking Association, as Trustee under the provisions of a Trust Agreement dated June 15, 1977, and known as Trust No. 74501837 ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the record owner of the property described in Exhibit "A" attached hereto and made a part hereof (the "Servient Estate") and

WHEREAS, Grantee is the record owner of the property described in Exhibit "B" attached hereto and made a part hereof (the "Dominant Estate"), and

WHEREAS, Grantee desires to obtain for the benefit of the Dominant Estate a perpetual easement for ingress, egress and access over, under, across and upon that part of the Servient Estate described in the Plat of Easement attached hereto as Exhibit "C" and made a part hereof (the "Easement Parcel");

NOW, THEREFORE, in consideration of the mutual covenants, undertakings and agreements hereinafter set forth, Grantor and Grantee agree as follows:

1. Grantor hereby grants to Grantee, its successors and assigns, invitees, licensees and employees, a perpetual, non-exclusive easement appurtenant to and for the benefit of the Dominant Estate over, under, across and upon the Easement Parcel for the purpose of ingress, egress and access to and from the Dominant Estate and the adjoining streets and highways.

2. Grantor shall keep and maintain the Easement Parcel in good condition and repair and free and clear of snow, ice, rubbish and obstructions of every nature.

3. Grantor shall not build, erect or maintain, or cause to be built, erected or maintained, any fence, wall or other barrier along that part of the Easement Parcel south of and adjoining and West of and adjoining the Dominant Estate which would prevent, hinder, impede or make more difficult ingress, egress or access from the Easement Parcel to the Dominant Estate and adjoining streets and highways without the express prior written consent of the record owner of the Dominant Estate.

4. It is expressly understood and agreed that Grantor reserves the right, at all times and from time to time, to construct upon, make alterations, additions, and improvements to, and otherwise deal with the Servient Estate in such manner as Grantor, in its sole discretion, may deem appropriate. In connection therewith, if it shall be come necessary or appropriate for Grantor to alter or relocate the Easement Parcel, Grantor and Grantee agree to execute such additional instruments or grants as may be necessary or appropriate in order to reflect such alteration or relocation unreasonably or substantially interfere with or impair the rights of Grantee herein contained.

5. Nothing contained herein shall be construed as granting to Grantee, its successors or assigns, invitees or licensees, the right, license, or privilege to use any parking areas, walks, or other entrances, exits or driveways, if any, located on the Servient Estate, or in any way granting an interest in the Servient Estate except as herein specifically provided.

6. The easement hereby granted, the restrictions hereby imposed, and the agreements herein contained shall be easements, restrictions, and covenants running with the land and shall inure to the benefit of, and be binding upon the parties hereto and their respective successors and assigns, including but not limited to, all subsequent owners of the Easement Parcel and Dominant Estate, and all persons claiming thereunder.

7. This Easement Agreement is executed by Grantor and Grantee, not personally, but solely as Trustees, as aforesaid, in the exercise of the power and authority conferred upon and vested in each of them as Trustees. All the terms, provisions, stipulations, covenants and conditions to be performed by Grantor or Grantee are undertaken by them solely as Trustee, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be enforceable against Grantor or Grantee by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this Easement Agreement.

IN WITNESS WHEREOF, the undersigned have set their hands and seals at Des Plaines, Illinois as of the date and year first above written.

GRANTOR:

The First National Bank of Des Plaines, a National Banking Association, as Trustee under Trust Agreement dated June 15, 1977, and known as Trust No. 74491836, and not personally.

By: _____
Vice President

Attest: _____
Secretary

(SEAL)

Non-Order Search Doc: LAKE:1898274

Requested By: carolbarnes, Printed: 1/10/2019 3:00 PM

1898274

GRANTEE:

The First National Bank of Des Plaines, a National Banking Association, as Trustee under Trust Agreement dated June 15, 1977, and known as Trust No. 74501837, and not personally.

By: _____ President
Vice

Attest: _____ Secretary

(SEALE)



Non-Order Search Page 3 of 13 Requested By: carolbarnes, Printed: 1/10/2019 3:00 PM
Doc: LAKE:1898274

1898274

CONSENT OF MORTGAGEE

La Salle National Bank, Trustee under a Trust Deed dated June 30, 1977, and recorded July 28, 1977, as Document No. 1853555, and an Assignment of Rents dated June 30, 1977, and recorded July 28, 1977, as Document No. 1853556, affecting part of the Servient Estate, hereby consents to the execution and recording of the within Easement Agreement and agrees that said Trust Deed and Assignment of Rents are subject to the provisions of said Easement Agreement

IN WITNESS WHEREOF, the said Trustee has caused this Easement Agreement to be executed by its duly authorized officers on its behalf as of the 13th day of February, 1978.

LA SALLE NATIONAL BANK

By: William M. Jurgensen
Asst. Vice President

Reginald C. Mehnbrink
Asst. Secretary

Non-Order Search Page 4 of 13 Requested By: carolbarnes, Printed: 1/10/2019 3:00 PM
Doc: LAKE:1898274

1898274

CONSENT OF LESSEE

Lucky Stores, Inc., a corporation of California, lessee under a Lease demising part of the Servient Estate dated October 20, 1976, and recorded July 25, 1977, as Document No. 1852561, hereby consents to the execution and recording of the within Easement Agreement and agrees that said Lease is subject to the provisions of said Easement Agreement.

IN WITNESS WHEREOF, the said corporation has caused this Easement Agreement to be executed by its duly authorized officers on its behalf as of the 8 day of Feb, 1978.

LUCKY STORES, INC.

By: Leon W. Rank
VICE President

Attest: J. B. Dolan
Asst. Secretary



Non-Order Search Page 5 of 13 Requested By: carolbarnes, Printed: 1/10/2019 3:00 PM
Doc: LAKE:1898274

1898274

STATE OF ILLINOIS)
) ss.:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that James S. Sheldon, personally known to me to be the Vice President of the First National Bank of Des Plaines, and Steven D. Santucci, personally known to me to be the ___ Secretary of said Bank, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the use and purpose therein set forth; and the said ___ Secretary then and there acknowledged that said ___ Secretary, as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said ___ Secretary's own free and voluntary act and as the free and voluntary act of said Bank for the use and purpose therein set forth.

Given under my hand and notarial seal this 31st day of Jan., 1978.

Ruth A. Rootman
Notary Public

My commission expires: ___

MY COMMISSION EXPIRES JULY 13, 1979

1898274

STATE OF ILLINOIS)
) ss.:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that James S. Sheldon, personally known to me to be the Vice President of the First National Bank of Des Plaines, and Steven D. Santucci, personally known to me to be the ___ Secretary of said Bank, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the use and purpose therein set forth; and the said ___ Secretary then and there acknowledged that said ___ Secretary, as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said ___ Secretary's own free and voluntary act and as the free and voluntary act of said Bank for the use and purpose therein set forth.

Given under my hand and notarial seal this 7 day of Jan., 1978.

Ruth A. Routman
Notary Public

My commission expires: ___

MY COMMISSION EXPIRES JULY 13, 1979

1898274

STATE OF ILLINOIS)
) ss.:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that _____ WILLIAM M. JURGENSEN, personally known to me to be the Assistant Vice President of La Salle National Bank and Raymond C. Mikulich, personally known to me to be the Assistant Secretary of said Bank, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and _____ seal this 13th day of _____, 1978

Notary Public

My commission expires: 1/23/82

EXHIBIT "A"

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 80.0 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, 1240.69 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 19; THENCE SOUTH 0°-59'-20" EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, 828.70 FEET; THENCE SOUTH 89°-05'-50" WEST, 330.70 FEET TO A POINT OF CURVE; THENCE ALONG A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 200.0 FEET, AN ARC DISTANCE OF 69.64 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVED LINE TO THE LEFT HAVING A RADIUS OF 494.18 FEET, AN ARC DISTANCE OF 172.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°-04'-51" WEST, 140.0 FEET TO A POINT OF CURVE; THENCE ALONG A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 300.67 FEET, AN ARC DISTANCE OF 202.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 52°-25'-09" WEST, 171.74 FEET TO A POINT OF CURVE; THENCE ALONG A CURVED LINE TO THE LEFT HAVING A RADIUS OF 405.80 FEET, AN ARC DISTANCE OF 232.61 FEET TO A POINT 80.0 FEET EAST OF THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19; THENCE NORTH 0°-55'-09" WEST PARALLEL WITH SAID WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, 530.44 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS, CONTAINING 21.299 ACRES MORE OR LESS. (EXCEPT THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 978.46 FEET; THENCE SOUTH 0°-0'-35" EAST, 61.56 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY OF STATE RTE. 22 FOR A PLACE OF BEGINNING; THENCE SOUTH 0°-05'-30" EAST, 190.17 FEET; THENCE NORTH 89°-57'-33" EAST, 307.55 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 3445.46 FEET, AN ARC DISTANCE OF 129.51 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE LEFT HAVING A RADIUS OF 276.07 FEET, AN ARC DISTANCE OF 235.10 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF STATE RTE. 22 A DISTANCE OF 13.0 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS, CONTAINING 0.919 ACRES MORE OR LESS.)

1898274

[RFS#744R; 1/17/78; COMM. SITE]

EXHIBIT "B"

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 978.46 FEET; THENCE SOUTH 0°-0'-35" EAST, 61.56 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY OF STATE RTE. 22 FOR A PLACE OF BEGINNING; THENCE SOUTH 0°-05'-30" EAST, 190.17 FEET; THENCE NORTH 89°-57'-33" EAST, 307.55 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 3445.46 FEET, AN ARC DISTANCE OF 129.51 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE LEFT HAVING A RADIUS OF 276.07 FEET, AN ARC DISTANCE OF 235.10 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF STATE RTE. 22, A DISTANCE OF 13.0 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS, CONTAINING 0.919 ACRES MORE OR LESS.

1898274

[RFS#747; 10/20/77; Rest. Site]

STATE OF Illinois)
) ss.:
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Leon Lovsk _____, personally known to me to be the VICE President of Lucky Stores, Inc., a California corporation, and _____ Jack B Nicholson, personally known to me to be the Ass't Secretary of said Corporation, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth; and the said Ass't Secretary then and there acknowledged that said Ass't Secretary, as custodian of the corporate seal of said Corporation caused the corporate seal of said Corporation to be affixed to said instrument as said Ass't Secretary's own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 8 day of Feb, 1978.

1898274
DOC
LAKE COUNTY, ILLINOIS
'78 FEB 14 PM 3 28
Frank J. Kuntar
RECORDER OF DEEDS

Edward C Mowen
Notary Public

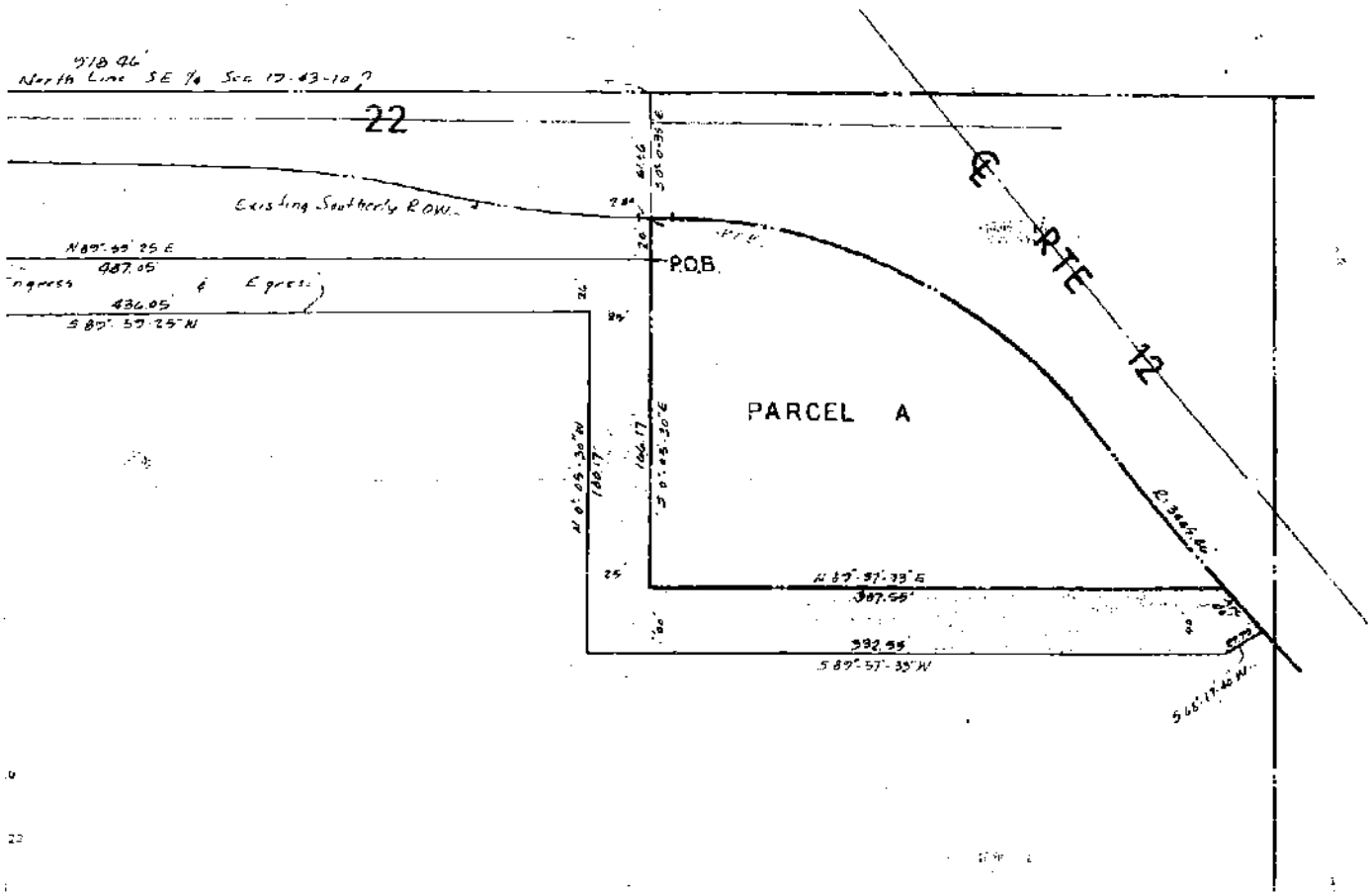
My commission expires: Apr 18, 1978

This instrument was prepared by:
Mail to:

Philip Wong
Sachnoff Schrager Jones & Weaver, Ltd.
One IBM Plaza, Suite 4700
Chicago, IL 60611
(312) 644-2400

PLAT OF EASEMENT

EMENT FOR INGRESS AND EGRESS TO SERVE PARCEL A IS HEREBY GRANTED OVER THE FOLLOWING-DESCRIBED PROPERTY:
CING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PAL MERIDIAN; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 976.46 FEET; SOUTH 0°-0'-35" EAST, 41.56 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY OF STATE RTE. 22; THENCE SOUTH 0°-05'-30" EAST ZET FOR A PLACE OF BEGINNING; THENCE SOUTH 0°-05'-30" EAST, 166.17 FEET; THENCE NORTH 89°-57'-33" EAST, 389.55 FEET TO UTHWESTERLY RIGHT OF WAY OF STATE RTE. 12; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE LEFT HAVING A RADIUS OF 3465.46 FEET, AN ARC DISTANCE OF 88.0 FEET, SOUTH 66°-17'-40" EAST, 29.79 FEET; THENCE SOUTH 89°-57'-33" WEST, 331.55 FEET; THENCE NORTH 0°-05'-30" WEST, 166.17 FEET; SOUTH 89°-59'-25" EAST, 436.05 FEET; THENCE SOUTH 0°-0'-35" EAST, 119.23 FEET; THENCE SOUTH 89°-59'-25" WEST, 69.61 FEET; NORTH 0°-0'-35" WEST, 84.93 FEET; THENCE NORTH 8°-05'-18" WEST, 80.48 FEET; THENCE NORTH 9°-0'-55" WEST, 41.56 FEET TO ISTING SOUTHERLY RIGHT OF WAY OF STATE RTE. 22; THENCE NORTH 89°-59'-25" EAST ALONG SAID SOUTHERLY RIGHT OF WAY OF RTE. 22, 52.0 FEET; THENCE SOUTH 0°-0'-35" EAST, 42.64 FEET; THENCE SOUTH 7°-58'-26" WEST, 61.21 FEET; THENCE NORTH 35" EAST, 54.92 FEET; THENCE NORTH 89°-59'-25" EAST, 29.0 FEET; THENCE NORTH 0°-0'-35" WEST, 114.23 FEET, THENCE 89°-59'-25" EAST, 487.05 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF COOK) ss

THIS SURVEY IS MADE AT THE INSTANCE OF AND FOR THE BENEFIT OF SAMBO'S RESTAURANTS OF ILLINOIS; THE 1222 SHOPPING CENTER LIMITED PARTNERSHIP; THE FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE, UNDER TRUST NOS. 74491836 AND 74501837; THE CHICAGO TITLE INSURANCE COMPANY, AND THE BA MORTGAGE AND INTERNATIONAL REALTY CORPORATION.

I, RICHARD F. STALZER, AN ILLINOIS LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THAT THE PLAT ABOVE IS A CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

PARK RIDGE, ILLINOIS JANUARY 19, 1978.

Richard F. Stalzer
ILLINOIS REGISTERED LAND SURVEYOR 42164

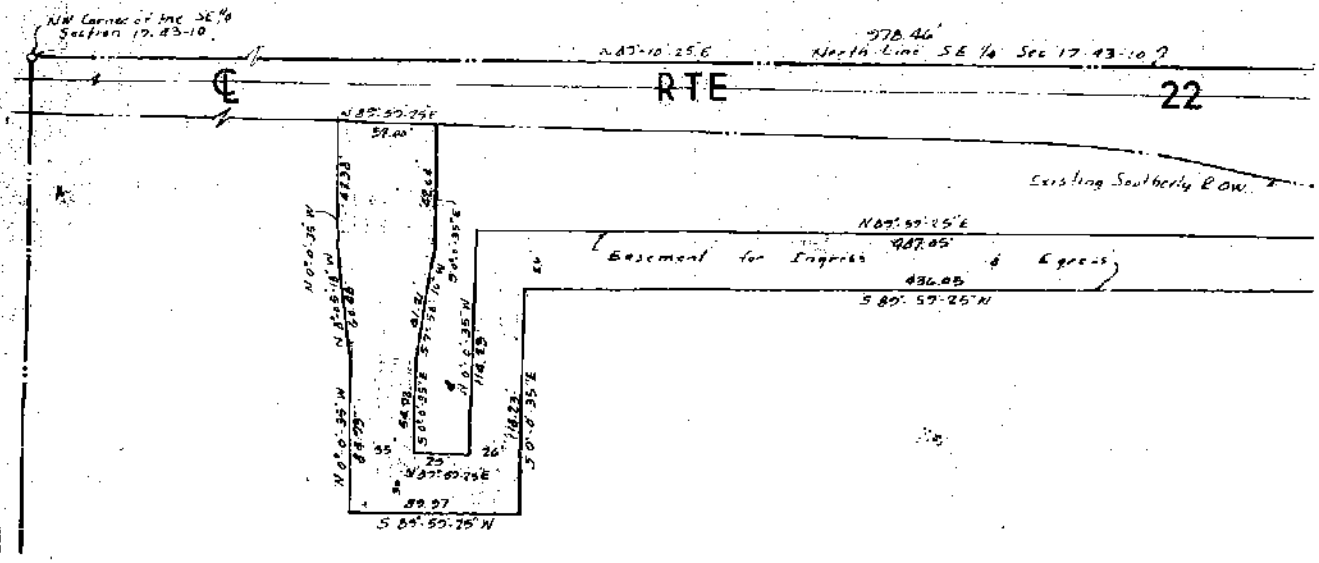
RECORDERS NOTE: LEGIBILITY OF DOCUMENT QUESTIONABLE IN REPRODUCTION OF MINUS ZERO POINTS VOLTS

EXHIBIT "C"

1898274

PLAT OF E

AN EASEMENT FOR INGRESS AND EGRESS TO SERVE PARCEL A IS HEREBY GRANTED
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION
PRINCIPAL MERIDIAN; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE
THENCE SOUTH 0°-0'-35" EAST, 61.56 FEET TO THE EXISTING SOUTHERLY RIGHT
24.0 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 0°-05'-30" EAST, 146.1
THE SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12; THENCE SOUTHEASTERLY A
STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE LEFT HAVING
THENCE SOUTH 66°-17'-49" EAST, 29.79 FEET; THENCE SOUTH 89°-57'-25" EAS
THENCE SOUTH 89°-59'-25" EAST, 436.05 FEET; THENCE SOUTH 0°-0'-35" EAS
THENCE NORTH 0°-0'-35" EAST, 84.93 FEET; THENCE NORTH 0°-05'-30" EAST,
THE EXISTING SOUTHERLY RIGHT OF WAY OF STATE RTE. 22; THENCE NORTH 89°-
STATE RTE. 22, 52.0 FEET; THENCE SOUTH 0°-0'-35" EAST, 83.64 FEET; THEN
0°-0'-35" EAST, 54.92 FEET; THENCE NORTH 89°-59'-25" EAST, 30.0 FEET; T
NORTH 89°-59'-25" EAST, 487.05 FEET TO THE PLACE OF BEGINNING, ALL IN



PARCEL A

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 17, 978.46 FEET; THENCE SOUTH 0°-0'-35" EAST, 61.56 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY OF STATE RTE. 22 FOR A PLACE OF BEGINNING; THENCE SOUTH 0°-05'-30" EAST, 199.17 FEET; THENCE NORTH 89°-57'-33" EAST, 307.55 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 3445.46 FEET, AN ARC DISTANCE OF 129.51 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE LEFT HAVING A RADIUS OF 276.07 FEET, AN ARC DISTANCE OF 235.10 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF STATE RTE. 22, A DISTANCE OF 13.0 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS, CONTAINING 0.913 ACRES MORE OR LESS.

807 WONG

Added Parcel A

DRAINAGE EASEMENT AGREEMENT

DRAINAGE EASEMENT AGREEMENT made as of the 31st day of January, 1978, between The First National Bank of Des Plaines, a National Banking Association, as Trustee under the provisions of a Trust Agreement dated June 15, 1977, and known as Trust No. 74491836 ("Grantor"), and The First National Bank of Des Plaines, a National Banking Association, as Trustee under the provisions of a Trust Agreement dated June 15, 1977, and known as Trust No. 74501837 ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the record owner of the property described in Exhibit "A" attached hereto and made a part hereof (the "Servient Estate"); and

WHEREAS, Grantee is the record owner of the property described in Exhibit "B" attached hereto and made a part hereof (the "Dominant Estate"); and

WHEREAS, Grantor desires that the Servient Estate be enhanced through the improvement and development of the property adjoining the Servient Estate; and

WHEREAS, Grantee, in connection with the improvement and development of the Dominant Estate, desires to utilize such storm sewer or drainage facilities of Grantor as may be installed on that part of the Servient Estate described in the Plat of Survey attached hereto as Exhibit "C" and made a part hereof (the "Easement Parcel");

NOW, THEREFORE, in consideration of the mutual covenants, undertakings and agreements hereinafter set forth, Grantor and Grantee agree as follows:

1. Grantor hereby grants to Grantee, its agents, successors and assigns, a non-exclusive easement appurtenant to and for the benefit of the Dominant Estate to use for storm sewer and drainage purposes the storm sewers or other drainage facilities which Grantor hereby covenants and agrees to install or cause to be installed over, under, across or upon the Easement Parcel.

2. It is expressly understood and agreed that Grantor reserves the right, at all times and from time to time, to construct upon, make alterations, additions and improvements to, and otherwise deal with the Servient Estate in such manner as Grantor, in its sole discretion may deem appropriate. In the event that Grantor desires to alter or relocate the Easement Parcel, Grantor and Grantee agree to execute such additional instruments or grants as may be necessary or appropriate in order to reflect such alteration or relocation; provided, however, that in no event shall such alteration or relocation unreasonably or substantially interfere with or impair the rights of Grantee herein contained.

3. It is contemplated by Grantor that the storm sewer or drainage facility shall lead and drain into that part of the Servient Estate constituting a retention and detention basin and described in Exhibit "C" attached hereto and made a part hereof. Grantee covenants and agrees that it will not permit or cause any noxious, toxic or other harmful materials or substances to drain into said retention and detention basin.

4. The easement granted hereby, together with all rights and obligations granted or undertaken hereunder, shall terminate and be of no further force or effect at such time as the right and/or obligation for the installation, maintenance, repair, replacement and/or removal of said storm sewers or drainage facilities has been granted to or undertaken by the Village of Lake Zurich or any other governmental authority or agency having jurisdiction thereover. In the event that the easement is terminated in the above described manner, it is understood and agreed by the parties hereto that an appropriate notice, instrument, or grant of easement (the "Notice") shall be placed of record with the Recorder of Deeds of Lake County, Illinois. The Notice shall be executed by the then respective record fee owner or owners of the Easement Parcel and the Dominant Estate, and execution thereof by any mortgagee, assignee, lessee or other party having or claiming an interest in the Servient Estate or the Dominant Estate shall not be required. Any party dealing with the Dominant Estate and the Servient Estate shall not be obligated to inquire into the necessity or expediency of the Notice. Every party relying

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upon or claiming under the notice shall be entitled to rely thereon and the Notice shall be conclusive eivdence that this Easement Agreement has been terminated and of no further force or effect.

5. The easement hereby granted, the restrictions hereby imposed, and the agreements herein contained shall be easements, restrictions, and covenants running with the land and shall inure to the benefit of, and be binding upon the parties hereto and their respective successors and assigns, including but not limited to, all subsequent owners of the Easement Parcel and Dominant Estate, and all persons claiming thereunder.

6. This Drainage Easement Agreement is executed by Grantor and Grantee, not personally, but solely as Trustees, as aforesaid, in the exercise of the power and authority conferred upon and vested in each of them as Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by Grantor or Grantee are undertaken by them solely as Trustee, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be enforceable against Grantor or Grantee by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this Drainage Easement Agreement.

IN WITNESS WHEREOF, the undersigned have set their hands and seals at Des Plaines, Illinois as of the date and year first above written.

GRANTOR:

The First National Bank of Des Plaines, a National Banking Association, as Trustee under Trust Agreement dated June 15, 1977, and known as Trust No. 74491836, and not personally.

By: _____ Vice President

Attest: _____ Secretary

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1898276

GRANTEE:

The First National Bank of Des Plaines, a National Banking Association, as Trustee under Trust Agreement dated June 15, 1977, and known as Trust No. 74501837, and not personally.

By: _____ President

Attest:

_____ Secretary

(SEAL)

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1898276

CONSENT OF MORTGAGEE

La Salle National Bank, Trustee under a Trust Deed dated June 30, 1977, and recorded July 28, 1977, as Document No. 1853555, and an Assignment of Rents dated June 30, 1977, and recorded July 28, 1977, as Document No. 1853556, affecting part of the Servient Estate, hereby consents to the execution and recording of the within Easement Agreement and agrees that said Trust Deed and Assignment of Rents are subject to the provisions of said Easement Agreement

IN WITNESS WHEREOF, the said Trustee has caused this Easement Agreement to be executed by its duly authorized officers on its behalf as of the 31st day of February, 1978.

LA SALLE NATIONAL BANK

By: William M. Jorgensen
Asst. Vice President

Attest: Raymond C. Mikulich
Asst. Secretary

-5-

CONSENT OF LESSEE

Lucky Stores, Inc., a corporation of California, lessee under a Lease demising part of the Servient Estate dated October 20, 1976, and recorded July 25, 1977, as Document No. 1852561, hereby consents to the execution and recording of the within Easement Agreement and agrees that said Lease is subject to the provisions of said Easement Agreement.

IN WITNESS WHEREOF, the said corporation has caused this Easement Agreement to be executed by its duly authorized officers on its behalf as of the 8 day of Feb, 1978.

LUCKY STORES, INC.

By: Gene W. Brandt
VICE President

Attest: J. B. Dyke
Asst Secretary

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Requested By: carolbarnes, Printed: 1/10/2019 3:00 PM

1898276

STATE OF ILLINOIS)
) ss. :
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that James S. Sheldon, personally known to me to be the Vice President of the First National Bank of Des Plaines, and Steven D. Santucci, personally known to me to be the ____ Secretary of said Bank, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the use and purpose therein set forth; and the said ____ Secretary then and there acknowledged that said ____ Secretary, as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said ____ Secretary's own free and voluntary act and as the free and voluntary act of said Bank for the use and purpose therein set forth.

Given under my hand and notarial seal this 31st day of Jan., 1978.

Ruth A. Fontaine
Notary Public

My commission expires: ____

MY COMMISSION EXPIRES JULY 13, 1979

1898276

STATE OF ILLINOIS)
) ss.:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that James S. Skelton, personally known to me to be the Vice President of the First National Bank of Des Plaines, and Steven A. Santucci, personally known to me to be the — Secretary of said Bank, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the use and purpose therein set forth; and the said _____ Secretary then and there acknowledged that said _____ Secretary, as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said _____ Secretary's own free and voluntary act and as the free and voluntary act of said Bank for the use and purpose therein set forth.

Given under my hand and notarial seal this 31st day of Jan., 1978.

Ruth A. Rottman
Notary Public

My commission expires: _____

MY COMMISSION EXPIRES JULY 13, 1979

1898276

STATE OF ILLINOIS)
) ss.:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that WILLIAM M. JURGENSEN _____, personally known to me to be the Assistant Vice President of La Salle National Bank and Raymond C. Mikulich, personally known to me to be the Assistant Secretary of said Bank, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and _____ seal this 19th day of Feb, 1978.

Michaline W Bowen
Notary Public

My commission expires: 4/23/82

EXHIBIT "A"

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 80.0 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, 1240.69 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 19; THENCE SOUTH 0°-59'-20" EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, 828.70 FEET; THENCE SOUTH 89°-05'-50" WEST, 330.70 FEET TO A POINT OF CURVE; THENCE ALONG A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 200.0 FEET, AN ARC DISTANCE OF 69.64 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVED LINE TO THE LEFT HAVING A RADIUS OF 494.18 FEET, AN ARC DISTANCE OF 172.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°-04'-51" WEST, 140.0 FEET TO A POINT OF CURVE; THENCE ALONG A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 300.67 FEET, AN ARC DISTANCE OF 202.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 52°-25'-09" WEST, 171.74 FEET TO A POINT OF CURVE; THENCE ALONG A CURVED LINE TO THE LEFT HAVING A RADIUS OF 405.80 FEET, AN ARC DISTANCE OF 232.61 FEET TO A POINT 80.0 FEET EAST OF THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19; THENCE NORTH 0°-55'-09" WEST PARALLEL WITH SAID WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, 530.44 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS, CONTAINING 21.299 ACRES MORE OR LESS. (EXCEPT THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 978.46 FEET; THENCE SOUTH 0°-0'-35" EAST, 61.56 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY OF STATE RTE. 22 FOR A PLACE OF BEGINNING; THENCE SOUTH 0°-05'-30" EAST, 190.17 FEET; THENCE NORTH 89°-57'-33" EAST, 307.55 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 3445.46 FEET, AN ARC DISTANCE OF 129.51 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE LEFT HAVING A RADIUS OF 276.07 FEET, AN ARC DISTANCE OF 235.10 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF STATE RTE. 22 A DISTANCE OF 13.0 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS, CONTAINING 0.919 ACRES MORE OR LESS.)

ALSO

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 1320.69 FEET: THENCE SOUTH 0°-59'-20" EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 19, 828.70 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 89°-05'-50" WEST, 330.70 FEET; THENCE ALONG A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 200.0 FEET, AN ARC DISTANCE OF 69.64 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVED LINE TO THE LEFT, HAVING A RADIUS OF 494.18 FEET, AN ARC DISTANCE OF 164.31 FEET; THENCE SOUTH 0°-55'-09" EAST, 580.0 FEET; THENCE SOUTH 30°-17'-41" EAST, 116.19 FEET; THENCE SOUTH 47°-51'-41" EAST, 690.0 FEET TO SAID EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 19; THENCE NORTH 0°-59'-20" WEST ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, 1118.66 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS, CONTAINING 11.10 ACRES MORE OR LESS.

1898276

EXHIBIT "B"

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 978.46 FEET; THENCE SOUTH 0°-0'-35" EAST, 61.56 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY OF STATE RTE. 22 FOR A PLACE OF BEGINNING; THENCE SOUTH 0°-05'-30" EAST, 190.17 FEET; THENCE NORTH 89°-57'-33" EAST, 307.55 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 3445.46 FEET, AN ARC DISTANCE OF 129.51 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE LEFT HAVING A RADIUS OF 276.07 FEET, AN ARC DISTANCE OF 235.10 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF STATE RTE. 22, A DISTANCE OF 13.0 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS, CONTAINING 0.919 ACRES MORE OR LESS.

1898276

[RFS#747; 10/20/77; Rest. Site]

STATE OF Illinois)
) ss.:
COUNTY OF Lake Island)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Leon Lenak _____, personally known to me to be the VICE President of Lucky Stores, Inc., a California corporation, and _____ Jack B. Nicholson _____, personally known to me to be the ASS'T Secretary of said Corporation, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth; and the said Ass't Secretary then and there acknowledged that said Ass't Secretary, as custodian of the corporate seal of said Corporation caused the corporate seal of said Corporation to be affixed to said instrument as said Ass't Secretary's own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and _____ seal this 8 day of Feb, 1978.

DOC 1898276
LAKE COUNTY, ILLINOIS
'78 FEB 14 PM 3 30

Edward C. Mowen
Notary Public

My commission expires: Apr 18, 1978

Frank J. Kuretas
RECORDER OF DEEDS

This instrument was prepared by:
Mail

Philip Wong
Sachnoff Schrager Jones & Weaver, Ltd.
One IBM Plaza, Suite 4700
Chicago, IL 60611
(312) 644-2400

EXHIBIT "C"

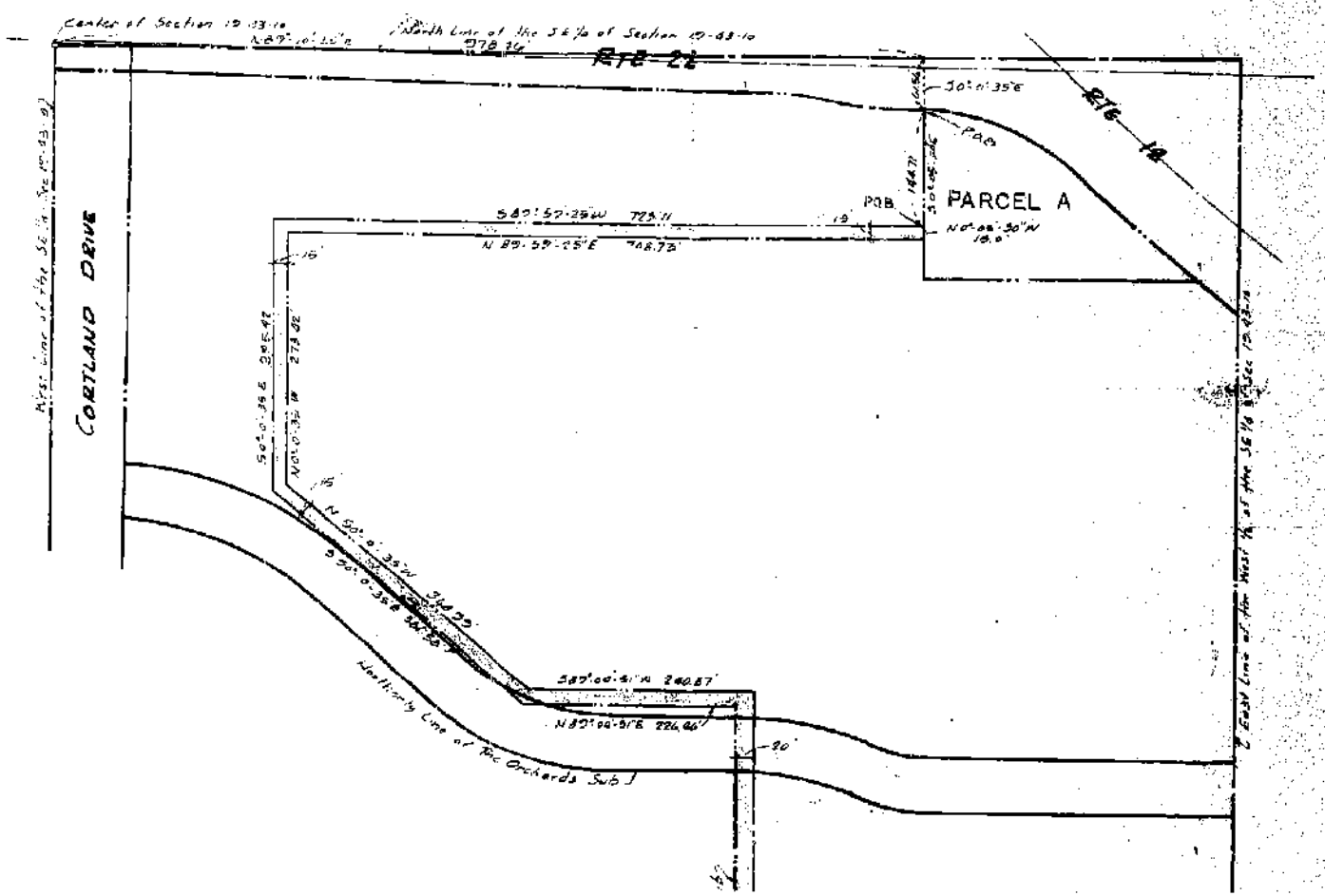
PLAT OF SURVEY

1898276

FOR

AN EASEMENT FOR THE BENEFIT OF PARCEL A FOR STORM SEWER AND DRAINAGE PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION MAINTENANCE AND REPLACEMENT THEREOF, OVER AND UNDER THE FOLLOWING-DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89°-50'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 976.46 FEET; THENCE SOUTH 0°-0'-35" EAST, 51.56 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE RTE. 22 AS DEDICATED; THENCE SOUTH 0°-05'-30" EAST ALONG THE WESTERLY LINE OF PARCEL A, 144.71 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 89°-50'-25" WEST, 123.71 FEET; THENCE SOUTH 0°-0'-35" EAST, 295.42 FEET; THENCE SOUTH 50°-0'-35" EAST, 381.58 FEET; THENCE NORTH 88°-54'-51" EAST, 226.94 FEET; THENCE SOUTH 0°-55'-09" EAST ALONG THE EAST LINE OF THE ORCHARDS SUBDIVISION AND SAID EAST LINE EXTENDED, NORTH 549.84 FEET; THENCE SOUTH 45°-55'-09" EAST, 100.0 FEET TO THE EXISTING DETENTION LAKE; THENCE NORTH 44°-04'-51" EAST, 20.0 FEET; THENCE NORTH 45°-55'-09" WEST, 91.69 FEET; THENCE NORTH 0°-55'-09" WEST PARALLEL WITH SAID EAST LINE OF THE ORCHARDS SUBDIVISION, 556.57 FEET; THENCE SOUTH 88°-04'-51" WEST, 340.87 FEET; THENCE NORTH 50°-0'-35" WEST, 388.99 FEET; THENCE NORTH 0°-0'-35" WEST, 273.42 FEET; THENCE NORTH 89°-50'-25" EAST, 708.73 FEET TO THE WESTERLY LINE OF PARCEL A; THENCE NORTH 0°-05'-30" WEST ALONG SAID WESTERLY LINE OF PARCEL A, 15.8 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

SCALE 1" = 100 FT.

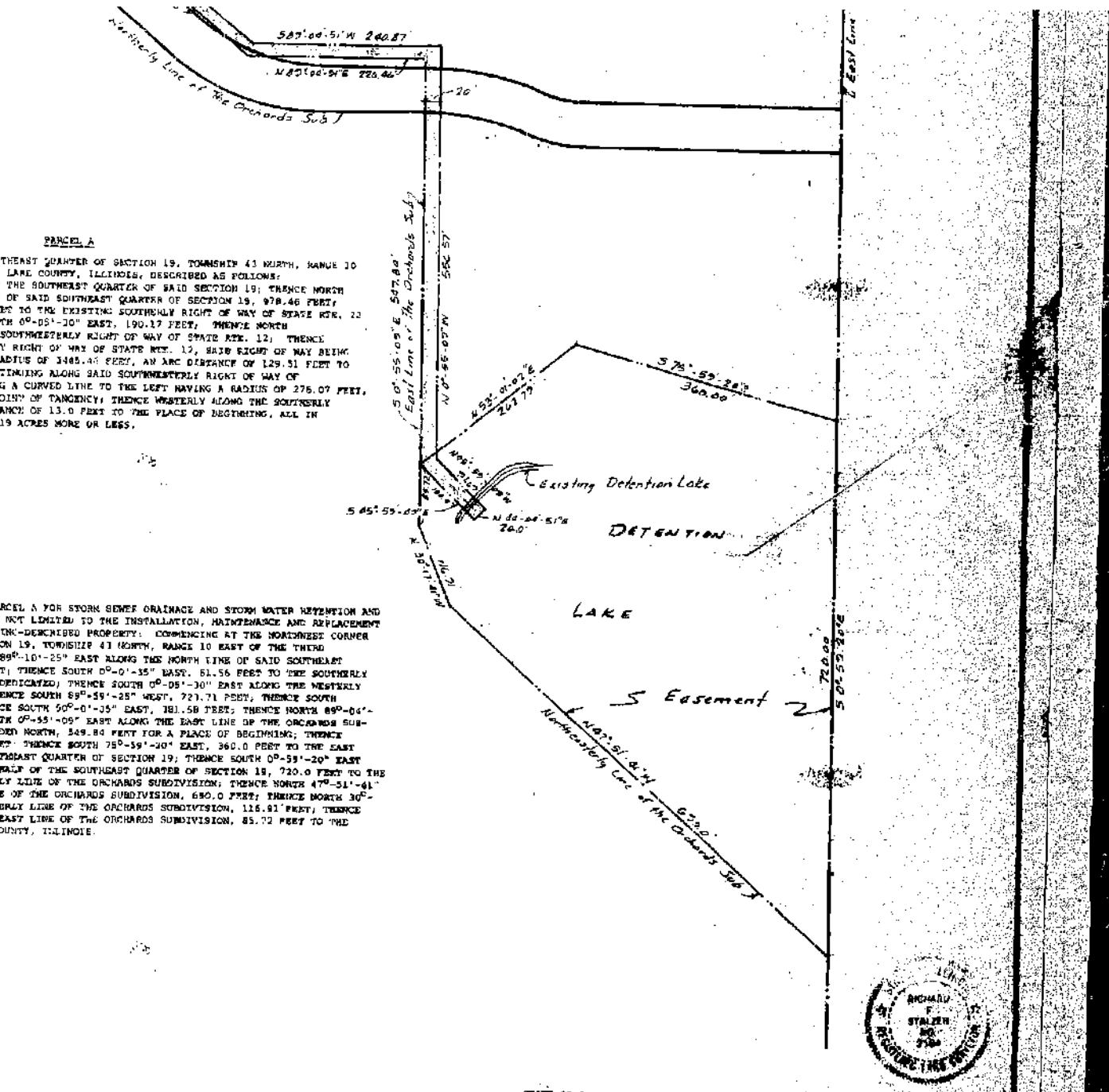


Non-Order Search
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Requested By: carolbaimes, Printed: 1/10/2019 3:00 PM

PARCEL A

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 978.46 FEET; THENCE SOUTH 0°-0'-35" EAST, 61.56 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY OF STATE RTE. 22 FOR A PLACE OF BEGINNING; THENCE SOUTH 0°-05'-30" EAST, 190.17 FEET; THENCE NORTH 89°-57'-33" EAST, 367.55 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 3465.46 FEET, AN ARC DISTANCE OF 129.51 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE LEFT HAVING A RADIUS OF 2775.07 FEET, AN ARC DISTANCE OF 235.10 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF STATE RTE. 22, A DISTANCE OF 13.0 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS, CONTAINING 0.919 ACRES MORE OR LESS.

AN EASEMENT FOR THE BENEFIT OF PARCEL A FOR STORM SEWER DRAINAGE AND STORM WATER RETENTION AND DETENTION PURPOSES, INCLUDING BUT NOT LIMITED TO THE INSTALLATION, MAINTENANCE AND REPLACEMENT THEREOF OVER AND UNDER THE FOLLOWING-DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 978.46 FEET; THENCE SOUTH 0°-0'-35" EAST, 61.56 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE RTE. 22 AS DEDICATED; THENCE SOUTH 0°-05'-30" EAST ALONG THE WESTERLY LINE OF PARCEL A, 144.71 FEET; THENCE SOUTH 89°-59'-25" WEST, 721.71 FEET; THENCE SOUTH 0°-0'-35" EAST, 295.42 FEET; THENCE SOUTH 50°-0'-35" EAST, 181.58 FEET; THENCE NORTH 89°-04'-51" EAST, 216.46 FEET; THENCE SOUTH 0°-55'-09" EAST ALONG THE EAST LINE OF THE ORCHARDS SUBDIVISION AND SAID EAST LINE EXTENDED NORTH, 549.80 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 53°-01'-02" EAST, 262.79 FEET; THENCE SOUTH 75°-59'-30" EAST, 360.0 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 19; THENCE SOUTH 0°-59'-20" EAST ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, 720.0 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF THE ORCHARDS SUBDIVISION; THENCE NORTH 47°-51'-41" WEST ALONG SAID NORTHEASTERLY LINE OF THE ORCHARDS SUBDIVISION, 680.0 FEET; THENCE NORTH 30°-17'-41" WEST ALONG SAID NORTHEASTERLY LINE OF THE ORCHARDS SUBDIVISION, 116.81 FEET; THENCE NORTH 0°-55'-09" WEST ALONG SAID EAST LINE OF THE ORCHARDS SUBDIVISION, 85.72 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.



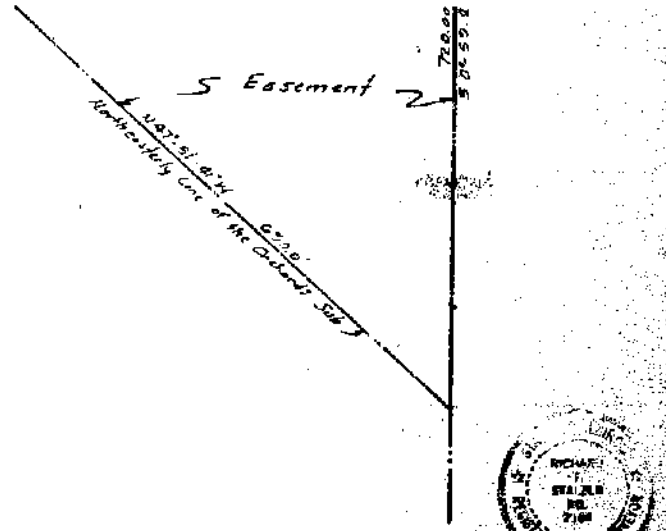
STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS SURVEY IS MADE AT THE ENDEAVOR OF AND FOR THE BENEFIT OF SAMBO'S RESTAURANTS OF ILLINOIS, THE 2222 SHERIDAN CORPORATION, LIMITED PARTNERSHIP, THE FIRST NATIONAL BANK OF DES PLAINES,

RICHARD F. STALZER 35-2750 PROFESSIONAL LAND SURVEYOR

Non-Order Search Doc: LAKE:1898276 Requested By: carolbaines, Printed: 1/10/2019 3:00 PM

THENCE OVER AND UPON THE FOLLOWING-DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 978.46 FEET; THENCE SOUTH 0°-0'-35" EAST, 61.56 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE RTE. 22 AS DEDICATED; THENCE SOUTH 0°-05'-30" EAST ALONG THE WESTERLY LINE OF PARCEL A, 144.71 FEET; THENCE SOUTH 89°-59'-25" WEST, 723.71 FEET; THENCE SOUTH 0°-0'-35" EAST, 205.42 FEET; THENCE SOUTH 52°-0'-35" EAST, 381.58 FEET; THENCE NORTH 89°-04'-51" EAST, 226.48 FEET; THENCE SOUTH 0°-55'-09" EAST ALONG THE EAST LINE OF THE ORCHARDS SUBDIVISION AND SAID WEST LINE EXTENDED NORTH, 549.84 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 53°-01'-02" EAST, 262.79 FEET; THENCE SOUTH 75°-59'-20" EAST, 360.0 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 19; THENCE SOUTH 0°-59'-20" EAST ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, 720.9 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF THE ORCHARDS SUBDIVISION; THENCE NORTH 47°-51'-41" WEST ALONG SAID NORTHEASTERLY LINE OF THE ORCHARDS SUBDIVISION, 690.0 FEET; THENCE NORTH 30°-17'-42" WEST ALONG SAID NORTHEASTERLY LINE OF THE ORCHARDS SUBDIVISION, 116.91 FEET; THENCE NORTH 0°-55'-09" WEST ALONG SAID EAST LINE OF THE ORCHARDS SUBDIVISION, 85.72 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF COOK)

THIS SURVEY IS MADE AT THE INSTANCE OF AND FOR THE BENEFIT OF SAMBO'S RESTAURANTS OF ILLINOIS; THE 1221 ASSOCIATES, LIMITED PARTNERSHIP; THE FIRST NATIONAL BANK OF [illegible], AS TRUSTEE, UNDER TRUST NOS. 74491896 AND 74491897, AND CHICAGO TITLE INSURANCE COMPANY; THE NATIONAL REALTY CORPORATION, AND THE VILLAGE OF [illegible], ILLINOIS.

I, RICHARD F. STALZER, AN ILLINOIS [illegible], HEREBY CERTIFY THAT I HAVE SURVEYED THE [illegible] PROPERTY AND THAT THE PLAT ABOVE IS A CORRECT [illegible] OF SAID SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND [illegible] ARE CORRECTED TO A TEMPERATURE OF [illegible]

PARK RIDGE, ILLINOIS JANUARY 19, 1978.

ILLINOIS REGISTERED [illegible]

IMPORTANT

Before starting any excavating or building, excavators and builders are requested to compare all measurements and should any discrepancies be found report same to our home office at once.

State of Illinois
County of Cook ss

I _____ hereby certify that I have resurveyed and located the building on the property above described and that the plat above is a correct representation of said survey and location.

Chicago A.D. 197

REGISTERED ILLINOIS LAND SURVEYOR

State of Illinois
County of Cook ss

I, _____ an Illinois registered land surveyor hereby certify that I have resurveyed the above described property and that the plat above is a correct representation of said survey.

Dimensions are shown in feet and decimals thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Dated _____

REGISTERED ILLINOIS LAND SURVEYOR

Added Above 'A Legal' 1-26-78

ORDER NO	ORDERED BY
814	WONG

R. F. STALZER & ASSOCIATES
CIVIL ENGINEERS
PARK RIDGE, IL 290
LAND SU

Non-Order Search
Doc: LAKE:1898276
Page 15 of 15
Requested By: carolbarnes, Printed: 1/10/2019 3:00 PM

407229

TRUSTEE'S DEED

1899484

The above space for recorders use only

THIS INDENTURE, made this 3rd day of February, 19 78, between THE FIRST NATIONAL BANK OF DES PLAINES, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 15th day of June, 19 77, and known as Trust Number 74501837, party of the first part, and SAMBO's OF ILLINOIS, INC., an Illinois corporation, of 3760 State Street, Santa Barbara, California 93105 parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Lake County Illinois, to-wit:

2.00 cc

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB.21'78 ★★★ DEPT OF REVENUE 200.00

LAKE - 407229

5 5 3 3

RECORD UNDER ID NUMBER

WANTED HEREIN

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, layout and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; said rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by the Trust Officer and attested by its Assistant Trust Officer/Assistant Cashier, the day and year first above written.

THE FIRST NATIONAL BANK OF DES PLAINES
as Trustee as aforesaid and not personally,

By _____ Trust Officer

ATTEST _____ Assistant Trust Officer/Assistant Cashier

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, Ruth A. Troutman, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT JAMES S. SHELDON

Assistant Vice-President of THE FIRST NATIONAL BANK OF DES PLAINES, a national banking association, and STEVEN D. SANTUCCI Assistant Trust Officer/Assistant Cashier of said national banking association, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Trust Officer/Assistant Cashier, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth; and the said Assistant Trust Officer/Assistant Cashier did also then and there acknowledge that he/she, as custodian of the corporate seal of said national banking association, did affix the said corporate seal of said national banking association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of Feb, 19 78

Ruth A. Troutman
Notary Public

RUTH A. TROUTMAN NOTARY PUBLIC COOK COUNTY, ILL.

5934

DOC 1899484
LAKE COUNTY, ILLINOIS

'70 FEB 21 PM 4 33

RECORDER OF DEEDS

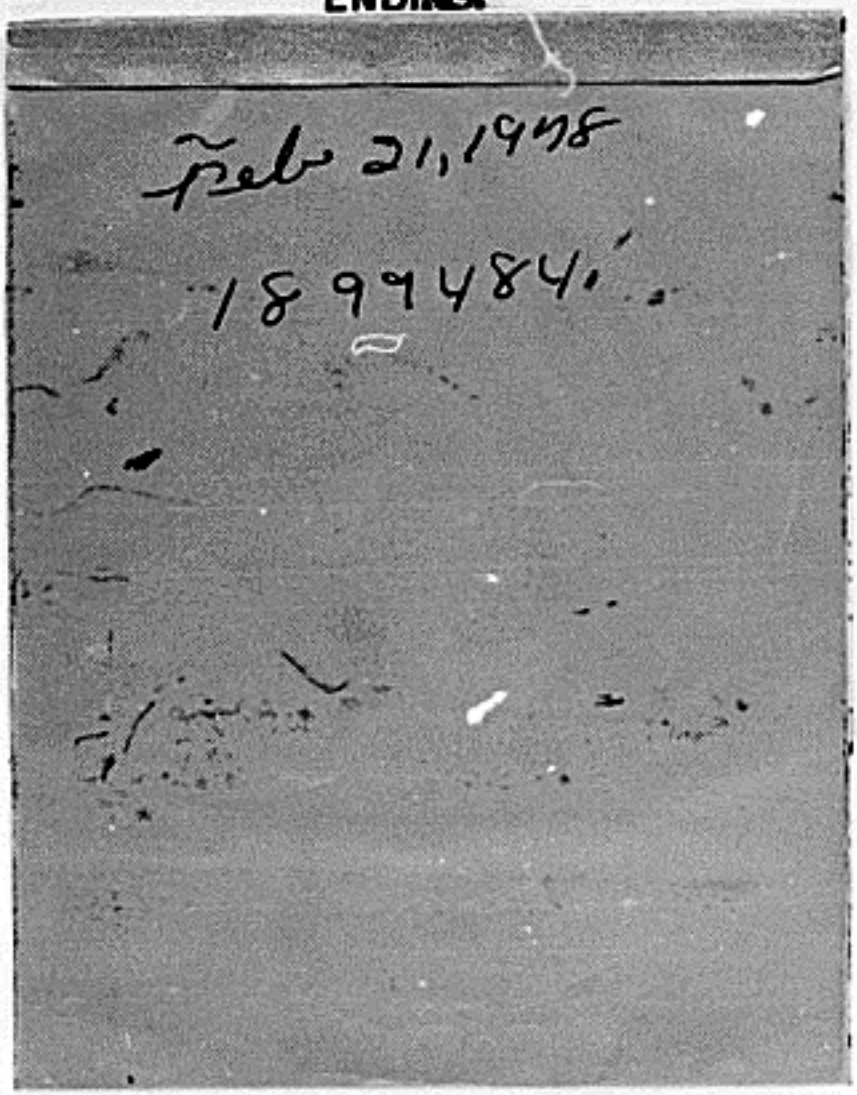
ATT: WOOD

ATTORNEY WISCONSIN

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89°-10'-25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, 978.46 FEET; THENCE SOUTH 0°-0'-35" EAST, 61.56 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY OF STATE RTE. 22 FOR A PLACE OF BEGINNING; THENCE SOUTH 0°-05'-30" EAST, 190.17 FEET; THENCE NORTH 89°-37'-33" EAST, 307.55 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 3445.46 FEET, AN ARC DISTANCE OF 129.51 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE RTE. 12, SAID RIGHT OF WAY BEING A CURVED LINE TO THE LEFT HAVING A RADIUS OF 276.07 FEET, AN ARC DISTANCE OF 235.10 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF STATE RTE. 22, A DISTANCE OF 13.0 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS, CONTAINING 0.919 ACRES MORE OR LESS.

DAILY TAKE-OFF

ENDING



LAKE COUNTY

Parkway Bank & Trust Co.
Trust No. 11589
AS TRUSTEE AND NOT INDIVIDUALLY
Name

Route: IL. 22
Section: US 12 to Bueshing
County: Lake
Job No.: R-91-008-01
Parcel No.: 1E70009
PIN No.: 14-19-400-027,
Address: 455 S. Rand Rd.
Lake Zurich, IL.

RECORDER'SUSE

5560623

FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
05/17/2004 - 12:43:36 P.M.
RECEIPT #: 160746
DRAWER #: 29

TRUSTEE'S DEED
(NON-FREEWAY)

Know all men by these presents: That Parkway Bank and Trust Company, AND NOT INDIVIDUALLY as Trustee under a trust agreement dated the 2nd day of August 1988 and known as Trust Number 11589 in the exercise of the power in this behalf conferred upon us for and in consideration of Fifteen Thousand Five Hundred Dollars ($15,500.00) in hand paid, receipt of which is hereby acknowledged, grants and conveys all the then existing legal or equitable rights of the Grantor in the premises described herein and shall extend to any after acquired title of the described premises unto the People of the State of Illinois, Department of Transportation Grantee, the following described real estate, situated in County of Lake and State of Illinois, to-wit:
**2-27-97

See Legal Description Attached

The Grantor, without limiting the interest above granted and conveyed, does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the above-described premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

Exempt under provision of 35 ILCS 200/31-45, Paragraph B
Section 4, Real Estate Transfer Tax Law

05/17/04 — Date
Buyer

4 JR

5560623

In witness whereof, the Grantor(s) (has)(have) hereunto set their hand(s) and seal(s) this 12th day of August, A.D., 2003.

PARKWAY BANK & TRUST COMPANY, AS TRUSTEE U/T/A DATED 2-27-97 A/K/A TRUST NUMBER 11589 AND NOT INDIVIDUALLY

_____ (SEAL)
VICE PRESIDENT Trustee & TRUST OFFICER

_____ (SEAL)
ASSISTANT TRUSTTrustee OFFICER

PARKWAY BANK AND TRUST COMPANY CORPORATE SEAL ILLINOIS

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, LUBA KOHN, a Notary Public in and for said County and State aforesaid, do hereby certify that DIANE Y. PESZYNSKI, V.P. & T.O. and JO ANN KUBINSKI, A.T.O. as Trustees, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument, as such Trustees, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 12th day of August, 2003.

_____
Notary Public

"OFFICIAL SEAL"
LUBA KOHN
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 05/22/2004

RETURN AND MAIL TAXES TO GRANTEE'S ADDRESS
ILLINOIS DEPARTMENT OF TRANSPORTATION
201 W. CENTER CT. SCHAUMBURG, IL 60196-1096
ATTN: J. CORTESE

THIS DOCUMENT PREPARED BY:
ILLINOIS DEPARTMENT OF TRANSPORTATION
201 W CENTER CT., SCHAUMBURG, IL 60196-1096

5560623

Owner : Parkway Bank and Trust Co.
Route : F.A.P. 337 (IL 22)
Section :
County : Lake
Job No.: R-91-008-01
Parcel No.: 1E70009
Station : 7+617.977 to
Station : 7+649.255

Parcel 1E70009

That part of the West Half of the Southeast Quarter of Section 19, Township 43 North, Range 10, East of the Third Principal Meridian, bounded and described as follows: Commencing at the theoretical Center of said Section 19, said theoretical Center of Section 19 being 35.90 feet West of the point of intersection of the West Right-of-Way line of Cortland Drive with the North line of the Southeast Quarter of said Section 19 and said intersection is the Center of said Section 19 according to Document Numbers 1851988 and 3391751; thence South 89 degrees 46 minutes 17 seconds East, being as assumed bearing on the North line of the Southeast Quarter of said Section 19, a distance of 996.66 feet; thence South 1 degree 05 minutes 04 seconds West, 61.93 feet (61.28 feet = deed) to the Northeast Corner of Lot 4 in Village Square according to the plat thereof recorded September 1, 1993 as Document Number 4568260, for the Point of Beginning; thence continuing South 1 degree 05 minutes 04 seconds West, on the East line of said Lot 4, a distance of 8.95 feet; thence South 89 degrees 02 minutes 55 seconds East, 102.62 feet to the Southerly Right-of-Way line of Illinois Route 22 according to the Plat of Dedication recorded December 8, 1938 as Document Number 456777; thence Northwesterly an arc distance of 72.31 feet on said Southerly Right-of-Way line, being a curved line, concave to the South, having a radius of 276.07 feet with a chord bearing of North 81 degrees 26 minutes 58 seconds West and a chord distance of 72.10 feet; thence North 88 degrees 57 minutes 09 seconds West, on said Southerly Right-of-Way line, 15.84 feet to a point of curve; thence Westerly an arc distance of 15.29 feet on said Southerly Right-of-Way line, being a curved line, concave to the North, having a radius of 505.0 feet with a chord bearing of North 88 degrees 05 minutes 06 seconds West and a chord distance of 15.29 feet; thence South 1 degree 05 minutes 04 seconds West, 0.87 feet to the Point of Beginning, all in Lake County, Illinois.

said parcel contains 0.017 acre, more or less.

RECEIVED
JUN 17 2002
PLATS & LEGALS

5560623 3

STATE OF ILLINOIS
COUNTY OF LAKE

AFFIDAVIT - METES AND BOUNDS

I, **Rafael F. Frias,** being duly sworn on oath that he is of the Illinois Department of Transportation, 201 W. Center Court., Schaumburg, IL, 60196-1096. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes, as the provisions of this Act do not apply and no plat is required in any of the following instances:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;

2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;

3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;

4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

7. Conveyances made to correct descriptions in prior conveyances;

8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;

9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as described by the date of this amendatory Act of 1973; Amended by P.A. 78-553 Paragraph 1, effective October 1, 1973; P.A. 78-567, Paragraph 1, effective October 1, 1973;

10. No change in real estate.

AFFIANT further states that he makes this affidavit for the purpose of inducing the RECORDER OF Lake COUNTY, ILLINOIS, to accept the attached deed for recording.

SUBSCRIBED and SWORN to me this 17 day of May, 20 04.

Juan Carlos Rivera
Notary Public

5560623

Official Seal
Juan Carlos Rivera
Notary Public State of Illinois
My Commission Expires 03/19/07

4

Traffic Impact Study

Proposed Chase Bank
455 S. Rand Road
Lake Zurich, Illinois

May 16, 2022

Prepared for:

The Architects Partnership
tap

Prepared by:
Dan Brinkman, P.E., PTOE
Assistant Director of Transportation Services

Antonio Maravillas, E.I.T.
Traffic Engineer

GHA



Part I. Introduction and Project Context

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic Impact Study for the proposed *Chase Bank* to be constructed as an outlot in the Village Square shopping center located at the southwest corner of the Rand Road (US Route 12) and W. Main Street (IL Route 22) intersection in Lake Zurich, Illinois. Chase proposes to construct a single 6,226 square foot building with four drive up lanes adjacent to the building.

The following summarizes our approach, methodology and findings and provides various recommendations for your consideration. ***Appendices*** referenced are located in the Technical Addendum at the end of this document.

Part II. Background Information

Site Location Map and Roadway Inventory

Exhibit 1 provides a site location map, while ***Exhibit 2*** illustrates the existing traffic operations in the site area. ***Appendix A*** provides a photo inventory of the site vicinity. Pertinent comments on nearby land uses, the adjacent roadways, and non-auto facilities include:

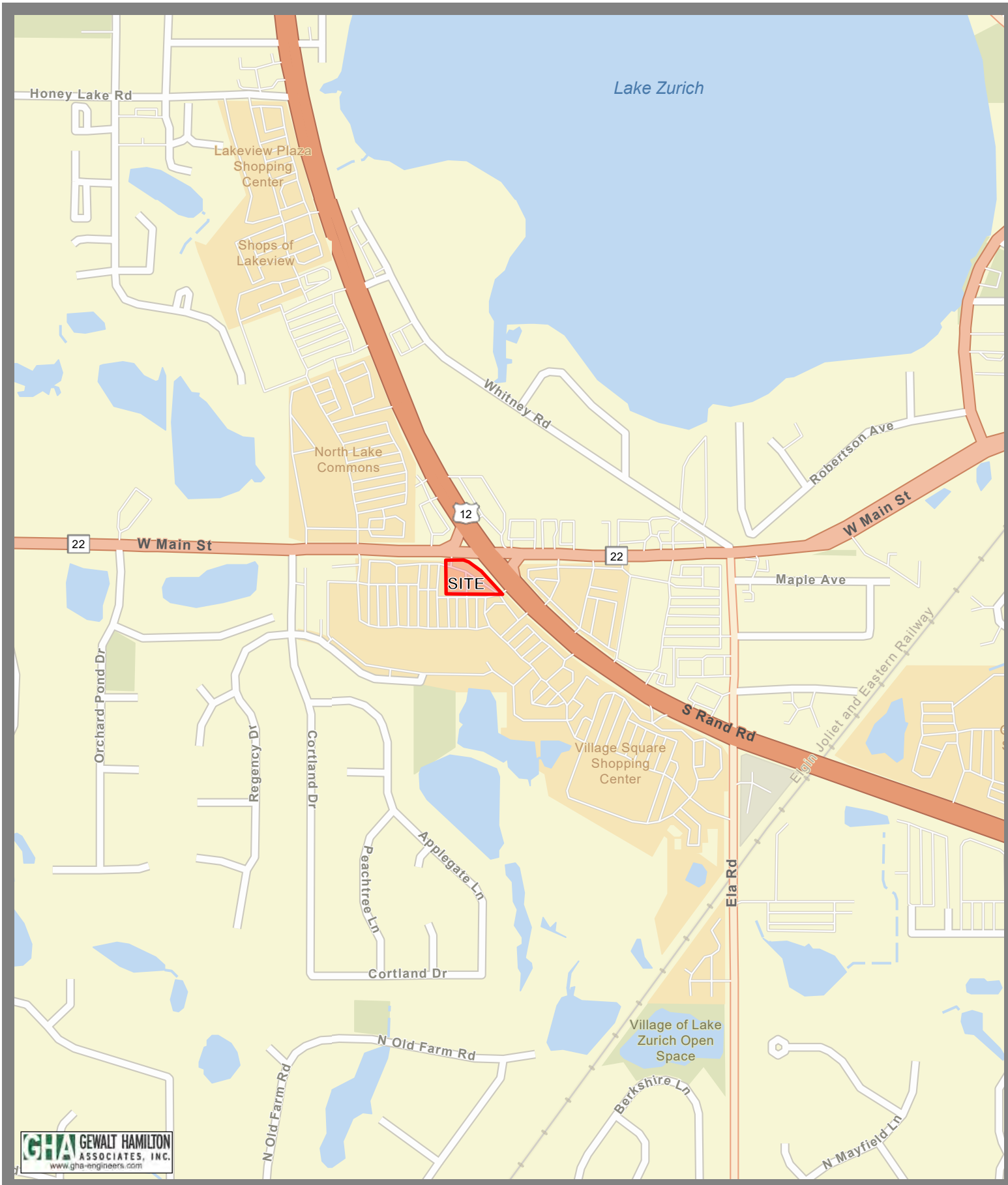
Area Land Uses

- Rand Road serves as a major retail corridor through Lake Zurich with several shopping centers along both sides of the roadway. The North Lake Commons shopping center is located on the northwest quadrant of the Rand Road and W. Main Street intersection, while the Village Square shopping center is located on the southwest quadrant.
- The current site contains a vacant commercial building that was formerly a restaurant (*Giordano's*). It is considered an outlot of the Village Square shopping center and is adjacent to a *FedEx* store to the west and a *Fifth Third Bank* to the southeast.
- A *Bank of America* facility with a drive-up ATM is located north of the site, as part of the North Lake Commons shopping center.
- An existing *Chase Bank* with a drive-up ATM is located on the southeast corner of the Rand Road and W. Main Street intersection. The existing *Chase* facility is part of a multi-tenant office building.
- A *Shell* gas station with convenience store is located on the northwest corner of the Rand Road and W. Main Street intersection, independent from the North Lake Commons shopping center.

Roadway Inventory

<u>Rand Road (US Route 12)</u>

- Rand Road is a Principal Arterial roadway that overall runs from the northwest to the southeast. It is designated as US Route 12 and is under the jurisdiction of the Illinois Department of Transportation (IDOT).
- Rand Road is designated as a Strategic Regional Arterial (SRA) route. SRA routes are designed to carry higher traffic volumes at higher travel speeds through access control and traffic signal installation / spacing. It is also designated as a Class II truck route.
- Rand Road provides three through lanes in each direction separated by a raised curb median.
- At its signalized intersection with W. Main Street, Rand Road provides dual left-turn lanes on both approaches. A separate channelized right-turn lane is also provided on the southbound approach. Red-light cameras are posted on both approaches of the intersection for northbound and southbound traffic.
- Rand Road has a posted speed limit of 45 miles per hour (mph) within the site vicinity.



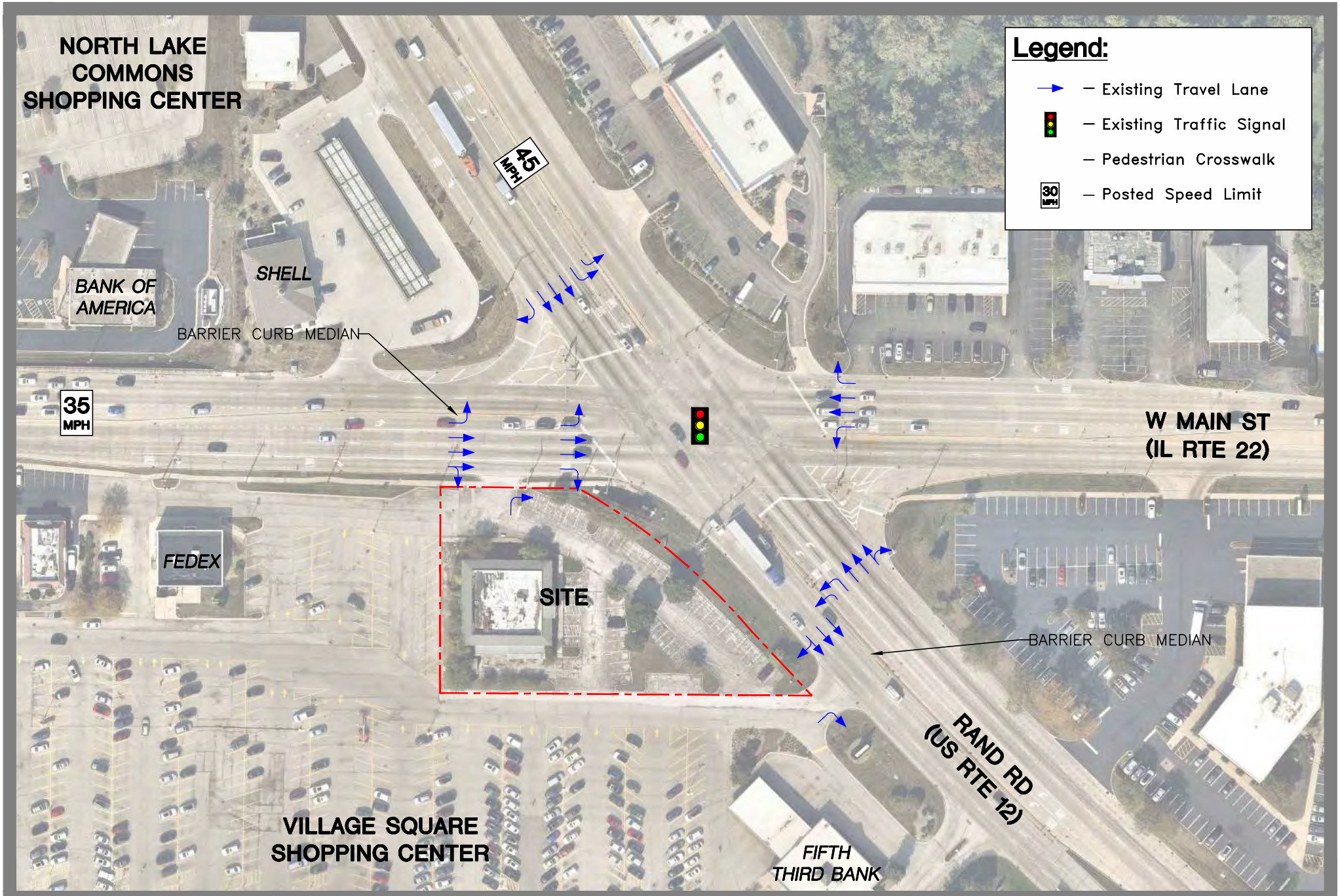
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1 inch = 1,000 Feet

Exhibit 1 - Location Map

Proposed Chase Bank Development
455 S. Rand Road , Lake Zurich, IL

Map Center: 88.10652°W 42.18874°N



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Exhibit 2
Existing Traffic Operations

W. Main Street (IL Route 22)

- W. Main Street is an east-west Principal Arterial roadway under the jurisdiction of IDOT and is designated as IL Route 22. It is also designated as an SRA route.
- West of Rand Road, W. Main Street is designated as a Class II truck route.
- W. Main Street provides two through lanes in each direction separated by a raised curb median in the vicinity of Rand Road.
- At its signalized intersection with Rand Road, W. Main Street provides a separate left-turn lane on both approaches, as well as a separate right-turn lane. A redlight camera is posted on the west leg of the intersection for eastbound traffic.
- W. Main Street has a posted speed limit of 35 mph within the site vicinity.

Pedestrian Facilities

- A sidewalk is provided along the south side of W. Main Street in the site vicinity.
- A standard (parallel line) crosswalk is striped on the south leg of the Rand Road and W. Main Street intersection. Pedestrian signal heads are provided for this crossing.

Existing Traffic

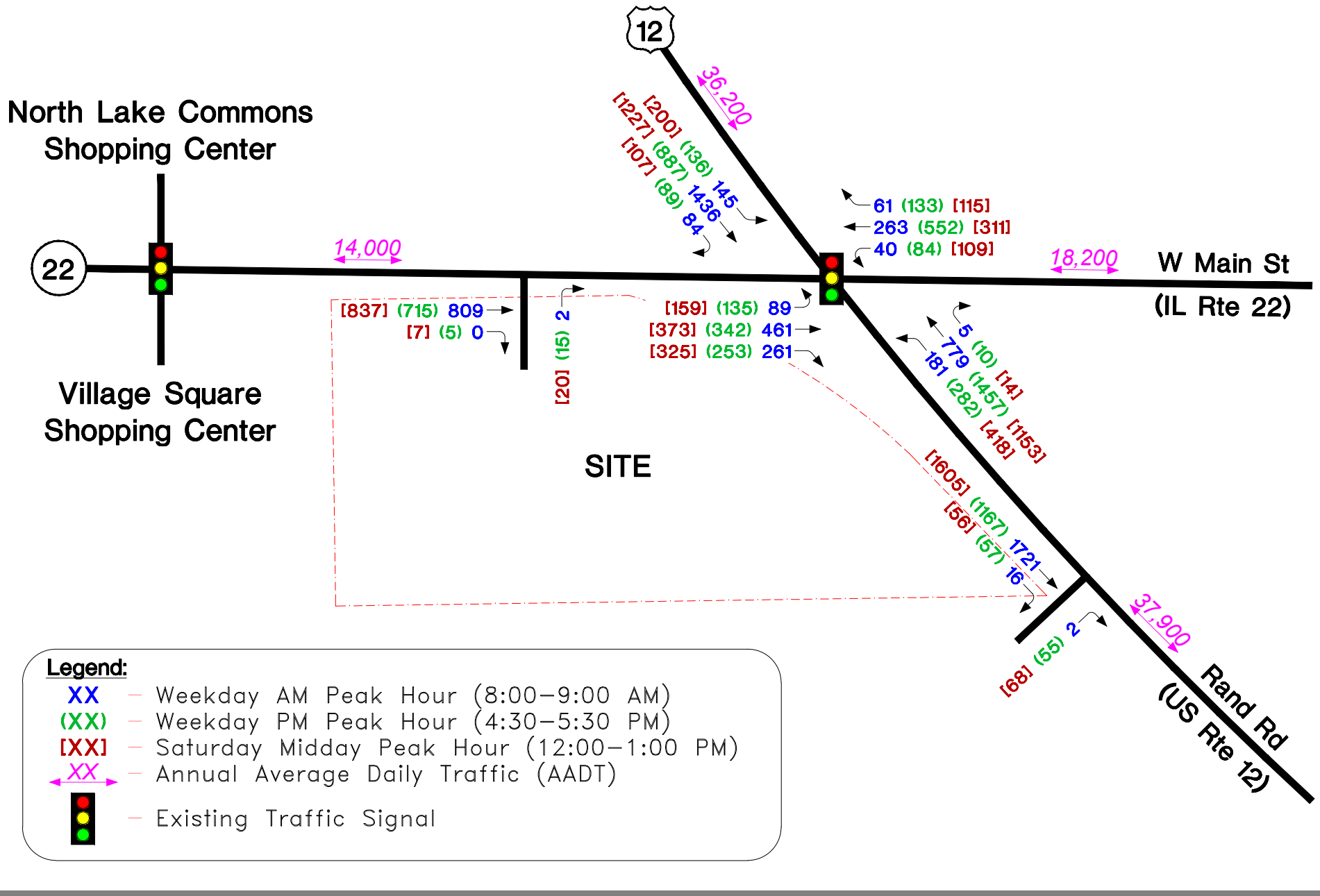
Exhibit 3 summarizes the existing weekday morning, weekday evening, and Saturday midday peak hour traffic volumes. Peak period traffic turning movement counts were conducted by GHA on Thursday, April 7, 2022, from 6:00 AM to 9:00 AM and from 3:00 PM to 6:00 PM, and on Saturday, April 9, from 9:00 AM to 1:00 PM at the Rand Road and W. Main Street intersection, as well as at both site driveways. The observed weekday morning, weekday evening, and Saturday midday peak hours occurred from 8:00 to 9:00 AM, 4:30 to 5:30 PM, and 12:00 to 1:00 PM, respectively, at the Rand Road and W. Main Street intersection.

Exhibit 3 also provides the available Annual Average Daily Traffic (AADT) 24-hour volumes along Rand Road and W. Main Street as published by IDOT on their website: www.gettingaroundillinois.com.

No unusual activities (e.g., roadway construction, or inclement weather) were observed during our counts that would be expected to impact traffic volumes or travel patterns in the vicinity. Summaries of the existing traffic counts can be found in *Appendix B*.

No-Build Traffic

Traffic growth in the area is a function of expected land development in the region. Future traffic volume conditions were developed for the year 2028. This equates to the build-out year of the development (year 2023) plus five years. Based on a review of historical traffic volumes and the Chicago Metropolitan Agency for Planning (CMAP) 2050 projections (see *Appendix C*), traffic volumes along Rand Road and W. Main Street are assumed to experience an annual compounded growth rate of 0.46 to 0.47 percent. Accordingly, the 2028 no-build peak hour traffic volumes (see *Exhibit 4*) were developed by applying the predicted growth rates, rounded up to 0.50 percent, to the existing (year 2022) traffic volumes.

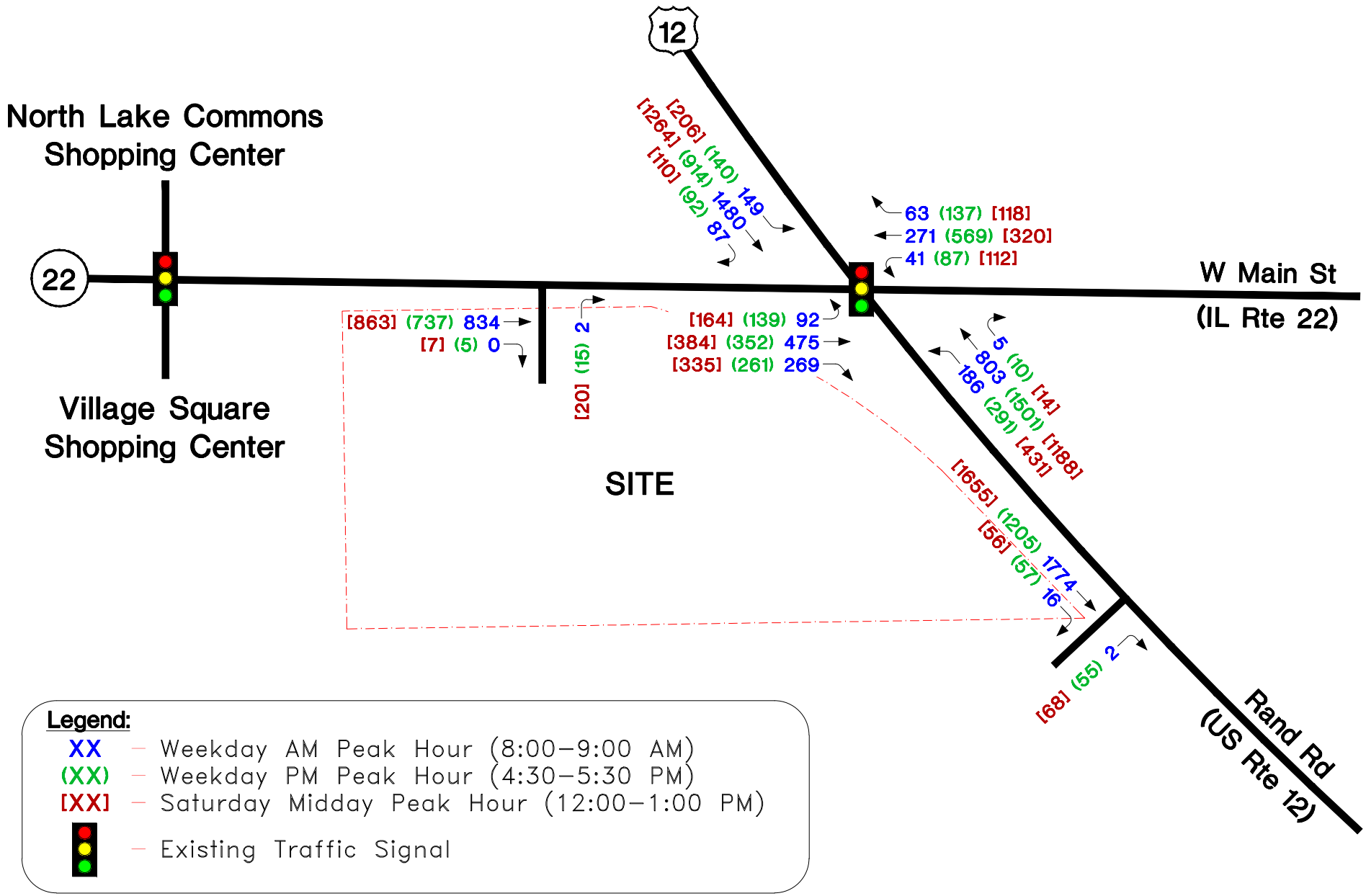


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Exhibit 3
Existing Traffic
Sources: 1) GHA April 2022 2) IDOT 2021 AADT



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Exhibit 4
Year 2028 No-Build Traffic

Crash Analysis

Crash data was obtained from the IDOT Bureau of Data Collection for the last five available calendar years (2016 through 2020). A summary of the crash data is provided in ***Table 1*** with the crashes mapped on ***Appendix D***. The crash data represents any crashes that occurred within 300 feet of the Rand Road and W. Main Street intersection, which includes the locations of the two existing site access driveways.

Table 1: Crash Summary (2016-2020) [A]

Location	No. of Crashes	Severity [B]					Crash Type [D]						Percent During Wet/Icy Conditions
		PD	PI [C]			F	AG	RE	SSD	T	FO	O	
			A	B	C								
Intersection - Crashes within 300' of intersection													
Rand Road (US Route 12) at W. Main Street (IL Route 22)	114	98	1	7	9	0	4	69	17	19	3	2	24%
Total (2016-20)	114	98	1	7	9	0	4	69	17	19	3	2	24%

[A] Source: IDOT Division of Transportation and Safety for the 2016-2020 calendar years.

[B] PD = property damage only; PI = personal injury; F = fatality.

[C] Type A (incapacitating injury); Type B (non-incapacitating injury); Type C (possible injury).

[D] AG = angle; RE = rear end; SSD = Sideswipe Same Direction; T = turning; FO = fixed object; O = other.

As shown in ***Table 1***, the intersection of Rand Road and W. Main Street experienced 114 crashes during the five-year study period, with an average of 22-23 crashes per year. Approximately 86 percent (98 of 114) of the total crashes involved property damage only. Rear end collisions accounted for 61 percent (69 of 114) of the total crashes.

As previously noted, a red-light running camera is present on the eastbound, northbound, and southbound approaches of the intersection. Red-light cameras have generally been shown to reduce the frequency of angle collisions but increase the frequency of rear end collisions. Typically, rear end collisions are less severe than angle collisions, and red-light cameras are installed when there is a need to reduce the severity of crashes at an intersection. During the five-year study period, only four (4) angle crashes occurred.

Sideswipe (same direction) collisions accounted for 15 percent (17 of 114) of the total crashes. Because the intersection is located along a horizontal curve of Rand Road, sideswipe collisions can occur as a result of drivers excessively speeding, changing lanes while traveling through the intersection, or slippery (wet/icy) pavement conditions.

There were no reported crashes involving a pedestrian or bicyclist during the five-year study period.

Part III. Traffic Evaluation

Future Site Characteristics

Proposed Development Plan

As proposed, *Chase* plans to construct a new facility at 455 S. Rand Road, on the southwest quadrant of Rand Road and W. Main Street. The site currently contains a vacant commercial building that will be demolished, and *Chase* will construct a new 6,226 square foot building with four drive-up lanes.

Existing vehicular access to the site is provided via one driveway off W. Main Street and one driveway off Rand Road. Both driveways also provide access to the Village Square shopping center. Currently, both driveways function as right-in / right-out only, as left-turns in and out of the driveway are restricted via barrier curb medians. As proposed, the driveway off W. Main Street will be modified to only allow right-turns into the site. No changes are proposed to the driveway off Rand Road. Additional pedestrian access will also be provided via a sidewalk connection to the existing sidewalk along W. Main Street.

The April 5th, 2022, preliminary geometric plan prepared by GHA is included as ***Appendix E***.

Trip Generation

Table 2 summarizes the traffic generation calculations for the proposed *Chase Bank* facility. Rate data published in the current (11th) edition of the Institute of Transportation Engineers (ITE) Manual *Trip Generation* were used to determine the anticipated traffic generated during the Weekday Morning, Weekday Evening, and Saturday Midday Peak Hours. As can be seen in *Table 2*, the proposed banking facility is expected to generate between 62 trips and 164 trips (combined inbound and outbound) during each of the Peak Hours, and approximately 626 trips on a daily basis (combined inbound and outbound).

Table 2: Trip Generation Calculations

Land Use	Size	ITE Code	Weekday Peak Hours						Saturday			Daily		
			Morning 8:00 - 9:00 AM			Evening 4:45-5:45 PM			Midday 11 AM - 12 PM			24-hours		
			In	Out	Sum	In	Out	Sum	In	Out	Sum	In	Out	Sum
Proposed Chase Bank														
Drive-in Bank	6,226 SF	912	36	26	62	65	66	131	84	80	164	313	313	626
Less Pass By Trips (20%)			-6	-6	-12	-13	-13	-26	-16	-16	-32	-63	-63	-126
New Trips			30	20	50	52	53	105	68	64	132	250	250	500

Sources: ITE Trip Generation Manual, 11th Edition, ITE Trip Generation Handbook, 3rd Edition

Not all vehicle trips expected to be generated by the proposed bank represent new trips on the study area roadway system. Studies have shown that for banks, a portion of the site-generated vehicle trips are already present in the adjacent passing stream of traffic or are diverted from another route to the proposed site.

Based on data presented in the ITE *Trip Generation Handbook, 3rd Edition*, the average pass-by trip percentage for the proposed use is 29 percent during the weekday morning, 35 percent during the weekday

evening, and 38 percent during the Saturday midday peak hours. However, to provide a conservative analysis, a 20 percent reduction for pass-by traffic was applied to the development site-generated trips, consistent with IDOT guidelines for the preparation of traffic impact studies on SRA routes.

It should be noted that the volume of pass-by traffic does not reduce the total trips generated and those trip volumes will still be realized as turning movements at the access driveways. Furthermore, as an outlot within an established shopping center, one can reasonably expect that some trips may be made internally, i.e., a stop at the bank before going to *Trader Joe's*, which are referred to as linked trips or internal capture, as the trips do not result in a vehicle entering from or exiting to the outside roadway network. To maintain a conservative approach, no discount for linked trips was taken.

See *Appendix F* for excerpts of the ITE manual *Trip Generation* and the *Trip Generation Handbook*.

Trip Distribution

Table 3 provides the anticipated distribution of site traffic. This was based on existing site travel patterns, access operations, and the operational characteristics of the overall Village Square shopping center and adjacent street system.

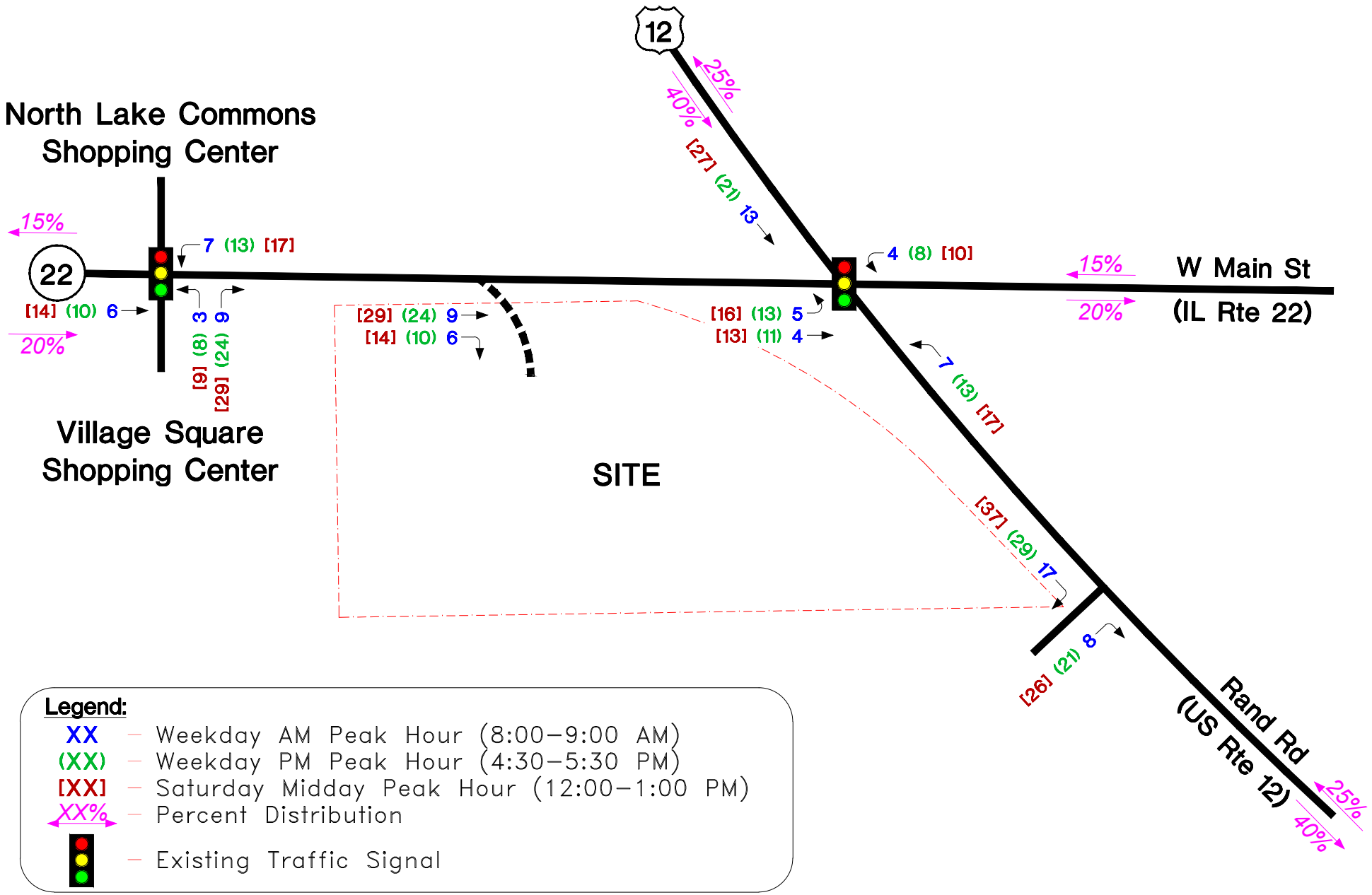
Table 3: Trip Distribution

Route & Direction	Approach Site From	Depart Site To
Rand Road (US Route 12)		
North of IL Route 22	40%	25%
South of Site	25%	40%
W. Main Street (IL Route 22)		
East of US Route 12	15%	20%
West of Site	20%	15%
Totals =	*100%*	*100%*

Site and Total Traffic Assignments

Exhibits 5A and *5B* illustrate the site traffic assignment for the *Chase Bank* trips (new and pass-by respectively), which is based on the traffic characteristics summarized in *Tables 2 and 3* (trip generation and trip distribution) and assigned to the area roadways. As previously noted, the proposed development is anticipated to open in late 2023. Therefore, we have considered the total impacts of the complete development for the year 2028, or buildout plus five years.

The site traffic (*Exhibits 5A* and *5B*) and year 2028 no-build traffic (*Exhibit 4*) were combined to produce the year 2028 total traffic, which is illustrated on ***Exhibit 6***.

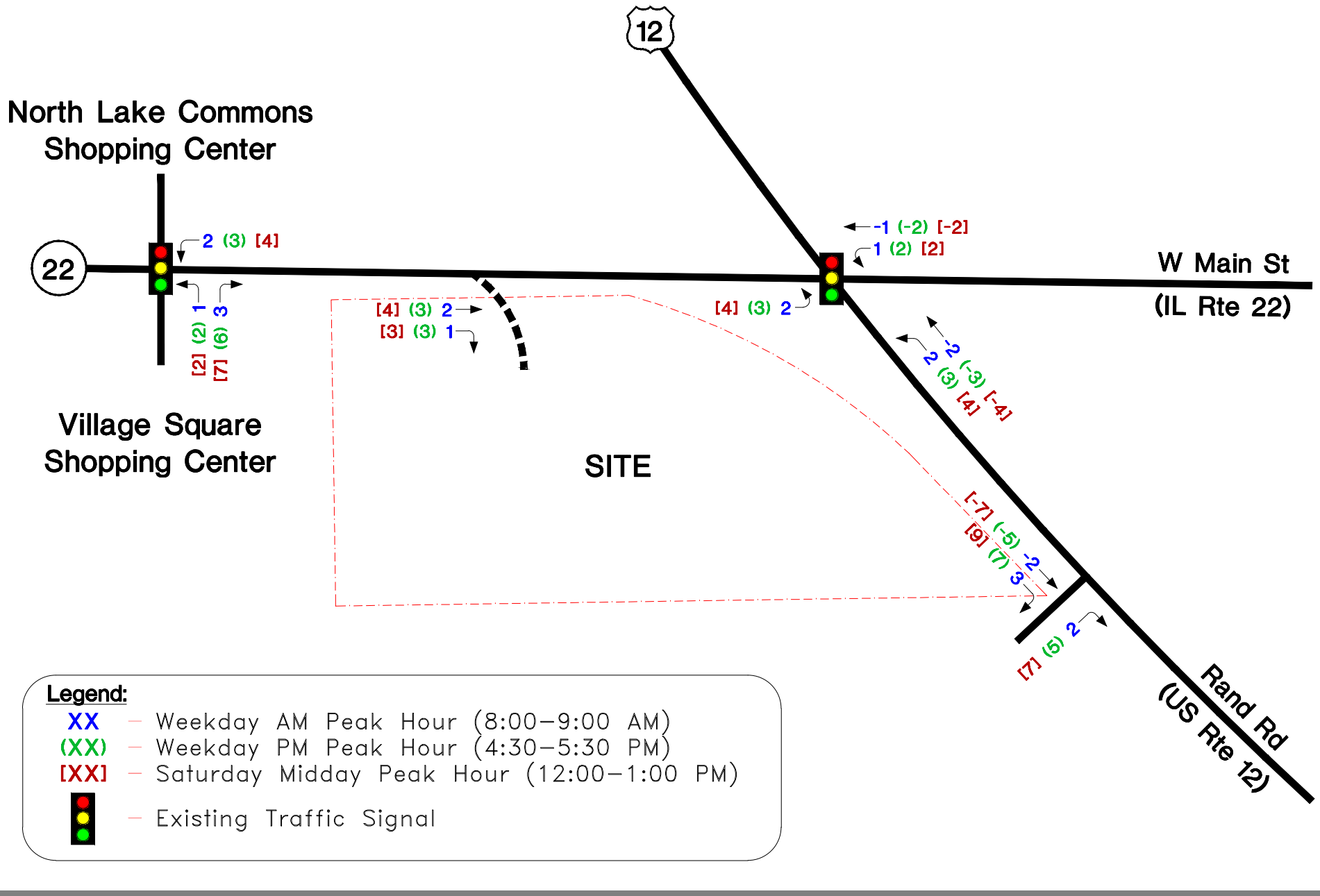


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Exhibit 5A
Site Traffic
New Trips

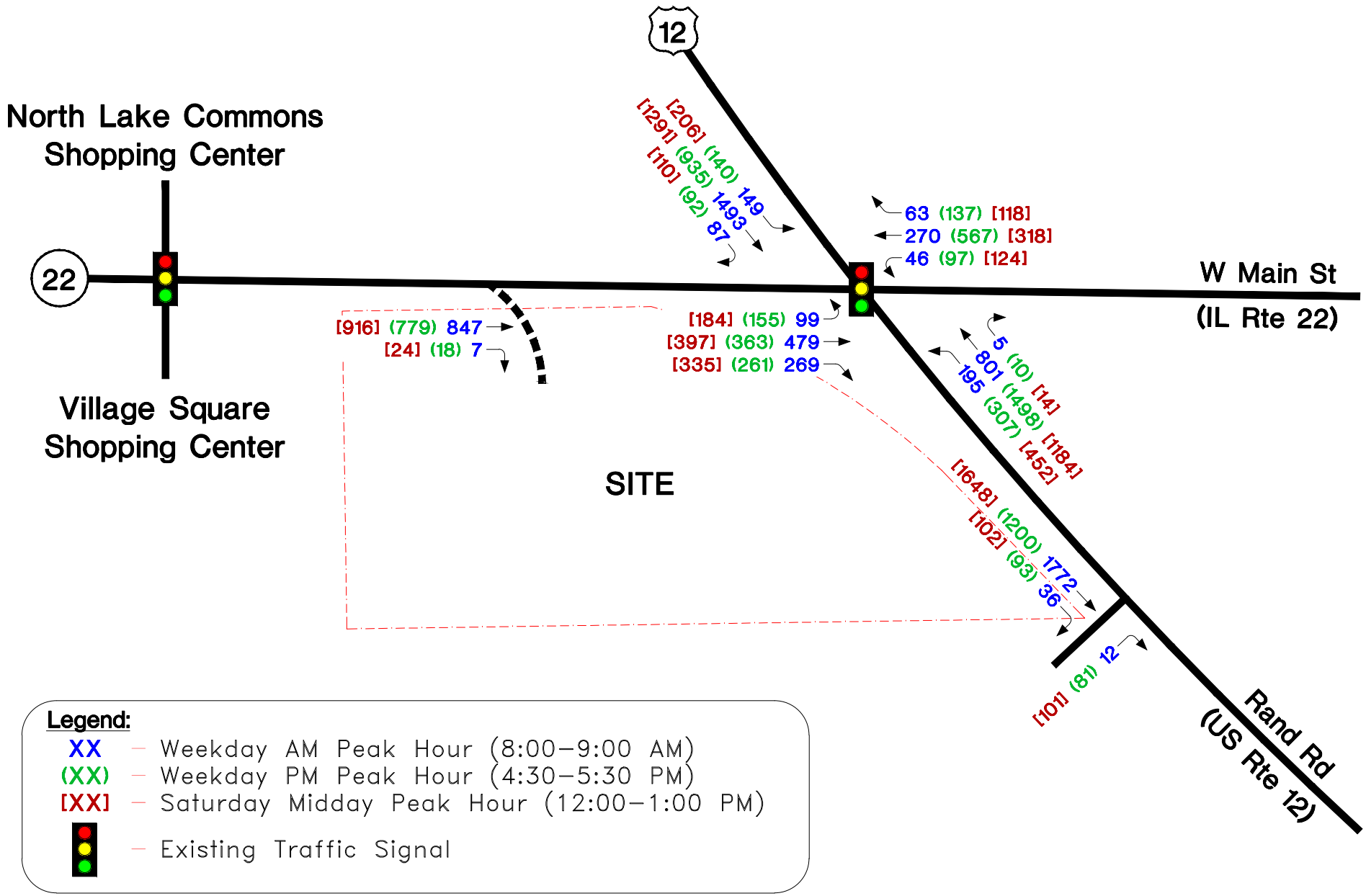


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Exhibit 5B
Site Traffic
Pass-by Trips



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Exhibit 6
Year 2028 Total Traffic

Part IV. Evaluation

Capacity Analysis

Capacity analyses are a standard measurement that identifies how an intersection operates. They are measured in terms of Level of Service (LOS). The concept of LOS is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A level-of-service definition provides an index to quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels of Service are defined for each type of facility. They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst. LOS C is often considered acceptable for design purposes and LOS D is usually considered as providing the lower threshold of acceptable operations. Since the level of service is a function of the traffic flows placed upon it, the facility may operate at a wide range of levels of service, depending on the time of day, day of week or period of year. A description of the operating condition under each level of service, based on the analysis parameters as published in the Transportation Research Board's (TRB) Highway Capacity Manual (HCM), Sixth Edition, is provided in ***Table 4***.

Table 4: Level of Service (LOS) Summary

LOS	Description	Delay (sec/vehicle)	
		Traffic Signal	Stop Sign
A	Describes conditions with little to no delay to motorists.	<10	< 10
B	Represents a desirable level with relatively low delay to motorists.	>10 and < 20	>10 and < 15
C	Describes conditions with average delays to motorists.	>20 and < 35	>15 and < 25
D	Describes operations where the influence of congestion becomes more noticeable. Delays are still within an acceptable range.	>35 and < 55	>25 and < 35
E	Represents operating conditions with high delay values. This level is often considered within urban settings or for minor streets intersecting major arterial roadways to be the limit of acceptable delay.	>55 and < 80	>35 and < 50
F	Is unacceptable to most drivers with high delay values that often occur when arrival flow rates exceed the capacity of the intersection.	>80	>50

Capacity analyses were performed at the Rand Road intersections with W. Main Street and the existing site access using the methodologies outlined in the HCM, for the following scenarios:

- *Existing Traffic* – Existing traffic (year 2022)
- *No-Build Traffic* – Future traffic (non-site, year 2028) with background growth
- *Total Traffic* – Future no-build traffic (year 2028) plus the addition of the *Chase Bank* generated traffic

Table 5 summarizes the intersection capacity and queue analysis results.

Capacity analysis summary printouts are provided in ***Appendix G***.

Table 5: Capacity Analyses Results Summary

Intersection / Timeframe / Scenario	Roadway Conditions	LOS Per Movement By Approach (> = Shared Lane TTR=Through+Right; - = Non Critical or not Allowed Movement)												Intersection / Approach	
		Eastbound			Westbound			Northbound			Southbound			Delay (sec / veh)	LOS
		LT	TH	RT	LT	TH	RT	LT	TH	TTR	LT	TH	RT		
1. Rand Road (US Route 12) at W. Main St (IL Route 22)	Traffic Signal	Eastbound			Westbound			Northbound			Southbound			Intersection Delay	
A. Weekday Morning Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	D	D	D	D	D	D	E	A	A	E	B	B	27.7	C
	• 95th Queue Length (ft)	119	319	341	58	200	86	162	108	109	125	220	51		
2028 No-Build Traffic (See Exhibit 4)	• Current	D	D	D	D	D	D	E	A	A	E	B	B	28.0	C
	• 95th Queue Length (ft)	123	327	350	59	204	88	169	115	116	129	232	54		
2028 Total Traffic (See Exhibit 8)	• Current	D	D	D	D	D	D	E	A	A	E	B	B	28.5	C
	• 95th Queue Length (ft)	133	331	350	67	204	89	179	115	117	129	239	54		
B. Weekday Evening Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	D	D	D	D	E	D	E	B	B	E	B	B	33.0	C
	• 95th Queue Length (ft)	188	246	320	119	402	195	242	274	283	129	203	71		
2028 No-Build Traffic (See Exhibit 4)	• Current	D	D	D	D	E	D	E	B	B	E	B	B	33.4	C
	• 95th Queue Length (ft)	192	251	328	122	413	199	249	290	301	133	213	74		
2028 Total Traffic (See Exhibit 8)	• Current	D	D	D	D	E	D	E	B	B	E	B	B	34.2	C
	• 95th Queue Length (ft)	213	259	326	137	415	200	263	295	305	133	223	75		
C. Saturday Midday Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	D	D	D	D	D	D	E	B	B	E	C	B	32.7	C
	• 95th Queue Length (ft)	190	237	354	134	208	140	322	224	231	159	293	81		
2028 No-Build Traffic (See Exhibit 4)	• Current	D	D	D	D	D	D	E	B	B	E	C	B	33.4	C
	• 95th Queue Length (ft)	194	243	364	138	213	144	336	234	242	166	309	84		
2028 Total Traffic (See Exhibit 8)	• Current	D	D	D	D	D	D	F	B	B	E	C	B	35.2	D
	• 95th Queue Length (ft)	214	251	368	154	213	145	374	236	243	167	319	82		

Table 5: Capacity Analyses Results Summary (cont.)

Intersection / Timeframe / Scenario	Roadway Conditions	LOS Per Movement By Approach > = Shared Lane TTR=Through+Right - = Non Critical or not Allowed Movement												Intersection / Approach	
		Eastbound			Westbound			Northbound			Southbound			Delay (sec / veh)	LOS
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	TTR		
2. Rand Road (US Route 12) at Site (Village Square) Access	TWSC - EB Stop	Eastbound			Westbound			Northbound			Southbound			Eastbound Approach Delay	
A. Weekday Morning Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	-	-	C	-	-	-	-	-	-	-	-	-	20.2	C
	• 95th Queue Length (ft)	-	-	0	-	-	-	-	-	-	-	-	-		
2028 No-Build Traffic (See Exhibit 4)	• Current	-	-	C	-	-	-	-	-	-	-	-	-	20.8	C
	• 95th Queue Length (ft)	-	-	0	-	-	-	-	-	-	-	-	-		
2028 Total Traffic (See Exhibit 6)	• Current	-	-	C	-	-	-	-	-	-	-	-	-	21.8	C
	• 95th Queue Length (ft)	-	-	5	-	-	-	-	-	-	-	-	-		
B. Weekday Evening Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	-	-	C	-	-	-	-	-	-	-	-	-	16.9	C
	• 95th Queue Length (ft)	-	-	15	-	-	-	-	-	-	-	-	-		
2028 No-Build Traffic (See Exhibit 4)	• Current	-	-	C	-	-	-	-	-	-	-	-	-	17.3	C
	• 95th Queue Length (ft)	-	-	15	-	-	-	-	-	-	-	-	-		
2028 Total Traffic (See Exhibit 6)	• Current	-	-	C	-	-	-	-	-	-	-	-	-	19.0	C
	• 95th Queue Length (ft)	-	-	25	-	-	-	-	-	-	-	-	-		
C. Saturday Midday Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	-	-	C	-	-	-	-	-	-	-	-	-	24.6	C
	• 95th Queue Length (ft)	-	-	28	-	-	-	-	-	-	-	-	-		
2028 No-Build Traffic (See Exhibit 4)	• Current	-	-	D	-	-	-	-	-	-	-	-	-	25.7	D
	• 95th Queue Length (ft)	-	-	30	-	-	-	-	-	-	-	-	-		
2028 Total Traffic (See Exhibit 6)	• Current	-	-	D	-	-	-	-	-	-	-	-	-	31.9	D
	• 95th Queue Length (ft)	-	-	55	-	-	-	-	-	-	-	-	-		

The following summarizes the findings of the Capacity Analyses.

Rand Road (US Route 12) at W. Main Street (IL Route 22)
Under existing and future year 2028 (no-build and total) traffic conditions, the signalized intersection operates, or is anticipated to operate, at an overall "design" LOS C during both weekday peak hours. Under existing and future year 2028 no-build traffic conditions, the intersection operates, or is anticipated to operate, at an overall LOS C during the Saturday midday peak hour. There are some individual movements that experience longer than desirable delays, particularly left turns along Rand Road. With the addition of site traffic, the intersection is expected to continue to operate at or above the acceptable LOS D.

Rand Road (US Route 12) at Site (Village Square) Access
Under existing and future year 2028 (no-build and total) traffic conditions, the stop-controlled movement at the site access driveway operates, or is anticipated to operate, at a design "LOS C" during both weekday peak hours. During the Saturday midday peak hour, the stop-controlled movement is expected to operate at or above the acceptable LOS D or better under existing and future year 2028 (no-build and total) traffic conditions. No improvements are necessary to accommodate the proposed development traffic at this location.

W. Main Street (IL Route 22) at Site (Village Square) Access
The existing driveway for the site along W. Main Street is located approximately 150 feet west of the stop bar for the Rand Road intersection. The right-turn lane for eastbound W. Main Street at Rand Road has a storage length of approximately 435 feet. Under existing and future year 2028 (no-build and total) traffic conditions, the 95th percentile queue length for the eastbound right-turn movement at Rand Road is between 326 feet and 368 feet during all three peak hours, which is about 13 to 15 vehicles. Thus, the proposed right turn queues at Rand Road may impede access to the site driveway at certain times. However, by converting the driveway to right-in only, there are no more conflicts for exiting vehicles trying to maneuver through or into the right-turn queue, which may cause additional delays or safety concerns.

Parking Adequacy

Per § 9-10-1 of the Lake Zurich Village Code, a finical institution is required to have one (1) parking space for each 250 square feet of net floor area. Thus, for the proposed 6,226 square foot *Chase* facility, a total of 25 parking spaces would be required. Per the Site Plan (see *Appendix E*), the proposed *Chase* facility will provide 45 parking spaces, including 2 ADA accessible spaces. Accordingly, the proposed parking supply exceeds the Village Code by 20 spaces.

Part V. Recommendations and Conclusions

A traffic and parking analysis was performed for the proposed *Chase* bank facility at 455 S. Rand Road, on the southwest quadrant of Rand Road and W. Main Street in Lake Zurich, Illinois. Our analyses have concluded that the proposed development's additional traffic volumes can be accommodated by the adjacent roadway network without any further modifications necessary. In addition, the proposed parking supply of 45 spaces exceeds the Village's requirements for the proposed banking facility.

Part VI. Technical Addendum

The following Appendices were previously referenced. They provide technical support for our observations, findings and recommendations discussed in the text.

Appendices

A. Photo Inventory
B. Traffic Count Summary Sheets
C. CMAP Correspondence
D. Crash Map
E. Site Plan
F. ITE Trip Generation Manual and Trip Generation Handbook Excerpts
G. Capacity Analysis Worksheets

4800.124 Chase Bank - Lake Zurich.docx

APPENDIX A

Photo Inventory



Looking North along US 12 approaching IL 22



Looking South along US 12 approaching IL 22



Looking East along IL 22 approaching US 12



Looking West along IL 22 approaching US 12



Looking North at IL 22 from Site Access



Looking South across IL 22 at Site Access



Looking East along IL 22 approaching Site Access



Looking West across US 12 from IL 22



Looking North along US 12 approaching IL 22



Looking South along US 12 approaching Site Access



Looking East at US 12 from Site Access



Looking West across US 12 at Site Access



Looking North along western Site boundary



Looking South along western Site boundary



Looking East along southern Site boundary



Looking West along southern Site boundary

APPENDIX B

Traffic Count Summary Sheets

IL 22 at US 12
4800.124 Chase Lake Zurich
6 AM - 9 AM, 3 PM - 6 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: IL 22 at US 12
Site Code:
Start Date: 04/07/2022

Turning Movement Data

Start Time	Rand Southbound					IL 22 Westbound					Rand Northbound					IL 22 Eastbound					
	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	Int. Total
6:00 AM	1	20	334	5	360	0	3	16	2	21	0	12	99	0	111	0	5	58	24	87	579
6:15 AM	0	10	381	9	400	0	5	20	6	31	1	17	117	1	136	1	9	79	41	130	697
6:30 AM	1	36	398	8	443	0	5	32	10	47	0	26	178	1	205	0	4	119	32	155	850
6:45 AM	2	26	353	15	396	0	5	47	10	62	1	25	138	0	164	0	9	112	42	163	785
Hourly Total	4	92	1466	37	1599	0	18	115	28	161	2	80	532	2	616	1	27	368	139	535	2911
7:00 AM	0	37	343	11	391	0	6	38	8	52	0	29	150	1	180	0	12	133	58	203	826
7:15 AM	0	29	370	16	415	0	9	64	6	79	0	41	141	2	184	0	19	158	57	234	912
7:30 AM	4	28	400	23	455	0	5	55	15	75	0	42	182	1	225	0	13	101	56	170	925
7:45 AM	0	45	356	17	418	0	8	63	15	86	1	37	185	0	223	0	17	146	63	226	953
Hourly Total	4	139	1469	67	1679	0	28	220	44	292	1	149	658	4	812	0	61	538	234	833	3616
8:00 AM	0	31	409	19	459	0	4	54	10	68	2	34	187	2	225	0	23	121	58	202	954
8:15 AM	3	32	331	15	381	0	5	62	11	78	2	37	195	1	235	0	21	131	83	235	929
8:30 AM	2	37	364	23	426	0	14	72	22	108	2	46	188	1	237	0	21	118	57	196	967
8:45 AM	2	45	332	27	406	0	17	75	18	110	0	64	209	1	274	0	24	91	63	178	968
Hourly Total	7	145	1436	84	1672	0	40	263	61	364	6	181	779	5	971	0	89	461	261	811	3818
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	0	25	160	20	205	1	18	132	19	170	0	60	297	1	358	0	29	71	71	171	904
3:15 PM	0	28	230	26	284	0	15	111	14	140	0	69	342	0	411	0	28	77	53	158	993
3:30 PM	0	42	233	24	299	1	15	152	0	168	0	81	349	5	435	0	34	86	47	167	1069
3:45 PM	1	45	260	19	325	3	13	118	11	145	1	72	350	3	426	0	36	76	63	175	1071
Hourly Total	1	140	883	89	1113	5	61	513	44	623	1	282	1338	9	1630	0	127	310	234	671	4037
4:00 PM	0	31	198	26	255	3	14	130	26	173	1	64	397	5	467	0	15	84	42	141	1036
4:15 PM	0	26	238	29	293	0	23	114	38	175	2	62	349	5	418	0	41	78	61	180	1066
4:30 PM	1	32	219	27	279	0	15	136	35	186	3	61	376	1	441	1	28	77	62	168	1074
4:45 PM	0	39	239	25	303	2	15	147	20	184	3	59	348	3	413	0	29	72	46	147	1047
Hourly Total	1	128	894	107	1130	5	67	527	119	718	9	246	1470	14	1739	1	113	311	211	636	4223
5:00 PM	2	34	222	22	280	0	29	122	43	194	0	72	364	2	438	0	40	97	72	209	1121
5:15 PM	2	31	207	15	255	0	25	147	35	207	0	90	369	4	463	0	38	96	73	207	1132
5:30 PM	2	34	208	22	266	1	22	104	37	164	0	70	353	2	425	0	43	96	66	205	1060
5:45 PM	1	34	206	21	262	0	17	122	37	176	0	70	339	2	411	0	34	86	69	189	1038
Hourly Total	7	133	843	80	1063	1	93	495	152	741	0	302	1425	10	1737	0	155	375	280	810	4351
Grand Total	24	777	6991	464	8256	11	307	2133	448	2899	19	1240	6202	44	7505	2	572	2363	1359	4296	22956
Approach %	0.3	9.4	84.7	5.6	-	0.4	10.6	73.6	15.5	-	0.3	16.5	82.6	0.6	-	0.0	13.3	55.0	31.6	-	-
Total %	0.1	3.4	30.5	2.0	36.0	0.0	1.3	9.3	2.0	12.6	0.1	5.4	27.0	0.2	32.7	0.0	2.5	10.3	5.9	18.7	-
Lights	24	728	6658	450	7860	11	300	2069	422	2802	19	1193	5887	38	7137	2	557	2306	1326	4191	21990
% Lights	100.0	93.7	95.2	97.0	95.2	100.0	97.7	97.0	94.2	96.7	100.0	96.2	94.9	86.4	95.1	100.0	97.4	97.6	97.6	97.6	95.8
Mediums	0	30	167	10	207	0	3	46	16	65	0	31	155	1	187	0	12	32	22	66	525
% Mediums	0.0	3.9	2.4	2.2	2.5	0.0	1.0	2.2	3.6	2.2	0.0	2.5	2.5	2.3	2.5	0.0	2.1	1.4	1.6	1.5	2.3
Articulated Trucks	0	19	166	4	189	0	4	17	10	31	0	16	160	5	181	0	3	25	11	39	440

% Articulated Trucks	0.0	2.4	2.4	0.9	2.3	0.0	1.3	0.8	2.2	1.1	0.0	1.3	2.6	11.4	2.4	0.0	0.5	1.1	0.8	0.9	1.9
Bicycles on Road	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
% Bicycles on Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

IL 22 at US 12 SAT
4800.124 Chase Lake Zurich
9 AM - 1 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: IL 22 at US 12 SAT
Site Code:
Start Date: 04/09/2022
Page No: 1

Turning Movement Data

Start Time	US 12 Southbound					Route 22 Westbound					IL 12 Northbound					Route 22 Eastbound					
	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	Int. Total
9:00 AM	0	29	244	26	299	0	18	50	20	88	3	56	164	3	226	0	27	50	49	126	739
9:15 AM	1	20	299	27	347	0	12	59	15	86	0	55	170	5	230	0	26	52	68	146	809
9:30 AM	1	35	288	23	347	1	12	67	23	103	0	60	201	3	264	0	17	63	93	173	887
9:45 AM	1	29	300	33	363	0	25	63	29	117	0	52	184	2	238	0	21	79	112	212	930
Hourly Total	3	113	1131	109	1356	1	67	239	87	394	3	223	719	13	958	0	91	244	322	657	3365
10:00 AM	1	32	251	25	309	0	24	67	22	113	2	97	190	3	292	0	32	69	83	184	898
10:15 AM	0	46	281	29	356	0	14	77	22	113	4	67	225	2	298	0	28	76	99	203	970
10:30 AM	1	45	246	42	334	0	26	67	26	119	2	96	258	7	363	0	30	87	100	217	1033
10:45 AM	2	40	281	23	346	0	21	60	30	111	5	92	265	7	369	1	46	87	87	221	1047
Hourly Total	4	163	1059	119	1345	0	85	271	100	456	13	352	938	19	1322	1	136	319	369	825	3948
11:00 AM	3	26	256	32	317	1	22	81	26	130	0	77	266	0	343	0	38	83	83	204	994
11:15 AM	3	43	265	33	344	0	26	82	31	139	1	95	264	0	360	0	45	103	76	224	1067
11:30 AM	1	38	255	39	333	1	9	90	57	157	0	75	313	2	390	0	47	91	88	226	1106
11:45 AM	0	38	260	38	336	2	27	113	46	188	0	100	307	4	411	0	53	106	82	241	1176
Hourly Total	7	145	1036	142	1330	4	84	366	160	614	1	347	1150	6	1504	0	183	383	329	895	4343
12:00 PM	4	39	328	30	401	0	19	75	48	142	2	115	289	5	411	0	45	76	70	191	1145
12:15 PM	6	71	322	28	427	1	35	80	27	143	6	107	276	3	392	0	35	110	88	233	1195
12:30 PM	5	48	323	30	406	1	33	91	22	147	1	99	282	3	385	0	35	98	85	218	1156
12:45 PM	2	42	254	19	317	1	23	66	18	108	2	97	306	3	408	0	44	89	82	215	1048
Hourly Total	17	200	1227	107	1551	3	110	312	115	540	11	418	1153	14	1596	0	159	373	325	857	4544
Grand Total	31	621	4453	477	5582	8	346	1188	462	2004	28	1340	3960	52	5380	1	569	1319	1345	3234	16200
Approach %	0.6	11.1	79.8	8.5	-	0.4	17.3	59.3	23.1	-	0.5	24.9	73.6	1.0	-	0.0	17.6	40.8	41.6	-	-
Total %	0.2	3.8	27.5	2.9	34.5	0.0	2.1	7.3	2.9	12.4	0.2	8.3	24.4	0.3	33.2	0.0	3.5	8.1	8.3	20.0	-
Lights	31	615	4391	475	5512	8	341	1175	460	1984	28	1325	3872	50	5275	1	567	1307	1330	3205	15976
% Lights	100.0	99.0	98.6	99.6	98.7	100.0	98.6	98.9	99.6	99.0	100.0	98.9	97.8	96.2	98.0	100.0	99.6	99.1	98.9	99.1	98.6
Mediums	0	3	29	2	34	0	1	8	2	11	0	10	66	0	76	0	2	10	10	22	143
% Mediums	0.0	0.5	0.7	0.4	0.6	0.0	0.3	0.7	0.4	0.5	0.0	0.7	1.7	0.0	1.4	0.0	0.4	0.8	0.7	0.7	0.9
Articulated Trucks	0	3	33	0	36	0	4	5	0	9	0	5	22	2	29	0	0	2	5	7	81
% Articulated Trucks	0.0	0.5	0.7	0.0	0.6	0.0	1.2	0.4	0.0	0.4	0.0	0.4	0.6	3.8	0.5	0.0	0.0	0.2	0.4	0.2	0.5
Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

IL 22 at site access
4800.124 Chase Lake Zurich
6 AM - 9 AM, 3 PM - 6 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: IL 22 at site access
Site Code:
Start Date: 04/07/2022

Turning Movement Data

Start Time	IL 22 Westbound				Access Northbound				IL 22 Eastbound				
	U-Turn	Left	Thru	App. Total	U-Turn	Left	Right	App. Total	U-Turn	Thru	Right	App. Total	Int. Total
6:00 AM	0	0	0	0	0	1	0	1	0	88	0	88	89
6:15 AM	0	0	0	0	0	0	0	0	0	128	0	128	128
6:30 AM	0	0	0	0	0	0	0	0	0	157	0	157	157
6:45 AM	0	0	0	0	0	0	0	0	0	160	0	160	160
Hourly Total	0	0	0	0	0	1	0	1	0	533	0	533	534
7:00 AM	0	0	0	0	0	0	1	1	0	201	0	201	202
7:15 AM	0	0	0	0	0	0	0	0	0	229	1	230	230
7:30 AM	0	0	0	0	0	0	1	1	0	173	0	173	174
7:45 AM	0	0	0	0	0	0	2	2	0	220	1	221	223
Hourly Total	0	0	0	0	0	0	4	4	0	823	2	825	829
8:00 AM	0	0	0	0	0	0	0	0	0	209	0	209	209
8:15 AM	0	0	0	0	0	0	1	1	0	225	0	225	226
8:30 AM	0	0	0	0	0	0	1	1	0	195	0	195	196
8:45 AM	0	0	0	0	0	0	0	0	0	178	0	178	178
Hourly Total	0	0	0	0	0	0	2	2	0	807	0	807	809
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	0	0	0	0	0	0	3	3	0	163	0	163	166
3:15 PM	0	0	0	0	0	0	3	3	0	171	0	171	174
3:30 PM	0	0	0	0	0	0	2	2	0	163	0	163	165
3:45 PM	0	0	0	0	0	0	2	2	0	170	0	170	172
Hourly Total	0	0	0	0	0	0	10	10	0	667	0	667	677
4:00 PM	0	0	0	0	0	0	7	7	0	144	0	144	151
4:15 PM	0	0	0	0	0	0	4	4	0	178	2	180	184
4:30 PM	0	0	0	0	0	0	3	3	0	165	2	167	170
4:45 PM	0	0	0	0	0	0	3	3	0	151	0	151	154
Hourly Total	0	0	0	0	0	0	17	17	0	638	4	642	659
5:00 PM	0	0	0	0	0	0	0	0	0	195	2	197	197
5:15 PM	0	0	0	0	0	0	9	9	0	198	1	199	208
5:30 PM	0	0	0	0	0	0	4	4	0	194	0	194	198
5:45 PM	0	0	0	0	0	0	5	5	0	181	0	181	186
Hourly Total	0	0	0	0	0	0	18	18	0	768	3	771	789
Grand Total	0	0	0	0	0	1	51	52	0	4236	9	4245	4297
Approach %	0.0	0.0	0.0	-	0.0	1.9	98.1	-	0.0	99.8	0.2	-	-
Total %	0.0	0.0	0.0	0.0	0.0	0.0	1.2	1.2	0.0	98.6	0.2	98.8	-
Lights	0	0	0	0	0	1	51	52	0	4123	9	4132	4184
% Lights	-	-	-	-	-	100.0	100.0	100.0	-	97.3	100.0	97.3	97.4
Mediums	0	0	0	0	0	0	0	0	0	72	0	72	72
% Mediums	-	-	-	-	-	0.0	0.0	0.0	-	1.7	0.0	1.7	1.7
Articulated Trucks	0	0	0	0	0	0	0	0	0	41	0	41	41

% Articulated Trucks	-	-	-	-	-	0.0	0.0	0.0	-	1.0	0.0	1.0	1.0
Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Road	-	-	-	-	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0

IL 22 at access SAT
4800.124 Chase Lake Zurich
9 AM - 1 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: IL 22 at access SAT
Site Code:
Start Date: 04/09/2022
Page No: 1

Turning Movement Data

Start Time	Main Westbound				Access Northbound				Main Eastbound				
	U-Turn	Left	Thru	App. Total	U-Turn	Left	Right	App. Total	U-Turn	Thru	Right	App. Total	Int. Total
9:00 AM	0	0	103	103	0	0	2	2	0	124	0	124	229
9:15 AM	0	0	112	112	0	0	2	2	0	147	0	147	261
9:30 AM	0	0	127	127	0	0	2	2	0	175	0	175	304
9:45 AM	0	0	113	113	0	0	4	4	0	204	0	204	321
Hourly Total	0	0	455	455	0	0	10	10	0	650	0	650	1115
10:00 AM	0	0	162	162	0	0	3	3	0	177	2	179	344
10:15 AM	0	0	144	144	0	0	5	5	0	196	0	196	345
10:30 AM	0	0	156	156	0	0	2	2	0	210	0	210	368
10:45 AM	0	0	155	155	0	0	2	2	0	220	2	222	379
Hourly Total	0	0	617	617	0	0	12	12	0	803	4	807	1436
11:00 AM	0	0	141	141	0	0	2	2	0	206	0	206	349
11:15 AM	0	0	164	164	0	0	7	7	0	214	2	216	387
11:30 AM	0	0	145	145	0	0	5	5	0	218	1	219	369
11:45 AM	0	0	192	192	0	0	8	8	0	235	1	236	436
Hourly Total	0	0	642	642	0	0	22	22	0	873	4	877	1541
12:00 PM	0	0	183	183	0	0	1	1	0	189	2	191	375
12:15 PM	0	0	173	173	0	0	9	9	0	217	3	220	402
12:30 PM	0	0	188	188	0	0	6	6	0	212	1	213	407
12:45 PM	0	0	163	163	0	0	4	4	0	192	1	193	360
Hourly Total	0	0	707	707	0	0	20	20	0	810	7	817	1544
Grand Total	0	0	2421	2421	0	0	64	64	0	3136	15	3151	5636
Approach %	0.0	0.0	100.0	-	0.0	0.0	100.0	-	0.0	99.5	0.5	-	-
Total %	0.0	0.0	43.0	43.0	0.0	0.0	1.1	1.1	0.0	55.6	0.3	55.9	-
Lights	0	0	2395	2395	0	0	64	64	0	3102	15	3117	5576
% Lights	-	-	98.9	98.9	-	-	100.0	100.0	-	98.9	100.0	98.9	98.9
Mediums	0	0	16	16	0	0	0	0	0	25	0	25	41
% Mediums	-	-	0.7	0.7	-	-	0.0	0.0	-	0.8	0.0	0.8	0.7
Articulated Trucks	0	0	10	10	0	0	0	0	0	9	0	9	19
% Articulated Trucks	-	-	0.4	0.4	-	-	0.0	0.0	-	0.3	0.0	0.3	0.3
Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Road	-	-	0.0	0.0	-	-	0.0	0.0	-	0.0	0.0	0.0	0.0

US 12 at Site Access
4800.124 Chase Lake Zurich
6 AM - 9 AM, 3 PM - 6 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: US 12 at Site Access
Site Code:
Start Date: 04/07/2022
Page No: 1

Turning Movement Data

Start Time	US 12 Southbound				US 12 Northbound				Access Eastbound				Int. Total
	U-Turn	Thru	Right	App. Total	U-Turn	Left	Thru	App. Total	U-Turn	Left	Right	App. Total	
6:00 AM	0	384	0	384	0	0	0	0	0	0	0	0	384
6:15 AM	0	442	0	442	0	0	0	0	0	0	0	0	442
6:30 AM	0	451	0	451	0	0	0	0	0	0	0	0	451
6:45 AM	0	414	3	417	0	0	0	0	0	0	0	0	417
Hourly Total	0	1691	3	1694	0	0	0	0	0	0	0	0	1694
7:00 AM	0	459	3	462	0	0	0	0	0	0	1	1	463
7:15 AM	0	489	1	490	0	0	0	0	0	0	2	2	492
7:30 AM	0	534	0	534	0	0	0	0	0	0	0	0	534
7:45 AM	0	471	2	473	0	0	0	0	0	0	1	1	474
Hourly Total	0	1953	6	1959	0	0	0	0	0	0	4	4	1963
8:00 AM	0	510	1	511	0	0	0	0	0	0	0	0	511
8:15 AM	0	441	5	446	0	0	0	0	0	0	1	1	447
8:30 AM	0	463	4	467	0	0	0	0	0	0	0	0	467
8:45 AM	0	440	6	446	0	0	0	0	0	0	1	1	447
Hourly Total	0	1854	16	1870	0	0	0	0	0	0	2	2	1872
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	0	260	8	268	0	0	0	0	0	0	12	12	280
3:15 PM	0	308	12	320	0	0	0	0	0	0	8	8	328
3:30 PM	0	304	8	312	0	0	0	0	0	0	9	9	321
3:45 PM	0	354	9	363	0	0	0	0	0	0	8	8	371
Hourly Total	0	1226	37	1263	0	0	0	0	0	0	37	37	1300
4:00 PM	0	277	8	285	0	0	0	0	0	0	4	4	289
4:15 PM	0	343	10	353	0	0	0	0	0	0	8	8	361
4:30 PM	0	323	13	336	0	0	0	0	0	0	15	15	351
4:45 PM	0	326	11	337	0	0	0	0	0	0	11	11	348
Hourly Total	0	1269	42	1311	0	0	0	0	0	0	38	38	1349
5:00 PM	0	339	17	356	0	0	0	0	0	0	11	11	367
5:15 PM	0	327	16	343	0	0	0	0	0	0	18	18	361
5:30 PM	0	306	11	317	0	0	0	0	0	0	14	14	331
5:45 PM	0	326	10	336	0	0	0	0	0	0	10	10	346
Hourly Total	0	1298	54	1352	0	0	0	0	0	0	53	53	1405
Grand Total	0	9291	158	9449	0	0	0	0	0	0	134	134	9583
Approach %	0.0	98.3	1.7	-	0.0	0.0	0.0	-	0.0	0.0	100.0	-	-
Total %	0.0	97.0	1.6	98.6	0.0	0.0	0.0	0.0	0.0	0.0	1.4	1.4	-
Lights	0	8888	157	9045	0	0	0	0	0	0	133	133	9178
% Lights	-	95.7	99.4	95.7	-	-	-	-	-	-	99.3	99.3	95.8
Mediums	0	194	0	194	0	0	0	0	0	0	1	1	195
% Mediums	-	2.1	0.0	2.1	-	-	-	-	-	-	0.7	0.7	2.0
Articulated Trucks	0	209	1	210	0	0	0	0	0	0	0	0	210

% Articulated Trucks	-	2.2	0.6	2.2	-	-	-	-	-	-	0.0	0.0	2.2
Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	-	-	-	-	-	0.0	0.0	0.0

US 12 at access SAT
4800.124 Chase Lake Zurich
9 AM - 1 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: US 12 at access SAT
Site Code:
Start Date: 04/09/2022

Turning Movement Data

Start Time	US 12 Southbound				US 12 Northbound				Access Eastbound				Int. Total
	U-Turn	Thru	Right	App. Total	U-Turn	Left	Thru	App. Total	U-Turn	Left	Right	App. Total	
9:00 AM	0	314	8	322	0	0	217	217	0	0	6	6	545
9:15 AM	0	380	3	383	0	0	221	221	0	0	6	6	610
9:30 AM	0	390	10	400	0	0	234	234	0	0	5	5	639
9:45 AM	0	433	9	442	0	0	234	234	0	0	10	10	686
Hourly Total	0	1517	30	1547	0	0	906	906	0	0	27	27	2480
10:00 AM	0	359	12	371	0	0	270	270	0	0	10	10	651
10:15 AM	0	426	9	435	0	0	306	306	0	0	7	7	748
10:30 AM	0	379	10	389	0	0	355	355	0	0	10	10	754
10:45 AM	0	412	13	425	0	0	343	343	0	0	26	26	794
Hourly Total	0	1576	44	1620	0	0	1274	1274	0	0	53	53	2947
11:00 AM	0	397	11	408	0	0	349	349	0	0	23	23	780
11:15 AM	0	408	15	423	0	0	370	370	0	0	13	13	806
11:30 AM	0	380	12	392	0	0	391	391	0	0	19	19	802
11:45 AM	0	387	16	403	0	0	414	414	0	0	13	13	830
Hourly Total	0	1572	54	1626	0	0	1524	1524	0	0	68	68	3218
12:00 PM	0	432	16	448	0	0	386	386	0	0	22	22	856
12:15 PM	0	464	18	482	0	0	358	358	0	0	13	13	853
12:30 PM	0	443	12	455	0	0	359	359	0	0	20	20	834
12:45 PM	0	373	10	383	0	0	379	379	0	0	13	13	775
Hourly Total	0	1712	56	1768	0	0	1482	1482	0	0	68	68	3318
Grand Total	0	6377	184	6561	0	0	5186	5186	0	0	216	216	11963
Approach %	0.0	97.2	2.8	-	0.0	0.0	100.0	-	0.0	0.0	100.0	-	-
Total %	0.0	53.3	1.5	54.8	0.0	0.0	43.4	43.4	0.0	0.0	1.8	1.8	-
Lights	0	6288	184	6472	0	0	5083	5083	0	0	215	215	11770
% Lights	-	98.6	100.0	98.6	-	-	98.0	98.0	-	-	99.5	99.5	98.4
Mediums	0	45	0	45	0	0	71	71	0	0	1	1	117
% Mediums	-	0.7	0.0	0.7	-	-	1.4	1.4	-	-	0.5	0.5	1.0
Articulated Trucks	0	44	0	44	0	0	31	31	0	0	0	0	75
% Articulated Trucks	-	0.7	0.0	0.7	-	-	0.6	0.6	-	-	0.0	0.0	0.6
Bicycles on Road	0	0	0	0	0	0	1	1	0	0	0	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	-	0.0	0.0	-	-	0.0	0.0	0.0

APPENDIX C

CMAP Correspondence

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

March 28, 2022

Anthony Maravillas
Traffic Engineer
Gewalt Hamilton Associates
625 Forest Edge Drive
Vernon Hills, IL 60661

Subject: IL 22 @ US 12
IDOT

Dear Mr. Maravillas:

In response to a request made on your behalf and dated March 28, 2022, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
IL 22 east of US 12	12,500	14,400
IL 22 west of US 12	13,700	15,800
US 12 north of IL 22	37,300	42,900
US 12 south of IL 22	38,400	44,200

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2021 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2022_ForecastTraffic\LakeZurich\la-17-22\la-17-22.docx

APPENDIX D

Crash Map



N

1 inch = 200 Feet

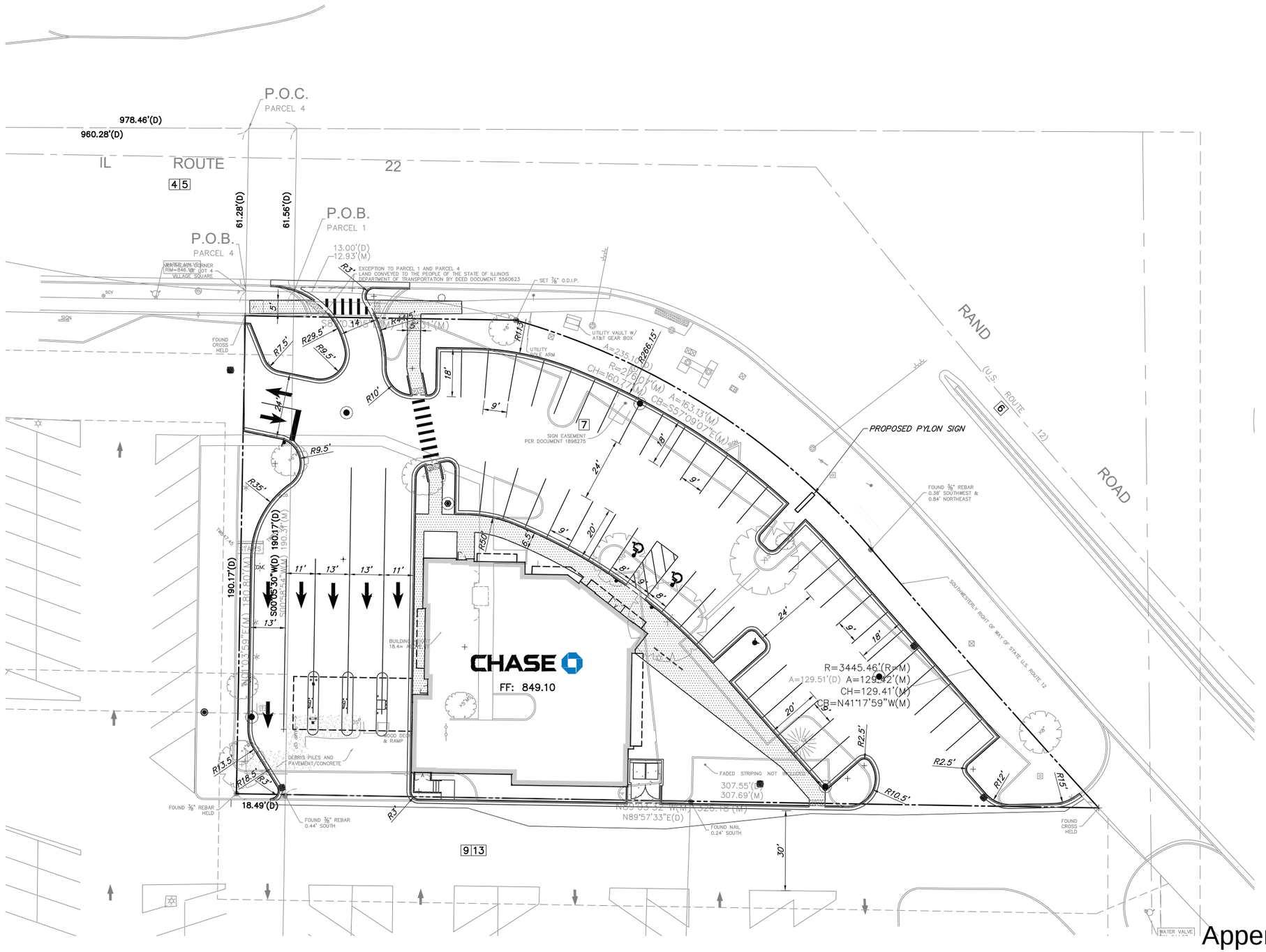
Appendix D - IDOT Crash Data (2016-2020)

Proposed Chase Bank
Lake Zurich, IL

Map Center: 88.10733°W 42.19013°N

APPENDIX E

Site Plan



Appendix E - Site Plan

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ▪ Vernon Hills, IL. 60061
TEL 847.478.9700 ▪ FAX 847.478.9701

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GEOMETRIC PLAN

PROPOSED DEVELOPMENT
CHASE BANK
LAKE ZURICH, ILLINOIS

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 4800.124 – PR.dwg
DRAWN BY: LLM
DATE: 04-05-22
GHA PROJECT # XXXX.XXX
CHECKED BY: BJW
DATE: 04-05-22
SCALE: 1"=20'
SHEET NUMBER: X
OF XX SHEETS

APPENDIX F

ITE Trip Generation Manual and Trip Generation Handbook Excerpts

Land Use: 912
Drive-in Bank

Description

A bank is a financial institution that can offer a wide variety of financial services. A drive-in bank provides banking services for a motorist through a teller station. A drive-in bank may also serve patrons who walk into the building. The drive-in lanes may or may not provide an automatic teller machine (ATM). Walk-in bank (Land Use 911) is a related use.

Additional Data

The independent variable—drive-in lanes—refers to all lanes at a banking facility used for financial transactions, including ATM-only lanes.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 2000s and the 2010s in Colorado, Kentucky, Minnesota, Nebraska, New Jersey, New York, Oregon, Pennsylvania, Texas, Vermont, Virginia, Washington, and Wisconsin.

To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period and the number of drive-through lanes that are open at the time of the study.

Source Numbers

535, 539, 553, 555, 573, 577, 600, 624, 626, 629, 630, 637, 656, 657, 710, 724, 728, 866, 869, 883, 884, 927, 935, 961, 1047

Drive-in Bank
(912)

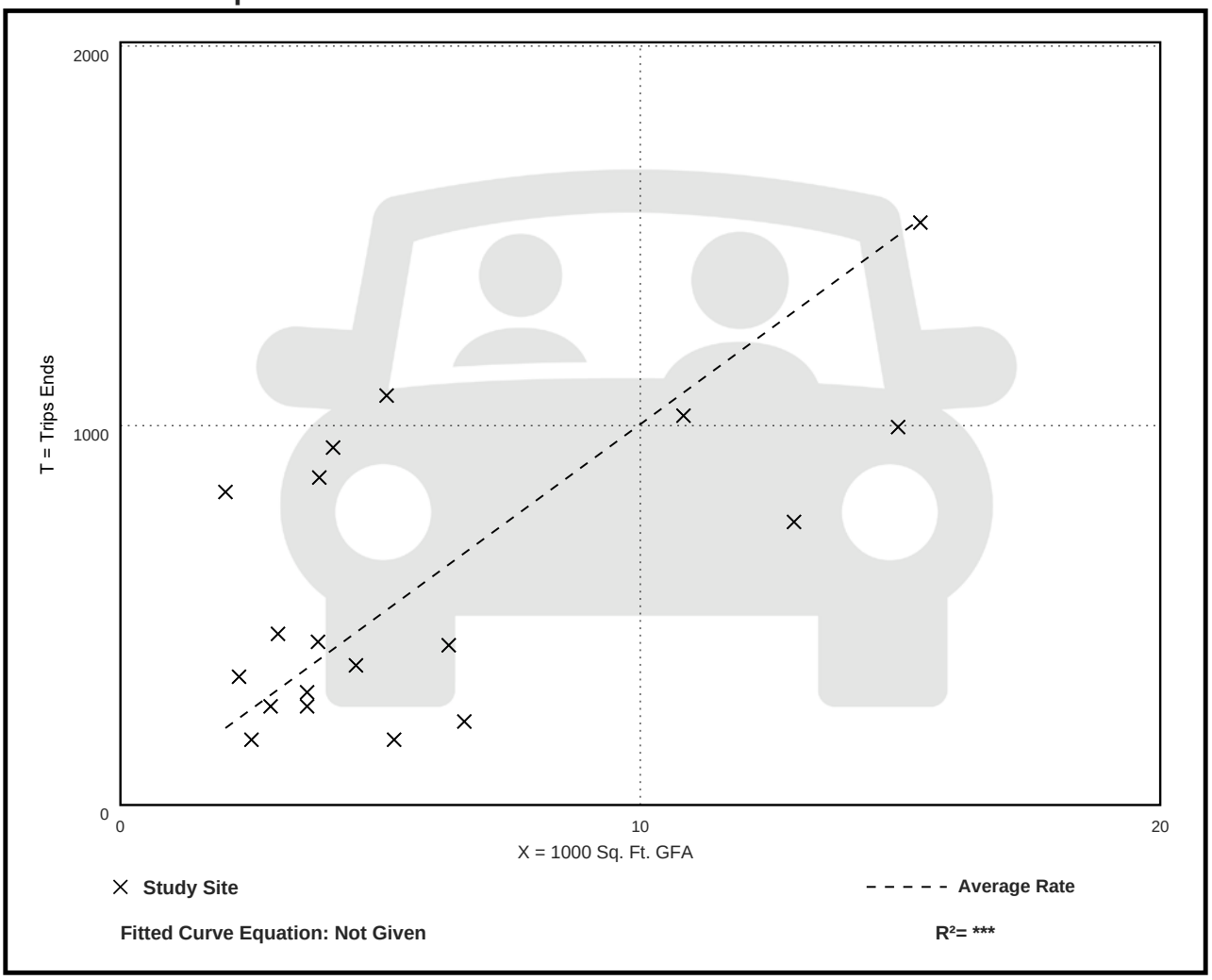
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
100.35	32.67 - 408.42	68.62

Data Plot and Equation



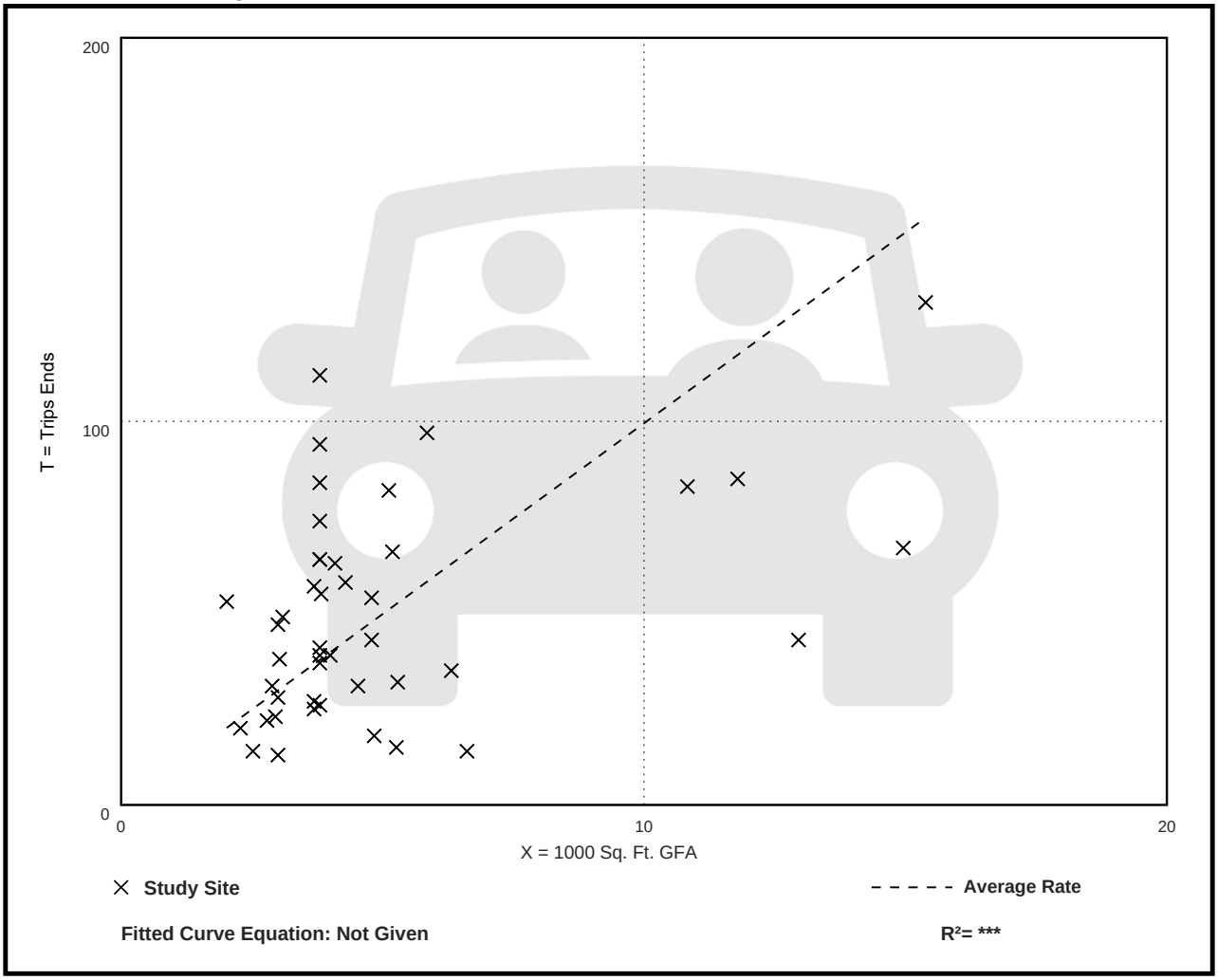
Drive-in Bank
(912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 44
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.95	2.12 - 29.47	6.00

Data Plot and Equation



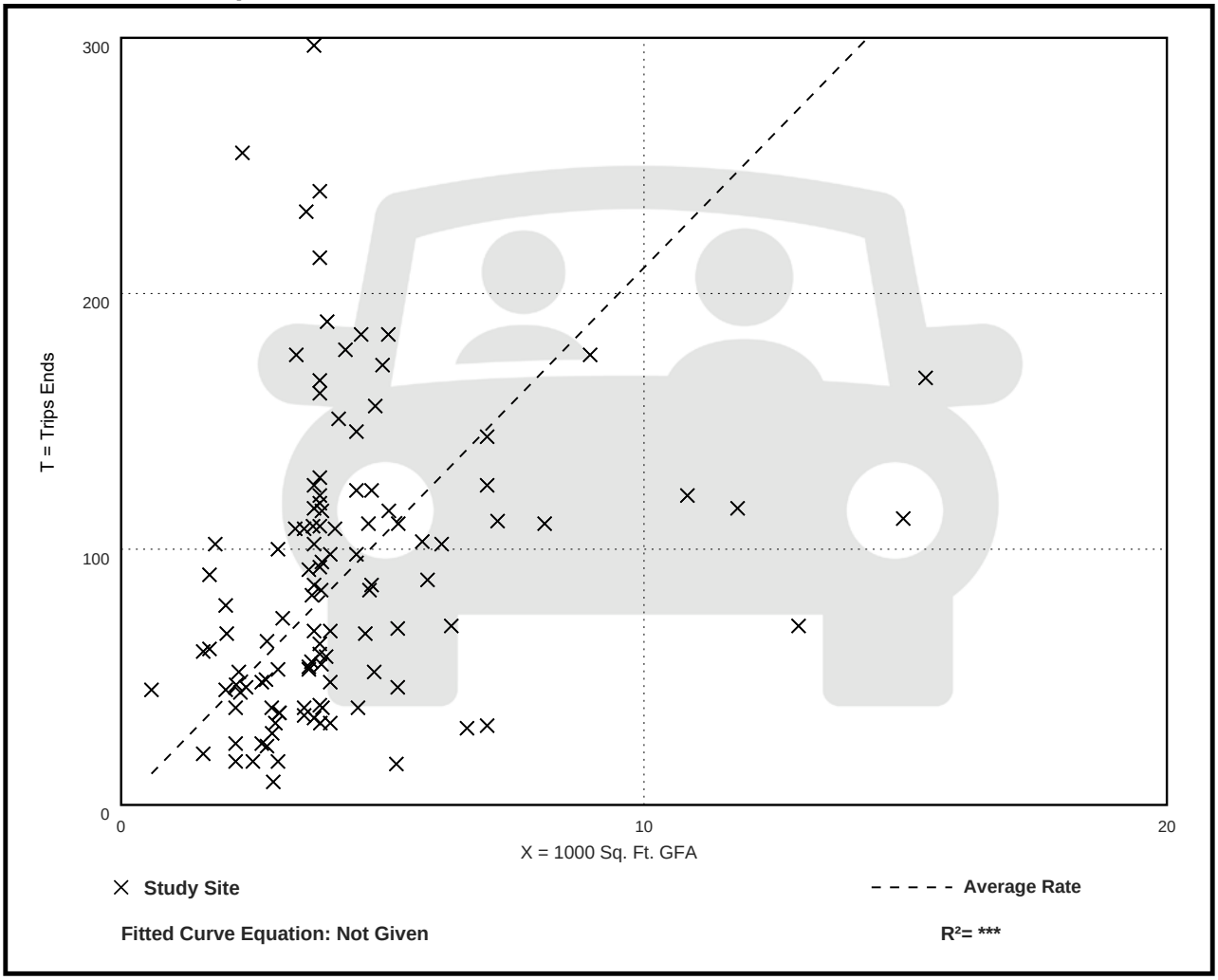
Drive-in Bank
(912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 114
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.01	3.04 - 109.91	15.13

Data Plot and Equation



Drive-in Bank
(912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
26.35	7.18 - 107.00	15.32

Data Plot and Equation

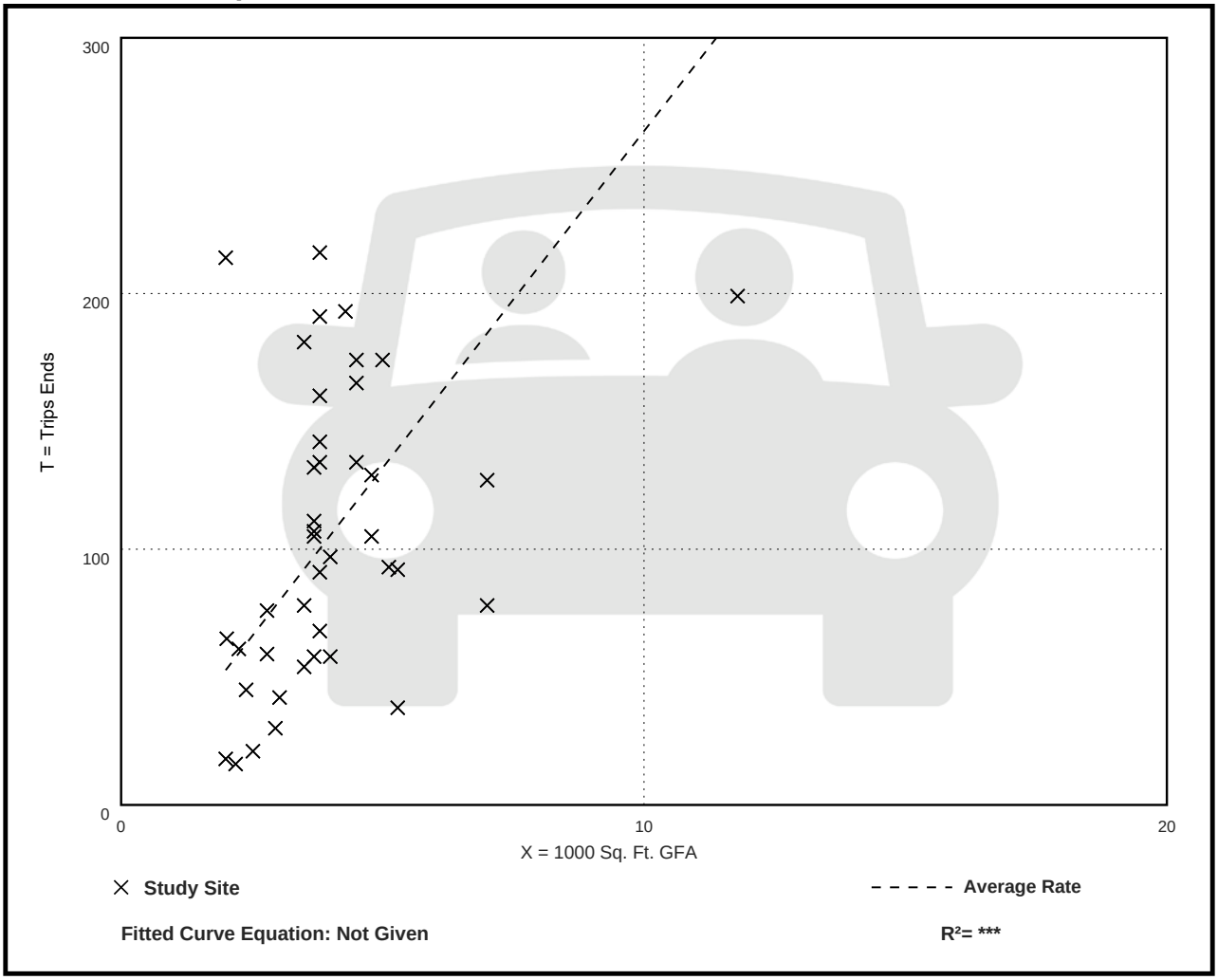


Table E.24 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 890—Furniture Store

SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
						PRIMARY	DIVERTED	TOTAL		
41	Altamonte Springs, FL	1995	212	2:00–6:00 p.m.	49	20	31	51	—	TPD Inc.
17	Daytona Beach, FL	1994	39	2:00–6:00 p.m.	69	—	—	31	—	TPD Inc.
24	Orlando, FL	1991	103	2:00–6:00 p.m.	42	—	—	58	—	TPD Inc.

Average Pass-By Trip Percentage: 53
"—" means no data were provided

Table E.25 Pass-By and Non-Pass-By Trips Weekday, AM Peak Period Land Use Code 912—Drive-in Bank

SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
						PRIMARY	DIVERTED	TOTAL		
3.8	Camp Hill Mall, PA	March 2005	11	7:45–8:45 a.m.	27	—	—	73	—	McMahon Associates, Inc.
3.8	Exeter Twp, PA	March 2005	9	8:00–9:00 a.m.	24	—	—	76	—	McMahon Associates, Inc.
3.8	York, PA	March 2005	22	7:45–8:45 a.m.	34	—	—	66	—	McMahon Associates, Inc.
3.8	York, PA	March 2005	30	8:00–9:00 a.m.	27	—	—	73	—	McMahon Associates, Inc.
3.8	Mountain Road, PA	March 2005	34	7:30–8:30 a.m.	40	—	—	60	—	McMahon Associates, Inc.
3.8	Muhlenberg, PA	March 2005	7	8:00–9:00 a.m.	27	—	—	73	—	McMahon Associates, Inc.
3.8	York, PA	March 2005	15	8:00–9:00 a.m.	16	—	—	84	—	McMahon Associates, Inc.
3.8	Derry Street, PA	March 2005	27	8:00–9:00 a.m.	36	—	—	64	—	McMahon Associates, Inc.

Average Pass-By Trip Percentage: 29
"—" means no data were provided

Table E.26 Pass-By and Non-Pass-By Trips Weekday, Mid-Day Peak Period Land Use Code 912—Drive-in Bank

SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
						PRIMARY	DIVERTED	TOTAL		
3.6	Arlington, WA	Sept. 2007	—	11:00 a.m.–2:00 p.m.	34	42	24	66	—	657
2.7	Lynnwood, WA	Sept. 2007	—	11:00 a.m.–2:00 p.m.	26	58	16	74	—	657
2.8	Redmond, WA	Sept. 2007	—	11:00 a.m.–2:00 p.m.	30	53	17	70	—	657
3.6	Snohomish, WA	July 2007	—	11:00 a.m.–2:00 p.m.	15	—	—	85	—	657

Average Pass-By Trip Percentage: 26
"—" means no data were provided

Table E.27 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 912—Drive-in Bank

SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
						PRIMARY	DIVERTED	TOTAL		
16.0	Overland Park, KS	Dec. 1988	20	4:30–5:30 p.m.	15	55	30	85	—	—
3.3	Louisville area, KY	July 1993	—	4:00–6:00 p.m.	48	22	30	52	2,570	Barton-Aschman Assoc.
3.4	Louisville area, KY	July 1993	—	4:00–6:00 p.m.	64	22	14	36	2,266	Barton-Aschman Assoc.
3.4	Louisville area, KY	July 1993	75	4:00–6:00 p.m.	57	11	32	43	1,955	Barton-Aschman Assoc.
3.5	Louisville area, KY	June 1993	53	4:00–6:00 p.m.	47	32	21	53	2,785	Barton-Aschman Assoc.
6.4	Louisville area, KY	June 1993	66	4:00–6:00 p.m.	53	20	27	47	2,610	Barton-Aschman Assoc.
3.8	Colonial Park, PA	March 2005	56	4:00–5:00 p.m.	43	—	—	57	—	McMahon Associates, Inc.
3.8	Camp Hill Mall, PA	March 2005	38	4:15–5:15 p.m.	41	—	—	59	—	McMahon Associates, Inc.
3.8	Exeter Twp, PA	March 2005	14	4:00–5:00 p.m.	24	—	—	76	—	McMahon Associates, Inc.
3.8	York, PA	March 2005	63	4:00–5:00 p.m.	29	—	—	71	—	McMahon Associates, Inc.
3.8	York, PA	March 2005	70	4:00–5:00 p.m.	29	—	—	71	—	McMahon Associates, Inc.
3.8	Palmyra, PA	March 2005	29	4:15–5:15 p.m.	27	—	—	73	—	McMahon Associates, Inc.
3.8	Mountain Road, PA	March 2005	41	4:00–5:00 p.m.	25	—	—	75	—	McMahon Associates, Inc.
3.8	Hummelstown, PA	March 2005	37	4:00–6:00 p.m.	31	—	—	69	—	McMahon Associates, Inc.
3.8	Muhlenberg, PA	March 2005	19	4:00–6:00 p.m.	29	—	—	71	—	McMahon Associates, Inc.
3.8	York, PA	March 2005	34	4:00–6:00 p.m.	21	—	—	79	—	McMahon Associates, Inc.
3.8	Derry Street, PA	March 2005	36	4:00–6:00 p.m.	29	—	—	71	—	McMahon Associates, Inc.
3.6	Arlington, WA	Sept. 2007	—	4:00–6:00 p.m.	42	50	8	58	—	657
2.7	Lynnwood, WA	Sept. 2007	—	4:00–6:00 p.m.	26	66	8	74	—	657
2.8	Redmond, WA	Sept. 2007	—	4:00–6:00 p.m.	21	55	24	79	—	657
3.6	Snohomish, WA	July 2007	—	4:00–6:00 p.m.	29	—	—	71	—	657

Average Pass-By Trip Percentage: 35
"—" means no data were provided

Table E.28 Pass-By and Non-Pass-By Trips Saturday, Mid-Day Peak Period Land Use Code 912—Drive-in Bank

SIZE (1,000 SQ. FT. GFA)	LOCATION	SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
						PRIMARY	DIVERTED	TOTAL		
3.8	Colonial Park, PA	March 2005	63	11:15 a.m.–12:15 p.m.	33	—	—	67	—	McMahon Associates, Inc.
3.8	Camp Hill Mall, PA	March 2005	103	11:00 a.m.–12:00 p.m.	77	—	—	23	—	McMahon Associates, Inc.
3.8	Exeter Twp, PA	March 2005	34	10:30–11:30 a.m.	37	—	—	63	—	McMahon Associates, Inc.
3.8	York, PA	March 2005	53	10:15–11:15 a.m.	33	—	—	67	—	McMahon Associates, Inc.
3.8	York, PA	March 2005	25	10:45–11:45 a.m.	12	—	—	88	—	McMahon Associates, Inc.

Average Pass-By Trip Percentage: 38
"—" means no data were provided

Table E.29 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 931—Quality Restaurant

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
240	12	Louisville area, KY	July 1993	38	4:00–6:00 p.m.	26	36	38	74	4,145	Barton-Aschman Assoc.
—	8	Orlando, FL	1992	168	4:00–8:00 p.m.	45	—	—	55	—	TPD Inc.
—	8.8	Orlando, FL	1992	84	2:00–6:00 p.m.	44	40	16	56	—	TPD Inc.
—	6.5	Orlando, FL	1995	173	2:00–6:00 p.m.	62	—	—	38	—	TPD Inc.

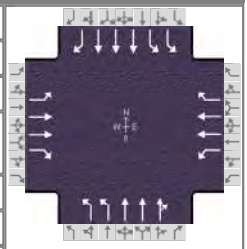
Average Pass-By Trip Percentage: 44
"—" means no data were provided

APPENDIX G

Capacity Analysis Worksheets

HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	8:00-9:00 AM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1AM_Existing US 12 at IL 22.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	89	461	261	40	263	61	181	779	5	145	1436	84

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	8.2	1.7		78.0	3.9	0.3	24.4					
Yellow	3.5	0.0		4.5	3.5	3.5	4.5					
Red	1.0	0.0		1.5	0.0	0.0	1.5					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	89	461	261	40	263	61	181	779	5	145	1436	84
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	1	0	5	2	5	3	5		0	3	1
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	4	3	3	4	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	220	0	435	240	0	260	410	0		285	0	225
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	45	45	45	45	45	45

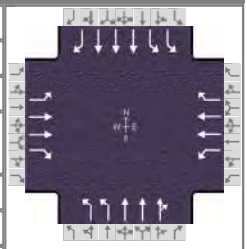
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	14.0	31.0	14.0	31.0	15.5	79.5	15.5	79.5
Yellow Change Interval (*Y*), s	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G_{min}), s	3	15	3	15	5	15	5	15
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode	Off	Off	Off	Off	Off	Max	Off	Max
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		13.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		66.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	8:00-9:00 AM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1AM_Existing US 12 at IL 22.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	89	461	261	40	263	61	181	779	5	145	1436	84

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.2	1.7	78.0	3.9	0.3	24.4			
Yellow	3.5	0.0	4.5	3.5	3.5	4.5			
Red	1.0	0.0	1.5	0.0	0.0	1.5			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	11.1	34.2	7.4	30.4	14.4	85.7	12.7	84.0
Change Period, ($Y+R_c$), s	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Max Allow Headway (*MAH*), s	4.0	6.1	4.0	6.1	4.0	0.0	4.0	0.0
Queue Clearance Time (g_s), s	7.8	23.0	4.8	11.2	9.6		8.0	
Green Extension Time (g_e), s	0.1	5.2	0.0	8.3	0.3	0.0	0.2	0.0
Phase Call Probability	0.97	1.00	0.81	1.00	1.00		1.00	
Max Out Probability	1.00	0.82	0.11	0.46	0.50		0.10	

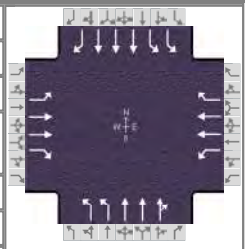
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	94	485	275	42	277	64	191	551	275	153	1512	88
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1889	1610	1739	1874	1547	1716	1826	1820	1757	1774	1598
Queue Service Time (g_s), s	5.8	16.5	21.0	2.8	9.2	4.6	7.6	6.4	6.5	6.0	16.5	3.2
Cycle Queue Clearance Time (g_c), s	5.8	16.5	21.0	2.8	9.2	4.6	7.6	6.4	6.5	6.0	16.5	3.2
Green Ratio (*g/C*)	0.24	0.20	0.27	0.20	0.17	0.23	0.07	0.57	0.57	0.06	0.56	0.61
Capacity (*c*), veh/h	272	761	438	161	655	361	243	2079	1036	206	2965	977
Volume-to-Capacity Ratio (*X*)	0.345	0.637	0.627	0.261	0.423	0.178	0.785	0.265	0.265	0.741	0.510	0.090
Back of Queue (*Q*), ft/ln (95 th percentile)	119.3	318.8	341.2	58.1	199.8	86	162.2	107.7	109	125.2	220.1	51.2
Back of Queue (*Q*), veh/ln (95 th percentile)	4.8	12.7	13.6	2.2	7.9	3.3	6.3	4.1	4.4	5.0	8.6	2.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.54	0.00	0.78	0.24	0.00	0.33	0.40	0.00	0.00	0.44	0.00	0.23
Uniform Delay (d_1), s/veh	42.8	51.2	44.7	46.5	51.5	42.9	64.0	8.0	8.2	64.9	10.1	11.2
Incremental Delay (d_2), s/veh	0.8	2.2	3.7	0.9	0.9	0.5	7.0	0.3	0.6	5.2	0.6	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	43.5	53.4	48.4	47.3	52.4	43.4	71.0	8.3	8.8	70.0	10.7	11.4
Level of Service (LOS)	D	D	D	D	D	D	E	A	A	E	B	B
Approach Delay, s/veh / LOS	50.7	D		50.4	D		20.2	C		15.9	B	
Intersection Delay, s/veh / LOS	27.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.74	C	2.86	C	2.41	B	2.42	B
Bicycle LOS Score / LOS	1.19	A	0.80	A	1.05	A	1.45	A

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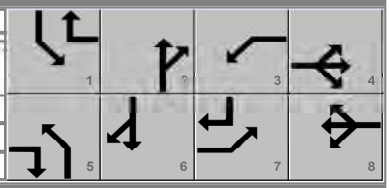
HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	8:00-9:00 AM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1AM_Existing US 12 at IL 22.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	89	461	261	40	263	61	181	779	5	145	1436	84

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.2	1.7		78.0	3.9	0.3	24.4					
Yellow	3.5	0.0		4.5	3.5	3.5	4.5					
Red	1.0	0.0		1.5	0.0	0.0	1.5					

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.992	1.000	0.961	0.984	0.961	0.977	0.961	1.000	1.000	0.977	0.992
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	0.971	0.908	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.997	0.997		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1810	3778	1610	1739	3749	1547	3432	5437	35	3514	5321	1598
Proportion of Vehicles Arriving on Green (P)	0.05	0.20	0.20	0.03	0.17	0.17	0.07	0.76	0.57	0.06	0.74	0.56
Incremental Delay Factor (k)	0.11	0.27	0.27	0.11	0.23	0.23	0.14	0.50	0.50	0.11	0.50	0.50

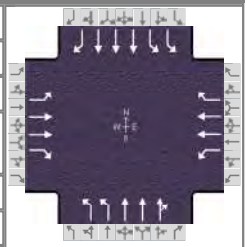
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Green Ratio (g/C)	0.24	0.20	0.20	0.17	0.07	0.57	0.06	0.56
Permitted Saturation Flow Rate (s_p), veh/h/ln	1120	0	889	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	26.4	0.0	24.4	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	15.2	0.0	9.7	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	1.0		0.7					
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1610		1547				1598
Protected Right Effective Green Time (g_R), s		9.9		8.2				7.6

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.983	0.000	2.107	0.000	1.710	0.000	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.152	0.000	0.155	0.000	0.103	0.000	0.105
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	402.98	44.63	349.22	47.69	1138.86	12.98	1114.59	13.72
Bicycle F_w / F_v	-3.64	0.70	-3.64	0.32	-3.64	0.56	-3.64	0.96

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HCS7 Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	8:00-9:00 AM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1AM_Existing US 12 at IL 22.xus		
Project Description	EXISTING				



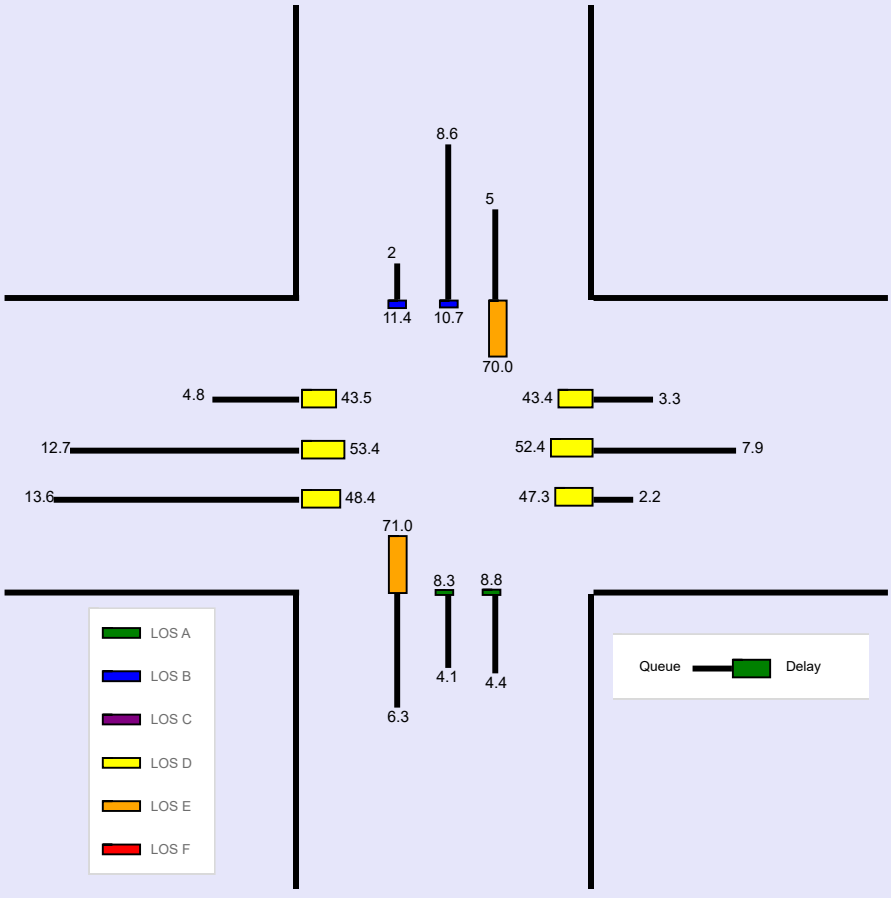
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	89	461	261	40	263	61	181	779	5	145	1436	84

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.2	1.7	78.0	3.9	0.3	24.4
Yellow	3.5	0.0	4.5	3.5	3.5	4.5
Red	1.0	0.0	1.5	0.0	0.0	1.5

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	119.3	318.8	341.2	58.1	199.8	86	162.2	107.7	109	125.2	220.1	51.2
Back of Queue (*Q*), veh/ln (95 th percentile)	4.8	12.7	13.6	2.2	7.9	3.3	6.3	4.1	4.4	5.0	8.6	2.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.54	0.00	0.78	0.24	0.00	0.33	0.40	0.00	0.00	0.44	0.00	0.23
Control Delay (*d*), s/veh	43.5	53.4	48.4	47.3	52.4	43.4	71.0	8.3	8.8	70.0	10.7	11.4
Level of Service (LOS)	D	D	D	D	D	D	E	A	A	E	B	B
Approach Delay, s/veh / LOS	50.7	D		50.4	D		20.2	C		15.9	B	
Intersection Delay, s/veh / LOS	27.7						C					



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--- Messages ---

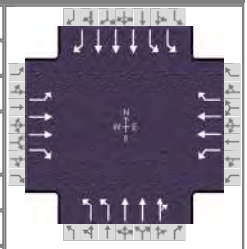
No errors or warnings exist.

--- Comments ---

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HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	8:00-9:00 AM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1AM_NB US 12 at IL 22.xus		
Project Description	NO-BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	92	475	269	41	271	63	186	803	5	149	1480	87

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	8.4	1.7		77.3	4.0	0.4	24.7					
Yellow	3.5	0.0		4.5	3.5	3.5	4.5					
Red	1.0	0.0		1.5	0.0	0.0	1.5					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	92	475	269	41	271	63	186	803	5	149	1480	87
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	1	0	5	2	5	3	5		0	3	1
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	4	3	3	4	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	220	0	435	240	0	260	410	0		285	0	225
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	45	45	45	45	45	45

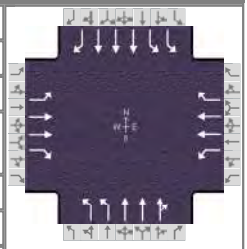
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	14.0	31.0	14.0	31.0	15.5	79.5	15.5	79.5
Yellow Change Interval (*Y*), s	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G_{min}), s	3	15	3	15	5	15	5	15
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode	Off	Off	Off	Off	Off	Max	Off	Max
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		13.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		66.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	8:00-9:00 AM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1AM_NB US 12 at IL 22.xus		
Project Description	NO-BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	92	475	269	41	271	63	186	803	5	149	1480	87

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.4	1.7		77.3	4.0	0.4	24.7					
Yellow	3.5	0.0		4.5	3.5	3.5	4.5					
Red	1.0	0.0		1.5	0.0	0.0	1.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	11.3	34.6	7.5	30.7	14.6	85.1	12.9	83.3
Change Period, ($Y+R_c$), s	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Max Allow Headway (*MAH*), s	4.0	6.1	4.0	6.1	4.0	0.0	4.0	0.0
Queue Clearance Time (g_s), s	8.0	23.6	4.8	11.5	9.9		8.1	
Green Extension Time (g_e), s	0.0	5.0	0.0	8.4	0.2	0.0	0.2	0.0
Phase Call Probability	0.98	1.00	0.81	1.00	1.00		1.00	
Max Out Probability	1.00	0.88	0.12	0.49	0.91		0.19	

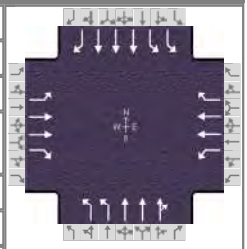
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	97	500	283	43	285	66	196	568	283	157	1558	92
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1889	1610	1739	1874	1547	1716	1826	1820	1757	1774	1598
Queue Service Time (g_s), s	6.0	17.0	21.6	2.8	9.5	4.8	7.9	6.8	6.9	6.1	17.7	3.3
Cycle Queue Clearance Time (g_c), s	6.0	17.0	21.6	2.8	9.5	4.8	7.9	6.8	6.9	6.1	17.7	3.3
Green Ratio (*g/C*)	0.25	0.20	0.28	0.20	0.18	0.24	0.07	0.56	0.56	0.06	0.55	0.61
Capacity (*c*), veh/h	274	772	445	161	663	366	247	2062	1028	210	2939	972
Volume-to-Capacity Ratio (*X*)	0.354	0.647	0.636	0.268	0.431	0.181	0.791	0.275	0.275	0.747	0.530	0.094
Back of Queue (*Q*), ft/ln (95 th percentile)	123	327.1	350.4	59.4	204.4	88.4	168.8	114.8	116	128.7	232	53.7
Back of Queue (*Q*), veh/ln (95 th percentile)	4.9	13.0	14.0	2.3	8.0	3.4	6.6	4.4	4.6	5.1	9.1	2.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.56	0.00	0.81	0.25	0.00	0.34	0.41	0.00	0.00	0.45	0.00	0.24
Uniform Delay (d_1), s/veh	42.5	51.1	44.5	46.2	51.4	42.6	63.9	8.4	8.5	64.8	10.6	11.4
Incremental Delay (d_2), s/veh	0.8	2.3	3.9	0.9	0.9	0.5	8.4	0.3	0.7	5.2	0.7	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	43.2	53.4	48.3	47.1	52.3	43.1	72.3	8.7	9.2	70.0	11.3	11.6
Level of Service (LOS)	D	D	D	D	D	D	E	A	A	E	B	B
Approach Delay, s/veh / LOS	50.7	D		50.2	D		20.7	C		16.4	B	
Intersection Delay, s/veh / LOS	28.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.73	C	2.86	C	2.41	B	2.42	B
Bicycle LOS Score / LOS	1.21	A	0.81	A	1.06	A	1.48	A

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HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	8:00-9:00 AM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1AM_NB US 12 at IL 22.xus		
Project Description	NO-BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	92	475	269	41	271	63	186	803	5	149	1480	87

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.4	1.7		77.3	4.0	0.4	24.7					
Yellow	3.5	0.0		4.5	3.5	3.5	4.5					
Red	1.0	0.0		1.5	0.0	0.0	1.5					

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.992	1.000	0.961	0.984	0.961	0.977	0.961	1.000	1.000	0.977	0.992
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	0.971	0.908	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.997	0.997		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1810	3778	1610	1739	3749	1547	3432	5438	34	3514	5321	1598
Proportion of Vehicles Arriving on Green (P)	0.06	0.20	0.20	0.03	0.18	0.18	0.07	0.75	0.56	0.06	0.74	0.55
Incremental Delay Factor (k)	0.11	0.28	0.28	0.11	0.23	0.23	0.17	0.50	0.50	0.11	0.50	0.50

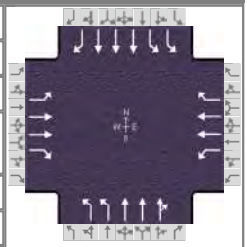
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Green Ratio (g/C)	0.25	0.20	0.20	0.18	0.07	0.56	0.06	0.55
Permitted Saturation Flow Rate (s_p), veh/h/ln	1111	0	877	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	26.7	0.0	24.7	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	15.2	0.0	9.6	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	1.1		0.8					
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1610		1547				1598
Protected Right Effective Green Time (g_R), s		10.1		8.4				7.8

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.983	0.000	2.107	0.000	1.710	0.000	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.152	0.000	0.155	0.000	0.104	0.000	0.106
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	408.83	44.31	353.50	47.44	1129.51	13.26	1104.77	14.03
Bicycle F_w / F_v	-3.64	0.73	-3.64	0.33	-3.64	0.58	-3.64	0.99

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HCS7 Signalized Intersection Results Graphical Summary

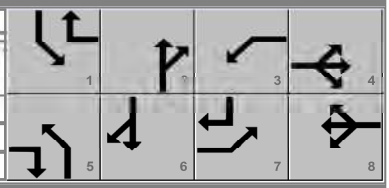
General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	8:00-9:00 AM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1AM_NB US 12 at IL 22.xus		
Project Description	NO-BUILD				



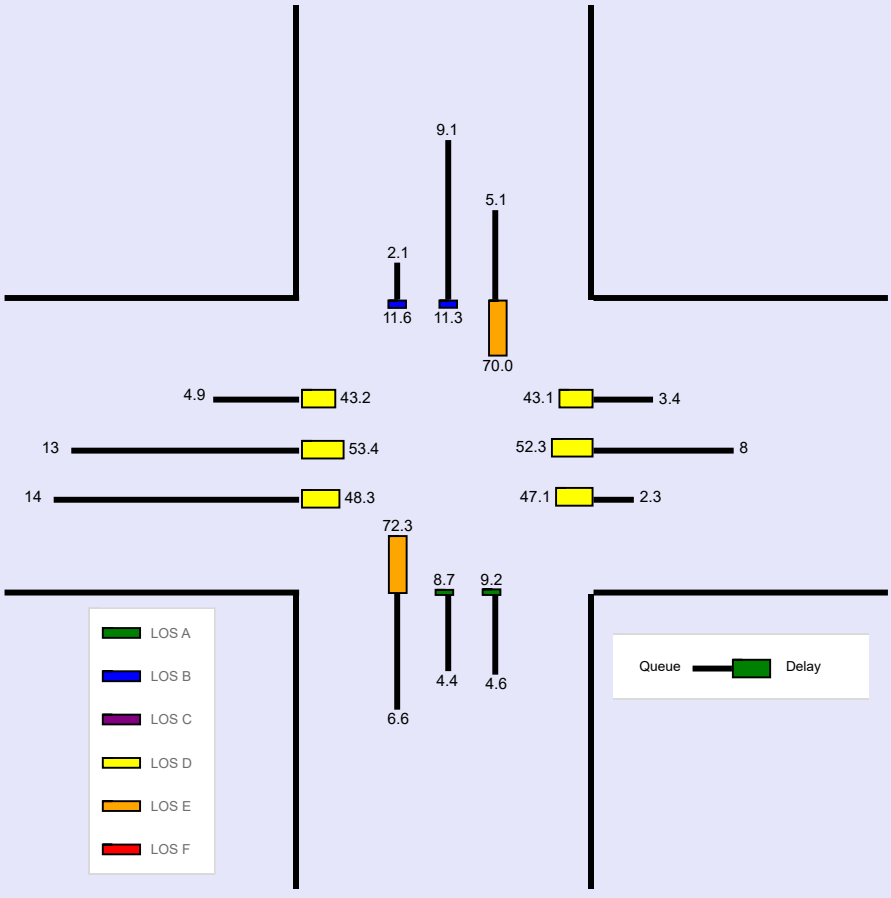
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	92	475	269	41	271	63	186	803	5	149	1480	87

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	8.4	1.7		77.3	4.0	0.4	24.7					
Yellow	3.5	0.0		4.5	3.5	3.5	4.5					
Red	1.0	0.0		1.5	0.0	0.0	1.5					



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	123	327.1	350.4	59.4	204.4	88.4	168.8	114.8	116	128.7	232	53.7
Back of Queue (*Q*), veh/ln (95 th percentile)	4.9	13.0	14.0	2.3	8.0	3.4	6.6	4.4	4.6	5.1	9.1	2.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.56	0.00	0.81	0.25	0.00	0.34	0.41	0.00	0.00	0.45	0.00	0.24
Control Delay (*d*), s/veh	43.2	53.4	48.3	47.1	52.3	43.1	72.3	8.7	9.2	70.0	11.3	11.6
Level of Service (LOS)	D	D	D	D	D	D	E	A	A	E	B	B
Approach Delay, s/veh / LOS	50.7	D		50.2	D		20.7	C		16.4	B	
Intersection Delay, s/veh / LOS	28.0						C					



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--- Messages ---

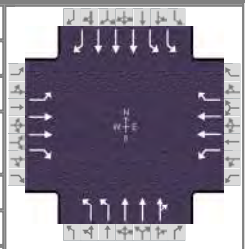
No errors or warnings exist.

--- Comments ---

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HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	8:00-9:00 AM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1AM_TOTAL US 12 at IL 22.xus		
Project Description	TOTAL				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	479	269	46	270	63	195	801	5	149	1493	87

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	8.4	2.1		76.7	4.4	0.4	24.5					
Yellow	3.5	0.0		4.5	3.5	3.5	4.5					
Red	1.0	0.0		1.5	0.0	0.0	1.5					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	479	269	46	270	63	195	801	5	149	1493	87
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	1	0	5	2	5	3	5		0	3	1
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	4	3	3	4	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	220	0	435	240	0	260	410	0		285	0	225
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	45	45	45	45	45	45

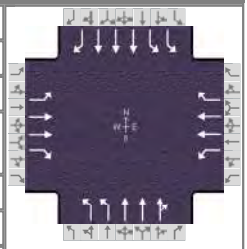
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	14.0	31.0	14.0	31.0	15.5	79.5	15.5	79.5
Yellow Change Interval (*Y*), s	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G_{min}), s	3	15	3	15	5	15	5	15
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode	Off	Off	Off	Off	Off	Max	Off	Max
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		13.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		66.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	8:00-9:00 AM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1AM_TOTAL US 12 at IL 22.xus		
Project Description	TOTAL				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	479	269	46	270	63	195	801	5	149	1493	87

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.4	2.1	76.7	4.4	0.4	24.5
Yellow	3.5	0.0	4.5	3.5	3.5	4.5
Red	1.0	0.0	1.5	0.0	0.0	1.5

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	11.8	34.4	7.9	30.5	15.0	84.8	12.9	82.7
Change Period, ($Y+R_c$), s	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Max Allow Headway (*MAH*), s	4.0	6.1	4.0	6.1	4.0	0.0	4.0	0.0
Queue Clearance Time (g_s), s	8.4	23.6	5.2	11.5	10.2		8.2	
Green Extension Time (g_e), s	0.0	4.8	0.0	8.2	0.2	0.0	0.2	0.0
Phase Call Probability	0.98	1.00	0.85	1.00	1.00		1.00	
Max Out Probability	1.00	0.90	0.20	0.51	1.00		0.23	

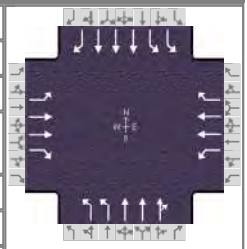
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	104	504	283	48	284	66	205	566	282	157	1572	92
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1889	1610	1739	1874	1547	1716	1826	1820	1757	1774	1598
Queue Service Time (g_s), s	6.4	17.2	21.6	3.2	9.5	4.8	8.2	6.8	6.9	6.2	18.4	3.3
Cycle Queue Clearance Time (g_c), s	6.4	17.2	21.6	3.2	9.5	4.8	8.2	6.8	6.9	6.2	18.4	3.3
Green Ratio (*g/C*)	0.25	0.20	0.28	0.21	0.17	0.23	0.07	0.56	0.56	0.06	0.55	0.61
Capacity (*c*), veh/h	278	766	447	164	655	363	256	2057	1025	210	2916	971
Volume-to-Capacity Ratio (*X*)	0.375	0.658	0.634	0.296	0.434	0.183	0.800	0.275	0.275	0.748	0.539	0.094
Back of Queue (*Q*), ft/ln (95 th percentile)	132.6	331	349.7	66.7	204.2	88.7	179.3	115.4	116.7	128.7	238.9	53.8
Back of Queue (*Q*), veh/ln (95 th percentile)	5.3	13.1	14.0	2.6	8.0	3.4	7.0	4.4	4.7	5.1	9.3	2.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.60	0.00	0.80	0.28	0.00	0.34	0.44	0.00	0.00	0.45	0.00	0.24
Uniform Delay (d_1), s/veh	42.5	51.4	44.3	46.2	51.6	42.9	63.7	8.5	8.6	64.8	11.0	11.4
Incremental Delay (d_2), s/veh	0.8	2.5	3.8	1.0	1.0	0.5	9.9	0.3	0.7	5.3	0.7	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	43.3	53.9	48.2	47.2	52.6	43.4	73.6	8.8	9.3	70.0	11.7	11.6
Level of Service (LOS)	D	D	D	D	D	D	E	A	A	E	B	B
Approach Delay, s/veh / LOS	50.8	D		50.4	D		21.6	C		16.7	B	
Intersection Delay, s/veh / LOS	28.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.73	C	2.86	C	2.41	B	2.42	B
Bicycle LOS Score / LOS	1.22	A	0.82	A	1.07	A	1.49	A

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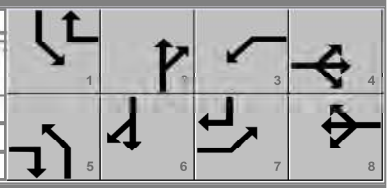
HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	8:00-9:00 AM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1AM_TOTAL US 12 at IL 22.xus		
Project Description	TOTAL				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	479	269	46	270	63	195	801	5	149	1493	87

Signal Information					EB			WB			NB			SB		
Cycle, s	140.0	Reference Phase	2													
Offset, s	0	Reference Point	Begin	Green	8.4	2.1		76.7	4.4	0.4	24.5					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	3.5	0.0		4.5	3.5	3.5	4.5					
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0		1.5	0.0	0.0	1.5					



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.992	1.000	0.961	0.984	0.961	0.977	0.961	1.000	1.000	0.977	0.992
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	0.971	0.908	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.997	0.997		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1810	3778	1610	1739	3749	1547	3432	5438	34	3514	5321	1598
Proportion of Vehicles Arriving on Green (P)	0.06	0.20	0.20	0.03	0.17	0.17	0.07	0.75	0.56	0.06	0.73	0.55
Incremental Delay Factor (k)	0.11	0.29	0.28	0.11	0.23	0.23	0.20	0.50	0.50	0.11	0.50	0.50

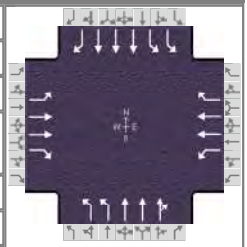
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Green Ratio (g/C)	0.25	0.20	0.21	0.17	0.07	0.56	0.06	0.55
Permitted Saturation Flow Rate (s_p), veh/h/ln	1112	0	873	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	26.5	0.0	24.5	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	15.0	0.0	9.2	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	1.2		0.9					
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1610		1547				1598
Protected Right Effective Green Time (g_R), s		10.5		8.4				8.3

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.983	0.000	2.107	0.000	1.710	0.000	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.152	0.000	0.155	0.000	0.104	0.000	0.107
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	405.36	44.50	349.55	47.67	1126.39	13.36	1096.31	14.29
Bicycle F_w / F_v	-3.64	0.74	-3.64	0.33	-3.64	0.58	-3.64	1.00

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HCS7 Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	8:00-9:00 AM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1AM_TOTAL US 12 at IL 22.xus		
Project Description	TOTAL				



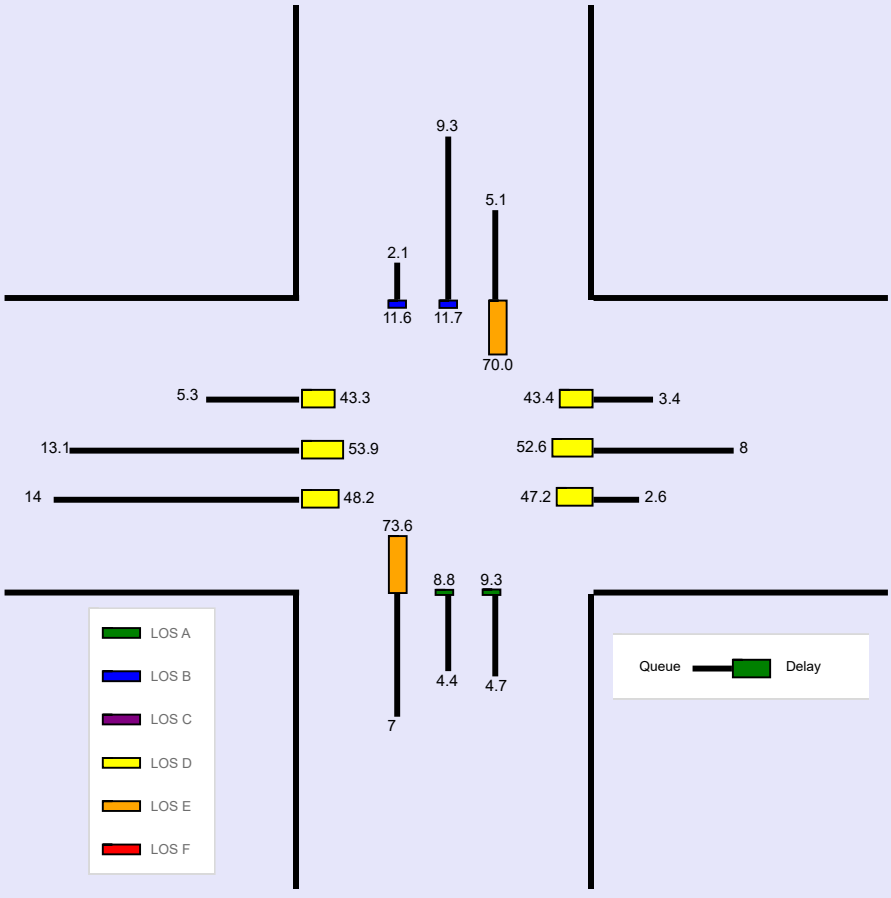
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	479	269	46	270	63	195	801	5	149	1493	87

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.4	2.1	76.7	4.4	0.4	24.5						
Yellow	3.5	0.0	4.5	3.5	3.5	4.5						
Red	1.0	0.0	1.5	0.0	0.0	1.5						

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	132.6	331	349.7	66.7	204.2	88.7	179.3	115.4	116.7	128.7	238.9	53.8
Back of Queue (*Q*), veh/ln (95 th percentile)	5.3	13.1	14.0	2.6	8.0	3.4	7.0	4.4	4.7	5.1	9.3	2.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.60	0.00	0.80	0.28	0.00	0.34	0.44	0.00	0.00	0.45	0.00	0.24
Control Delay (*d*), s/veh	43.3	53.9	48.2	47.2	52.6	43.4	73.6	8.8	9.3	70.0	11.7	11.6
Level of Service (LOS)	D	D	D	D	D	D	E	A	A	E	B	B
Approach Delay, s/veh / LOS	50.8	D		50.4	D		21.6	C		16.7	B	
Intersection Delay, s/veh / LOS	28.5						C					



--- Messages ---

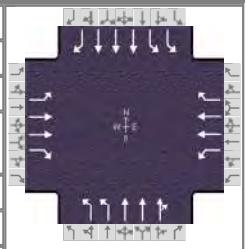
No errors or warnings exist.

--- Comments ---

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HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	4:30-5:30 pM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1PM_Existing US 12 at IL 22.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	135	342	253	84	552	133	282	1457	10	136	887	89

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.3	2.4		71.9	7.6	0.0	31.8					
Yellow	3.5	3.5		4.5	3.5	3.5	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	135	342	253	84	552	133	282	1457	10	136	887	89
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	1	1	1	1	1	0	1		2	1	1
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	4	3	3	4	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	220	0	435	240	0	260	410	0		285	0	225
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	45	45	45	45	45	45

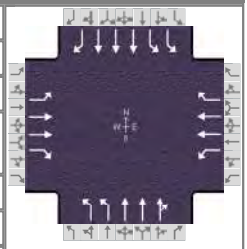
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	19.5	43.5	13.5	37.5	25.5	78.0	15.0	67.5
Yellow Change Interval (*Y*), s	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G_{min}), s	3	15	3	15	5	15	5	15
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode	Off	Off	Off	Off	Off	Max	Off	Max
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		13.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		66.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	4:30-5:30 pM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1PM_Existing US 12 at IL 22.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	135	342	253	84	552	133	282	1457	10	136	887	89

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.3	2.4		71.9	7.6	0.0	31.8					
Yellow	3.5	3.5		4.5	3.5	3.5	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	14.6	41.3	11.1	37.8	19.8	84.8	12.8	77.9
Change Period, ($Y+R_c$), s	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Max Allow Headway (*MAH*), s	4.0	6.1	4.0	6.1	4.0	0.0	4.0	0.0
Queue Clearance Time (g_s), s	11.0	21.9	7.7	23.5	14.4		8.1	
Green Extension Time (g_e), s	0.2	10.5	0.0	8.3	0.8	0.0	0.2	0.0
Phase Call Probability	1.00	1.00	0.97	1.00	1.00		1.00	
Max Out Probability	0.43	0.54	1.00	0.71	0.01		0.05	

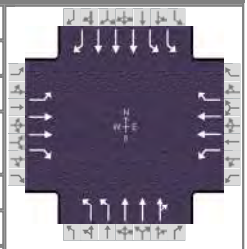
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	142	360	266	88	581	140	297	1031	513	143	934	94
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1889	1598	1795	1889	1598	1757	1885	1878	1730	1802	1598
Queue Service Time (g_s), s	9.0	12.1	19.9	5.7	21.5	10.6	12.4	19.3	19.5	6.1	12.2	4.2
Cycle Queue Clearance Time (g_c), s	9.0	12.1	19.9	5.7	21.5	10.6	12.4	19.3	19.5	6.1	12.2	4.2
Green Ratio (*g/C*)	0.30	0.24	0.34	0.26	0.21	0.27	0.10	0.53	0.53	0.06	0.48	0.55
Capacity (*c*), veh/h	240	889	539	284	801	427	358	1980	987	192	2589	883
Volume-to-Capacity Ratio (*X*)	0.592	0.405	0.494	0.311	0.726	0.328	0.830	0.520	0.520	0.745	0.361	0.106
Back of Queue (*Q*), ft/ln (95 th percentile)	188	245.6	320.2	118.6	401.6	194.6	241.7	273.8	282.8	129	202.6	70.6
Back of Queue (*Q*), veh/ln (95 th percentile)	7.5	9.7	12.7	4.7	15.9	7.7	9.7	10.9	11.3	5.1	8.0	2.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.85	0.00	0.74	0.49	0.00	0.75	0.59	0.00	0.00	0.45	0.00	0.31
Uniform Delay (d_1), s/veh	42.2	48.5	39.5	43.3	55.0	44.1	66.1	13.6	13.8	69.8	16.3	15.9
Incremental Delay (d_2), s/veh	2.3	0.6	1.5	0.6	3.5	0.9	5.0	1.0	2.0	5.6	0.4	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	44.5	49.1	41.0	43.9	58.6	45.1	71.1	14.5	15.7	75.4	16.7	16.2
Level of Service (LOS)	D	D	D	D	E	D	E	B	B	E	B	B
Approach Delay, s/veh / LOS	45.5	D		54.6	D		24.0	C		23.8	C	
Intersection Delay, s/veh / LOS	33.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.73	C	2.86	C	2.42	B	2.43	B
Bicycle LOS Score / LOS	1.12	A	1.16	A	1.50	B	1.13	A

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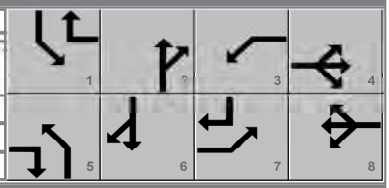
HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	4:30-5:30 pM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1PM_Existing US 12 at IL 22.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	135	342	253	84	552	133	282	1457	10	136	887	89

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.3	2.4		71.9	7.6	0.0	31.8					
Yellow	3.5	3.5		4.5	3.5	3.5	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.992	0.992	0.992	0.992	0.992	1.000	0.992	1.000	0.984	0.992	0.992
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	0.971	0.908	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.996	0.996		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1810	3778	1598	1795	3778	1598	3514	5610	39	3459	5406	1598
Proportion of Vehicles Arriving on Green (P)	0.07	0.24	0.24	0.05	0.21	0.21	0.10	0.70	0.53	0.06	0.64	0.48
Incremental Delay Factor (k)	0.11	0.23	0.23	0.11	0.30	0.23	0.11	0.50	0.50	0.11	0.50	0.50

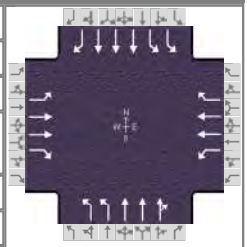
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Green Ratio (g/C)	0.30	0.24	0.26	0.21	0.10	0.53	0.06	0.48
Permitted Saturation Flow Rate (s_p), veh/h/ln	846	0	1030	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	33.8	0.0	31.8	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	10.3	0.0	21.2	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	4.7		1.0					
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1598		1598				1598
Protected Right Effective Green Time (g_R), s		15.3		8.3				11.1

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.983	0.000	2.107	0.000	1.710	0.000	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.152	0.000	0.154	0.000	0.113	0.000	0.121
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	470.75	43.85	423.85	46.58	1050.51	16.90	958.04	20.36
Bicycle F_w / F_v	-3.64	0.63	-3.64	0.67	-3.64	1.01	-3.64	0.64

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HCS7 Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	4:30-5:30 pM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1PM_Existing US 12 at IL 22.xus		
Project Description	EXISTING				



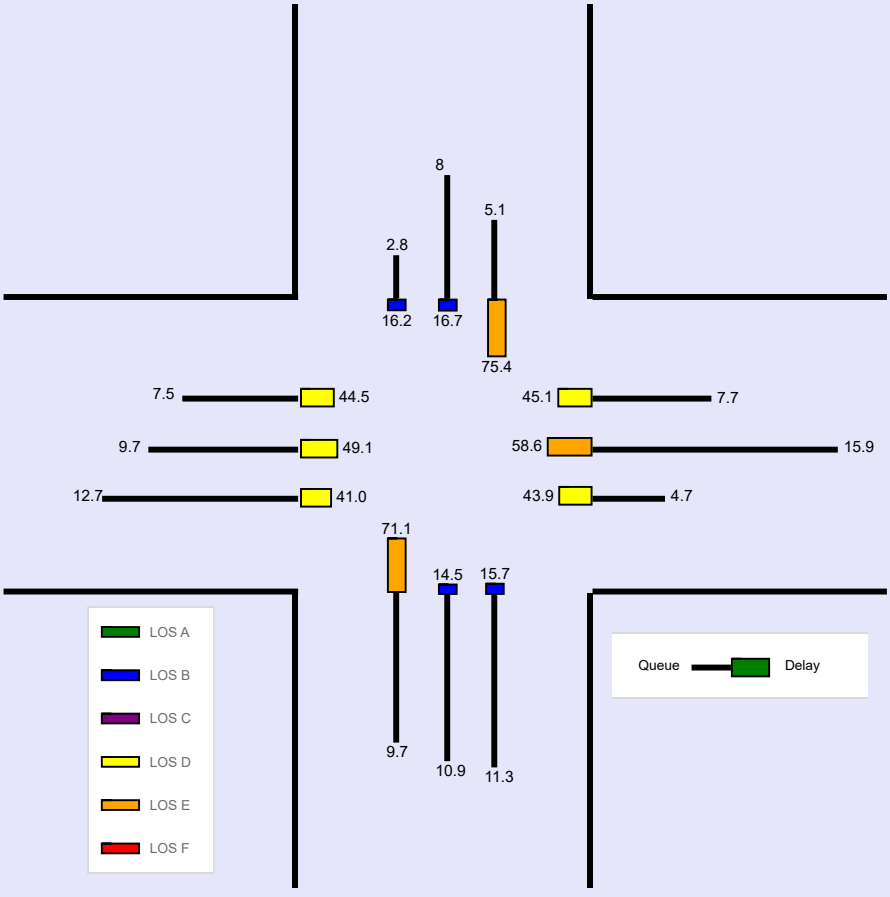
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	135	342	253	84	552	133	282	1457	10	136	887	89

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.3	2.4	71.9	7.6	0.0	31.8
Yellow	3.5	3.5	4.5	3.5	3.5	4.5
Red	1.0	1.0	1.5	0.0	0.0	1.5

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	188	245.6	320.2	118.6	401.6	194.6	241.7	273.8	282.8	129	202.6	70.6
Back of Queue (*Q*), veh/ln (95 th percentile)	7.5	9.7	12.7	4.7	15.9	7.7	9.7	10.9	11.3	5.1	8.0	2.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.85	0.00	0.74	0.49	0.00	0.75	0.59	0.00	0.00	0.45	0.00	0.31
Control Delay (*d*), s/veh	44.5	49.1	41.0	43.9	58.6	45.1	71.1	14.5	15.7	75.4	16.7	16.2
Level of Service (LOS)	D	D	D	D	E	D	E	B	B	E	B	B
Approach Delay, s/veh / LOS	45.5	D		54.6	D		24.0	C		23.8	C	
Intersection Delay, s/veh / LOS	33.0						C					



--- Messages ---

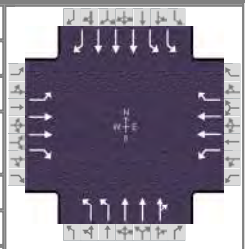
No errors or warnings exist.

--- Comments ---

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HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	4:30-5:30 pM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1PM_NB US 12 at IL 22.xus		
Project Description	NO-BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	139	352	261	87	569	137	291	1501	10	140	914	92

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.5	2.7		70.8	7.8	0.1	32.2					
Yellow	3.5	3.5		4.5	3.5	3.5	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	139	352	261	87	569	137	291	1501	10	140	914	92
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	1	1	1	1	1	0	1		2	1	1
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	4	3	3	4	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	220	0	435	240	0	260	410	0		285	0	225
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	45	45	45	45	45	45

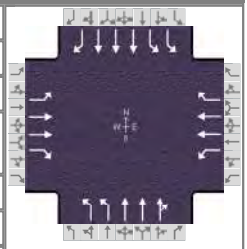
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	19.5	43.5	13.5	37.5	25.5	78.0	15.0	67.5
Yellow Change Interval (*Y*), s	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G_{min}), s	3	15	3	15	5	15	5	15
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode	Off	Off	Off	Off	Off	Max	Off	Max
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		13.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		66.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	4:30-5:30 pM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1PM_NB US 12 at IL 22.xus		
Project Description	NO-BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	139	352	261	87	569	137	291	1501	10	140	914	92

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.5	2.7	70.8	7.8	0.1	32.2	
Yellow	3.5	3.5	4.5	3.5	3.5	4.5	
Red	1.0	1.0	1.5	0.0	0.0	1.5	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	14.8	41.8	11.3	38.2	20.2	84.0	13.0	76.8
Change Period, ($Y+R_c$), s	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Max Allow Headway (*MAH*), s	4.0	6.1	4.0	6.1	4.0	0.0	4.0	0.0
Queue Clearance Time (g_s), s	11.2	22.5	7.9	24.2	14.8		8.3	
Green Extension Time (g_e), s	0.2	10.5	0.0	8.0	0.8	0.0	0.2	0.0
Phase Call Probability	1.00	1.00	0.98	1.00	1.00		1.00	
Max Out Probability	0.53	0.59	1.00	0.75	0.02		0.12	

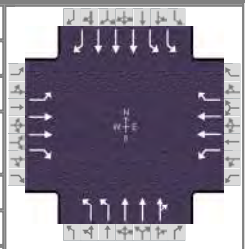
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	146	371	275	92	599	144	306	1062	529	147	962	97
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1889	1598	1795	1889	1598	1757	1885	1878	1730	1802	1598
Queue Service Time (g_s), s	9.2	12.4	20.5	5.9	22.2	10.8	12.8	20.8	20.9	6.3	13.0	4.4
Cycle Queue Clearance Time (g_c), s	9.2	12.4	20.5	5.9	22.2	10.8	12.8	20.8	20.9	6.3	13.0	4.4
Green Ratio (*g/C*)	0.30	0.24	0.34	0.27	0.21	0.27	0.10	0.52	0.52	0.06	0.47	0.55
Capacity (*c*), veh/h	240	901	548	286	811	434	367	1959	976	196	2552	875
Volume-to-Capacity Ratio (*X*)	0.609	0.411	0.502	0.320	0.738	0.333	0.835	0.542	0.542	0.752	0.377	0.111
Back of Queue (*Q*), ft/ln (95 th percentile)	191.8	251.2	327.6	122.3	413.1	198.7	249.1	289.7	300.5	132.8	212.7	74.2
Back of Queue (*Q*), veh/ln (95 th percentile)	7.7	10.0	13.0	4.9	16.4	7.9	10.0	11.5	12.0	5.2	8.4	2.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.87	0.00	0.75	0.51	0.00	0.76	0.61	0.00	0.00	0.47	0.00	0.33
Uniform Delay (d_1), s/veh	41.9	48.2	39.1	42.9	55.0	43.8	65.9	14.2	14.4	69.7	17.1	16.3
Incremental Delay (d_2), s/veh	2.5	0.6	1.5	0.6	3.8	1.0	5.9	1.1	2.2	5.7	0.4	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	44.4	48.9	40.6	43.6	58.8	44.7	71.8	15.3	16.6	75.4	17.5	16.6
Level of Service (LOS)	D	D	D	D	E	D	E	B	B	E	B	B
Approach Delay, s/veh / LOS	45.2	D		54.7	D		24.8	C		24.5	C	
Intersection Delay, s/veh / LOS	33.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.73	C	2.86	C	2.42	B	2.43	B
Bicycle LOS Score / LOS	1.14	A	1.18	A	1.53	B	1.15	A

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HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	4:30-5:30 pM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1PM_NB US 12 at IL 22.xus		
Project Description	NO-BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	139	352	261	87	569	137	291	1501	10	140	914	92

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.5	2.7		70.8	7.8	0.1	32.2					
Yellow	3.5	3.5		4.5	3.5	3.5	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.992	0.992	0.992	0.992	0.992	1.000	0.992	1.000	0.984	0.992	0.992
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	0.971	0.908	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.996	0.996		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1810	3778	1598	1795	3778	1598	3514	5611	37	3459	5406	1598
Proportion of Vehicles Arriving on Green (P)	0.08	0.24	0.24	0.05	0.21	0.21	0.10	0.69	0.52	0.06	0.63	0.47
Incremental Delay Factor (k)	0.11	0.23	0.23	0.11	0.32	0.23	0.13	0.50	0.50	0.11	0.50	0.50

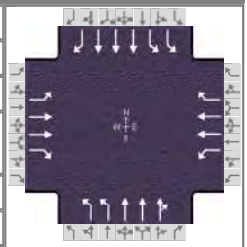
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Green Ratio (g/C)	0.30	0.24	0.27	0.21	0.10	0.52	0.06	0.47
Permitted Saturation Flow Rate (s_p), veh/h/ln	833	0	1020	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	34.2	0.0	32.2	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	10.0	0.0	21.3	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	5.2		1.1					
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1598		1598				1598
Protected Right Effective Green Time (g_R), s		15.7		8.5				11.3

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.983	0.000	2.107	0.000	1.710	0.000	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.151	0.000	0.154	0.000	0.114	0.000	0.122
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	476.89	43.50	429.53	46.24	1039.41	17.30	944.06	20.91
Bicycle F_w / F_v	-3.64	0.65	-3.64	0.69	-3.64	1.04	-3.64	0.66

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HCS7 Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	4:30-5:30 pM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1PM_NB US 12 at IL 22.xus		
Project Description	NO-BUILD				



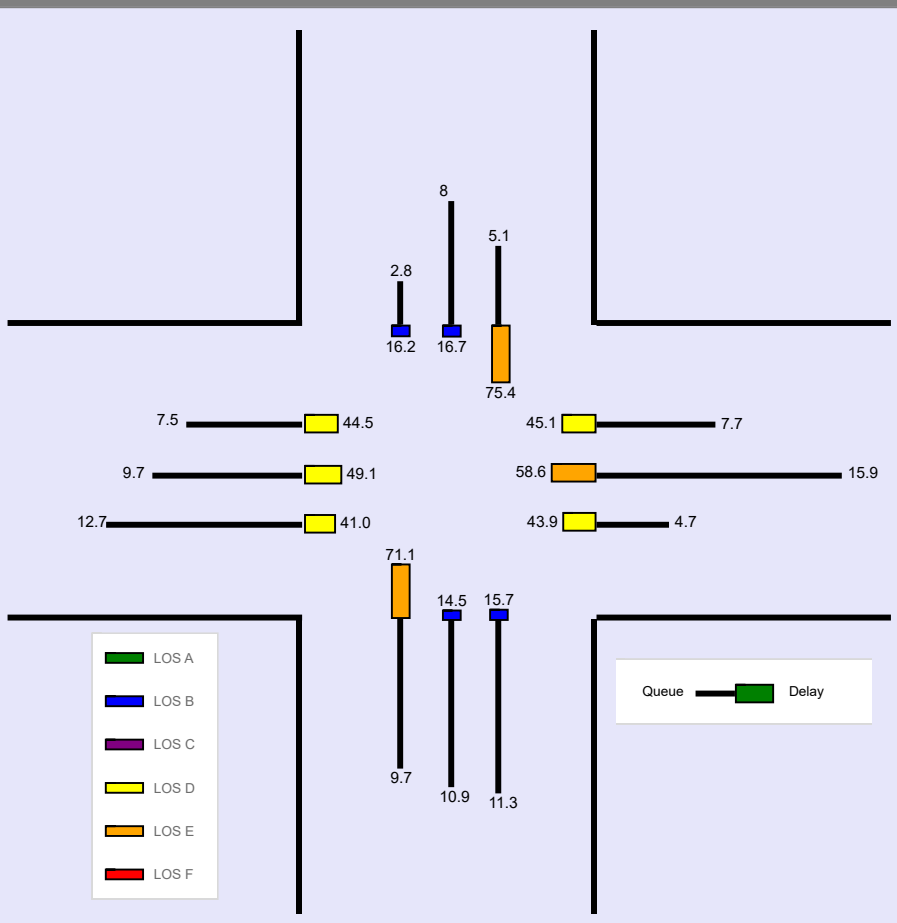
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	139	352	261	87	569	137	291	1501	10	140	914	92

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.5	2.7		70.8	7.8	0.1	32.2					
Yellow	3.5	3.5		4.5	3.5	3.5	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	191.8	251.2	327.6	122.3	413.1	198.7	249.1	289.7	300.5	132.8	212.7	74.2
Back of Queue (*Q*), veh/ln (95 th percentile)	7.7	10.0	13.0	4.9	16.4	7.9	10.0	11.5	12.0	5.2	8.4	2.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.87	0.00	0.75	0.51	0.00	0.76	0.61	0.00	0.00	0.47	0.00	0.33
Control Delay (*d*), s/veh	44.4	48.9	40.6	43.6	58.8	44.7	71.8	15.3	16.6	75.4	17.5	16.6
Level of Service (LOS)	D	D	D	D	E	D	E	B	B	E	B	B
Approach Delay, s/veh / LOS	45.2		D	54.7		D	24.8		C	24.5		C
Intersection Delay, s/veh / LOS	33.4						C					



--- Messages ---

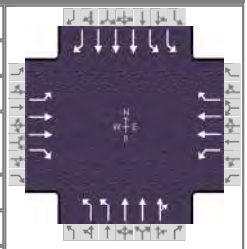
No errors or warnings exist.

--- Comments ---

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HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	4:30-5:30 pM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1PM_Total US 12 at IL 22.xus		
Project Description	Total				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	155	363	261	97	567	137	307	1498	10	140	935	92

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.5	3.4		69.5	8.5	0.4	31.7					
Yellow	3.5	3.5		4.5	3.5	3.5	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	155	363	261	97	567	137	307	1498	10	140	935	92
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	1	1	1	1	1	0	1		2	1	1
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	4	3	3	4	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	220	0	435	240	0	260	410	0		285	0	225
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	45	45	45	45	45	45

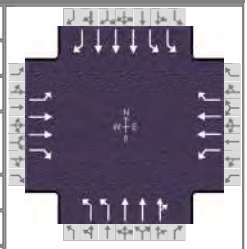
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	19.5	43.5	13.5	37.5	25.5	78.0	15.0	67.5
Yellow Change Interval (*Y*), s	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G_{min}), s	3	15	3	15	5	15	5	15
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode	Off	Off	Off	Off	Off	Max	Off	Max
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		13.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		66.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	4:30-5:30 pM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1PM_Total US 12 at IL 22.xus		
Project Description	Total				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	155	363	261	97	567	137	307	1498	10	140	935	92

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.5	3.4	69.5	8.5	0.4	31.7	
Yellow	3.5	3.5	4.5	3.5	3.5	4.5	
Red	1.0	1.0	1.5	0.0	0.0	1.5	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	15.9	41.6	12.0	37.7	20.9	83.4	13.0	75.5
Change Period, ($Y+R_c$), s	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Max Allow Headway (*MAH*), s	4.0	6.1	4.0	6.1	4.0	0.0	4.0	0.0
Queue Clearance Time (g_s), s	12.3	22.4	8.6	24.2	15.5		8.3	
Green Extension Time (g_e), s	0.2	10.3	0.0	7.5	0.8	0.0	0.2	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	1.00		1.00	
Max Out Probability	1.00	0.61	1.00	0.80	0.05		0.21	

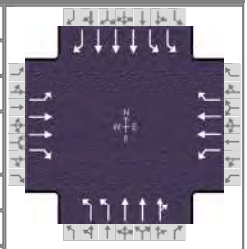
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	163	382	275	102	597	144	323	1059	528	147	984	97
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1889	1598	1795	1889	1598	1757	1885	1878	1730	1802	1598
Queue Service Time (g_s), s	10.3	12.9	20.4	6.6	22.2	10.9	13.5	21.0	21.2	6.3	13.8	4.4
Cycle Queue Clearance Time (g_c), s	10.3	12.9	20.4	6.6	22.2	10.9	13.5	21.0	21.2	6.3	13.8	4.4
Green Ratio (*g/C*)	0.31	0.24	0.35	0.27	0.21	0.27	0.11	0.52	0.52	0.06	0.46	0.55
Capacity (*c*), veh/h	251	896	553	289	798	428	383	1946	969	196	2506	873
Volume-to-Capacity Ratio (*X*)	0.651	0.426	0.497	0.353	0.748	0.337	0.844	0.545	0.545	0.753	0.393	0.111
Back of Queue (*Q*), ft/ln (95 th percentile)	212.7	258.6	326	137	414.9	199.6	262.5	294.7	304.8	132.9	223.3	74.5
Back of Queue (*Q*), veh/ln (95 th percentile)	8.5	10.3	12.9	5.4	16.5	7.9	10.5	11.7	12.2	5.2	8.9	3.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.97	0.00	0.75	0.57	0.00	0.77	0.64	0.00	0.00	0.47	0.00	0.33
Uniform Delay (d_1), s/veh	42.0	48.6	38.7	43.1	55.4	44.2	65.6	14.6	14.8	69.7	18.0	16.4
Incremental Delay (d_2), s/veh	4.0	0.7	1.5	0.7	4.2	1.0	7.3	1.1	2.2	5.8	0.5	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	45.9	49.2	40.2	43.8	59.6	45.2	72.9	15.7	17.0	75.5	18.5	16.7
Level of Service (LOS)	D	D	D	D	E	D	E	B	B	E	B	B
Approach Delay, s/veh / LOS	45.6	D		55.3	E		25.7	C		25.2	C	
Intersection Delay, s/veh / LOS	34.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.73	C	2.86	C	2.43	B	2.43	B
Bicycle LOS Score / LOS	1.16	A	1.18	A	1.54	B	1.16	A

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HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	4:30-5:30 pM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1PM_Total US 12 at IL 22.xus		
Project Description	Total				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	155	363	261	97	567	137	307	1498	10	140	935	92

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.5	3.4		69.5	8.5	0.4	31.7					
Yellow	3.5	3.5		4.5	3.5	3.5	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.992	0.992	0.992	0.992	0.992	1.000	0.992	1.000	0.984	0.992	0.992
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	0.971	0.908	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.996	0.996		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1810	3778	1598	1795	3778	1598	3514	5611	37	3459	5406	1598
Proportion of Vehicles Arriving on Green (P)	0.08	0.24	0.24	0.06	0.21	0.21	0.11	0.69	0.52	0.06	0.62	0.46
Incremental Delay Factor (k)	0.15	0.23	0.23	0.11	0.33	0.23	0.16	0.50	0.50	0.11	0.50	0.50

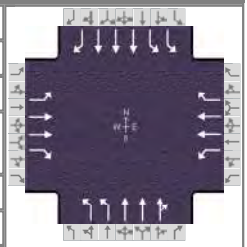
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Green Ratio (g/C)	0.31	0.24	0.27	0.21	0.11	0.52	0.06	0.46
Permitted Saturation Flow Rate (s_p), veh/h/ln	834	0	1009	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	33.7	0.0	31.7	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	9.5	0.0	20.7	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	5.9		1.2					
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1598		1598				1598
Protected Right Effective Green Time (g_R), s		16.4		8.5				12.4

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.983	0.000	2.107	0.000	1.710	0.000	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.151	0.000	0.154	0.000	0.115	0.000	0.123
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	474.35	43.64	422.24	46.68	1032.12	17.56	927.24	21.58
Bicycle F_w / F_v	-3.64	0.68	-3.64	0.70	-3.64	1.05	-3.64	0.68

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HCS7 Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	4:30-5:30 pM WEEKDAY	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1PM_Total US 12 at IL 22.xus		
Project Description	Total				



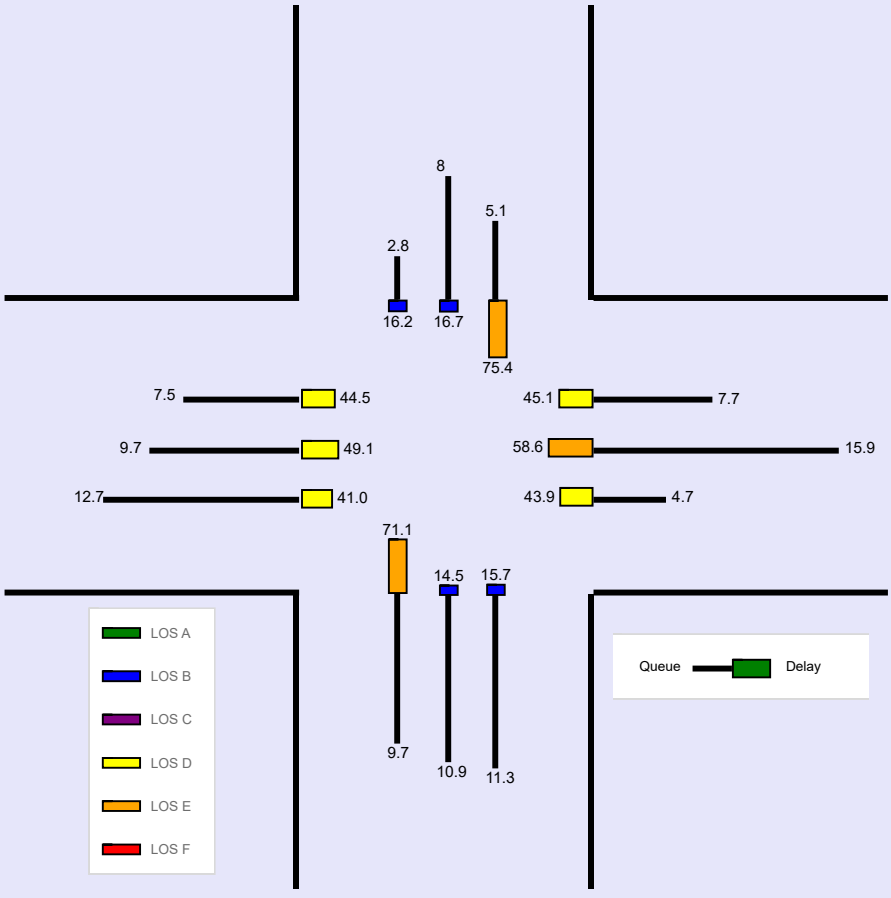
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	155	363	261	97	567	137	307	1498	10	140	935	92

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.5	3.4		69.5	8.5	0.4	31.7					
Yellow	3.5	3.5		4.5	3.5	3.5	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	212.7	258.6	326	137	414.9	199.6	262.5	294.7	304.8	132.9	223.3	74.5
Back of Queue (*Q*), veh/ln (95 th percentile)	8.5	10.3	12.9	5.4	16.5	7.9	10.5	11.7	12.2	5.2	8.9	3.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.97	0.00	0.75	0.57	0.00	0.77	0.64	0.00	0.00	0.47	0.00	0.33
Control Delay (*d*), s/veh	45.9	49.2	40.2	43.8	59.6	45.2	72.9	15.7	17.0	75.5	18.5	16.7
Level of Service (LOS)	D	D	D	D	E	D	E	B	B	E	B	B
Approach Delay, s/veh / LOS	45.6	D		55.3	E		25.7	C		25.2	C	
Intersection Delay, s/veh / LOS	34.2						C					



--- Messages ---

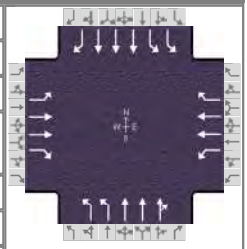
No errors or warnings exist.

--- Comments ---

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HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	12:00-1:00 PM SAT	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1SAT_Existing US 12 at IL 22.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	159	373	325	109	311	115	418	1153	14	200	1227	107

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	3.9		54.8	8.5	2.9	25.5					
Yellow	3.5	3.5		4.5	3.5	0.0	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	159	373	325	109	311	115	418	1153	14	200	1227	107
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0	1	1	0	0	1	1		0	1	0
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	4	3	3	4	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	220	0	435	240	0	260	410	0		285	0	225
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	45	45	45	45	45	45

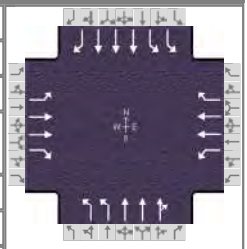
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	17.0	32.5	15.5	31.0	22.0	64.0	18.0	60.0
Yellow Change Interval (*Y*), s	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G_{min}), s	3	15	3	15	5	15	5	15
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode	Off	Off	Off	Off	Off	Max	Off	Max
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		13.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		66.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	12:00-1:00 PM SAT	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1SAT_Existing US 12 at IL 22.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	159	373	325	109	311	115	418	1153	14	200	1227	107

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	3.9		54.8	8.5	2.9	25.5					
Yellow	3.5	3.5		4.5	3.5	0.0	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	14.9	34.4	12.0	31.5	22.8	69.1	14.5	60.8
Change Period, ($Y+R_c$), s	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Max Allow Headway (*MAH*), s	4.0	6.1	4.0	6.1	4.0	0.0	4.0	0.0
Queue Clearance Time (g_s), s	11.3	24.7	8.6	11.8	18.1		9.6	
Green Extension Time (g_e), s	0.1	3.7	0.1	8.4	0.2	0.0	0.3	0.0
Phase Call Probability	1.00	1.00	0.98	1.00	1.00		1.00	
Max Out Probability	1.00	1.00	1.00	0.56	1.00		0.30	

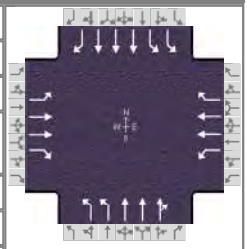
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	167	393	342	115	327	121	440	821	408	211	1292	113
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1904	1598	1795	1904	1610	1743	1885	1873	1757	1802	1610
Queue Service Time (g_s), s	9.3	11.7	22.7	6.6	9.8	7.7	16.1	14.0	14.2	7.6	20.0	4.8
Cycle Queue Clearance Time (g_c), s	9.3	11.7	22.7	6.6	9.8	7.7	16.1	14.0	14.2	7.6	20.0	4.8
Green Ratio (*g/C*)	0.29	0.22	0.36	0.26	0.20	0.27	0.14	0.49	0.49	0.08	0.42	0.51
Capacity (*c*), veh/h	343	831	574	286	746	439	492	1831	910	270	2278	820
Volume-to-Capacity Ratio (*X*)	0.488	0.472	0.596	0.402	0.439	0.276	0.895	0.448	0.448	0.780	0.567	0.137
Back of Queue (*Q*), ft/ln (95 th percentile)	189.6	237.2	354.3	134	207.5	140.2	322.3	223.7	231	159.2	292.9	80.6
Back of Queue (*Q*), veh/ln (95 th percentile)	7.6	9.5	14.1	5.3	8.3	5.6	12.8	8.9	9.2	6.4	11.6	3.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.86	0.00	0.81	0.56	0.00	0.54	0.79	0.00	0.00	0.56	0.00	0.36
Uniform Delay (d_1), s/veh	36.2	44.3	34.0	38.4	46.0	37.2	54.9	14.3	14.5	58.9	20.8	16.8
Incremental Delay (d_2), s/veh	1.1	0.9	2.5	0.9	0.9	0.7	17.6	0.8	1.6	5.4	1.0	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	37.3	45.2	36.4	39.3	46.9	37.9	72.5	15.0	16.1	64.3	21.9	17.2
Level of Service (LOS)	D	D	D	D	D	D	E	B	B	E	C	B
Approach Delay, s/veh / LOS	40.4	D		43.4	D		30.5	C		27.1	C	
Intersection Delay, s/veh / LOS	32.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.73	C	2.86	C	2.42	B	2.43	B
Bicycle LOS Score / LOS	1.23	A	0.95	A	1.41	A	1.38	A

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HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	12:00-1:00 PM SAT	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1SAT_Existing US 12 at IL 22.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	159	373	325	109	311	115	418	1153	14	200	1227	107

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	3.9	54.8	8.5	2.9	25.5
Yellow	3.5	3.5	4.5	3.5	0.0	4.5
Red	1.0	1.0	1.5	0.0	0.0	1.5

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	1.000	0.992	0.992	1.000	1.000	0.992	0.992	1.000	1.000	0.992	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	0.971	0.908	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.994	0.994		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1810	3808	1598	1795	3808	1610	3487	5576	68	3514	5406	1610
Proportion of Vehicles Arriving on Green (P)	0.09	0.22	0.22	0.07	0.20	0.20	0.14	0.65	0.49	0.08	0.56	0.42
Incremental Delay Factor (k)	0.11	0.23	0.27	0.11	0.23	0.23	0.39	0.50	0.50	0.12	0.50	0.50

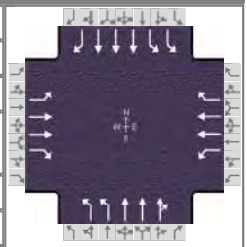
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Green Ratio (g/C)	0.29	0.22	0.26	0.20	0.14	0.49	0.08	0.42
Permitted Saturation Flow Rate (s_p), veh/h/ln	1069	0	999	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	26.9	0.0	25.5	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	15.6	0.0	14.7	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	2.1		1.4					
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1598		1610				1610
Protected Right Effective Green Time (g_R), s		18.3		10.0				11.4

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.983	0.000	2.107	0.000	1.710	0.000	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.148	0.000	0.150	0.000	0.114	0.000	0.124
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	436.45	39.73	391.61	42.04	971.47	17.19	842.96	21.75
Bicycle F_w / F_v	-3.64	0.74	-3.64	0.46	-3.64	0.92	-3.64	0.89

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HCS7 Signalized Intersection Results Graphical Summary

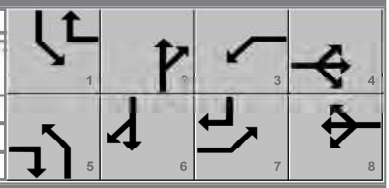
General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	12:00-1:00 PM SAT	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1SAT_Existing US 12 at IL 22.xus		
Project Description	EXISTING				



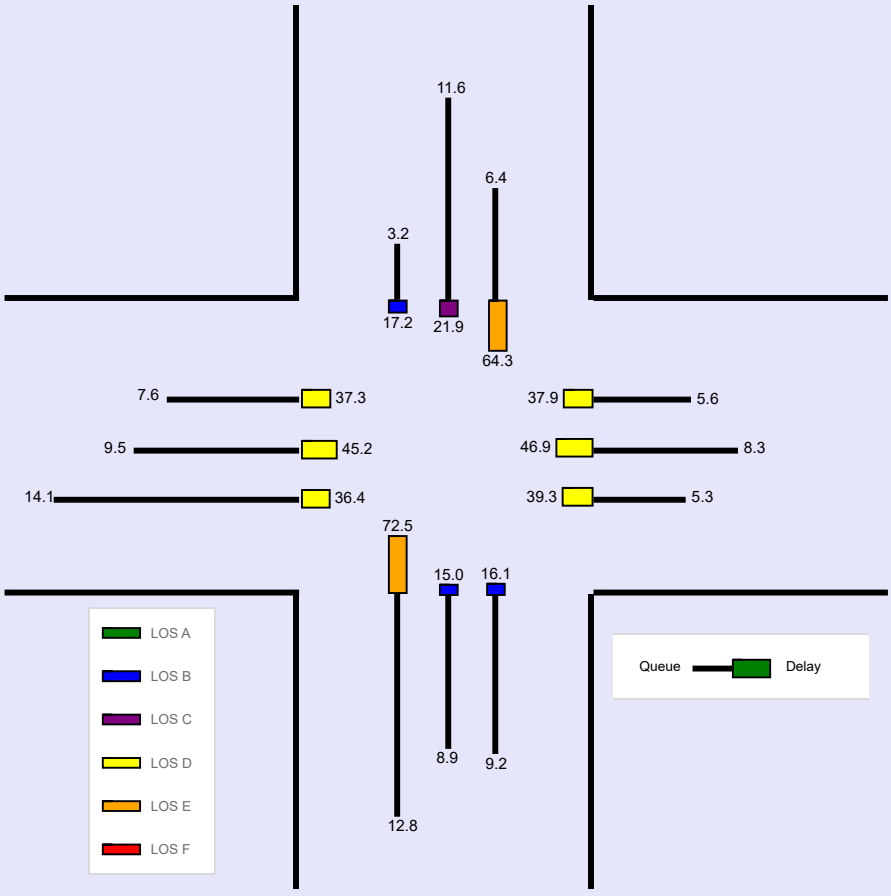
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	159	373	325	109	311	115	418	1153	14	200	1227	107

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	3.9	54.8	8.5	2.9	25.5						
Yellow	3.5	3.5	4.5	3.5	0.0	4.5						
Red	1.0	1.0	1.5	0.0	0.0	1.5						



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	189.6	237.2	354.3	134	207.5	140.2	322.3	223.7	231	159.2	292.9	80.6
Back of Queue (*Q*), veh/ln (95 th percentile)	7.6	9.5	14.1	5.3	8.3	5.6	12.8	8.9	9.2	6.4	11.6	3.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.86	0.00	0.81	0.56	0.00	0.54	0.79	0.00	0.00	0.56	0.00	0.36
Control Delay (*d*), s/veh	37.3	45.2	36.4	39.3	46.9	37.9	72.5	15.0	16.1	64.3	21.9	17.2
Level of Service (LOS)	D	D	D	D	D	D	E	B	B	E	C	B
Approach Delay, s/veh / LOS	40.4	D		43.4	D		30.5	C		27.1	C	
Intersection Delay, s/veh / LOS	32.7						C					



--- Messages ---

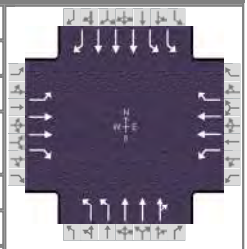
No errors or warnings exist.

--- Comments ---

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HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	12:00-1:00 PM SAT	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1SAT_NB US 12 at IL 22.xus		
Project Description	NO-BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	164	384	335	112	320	118	431	1188	14	206	1264	110

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.2	4.0		54.0	8.7	3.0	25.6					
Yellow	3.5	3.5		4.5	3.5	0.0	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	164	384	335	112	320	118	431	1188	14	206	1264	110
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0	1	1	0	0	1	1		0	1	0
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	4	3	3	4	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	220	0	435	240	0	260	410	0		285	0	225
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	45	45	45	45	45	45

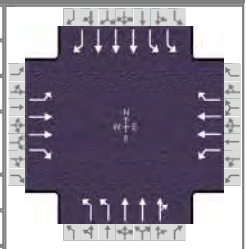
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	17.0	32.5	15.5	31.0	22.0	64.0	18.0	60.0
Yellow Change Interval (*Y*), s	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G_{min}), s	3	15	3	15	5	15	5	15
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode	Off	Off	Off	Off	Off	Max	Off	Max
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		13.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		66.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	12:00-1:00 PM SAT	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1SAT_NB US 12 at IL 22.xus		
Project Description	NO-BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	164	384	335	112	320	118	431	1188	14	206	1264	110

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.2	4.0		54.0	8.7	3.0	25.6					
Yellow	3.5	3.5		4.5	3.5	0.0	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	15.2	34.6	12.2	31.6	23.2	68.5	14.7	60.0
Change Period, ($Y+R_c$), s	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Max Allow Headway (*MAH*), s	4.0	6.1	4.0	6.1	4.0	0.0	4.0	0.0
Queue Clearance Time (g_s), s	11.6	25.4	8.7	12.1	18.7		9.9	
Green Extension Time (g_e), s	0.1	3.2	0.1	8.4	0.0	0.0	0.3	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	1.00		1.00	
Max Out Probability	1.00	1.00	1.00	0.59	1.00		0.50	

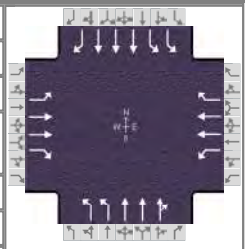
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	173	404	353	118	337	124	454	845	420	217	1331	116
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1904	1598	1795	1904	1610	1743	1885	1873	1757	1802	1610
Queue Service Time (g_s), s	9.6	12.0	23.4	6.7	10.1	7.9	16.7	14.9	15.1	7.9	21.2	5.0
Cycle Queue Clearance Time (g_c), s	9.6	12.0	23.4	6.7	10.1	7.9	16.7	14.9	15.1	7.9	21.2	5.0
Green Ratio (*g/C*)	0.30	0.22	0.36	0.26	0.20	0.28	0.14	0.48	0.48	0.08	0.42	0.51
Capacity (*c*), veh/h	344	838	581	286	750	443	501	1813	901	276	2247	814
Volume-to-Capacity Ratio (*X*)	0.502	0.483	0.607	0.412	0.449	0.280	0.906	0.466	0.466	0.787	0.592	0.142
Back of Queue (*Q*), ft/ln (95 th percentile)	194.2	243	364	137.7	212.6	143.6	335.6	234.1	241.7	165.8	309.3	83.8
Back of Queue (*Q*), veh/ln (95 th percentile)	7.8	9.7	14.4	5.5	8.5	5.7	13.3	9.3	9.7	6.6	12.3	3.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.88	0.00	0.84	0.57	0.00	0.55	0.82	0.00	0.00	0.58	0.00	0.37
Uniform Delay (d_1), s/veh	36.0	44.2	33.8	38.2	46.0	37.0	54.8	14.8	15.0	58.8	21.7	17.1
Incremental Delay (d_2), s/veh	1.1	0.9	2.6	1.0	0.9	0.7	20.0	0.9	1.7	6.5	1.2	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	37.1	45.2	36.4	39.2	46.9	37.7	74.8	15.6	16.8	65.3	22.8	17.5
Level of Service (LOS)	D	D	D	D	D	D	E	B	B	E	C	B
Approach Delay, s/veh / LOS	40.4	D		43.4	D		31.5	C		28.0	C	
Intersection Delay, s/veh / LOS	33.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.73	C	2.86	C	2.42	B	2.43	B
Bicycle LOS Score / LOS	1.25	A	0.97	A	1.43	A	1.40	A

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HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	12:00-1:00 PM SAT	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1SAT_NB US 12 at IL 22.xus		
Project Description	NO-BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	164	384	335	112	320	118	431	1188	14	206	1264	110

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.2	4.0		54.0	8.7	3.0	25.6					
Yellow	3.5	3.5		4.5	3.5	0.0	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	1.000	0.992	0.992	1.000	1.000	0.992	0.992	1.000	1.000	0.992	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	0.971	0.908	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.994	0.994		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1810	3808	1598	1795	3808	1610	3487	5578	66	3514	5406	1610
Proportion of Vehicles Arriving on Green (P)	0.09	0.22	0.22	0.07	0.20	0.20	0.14	0.64	0.48	0.08	0.55	0.42
Incremental Delay Factor (k)	0.11	0.23	0.28	0.11	0.23	0.23	0.42	0.50	0.50	0.14	0.50	0.50

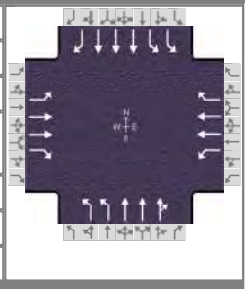
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Green Ratio (g/C)	0.30	0.22	0.26	0.20	0.14	0.48	0.08	0.42
Permitted Saturation Flow Rate (s_p), veh/h/ln	1060	0	989	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	27.1	0.0	25.6	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	15.5	0.0	14.5	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	2.3		1.5					
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1598		1610				1610
Protected Right Effective Green Time (g_R), s		18.7		10.2				11.7

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.983	0.000	2.107	0.000	1.710	0.000	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.147	0.000	0.150	0.000	0.115	0.000	0.124
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	439.92	39.55	393.74	41.93	961.91	17.51	831.52	22.19
Bicycle F_w / F_v	-3.64	0.77	-3.64	0.48	-3.64	0.95	-3.64	0.91

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HCS7 Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	12:00-1:00 PM SAT	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1SAT_NB US 12 at IL 22.xus		
Project Description	NO-BUILD				



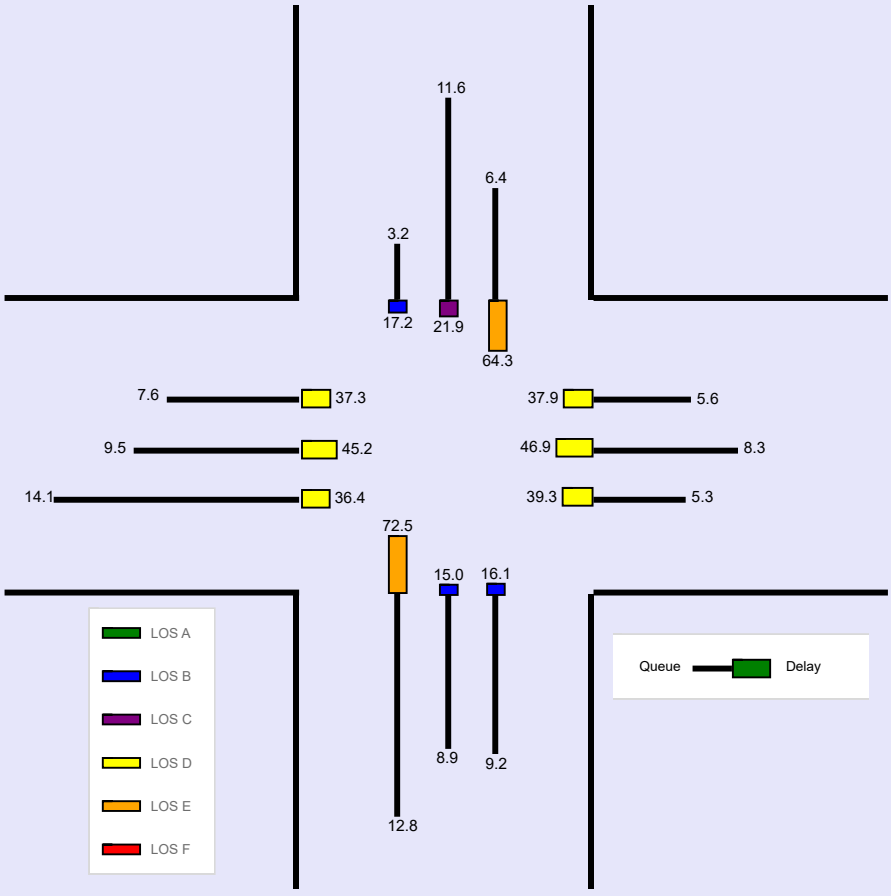
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	164	384	335	112	320	118	431	1188	14	206	1264	110

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.2	4.0		54.0	8.7	3.0	25.6					
Yellow	3.5	3.5		4.5	3.5	0.0	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	194.2	243	364	137.7	212.6	143.6	335.6	234.1	241.7	165.8	309.3	83.8
Back of Queue (*Q*), veh/ln (95 th percentile)	7.8	9.7	14.4	5.5	8.5	5.7	13.3	9.3	9.7	6.6	12.3	3.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.88	0.00	0.84	0.57	0.00	0.55	0.82	0.00	0.00	0.58	0.00	0.37
Control Delay (*d*), s/veh	37.1	45.2	36.4	39.2	46.9	37.7	74.8	15.6	16.8	65.3	22.8	17.5
Level of Service (LOS)	D	D	D	D	D	D	E	B	B	E	C	B
Approach Delay, s/veh / LOS	40.4	D		43.4	D		31.5	C		28.0	C	
Intersection Delay, s/veh / LOS	33.4						C					



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--- Messages ---

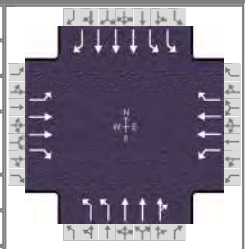
No errors or warnings exist.

--- Comments ---

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HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	12:00-1:00 PM SAT	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1SAT_Total US 12 at IL 22.xus		
Project Description	TOTAL				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	184	397	335	124	318	118	452	1184	14	206	1291	110

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.2	3.7		54.0	9.5	3.4	24.8					
Yellow	3.5	3.5		4.5	3.5	0.0	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	184	397	335	124	318	118	452	1184	14	206	1291	110
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0	1	1	0	0	1	1		0	1	0
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	4	3	3	4	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	220	0	435	240	0	260	410	0		285	0	225
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	45	45	45	45	45	45

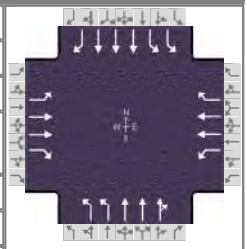
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	17.0	32.5	15.5	31.0	22.0	64.0	18.0	60.0
Yellow Change Interval (*Y*), s	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G_{min}), s	3	15	3	15	5	15	5	15
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode	Off	Off	Off	Off	Off	Max	Off	Max
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		13.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		66.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	12:00-1:00 PM SAT	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1SAT_Total US 12 at IL 22.xus		
Project Description	TOTAL				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	184	397	335	124	318	118	452	1184	14	206	1291	110

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.2	3.7	54.0	9.5	3.4	24.8			
Yellow	3.5	3.5	4.5	3.5	0.0	4.5			
Red	1.0	1.0	1.5	0.0	0.0	1.5			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	16.4	34.1	13.0	30.8	22.9	68.2	14.7	60.0
Change Period, (*Y+R c*), s	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Max Allow Headway (*MAH*), s	4.0	6.1	4.0	6.1	4.0	0.0	4.0	0.0
Queue Clearance Time (*g s*), s	12.8	25.6	9.5	12.1	19.6		9.9	
Green Extension Time (*g e*), s	0.0	2.5	0.1	8.0	0.0	0.0	0.3	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	1.00		1.00	
Max Out Probability	1.00	1.00	1.00	0.64	1.00		0.66	

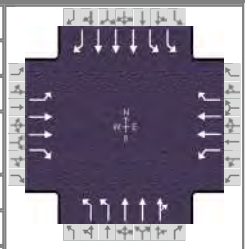
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	194	418	353	131	335	124	476	842	419	217	1359	116
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1904	1598	1795	1904	1610	1743	1885	1873	1757	1802	1610
Queue Service Time (*g s*), s	10.8	12.6	23.6	7.5	10.1	7.9	17.6	15.0	15.2	7.9	21.9	4.9
Cycle Queue Clearance Time (*g c*), s	10.8	12.6	23.6	7.5	10.1	7.9	17.6	15.0	15.2	7.9	21.9	4.9
Green Ratio (*g/C*)	0.30	0.22	0.36	0.26	0.19	0.27	0.14	0.48	0.48	0.08	0.42	0.51
Capacity (*c*), veh/h	354	824	572	289	725	433	493	1804	896	275	2245	828
Volume-to-Capacity Ratio (*X*)	0.547	0.507	0.617	0.452	0.461	0.287	0.966	0.467	0.467	0.788	0.605	0.140
Back of Queue (*Q*), ft/ln (95 th percentile)	214.2	251.3	367.9	153.9	213	145.3	374.3	235.8	243.4	166.7	318.7	82.1
Back of Queue (*Q*), veh/ln (95 th percentile)	8.6	10.1	14.6	6.1	8.5	5.8	14.9	9.4	9.7	6.7	12.6	3.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.97	0.00	0.85	0.64	0.00	0.56	0.91	0.00	0.00	0.58	0.00	0.36
Uniform Delay (*d 1*), s/veh	35.9	44.8	34.4	38.6	46.7	37.7	55.5	15.0	15.3	58.9	21.9	16.5
Incremental Delay (*d 2*), s/veh	1.6	1.0	2.9	1.1	1.0	0.8	31.8	0.9	1.7	7.0	1.2	0.4
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	37.6	45.9	37.3	39.7	47.7	38.4	87.3	15.9	17.0	65.8	23.1	16.9
Level of Service (LOS)	D	D	D	D	D	D	F	B	B	E	C	B
Approach Delay, s/veh / LOS	41.1	D		44.0	D		35.7	D		28.1	C	
Intersection Delay, s/veh / LOS	35.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.73	C	2.86	C	2.43	B	2.43	B
Bicycle LOS Score / LOS	1.28	A	0.97	A	1.44	A	1.42	A

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HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	12:00-1:00 PM SAT	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1SAT_Total US 12 at IL 22.xus		
Project Description	TOTAL				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	184	397	335	124	318	118	452	1184	14	206	1291	110

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.2	3.7		54.0	9.5	3.4	24.8					
Yellow	3.5	3.5		4.5	3.5	0.0	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	1.000	0.992	0.992	1.000	1.000	0.992	0.992	1.000	1.000	0.992	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	0.971	0.908	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.994	0.994		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1810	3808	1598	1795	3808	1610	3487	5578	66	3514	5406	1610
Proportion of Vehicles Arriving on Green (P)	0.10	0.22	0.22	0.07	0.19	0.19	0.14	0.64	0.48	0.08	0.55	0.42
Incremental Delay Factor (k)	0.13	0.23	0.29	0.11	0.23	0.23	0.47	0.50	0.50	0.15	0.50	0.50

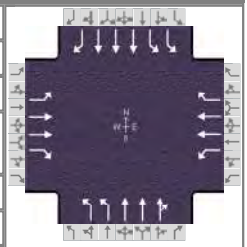
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	4.5	6.0	4.5	6.0
Green Ratio (g/C)	0.30	0.22	0.26	0.19	0.14	0.48	0.08	0.42
Permitted Saturation Flow Rate (s_p), veh/h/ln	1062	0	976	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	26.6	0.0	24.8	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	14.6	0.0	13.6	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	2.7		1.7					
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1598		1610				1610
Protected Right Effective Green Time (g_R), s		18.4		10.2				12.9

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.983	0.000	2.107	0.000	1.710	0.000	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.148	0.000	0.150	0.000	0.115	0.000	0.124
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	432.95	39.90	381.00	42.59	956.68	17.69	830.69	22.22
Bicycle F_w / F_v	-3.64	0.80	-3.64	0.49	-3.64	0.96	-3.64	0.93

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HCS7 Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	GHA			Duration, h	0.250
Analyst	TM	Analysis Date	5/2/2022	Area Type	Other
Jurisdiction	IDOT	Time Period	12:00-1:00 PM SAT	PHF	0.95
Urban Street	Rand Road (US Route 12)	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 12 at IL 22	File Name	1SAT_Total US 12 at IL 22.xus		
Project Description	TOTAL				



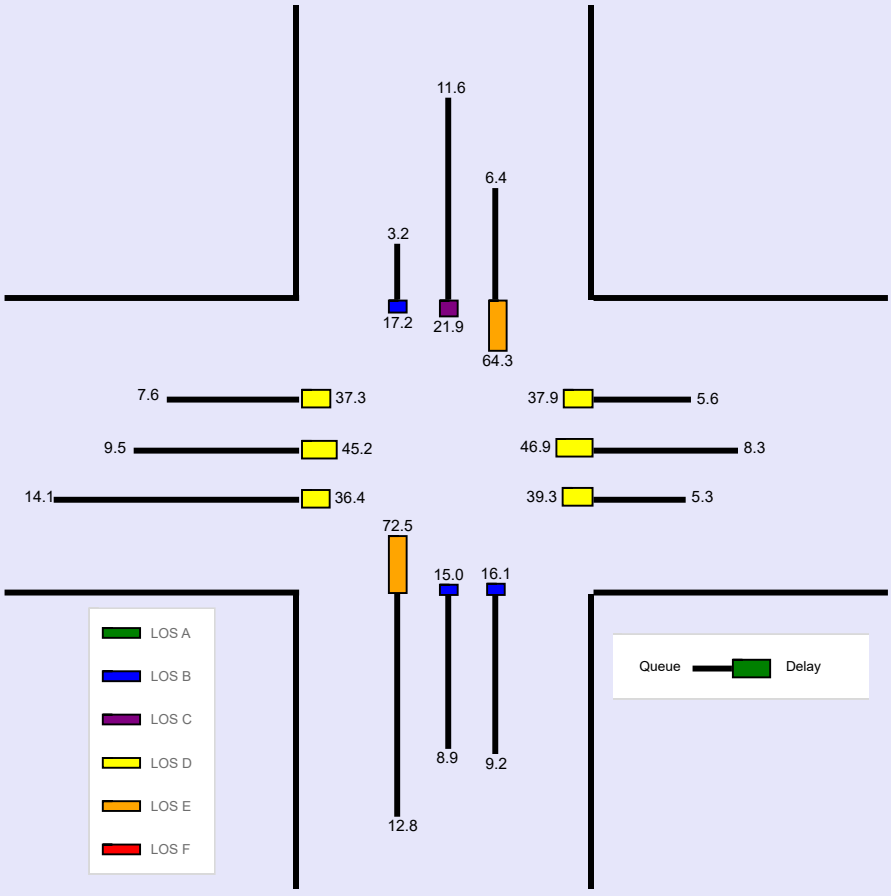
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	184	397	335	124	318	118	452	1184	14	206	1291	110

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.2	3.7		54.0	9.5	3.4	24.8					
Yellow	3.5	3.5		4.5	3.5	0.0	4.5					
Red	1.0	1.0		1.5	0.0	0.0	1.5					

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	214.2	251.3	367.9	153.9	213	145.3	374.3	235.8	243.4	166.7	318.7	82.1
Back of Queue (*Q*), veh/ln (95 th percentile)	8.6	10.1	14.6	6.1	8.5	5.8	14.9	9.4	9.7	6.7	12.6	3.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.97	0.00	0.85	0.64	0.00	0.56	0.91	0.00	0.00	0.58	0.00	0.36
Control Delay (*d*), s/veh	37.6	45.9	37.3	39.7	47.7	38.4	87.3	15.9	17.0	65.8	23.1	16.9
Level of Service (LOS)	D	D	D	D	D	D	F	B	B	E	C	B
Approach Delay, s/veh / LOS	41.1	D		44.0	D		35.7	D		28.1	C	
Intersection Delay, s/veh / LOS	35.2						D					



--- Messages ---

No errors or warnings exist.

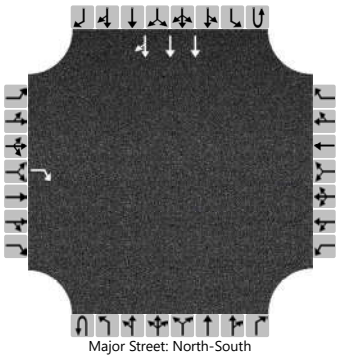
--- Comments ---

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HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TM	Intersection	Rand Road at Site
Agency/Co.	GHA	Jurisdiction	IDOT
Date Performed	5/2/2022	East/West Street	Site (Village Square)
Analysis Year	2022	North/South Street	Rand Road (US Route 12)
Time Analyzed	8:00 - 9:00 AM WEEKDAY	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	EXISTING		

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	0
Configuration				R											T	TR
Volume (veh/h)				2											1721	16
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.10												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.90												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				2												
Capacity, c (veh/h)				240												
v/c Ratio				0.01												
95% Queue Length, Q_{95} (veh)				0.0												
Control Delay (s/veh)				20.2												
Level of Service (LOS)				C												
Approach Delay (s/veh)	20.2															
Approach LOS	C															

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HCS7 Two-Way Stop-Control Report

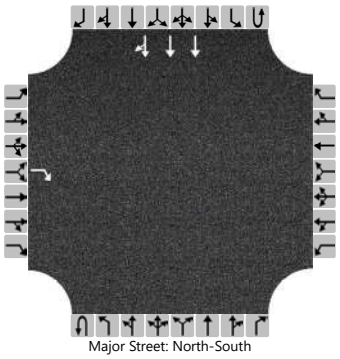
General Information

Analyst	TM
Agency/Co.	GHA
Date Performed	5/2/2022
Analysis Year	2028
Time Analyzed	8:00 - 9:00 AM WEEKDAY
Intersection Orientation	North-South
Project Description	NO-BUILD

Site Information

Intersection	Rand Road at Site
Jurisdiction	IDOT
East/West Street	Site (Village Square)
North/South Street	Rand Road (US Route 12)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	0
Configuration				R											T	TR
Volume (veh/h)				2											1774	16
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.10												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.90												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				2												
Capacity, c (veh/h)				230												
v/c Ratio				0.01												
95% Queue Length, Q_{95} (veh)				0.0												
Control Delay (s/veh)				20.8												
Level of Service (LOS)				C												
Approach Delay (s/veh)	20.8															
Approach LOS	C															

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HCS7 Two-Way Stop-Control Report

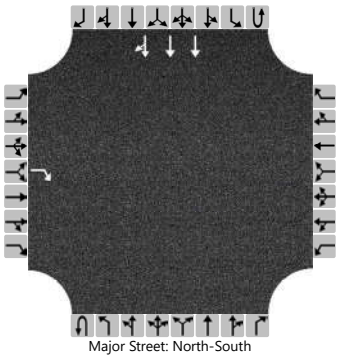
General Information

Analyst	TM
Agency/Co.	GHA
Date Performed	5/2/2022
Analysis Year	2028
Time Analyzed	8:00 - 9:00 AM WEEKDAY
Intersection Orientation	North-South
Project Description	Total

Site Information

Intersection	Rand Road at Site
Jurisdiction	IDOT
East/West Street	Site (Village Square)
North/South Street	Rand Road (US Route 12)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	0
Configuration				R											T	TR
Volume (veh/h)				12											1772	36
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.10												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.90												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				13												
Capacity, c (veh/h)				226												
v/c Ratio				0.06												
95% Queue Length, Q_{95} (veh)				0.2												
Control Delay (s/veh)				21.8												
Level of Service (LOS)				C												
Approach Delay (s/veh)	21.8															
Approach LOS	C															

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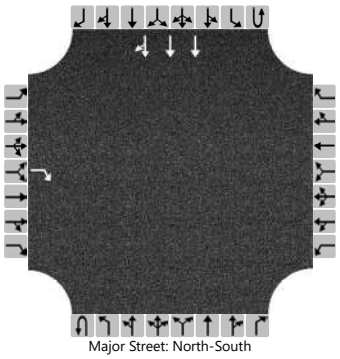
General Information

Analyst	TM
Agency/Co.	GHA
Date Performed	5/2/2022
Analysis Year	2022
Time Analyzed	4:30 - 5:30 PM WEEKDAY
Intersection Orientation	North-South
Project Description	EXISTING

Site Information

Intersection	Rand Road at Site
Jurisdiction	IDOT
East/West Street	Site (Village Square)
North/South Street	Rand Road (US Route 12)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	0
Configuration				R											T	TR
Volume (veh/h)				55											1167	57
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.10												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.90												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				58												
Capacity, c (veh/h)				360												
v/c Ratio				0.16												
95% Queue Length, Q_{95} (veh)				0.6												
Control Delay (s/veh)				16.9												
Level of Service (LOS)				C												
Approach Delay (s/veh)	16.9															
Approach LOS	C															

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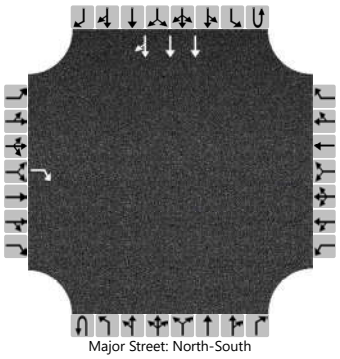
General Information

Analyst	TM
Agency/Co.	GHA
Date Performed	5/2/2022
Analysis Year	2028
Time Analyzed	4:30 - 5:30 PM WEEKDAY
Intersection Orientation	North-South
Project Description	NO-BUILD

Site Information

Intersection	Rand Road at Site
Jurisdiction	IDOT
East/West Street	Site (Village Square)
North/South Street	Rand Road (US Route 12)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	0
Configuration				R											T	TR
Volume (veh/h)				55											1205	57
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.10												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.90												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				58												
Capacity, c (veh/h)				349												
v/c Ratio				0.17												
95% Queue Length, Q_{95} (veh)				0.6												
Control Delay (s/veh)				17.3												
Level of Service (LOS)				C												
Approach Delay (s/veh)	17.3															
Approach LOS	C															

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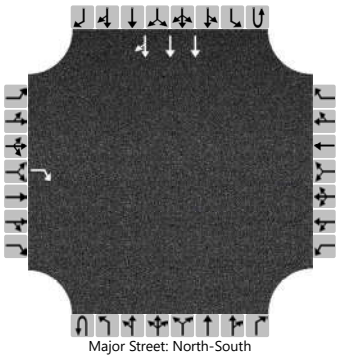
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Intersection Orientation	North-South
Project Description	TOTAL

Site Information

Intersection	Rand Road at Site
Jurisdiction	IDOT
East/West Street	Site (Village Square)
North/South Street	Rand Road (US Route 12)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	0
Configuration				R											T	TR
Volume (veh/h)				81											1200	93
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.10												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.90												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				85												
Capacity, c (veh/h)				341												
v/c Ratio				0.25												
95% Queue Length, Q_{95} (veh)				1.0												
Control Delay (s/veh)				19.0												
Level of Service (LOS)				C												
Approach Delay (s/veh)	19.0															
Approach LOS	C															

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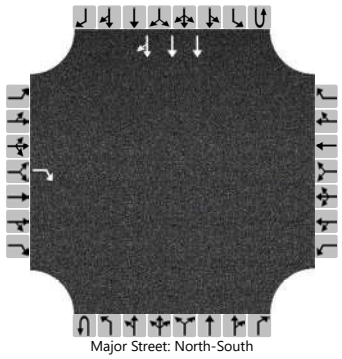
General Information

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Agency/Co.	GHA
Date Performed	5/2/2022
Analysis Year	2022
Time Analyzed	12:00 - 1:00 PM SAT
Intersection Orientation	North-South
Project Description	EXISTING

Site Information

Intersection	Rand Road at Site
Jurisdiction	IDOT
East/West Street	Site (Village Square)
North/South Street	Rand Road (US Route 12)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	0
Configuration				R											T	TR
Volume (veh/h)				68											1605	56
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.10												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.90												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				72												
Capacity, c (veh/h)				255												
v/c Ratio				0.28												
95% Queue Length, Q_{95} (veh)				1.1												
Control Delay (s/veh)				24.6												
Level of Service (LOS)				C												
Approach Delay (s/veh)		24.6														
Approach LOS		C														

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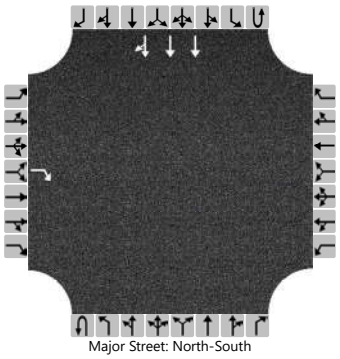
General Information

Analyst	TM
Agency/Co.	GHA
Date Performed	5/2/2022
Analysis Year	2028
Time Analyzed	12:00 - 1:00 PM SAT
Intersection Orientation	North-South
Project Description	NO-BUILD

Site Information

Intersection	Rand Road at Site
Jurisdiction	IDOT
East/West Street	Site (Village Square)
North/South Street	Rand Road (US Route 12)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	0
Configuration				R											T	TR
Volume (veh/h)				68											1655	56
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.10												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.90												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				72												
Capacity, c (veh/h)				245												
v/c Ratio				0.29												
95% Queue Length, Q_{95} (veh)				1.2												
Control Delay (s/veh)				25.7												
Level of Service (LOS)				D												
Approach Delay (s/veh)	25.7															
Approach LOS	D															

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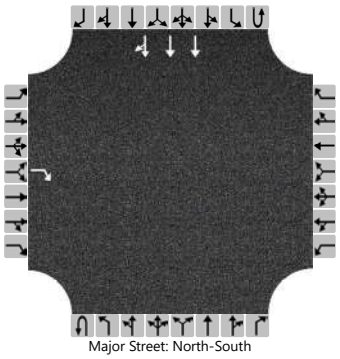
General Information

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Project Description	TOTAL

Site Information

Intersection	Rand Road at Site
Jurisdiction	IDOT
East/West Street	Site (Village Square)
North/South Street	Rand Road (US Route 12)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	0
Configuration				R											T	TR
Volume (veh/h)				101											1648	102
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.10												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.90												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				106												
Capacity, c (veh/h)				237												
v/c Ratio				0.45												
95% Queue Length, Q_{95} (veh)				2.2												
Control Delay (s/veh)				31.9												
Level of Service (LOS)				D												
Approach Delay (s/veh)	31.9															
Approach LOS	D															

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COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

Phone (847) 540-1696
Fax (847) 726-2182
LakeZurich.org

APPLICATION PZC 2022-08 **AGENDA ITEM 4.E**
PZC Hearing Date: June 15, 2022

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Mary Meyer, Building Services Supervisor
Tim Verbeke, Planner

Date: June 15, 2022

Re: PZC 2022-08 Zoning Application for Amendments to the Lake Zurich Sign Code

SUBJECT

The Village of Lake Zurich, (the "Applicant") requests an amendment to the text of the sign code for the purpose of increasing the allowable area of Construction Activity Signs specifically on required construction fences associated with ongoing commercial development within the Village.

Construction Activity Signs are currently provided for within Title 12 of the Municipal Code entitled "Signs".

GENERAL INFORMATION

Requested Action: Text Amendment

Applicant: Village of Lake Zurich

Staff Coordinator: Sarosh Saher, Community Development Director

LIST OF EXHIBITS

A. Development Application and Attachments

B. Draft Ordinance Language

BACKGROUND

The Village of Lake Zurich (the "Applicant"), is the Applicant for the proposed text amendment to the Lake Zurich Zoning and Land Development Codes.

Staff offers the following additional information:

A. **Courtesy Review.** A proposal to amend the sign code related to this matter was presented to the Village Board at a Courtesy Review on April 18, 2022. Favorable feedback was obtained. The video stream of the meeting discussion can be viewed at the following link: https://play.champds.com/lakezurichil/event/53

B. **Proposed Amendments.** The following is a summary of the language that is proposed to be amended in the Sign Code:

- Amending Section 12-1-9: Exempt Signs – No Permit Required; Subsection C. Exempt Permanent And Temporary Signs - "Construction Activity Signs."

Construction activity signs on construction fences: All construction sites are required to be protected by a construction fence which in most cases takes the form of a temporary chain link fence no less than 6 feet in height. While not a requirement of the codes, these fences are sometimes clad in a fabric to screen the construction site. Over time, the fabric deteriorates or comes undone requiring it to be reattached or replaced.

Construction activity signs are currently permitted on these fences but with limitations on their total surface area. From time to time, developers have requested enhancing the construction fences with vinyl banners or custom fence screens (mesh banners) with graphics containing information about the development itself.

Staff proposes allowing the installation of construction fence screens or banners while meeting the following requirements:

- The signs would no longer be considered exempt signs, rather require a permit for installation.
- The signs would only be allowed to depict information related to the development on the premises such as name of the development, associated development graphics, developer and/or contractor name and contact information.
- No advertising or off-premise message or graphics will be permitted (per the sign code).
- The sing application would require specifications for their installation on fences including but not limited to material, anchoring method, location on the property (facing public right-of-way), area of coverage requested, and a graphical representation of the design.
- The material would need to be weather-proof and be maintained in a good state of repair at all times.
- The signs would need to be removed upon removal of the temporary construction fence.

- Construction Activity Signs would not be permitted on permanent fences. In those cases, upon completion of construction and removal of the temporary construction fence, real estate activity signs could be installed per the current requirements of the sign code.

GENERAL FINDINGS

Staff of the Community Development Department offers the following findings on the amendments to the sections of the Code.

9-18-3 STANDARDS FOR AMENDMENTS

A. Standards: Amending the zoning map or the text of the zoning code (or in this case, the sign code) is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the board of trustees shall act in what it reasonably believes to be in the best interest of the general public, and may consider, among other factors, the following factors as they may be relevant to a particular application:

1. The consistency of the proposed amendment with the purposes of the sign code.

   Staff Response: Standard met. The proposed are amendments to the text of the sign code. Staff has found the proposed amendments will enhance the purposes of the sign code by being more business friendly without compromising the purpose and intent of the code.

2. The community need for the proposed amendment and for the uses and development it would allow.

   Staff Response: Standard met. The amendments to the code are to offer a business-friendly means to announce ongoing development on a property, but only during the period of development.

3. If a specific parcel of property is the subject of the proposed amendment, then the following factors:

   Staff Response: Not Applicable. The text amendments do not pertain to any specific property, rather they are applicable to all property within the community.

RECOMMENDATION

The recommendation of the Planning and Zoning Commission should be based on the standards included in the following Sections of the Lake Zurich Municipal Code:

- Section 9-18-3: Standards for Amendments

Staff of the Community Development Department recommends the incorporation of the standards into the Findings of the PZC and recommends approval of Application PZC 2022-08.

Staff further finds that the amended zoning code:

1. Will enhance the effectiveness of the Lake Zurich Sign Code;
2. Will not negatively affect Lake Zurich's efforts to promote a positive image; and
3. Will not adversely affect the Village's ability in enforcing other regulations pertaining to Building, Zoning, Land Development, Sign Code or any other code or ordinance that protects the health, safety and welfare of the community.

Respectfully Submitted,

Sarosh Saher,
Community Development Director

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

AMENDMENTS TO THE LAKE ZURICH ZONING SIGN CODE
June 15, 2022

The Planning & Zoning Commission recommends approval of Application PZC 2022-08, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated June 15, 2022 for this Application for the following reasons:

1. Will enhance the effectiveness of the Lake Zurich Sign Code;
2. Will not negatively affect Lake Zurich's efforts to promote a positive image; and
3. Will not adversely affect the Village's ability in enforcing other regulations pertaining to Building, Zoning, Land Development, Sign Code or any other code or ordinance that protects the health, safety and welfare of the community.

☐ Without any further additions, changes, modifications and/or approval conditions.

☐ With the following additions, changes, modifications and/or approval conditions:

_____

Planning & Zoning Commission Chairman

ANNEXATION AND ZONING APPLICATION

Community Development Department
505 Telser Rd.
Lake Zurich, IL 60047
Phone: (847) 540-1696
Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: N/A
2. **Please attach complete legal description**
3. Property Identification number(s): N/A
4. Owner of record is: N/A Phone: _____
   E-Mail _____ Address: _____
5. Applicant is (**if different from owner**): Village of Lake Zurich Phone: 847-540-1696
   E-Mail _____ Address: 70 E Main Street
6. Applicant's interest in the property (owner, agent, realtor, etc.): N/A
7. All existing uses and improvements on the property are: N/A
8. The proposed uses on the property are: N/A
9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:
   N/A
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
    N/A
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

Village of Lake Zurich
(Name of applicant)

(Signature of applicant)

Subscribed and sworn to before me this 11 day of May, ~~2018~~ 2022.

(Notary Public)

My Commission Expires _____

(**Name of Owner, if different**)

(Signature of Owner, if different)

Subscribed and sworn to before me this 11 day of May 2022, ~~2018~~.

(Notary Public)

My Commission Expires

"OFFICIAL SEAL"
NADINE J. GERLING
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/30/2024

Please indicate what form of zoning relief your application requires. For assistance, please contact Staff:

☐ Zoning Code Map Amendment to change zoning of Subject Property from ____ to ____

☒ Zoning Code Text Amendment to amend the following section(s) of the Zoning Code See attached description.

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

☐ Special Use Permit/Amendment for _____

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Planned Unit Development/Major Adjustment/Amendment

(Planned Unit Developments are a distinct category of special use and are intended to create a more desirable environment than through strict application of the zoning and subdivision regulations. See Section 22-105 of the Lake Zurich Zoning Code for specific standards. Please list all the 'modifications' requested in the cover letter.)

☐ Variation for _____

(See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter.)

☐ Modification to the Land Development Code (includes retaining walls more than 2 feet in height)
(See Section 10-6-18 of the Land Development Code for specific standards.)

☐ Preliminary Plat of Subdivision

☐ Final Plat of Subdivision or Amendment to Plat of Subdivision
(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

☐ Site Plan Approval/Major Adjustment/Amendment
(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Exterior Appearance Approval or Amendment
(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

APPLICATION TO ANNEX CERTAIN TERRITORY

All land annexed to the Village is classified automatically after such annexation in the R-1\2 Single Family Residential District. The owner must file an application for a Zoning Map amendment if he or she desires a different zoning classification for the Subject Property.

☐ Petition to Annex Certain Territory (Please complete attached petition)

☐ Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

☐ Comprehensive Plan Map Amendment for _____

_____

☐ Comprehensive Plan Text Amendment for _____

_____

Village of Lake Zurich
Proposed Text Amendment

Amendments to Title 12 of the Lake Zurich Zoning Code entitled "Signs"

Proposal: Increase the allowable area of Construction Activity Signs specifically on required construction fences associated with ongoing commercial development within the Village. Construction Activity Signs are currently provided for within Title 12 of the Municipal Code entitled "Signs".

Section: Current Section 12-1-9: Exempt Signs – No Permit Required; Subsection C. Exempt Permanent And Temporary Signs provide for "Construction Activity Signs."

Proposed Conditions for Approval:

- The signs would no longer be considered exempt signs and require a permit for installation.
- The signs would only be allowed to depict information related to the development on the premises such as name of the development, associated development graphics, developer and/or contractor name and contact information.
- No advertising or off-premise message or graphics will be permitted (per the sign code).
- The signs would specifications for their installation on fences including but not limited to material, anchoring method, location on the property (facing public right-of-way), area of coverage requested, etc.
- The material would be weather-proof and be maintained in a good state of repair
- The signs would be removed upon removal of the temporary construction fence.
- Construction Activity Signs would not be permitted on permanent fences. In those cases, upon completion of construction and removal of the temporary construction fence, real estate activity signs could be installed per the current requirements of the sign code.

Exhibit A: Current provisions of code for Construction Activity Signs

Applicant: The Village of Lake Zurich (the "Applicant"), is the Applicant for the proposed text amendment to the Lake Zurich Zoning Code.

Submitted by:



Sarosh Saher, Community Development Director
Village of Lake Zurich
505 Telser Road
Lake Zurich, IL 60047

Dated: April 19, 2022

Examples of Construction Activity Signs









Examples of Construction Activity Signs









Examples of Construction Activity Signs







Request by Sanctuary of Lake Zurich

Existing Fence



Proposed Sign Example



Proposed Sign Example



Existing Fence



Exhibit A

12-1-9 EXEMPT SIGNS - NO PERMIT REQUIRED

C. Exempt Permanent and Temporary Signs

2. Construction Activity Sign

On a lot where active construction is taking place, a temporary sign is permitted in conjunction with such construction and may identify the proposed use for the property even if such use is not yet established, subject to the following:

a. Construction activity signs are permitted in all districts on all sites with active construction projects.

b. Construction activity signs may be installed only after approval of a building permit for such activity. Construction activity signs must be removed as follows:

i. For additions, alterations, or repairs to an existing structure: 60 days or when the building permit expires, whichever occurs first.

ii. For new construction: once construction is complete or the building permit expires, whichever occurs first.

c. Construction activity signs may be constructed as either freestanding signs, wall signs, or installed on accessory structures such as fences, and subject to the following:

i. Signs are limited to 16 square feet in area for construction sites for individual single-family or two-family dwellings, and for any site of less than one acre in lot area. Signs are limited to 32 square feet in area for all other construction sites.

ii. Freestanding signs are limited to seven feet in height and must be located five feet from any lot line.

iv. Signs may not be illuminated.

At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

PZC Hearing Date: June 15, 2022 **Item 4.F**

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Mary Meyer, Building Services Supervisor
Tim Verbeke, Planner

Re: **440 North Old Rand Road – Variation for a Pier**
Request to Continue Consideration to the July 20, 2022 PZC Meeting

SUBJECT

Mr. Roger and Ms. Victoria Comins (the "Applicants") request a Variation from Zoning Code Section 9-7C-3: Additional Permitted Uses in the Lake Protection District, to allow for the construction of a pier that will exceed the lake frontage requirements for allowable number of piers, at the property commonly known as 440 North Old Rand Road.

REQUESTED ACTION

The Applicants have requested that consideration of their application be continued to the next scheduled hearing of the PZC on July 20, 2022 to allow them more time to assemble additional exhibits.

Village Staff supports this request to continue the hearing to July 20, 2022. At that time, staff will provide its report on the application.