AGENDA PACKET

VILLAGE OF LAKE ZURICH

Planning and Zoning Commission Meeting

March 15, 2023
07:00 pm

VILLAGE OF LAKE ZURICH
PLANNING AND ZONING COMMISSION MEETING

MARCH 15, 2023
07:00 PM
AGENDA

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

2. **CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION**
   Minutes of the Planning and Zoning Commission Meeting, on February 15, 2023.

   Attachment: 2A.PZC 2023-2-15 unapp.pdf

3. **PUBLIC MEETING - 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.)

   A. 405 North Rand Road -- Special Use Permit (2023-03)
   Application for a Special Use Permit for live entertainment and exterior lighting at the currently established restaurant in the B-3 Regional Shopping Business District.

   The Applicant has requested that the hearing be further continued to the April 19, 2023 meeting of the PZC to allow more time to prepare exhibits.

   Applicant: Mr. Kristopher Schoenberger Owner: HWS Productions, LLC

   Attachment: 4A-405NRand_BBQdProd_Continued-23-03-15.pdf

   B. Sanctuary of Lake Zurich: Southeast Corner of North Rand and North Old Rand Road -- Adjustment to Final Plan (2023-06)
   Application for an Adjustment to the Final Plan of the Sanctuary of Lake Zurich to enlarge the approved pier size of the three approved boat piers containing a total of 30 boat slips at the Subject Property. The piers were approved as part PUD Ordinance No. 2021-07-421.

   Applicant and Owner: LZ Development Group, LLC

   Attachment: 4B.Sanctuary Pier Request.pdf

   C. Wildwood Estates of Lake Zurich: Honey Lake Road -- Adjustment to Final Plan (2023-07)
   Application for an Adjustment to the Final Plan of Wildwood Estates of Lake Zurich to allow for decks and other enclosed structures to encroach into the rear yard setback of all lots at the Subject Property. The Final Plan was approved by Ordinance 2020-09-384.

   Applicant and Owner: Wildwood of Lake Zurich, LLC

   Attachment: 4C.Wildwood Estates Rear Yard Setback.pdf

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**

Unapproved

VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
February 15, 2023

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, Glowacz, Giannini, Muir, and Schultz. Chairman Stratman noted a quorum was present.
Commissioner Riley was absent and excused.
Also present: Community Development Director Sarosh Saher, Planner Tim Verbeke and Management Services Director Michael Duebner.

STAFF ANNOUNCEMENT
Community Development Director Saher alerted the Commission that Commissioner Dannegger has stepped down from the PZC due to a recent move. Due to this change, Commissioner Glowacz will be promoted from an alternate member to a full voting member effective immediately.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION
Approval of the January 18, 2023 Meeting Minutes of the Planning & Zoning Commission:
MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz to approve the January 18, 2023 minutes of the Planning and Zoning Commission with no changes.
Upon roll call:
AYES: 4 Chairman Stratman, Commissioners Glowacz, Giannini, and Schultz.
NAYS: 0
OBSTAIN: 2 Commissioners Castillo and Muir
ABSENT: 1 Commissioner Riley
MOTION CARRIED

PUBLIC HEARING:
MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz to open the following public hearings at 7:05 p.m. for Application PZC 2023-03 for the property at 405 North Rand Road – Special Use Permit, and Application PZC 2023-05 for the property at 400 South Old Rand Road – Zoning Map Amendment and Special Use Permit.
Upon roll call vote:
AYES: 6 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, and Schultz.
NAYS: 0
ABSENT: 1 Commissioner Riley
MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following applications were considered:

A. 405 North Rand Road: Special Use Permit (2023-03):

This Public Hearing is to consider an Application for a Special Use Permit for live entertainment and exterior lighting at the currently established restaurant in the B-3 Regional Shopping Business District.

Applicant: Mr. Kristopher Schoenberger

Owner: HWS Productions, LLC

Director Saher informed the Commission that the Applicant has requested that the hearing be further continued to the March 15, 2023 meeting of the PZC to allow more time to prepare exhibits.

MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz to continue the item.

AYES: 6 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 1 Commissioner Riley

MOTION CARRIED

B. 400 South Old Rand Road: Zoning Map Amendment and Special Use Permit (2023-05):

Application for a Zoning Map Amendment to rezone the property within the IB Institutional Building zoning district and a Special Use Permit and other zoning relief to establish a Transition Program Center at the Subject Property.

Applicant: Shannon Baird, DLA Architects

Owner: Lake Zurich Community Unit School District 95

The item was presented by Lyle Erstad, Dr. Lauren McArdle and Doug Goldburg representing D-95, Carrie Matlock representing DLA Architects and Leo Morand representing Gewalt Hamilton. This group described the scope of the project and the potential improvements to the property along with the variations from Village code that would be necessary. All the Commissioners stated their support for the project and the need for this service. There were no members of the public wishing to speak on this Application. MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz to close the public hearing.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 1 Commissioner Riley

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, 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 2023-05 – an Application for a Zoning Map Amendment to rezone

the property within the IB Institutional Building zoning district and a Special Use Permit and other zoning relief to establish a Transition Program Center at the Subject Property."
Upon roll call:
AYES: 6 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, and Schultz.
NAYS: 0
ABSENT: 1 Commissioner Riley
MOTION CARRIED

OTHER BUSINESS – None.

STAFF REPORT:
Staff indicated there will be 2 items on the next Planning and Zoning Commission meeting agenda.

PUBLIC COMMENT:
No additional public comment was provided.

ADJOURNMENT:
Upon roll call:
AYES: 6 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, and Schultz.
NAYS: 0
ABSENT: 1 Commissioner Riley
MOTION CARRIED
The meeting was adjourned at 7:30 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

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 Opened Date: January 18, 2023 **Item 4.A**
PZC Continued Consideration: March 15, 2023

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: PZC 2023-03 – 405 North Rand Road – BBQ'd Productions Bar and Grill Special Use Permit.
Request to Continue Hearing to April 19, 2023

SUBJECT

Mr. Kristopher Schoenberger, representing HWS Productions LLC, (the "Applicant" and "Owner") requests a Special Use permit for live entertainment and exterior lighting at the property located at 405 North Rand Road within the B-3 Regional Shopping Business district.

BACKGROUND

The Application for the Special Use Permit for live entertainment and exterior lighting at the property was presented by Ms. Mariah Schoenberger, wife of the Applicant, Mr. Kristopher Schoenberger. At the hearing, an adjacent resident testified in objection to the application and brought a number of issues that concerned her to the attention of the PZC and staff. These included issues related to the lighting, fence, landscape material removal, music on the rear deck and the odors emanating from the barbeque smoker on the premises. The PZC therefore continued the continued the hearing to the February 15 meeting and subsequently the March 15 meeting to allow the Applicant time to address these concerns.

The Applicant remains in the process of preparing information to address the concerns and has requested that the hearing be further continued to the April 19, 2023 meeting of the PZC to allow for additional time to complete exhibits.

REQUESTED ACTION

Staff recommends that the public hearing be continued to the April 19, 2023 meeting of the PZC to provide the Applicant time to complete their preparation of necessary exhibits.

From: Kris Schoenberger
To: Sarosh Saher
Subject: Extension
Date: Thursday, March 9, 2023 8:37:42 AM

I am requesting to continue my application to April for the PZC. I am still working with BA electric on the lighting survey, which i am just waiting on them to complete. I have bought a light detector myself and was able to get the lighting down at the buildint and have sent those photos to you. I also am working with Luke at AM Woodland on additional landscaping which we are having trouble with because of the shaded areas. The trees being requested will die within a year or so we are working on finding other options.

I believe we can have this wrapped up by next month

Kris Schoenberger
Owner
BBQ'd Productions Grill
Third Lake, Lake Zurich, Kenosha

At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT
Building and Zoning Division

505 Telser Road
Lake Zurich, Illinois 60047

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APPLICATION PZC 2023-06 **AGENDA ITEM 4.B**
Public Hearing: March 15, 2023

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: March 15, 2023

Re: PZC 2023-06 Sanctuary Development PUD Amendment
Planned Unit Development (PUD) – Adjustment to Final Plan approved by Ordinance 2021-07-421

SUBJECT

Mr. Romeo Kapudija representing LZ Development Group LLC (the "Applicant" and "Owner") requests an Adjustment to the Final Plan for the Sanctuary of Lake Zurich to enlarge the approved pier size of the three approved boat piers containing a total of 30 boat slips. The piers were approved as part PUD Ordinance No. 2021-07-421 through modification to the zoning code and subject to specific conditions for approval.

GENERAL INFORMATION

Requested Action:	Adjustment to Final Plan through Amendment of Ordinance 2021-07-421
Current Zoning	B-1 Local and Community Business District R-6 Multiple-Family Residential District
Current Use:	Under development for a Restaurant and 23 Residential Townhouses
Property Location:	Commercial Restaurant property at 350 North Rand Road Residences at 20-54 Natalie Lane; 2-14 Golden Sunset Drive; and Common Open Space including Lakeshore and Lakebottom Property at 60 Natalie Lane
Applicant and Owner:	LZ Development Group LLC
Staff Coordinator(s):	Tim Verbeke, Planner Sarosh Saher, Community Development Director

Staff Report **Community Development Department**
APPLICATION PZC 2023-06 **PZC Hearing Date: March 15, 2023**
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

Mr. Romeo Kapudija representing LZ Development Group LLC (the "Applicant" and "Owner") is the developer of the Sanctuary of Lake Zurich located on the southeast corner of U.S. Route 12 (Rand Road) and Old Rand Road, and legally described in Exhibit A attached hereto ("Subject Property").

Specifically, the Applicant is requesting the following:

- Adjustment to the Final Plan approved by Ordinance 2021-07-421 to allow for an increase in the deck area and extension of the piers into the waterway.

Development is currently under way at the Subject Property. A PUD was approved for the construction of a commercial restaurant building and 23 new townhouse buildings at the Subject Property. Approval was granted through Village Ordinance No. 2021-07-421 Granting Approval of a Planned Unit Development (PUD), Amendment to the Official Zoning Map, Subdivision Plat, Development Concept and Final Plan, Special Use Permits and Modifications to the Zoning and Land Development Code for a Mixed-Use Subdivision (*300 North Rand Road/881 North Old Rand Road and 320 North Rand Road*) approved on the 19th day of July, 2021.

As it relates to the piers approved for the project, Ordinance No. 2021-07-42 provided for the following conditions and relief from the required zoning code:

Section 2.D. Conditions for Approval of Final Plan for the PUD.
- 5.a. The construction of all proposed piers shall conform to the requirements of Section 9-7C-3.A.1. "Piers" of the Lake Zurich Municipal Code unless allowed through modifications to the code.
- 8. The three (3) piers providing for thirty (30) boat slips shall be used for the purpose of providing private lake access for individual homeowners residing within the residential townhouses. Such piers shall be prohibited from being used as and by a commercial marina. If a boat launch ramp is proposed, it shall be used solely for the private use of the residential property owners for private watercraft and constructed in conformance with the provisions of Section 9-7C-3.B.2 "Boat Launch Ramps" of the Lake Zurich Municipal Code.

Section 4: Modifications from the provisions of the zoning and land development code:

- E. The Applicant shall be granted a modification to construct three boat piers, each of which is approximately 400 square feet; whereas Section 9-7-C-3.A.1.d. requires that total deck area of a pier not exceed two hundred (200) square feet.
- F. The Applicant shall be granted a modification to construct three boat piers to extend between 60 and 75 feet into the lake from the water's edge; whereas Section 9-7-C-3.A.1.h requires that no pier shall project into any waterway more than fifty feet (50') from the mean high-water elevation at the bank of such waterway.

Pursuant to public notice published on February 27, 2023, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for March 15, 2023, to consider the Application. On February 27, 2023, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Proposal

The Applicant is requesting the following modifications to the design dimensions of the piers proposed for the development:

1. Increase the projection from the shoreline from a maximum approved distance of 75 feet to 84 feet. The Applicant has attributed this increase due to shallow water near the shore that prevents the piers from being constructed closer to the shoreline and that the depth of water needs to be at least 3 feet deep at a boat slip. This depth is available at a distance of 30 feet or more from the shoreline.

2. Increase in the pier deck area from a maximum approved area of 400 square feet to 702 square feet. The Applicant has requested the increase to allow for 10 boat slips that would be reasonably accommodated at each pier. The piers will be set at a distance apart of 49'-4" from each other, and a distance of 26 feet from the nearest common lot lines with adjacent properties. The piers will be located entirely on property owned and controlled by LZ Development Group LLC. This includes lake-bottom property.

No additional changes to the pier characteristics are requested. The proposed piers will meet the remaining requirements of separation, deck height above mean high water level, structure height above water level, maximum deck width, material requirements, projection into the middle 12 feet of the waterway, and distance (setback) from any property line (including lake bottom property lines).

The shoreline will not be modified in any way other than to accommodate the construction of the three piers and as approved through the PUD ordinance. No changes or modification to the overall land development are being requested.

The piers are proposed to be owned and maintained by the Home Owners Association (HOA) and for the exclusive use and enjoyment of townhome owners and occupants of the 23 units.

The PUD ordinance and zoning code (Section 9-7-C. Lake Protection District) do not draw any correlation (a ratio) between number of boat slips and residential units, or distinguish between motorized and non-motorized watercraft on the lake. The codes do not set limits on the extent to which the provisions of Section 9-7C could be varied or modified.

Requested amendment to zoning relief for the planned unit development (PUD) to allow the piers as proposed.

The Applicant was granted zoning relief from the requirements of deck area and projection into the waterway through Ordinance No. 2021-07-42. The Applicant is now requesting further relief to these two requirements as follows:

1. Pier Design
   a. Zoning Code Section 9-7-C-3.A.1.d. requires that total deck area of a pier not exceed two hundred (200) square feet.
      Approved PUD Ordinance No. 2021-07-42 provided for three piers each of which was approximately 400 square feet in deck area.
      The Applicant is requesting a maximum deck area of each pier at 702 square feet.

   b. Zoning Code Section 9-7-C-3.A.1.h requires that no pier shall project into any waterway more than fifty feet (50') from the mean high-water elevation at the bank of such waterway.
      Approved PUD Ordinance No. 2021-07-42 allowed for the three piers to extend between 60 and 75 feet into the lake from the water's edge.
      The Applicant is requesting the piers to extend/project into the waterway to a maximum of 84 feet.

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 9-22-5: Standards for Planned Unit Developments; and
- Section 9-22-11: Adjustments to Final Plan During Development

Staff has determined that all standards for approval under Ordinance No. 2021-07-42 will continue to be met 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 2023-06, subject to the following conditions:

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

a. Cover letter and Zoning Application dated February 13, 2023, prepared and submitted by Mr. Romeo Kapudija of LZ Development Group, LLC.
b. Exhibit A: Legal Description of the Subject Property.
c. Site Plan prepared by Haeger Engineering showing proposed pier locations dated January 31, 2023.
d. Starter Pole Details and Pole point of refusal details prepared by Captain Rods & Unlimited Shrink-wrap (contractor for the piers) submitted along with the application dated February 13, 2023.
e. Views of the piers in conjunction with the residential townhome buildings prepared by Funke Architects, including Aerial Northwest (page 52), Aerial Southwest (page 53), View from the Lake (01) (page 57) and View from the Lake (02) (page 58) submitted along with the application dated February 13, 2023.

2. The construction of all proposed piers shall conform to the requirements of Section 9-7C-3.A.1. "Piers" of the Lake Zurich Municipal Code unless allowed through modifications to the code.

3. The construction of all piers and associated shoreline work shall be in compliance with the U.S. Army Corps of Engineers (USACE) "Shoreline Activities Regional General Permit (Shoreline RGP)" requirements. In the event of a conflict between the regulations of the USACE and the Lake Zurich Municipal Code, the more restrictive of the two regulations shall prevail.

4. No increase in the number of piers or boat slips shall be permitted. The maximum number of piers allowed shall be 3 for a maximum of 30 boat slips.

5. The three (3) piers providing for thirty (30) boat slips shall be used for the purpose of providing private lake access for individual homeowners residing within the residential townhouses. Such piers shall be prohibited from being used as and by a commercial marina. If a boat launch ramp is proposed, it shall be used solely for the private use of the residential property owners for private watercraft and constructed in conformance with the provisions of Section 9-7C-3.B.2 "Boat Launch Ramps" of the Lake Zurich Municipal Code.

6. This adjustment to Final Plan shall only grant amendments to the requirements of deck area and projection into the waterway as provided for in Ordinance No. 2021-07-42 and pursuant to Section 9-7C-3.A.1. "Piers" of the Lake Zurich Municipal Code. All remaining terms and conditions provided for within Ordinance No. 2021-07-42 shall remain in full force and effect.

7. The construction of the piers and remaining development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke, Planner
Sarosh Saher, Community Development Director

Staff Report **Community Development Department**
APPLICATION PZC 2023-06 **PZC Hearing Date: March 15, 2023**

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

The Sanctuary of Lake Zurich
March 15, 2023

The Planning & Zoning Commission recommends approval of Application PZC 2023-06, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated March 15, 2023 for this Application & 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 and updates required by Village Staff and applicable governmental agencies:
   a. Cover letter and Zoning Application dated February 13, 2023, prepared and submitted by Mr. Romeo Kapudija of LZ Development Group, LLC.
   b. Exhibit A: Legal Description of the Subject Property.
   c. Site Plan prepared by Haeger Engineering showing proposed pier locations dated January 31, 2023.
   d. Starter Pole Details and Pole point of refusal details prepared by Captain Rods & Unlimited Shrink-wrap (contractor for the piers) submitted along with the application dated February 13, 2023.
   e. Views of the piers in conjunction with the residential townhome buildings prepared by Funke Architects, including Aerial Northwest (page 52), Aerial Southwest (page 53), View from the Lake (01) (page 57) and View from the Lake (02) (page 58) submitted along with the application dated February 13, 2023.

2. The construction of all proposed piers shall conform to the requirements of Section 9-7C-3.A.1. "Piers" of the Lake Zurich Municipal Code unless allowed through modifications to the code.

3. The construction of all piers and associated shoreline work shall be in compliance with the U.S. Army Corps of Engineers (USACE) "Shoreline Activities Regional General Permit (Shoreline RGP)" requirements. In the event of a conflict between the regulations of the USACE and the Lake Zurich Municipal Code, the more restrictive of the two regulations shall prevail.

4. No increase in the number of piers or boat slips shall be permitted. The maximum number of piers allowed shall be 3 for a maximum of 30 boat slips.

5. The three (3) piers providing for thirty (30) boat slips shall be used for the purpose of providing private lake access for individual homeowners residing within the residential townhouses. Such piers shall be prohibited from being used as and by a commercial marina. If a boat launch ramp is proposed, it shall be used solely for the private use of the residential property owners for private watercraft and constructed in conformance with the provisions of Section 9-7C-3.B.2 "Boat Launch Ramps" of the Lake Zurich Municipal Code.

6. This adjustment to Final Plan shall only grant amendments to the requirements of deck area and projection into the waterway as provided for in Ordinance No. 2021-07-42 and pursuant to Section 9-7C-3.A.1. "Piers" of the Lake Zurich Municipal Code. All remaining terms and conditions provided for within Ordinance No. 2021-07-42 shall remain in full force and effect.

7. The construction of the piers and remaining 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 OF SANTUARY OF LAKE ZURICH, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.
LOT 2 OF SANTUARY OF LAKE ZURICH, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.
LOT 3 OF SANTUARY OF LAKE ZURICH, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.
LOT 4 OF SANTUARY OF LAKE ZURICH, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.
OUTLOT A OF SANTUARY OF LAKE ZURICH, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.
OUTLOT B OF SANTUARY OF LAKE ZURICH, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Parcels Involved: 14-18-400-006, 14-18-400-005, 14-18-400-007

Staff Report **Community Development Department**
APPLICATION PZC 2023-06 **PZC Hearing Date: March 15, 2023**

EXHIBIT B

PUBLIC HEARING NOTIFICATION SIGNS ON PROPERTY

February 13, 2023

Attn: Orlando Stratman
Chairperson of the Planning & Zoning Commission

Re: Property located at 300-350 N. Rand Road, Lake Zurich, IL 60047
Developer: LZ Development Group, LLC

Dear Mr. Stratman,

LZ Development, the developer of The Sanctuary of Lake Zurich, generally located at 300-350 N Rand Road, is seeking an amendment to the existing PUD to enlarge the approved pier size. We submitted previously in 2021 a plan for 30 boat piers, which was approved by the village. Later we came to find out that the plan that was approved cannot accommodate the required size of 30 boat piers. Therefore, we are requesting to amend our PUD to accommodate the required square footage for the 30 approved boat piers.

We are proposing three piers with 10 boat slips per pier for a total of 30 boat piers. Each deck will be 3 ft wide and each pier will be 702 sf. Piers will be setback a minimum of 26 ft from side lot lines and extend 84 ft from shoreline.

We are applying for an amendment to the existing PUD for the following items:

- Increase the setback distance from shoreline to the end of pier from 75 ft to 84 ft. We request the increase in setback distance because of shallow water near the shore. The water needs to be at least 3 ft deep at a boat slip which starts 30 ft from shore. Anything closer to shore is too shallow to allow for a boat.

- Enlarge the pier size from 450 sf to 702 sf. This amendment is needed in order to allow for 10 boat slips per pier. We looked at different layouts and configurations with smaller piers and couldn't achieve a total of 30 boat slips.

Zoning code standard 9-7C-3:A.1. applies to piers. Below are the code requirements.

a. No more than one pier shall be permitted per each seventy five feet (75') of lake-frontage on any zoning lot.

   - *The Sanctuary has approximately 460 ft of frontage and we are proposing 3 piers or 1 pier per 153 ft.*

b. The deck of any pier shall not extend more than four feet (4') above the mean high water level of the lake (currently known to be elevation 844 USGS datum).

- *The decks will extend lower than 4 ft above mean high water level.*

c. No structure or part of a pier may extend above the level of the deck except that protective, decorative, or ornamental appurtenances such as handrailings, benches, and the like may extend to a height of forty two inches (42") above the deck.

- *No part of the pier will extend 42 inches or more.*

d. The total deck area of a pier shall not exceed two hundred (200) square feet.

- *The Sanctuary was approved for 450 sq.ft. per pier. We are asking for an amendment from this requirement.*

e. No pier shall be more than four feet (4') wide at any point, except as required for accessibility under applicable State or Federal law.

- *Each pier will be 3 ft wide.*

f. Every pier shall be constructed entirely of noncorrosive or decay resistant materials such as coated steel, aluminum, cedar, redwood, or Wolmanized® or similarly treated wood.

- *Each pier will be installed using eco-friendly decking (Lumberock). With no organic fills used, there is nothing for mold or mildew to adhere to and nothing for water to decompose allowing this product to last an average of 50 years.*

g. No pier shall project into the middle twelve feet (12') of any waterway.

- *No pier will project into the middle 12 ft of a waterway.*

h. No pier shall project into any waterway more than fifty feet (50') from the mean high water elevation at the bank of such waterway.

- *The Sanctuary was approved to project 75 ft. We are asking for an amendment from this requirement.*

i. No pier shall be located within ten feet (10') of any property line as extended into the waterway.

- *The piers will not be closer than 26 ft from any property line.*

Estimated cost:

The estimated cost of this project is $188,380.00. It includes a total of 2,106.00sq ft for all piers with a breakdown of 702sq ft per pier. This will be the minimal total square footage possible to accommodate 30 total slips. Each slip is based on the average sized slip used with majority of condos, restaurants, and community piers. This will allow two boats to fit side by side respectively. This pier will be installed using eco-friendly decking (Lumberock). With no organic fills used, there is nothing for mold or mildew to adhere to and nothing for water to decompose. Allowing this product to last an average of 50 years. The estimated cost of this project including materials & labor is $188,380.00. This does not include the cost for unforeseeable items that may arise during installation or any permits necessary.

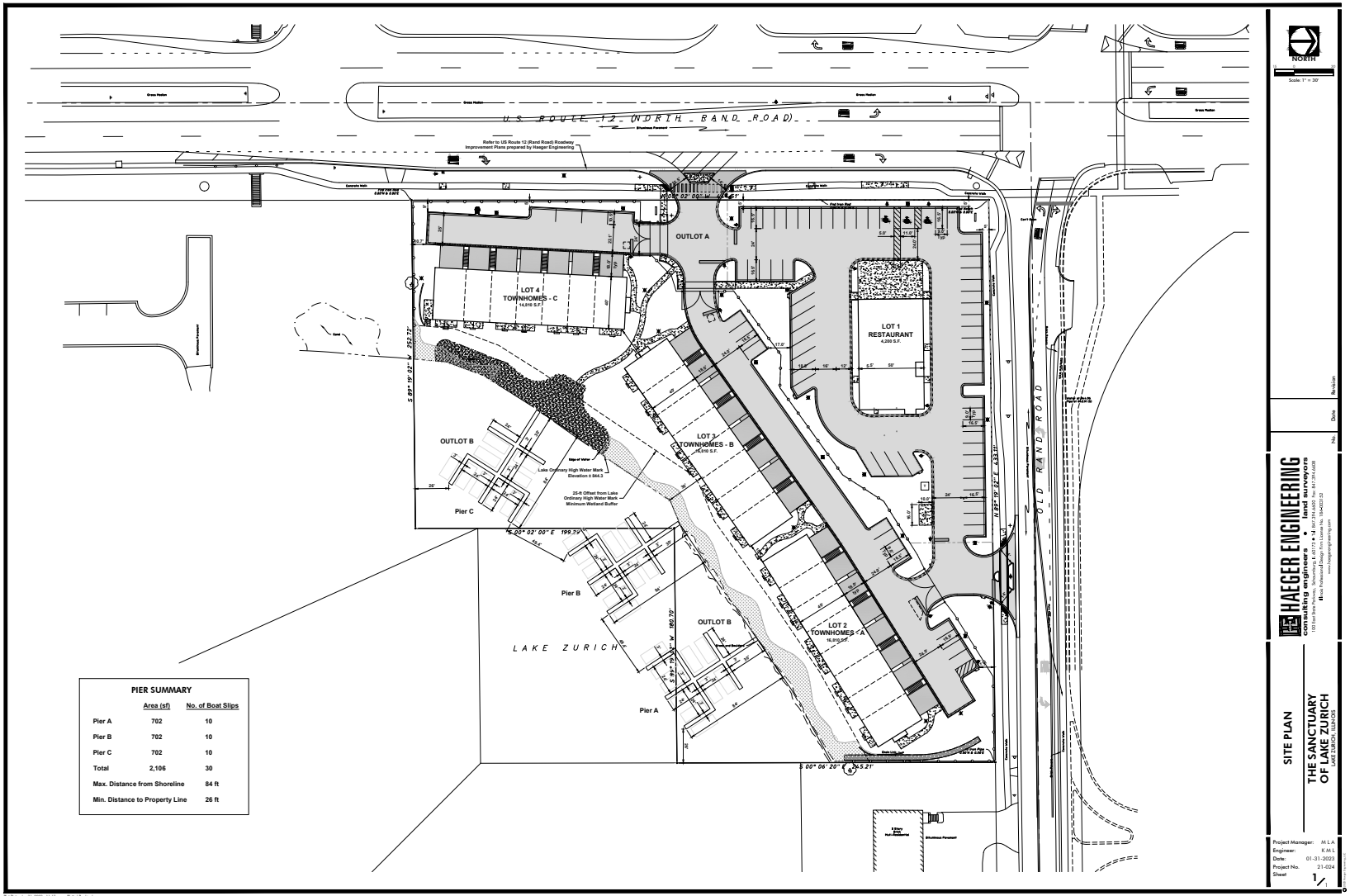
Background:

The piers shall be considered personal property owned by The Sanctuary of Lake Zurich Home Owners Association for the exclusive use and enjoyment of Townhome Owners and Occupants. Each pier provides access to individual boat docks. The Developer will initially issue Boat Dock Permits for Townhome Owners who choose to purchase such permit(s) along with the deed of conveyance for each Townhome and if so, the percentage of ownership in the Common Area appurtenant to each such Dwelling Townhome shall include the percentage of Common Area attributable thereto for the ownership of each Boat Dock Permit.

We appreciate your partnership in this PUD amendment request and we look forward to answering any questions.

Kind regards,

Romeo Kapudija
LZ Development Group LLC
312-296-2966



PIER SUMMARY

	Area (sf)	No. of Boat Slips
Pier A	702	10
Pier B	702	10
Pier C	702	10
Total	2,106	30
Max. Distance from Shoreline		84 ft
Min. Distance to Property Line		26 ft

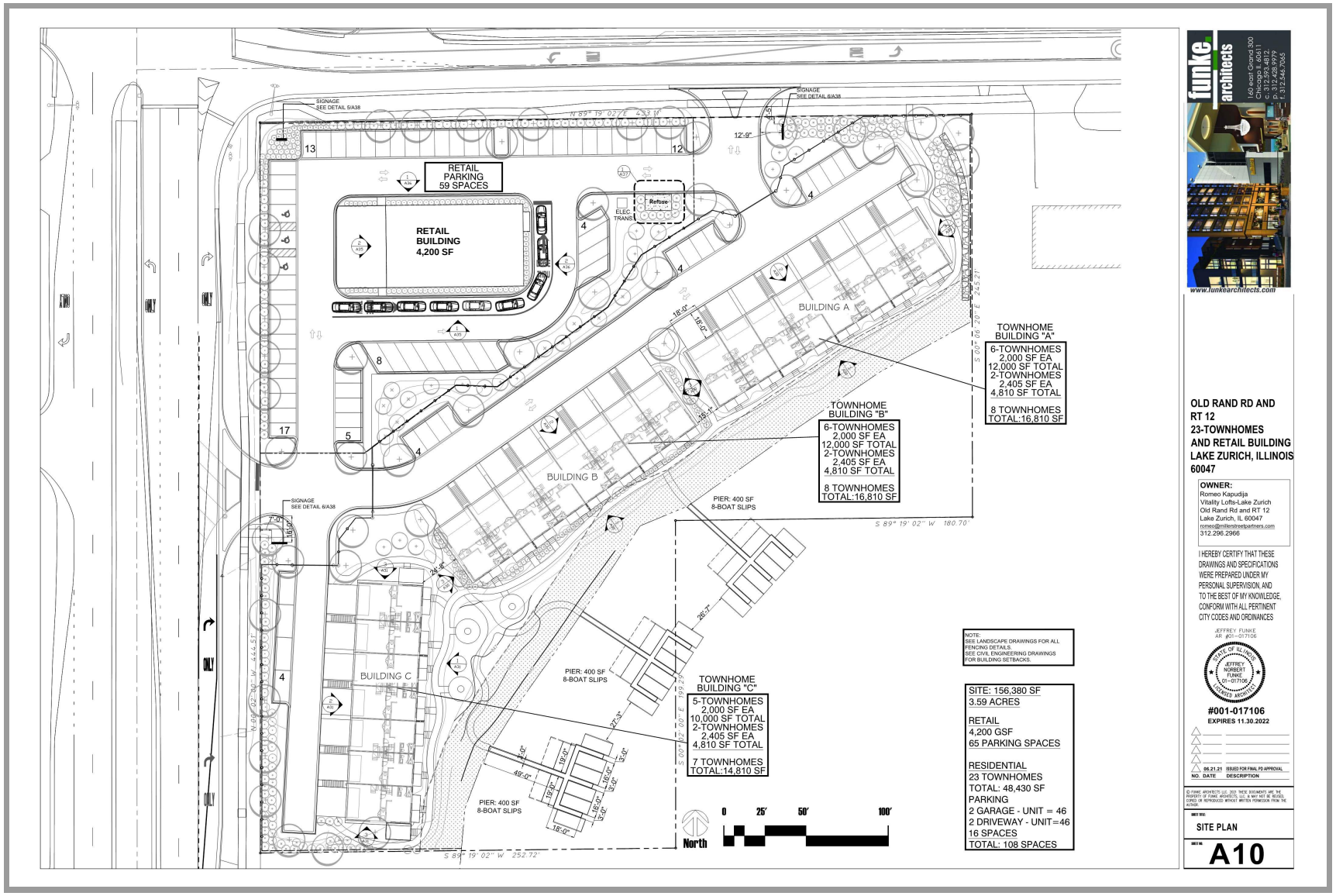
HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, Illinois 60173 • tel 847.394.4600 fax 847.394.4608
Illinois Professional Design Firm No. 184.002722
www.haegerengineering.com

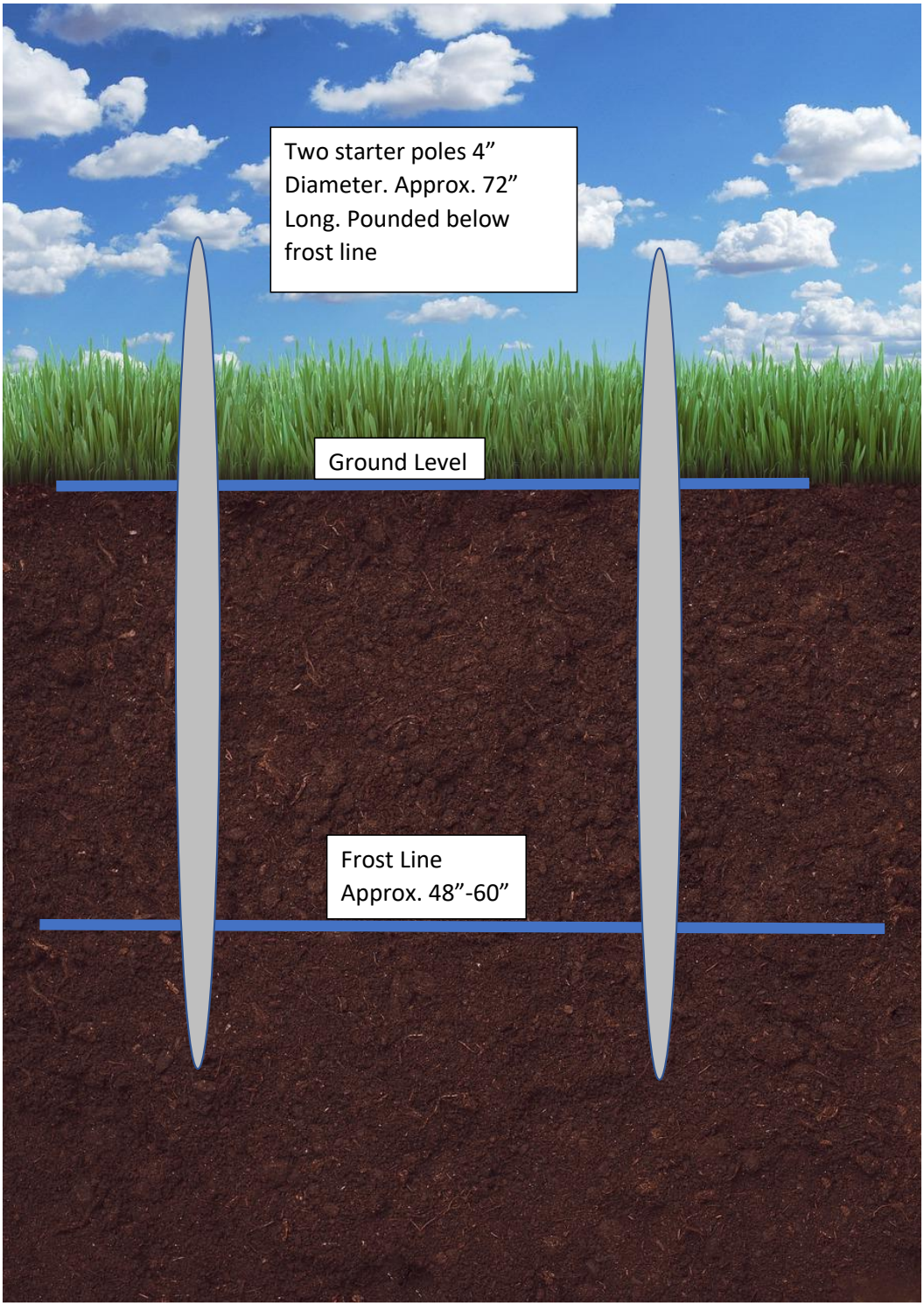
No. | Date | Revision

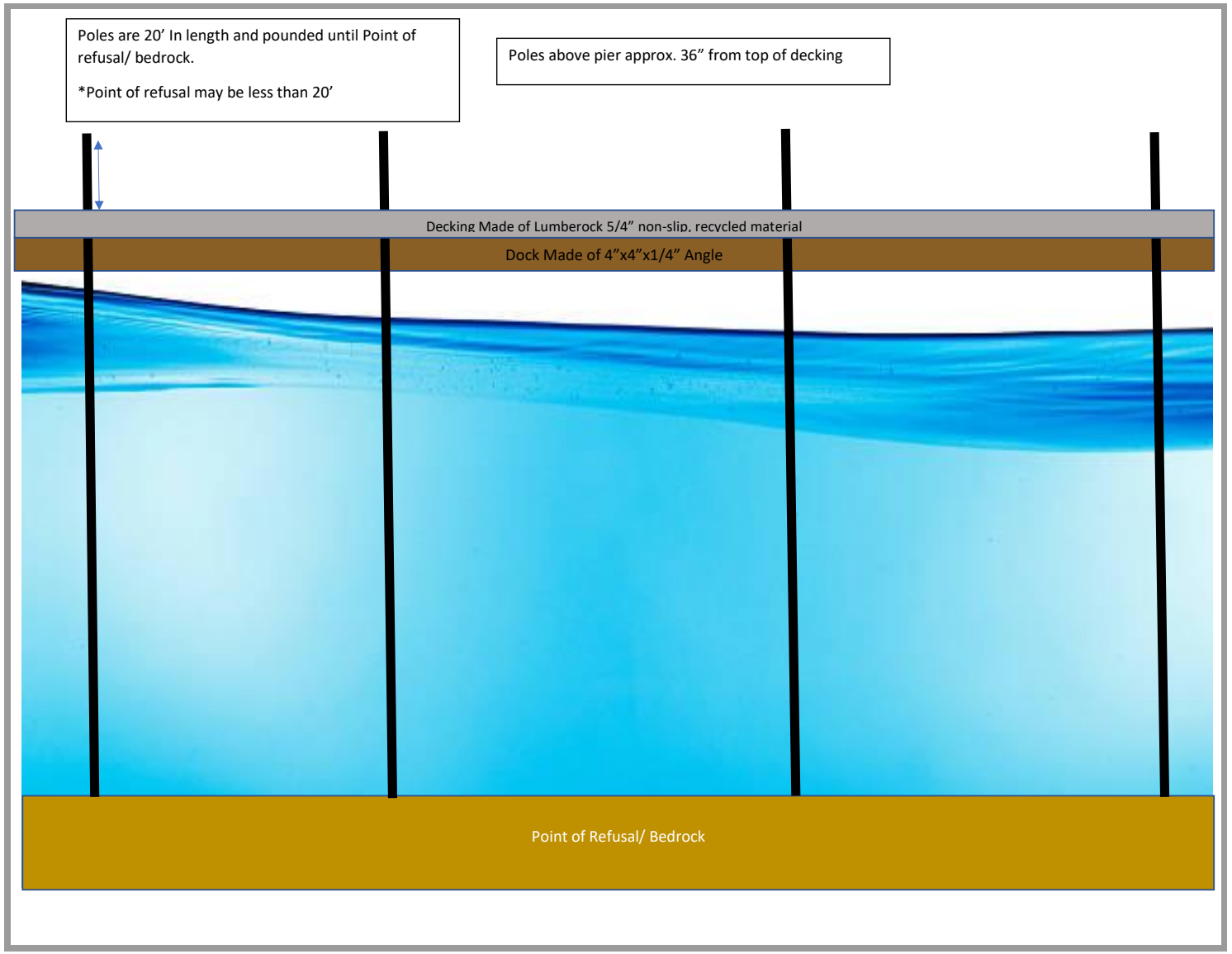
SITE PLAN

THE SANCTUARY
OF LAKE ZURICH
LAKE COUNTY, ILLINOIS

Project Manager: M.L.A.
Engineer: K.M.L.
Date: 01-31-2023
Project No. 21-024
Sheet 1/1


RETAIL PARKING 59 SPACES
RETAIL BUILDING 4,200 SF
Refuse
ELEC. TRANS.
BUILDING A
BUILDING B
BUILDING C
SIGNAGE SEE DETAIL 6/A38
PIER: 400 SF 8-BOAT SLIPS
TOWNHOME BUILDING "A"
6-TOWNHOMES 2,000 SF EA 12,000 SF TOTAL
2-TOWNHOMES 2,405 SF EA 4,810 SF TOTAL
8 TOWNHOMES TOTAL:16,810 SF
TOWNHOME BUILDING "B"
6-TOWNHOMES 2,000 SF EA 12,000 SF TOTAL
2-TOWNHOMES 2,405 SF EA 4,810 SF TOTAL
8 TOWNHOMES TOTAL:16,810 SF
TOWNHOME BUILDING "C"
5-TOWNHOMES 2,000 SF EA 10,000 SF TOTAL
2-TOWNHOMES 2,405 SF EA 4,810 SF TOTAL
7 TOWNHOMES TOTAL:14,810 SF
NOTE: SEE LANDSCAPE DRAWINGS FOR ALL FENCING DETAILS. SEE CIVIL ENGINEERING DRAWINGS FOR BUILDING SETBACKS.
SITE: 156,380 SF
3.59 ACRES
RETAIL
4,200 GSF
65 PARKING SPACES
RESIDENTIAL
23 TOWNHOMES
TOTAL: 48,430 SF
PARKING
2 GARAGE - UNIT = 46
2 DRIVEWAY - UNIT=46
16 SPACES
TOTAL: 108 SPACES
North
0 25' 50' 100'
S 89° 19' 02" W 252.72'
S 89° 19' 02" W 180.70'
N 89° 19' 02" E 433.1'
funke architects
www.funkearchitects.com
OLD RAND RD AND RT 12
23-TOWNHOMES
AND RETAIL BUILDING
LAKE ZURICH, ILLINOIS
60047
OWNER:
Romeo Kapudija
Vitality Lofts-Lake Zurich
Old Rand Rd and RT 12
Lake Zurich, IL 60047
romeo@millenstreetpartners.com
312.296.2966
I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTINENT CITY CODES AND ORDINANCES
JEFFREY FUNKE
AR #01-017106
#001-017106
EXPIRES 11.30.2022
06.21.21 ISSUED FOR FINAL FD APPROVAL
SITE PLAN
A10


Two starter poles 4” Diameter. Approx. 72” Long. Pounded below frost line
Ground Level
Frost Line Approx. 48”-60”


Poles are 20’ In length and pounded until Point of refusal/ bedrock.
*Point of refusal may be less than 20’
Poles above pier approx. 36” from top of decking
Decking Made of Lumberock 5/4” non-slip, recycled material
Dock Made of 4”x4”x1/4” Angle
Point of Refusal/ Bedrock

General Attachment: 4A.pdf

PLAN APPROVAL 5.19.2021

Aerial Northwest

Romeo Kapudija
MILLER STREET PARTNERS
601 Dundee Ave,
East Dundee IL 60118
Millerstreetpartners.com

The Sanctuary of Lake Zurich
RT 12 and Old Rand Road- Lake Zurich Illinois

funkearchitects.com

PLAN APPROVAL 5.19.2021

Aerial Southwest

Romeo Kapudija
MILLER STREET PARTNERS
601 Dundee Ave,
East Dundee IL 60118
Millerstreetpartners.com

The Sanctuary of Lake Zurich
RT 12 and Old Rand Road- Lake Zurich Illinois

funkearchitects.com

General Attachment: 4A.pdf

PLAN APPROVAL 5.19.2021

View from Lake

Romeo Kapudija
MILLER STREET PARTNERS
601 Dundee Ave,
East Dundee IL 60118
Millerstreetpartners.com

The Sanctuary of Lake Zurich
RT 12 and Old Rand Road- Lake Zurich Illinois

funkearchitects.com

PLAN APPROVAL 5.19.2021

View from Lake

Romeo Kapudija
MILLER STREET PARTNERS
601 Dundee Ave,
East Dundee IL 60118
Millerstreetpartners.com

The Sanctuary of Lake Zurich
RT 12 and Old Rand Road- Lake Zurich Illinois

funkearchitects.com

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

ZONING REVIEW

PROJECT: Sanctuary Piers

LOCATION: 60 Natalie Lane

REVIEWED BY: Tim Verbeke

DATE: March 15, 2023

Zoning: B-1 Local and Community Business District
R-6 Multiple Family Residential

The Applicant was previously granted 30 boat piers in the original approval PUD. Due to an error in calculations, the piers need to be larger than previously submitted. The piers are now drawn to scale on the plat of survey and will provide one pier for each unit. They will not encroach into any setback or impact lot coverage. The final construction of the piers will be approved by staff at a later date.

Minimum Yards Per Code for B-1:

- Front and corner side (feet): 25 Feet
- Side (feet): 10 Feet
- Rear (feet): 25 Feet

Minimum Yards requested

- Not relevant

Lighting
Solar lighting and nautical warning lighting planned for the piers.

Landscaping
No additional landscape planned.

Signage
No additional signage planned.

A

PAMPHLET

FRONT OF PAMPHLET

Image# 062142640123 Type: ORD
Recorded: 04/11/2022 at 09:13:40 AM
Receipt#: 2022-00032103
Page 1 of 123
Fees: $50.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7895543

ORDINANCE # 2021-07-421

AN ORDINANCE GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT, AMENDMENT TO THE OFFICIAL ZONING MAP, SUBDIVISION PLAT, DEVELOPMENT CONCEPT AND FINAL PLAN, SPECIAL USE PERMITS AND MODIFICATIONS TO THE ZONING AND LAND DEVELOPMENT CODE FOR A MIXED-USE SUBDIVISION.

(300 *North Rand Road/881 North Old Rand Road and 320 North Rand Road)*

blished in pamphlet form this July 26th, 2021 by Order of the Corporate
thorities of the Village of Lake Zurich, Lake County, Illinois.

123

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

CERTIFICATE

I, KATHLEEN JOHNSON, certify that I am the duly elected Village Clerk of the Village of Lake Zurich, Lake County, Illinois.

I DO HEREBY CERTIFY that as such Village Clerk I am keeper of Ordinances, Resolutions, Minutes, Entries, Orders, Books, Papers, Records and Seal of said Village.

I DO HEREBY CERTIFY that the attached is a true and correct copy of:

ORDINANCE # 2021-07-421

AN ORDINANCE GRANTING APPROVAL OF A
PLANNED UNIT DEVELOPMENT, AMENDMENT TO THE
OFFICIAL ZONING MAP, SUBDIVISION PLAT, DEVELOPMENT CONCEPT AND
FINAL PLAN, SPECIAL USE PERMITS AND
MODIFICATIONS TO THE ZONING AND LAND DEVELOPMENT CODE
FOR A MIXED-USE SUBDIVISION.
(300 *North Rand Road/881 North Old Rand Road and 320 North Rand Road)*

WITNESS my Hand and Corporate Seal of said Village of Lake Zurich, Illinois, this day, July 22nd, 2021

Kathleen Johnson
Village Clerk

(SEAL)

ORDINANCE NO. 2021-07-421

AN ORDINANCE GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT, AMENDMENT TO THE OFFICIAL ZONING MAP, SUBDIVISION PLAT, DEVELOPMENT CONCEPT AND FINAL PLAN, SPECIAL USE PERMITS AND MODIFICATIONS TO THE ZONING AND LAND DEVELOPMENT CODE FOR A MIXED-USE SUBDIVISION
Sanctuary of Lake Zurich
300 North Rand Road/881 North Old Rand Road and 320 North Rand Road,

WHEREAS, LZ Development Group, LLC, represented by Mr. Romeo Kapudija, is the applicant and Developer (the "Applicant" and "Developer") of certain property for a Planned Unit Development (the "PUD") for the property commonly referred to as 300 North Rand Road/881 North Old Rand Road and 320 North Rand Road, ("Property"), said Property legally described in Exhibit A hereto; and

WHEREAS, the owners of the Property have provided their consent to allow Applicant to apply for the requested development approvals; and

WHEREAS, the Applicant proposes to develop approximately 4.04 acres on the southeast corner of Rand Road and Old Rand Road with a mixed-use development with a 4,200 square-foot commercial building, 23 residential townhomes within three buildings, including private roadways, access to IL Route 12 (Rand Road), installation of all utilities and construction of stormwater management facilities (the "Development"); and

WHEREAS, the Applicant seeks Development Concept and Final Plan Approval of that PUD attached hereto and made a part hereof as Exhibit B; and

WHEREAS, in compliance with the law, and the requirements of the Village of Lake Zurich Zoning Code, notice of a public meeting was published on April 3, 2021, in *The Daily Herald,* and the Village posted a public meeting sign on the Property on April 5, 2021, both the newspaper and sign notices informing the public of a meeting to be held before the Lake Zurich Planning and Zoning Commission ("PZC") on April 21, 2021, said public hearing being continued to May 19, 2021, to consider the Application for this requested zoning approval; and

WHEREAS, the PZC received the STAFF REPORT dated April 21, 2021, and further revised on May 19, 2021, which were provided to the PZC for the hearings, and considered the request for the PUD, Zoning Map Amendments, Special Use Permits and Site Plan and Exterior Appearance Review required under applicable Code Provisions, including Section 9-3-2 of Chapter 3, Section 9-4-3 of Chapter 4, Section 9-18-3 of Chapter 18, Section 9-19-3 of Chapter 19, Section 9-20-3 of Chapter 20, Section 9-21-3 of Chapter 21, and Section 9-22-5 of Chapter 22, all contained within Title 9 of the Village Code, and after the conclusion of the public hearing, the PZC recommended that the Board of Trustees approve the zoning approvals requested in this Application, subject to those conditions of approval recommended by Village staff and confirmed by the PZC; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich met on July 19, 2021, and considered the findings and recommendations of the PZC, including the STAFF REPORT dated May 19, 2021, along with the final findings and recommendations of the PZC, all consisting of 24 pages, said required zoning standards, findings and recommendations attached hereto as Exhibit C including:

1. A Special Use Permit for a Planned Unit Development and Approval of a Development Concept and Final Plan;
2. An amendment to the Zoning Map to rezone the property from B-1 Local and Community Business District to B-1 Local and Community Business District and R-6 Multiple-Family Residential District; all property also being subject to the LP Lake Protection Overlay District;
3. Approval of a Final Plat of Subdivision
4. Site Plan Approval and Exterior Appearance Review
5. Modifications to the Zoning Code;
6. Approval of Special Use Permits to establish various uses including but not limited to drive-through facilities accessory to permitted eating places and outdoor seating accessory to permitted eating places or accessory to a special use within the municipal code;

and having considered all of the facts and circumstances affecting the Application and these approvals, the President and Board of Trustees have determined that the applicable standards have been met by the Applicant.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lake Zurich, Lake County, Illinois, as follows:

SECTION 1: ADOPTION AND INCORPORATION OF RECITALS. The foregoing recitals, findings, recommendations, exhibits and plans are incorporated herein as findings and requirements of the President and Board of Trustees, and all Exhibits referenced herein are made a part of and incorporated into this Ordinance and related approvals, except as otherwise provided below.

SECTION 2: GRANT OF DEVELOPMENT CONCEPT AND FINAL PLAN FOR A PUD, MAP AMENDMENT AND PLAN MODIFICATIONS AND CONDITIONS. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and applicable provisions of the Village Code, including Chapters 19, 20, 21 and 22 of the Lake Zurich Zoning Code, hereby grant the following zoning approval(s), as shown and provided in the STAFF REPORT dated May 19, 2021, and final findings and recommendations of the Planning and Zoning Commission, all consisting of 24 pages:

A. The PUD and Development Concept and Final Plan for the Property, attached hereto and made a part hereof as Exhibit B, to authorize a mixed-use subdivision in accordance with the standards for the grant of a special use set forth at Chapter 19, Section 9-19-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Special Use Permits," in accordance with the procedures for a planned unit development concept and final plan set forth at Chapter 22, Section 9-22-4 of the Zoning Code of the Village of Lake Zurich and in accordance with the standards for the grant of a planned unit development set forth at Chapter 22, Section 9-22-5 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Planned Unit Developments."

B. An amendment to the Zoning Map of the Village of Lake Zurich to rezone the Property from B-1 Local and Community Business District to B-1 Local and Community Business District and R-6 Multiple Family Residential District in accordance with the procedure and standards set forth in Chapter 18, Section 9-18-2 entitled "Procedure" and 9-18-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Amendments, including general conformance with the Comprehensive Plan for this Property and the Village of Lake Zurich.

C. A final plat of subdivision for the development entitled "Sanctuary of Lake Zurich," in accordance with the procedures and requirements set for the in Chapters 3, 4 and 5 of the Land Development Code of the Village of Lake Zurich entitled "Procedure for Subdivision Approval," and specifically, Section 10-5-9 of the Land Development Code of the Village of Lake Zurich entitled "Procedure for Approval of Final Plat."

D. The foregoing approvals, including the Final Plan for the PUD, shall be further 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, Village Engineer and applicable governmental agencies:
      a. Cover letter and Zoning Application dated April 5, 2021, prepared and submitted by Mr. Romeo Kapudija of Miller Street Partners
      b. Exhibit A: Legal Description of the Subject Property.
      c. Boundary and Topographic Survey prepared by Haeger Engineering dated March 10, 2021.
      d. Final Plat of Subdivision for Sanctuary of Lake Zurich prepared by Haeger Engineering dated June 18, 2021

e. Site Improvement Plans (Final Engineering Plans), Sheets C1.0 through C8.1 (18 sheets), prepared by Haeger Engineering dated June 21, 2021
f. US Route 12 (North Rand Road Roadway Improvement Plans, Sheets C1.0 through C12.0 (19 sheets), prepared by Haeger Engineering dated June 21, 2021
g. Final Engineering Report for the Sanctuary of Lake Zurich prepared by Haeger Engineering dated June 21, 2021
h. Final Architectural Renderings (3 Sheets) prepared by Funke Architects received July 4, 2021
i. Final Architectural Building Plans and Elevations, Sheets A00 through A38 (18 Sheets) prepared by Funke Architects dated June 21, 2021
j. Final Landscape Plans consisting of the following documents prepared by Blue Stem Design Inc. last revised on June 21, 2021:
    i. Overall Land scape Plan, Sheet L1.0
    ii. Tree Preservation Plan, Sheet L1.1
    iii. Buildings A&B Enlargement Plans, Sheet L2.0
    iv. Building C Enlargement Plan, Details and Specifications, Sheet L2.1
k. Wetland Delineation Report prepared by Haeger Engineering, dated April 8, 2021.
l. Traffic Impact Study prepared by KLOA, Inc., dated April 8, 2021.
m. Preliminary Lighting plan prepared by Chicago Lightworks, dated April 13, 2021
n. Site Lighting and Photometric Plan prepared by Haeger Engineering, dated April 7, 2021.
o. Fire Truck Turning Exhibit, Sheet 1/1, Haeger Engineering dated May 13, 2021

2. All signage shall conform to the requirements of the sign code (Title 12 : Signs). Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.

3. All trees, hedges, signs or other obstructions which could prevent persons driving vehicles on Route 12 and Old Rand Road from obtaining a clear view of traffic when approaching the intersection or a pedestrian crosswalk shall be maintained at a low height and signs shall be adequately set back from the corner.

4. The Development shall be adequately screened from the adjacent property to the east by means of a privacy fence no higher than 6 feet in height.

5. The following shall be submitted or confirmed prior to the issuance of an Engineering Improvements and Site Inspections Permit:

a. The construction of all proposed piers shall conform to the requirements of Section 9-7C-3.A.1. "Piers" of the Lake Zurich Municipal Code unless allowed through modifications to the code.
b. Details of the proposed shoreline improvements, dock/pier improvements (including but not limited to location, design, construction/landscape materials and operation).
c. Detailed justification analysis pertaining to the proposed buffer in relation to Lake County Watershed Development Ordinance and US Army Corps of Engineers

6. The final illumination and lighting plans shall be subject to the following additional requirements:
   a. No wall-mounted exterior illumination to be installed on the east elevation of the buildings facing east and south, and no free-standing illumination (area lights) to be installed along the easterly and southerly boundaries of the site, which are adjacent to neighboring residential and open space property.
   b. The maximum height of light standards shall not to exceed 20 feet, and light standard shields should direct light away from the adjacent properties to the east and south.

7. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.

8. The three (3) piers providing for thirty (30) boat slips shall be used for the purpose of providing private lake access for individual homeowners residing within the residential townhouses. Such piers shall be prohibited from being used as and by a commercial marina. If a boat launch ramp is proposed, it shall be used solely for the private use of the residential property owners for private watercraft and constructed in conformance with the provisions of Section 9-7C-3.B.2 "Boat Launch Ramps" of the Lake Zurich Municipal Code.

9. The Developer shall be responsible to obtain initial comment and consent of the locations of the access points to the property on Route 12 (Rand Road) from the Illinois Department of Transportation (IDOT) before moving forward with the Development. If Developer intends to move forward with the Development prior to the receipt of IDOT approvals and permits, it shall do so at its own risk. Modifications to the location and design of the access points as required by IDOT shall be the responsibility of and completed by the Developer in substantial conformance with this approval. The Developer shall acknowledge that if no approval from IDOT is received, then the Subject Property shall be restored back to its original state as defined by and agreed to by the Village.

10. As part of Final Plan approval, the Developer shall enter into a binding development, including a declaration of covenants, conditions, restrictions and bylaws, with the Village agreeing to install all the required improvements and providing surety for such improvements, in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:
    - Establishment of a "backup" Special Service Area (SSA) to provide for the maintenance, repair and/or replacement of the following: common open space, including landscape materials, stormwater management and detention facilities, snow removal, sea wall and private roadway and driveways to ensure that these areas and features are timely and properly cared for, maintained and replaced.

11. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the common open space, including landscape materials, stormwater management and detention facilities, snow removal, sea wall and private roadway and driveways. The provisions for such HOA shall be subject to the review and approval of the Village.

12. The Developer shall be responsible for payment of the all Impact Fees and as a condition of the approval of the PUD and Final Plat. The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the applicable building and shall include the fees for all units contained within each residential building.

13. The Development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for the Subject Property.

SECTION 3: GRANT OF SPECIAL USE PERMITS. The Mayor and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapter 9 (Section 9-4-3) and Section 9-19-3 of Chapter 19 of the Lake Zurich Zoning Code, hereby grant the following approvals, as shown and provided in the STAFF REPORT dated May 19, 2021, and final findings and recommendations of the PZC, all consisting of 24 pages:

Special Use Permits granting approval for the establishment of the following land uses within the B-1 Local and Community Business District:

- Outdoor seating accessory to permitted eating places or accessory to a special use within the municipal code
- Drive-through facilities accessory to permitted eating places

SECTION 4: MODIFICATIONS FROM THE PROVISIONS OF THE ZONING AND LAND DEVELOPMENT CODE. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and the Lake Zurich Zoning Code, hereby grant the following modifications to such codes:

A. The Applicant shall be granted a modification to construct new townhouse buildings with a maximum height of 35 feet with 3 stories; whereas Sections 9-3-11.A.a and b requires the maximum height of a residential building in the R-6 district no greater than 30 feet and for a maximum of 2.5 stories.

B. The Applicant shall be granted a modification to construct parking lots constructed to within 5 feet of the street lot line; whereas Section 9-3-11.C.1.b. requires the minimum front and corner side yard in the R-6 district be 25 feet and Section 9-4-10.F 8 requires that all yards along every lot line abutting Rt 12 (Rand Road) be no less than 50 feet.

C. The Applicant shall be granted a modification to install lighting with a maximum illumination of 3.0 foot-candles along portions of the frontage of the property with Rand Road; whereas 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.

D. The Applicant shall be granted a modification to construct perimeter parking spaces perpendicular to a landscape area with a maximum depth of 16.5 feet; whereas Section 10-6-20 E.2. requires each off-street parking space be designed as a minimum nine feet (9') wide by twenty feet (20') long and not less than one hundred eighty (180) square feet; provided, however, that the minimum length of a perimeter space or space perpendicular to a landscape area shall be eighteen feet (18').

E. The Applicant shall be granted a modification to construct three boat piers, each of which is approximately 400 square feet; whereas Section 9-7-C-3.A.1.d. requires that total deck area of a pier not exceed two hundred (200) square feet.

F. The Applicant shall be granted a modification to construct three boat piers to extend between 60 and 75 feet into the lake from the water's edge; whereas Section 9-7-C-3.A.1.h requires that no pier shall project into any waterway more than fifty feet (50') from the mean high-water elevation at the bank of such waterway.

SECTION 5: FINDINGS IN SUPPORT OF APPROVAL OF GRANT OF SPECIAL USE PERMITS, PUD, MAP AMENDMENT, SITE PLAN AND EXTERIOR APPEARANCE REVIEWS. The findings, conditions and recommendations as set forth in the STAFF REPORT dated May 19, 2021 and the PZC recommendations, all consisting of 24 pages, are hereby accepted as the Board's own, are incorporated herein by this reference and shall be made a part of the official record for the Application.

Section 6: COMPLIANCE WITH ORDINANCE AND ALL CODES. Except as otherwise specifically provided in writing in advance by the Village, no work may be commenced on the Property pursuant to the approvals granted in this Ordinance until all conditions precedent of this Ordinance to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law. As well, Applicant shall have no right to final approvals or permits for use and occupancy of the Property until all work and requirements provided for hereinabove are properly completed. Ongoing maintenance in good repair, consistent with these approvals, shall be required at all times. Any failure or delay in the Village enforcing the above provisions of this Ordinance shall not act as a waiver of the right to enforce, nor affect the enforcement of any other requirement, condition or provision herein.

SECTION 7: SEVERABILITY. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 8: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 9. RECORDING OF FINAL PLAT OF SUBDIVISION. The Village Clerk shall cause the Final Plat of Subdivision to be recorded promptly with the Lake County Recorder of Deeds against the Subject Property and each individual lot created therein.

SECTION 10: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval and publication, as provided by law.

SECTION 11: LIMITATIONS. Subject to an extension of time granted by the village manager, the special use permit for the subject planned unit development shall be valid for a period no longer than two (2) years unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion. In the event of the expiration of the Final Plan for the planned unit development, the village further reserves the right to vacate the plat of subdivision thereafter and require the developer to apply for and request approval for a subdivision to proceed with development of the property.

SECTION 12: BINDING EFFECT; SUCCESSION IN INTEREST. This Ordinance shall constitute a covenant running with the land and be binding upon and inure to the benefit of the parties hereto, their successors in interest, assignees, lessees, and upon any successor municipal authorities of the Village and successor municipalities. Except as otherwise expressly provided herein, upon the conveyance or assignment by Applicant of its interest in the Property to any successor, assign or nominee, Applicant shall be released from any and all further liability or responsibility under this Ordinance except to the extent previously undertaken hy Applicant, or for which Applicant has posted security to perform an obligation in which case Applicant shall be bound to continue to complete its performance unless a replacement bond or letter of credit is posted by the new owner

or Applicant, and accepted by the Village, which shall not be unreasonably withheld. In such event, the Applicant shall be released from the underlying obligation to perform. The Village shall thereafter look only to the successor, assign, or nominee of duties and obligations of Applicant hereby undertaken.

PASSED THIS 19th day of July, 2021.

Ayes: 6 Trustees Bobrowski, Euker, Gannon, Spacone, Sprenka, Wilder.

Nays: 0

Absent: 0

Abstain: 0

APPROVED this 22nd day of July, 2021.

Mayor Tom Poynton

ATTEST:

Village Clerk
Kathleen Johnson

EXHIBIT A

Legal description of Property

P.I.N. 14-18-400-005
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF U.S. ROAD NO. 12, 603.5 FEET SOUTH OF THE NORTH LINE AND 54.5 FEET EAST FROM THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 18; THENCE NORTH 88 DEGREES 57 MINUTES EAST ALONG THE SOUTH LINE EXTENDED WEST OF RAND ROAD, 218 FEET; THENCE SOUTH 0 DEGREES 20 MINUTES EAST 127.9 FEET; THENCE SOUTH 45 DEGREES 20 MINUTES EAST 165 FEET TO A POINT IN LAKE ZURICH; THENCE SOUTH 88 DEGREES 57 MINUTES WEST IN SAID LAKE, 70.7 FEET; THENDE NORTH 45 DEGREES 20 MINUTES WEST 165 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES WEST, 136.9 FEET TO THE EAST LINE OF SAID U.S. ROAD NO. 12; THENCE NORTHERLY ALONG SAID EAST LINE OF U.S. ROAD NO. 12, 127.98 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

P.I.N. 14-18-400-006
ALL OF VACATED LOT 5 AND A PART OF VACATED LOTS 1, 2, 3, 4, AND 18 IN BLOCK 21 IN FRANK W. KINGSLEY ZURICH HEIGHTS GOLF CLUB ESTATES, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF RAND ROAD WHICH IS NORTH 88 DEGREES 57 MINUTES EAST 272.5 FEET FROM A POINT ON THE WEST LINE OF AND 604.5 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, (SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT 490001); THENCE SOUTH 0 DEGREES 20 MINUTES EAST 127.9 FEET; THENCE SOUTH 45 DEGREES 20 MINUTES EAST 165 FEET TO A POINT IN LAKE ZURICH; THENCE NORTH 88 DEGREES 57 MINUTES EAST PARALLEL TO THE SOUTH LINE OF RAND ROAD, 140 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 1, BLOCK 21; THENCE NORHT ALONG SAID EAST LINE 244.6 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 21; THENCE WEST ALONG THE SOUTH LINE OF RAND ROAD, 225 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

P.I.N. 14-18-400-007
PARCEL 1A: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 18, 852.4 FEET SOUTH FROM TE NORTHWEST CORNER THEREROF; THENCE NORTH 88 DEGREES, 57 MINUTES EAST, PARALLEL TO THE NORTH LINE OF BLOCK 21 IN ZURICH HEIGHTS GOLF CLUB ESTATES (NOW VACATED) 331.3 FEET; THENCE SOUTH 195,98 FEET; THENCE SOUTH 88 DEGREES, 57

MINUTES WEST, 331.3 FEET TO SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE NORTH 195.98 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING BETWEEN SAID WEST LINE OF THE SOUTHEAST QUART OF SECTION 18 AND THE EAST LINE OF U.S. ROUTE 12.

PARCEL 1B: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS DESCRIBED AS: BEGINNING ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 18, AT A POINT 732.4 FEET SOUTH FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES, 57 MINUTES EAST PARLLEL WITH THE NORTH LINE OF BLOCK 21 IN ZURICH HEIGHTS GOLF CLUB ESTATES (NOW VACATED) TO A POINT THAT IS 116.9 FEET EAST OF THE EAST LINE OF U.S. ROAD #12; THENCE SOUTH 45 DEGREES, 20 MINUTES EAST, ALONG THE SOUTHWESTERLY LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT 490002, 165 FEET; THENCE SOUTH 3.3 FEET; THENCE SOUTH 88 DEGREES, 57 MINUTES WEST, 331.3 FEET TO SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE NORTH 120 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING BETWEEN SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18 AND THE EAST LINE OF U.S. ROUTE 12.

P.I.N. 14-18-400-008

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 732.4 FEET SOUTH AND 54.5 FEET EAST OF THE NORTHWEST CORNER; THENCE NORTH 88 DEGREES, 57 MINUTES EAST 136.9 FEET; THENCE SOUTH 45 DEGREES 20 MINUTES EAST, 165 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF BLOCK 22 TO THE NORTH LINE OF BLOCK 23; TEHNCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF BLOCK 22; THENCE NORTH ALONG THE SAID WEST LINE TO A POINT 224.6 FEET SOUTH OF THE SOUTH LINE OF OLD RAND ROAD; THENCE WEST TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF LAKE, STATE OF ILLINOIS.

Parcels Involved: 14-18-400-005, 14-18-400-006, 14-18-400-007 and 14-18-400-008.

EXHIBIT B

Final Plan exhibits a. through o. as outlined in Section 2.D.1 submitted as part of the Application, and revised per Village reviews and requirements.

a. Cover letter and Zoning Application dated April 5, 2021, prepared and submitted by Mr. Romeo Kapudija of Miller Street Partners
b. Exhibit A: Legal Description of the Subject Property.
c. Boundary and Topographic Survey prepared by Haeger Engineering dated March 10, 2021.
d. Final Plat of Subdivision for Sanctuary of Lake Zurich prepared by Haeger Engineering dated June 18, 2021
e. Site Improvement Plans (Final Engineering Plans), Sheets C1.0 through C8.1 (18 sheets), prepared by Haeger Engineering dated June 21, 2021
f. US Route 12 (North Rand Road Roadway Improvement Plans, Sheets C1.0 through C12.0 (19 sheets), prepared by Haeger Engineering dated June 21, 2021
g. Final Engineering Report for the Sanctuary of Lake Zurich prepared by Haeger Engineering dated June 21, 2021
h. Final Architectural Renderings (3 Sheets) prepared by Funke Architects received July 4, 2021
i. Final Architectural Building Plans and Elevations, Sheets A00 through A38 (18 Sheets) prepared by Funke Architects dated June 21, 2021
j. Final Landscape Plans consisting of the following documents prepared by Blue Stem Design Inc. last revised on June 21, 2021:
    i. Overall Land scape Plan, Sheet L1.0
    ii. Tree Preservation Plan, Sheet L1.1
    iii. Buildings A&B Enlargement Plans, Sheet L2.0
    iv. Building C Enlargement Plan, Details and Specifications, Sheet L2.1
k. Wetland Delineation Report prepared by Haeger Engineering, dated April 8, 2021.
l. Traffic Impact Study prepared by KLOA, Inc., dated April 8, 2021.
m. Preliminary Lighting plan prepared by Chicago Lightworks, dated April 13, 2021
n. Site Lighting and Photometric Plan prepared by Haeger Engineering, dated April 7, 2021.
o. Fire Truck Turning Exhibit, Sheet 1/1, Haeger Engineering dated May 13, 2021

NOTE: ITEMS g., k, & l ARE ON FILE AT THE VILLAGE OF LAKE ZURICH AND AVAILABLE UPON REQUEST.

MILLER STREET PARTNERS

601 Dundee Ave,
East Dundee, IL 60118

T 847-426-2662
C 312-296-2966
Romeo@millerstreetpartners.com

April 5, 2021
Orlando Stratman
Chair of the Planning & Zoning Commission
Village of Lake Zurich
70 East Main Street
Lake Zurich, Illinois 60047

Mr. Stratman,

I hope this letter finds you well. I am seeking a zoning change for the property located at 300 N Rand Road/881 N Old Rand and 320 N Rand Road. The property is currently a vacant lot and is primarily utilized as boat storage during the non boating season.

My company Miller Street Partners is seeking a Special Use Permit for a Planned Unit Development (PUD). We are proposing to develop 23 residential townhomes along the shoreline on the East side of the parcel and are also proposing a 4000 SF retail development on the North West corner of the parcel. The retail component will most likely become a high end restaurant or a national food chain location such as Starbucks or a Panera Bread as an example. We are confident that this would be the best intended use of the property and hope that you would be willing to support our efforts.

If you have any questions regarding this proposal, I can be reached on my cell phone at 312-296-2966 or via email at romeo@millerstreetpartners.com. Thank you!

Sincerely yours,

Romeo Kapudija

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: 300 N Rand Road/881 N Old Rand Road and 320 N Rand
2. Please attach complete legal description
3. Property Identification number(s): 14-18-400-005, -006, -007, -008
4. Owner of record is LAKESIDE CONDOMINIUMS Phone: 847-867-9111
   E-Mail Text Address:
5. Applicant is (if different from owner): Romeo Kapudija Phone: 312-296-2966
   E-Mail romeo@millerstreetpartn Address: 601 Dundee Ave, East Dundee IL
6. Applicant's interest in the property (owner, agent, realtor, etc.): Developer
7. All existing uses and improvements on the property are: TBD
8. The proposed uses on the property are: 23 Townhomes and 4000 SF Retail
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 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.

Romeo Kapudija
(Name of applicant)

(Signature of applicant)

Subscribed and sworn to before me this 5 day of April, 2021.

(Notary Public)

My Commission Expires

OFFICIAL SEAL
SUSAN LEONARD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/18/22

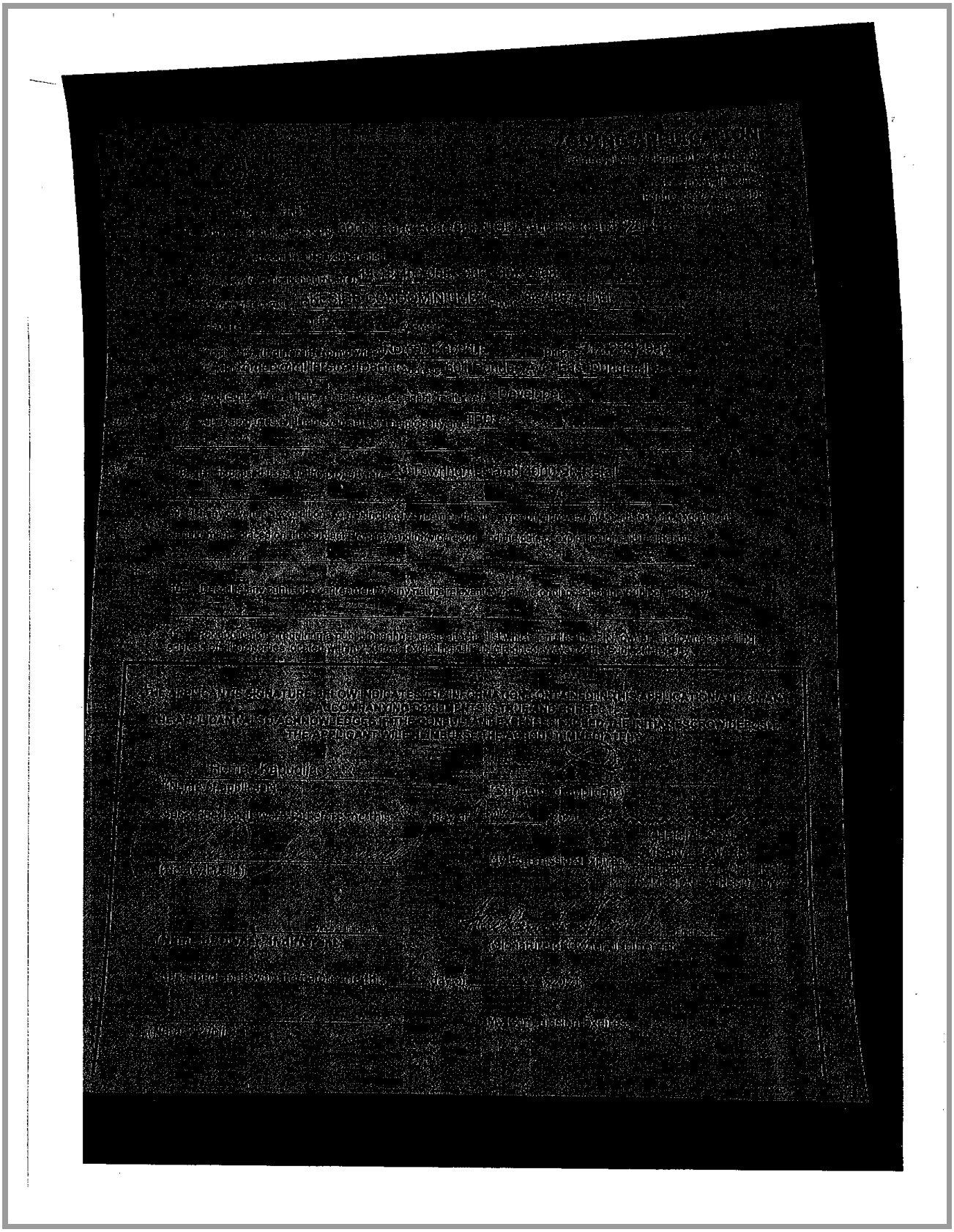
LAKESIDE CONDOMINIUMS OF LAKE ZURICH, LLC
BY: MANAGER
(Name of Owner, if different)
VINCENT SAMSONETTI

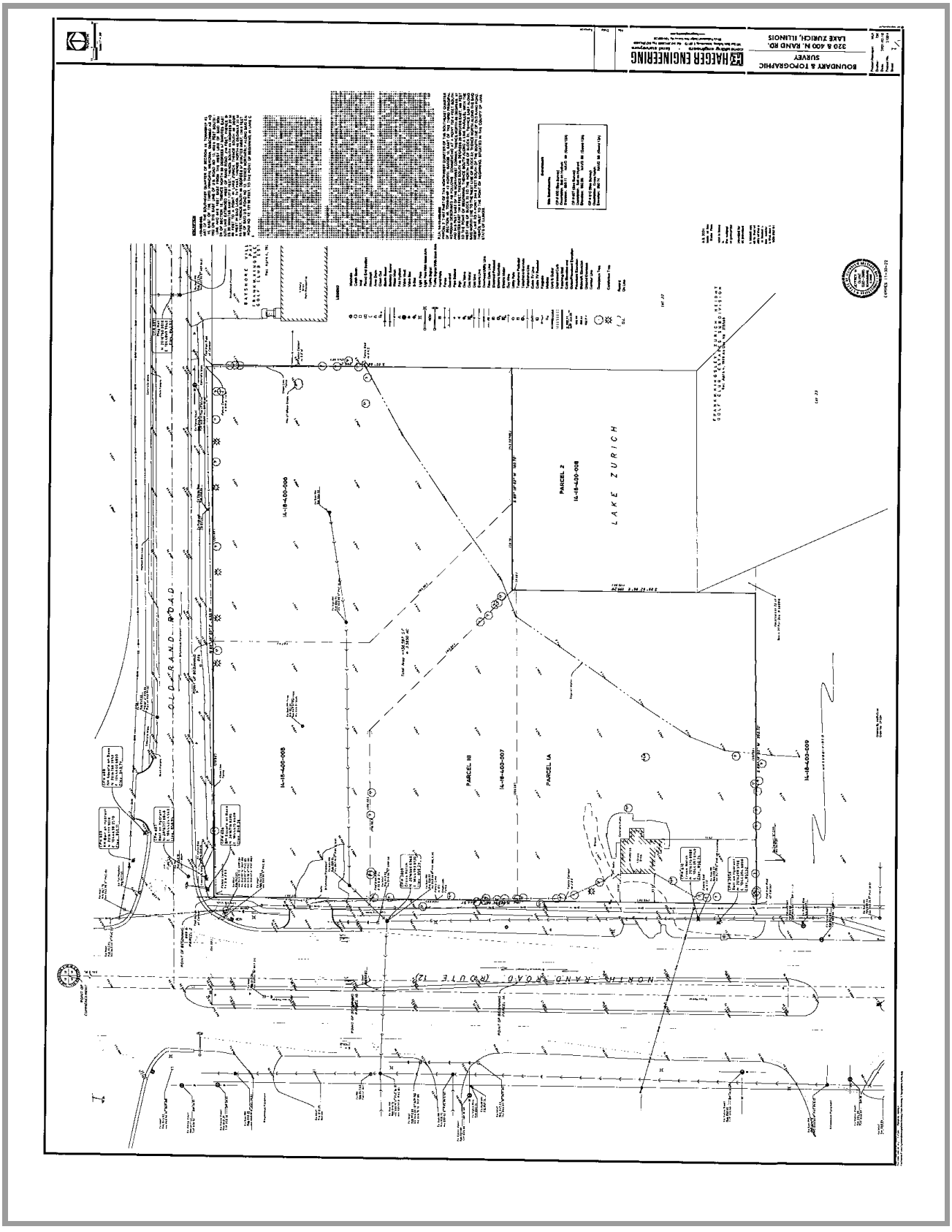
Fred Sponsler
(Signature of Owner, if different)

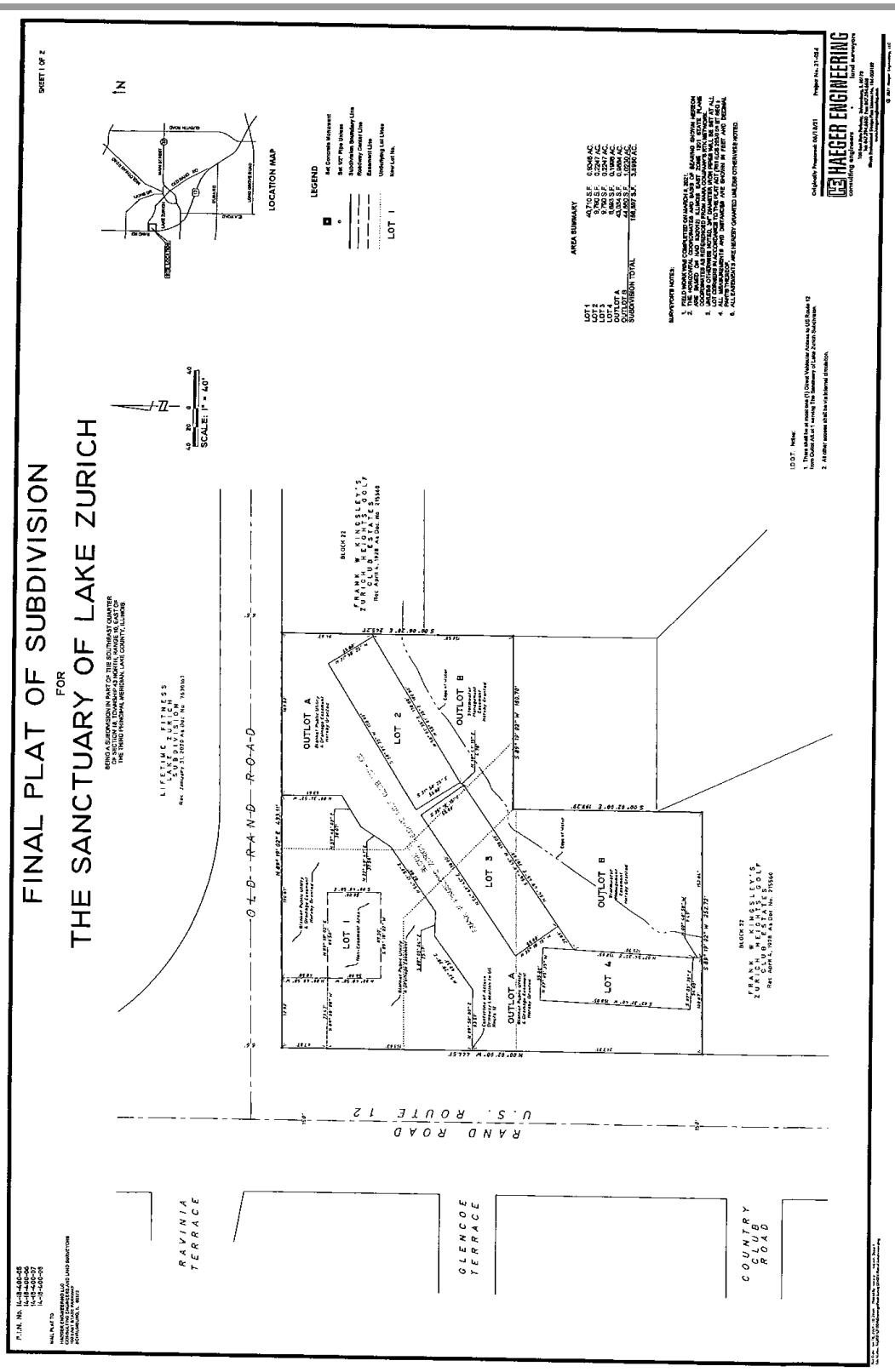
Subscribed and sworn to before me this _____ day of _____, 2021.

(Notary Public)

My Commission Expires _____




LAKE ZURICH
OLD RAND ROAD
NORTH RAND ROAD (ROUTE 12)
PARCEL 2
14-18-400-008
PARCEL 1B
14-18-400-007
PARCEL 1A
14-18-400-006
14-18-400-009
14-18-400-005
HAEGER ENGINEERING
BOUNDARY & TOPOGRAPHIC SURVEY
320 & 400 N. RAND RD.
LAKE ZURICH, ILLINOIS


FINAL PLAT OF SUBDIVISION
FOR
THE SANCTUARY OF LAKE ZURICH
SCALE: 1" = 40'
LOCATION MAP
LEGEND
LOT 1
OUTLOT A
OUTLOT B
LOT 2
LOT 3
LOT 4
LOT 5
OLD RAND ROAD
RAND ROAD
U.S. ROUTE 12
RAVINIA TERRACE
GLENCOE TERRACE
COUNTRY CLUB ROAD
HAEGER ENGINEERING

FINAL PLAT OF SUBDIVISION

FOR

THE SANCTUARY OF LAKE ZURICH

SHEET 2 OF 2

BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

P.I.N. No. 14-18-400-05
14-18-400-06
14-18-400-07
14-18-400-08

MAIL PLAT TO

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

OWNER CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF LAKE }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AN HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER OTHE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATED FOR PUBLIC USE OF THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR AMERITECH AND THE PUBLIC SERVICE COMPANY, DIVISION OF COMMONWEALTH EDISON COMPANY AND THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

WE FURTHER CERTIFY THAT I, AS OWNER OF THE PROPERTY DESCRIBED AS THE SUBDIVISION AND LEGALLY DESCRIBED ON THE SAME NAME, HAVE OBTAINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES.
LAKE ZURICH ELEMENTARY SCHOOL DISTRICT 95 AND
LAKE ZURICH COMMUNITY HIGH SCHOOL DISTRICT 95.
COLLEGE OF LAKE COUNTY

DATED THIS_____DAY OF_____, A.D. 2021.

BY:_____ _____
OWNER PRINTED NAME

TITLE: _____

ADDRESS OF OWNER: _____
_____
_____

NOTARY CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF LAKE }

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY _____OF _____,
_____AT _____ ILLINOIS.

BY:_____ _____
NOTARY PUBLIC PRINTED NAME

OWNER SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF LAKE }

THIS IS TO CERTIFY THAT _____
OWNER OF THE LAND HEREIN DESCRIBED OR DULY AUTHORIZED ATTORNEY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS_____DAY OF_____, A.D. 2021.

BY:_____ _____
OWNER OR ATTORNEY PRINTED NAME

TITLE _____

ADDRESS: _____
_____
_____

ENGINEER SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS_____DAY OF_____, A.D. 2021.

BY:_____ _____
PROFESSIONAL ENGINEER PRINTED NAME

ADDRESS: _____
_____
_____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF LAKE }

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF LAKE ZURICH, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT LAKE ZURICH, LAKE COUNTY ILLINOIS THIS_____DAY OF_____, A.D. 2021.

BY:_____ _____
CHAIRMAN PRINTED NAME

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF LAKE }

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF LAKE ZURICH, ILLINOIS HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREFOR, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE.

DATED AT LAKE ZURICH, LAKE COUNTY ILLINOIS THIS_____DAY OF_____, A.D. 2021.

BY _____ _____
VILLAGE ENGINEER PRINTED NAME

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF LAKE }

I, VILLAGE CLERK OF THE VILLAGE OF LAKE ZURICH, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____, 20__, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF LAKE ZURICH, ILLINOIS THIS _____DAY OF_____, A.D. 2021.

BY_____ _____
VILLAGE CLERK PRINTED NAME

FINANCE DIRECTOR CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF LAKE }

I, FINANCE DIRECTOR FOR THE VILLAGE OF LAKE ZURICH, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THE PLAT.

DATED AT LAKE ZURICH, LAKE COUNTY ILLINOIS THIS_____DAY OF_____, A.D. 2021.

BY_____ _____
FINANCE DIRECTOR PRINTED NAME

MAYOR'S CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF LAKE }

I, MAYOR OF THE VILLAGE OF LAKE ZURICH HAVE APPROVED AND ACCEPTED THIS PLAT BY THE BOARD OF TRUSTEES OF THE VILLAGE

DATED AT LAKE ZURICH, LAKE COUNTY ILLINOIS THIS_____DAY OF_____, A.D. 2021.

BY:_____ _____
MAYOR PRINTED NAME

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF LAKE }

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, AND NO NOSE/EMAISLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT_____ ILLINOIS,
THIS DAY _____OF _____, ____

BY _____ _____
COUNTY CLERK PRINTED NAME

I.D.O.T. CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (WITH RESPECT TO ROADWAY ACCESS PURSUANT OF PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS " AS AMENDED). A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____
JOHN FORTMANN, P.E.
DEPUTY DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) PROVISIONS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS }
} SS:
COUNTY OF COOK }

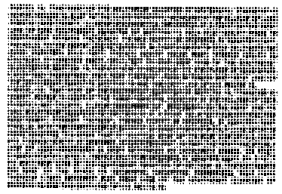
THIS IS TO CERTIFY THAT I, LEENDERT A. KLEINJAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3760, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF U.S. ROAD NO. 12, 603.5 FEET SOUTH OF THE NORTH LINE AND 54.5 FEET EAST FROM THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 18; THENCE NORTH 88 DEGREES 57 MINUTES EAST ALONG THE SOUTH LINE EXTENDED WEST OF HAND ROAD, 218.7 FEET; THENCE SOUTH 0 DEGREES 20 MINUTES EAST 127.4 FEET; THENCE SOUTH 45 DEGREES 20 MINUTES EAST 165 FEET TO A POINT IN LAKE ZURICH; THENCE SOUTH 88 DEGREES 57 MINUTES WEST IN SAID LAKE, 19.7 FEET; THENCE NORTH 45 DEGREES 20 MINUTES WEST 163 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES WEST, 130.9 FEET TO THE EAST LINE OF SAID U.S. ROAD NO. 12; THENCE NORTHERLY ALONG SAID EAST LINE OF U.S. ROAD NO. 12, 127.96 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ALSO

ALL OF VACATED LOT 6 AND A PART OF VACATED LOTS 1, 2, 3, 4, AND 18 IN BLOCK 21 IN FRANK W. IGNEULY ZURICH HEIGHTS GOLF CLUB ESTATES, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF RAND ROAD WHICH IS NORTH 88 DEGREES 57 MINUTES EAST 372.5 FEET FROM A POINT ON THE WEST LINE OF AND 604.5 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, (SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT 480001); THENCE SOUTH 0 DEGREES 20 MINUTES EAST 137.9 FEET; THENCE SOUTH 45 DEGREES 20 MINUTES EAST 165 FEET TO A POINT IN LAKE ZURICH; THENCE NORTH 88 DEGREES 57 MINUTES EAST PARALLEL TO THE SOUTH LINE OF RAND ROAD, 149 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 1, BLOCK 21; THENCE NORTH ALONG SAID EAST LINE 244.9 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 21; THENCE WEST ALONG THE SOUTH LINE OF RAND ROAD, 225 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ALSO



PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 750.4 FEET SOUTH AND 54.5 FEET EAST OF THE NORTH-WEST CORNER; THENCE NORTH 88 DEGREES, 57 MINUTES EAST 136.8 FEET; THENCE SOUTH 45 DEGREES 20 MINUTES EAST, 165 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF BLOCK 22 TO THE NORTH LINE OF BLOCK 29; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF BLOCK 32; THENCE NORTH ALONG THE SAID WEST LINE TO A POINT 244.9 FEET SOUTH OF THE SOUTH LINE OF OLD RAND ROAD; THENCE WEST TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF LAKE, STATE OF ILLINOIS.

THE LANDS SHOWN ON THE PLAT AND DESCRIBED IN THE ABOVE CAPTION, AND THAT THE SAID PLAT, DRAWN TO A SCALE OF 30 FEET PER 1 INCH ON SHEET ONE ARE A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND SUBDIVISION, DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BUT NOT LONGER THAN ONE YEAR FROM THE RECORDING OF THIS PLAT, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/2.01 ET SEQ.).

THIS IS TO CERTIFY THAT PARTS OF OUTLOT A ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE VILLAGE OF LAKE ZURICH, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAPS, PANEL NO. 17097C0239K DATED SEPTEMBER 18, 2013.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

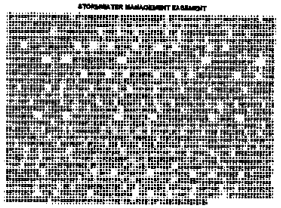
SCHAUMBURG, ILLINOIS _____ JANUARY 26, 2021

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3760

LEENDERT KLEINJAN
ILLINOIS
033-3760
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-22

STORMWATER MANAGEMENT EASEMENT



PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

I, LEENDERT A. KLEINJAN, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 035-3760, DO HEREBY AUTHORIZE THE VILLAGE OF LAKE ZURICH, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS _____

_____
LEENDERT A. KLEINJAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3760
MY LICENSE EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE

PREPARED BY:
HAEGER ENGINEERING, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 E. STATE PARKWAY
SCHAUMBURG, IL 60173
TEL: (847)394-3600
FAX: (847)394-6608
PROJECT NO. 20-095

PLAT PREPARED FOR, SUBMITTED BY AND SEND NEW TAX BILL TO:
RAM GHANNA
NATIONAL LAND DEVELOPMENT GROUP LLC
514 STONE CANYON CIRCLE
INVERMESS, IL 60010

Originally Prepared: 08/18/21 Project No. 21-064

HAEGER ENGINEERING
consulting engineers land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel. 847.394.6600 Fax 847.394.6608
Illinois Professional Design Firm License No. 184.005182
www.haegerengineering.com

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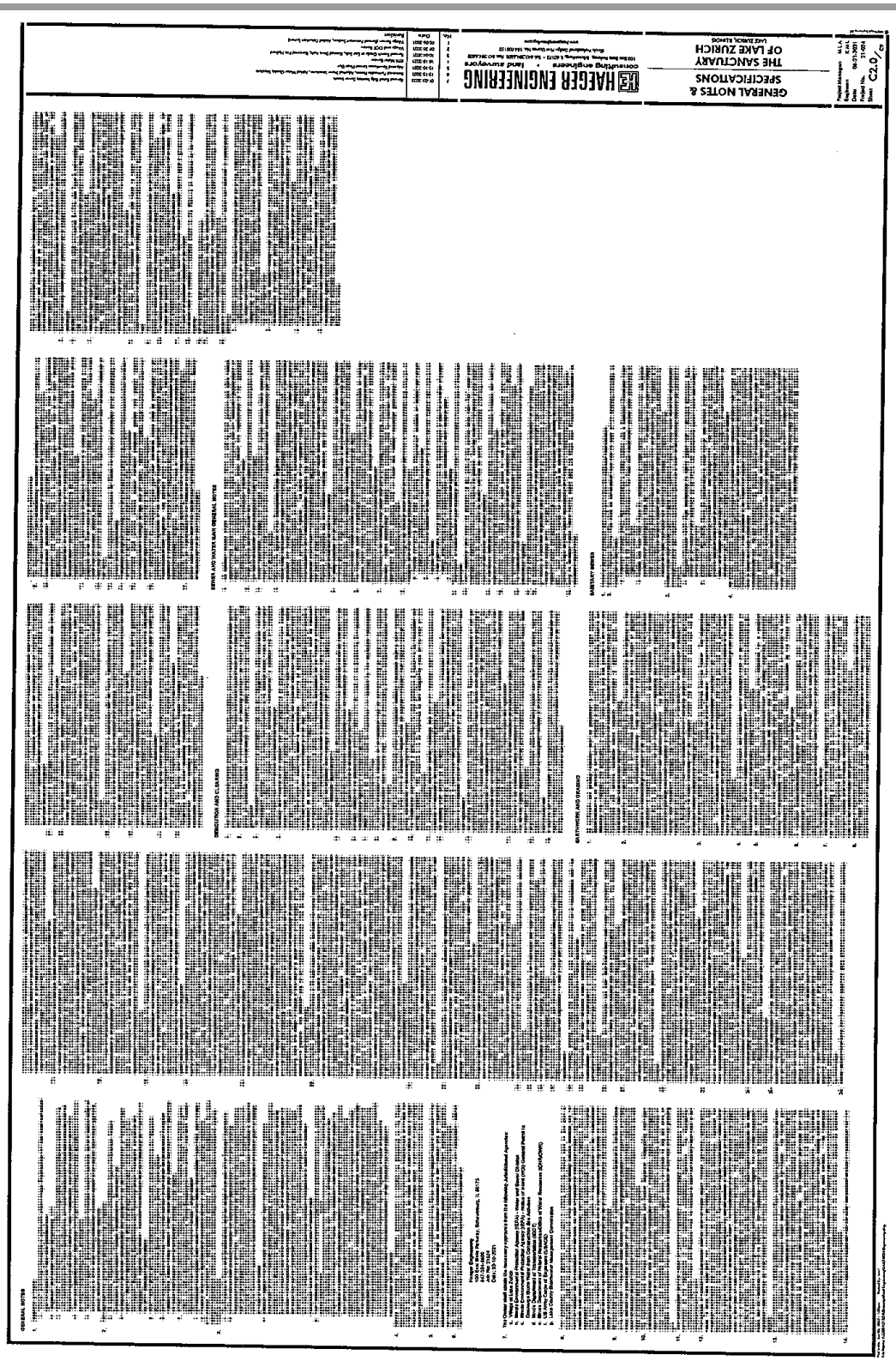
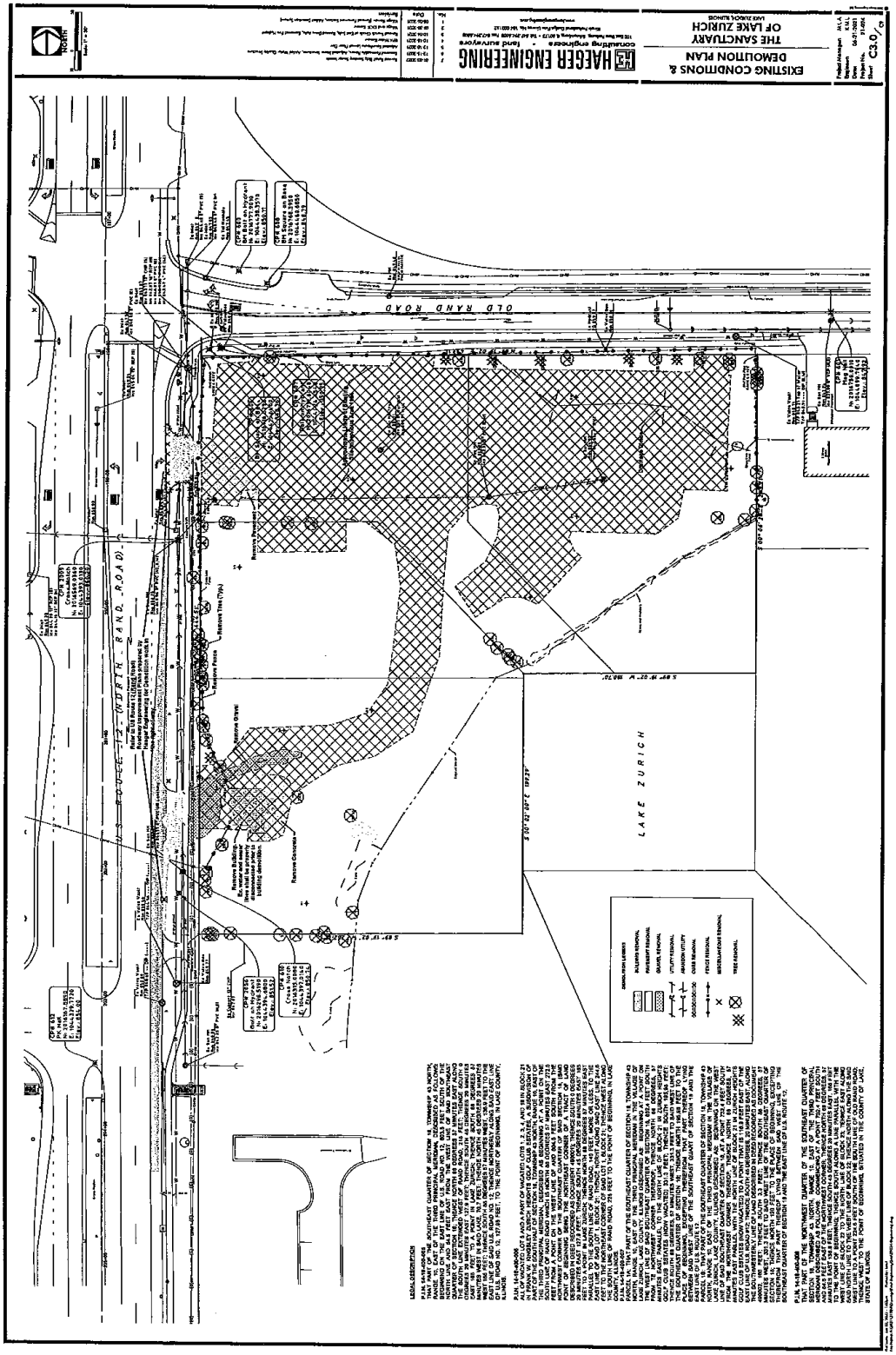
THE SANCTUARY OF LAKE ZURICH
SITE IMPROVEMENT PLANS
SECTION 18 TOWNSHIP 43 NORTH RANGE 10 EAST
LAKE ZURICH, ILLINOIS
LAKE COUNTY

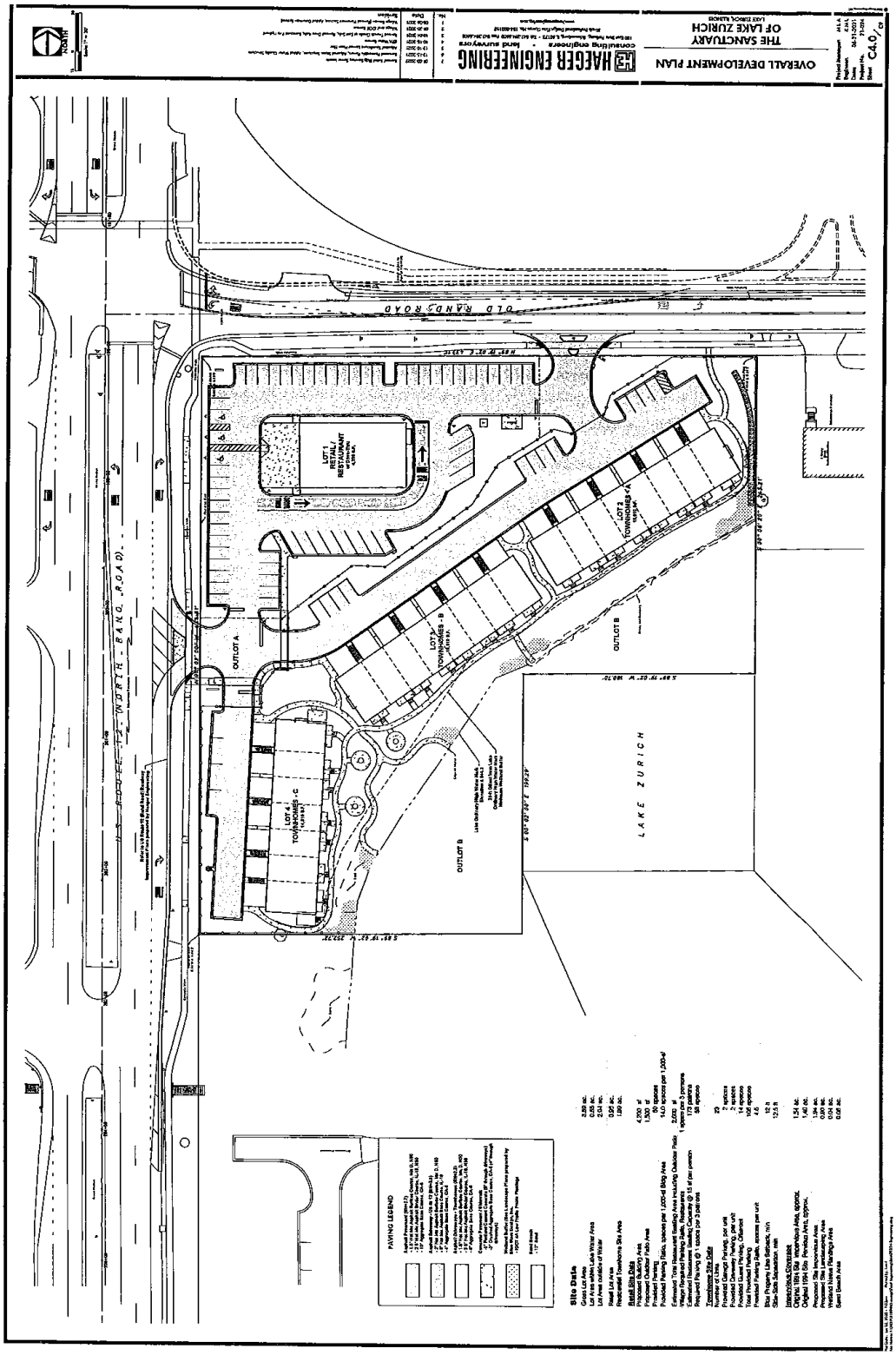


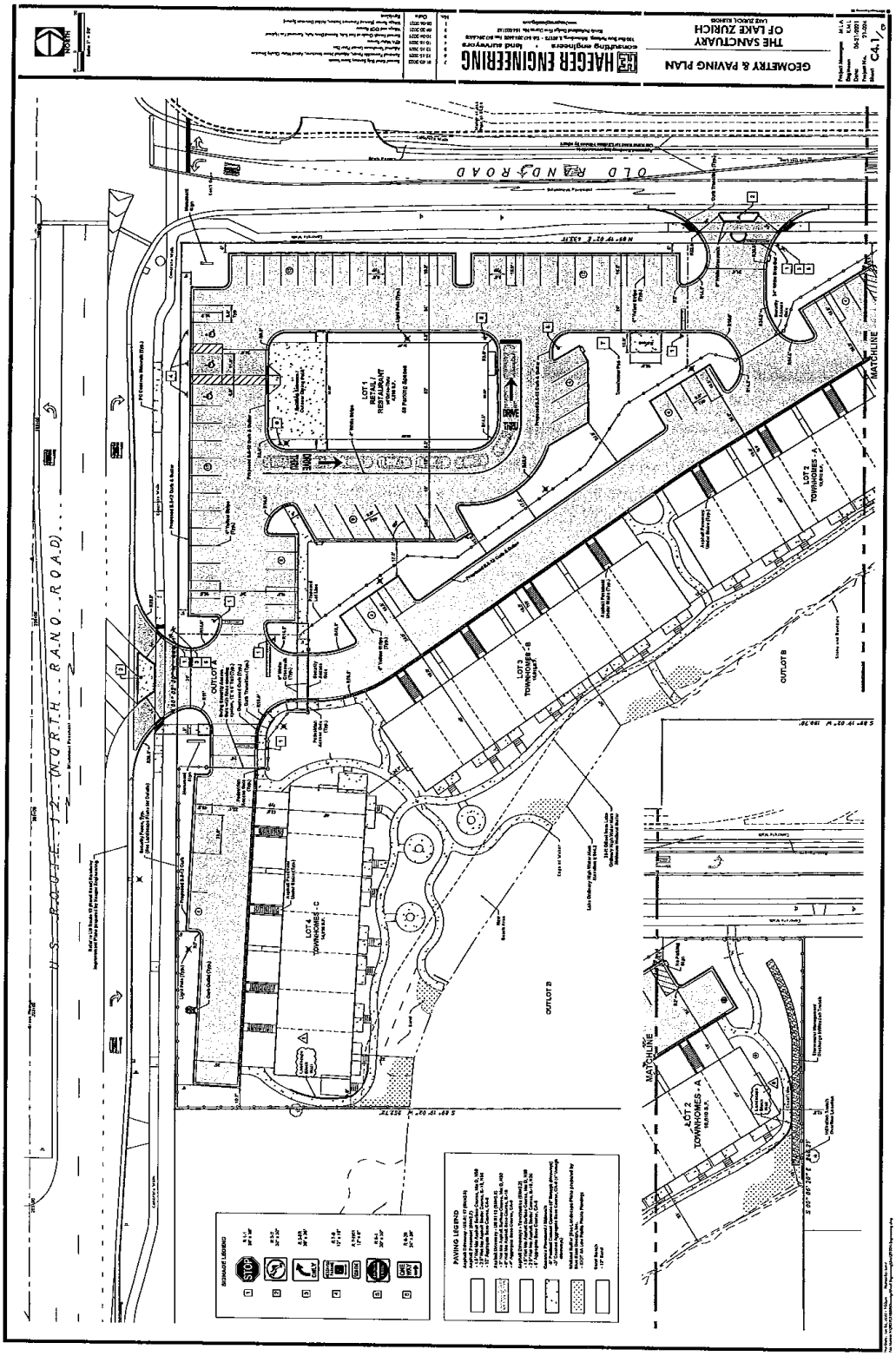
GENERAL NOTES &
SPECIFICATIONS
THE SANCTUARY
OF LAKE ZURICH
LAKE ZURICH, ILLINOIS

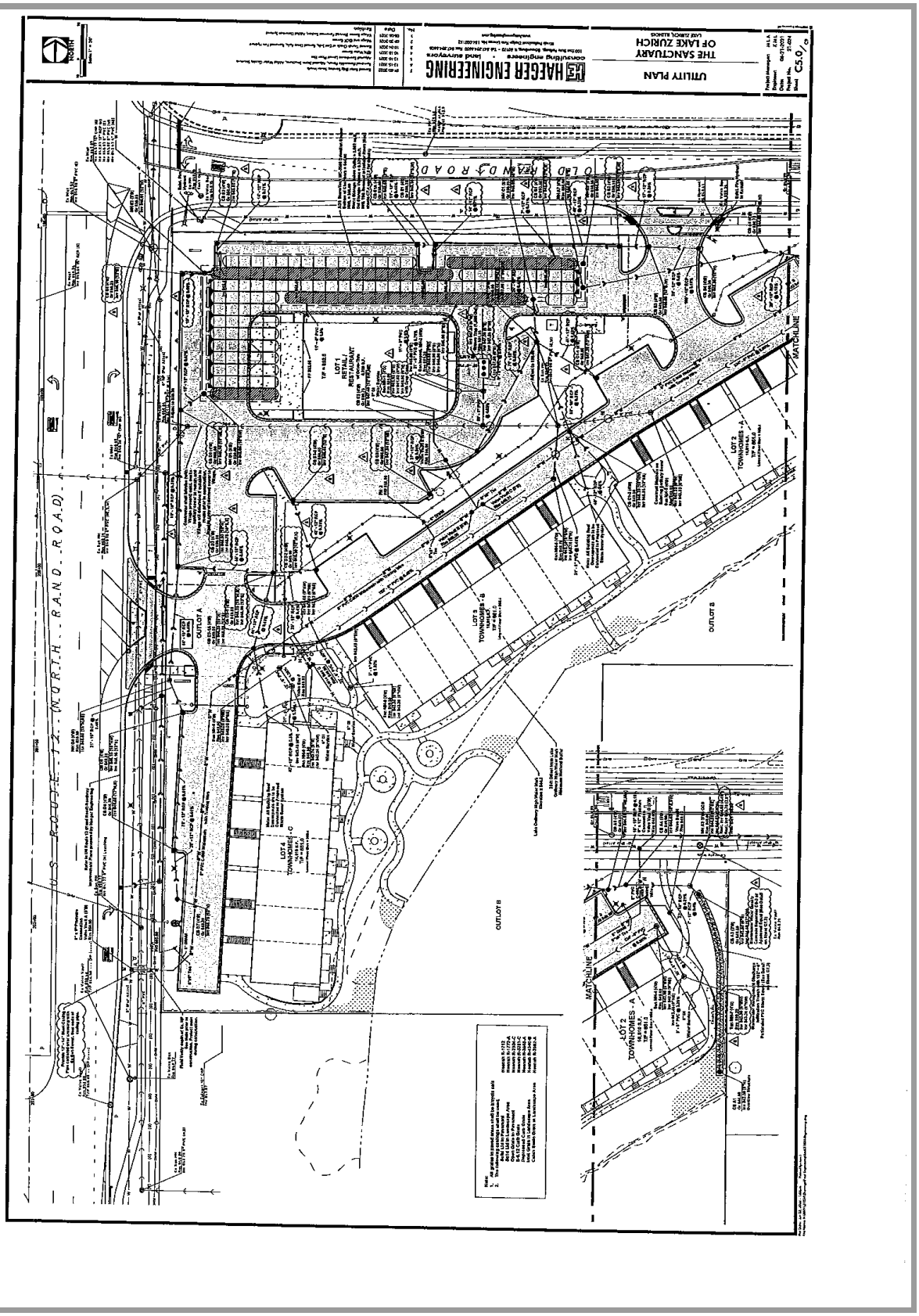
HAEGER ENGINEERING

C2.1


EXISTING CONDITIONS & DEMOLITION PLAN
THE SANCTUARY
OF LAKE ZURICH
LAKE ZURICH, ILLINOIS
HAEGER ENGINEERING
OLD RAND ROAD
LAKE ZURICH
RAND ROAD (RT. 12)


OVERALL DEVELOPMENT PLAN
THE SANCTUARY
OF LAKE ZURICH
HAEGER ENGINEERING
consulting engineers • land surveyors
C4.0
OLD RANDS ROAD
U.S. ROUTE 12 (NORTH - RAND ROAD)
LOT 1
RETAIL/
RESTAURANT
LOT 2
TOWNHOMES - A
LOT 3
TOWNHOMES - B
LOT 4
TOWNHOMES - C
OUTLOT A
OUTLOT B
OUTLOT B
LAKE ZURICH
PARKING LEGEND


HAGER ENGINEERING
GEOMETRY & PAVING PLAN
THE SANCTUARY
OF LAKE ZURICH
C4.1
U.S. ROUTE 12 (NORTH RAND ROAD)
OLD RAND ROAD
MATCHLINE
LOT 1
RESTAURANT
LOT 2
TOWNHOMES - A
LOT 3
TOWNHOMES - B
LOT 4
TOWNHOMES - C
LOT 5
TOWNHOMES - A
OUTLOT B
OUTLOT A
SIGNAGE LEGEND
PAVING LEGEND


UTILITY PLAN
THE SANCTUARY
OF LAKE ZURICH
HAEGER ENGINEERING
C5.0
IL ROUTE 12 (NORTH RAND ROAD)
OLD RAND ROAD
MATCHLINE
LOT 1
RETAIL/
RESTAURANT
LOT 2
TOWNHOMES - A
LOT 3
TOWNHOMES - B
LOT 4
TOWNHOMES - C
OUTLOT A
OUTLOT B

UTILITY CROSSING TABLE

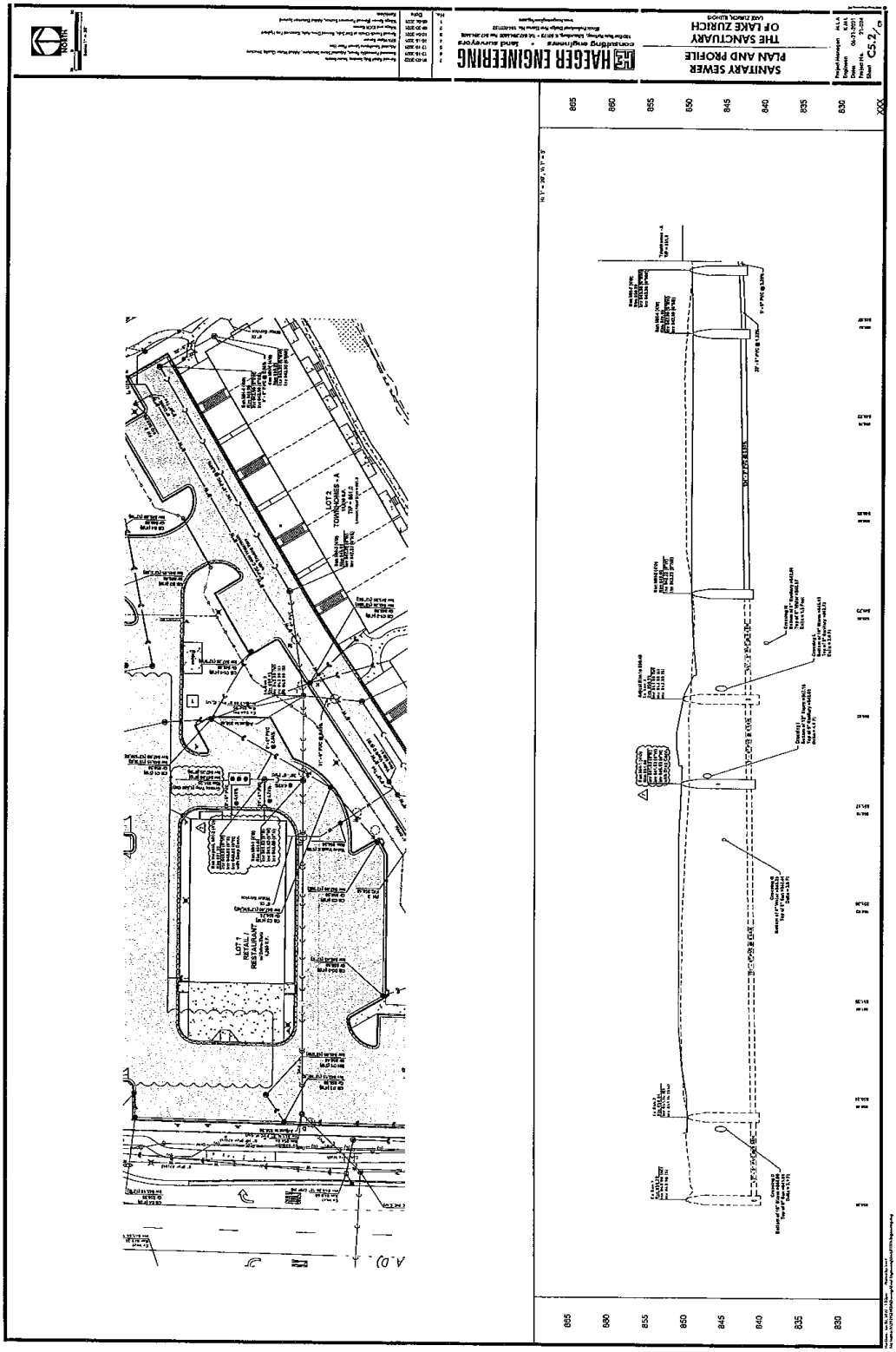
THE SANCTUARY
OF LAKE ZURICH
LAKE ZURICH, ILLINOIS

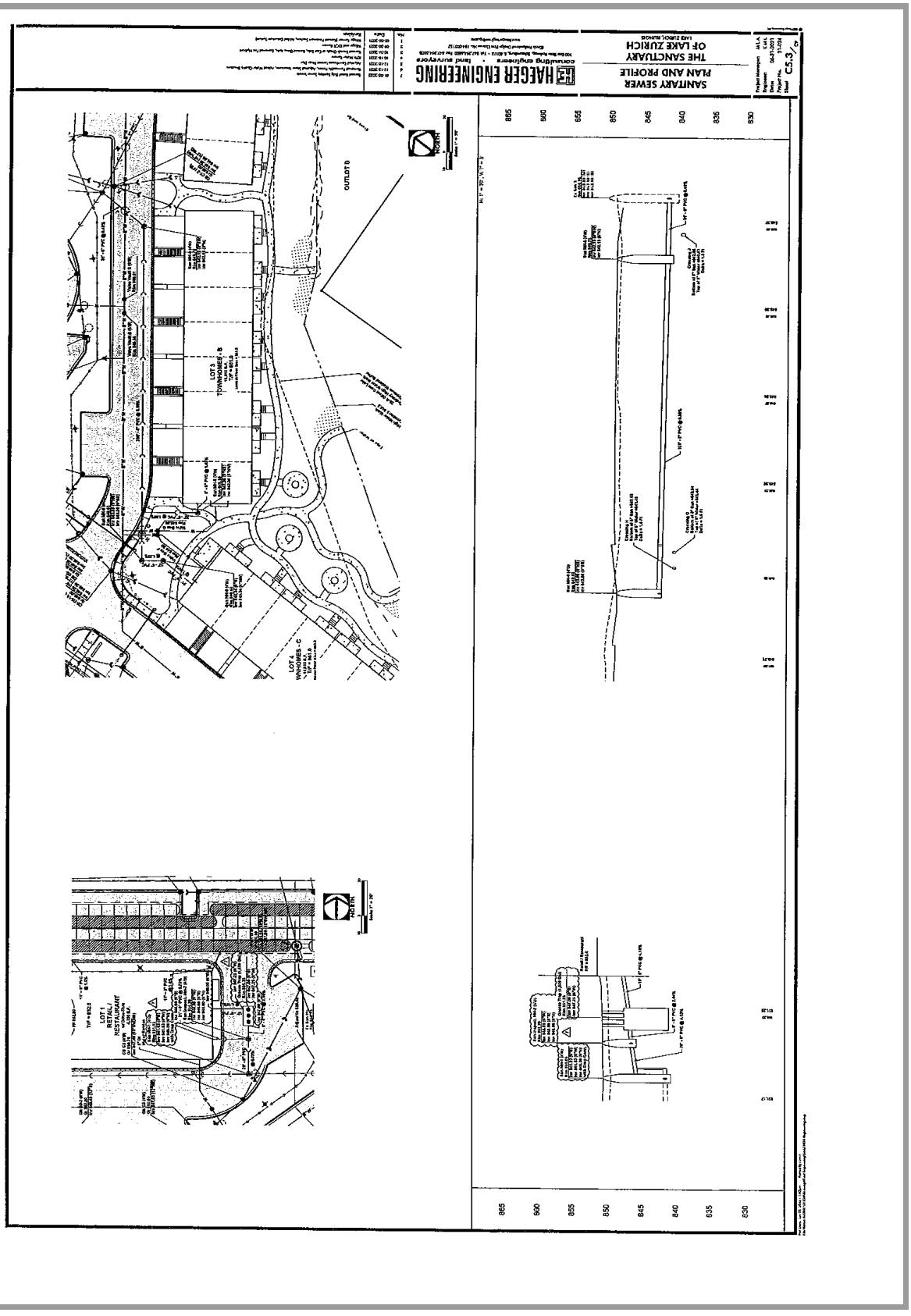
HAEGER ENGINEERING
consulting engineers - land surveyors
Illinois Professional Design Firm License No. 184.005102

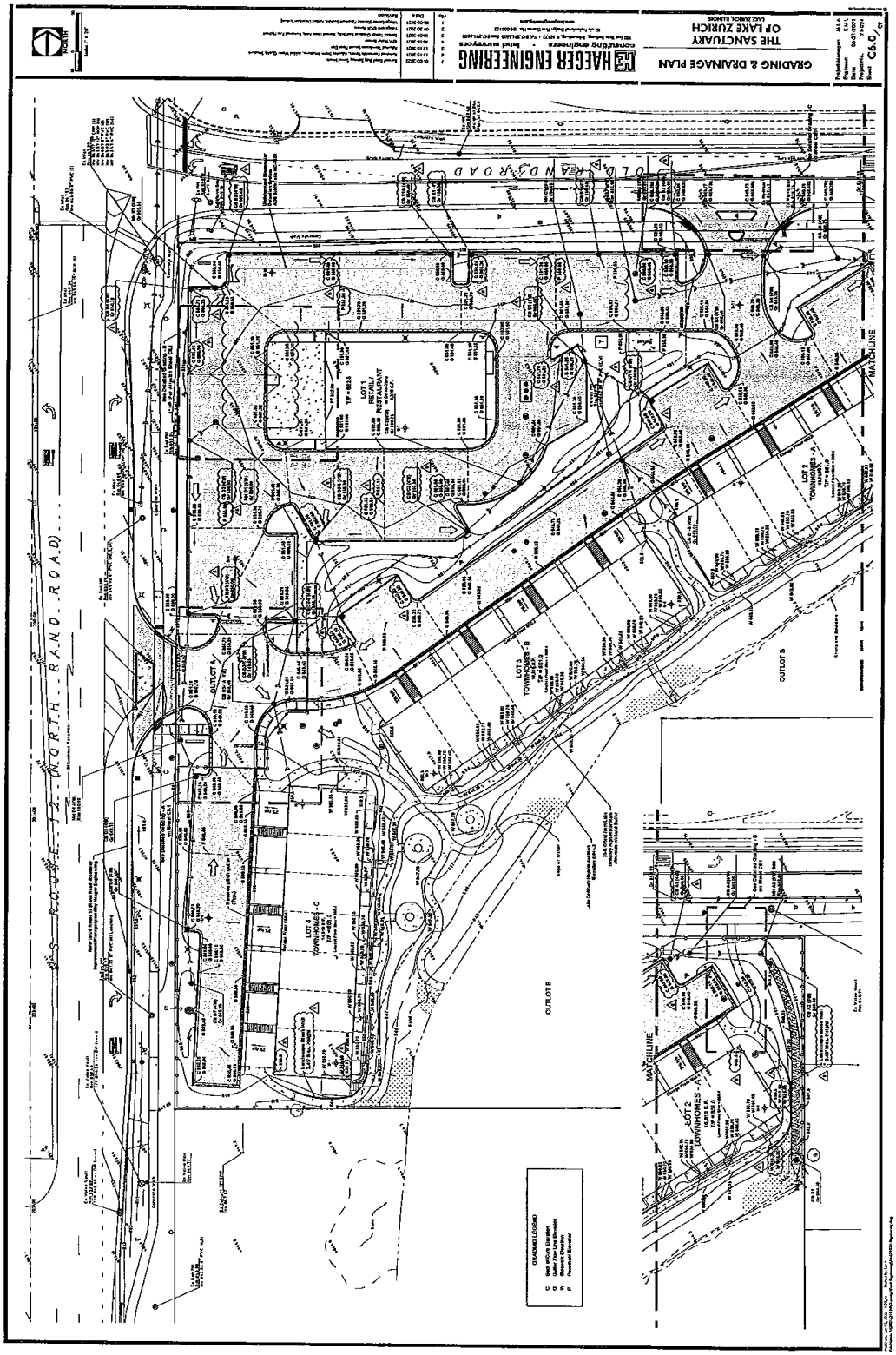
C5.1

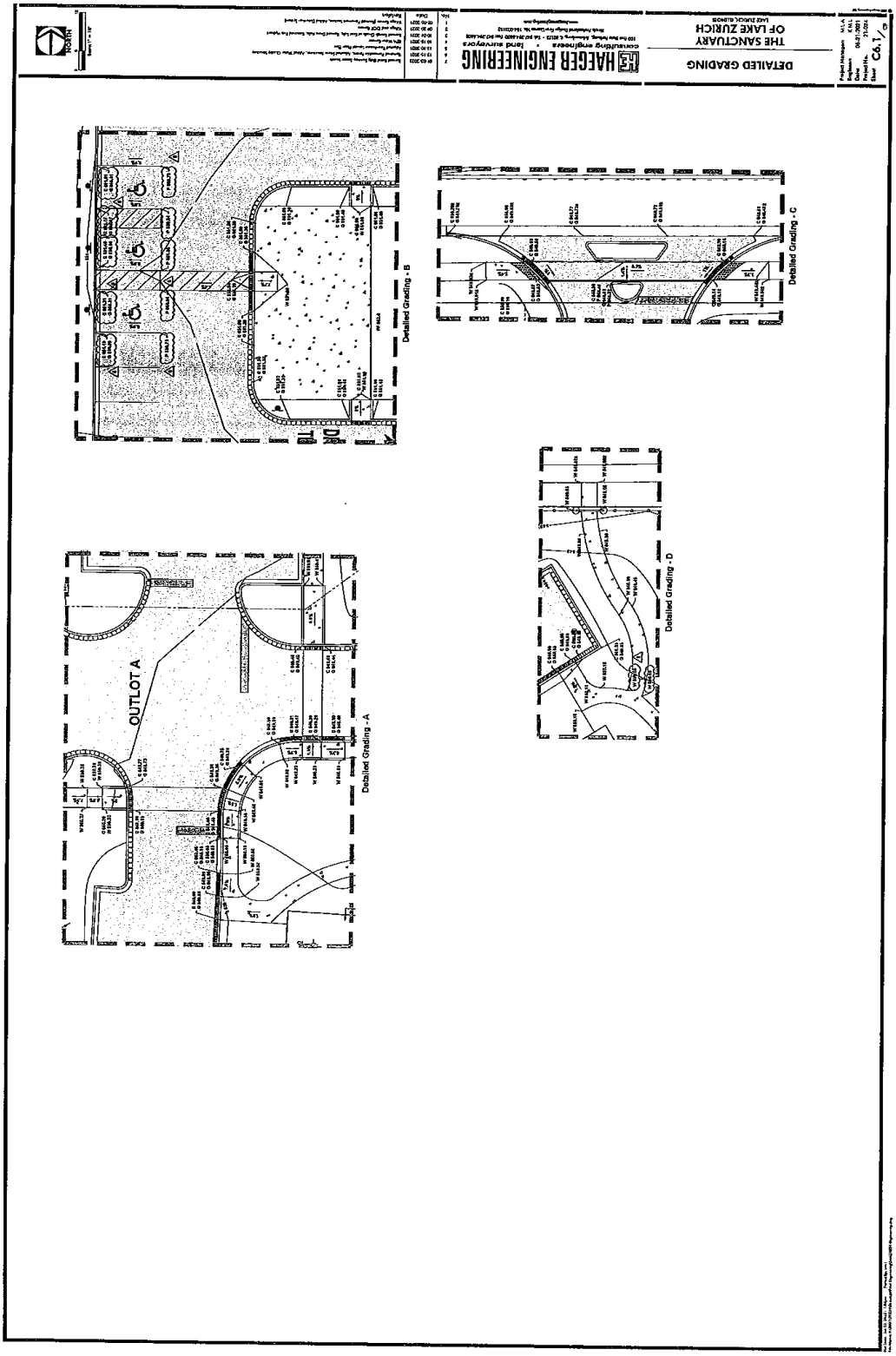
UTILITY PIPE CROSSING TABLE

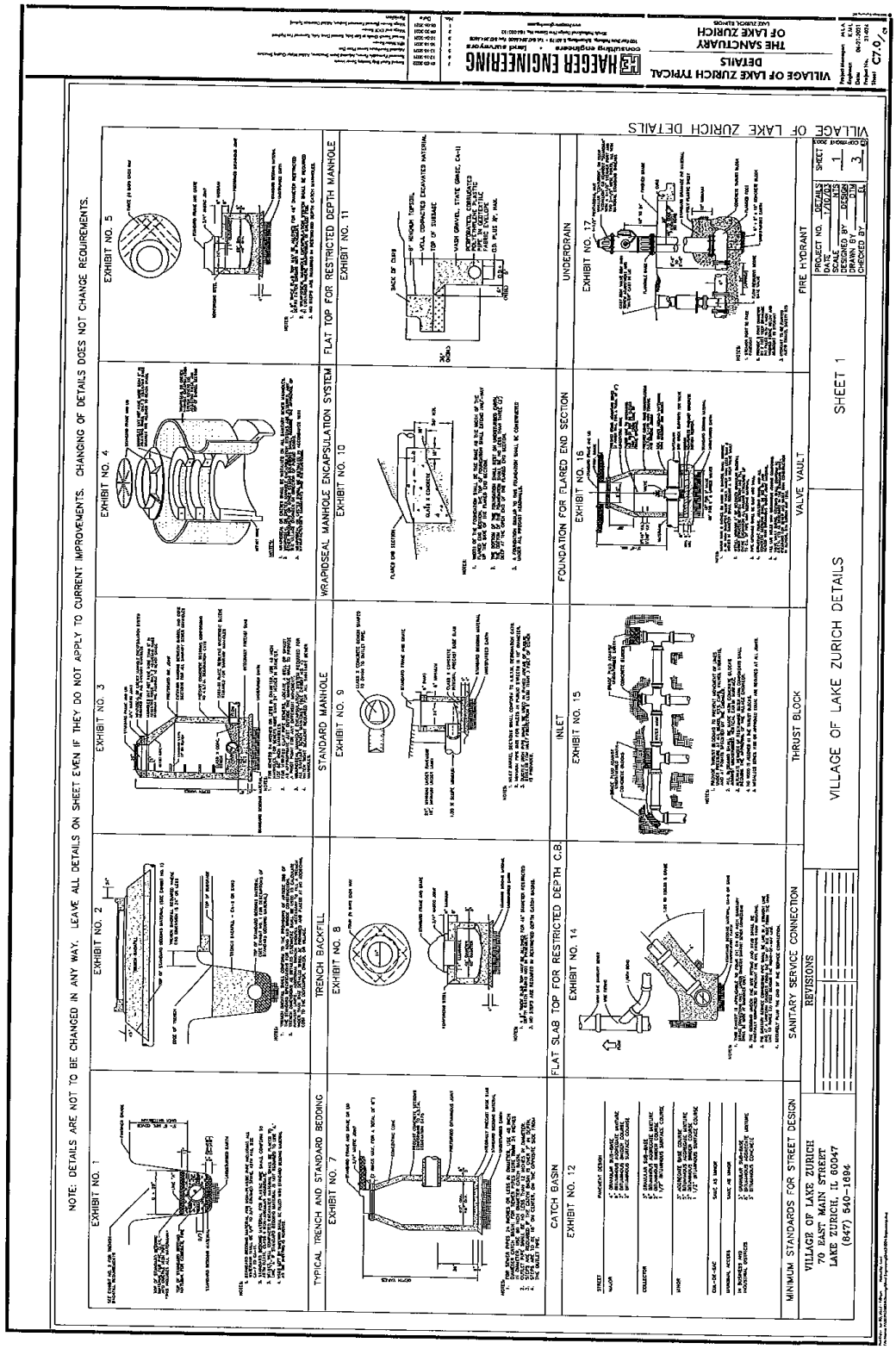
CROSSING	GROUND ELEVATION	INVERT	PIPE		SEPARATION (inches)	NOTES
A	850.1	TOP Water = 844.40	TOP	Sanitary = 843.63	16.2	
		BOP Water = 843.80	BOP	Sanitary = 843.01		
		TOP Storm = 847.48	TOP	Water = 844.59	21.2	Storm sewer to be water main quality.
C	849.0	BOP Storm = 846.12	BOP	Water = 845.65		
		TOP Storm = 846.91	TOP	Sanitary = 841.86	37.6	
D	850.3	BOP Storm = 844.99	BOP	Sanitary = 841.14		
		TOP Storm = 846.73	TOP	Water = 845.50	22.8	Storm sewer to be water main quality.
E	851.0	BOP Storm = 847.40	BOP	Water = 844.48		
		TOP Storm = 846.89	TOP	Water = 844.66	20.8	Storm sewer to be water main quality.
F	851.1	BOP Storm = 847.33	BOP	Water = 845.09		
		TOP Water = 845.06	TOP	Sanitary = 842.41	32.3	
G	851.4	BOP Water = 845.56	BOP	Sanitary = 841.09		
		TOP Sanitary = 843.70	TOP	Water = 841.45	18.3	Sanitary sewer to be water main quality.
H	850.1	BOP Sanitary = 843.58	BOP	Water = 840.60		
		TOP Storm = 846.48	TOP	Sanitary = 842.81	22.7	
I	851.0	BOP Storm = 847.15	BOP	Sanitary = 841.79		
		TOP Sanitary = 843.77	TOP	Water = 843.02	15.4	Sanitary sewer to be water main quality.
J	849.3	BOP Sanitary = 843.65	BOP	Water = 839.66		
		TOP Storm = 847.05	TOP	Water = 843.91	22.9	Storm sewer to be water main quality.
K	849.3	BOP Storm = 846.71	BOP	Water = 843.04		
		TOP Storm = 847.04	TOP	Sanitary = 843.73	25.9	
L	849.3	BOP Storm = 845.13	BOP	Sanitary = 841.99		
		TOP Water = 844.90	TOP	Water = 843.61	15.3	Sanitary sewer to be water main quality.
M	849.2	BOP Sanitary = 843.58	BOP	Water = 839.61		
N	849.0	TOP Storm = 846.35	TOP	Water = 843.84	16.0	Storm sewer to be water main quality. Water main to be sloped.
		BOP Storm = 844.44	BOP	Water = 843.22	16.1	Sanitary sewer to be water main quality.
O	850.3	TOP Sanitary = 843.59	TOP	Water = 841.47		
		BOP Sanitary = 842.98	BOP	Water = 840.93		

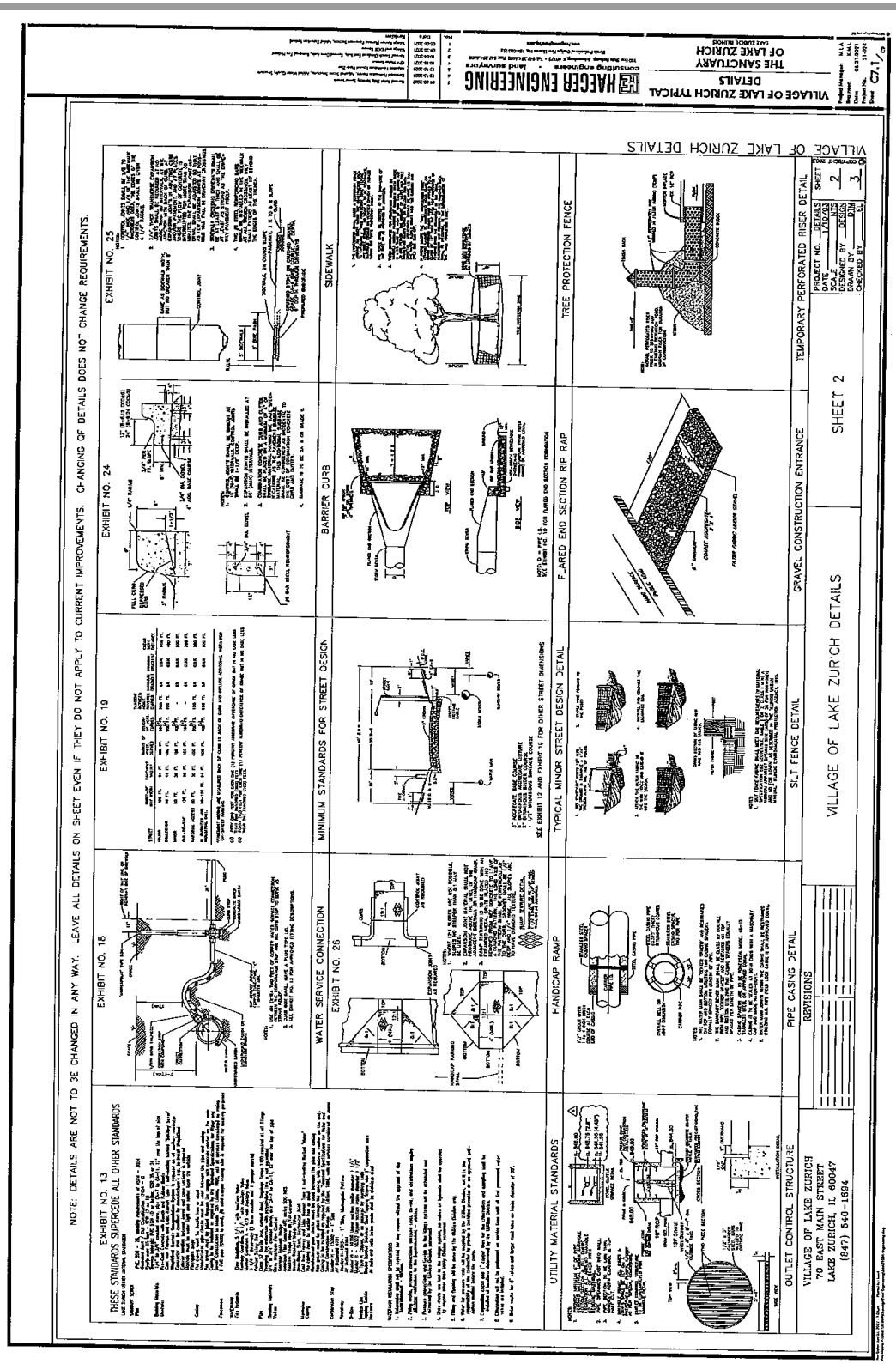

HAEGER ENGINEERING
SANITARY SEWER
PLAN AND PROFILE
THE SANCTUARY
OF LAKE ZURICH
C5.2
LOT 2
TOWNHOMES - A
LOT 1
RESTAURANT

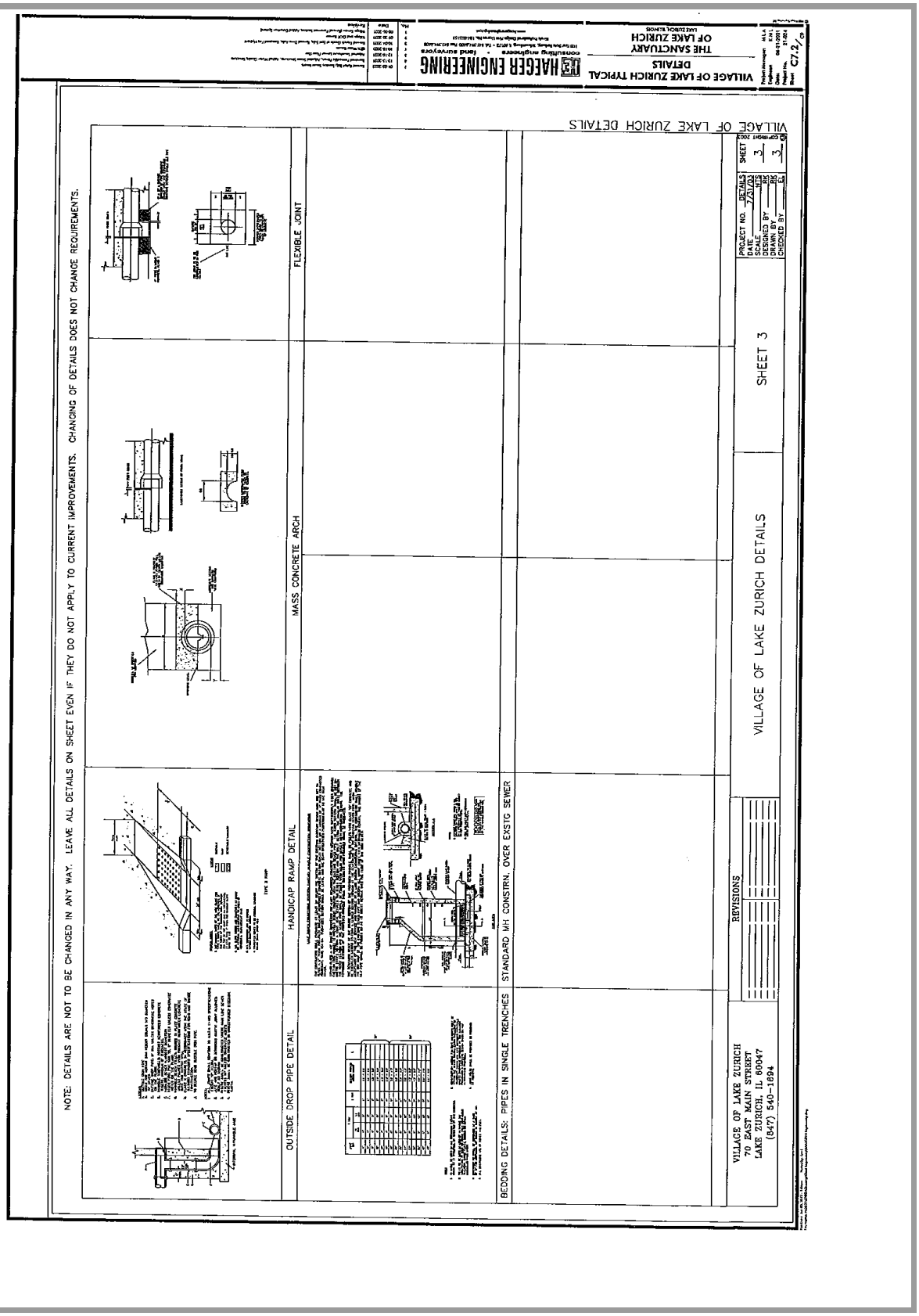

HAEGER ENGINEERING
SANITARY SEWER
PLAN AND PROFILE
THE SANCTUARY
OF LAKE ZURICH
LAKE ZURICH, ILLINOIS
C5.3
NORTH
OUTLOT B
LOT 3
TOWNHOMES - B
LOT 4
WHOMES - C
LOT 1
RETAIL/
RESTAURANT
885
880
875
870
865
860
855
850
845
840
835
830

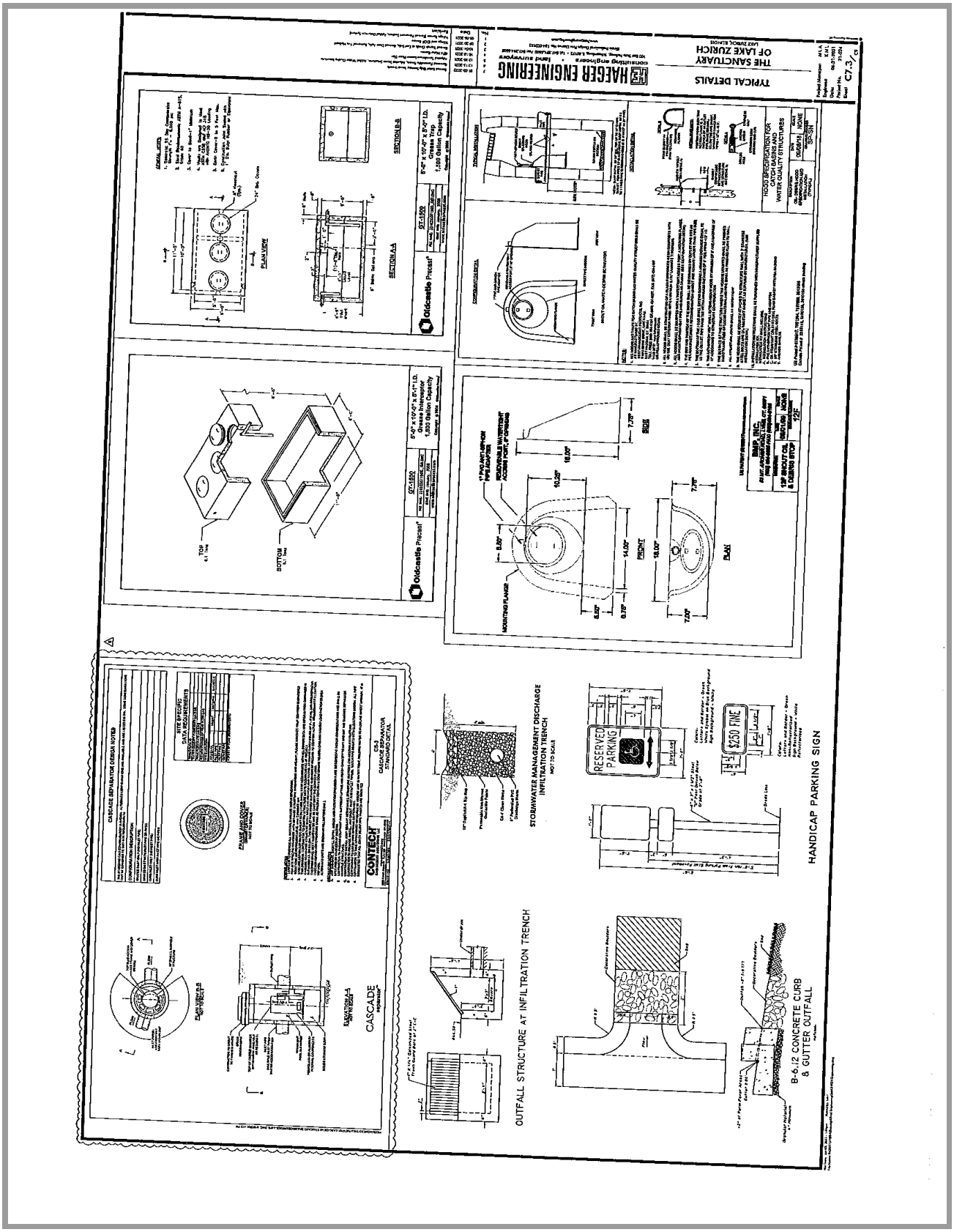

GRADING & DRAINAGE PLAN
THE SANCTUARY
OF LAKE ZURICH
HAEGER ENGINEERING
OLD RAND ROAD
NORTH RAND ROAD (U.S. ROUTE 12)
MATCHLINE
LOT 1
RETAIL/RESTAURANT
LOT 2
TOWNHOMES - A
LOT 3
TOWNHOMES - B
LOT 4
TOWNHOMES - C
OUTLOT A
OUTLOT B
OUTLOT B
GRADING LEGEND

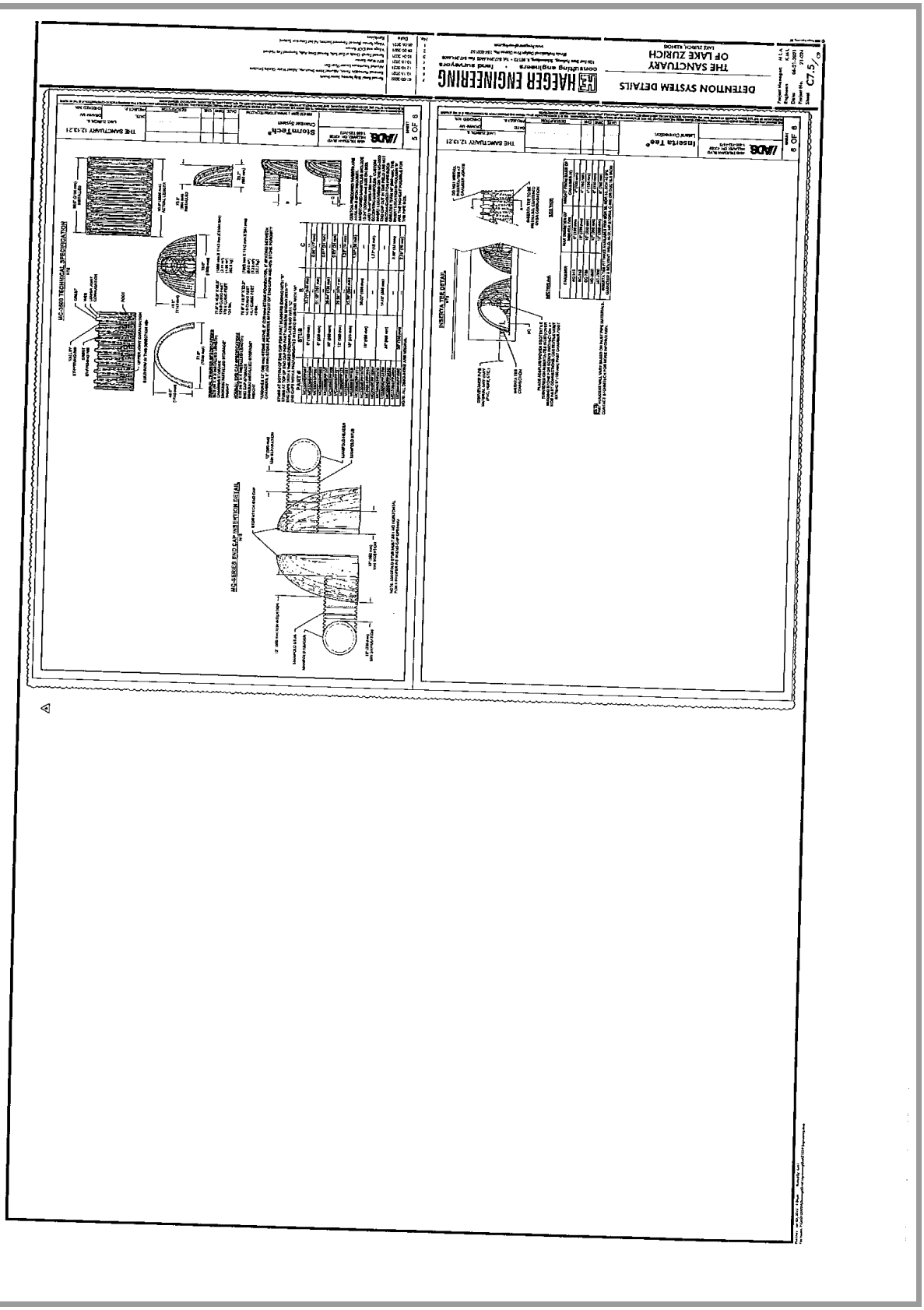

DETAILED GRADING
THE SANCTUARY
OF LAKE ZURICH
HAEGER ENGINEERING
Detailed Grading - A
Detailed Grading - B
Detailed Grading - C
Detailed Grading - D
OUTLOT A
NORTH

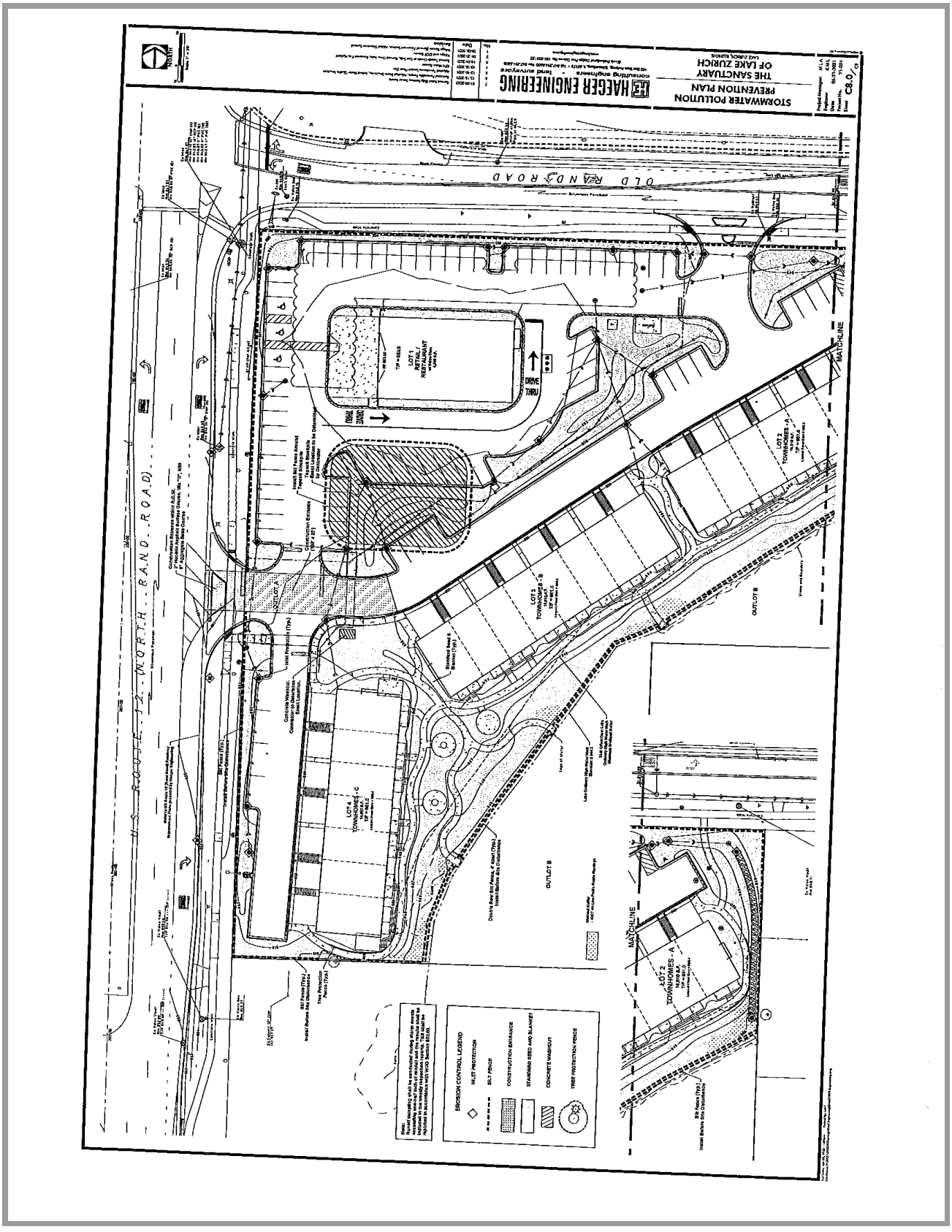

NOTE: DETAILS ARE NOT TO BE CHANGED IN ANY WAY. LEAVE ALL DETAILS ON SHEET EVEN IF THEY DO NOT APPLY TO CURRENT IMPROVEMENTS. CHANGING OF DETAILS DOES NOT CHANGE REQUIREMENTS.
EXHIBIT NO. 1
EXHIBIT NO. 2
EXHIBIT NO. 3
EXHIBIT NO. 4
EXHIBIT NO. 5
TYPICAL TRENCH AND STANDARD BEDDING
TRENCH BACKFILL
STANDARD MANHOLE
WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM
FLAT TOP FOR RESTRICTED DEPTH MANHOLE
EXHIBIT NO. 7
EXHIBIT NO. 8
EXHIBIT NO. 9
EXHIBIT NO. 10
EXHIBIT NO. 11
CATCH BASIN
FLAT SLAB TOP FOR RESTRICTED DEPTH C.B.
INLET
FOUNDATION FOR FLARED END SECTION
UNDERDRAIN
EXHIBIT NO. 12
EXHIBIT NO. 14
EXHIBIT NO. 15
EXHIBIT NO. 15
EXHIBIT NO. 17
MINIMUM STANDARDS FOR STREET DESIGN
SANITARY SERVICE CONNECTION
THRUST BLOCK
VALVE VAULT
FIRE HYDRANT
VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540-1696
REVISIONS
VILLAGE OF LAKE ZURICH DETAILS
SHEET 1
VILLAGE OF LAKE ZURICH DETAILS
HAEGER ENGINEERING
consulting engineers • land surveyors
THE SANCTUARY
OF LAKE ZURICH
VILLAGE OF LAKE ZURICH TYPICAL
DETAILS
PROJECT NO. 04-01-2021
DATE 04-01-2021
SCALE N.T.S.
DESIGNED BY KAL
DRAWN BY KAL
CHECKED BY RH
SHEET 3 OF 6
C7.0

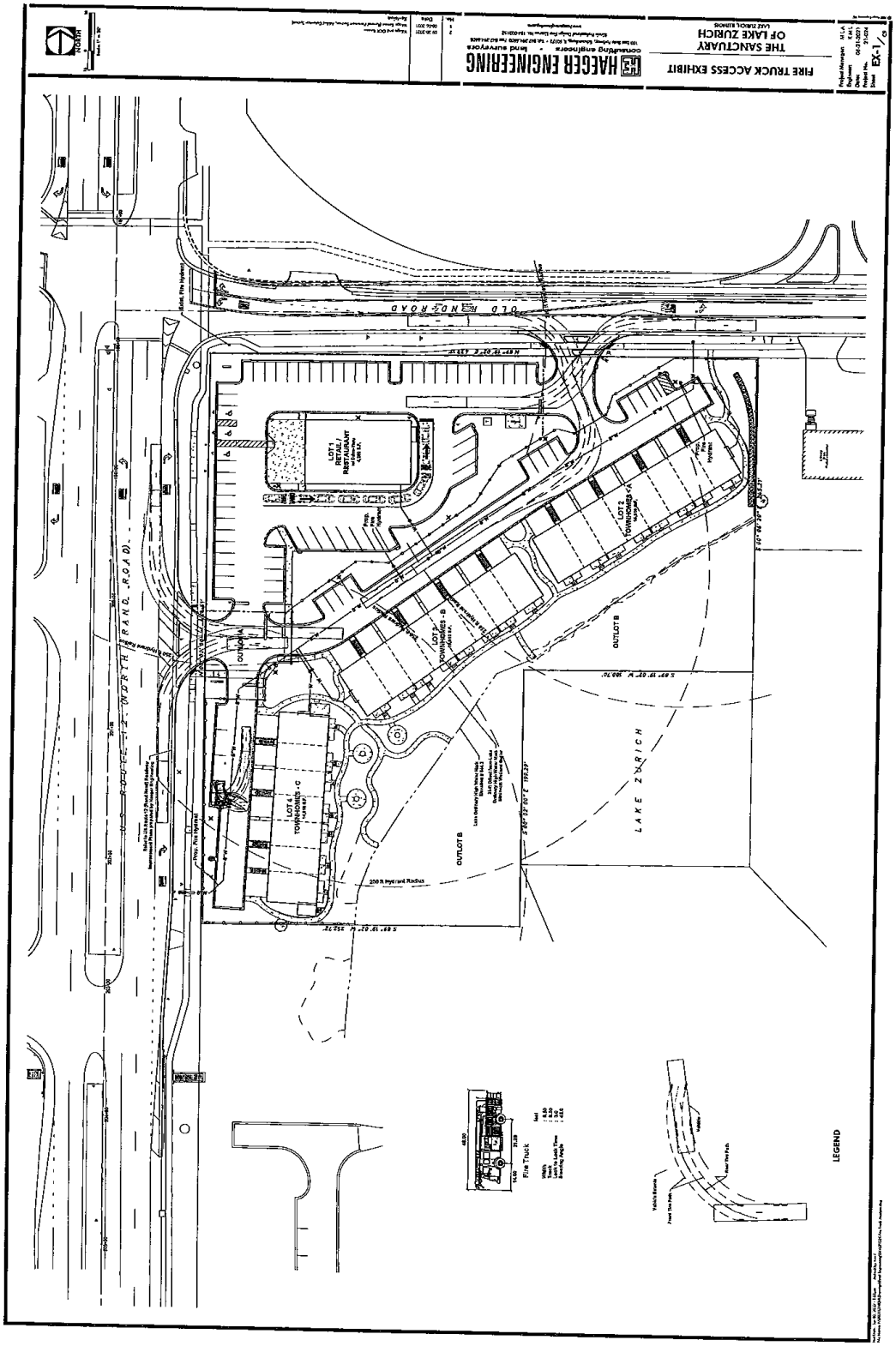

NOTE: DETAILS ARE NOT TO BE CHANGED IN ANY WAY. LEAVE ALL DETAILS ON SHEET EVEN IF THEY DO NOT APPLY TO CURRENT IMPROVEMENTS. CHANGING OF DETAILS DOES NOT CHANGE REQUIREMENTS.
EXHIBIT NO. 13
THESE STANDARDS SUPERCEDE ALL OTHER STANDARDS
EXHIBIT NO. 18
EXHIBIT NO. 19
EXHIBIT NO. 24
EXHIBIT NO. 25
WATER SERVICE CONNECTION
EXHIBIT NO. 26
MINIMUM STANDARDS FOR STREET DESIGN
BARRIER CURB
SIDEWALK
UTILITY MATERIAL STANDARDS
HANDICAP RAMP
TYPICAL MINOR STREET DESIGN DETAIL
FLARED END SECTION RIP RAP
TREE PROTECTION FENCE
OUTLET CONTROL STRUCTURE
PIPE CASING DETAIL
SILT FENCE DETAIL
GRAVEL CONSTRUCTION ENTRANCE
TEMPORARY PERFORATED RISER DETAIL
VILLAGE OF LAKE ZURICH DETAILS
VILLAGE OF LAKE ZURICH
SHEET 2
VILLAGE OF LAKE ZURICH TYPICAL DETAILS
THE SANCTUARY
OF LAKE ZURICH
HAEGER ENGINEERING
VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540-1696


NOTE: DETAILS ARE NOT TO BE CHANGED IN ANY WAY. LEAVE ALL DETAILS ON SHEET EVEN IF THEY DO NOT APPLY TO CURRENT IMPROVEMENTS. CHANGING OF DETAILS DOES NOT CHANGE REQUIREMENTS.
OUTSIDE DROP PIPE DETAIL
HANDICAP RAMP DETAIL
MASS CONCRETE ARCH
FLEXIBLE JOINT
BEDDING DETAILS: PIPES IN SINGLE TRENCHES
STANDARD MH CONSTRN. OVER EXSTG SEWER
REVISIONS
VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540-1694
VILLAGE OF LAKE ZURICH DETAILS
SHEET 3
PROJECT NO. DETAILS
DATE 7/31/24
SCALE
DESIGNED BY
DRAWN BY
CHECKED BY
SHEET 3
VILLAGE OF LAKE ZURICH DETAILS
HAEGER ENGINEERING
VILLAGE OF LAKE ZURICH TYPICAL
DETAILS
THE SANCTUARY
OF LAKE ZURICH
C7.2


TYPICAL DETAILS
THE SANCTUARY
OF LAKE ZURICH
HAEGER ENGINEERING
C7.3
OUTFALL STRUCTURE AT INFILTRATION TRENCH
STORMWATER MANAGEMENT DISCHARGE
INFILTRATION TRENCH
HANDICAP PARKING SIGN
RESERVED PARKING
$250 FINE
B-6.12 CONCRETE CURB
& GUTTER OUTFALL
CASCADE
CONTECH




STORMWATER POLLUTION PREVENTION PLAN
THE SANCTUARY OF LAKE ZURICH
HAEGER ENGINEERING
OLD RAND ROAD
U.S. ROUTE 12 (NORTH RAND ROAD)
LOT 1 RETAIL/ RESTAURANT
DRIVE THRU
LOT 2 TOWNHOMES - A
LOT 3 TOWNHOMES - B
LOT 4 TOWNHOMES - C
OUTLOT B
MATCHLINE
EROSION CONTROL LEGEND
INLET PROTECTION
SILT FENCE
CONSTRUCTION ENTRANCE
STAMGRAD SEED AND BLANKET
CONCRETE WASHOUT
TREE PROTECTION FENCE


FIRE TRUCK ACCESS EXHIBIT
THE SANCTUARY
OF LAKE ZURICH
HAEGER ENGINEERING
civil engineering • land surveying
EX-1
OLD MCHENRY ROAD
ROUTE 12 - NORTH
RAND ROAD
LOT 1
RETAIL/
RESTAURANT
LOT 2
TOWNHOMES - A
LOT 3
TOWNHOMES - B
LOT 4
TOWNHOMES - C
OUTLOT B
OUTLOT B
LAKE ZURICH
250 ft Inside Radius
Fire Truck
LEGEND

U.S. ROUTE 12 (NORTH RAND ROAD)
ROADWAY IMPROVEMENT PLANS
STA. 198+58.27 TO STA. 204+31.71
SECTIONS 18 TOWNSHIP 43 NORTH RANGE 10 EAST
LAKE ZURICH, ILLINOIS
LAKE COUNTY

NO.	DESCRIPTION
C1.0	TITLE SHEET
C1.0	GENERAL NOTES AND SPECIFICATIONS
C1.0	SUMMARY OF QUANTITIES
C1.0	TYPICAL CROSS SECTIONS
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	GEOMETRIC, SIGNING, AND STRIPING PLAN
C1.2	LIGHTING PLAN
C1.3	STREET PLAN
C1.0	TCP1, EROSION CONTROL PLAN
C1.0	CROSS SECTIONS STA.199+00 TO STA. 200+00
C1.0	CROSS SECTIONS STA. 200+00 TO STA. 204+00
C1.0	STANDARD DETAILS
C1.1	STANDARD DETAILS
C1.2	STANDARD DETAILS
C1.3	STANDARD DETAILS
C1.4	STANDARD DETAILS
C1.5	STANDARD DETAILS
C1.6	STANDARD DETAILS
C1.0	AUTOTURN TRUCK ACCESS EXHIBIT

CERTIFICATE
OF OWNER / SUBDIVIDER
Name
Address
Tel

CIVIL ENGINEER & LAND SURVEYOR
Name
Address
Tel

MUNICIPALITY
Name
Address
Tel

Benchmark
Site Benchmark

CP # 801 (See Survey)
Description - Chiseled Square
Elevation - 820.51 NAVD 88 (Geoid 12A)

CP # 802 (See Survey)
Description - Chiseled Square
Elevation - 820.88 NAVD 88 (Geoid 12A)

CP # 810 (See Survey)
Description - Chiseled Square
Elevation - 829.74 NAVD 88 (Geoid 12A)

Know what's below.
Call before you dig.

NOTE:
The location of existing underground facilities and utilities, both active and inactive, shown on these plans has been determined from the best available information and is given for the plan's information purposes only. The Contractor shall be responsible for determining the exact location of all existing utilities before commencing any work and agrees that he will assume sole responsibility for the protection of all existing utilities and for any damage which may occur due to his failure to exactly locate and preserve any and all underground facilities whether or not they are shown on the plans.

GENERAL NOTES

ENGINEER'S SPECIFICATION NOTES FOR US ROUTE 34 (OGDEN AVE.)
STA. 1402+72.58 TO STA. 1507+74.30

ITEM NO.	DESCRIPTION	IDOT SECTION	NOTE
1	REMOVAL OF TREES	SECTION 201	
2	REMOVAL OF STUMPS	SECTION 201	
3	PAVEMENT REMOVAL	SECTION 440	
4	INLET PROTECTION	SECTION 280	AND IN ACCORDANCE WITH IDOT DETAIL STANDARD 280001-07 ON SHEET D3.0.
5	LIGHT POLE RELOCATION	SECTION 864	
6	CURBING REMOVAL	SECTION 440	
7	CURBING REMOVAL	SECTION 440	
8	TRAFFIC CONTROL	SECTION 701	AND IN ACCORDANCE WITH IDOT DETAIL STANDARDS 701106-02, 704.01-04, 704.01-05, & 704.01-06, 701701-05 & 701901-06 ON SHEET C1.1.0
9	REMOVE EXISTING SIGN	SECTION 728	
10	FRAMES & GRATES	SECTION 604	AND IN ACCORDANCE WITH IDOT DETAIL STANDARD 604001-04, 604006-04 ON SHEET D3.1.0 & D3.1.1
11	REMOVE EXISTING INLET/CATCH BASIN	SECTION 605	
12	INLET	SECTION 602	AND IN ACCORDANCE WITH IDOT DETAIL STANDARDS 602001-04, 602006-04 ON SHEET D3.1.0 & D3.1.1 AND 602011-04 ON SHEET D3.1.2 FOR WATER AND SEWER MAIN CONSTRUCTION
13	TRENCH BACKFILL	SECTION 208	
14	PAVEMENT MARKING AND MARKER REMOVAL	SECTION 783	
15	SEWER REMOVAL	SECTION 550	
16	CURB REMOVAL	SECTION 440	
17	DRIVEWAY REMOVAL	SECTION 440	
18	CATCH BASIN REMOVAL	SECTION 605	
19	CURB REMOVAL	SECTION 440	
20	EGGBRICK CURB	SECTION 606	AND IN ACCORDANCE WITH IDOT DETAIL STANDARD 606001-04, 606006-04 ON SHEET D3.1.0 & D3.1.1 AND 606011-04 ON SHEET D3.1.2
21	REMOVAL OF PROPOSED SIGNS	SECTION 728	
22	TOPSOIL STRIPPING	SECTION 201	
23	EMBANKMENT	SECTION 205	
24	RCP STORM SEWER	SECTION 550	AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION PLANS FOR STORM SEWER MAIN CONSTRUCTION IN ILLINOIS, BOOK 3 WITH ILLINOIS ASSOCIATION OF PUBLIC WORKS AGENCIES (IAPWA) 3000-06 ON SHEET D3.1.0 & D3.1.1
25	CURB & GUTTER	SECTION 606	AND IN ACCORDANCE WITH IDOT DETAIL STANDARD 606001-04, 606006-04 ON SHEET D3.1.0 & D3.1.1
26	PAVEMENT MARKINGS	SECTION 780	AND IN ACCORDANCE WITH DISTRICT ONE PAVEMENT MARKING DETAILS STANDARD 780001-05 ON SHEET D3.1.0 & D3.1.1
27	RAISED PAVEMENT MARKERS	SECTION 781	
28	HOT MIX ASPHALT SURFACE REMOVAL, 2"	SECTION 406	
29	HOT MIX ASPHALT BINDER COURSE	SECTION 406	
30	SUBGRADE PREPARATION	SECTION 301	
31	AGGREGATE BASE COURSE, MODIFIED	SECTION 351	
32	REFLECTIVE CRACK CONTROL TREATMENT	SECTION 429	
33	SILT FENCE	SECTION 280	AND IN ACCORDANCE WITH IDOT DETAIL STANDARD 280001-07 ON SHEET D3.0

SUMMARY OF QUANTITIES

CODE NO.	PAY ITEM	UNIT	TOTAL QUANTITY
20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER	EA	118
20101400	NITROGEN FERTILIZER NUTRIENT	LBS.	10.3
20101600	POTASSIUM FERTILIZER NUTRIENT	LBS.	10.3
20200100	EARTH EXCAVATION (WIDENING)	CY	277
20300190	TRENCH BACKFILL	CY	11
21101615	TOPSOIL FURNISH AND PLACE, 4"	SY	554
25100820	EROSION CONTROL BLANKET	SY	554
25200110	SODDING, SALT TOLERANT	SY	554
28000400	PERIMETER EROSION BARRIER	FT	595
28000850	INLET AND PIPE PROTECTION	EA	4
31101200	SUBBASE GRANULAR MATERIAL, TYPE B 4"	SQ YD	582
35301332	HOT-MIX ASPHALT BASE COURSE, 12"	SQ YD	582
40602163	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, INTERMEDIATE MIXTURE, ASPHALT, N50, 2"	TON	67.6
42400200	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SF	480
42400900	DETECTABLE WARNINGS	SF	23
44000100	PAVEMENT REMOVAL	SY	497
44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	117
44000500	COMBINATION CURB AND GUTTER REMOVAL	FT	124
44000600	SIDEWALK REMOVAL	SQ FT	518
44212000	SAW CUTS	FOOT	575
44900200	STRIP REFLECTIVE CRACK CONTROL TREATMENT	FOOT	574
60218400	MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID	EA	5
60230800	INLETS, TYPE A, TYPE S GRATE	EA	1
60240300	INLETS, TYPE S, TYPE 24 FRAME AND GRATE	EA	2
60255320	MANHOLES TO BE ADJUSTED	EA	2
60600905	CONCRETE CURB, TYPE S	FOOT	96
60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE S-8-12	FT	85
60605100	COMBINATION CONCRETE CURB AND GUTTER, TYPE R-4-24	FT	574
60623800	CONCRETE BARRIER MEDIAN	SF	191
70100100	MOBILIZATION	L SUM	1
70150450	TRAFFIC CONTROL PROTECTION, STANDARD 701301	LSUM	1
72000100	SIGN PANEL, TYPE I	SF	1
72000100	METAL POST, TYPE A	FT	7
78000100	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	37
78000300	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	105
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 8"	FOOT	205
78000500	THERMOPLASTIC PAVEMENT MARKING - LINE 8"	FOOT	152
78000600	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	80
78000700	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	18
81420700	HANDHOLE, PORTLAND CEMENT CONCRETE	EA	1
83503300	LIGHT POLE FOUNDATION, 30" DIAMETER	FT	8
84020600	REMOVAL OF LIGHTING UNIT, SALVAGE	EA	1
84700104	REMOVAL OF POLE FOUNDATION	EA	1
85802380	REMOVE EXISTING HANDHOLE	EA	1
85805340	STORM SEWERS, CLASS B, TYPE 2, CL IV 12"	FT	205
87010239	CHANGEABLE MESSAGE SIGN, SPECIAL	CALMO	2
20551200	REMOVE EXISTING SIGN POST	EA	2

HAEGER ENGINEERING
Construction engineers
Land surveyors
Road roundabout design services & more
Civil engineering & surveying

U.S. ROUTE 12 (NORTH RAND ROAD)
ROADWAY IMPROVEMENT PLANS
LAKE ZURICH, ILLINOIS

SUMMARY OF QUANTITIES

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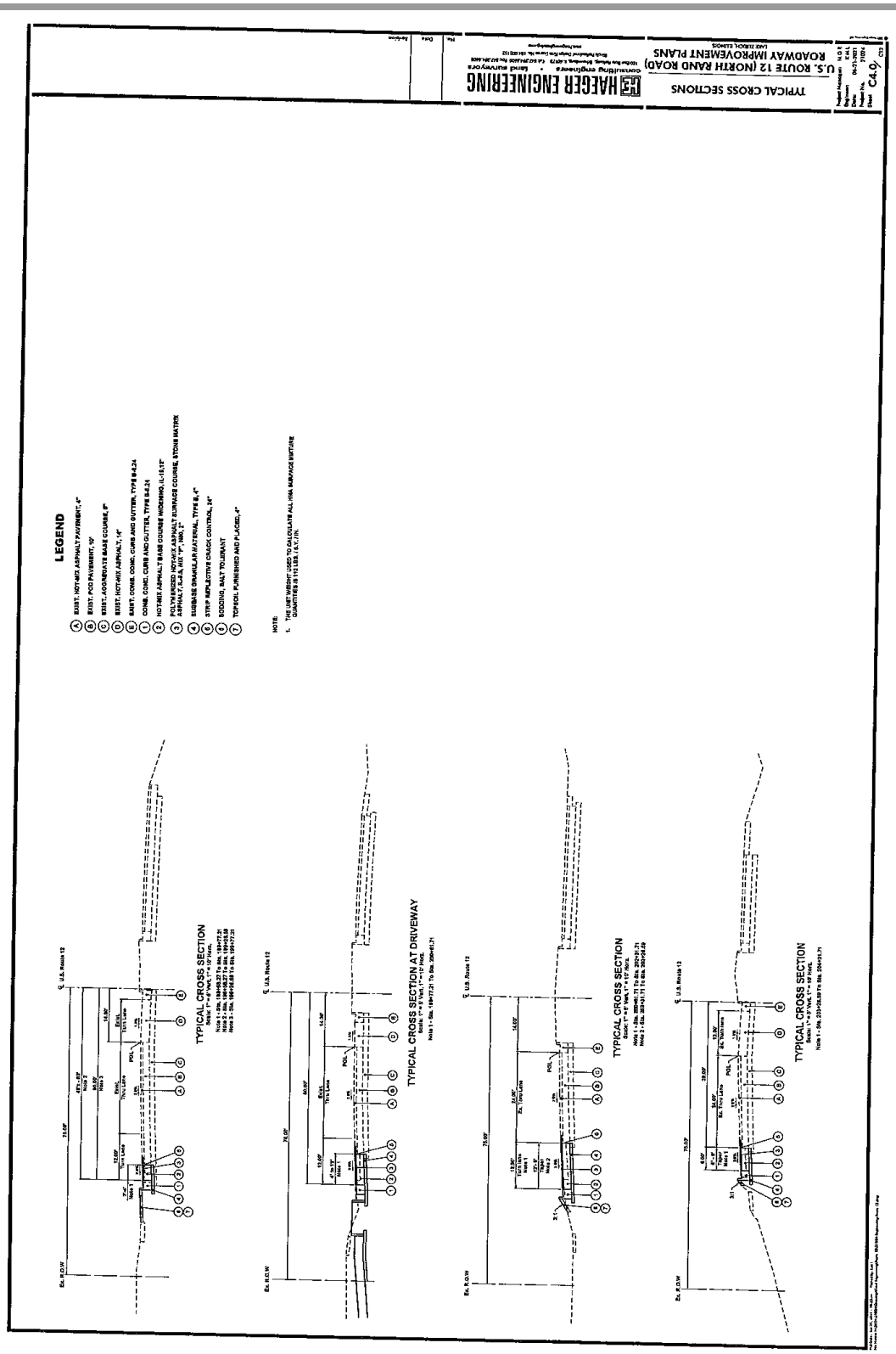
Checked: K.M.E.
Date: 06/21/2021
Sheet No. C3.0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ROADWAY IMPROVEMENT PLANS
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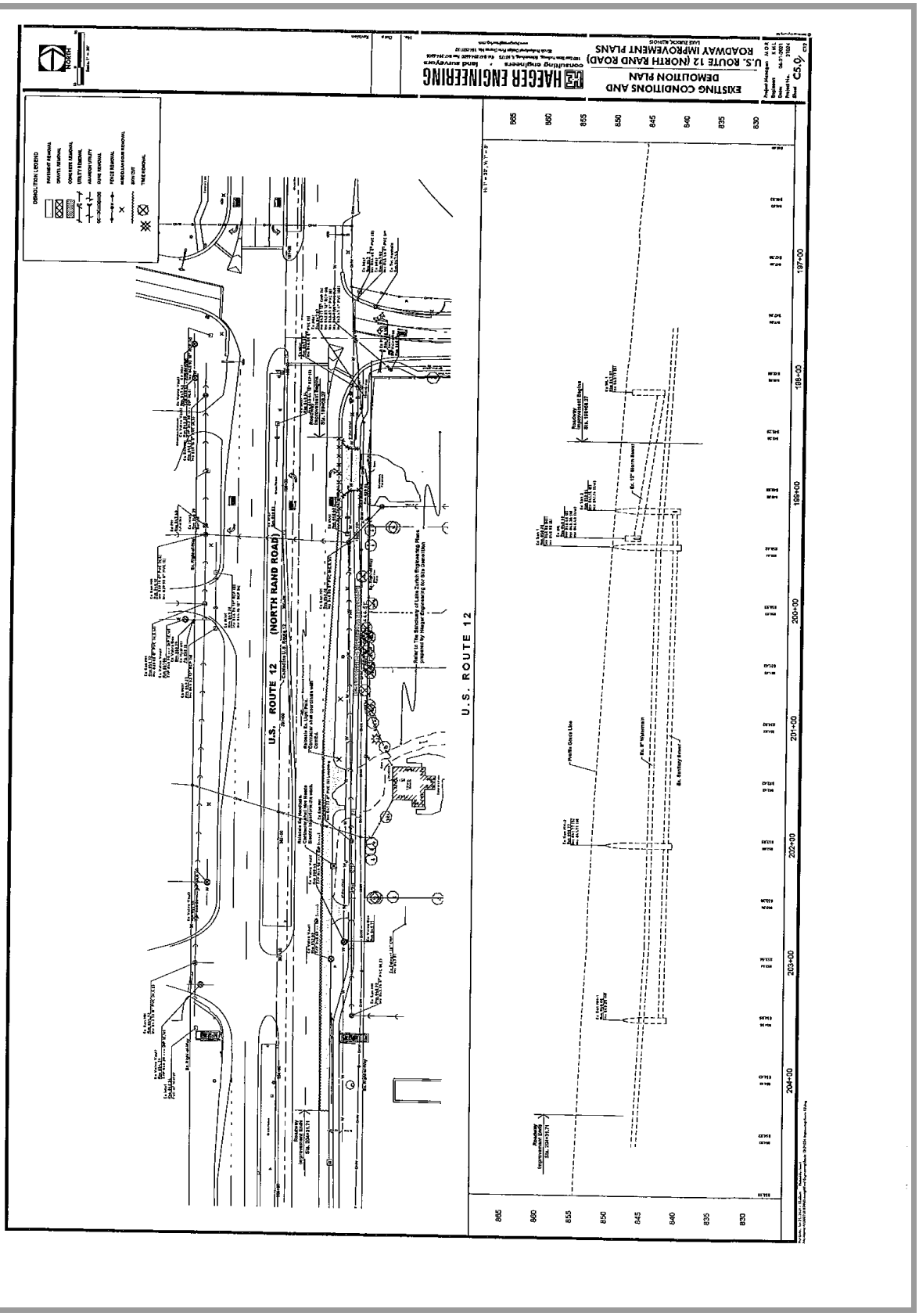
TYPICAL CROSS SECTION
TYPICAL CROSS SECTION AT DRIVEWAY
TYPICAL CROSS SECTION
TYPICAL CROSS SECTION
C4.0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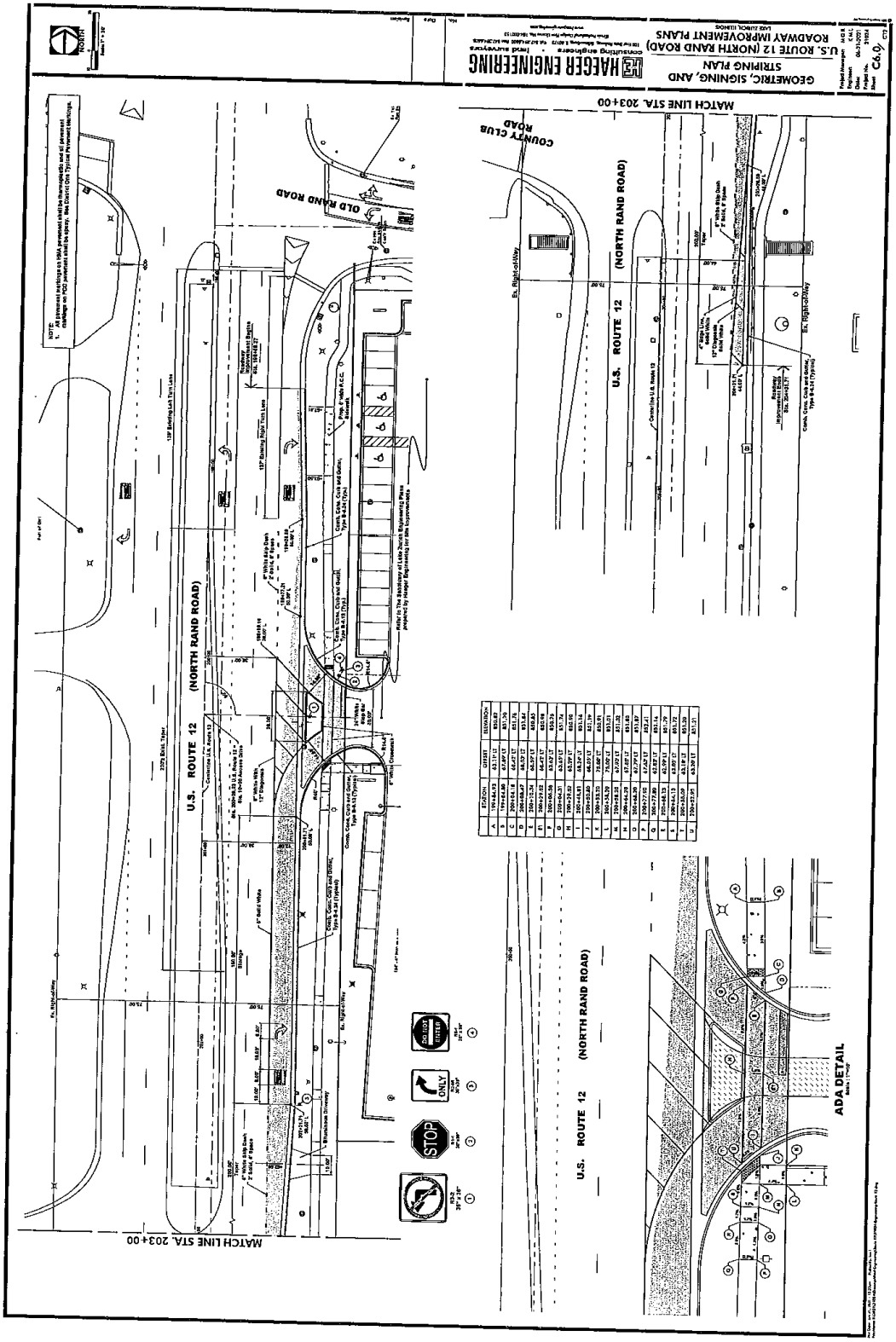
U.S. ROUTE 12 (NORTH RAND ROAD)
U.S. ROUTE 12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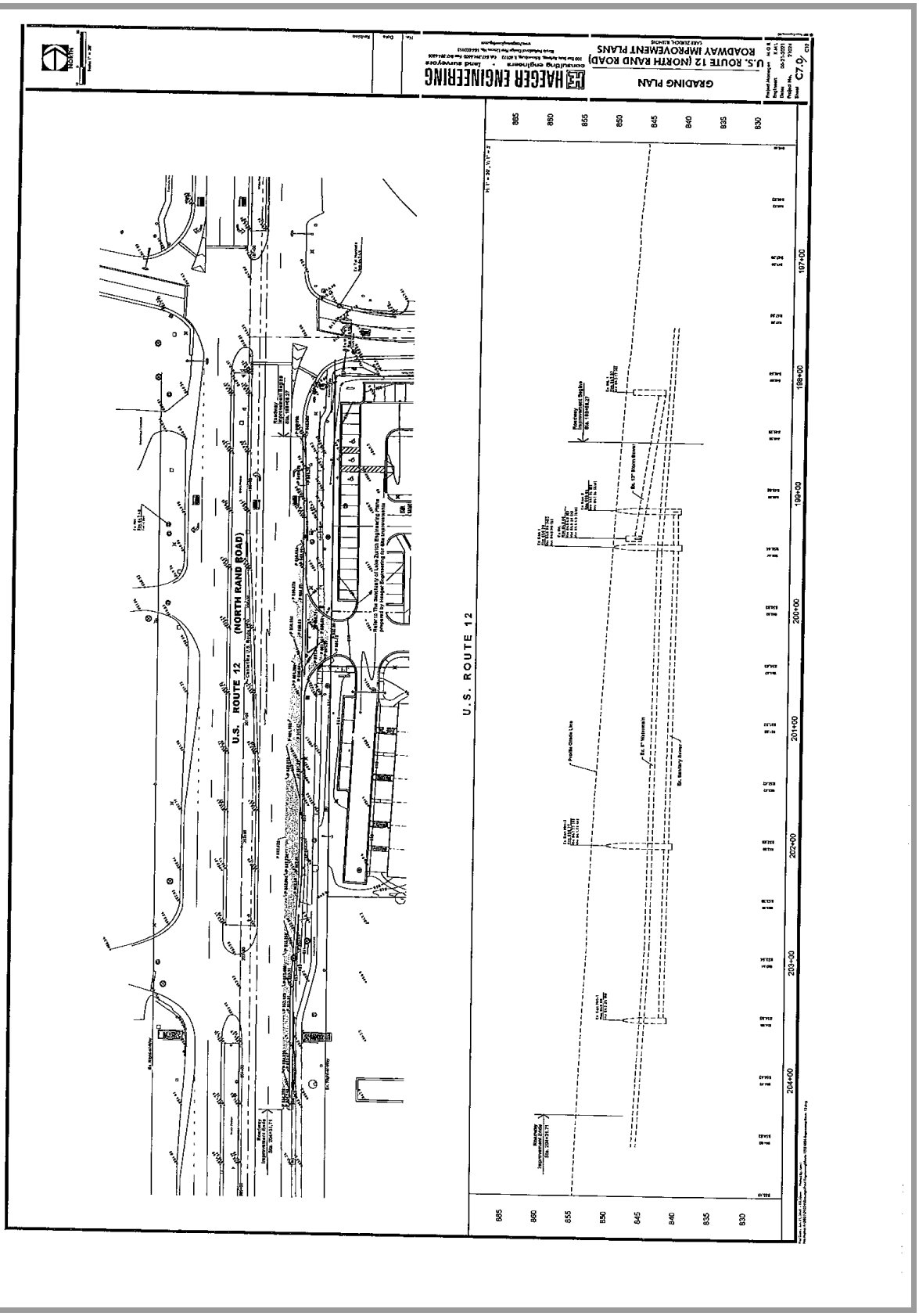
U.S. ROUTE 12 (NORTH RAND ROAD)
ROADWAY IMPROVEMENT PLANS
LAKE ZURICH, ILLINOIS
U.S. ROUTE 12 (NORTH RAND ROAD)
OLD RAND ROAD
COUNTY CLUB ROAD
MATCH LINE STA. 203+00
ADA DETAIL
STOP
ONLY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ROADWAY IMPROVEMENT PLANS
C7.0
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U.S. ROUTE 12
885
880
875
870
865
860
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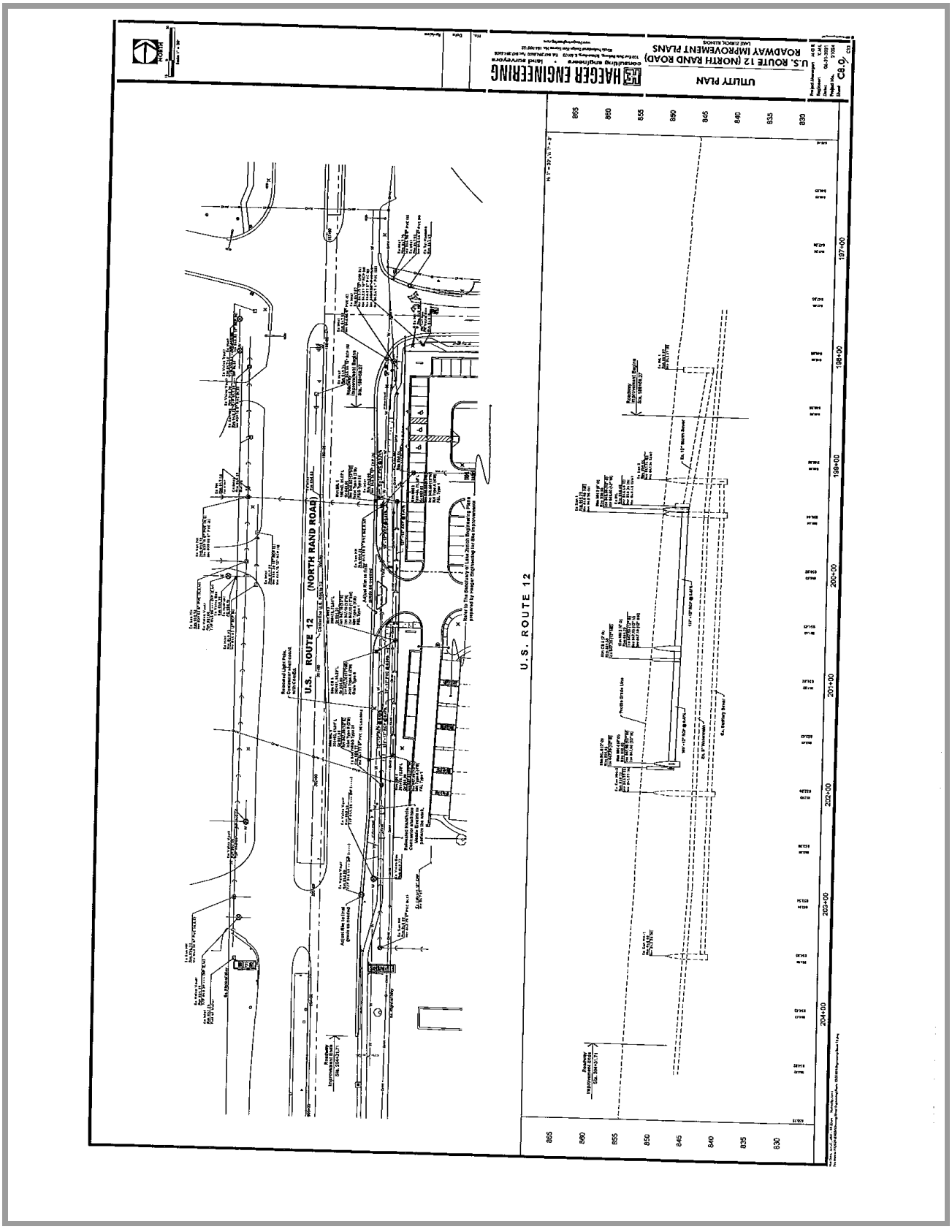
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ROADWAY IMPROVEMENT PLANS
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U.S. ROUTE 12
865
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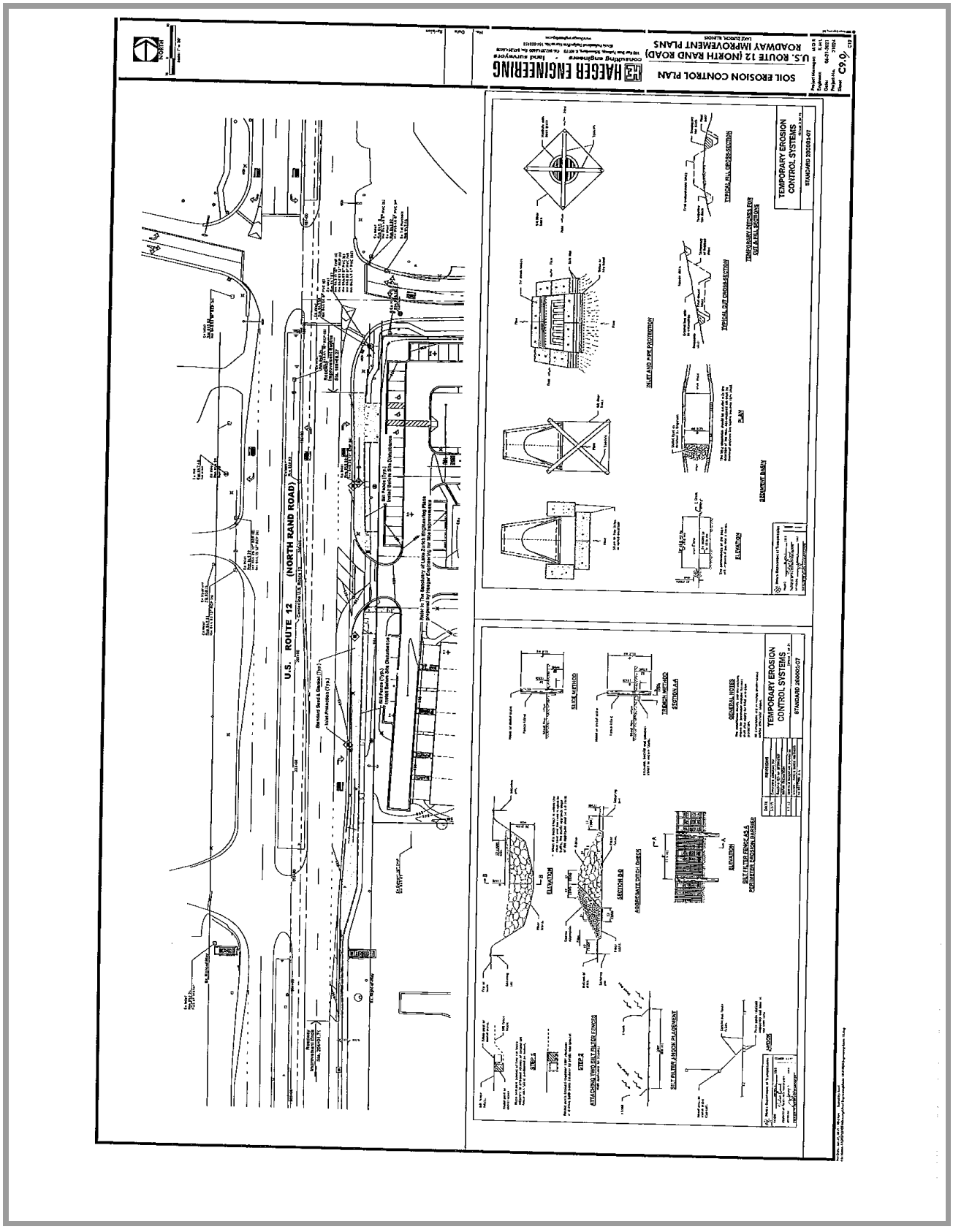
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ROADWAY IMPROVEMENT PLANS
C9.0
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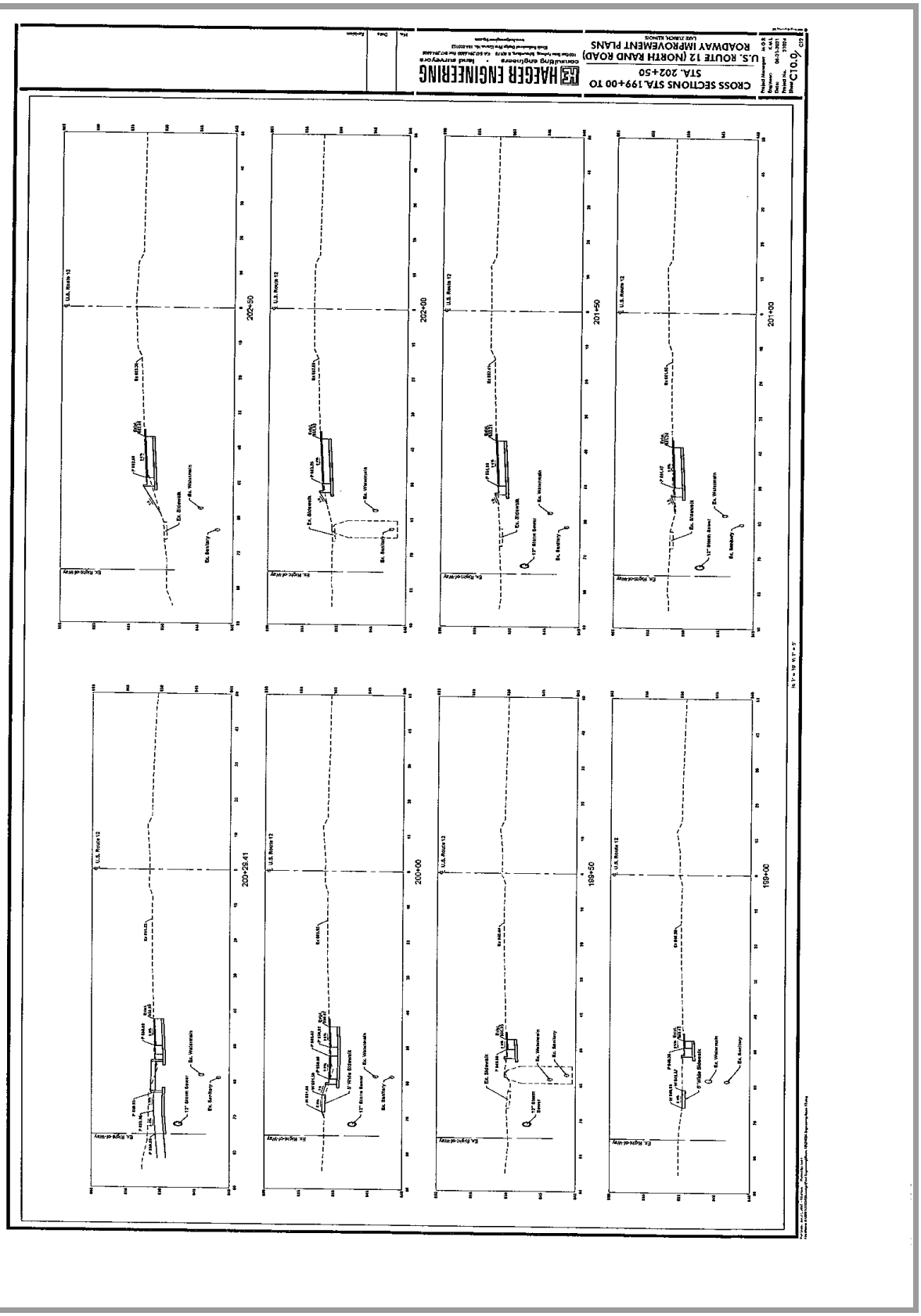
TEMPORARY EROSION CONTROL SYSTEMS
STANDARD 280000-07
SILT FENCE
TRENCH METHOD
ELEVATION
SECTION A-A
SECTION B-B
ABBREVIATED DITCH CHECK
SILT FILTER FENCE A-A
PERIMETER EROSION BARRIER
SILT FILTER / INLET PLACEMENT
TYPICAL FILL CROSS-SECTION
TYPICAL CUT CROSS-SECTION
TEMPORARY DITCHES FOR CUT & FILL SECTIONS
SILT AND DIKE PROTECTION
SEDIMENT TRAP
ELEVATION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HAEGER ENGINEERING
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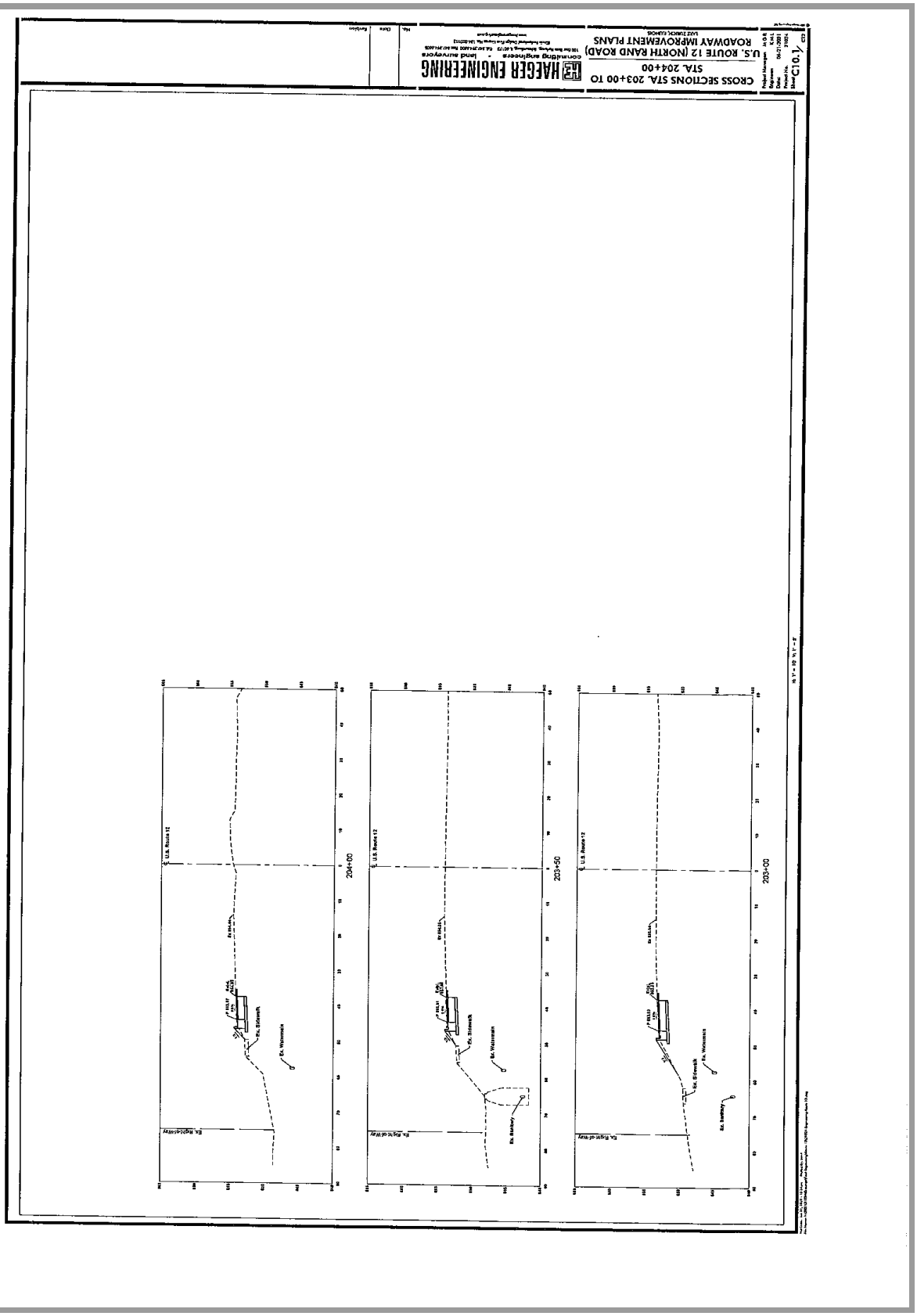
199+50
200+00
200+28.41
201+00
201+50
202+00
202+50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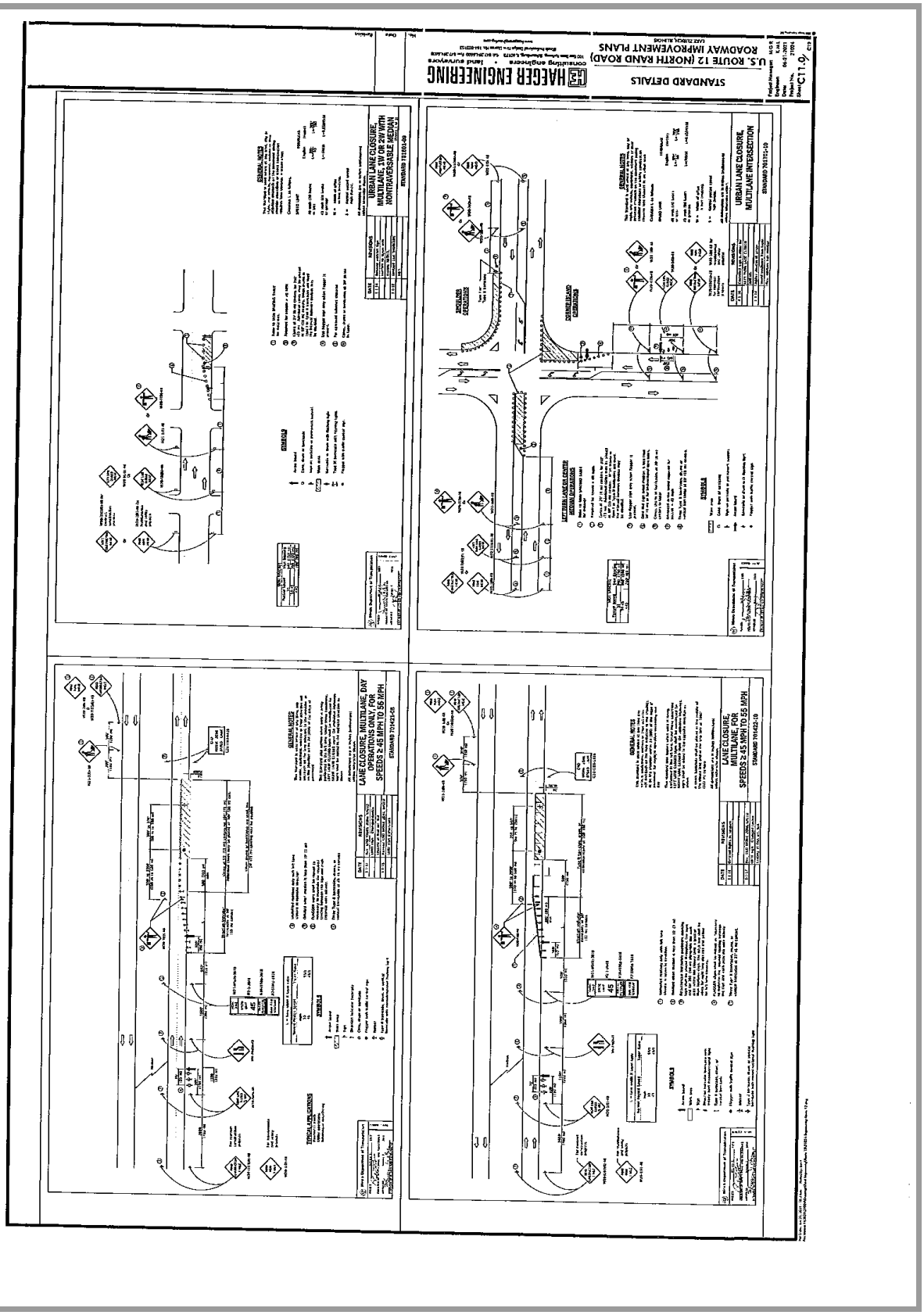
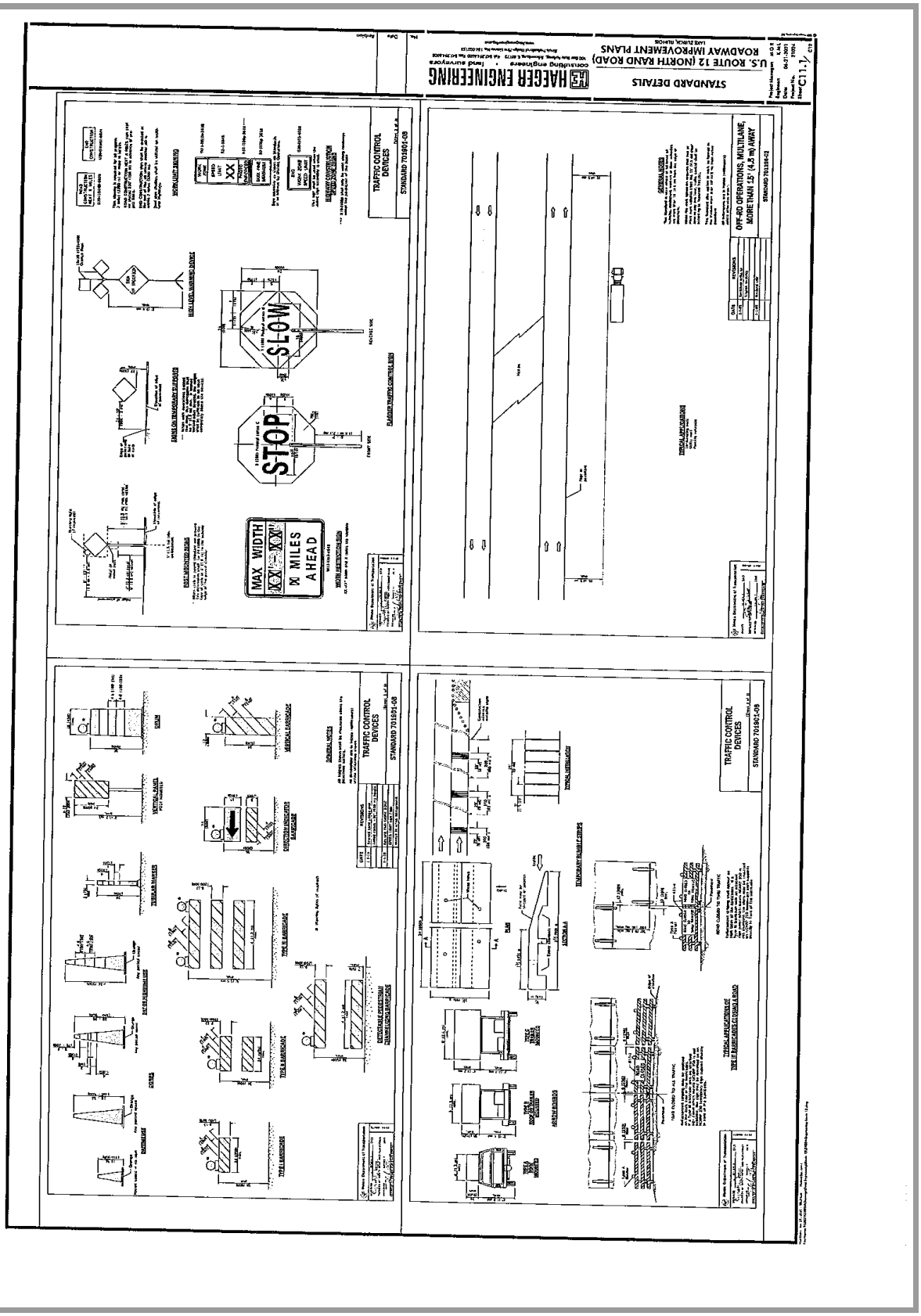
Ex. Sidewalk
Ex. Watermain
Ex. Battery
Ex. Right-of-Way
203+00
203+50
204+00

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STANDARD DETAILS
U.S. ROUTE 12 (NORTH RAND ROAD)
ROADWAY IMPROVEMENT PLANS
C11.1
TRAFFIC CONTROL DEVICES
STANDARD 701901-09
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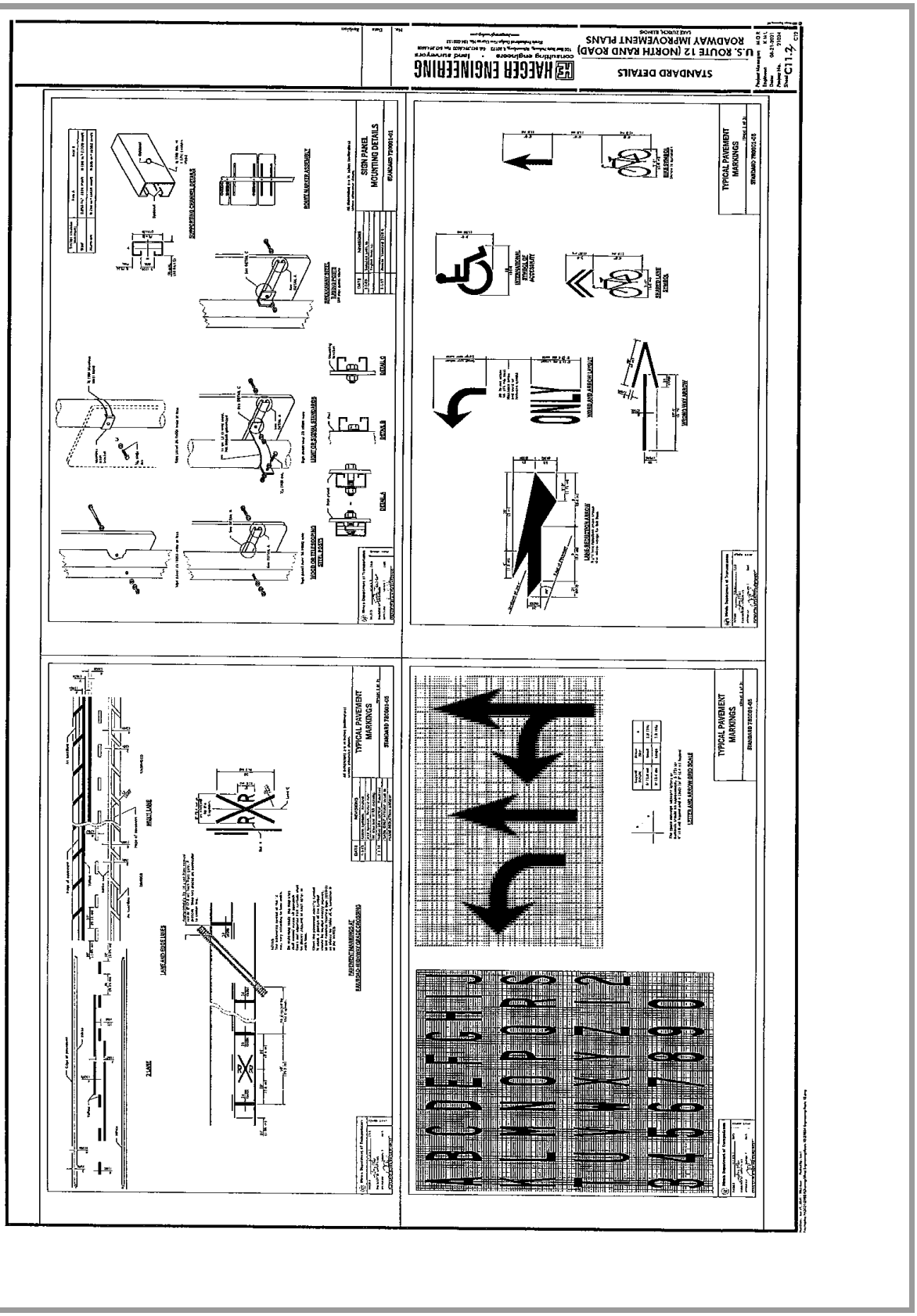
STANDARD 701106-02
STOP
SLOW
MAX WIDTH
MILES AHEAD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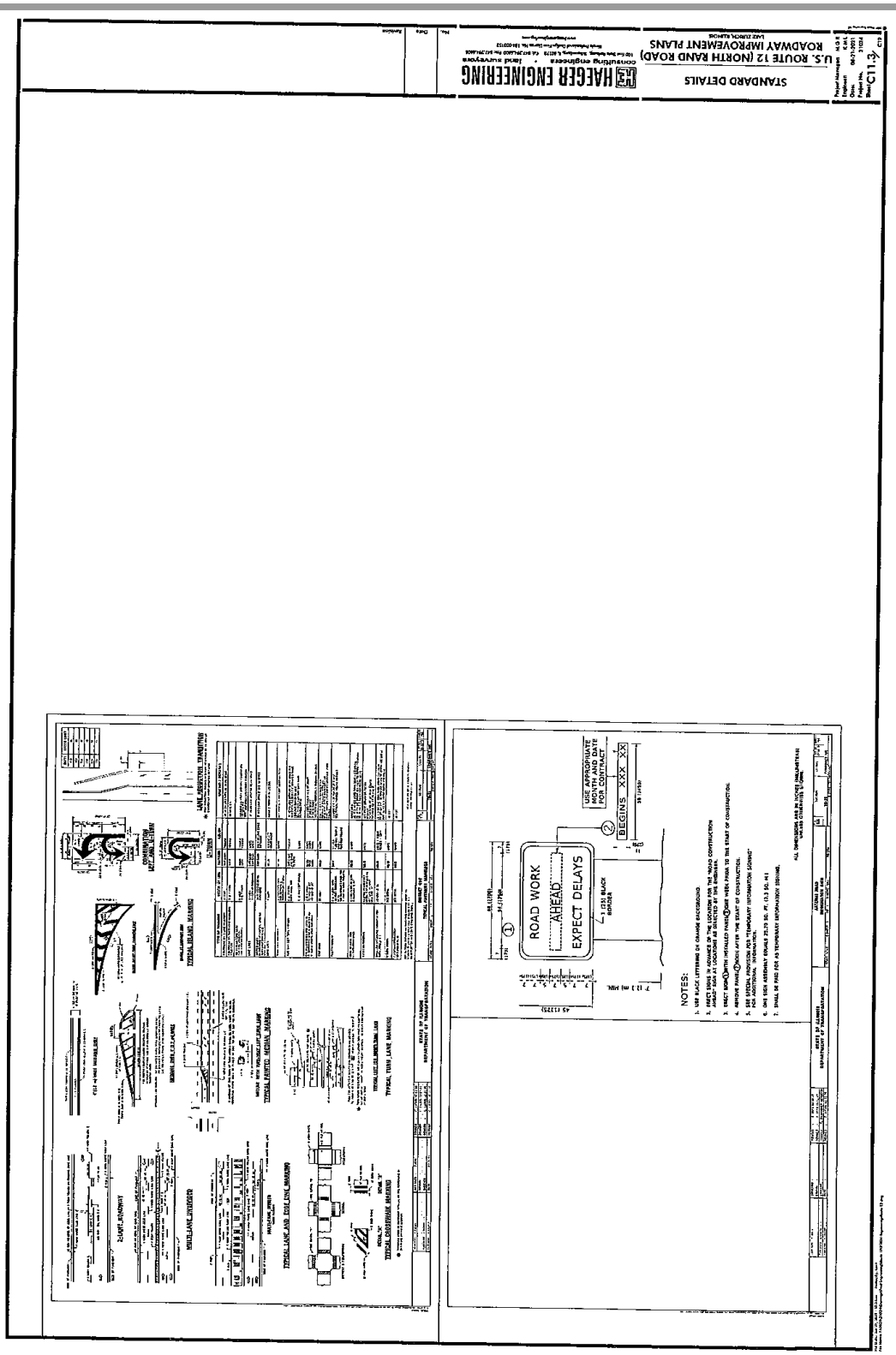
ROADWAY IMPROVEMENT PLANS
SIGN PANEL MOUNTING DETAILS
TYPICAL PAVEMENT MARKINGS
ONLY
2 LANE
RIGHT LANE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U.S. ROUTE 12 (NORTH BAND ROAD)
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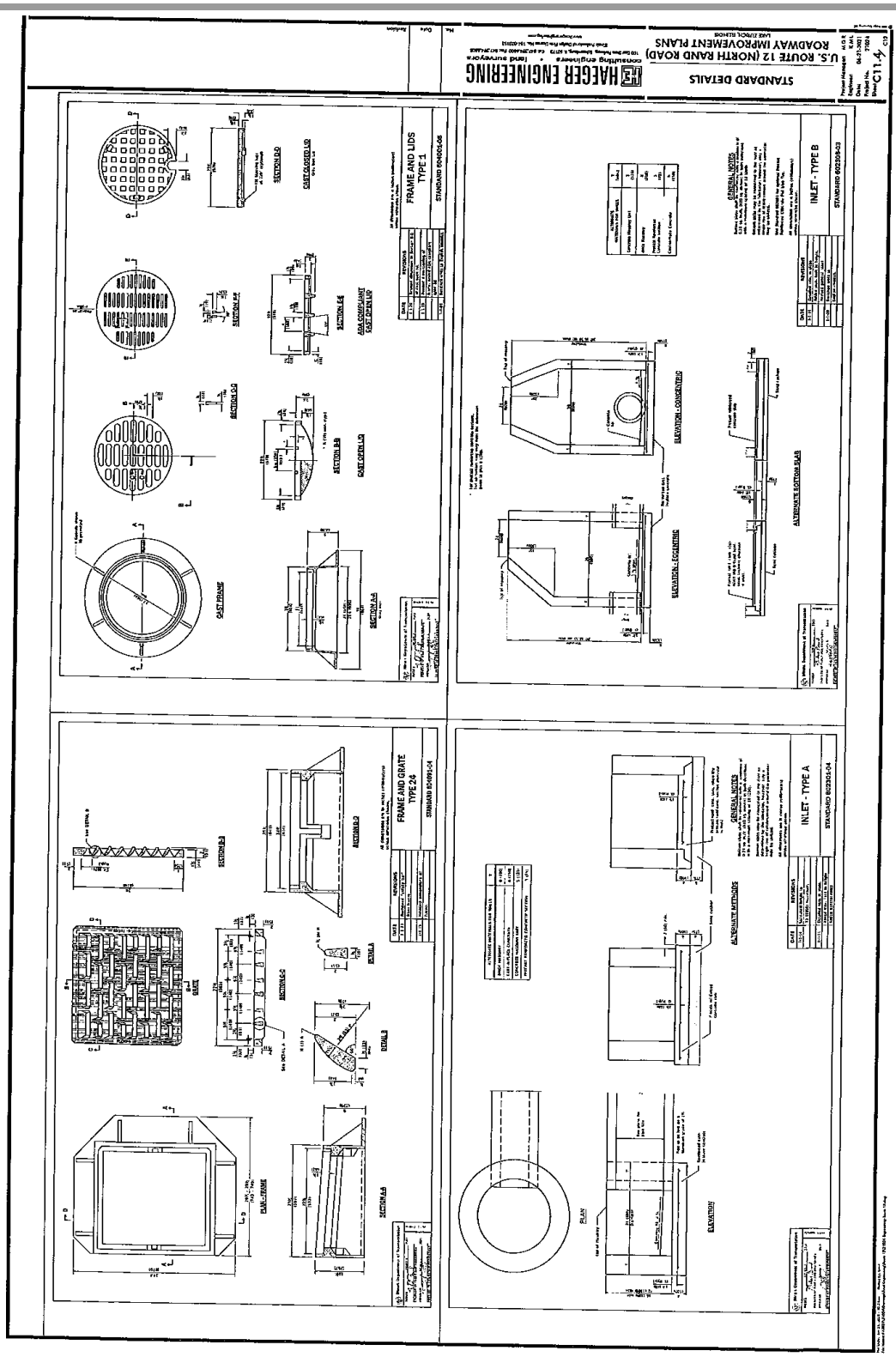
BEGINS XXX XX
USE APPROPRIATE MONTH AND DATE FOR CONTRACT
NOTES: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ROADWAY IMPROVEMENT PLANS
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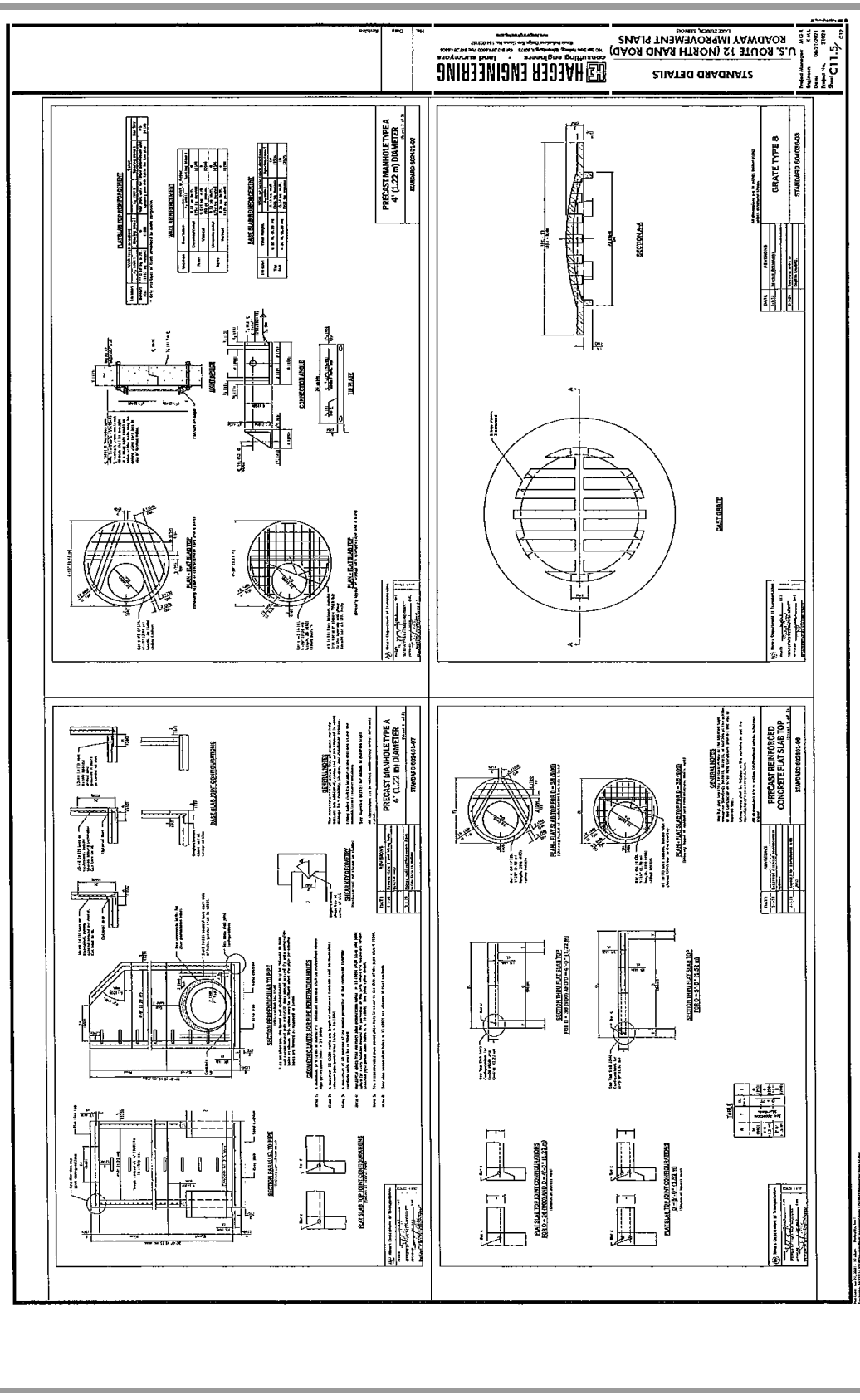
INLET - TYPE B
STANDARD 602306-03
FRAME AND GRATE TYPE 24
STANDARD 604904-04
INLET - TYPE A
STANDARD 602304-04


STANDARD DETAILS
U.S. ROUTE 12 (NORTH RAND ROAD)
ROADWAY IMPROVEMENT PLANS
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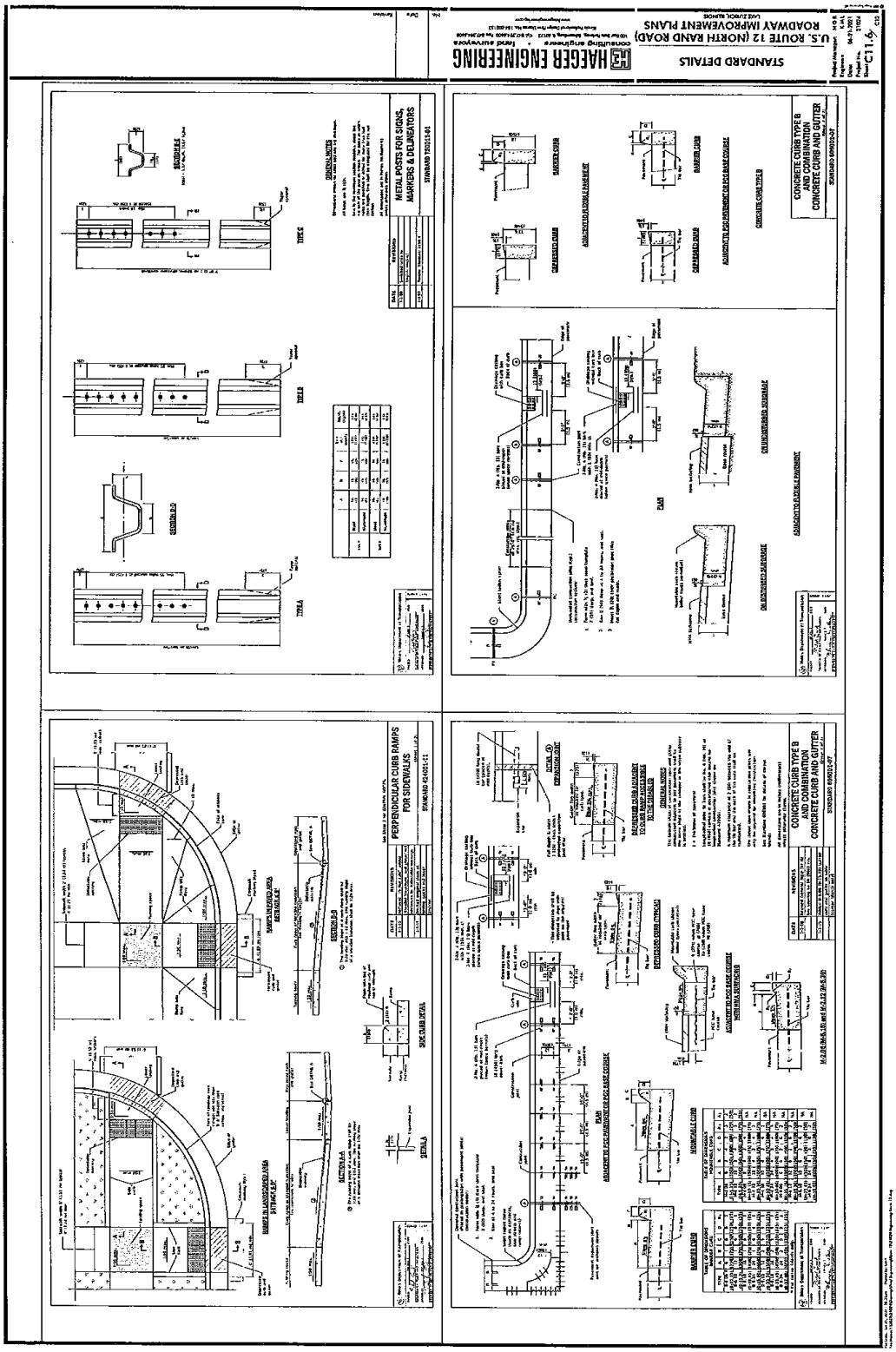
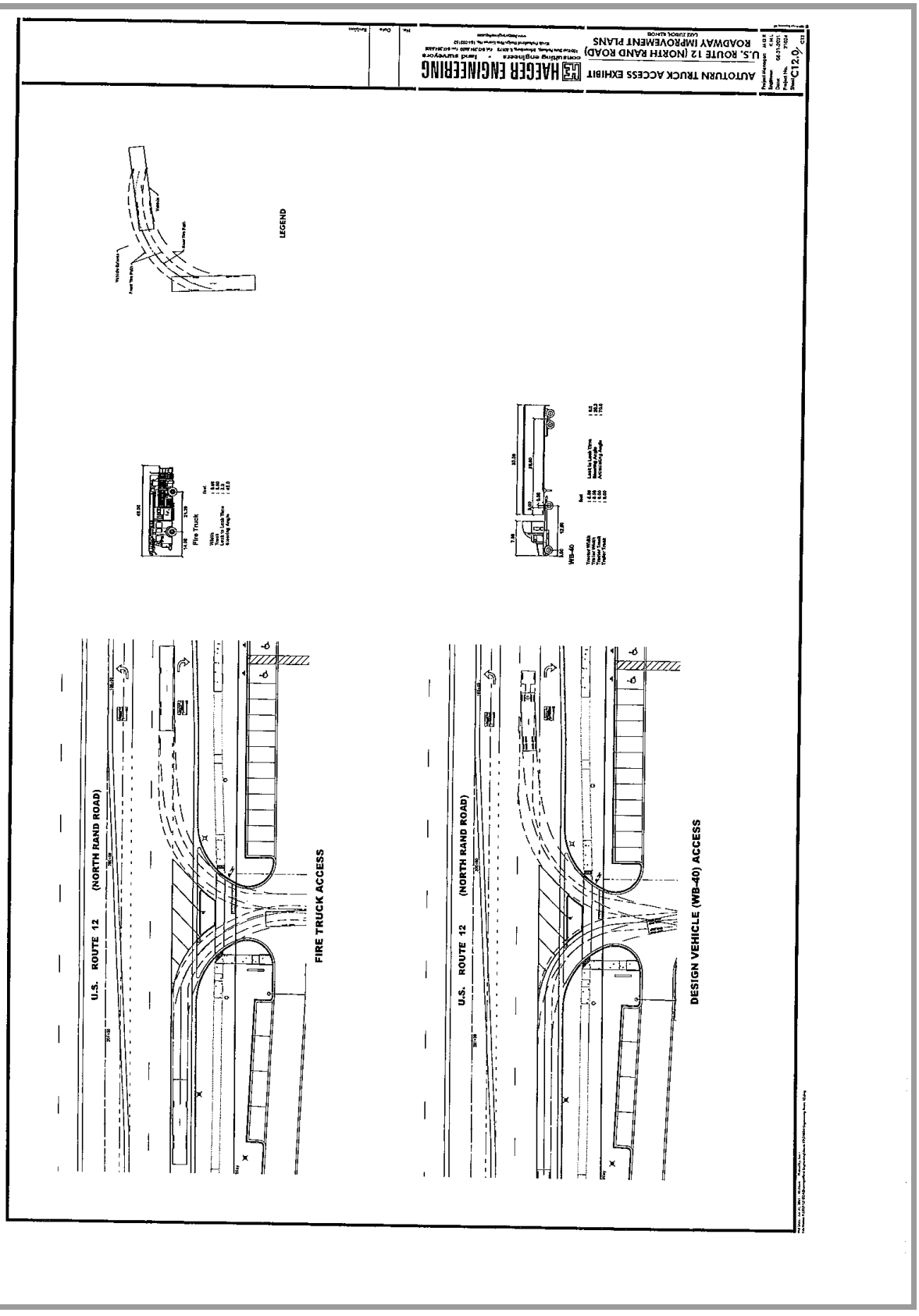
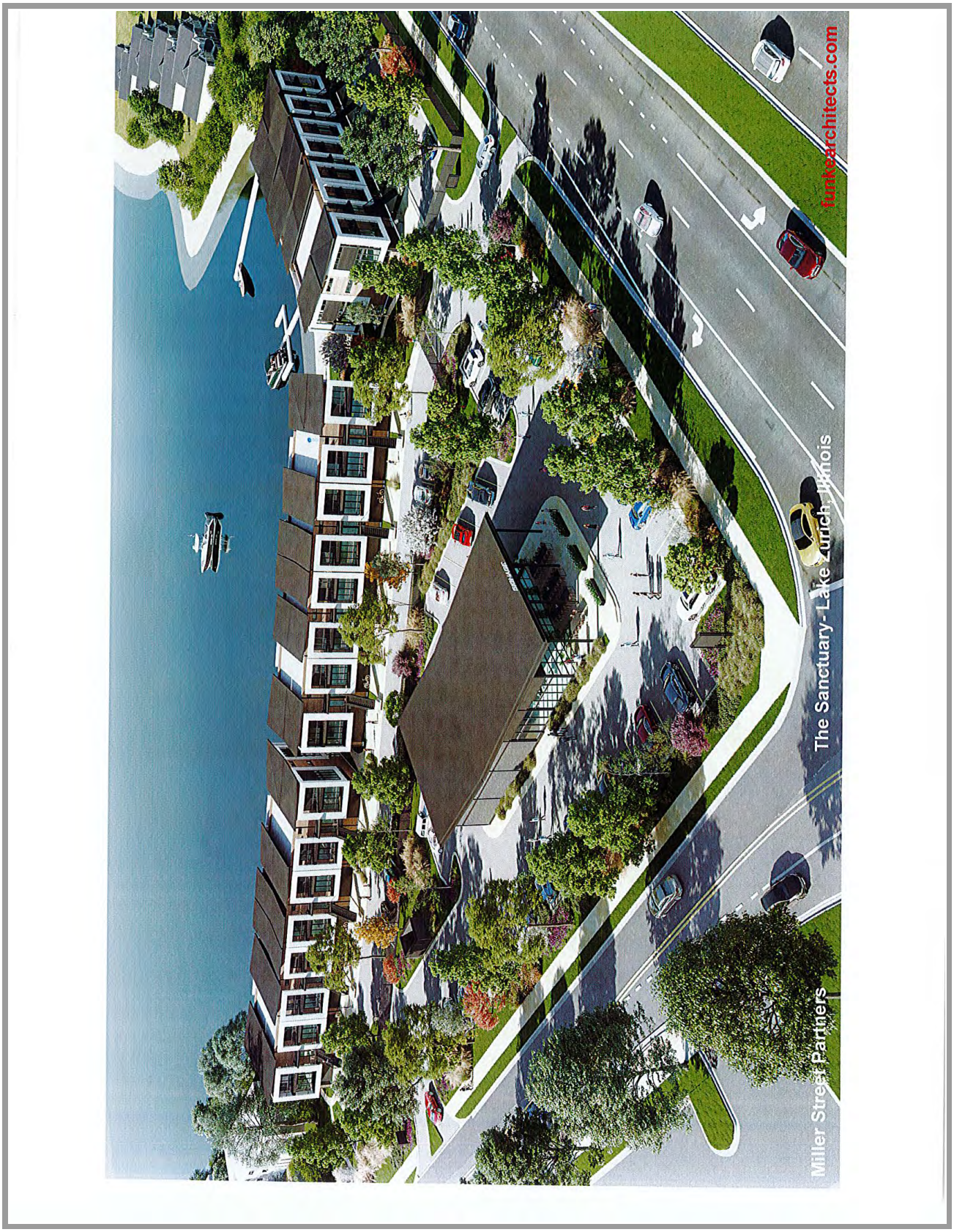
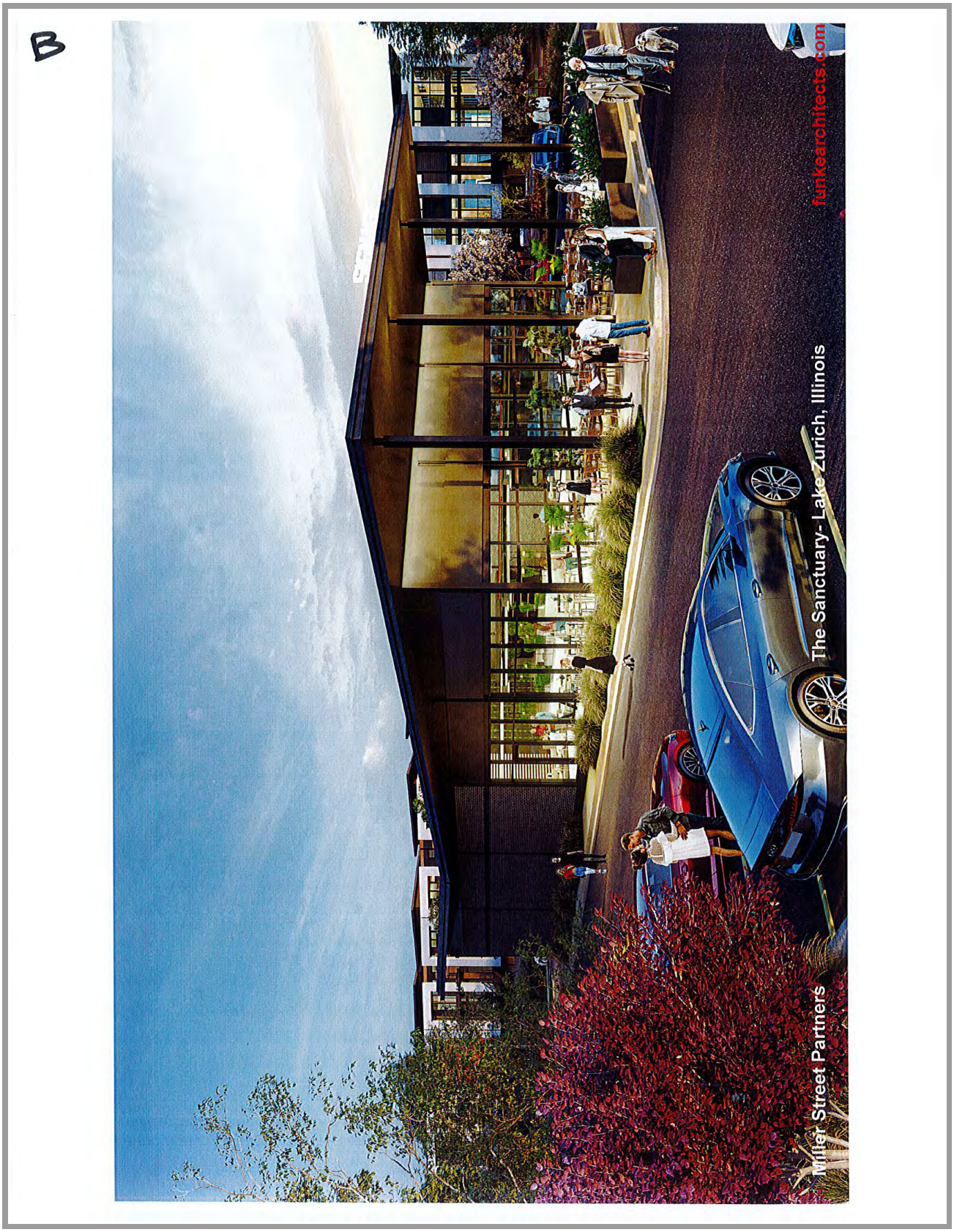
4' (1.22 m) DIAMETER
GRATE TYPE B
PRECAST REINFORCED
CONCRETE FLAT SLAB TOP


HAEGER ENGINEERING
consulting engineers • land surveyors
STANDARD DETAILS
U.S. ROUTE 12 (NORTH RAND ROAD)
ROADWAY IMPROVEMENT PLANS
METAL POSTS FOR SIGNS, MARKERS & DELINEATORS
PERPENDICULAR CURB RAMPS FOR SIDEWALKS
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER


AUTOTURN TRUCK ACCESS EXHIBIT
U.S. ROUTE 12 (NORTH RAND ROAD)
ROADWAY IMPROVEMENT PLANS
HAEGER ENGINEERING
LEGEND
Fire Truck
WB-40
U.S. ROUTE 12 (NORTH RAND ROAD)
FIRE TRUCK ACCESS
U.S. ROUTE 12 (NORTH RAND ROAD)
DESIGN VEHICLE (WB-40) ACCESS


funkearchitects.com
The Sanctuary- Lake Zurich, Illinois
Miller Street Partners

funkearchitects.com
The Sanctuary- Lake Zurich, Illinois
Miller Street Partners


B
funkearchitects.com
The Sanctuary- Lake Zurich, Illinois
Miller Street Partners

THE SANCTUARY TOWNHOMES
1-STORY RETAIL BUILDING AND
23-RESIDENTIAL TOWNHOMES
LAKE ZURICH, ILLINOIS 60047

OWNER:
MILLER STREET PARTNERS
601 Dundee Ave
East Dundee, Illinois 60118
847.426.2662

ARCHITECT:
FUNKE.ARCHITECTS
160 East Grand Suite 300
Chicago, Illinois 60611
312.593.4812

CIVIL ENGINEER:
HAEGER ENGINEERING
100 East State Parkway
Schaumburg, IL. 60173
847.394.6600

LANDSCAPE ARCHITECT:
BLUE STEM DESIGN
503 SOUTH 16TH STREET
ST.CHARLES, Illinois 60174
630.618.8316

ISSUED FOR FINAL PLANNED DEVELOPMENT APPROVAL 2021.06.21

OLD RAND RD AND RT 12
23-TOWNHOMES
AND RETAIL BUILDING
LAKE ZURICH, ILLINOIS
60047

OWNER:
Romeo Kapudija
Vitality Lofts-Lake Zurich
Old Rand Rd and RT 12
Lake Zurich, IL 60047
romeo@millerstreetpartners.com
312.296.2966

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTINENT CITY CODES AND ORDINANCES

JEFFREY FUNKE
AR #01-017106

STATE OF ILLINOIS
JEFFREY HERBERT FUNKE
01-017106
LICENSED ARCHITECT

#001-017106
EXPIRES 11.30.2022

NO.	DATE	DESCRIPTION
1	06.21.21	ISSUED FOR FINAL PD APPROVAL

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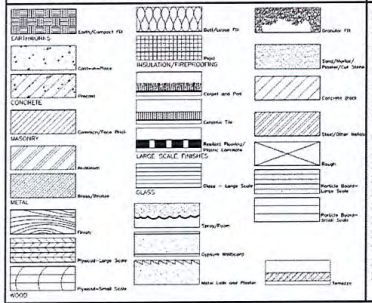
COVER

A00

General Attachment: 4B.Sanctuary Pier Request.pdf

Material Designations

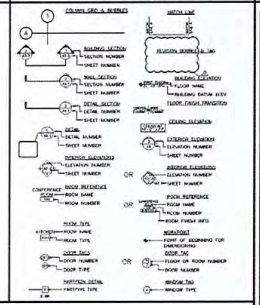


Lake Zurich Building Codes

RESIDENTIAL:
2012 International Residential Code
2012 International Mechanical Code
2011 National Electrical Code
2014 Illinois State Plumbing Code
2012 International Property Maintenance Code
2018 International Energy Conservation Code
2012 International Fuel Gas Code

COMMERCIAL:
2012 International Building Code
2012 International Mechanical Code
2011 National Electrical Code
2014 Illinois State Plumbing Code
2012 International Property Maintenance Code
2018 International Energy Conservation Code
2012 International Fuel Gas Code
1997 Illinois Accessibility Code
2005 Illinois Elevator Safety Act
2012 International Fire Code

Architectural Symbols



DRAWING INDEX

INDEX OF DRAWINGS

THE SANCTUARY OLD RAND ROAD AND ROUTE 12 LAKE ZURICH, ILLINOIS

Issued for:		ISSUED FOR PD FINAL APPROVAL
Issue date:		6/21/2021
DRAWING	DRAWING TITLE	
A00	COVER SHEET	X
A02	GENERAL NOTES	X
ARCHITECTURAL		
A10	SITE PLAN	X
A20	OVERALL FLOOR PLANS UNITS 1-16	X
A21	OVERALL FLOOR PLANS UNITS 17-23	X
A22	FLOOR PLANS UNIT-1	X
A23	FLOOR PLANS UNIT-2	X
A25	FLOOR PLAN RETAIL BUILDING	X
A26	ROOF PLAN RETAIL BUILDING	X
A30	OVERALL TOWNHOME ELEVATION BLDG A-B	X
A31	OVERALL TOWNHOME ELEVATION BLDG C	X
A32	TOWNHOME ELEVATION UNITS 1-2	X
A33	TOWNHOME ELEVATION UNITS 1-2	X
A34	TOWNHOME ELEVATION UNITS 1-2	X
A35	RETAIL ELEVATIONS	X
A36	RETAIL ELEVATIONS	X

Site Location

General Notes

1. ALL WORK SHALL BE ACCORDANCE WITH CITY CODES INDICATED ABOVE.
2. ALL NEW FLOORS SHALL BE LEVELED AS REQUIRED TO ACCOMPLISH A VARIANCE OF NOT MORE THAN 1/2" ON 10'-0" IN ALL OCCUPIED AREAS.
3. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. REPORT ANY DISCREPANCIES OF DIMENSION TO ARCHITECT OR CONSTRUCTION SUPERINTENDENT BEFORE PROCEEDING WITH WORK.
4. ALL WORK PERFORMED AND MATERIALS UTILIZED SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBMITTAL COMPLETION AGAINST DEFECTS IN WORKMANSHIP AND/ OR MATERIALS.
CONTRACTOR AGREES TO REMEDY SUCH DEFECTS IN A TIMELY MANNER AT NO ADDITIONAL COST TO OWNER.
5. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL BUILDING PERMITS REQUIRED FOR COMPLETION OF THE PROJECT AND SHALL ARRANGE FOR INSPECTIONS FOR THE WORK.
6. ALL BUILDING TO COMPLY WITH CITY OF LAKE ZURICH BUILDING CODES...

Contractor (and any subcontractor whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by it's own employees, including without limitation claims under the Illinois Structural Work Act, asserted by persons allegedly injured on the Project; waives any limitation of liability defense based upon the Worker's Compensation Act, court interpretations of said Act or otherwise, and agrees to indemnify and defend Owner and Design Professional and their agents, employees and consultants (the "Indemnitees") from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that Indemnitees may sustain as a result of such claims, except to the extent that Illinois law prohibits indemnity for the Indemnitees' own negligence.

The Architect does not warrantee or guarantee the accuracy and completeness of the work product thereo beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist in the work product, the architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the architect of such conditions shall absolve the architect of any responsibility of such failure. Action taken without knowledge and consent of the architect, or in contradiction to the work product or the recommendations of the architect shall become the responsibility of the parties taking such action.

Abbreviations

ABV	above	CMT	ceramic mosaic tile	ELEV	elevator	HDD	hardboard	LF	low point	PLAM	plastic laminate
AFF	above finished floor	CLR	clear(ance)	EMER	emergency	HDW	hardware			PL	plate
AP	access panel	COL	column	EQ	equal	HTR	heater	MB	machine bolt	PLYD	plywood
AC	acoustical	COMB	combination	EXH	exhaust	HTG	heating	MFR	manufacturer(r)	PT	paint
ADD	addendum	COMPT	compartment	EXIST	existing	HVAC	heating/ventilating/air conditioning	MPC	polymyl chloride	PVC	polyvinyl chloride
ADJ	adjacent	COMPO	composition	EB	expansion bolt			MBL	marble	PCF	pounds per cubic foot
A/C	air conditioning	CONC	concrete	EJOT	expansion joint	HD	heavy duty	MAS	masonry opening	PFL	pounds per lineal foot
ALT	alternate	CMU	concrete masonry unit	EXP	exposed	HT	height	MO	masonry	PSF	POUNDS PER SQUARE FOOT
AL	aluminum	CONST	construction	EXT	exterior	HP	high point	MAX	maximum	PSI	pounds per square inch
ANC	anchor, anchorage	CONT	continuous or continue	FB	face brick	HC	hollow core	MECH	mechanic(al)	PCC	precast concrete
AB	anchor bolt	CONTR	contractor(r)	FOC	face of concrete	HM	hollow metal	MEMB	membrane	PT	pressure treated
AD	area drain	CJT	control joint	FOF	face of finish	HOR	horizontal	MIN	minimum	PTN	partition
ASPH	asphalt	CPR	copper	FOM	face of masonry	HR	hose	MISC	miscellaneous	PWF	prefurnished
AUTO	automatic	CPS	course(s)	FOS	face of studs	HB	hose bib	MOD	modular, module	PL	property line
		CFT	cubic feet	FF	factory finish	HWH	hot water heater	MT	mount(ed),(ing)		
BRG	bearing	CYD	cubic yard	FAS	fasten, fastener			MULL	mullion	OT	quarry tile
BM	beam, mark			FGL	fiberglass					(T)	tempered
(BL)	below	DMP	damper	FPA	fire(shield)	INCL	included(s),(ing)	NAT	natural	RAD	radius
BIT	bituminous	DL	dead load	FE	fire extinguisher	ID	inside diameter	NOM	nominal	RE	ref(erence)
BLKG	blocking	DTL	detail	FEC	fire extinguisher cabinet	INS	insulated(s),(ion)	NTSC	non freezing sill cock	REFR	refrigerator
BD	board	DIAG	diagonal	FHC	fire hose station	INT	interior	N	north	REG	register
BOT	bottom	DIAM	diameter	FLG	flashing	INV	invert	NIC	not in contract	REQ	require
B/	beside of	DIM	dimension	FMWS	flathead machine screw			NTS	not to scale	RA	return air
BRK	brick	do	ditto	FHWS	flathead wood screw					RSV	revision(s),(es)
BLDG	building	DIV	division	FLR	flooring	JC	janitor's closet	OC	on center(s)	RH	right hand
BUR	built up roofing	DR	door	FLUR	floor(ing)	JT	joint	OPC	opening	ROW	right of way
		DH	double hung	FD	floor drain			OPP	opposite	RF	roof
		DS	downspout	FT	flush	KIT	kitchen	OPH	opposite hand	RD	roof drain
CPT	carpet	DR	drain	FTG	footing	KO	knockout	OPS	opposite surface	RFG	roofing
CSMT	casement	DT	drain tile	FND	foundation			OD	outside diameter	RM	room
CI	cast iron	DWR	drawer			LBL	label	OA	overall	RO	rough opening
CIPC	cast in place concrete	DWG	drawing	GA	gage, gauge	LAV	lavatory	OH	overhead	SCH	schedule
CB	catch basin	DF	drinking fountain	GALV	galvanized	LH	left hand			SECT	section
CLG	ceiling			GC	general contractor(r)	L	length	PNT	paint(ed)	SIMP	similar
CEM	cement	E	east	GL	glass, glazing	LT	light	PTD	particle board	SC	solid core
PCPL	cement plaster(portland cement)	EF	each face	GB	grab bar	LWC	lightweight concrete	PTN	partition	S	south
CM	centimeter(s)	EL	electric(al)	GRN	granite	LMS	limestone	PVMNT	pavement	SPEC	specification(s)
CT	ceramic tile	EA	electrical panelboard	GVL	gravel	LTL	lintel	PERF	perforated(d)	SQ	square
		EWC	electric water cooler	GT	grout	LL	live load	PERI	perimeter	SST	stainless steel
		EL	elevation	GPSM	gypsum drywall	LVR	louver	PLAS	plaster	STD	standard
										STL	steel
										STOR	storage
										SD	storm drain
										STR	structural
										SYM	symmetry(ical)
										SYS	system
										TEL	telephone
										TV	television
										TZ	terrazzo
										TP	textured paint
										THK	thick
										T&G	tongue & groove
										TMT	top of
										TS	tower bar
										T	tread
										TYP	typical
										UC	undercut
										UNF	unfinished
										UH	urinal hanger
										VB	vapor barrier
										VERT	vertical
										VNL	vinyl
										VCT	vinyl composition tile
										VB	vinyl base
										VF	vinyl fabric
										WSCT	wainscot
										WTW	wall to wall
										WH	wall hung
										WC	water closet
										WP	waterproofing
										WT	watertight
										WWF	welded wire fabric
										W	west
										W	width, wide
										WIN	window
										W/O	without
										WD	wood
										WPT	working point

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romeo@millerakeexpansions.com
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JEFFREY FUNKE
AR #001-017106

STATE OF ILLINOIS
JEFFREY NORBERT FUNKE
001-017106
LICENSED ARCHITECT

#001-017106
EXPIRES 11.30.2022

NO.	DATE	DESCRIPTION
1	06.21.21	ISSUED FOR FINAL PD APPROVAL

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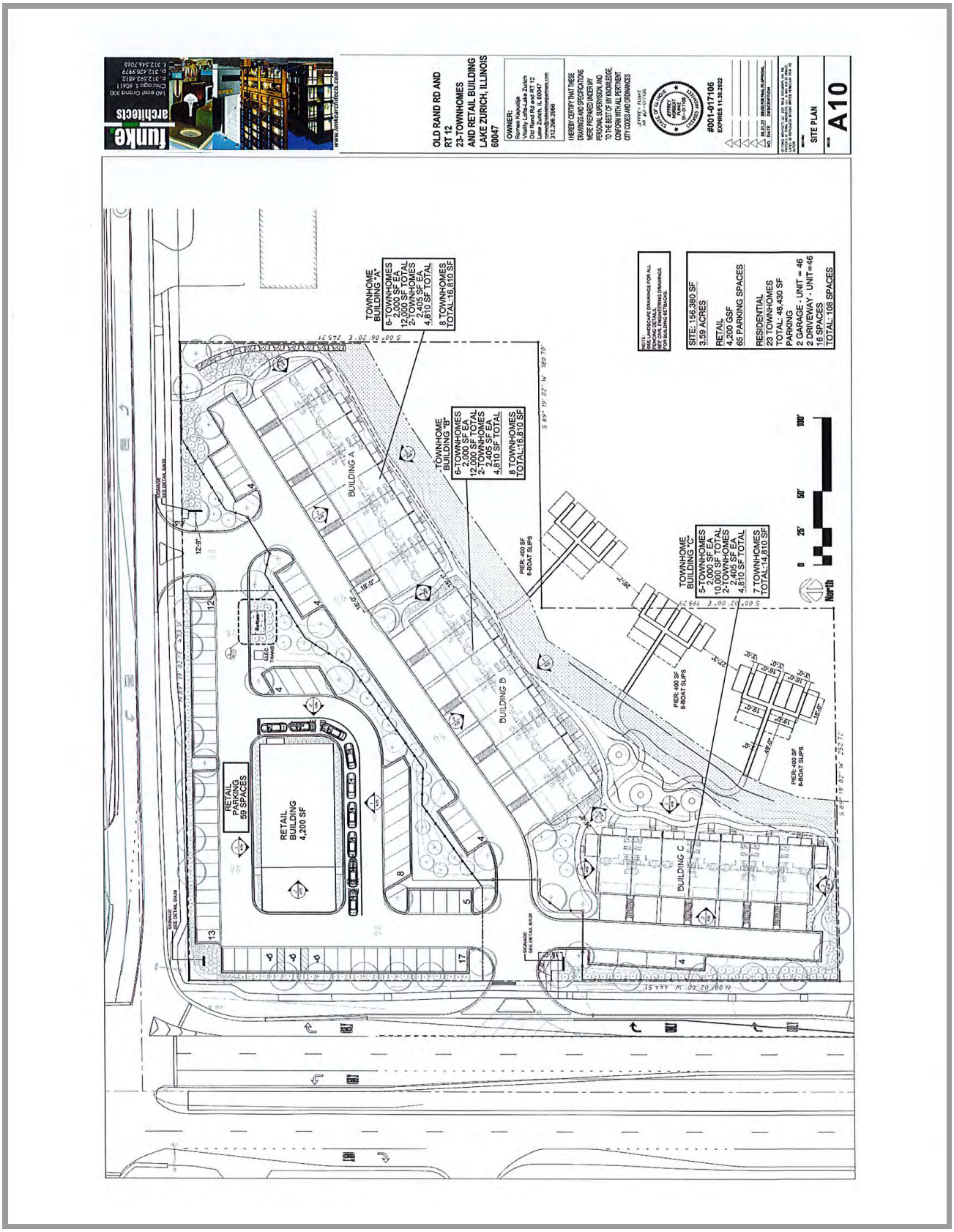
SHEET NAME
GENERAL NOTES

SHEET NO.
A01

General Attachment: 4B.Sanctuary Pier Request.pdf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EXPIRES 11.30.2022
SITE PLAN
A10
TOWNHOME BUILDING "A"
6-TOWNHOMES 2,000 SF EA 12,000 SF TOTAL
2-TOWNHOMES 2,405 SF EA 4,810 SF TOTAL
8 TOWNHOMES TOTAL:16,810 SF
TOWNHOME BUILDING "B"
6-TOWNHOMES 2,000 SF EA 12,000 SF TOTAL
2-TOWNHOMES 2,405 SF EA 4,810 SF TOTAL
8 TOWNHOMES TOTAL:16,810 SF
TOWNHOME BUILDING "C"
5-TOWNHOMES 2,000 SF EA 10,000 SF TOTAL
2-TOWNHOMES 2,405 SF EA 4,810 SF TOTAL
7 TOWNHOMES TOTAL:14,810 SF
SITE: 156,380 SF
3.59 ACRES
RETAIL
4,200 GSF
65 PARKING SPACES
RESIDENTIAL
23 TOWNHOMES
TOTAL: 48,430 SF
PARKING
2 GARAGE - UNIT = 46
2 DRIVEWAY - UNIT=46
16 SPACES
TOTAL: 108 SPACES
RETAIL PARKING 59 SPACES
RETAIL BUILDING 4,200 SF
BUILDING A
BUILDING B
BUILDING C
PIER: 400 SF 8-BOAT SLIPS
North

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OVERALL PLAN LAYOUT
A20
SEE SHEETS A22-A23
FOR UNIT DETAILS
ROOF PLAN
FLOOR PLANS UNITS 1-16
SECOND FLOOR PLAN
FLOOR PLANS UNITS 1-16
FIRST FLOOR PLAN
FLOOR PLANS UNITS 1-16
GROUND FLOOR PLAN
FLOOR PLANS UNITS 1-16

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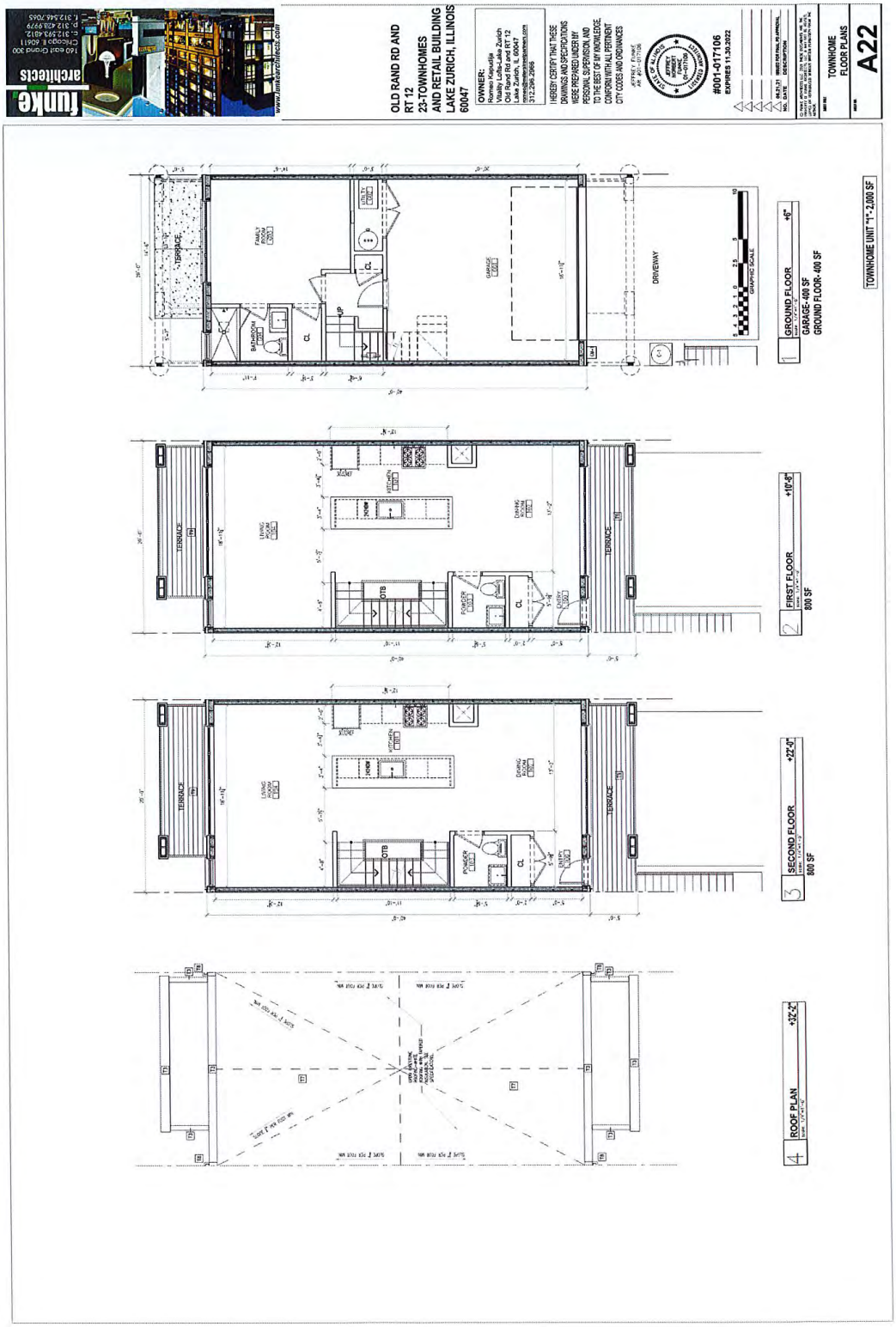
OVERALL PLAN LAYOUT
A21
SEE SHEETS A22-A23
FOR UNIT DETAILS
3 FLOOR PLANS UNITS 17-23
ROOF PLAN
2 FLOOR PLANS UNITS 17-23
SECOND FLOOR PLAN
1 FLOOR PLANS UNITS 17-23
FIRST FLOOR PLAN
0 FLOOR PLANS UNITS 17-23
GROUND FLOOR PLAN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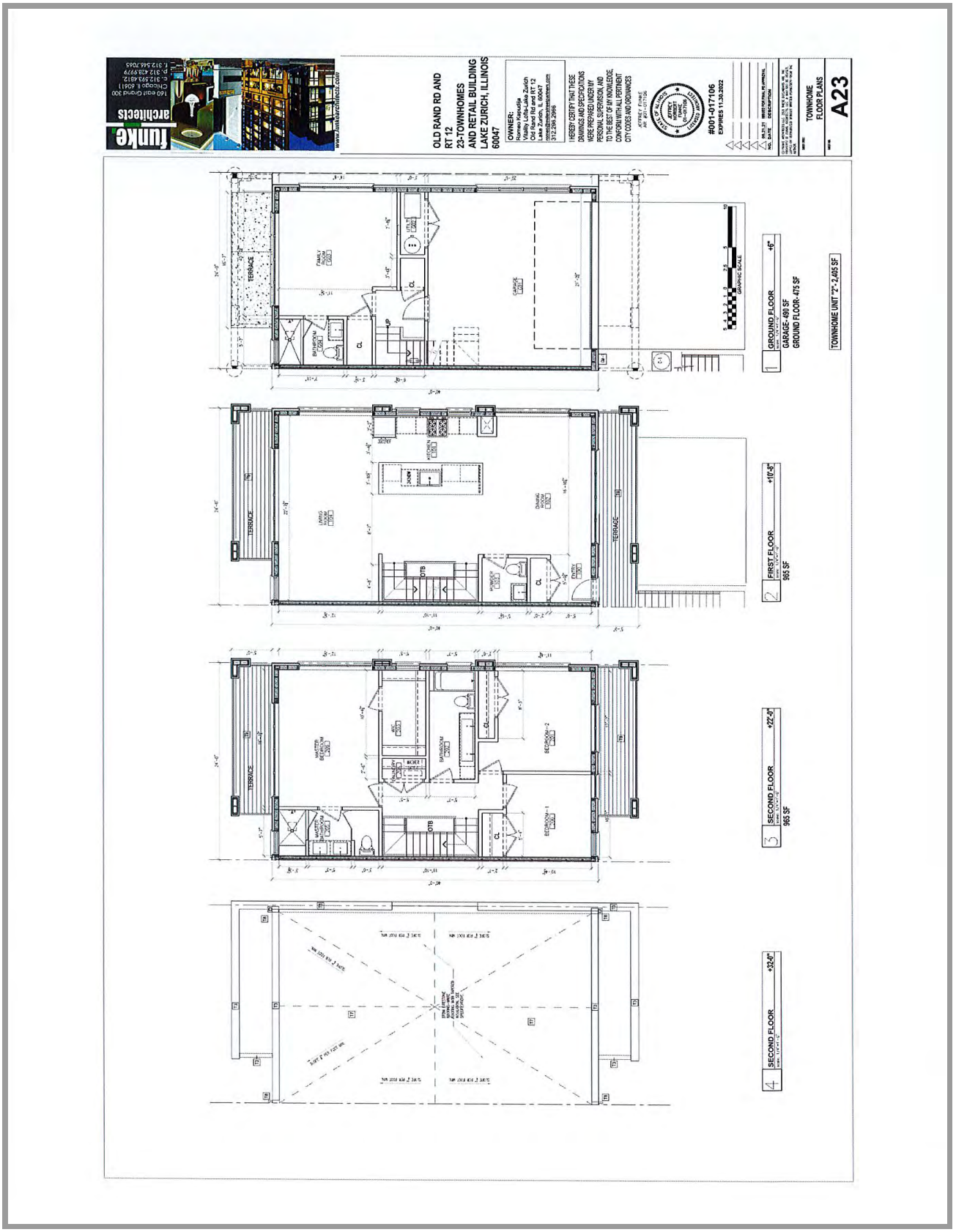
TOWNHOME FLOOR PLANS
A22
TOWNHOME UNIT "1" - 2,000 SF
GROUND FLOOR +0"
GARAGE- 400 SF
GROUND FLOOR- 400 SF
FIRST FLOOR +10'-6"
800 SF
SECOND FLOOR +22'-0"
800 SF
ROOF PLAN +32'-2"
TERRACE
DRIVEWAY
GARAGE
FAMILY ROOM
BATHROOM
LIVING ROOM
DINING ROOM
KITCHEN
POWDER
OTB
CL
UP
DN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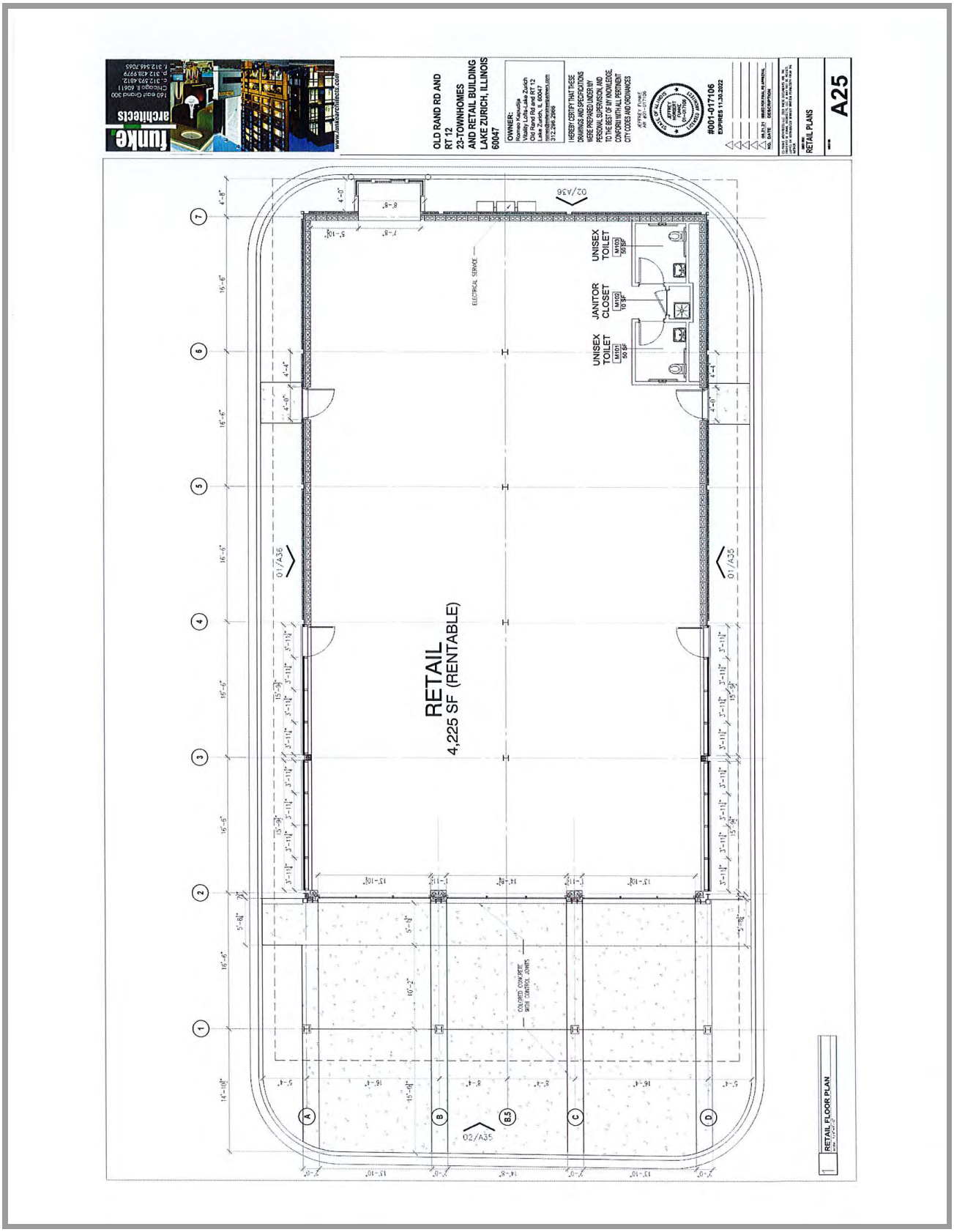
TOWNHOME FLOOR PLANS
A23
TOWNHOME UNIT "2" - 2,405 SF
1 GROUND FLOOR +6"
GARAGE- 490 SF
GROUND FLOOR- 475 SF
2 FIRST FLOOR +17'-6"
965 SF
3 SECOND FLOOR +22'-0"
965 SF
4 SECOND FLOOR +32'-0"
TERRACE
GARAGE
FAMILY ROOM
LIVING ROOM
DINING ROOM
KITCHEN
POWDER
MASTER BEDROOM
BEDROOM-2
BEDROOM-1
BATHROOM
MBATH
MBED
MWIC
CL
OTB
UP
DN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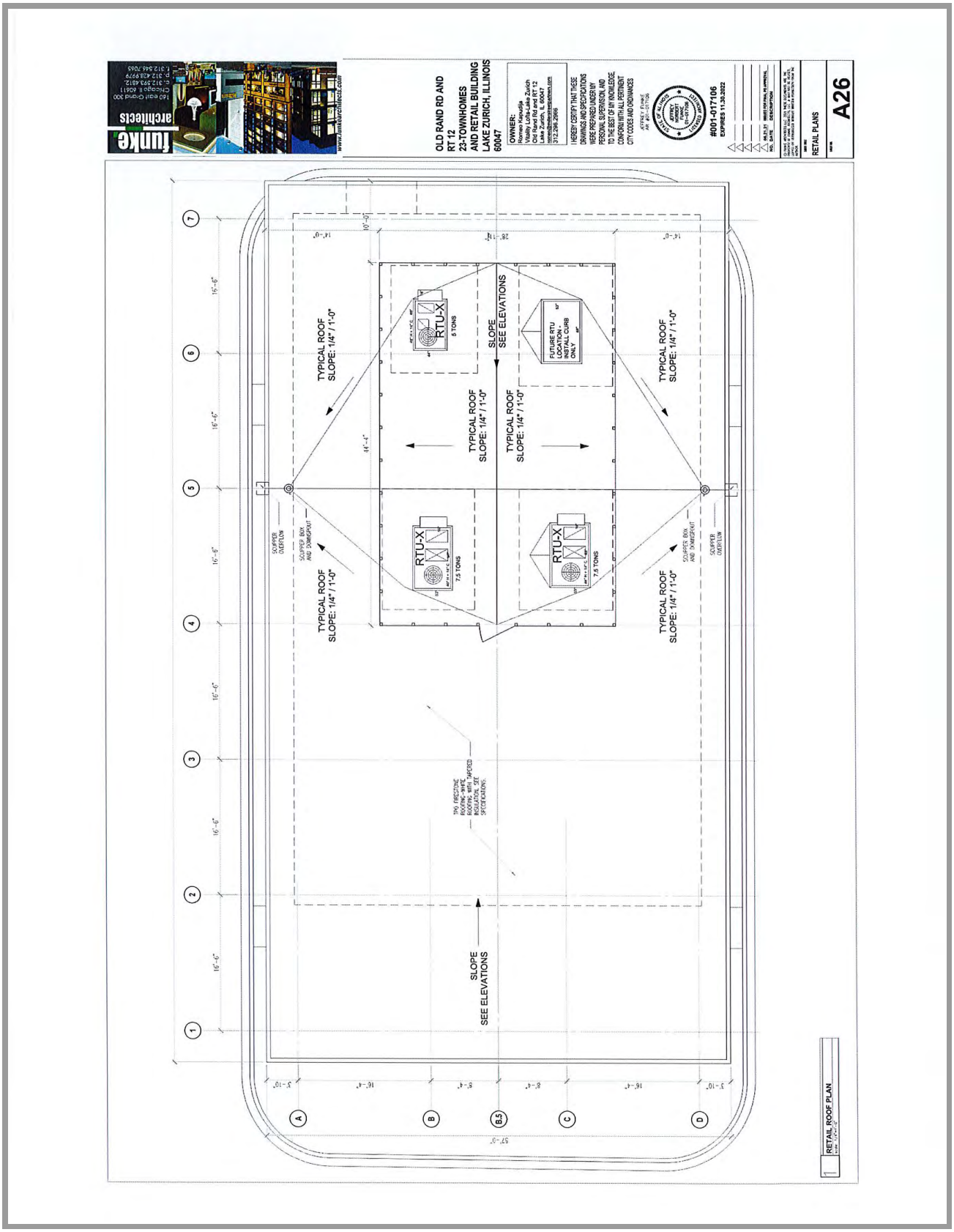
RETAIL PLANS
A25
RETAIL
4,225 SF (RENTABLE)
UNISEX TOILET
JANITOR CLOSET
UNISEX TOILET
ELECTRICAL SERVICE
COLORED CONCRETE WITH CONTROL JOINTS
01/A35
02/A35
RETAIL FLOOR PLAN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RETAIL PLANS
A26
RETAIL ROOF PLAN
TYPICAL ROOF SLOPE: 1/4" / 1'-0"
SLOPE SEE ELEVATIONS
RTU-X
5 TONS
7.5 TONS
FUTURE RTU LOCATION - INSTALL CURB ONLY
SCUPPER OVERFLOW
SCUPPER BOX AND DOWNSPOUT
TPO RECESSED ROOFING MEMBRANE ROOFING WITH TAPERED INSULATION, SEE SPECIFICATIONS

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ELEVATIONS
A30
UNITS 1,8,9 AND 16
UNITS 1-16
UNITS 1-16
3 SIDE ELEVATIONS
2 GARAGE ELEVATION
1 LAKE ELEVATION

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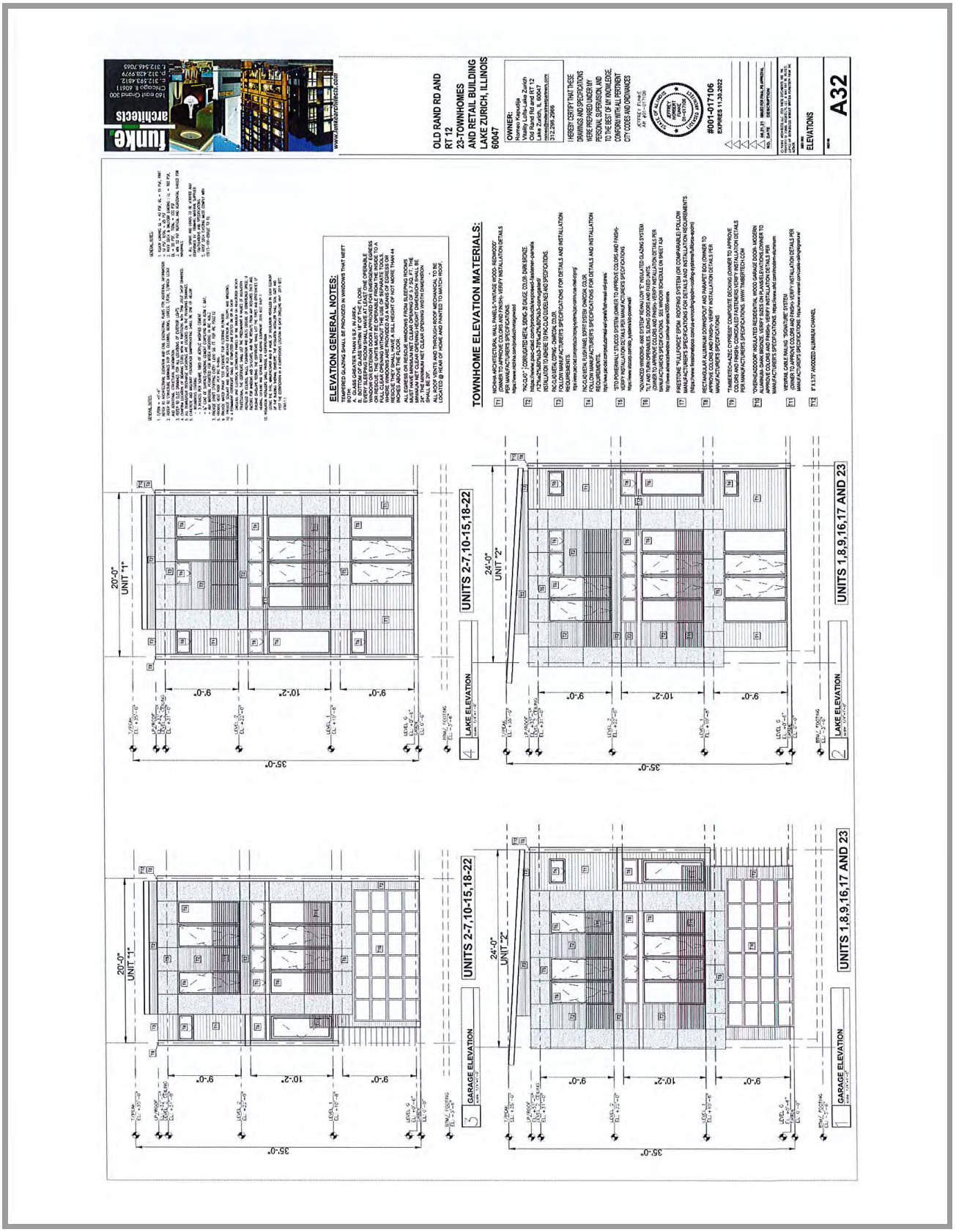
ELEVATIONS
A31
UNITS 17 AND 23
UNITS 17-23
UNITS 17-23
3 SIDE ELEVATIONS
2 GARAGE ELEVATION
1 LAKE ELEVATION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STATE OF ILLINOIS
JEFFREY DONKET
001-017106
#001-017106
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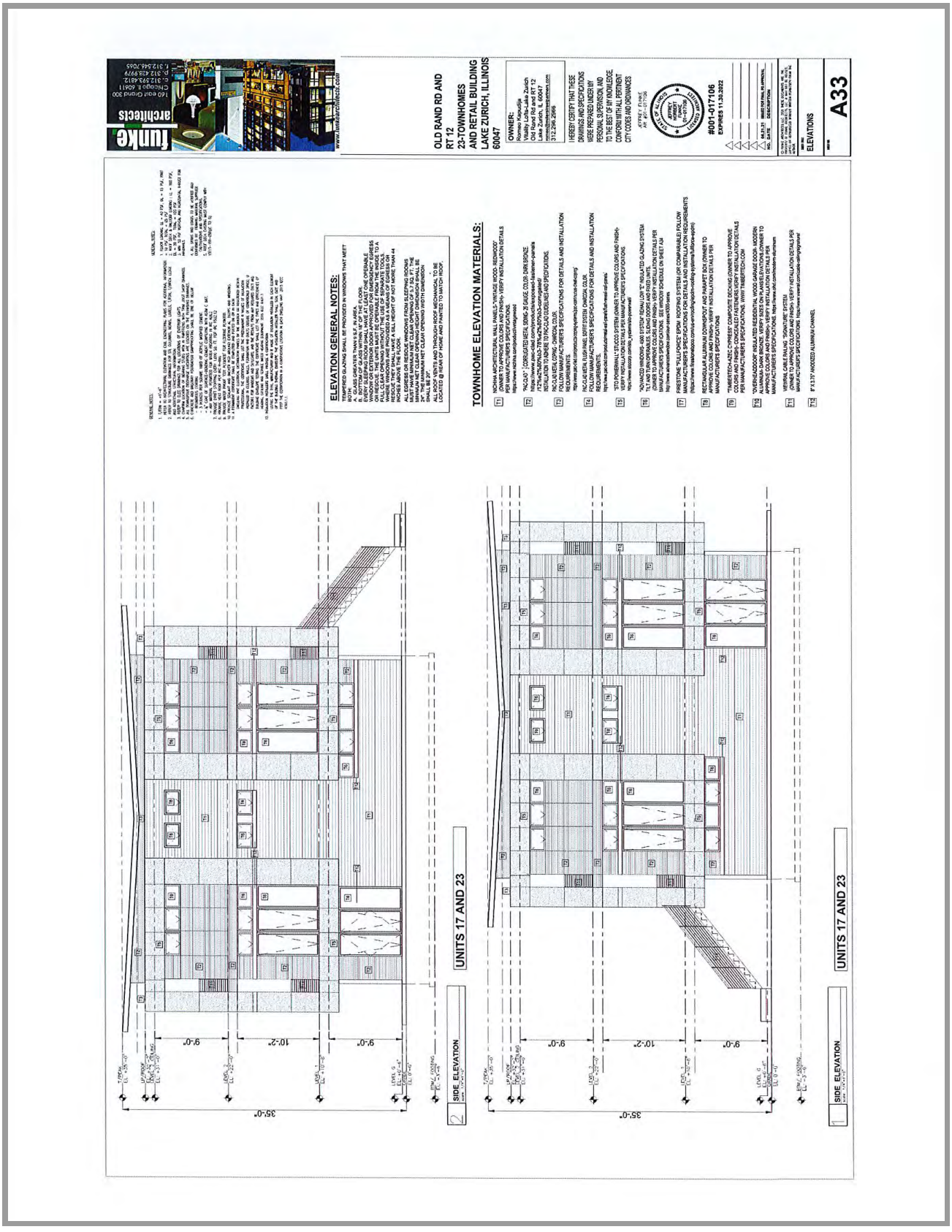
ELEVATIONS
A32
ELEVATION GENERAL NOTES:
TEMPERED GLAZING SHALL BE PROVIDED IN WINDOWS THAT MEET THE FOLLOWING:
A. GLASS GREATER THAN 9 SF. IN AREA.
B. BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR FOR ESCAPE OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".
ALL WINDOWS WITHIN 24" OF ANY DOOR ARE CONSIDERED TO BE LOCATED @ BREAK OF HOME AND PAINTED TO MATCH HOUSE
TOWNHOME ELEVATION MATERIALS:
T1 MONIA ARCHITECTURAL WALL PANELS-"VINTAGE WOOD, REDWOOD" (OWNER TO APPROVE COLORS AND FINISH- VERIFY INSTALLATION DETAILS PER MANUFACTURERS SPECIFICATIONS
T2 "ALUCA" | CORRUGATED METAL SIDING, 36 GAUGE COLOR: PARK BENCH
T3 "ALUCA" | CORRUGATED METAL SIDING, 36 GAUGE COLOR: PARK BENCH
T4 ALUCA METAL CORNER COLOR: CHARCOAL COLOR
T5 STO POWERALL STUCCO SYSTEM (OWNER TO APPROVE COLORS AND FINISH- VERIFY INSTALLATION DETAILS PER MANUFACTURERS SPECIFICATIONS
T6 "ADVANCED WINDOWS- 4366 SYSTEM" (EQUAL) LOW E" INSULATED GLAZING SYSTEM T7 "TIMBERTECH AZEK" CONCEALED FASTENER SYSTEM (OWNER TO APPROVE COLORS AND FINISH- VERIFY INSTALLATION DETAILS PER MANUFACTURERS SPECIFICATIONS. SEE WINDOW SCHEDULE ON SHEET A24
T7 FIRESTONE "FLEXFORCE" EPDM ROOFING SYSTEM (OR COMPARABLE) FOLLOW MANUFACTURERS SPECIFICATIONS FOR DETAILS AND INSTALLATION REQUIREMENTS
T8 RECTANGULAR ALUMINUM DOWNSPOUT AND PARAPET BOX (OWNER TO APPROVE COLORS AND FINISH- VERIFY INSTALLATION DETAILS PER MANUFACTURERS SPECIFICATIONS
T9 "TIMBERTECH AZEK" EXPRESS" COMPOSITE DECKING (OWNER TO APPROVE COLORS AND FINISH- CONCEALED FASTENERS VERIFY INSTALLATION DETAILS PER MANUFACTURERS SPECIFICATIONS. WWW.TIMBERTECH.COM
T10 "OVERHEADDOOR" INSULATED RESIDENTIAL WOOD GARAGE DOORS- MODERN HAUS SERIES- STEEL, 24 GAUGE, EMBOSSED WOOD GRAIN (OWNER TO APPROVE COLORS AND FINISH- VERIFY INSTALLATION DETAILS PER MANUFACTURERS SPECIFICATIONS. https://www.ohd.com/modern-aluminum
T11 VERIFINA CABLE RAILING "SIGNATURE" SYSTEM (OWNER TO APPROVE COLORS AND FINISH- VERIFY INSTALLATION DETAILS PER MANUFACTURERS SPECIFICATIONS. https://www.verifina.com/cable-railing/signature/
T12 8"X 13"S" WOODEX ALUMINUM CHANNEL
20'-0" UNIT "1"
24'-0" UNIT "2"
UNITS 2-7,10-15,18-22
UNITS 1,8,9,16,17 AND 23
GARAGE ELEVATION
LAKE ELEVATION
35'-0"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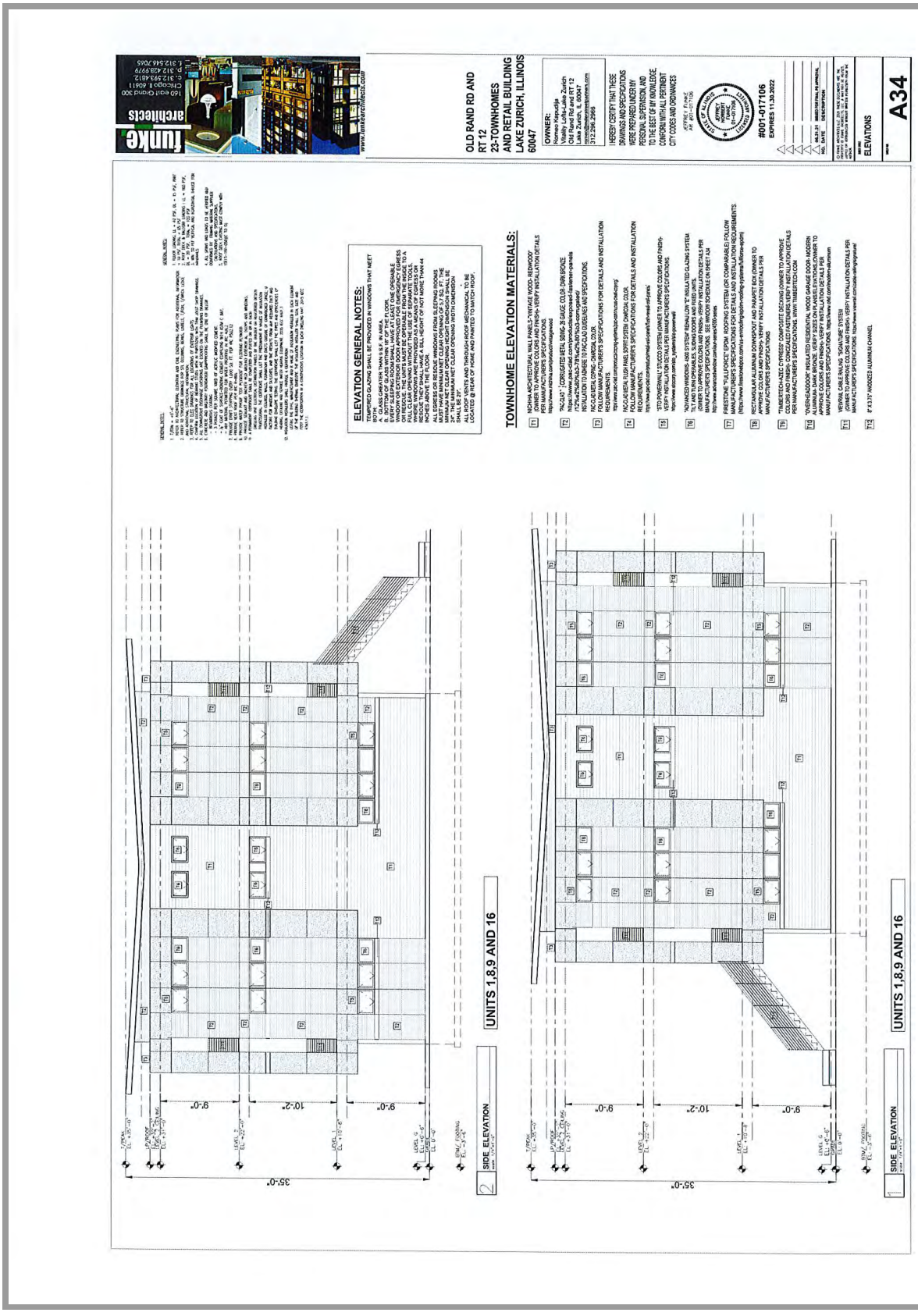
OWNER:
#001-017106
EXPIRES 11.30.2022
A33
ELEVATION GENERAL NOTES:
TOWNHOME ELEVATION MATERIALS:
SIDE_ELEVATION
UNITS 17 AND 23
SIDE_ELEVATION
UNITS 17 AND 23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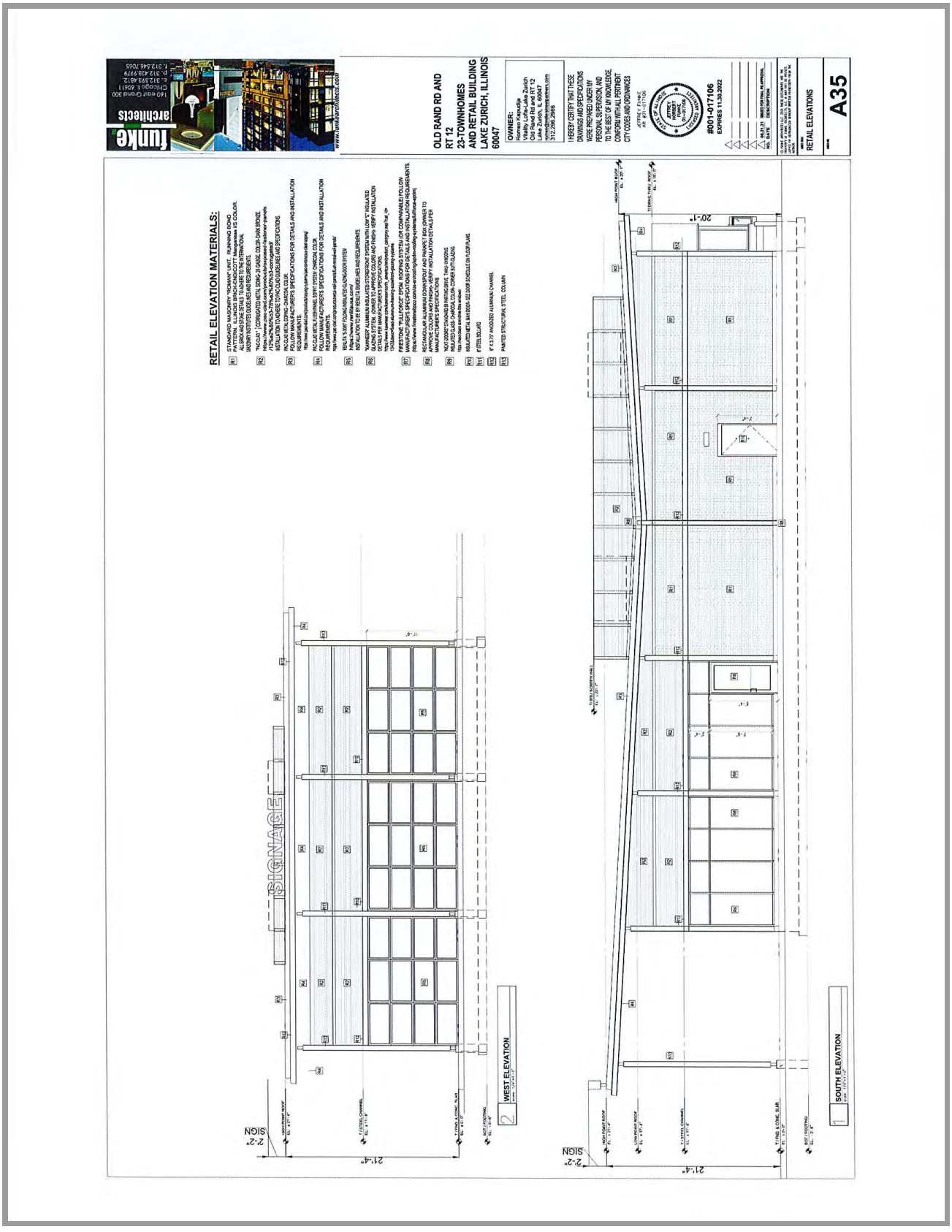
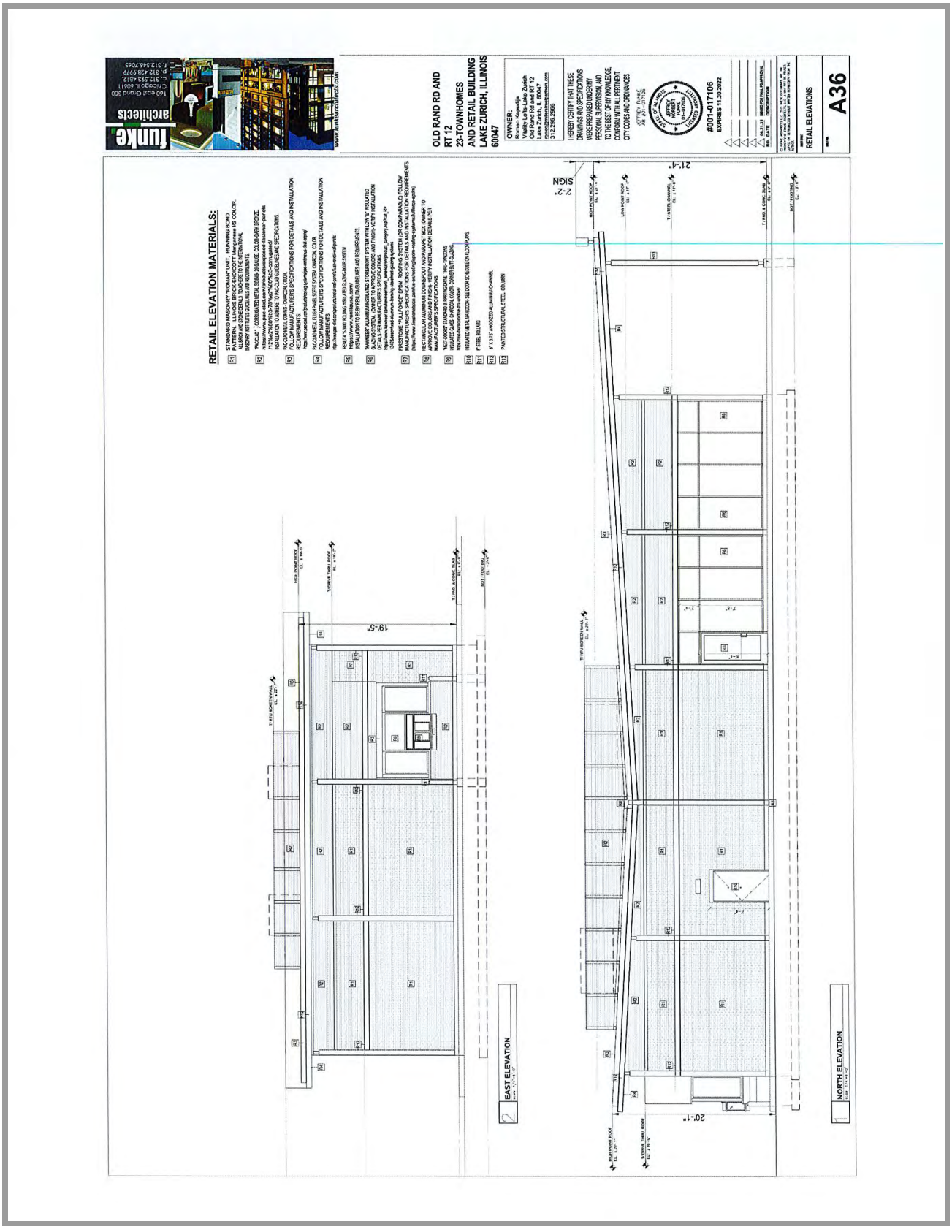
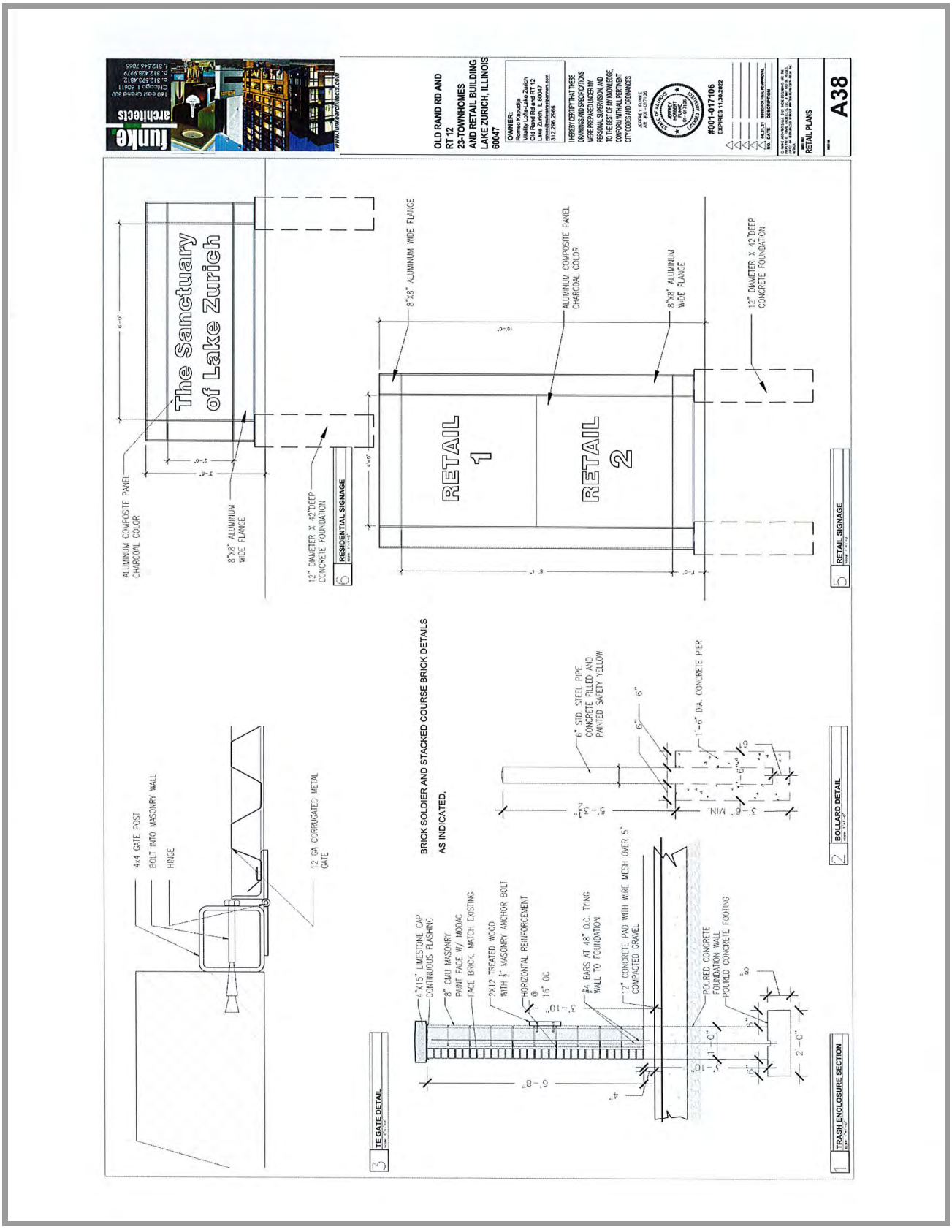
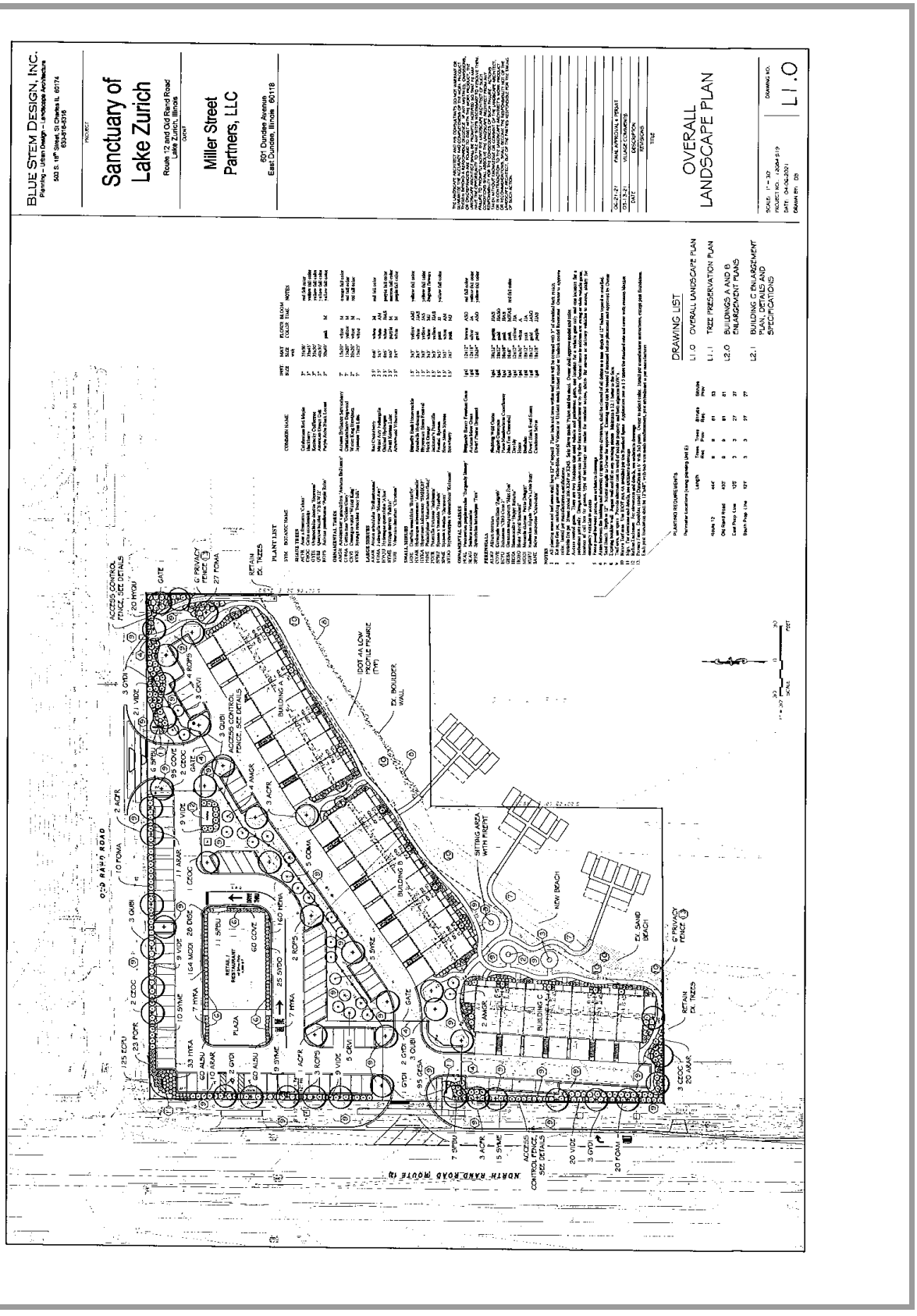
Lake Zurich, IL 60047
312.296.2966
I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE CONFORM WITH ALL PERTINENT CITY CODES AND ORDINANCES
JEFFREY P. FUNKE
ARCHITECT
#001-017106
EXPIRES 11.30.2022
ELEVATIONS
A34
ELEVATION GENERAL NOTES:
TOWNHOME ELEVATION MATERIALS:
SIDE ELEVATION
UNITS 1,8,9 AND 16
SIDE ELEVATION
UNITS 1,8,9 AND 16

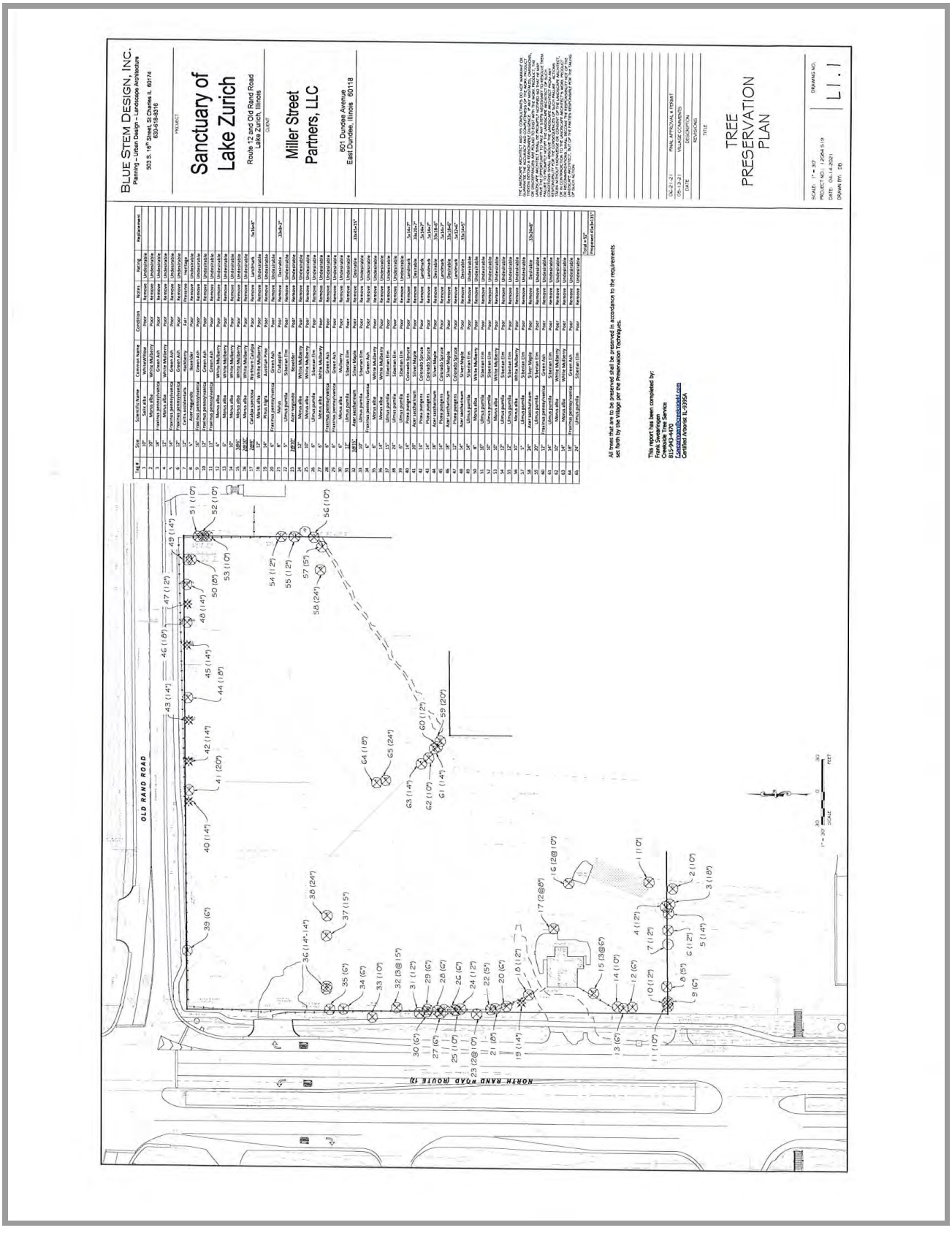

junke architects
OLD RAND RD AND RT 12
23-TOWNHOMES AND RETAIL BUILDING
LAKE ZURICH, ILLINOIS 60047
OWNER:
#001-017106
EXPIRES 11.30.2022
RETAIL ELEVATIONS
A35
RETAIL ELEVATION MATERIALS:
SIGNAGE
WEST ELEVATION
SOUTH ELEVATION

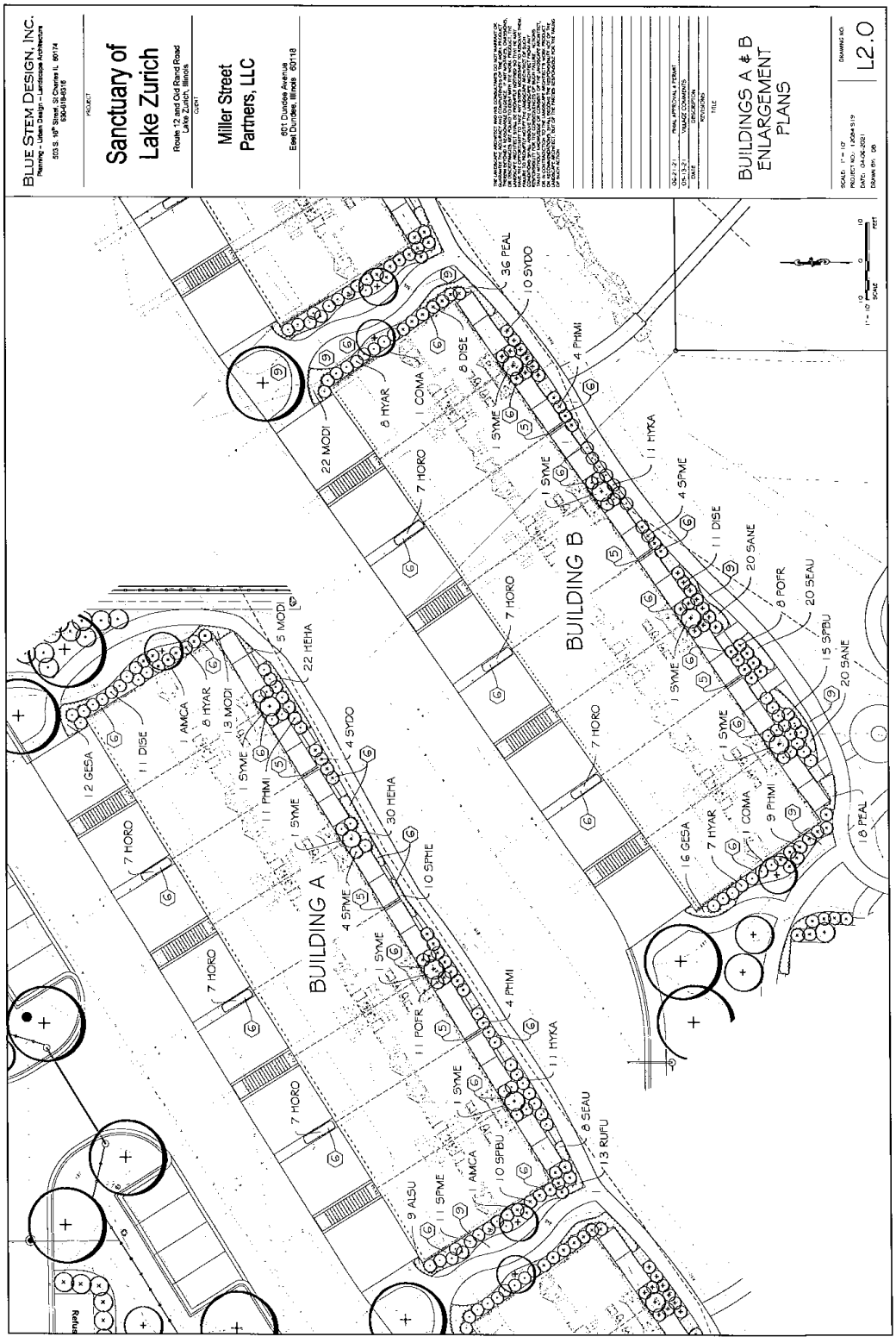

RETAIL ELEVATION MATERIALS:
OLD RAND RD AND RT 12
23-TOWNHOMES AND RETAIL BUILDING
LAKE ZURICH, ILLINOIS 60047
OWNER:
#001-017106
EXPIRES 11.30.2022
RETAIL ELEVATIONS
A36
EAST ELEVATION
NORTH ELEVATION
SIGN
2'-2"
21'-4"
19'-5"
20'-1"

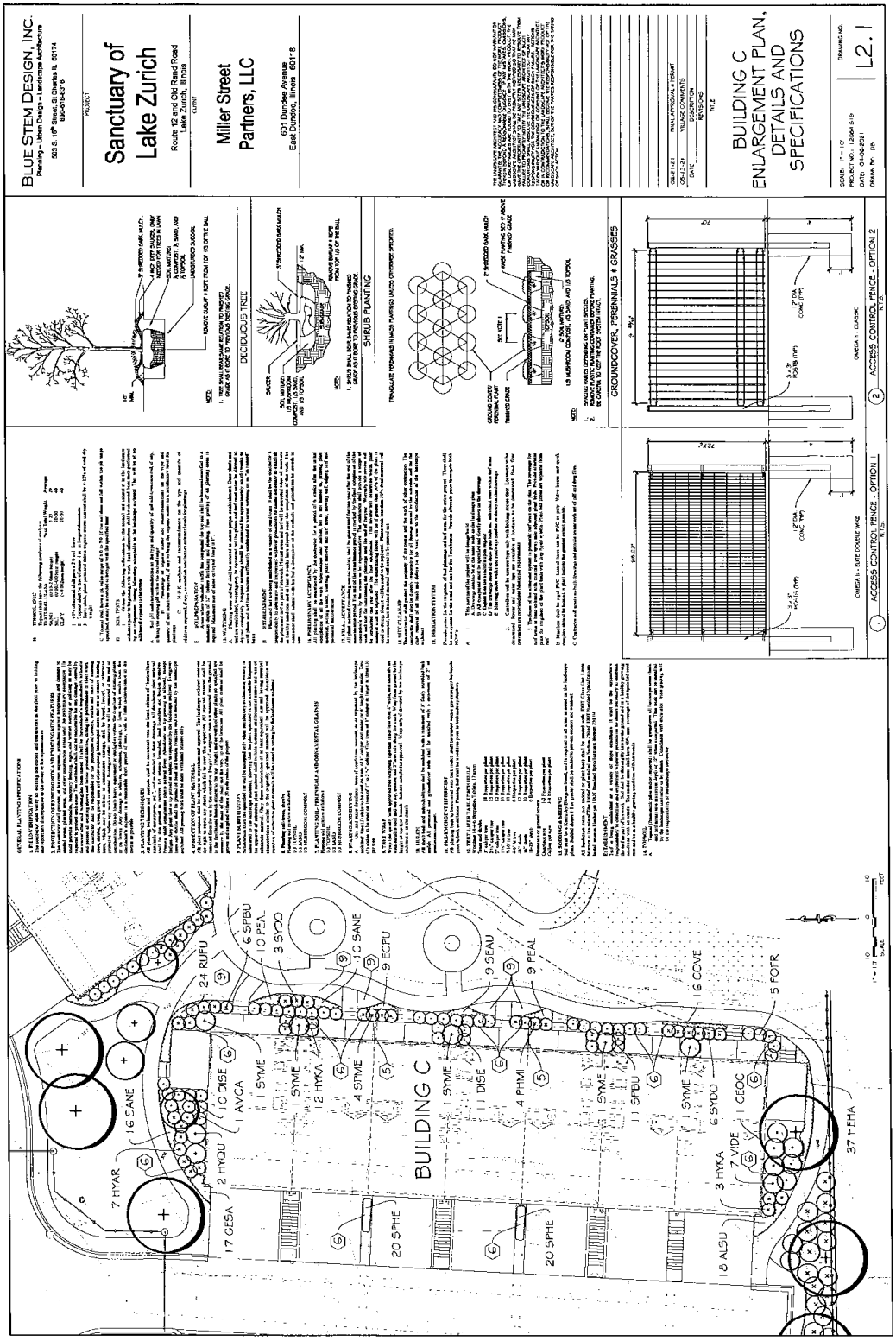
junke architects
OLD RAND RD AND
RT 12
23-TOWNHOMES
AND RETAIL BUILDING
LAKE ZURICH, ILLINOIS
60047
OWNER:
#001-017106
EXPIRES 11.30.2022
RETAIL PLANS
A37
DIAGONAL BRACING AS REQUIRED, OPPOSITE SIDE
T/ MASONRY WALL EL +7'-4"
4" LIMESTONE CAP
PROVIDE SOLID STEEL REINFORCED GATES. MOUNTED ON STEEL POSTS W/ 5 HINGES EACH SIDE. PRIMED & PAINTED: CHARCOAL
FACE BRICK, MATCH EXISTING
GRADE EL 0'-0"
STEEL BOLLARD (SEE BOLLARD DETAIL)
DEPRESS FOUNDATION AT APRON
GATE LATCH AND CANE BOLT W/ RECESSED STRIKE
DROP PINS, PROVIDE CONCRETE BASE WITH SLEEVES
3 TRASH ENCLOSURE ELEVATION
FACE BRICK, MATCH EXISTING
2X12 WOOD TREATED, BOLTED @2'-0" O.C. DIAGONALLY WITH ½" MASONRY ANCHOR BOLTS
4 TRASH ENCLOSURE ELEVATION
4" LIMESTONE CAP
FACE BRICK, MATCH RETAIL BUILDING
5 TRASH ENCLOSURE ELEVATION
2 TRASH ENCLOSURE ELEVATION
1 TRASH ENCLOSURE PLAN
03/A37
04/A37
02/A37

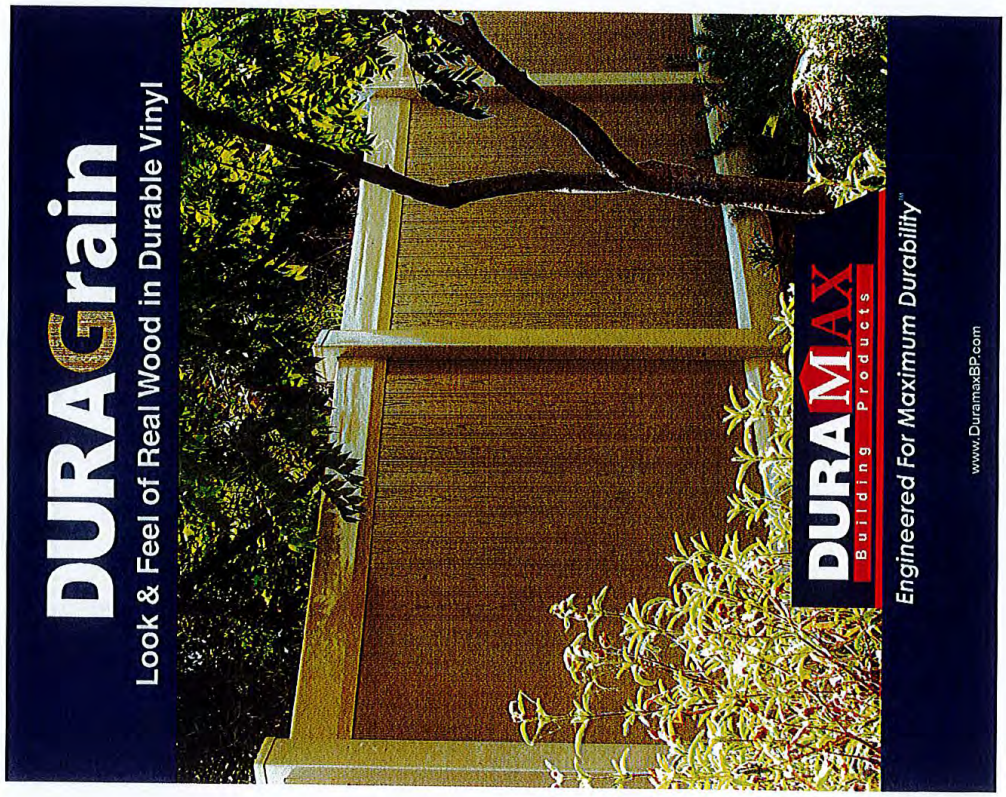

lunke architects
OLD RAND RD AND RT 12
23-TOWNHOMES AND RETAIL BUILDING
LAKE ZURICH, ILLINOIS
60047
OWNER:
#001-017106
EXPIRES 11.30.2022
RETAIL PLANS
A38
The Sanctuary of Lake Zurich
ALUMINUM COMPOSITE PANEL CHARCOAL COLOR
8"X8" ALUMINUM WIDE FLANGE
12" DIAMETER X 42" DEEP CONCRETE FOUNDATION
RETAIL 1
RETAIL 2
6 RESIDENTIAL SIGNAGE
5 RETAIL SIGNAGE
4x4 GATE POST
BOLT INTO MASONRY WALL
HINGE
12 GA CORRUGATED METAL GATE
7 TE GATE DETAIL
BRICK SOLDIER AND STACKED COURSE BRICK DETAILS AS INDICATED.
6" STD. STEEL PIPE CONCRETE FILLED AND PAINTED SAFETY YELLOW
1'-6" DIA. CONCRETE PIER
2 BOLLARD DETAIL
4"X15" LIMESTONE CAP CONTINUOUS FLASHING
8" CMU MASONRY PAINT FACE W/ MODAC FACE BRICK, MATCH EXISTING
2X12 TREATED WOOD WITH 1" MASONRY ANCHOR BOLT
HORIZONTAL REINFORCEMENT @ 16" OC
#4 BARS AT 48" O.C. TYING WALL TO FOUNDATION
12" CONCRETE PAD WITH WIRE MESH OVER 5" COMPACTED GRAVEL
POURED CONCRETE FOUNDATION WALL
POURED CONCRETE FOOTING
1 TRASH ENCLOSURE SECTION


BLUE STEM DESIGN, INC.
Planning - Urban Design - Landscape Architecture
503 S. 14th Street, St. Charles, IL 60174
630-816-8316
PROJECT
Sanctuary of Lake Zurich
Route 12 and Old Rand Road
Lake Zurich, Illinois
CLIENT
Miller Street Partners, LLC
601 Dundee Avenue
East Dundee, Illinois 60118
DRAWING LIST
L1.0 OVERALL LANDSCAPE PLAN
L1.1 TREE PRESERVATION PLAN
L2.0 BUILDINGS A AND B ENLARGEMENT PLANS
L2.1 BUILDING C ENLARGEMENT PLAN, DETAILS AND SPECIFICATIONS
OVERALL LANDSCAPE PLAN
L1.0
PLANT LIST
PLANTING REQUIREMENTS
NORTH RAND ROAD ROUTE 12
OLD RAND ROAD
BUILDING A
BUILDING B
BUILDING C
PLAZA
RETAIL/ RESTAURANT "ANY"
NEW BEACH
EX. SAND BEACH
EX. BOULDER WALL
6' PRIVACY FENCE
ACCESS CONTROL FENCE, SEE DETAILS
GATE
RETAIN EX. TREES
SITTING AREA WITH PERGOLA
100' 45 LOW PROFILE PRAIRIE (TYP.)


BLUE STEM DESIGN, INC.
Planning - Urban Design - Landscape Architecture
503 S. 18th Street, St Charles IL 60174
630/918-8316
PROJECT
Sanctuary of Lake Zurich
Route 12 and Old Rand Road
Lake Zurich, Illinois
CLIENT
Miller Street Partners, LLC
601 Dundee Avenue
East Dundee, Illinois 60118
TITLE
TREE PRESERVATION PLAN
SCALE: 1" = 30'
PROJECT NO.: 120044.519
DATE: Oct 1, 2021
DRAWN BY: DS
DRAWING NO.
L1.1
OLD RAND ROAD
NORTH RAND ROAD ROUTE 12


BLUE STEM DESIGN, INC.
Planning - Urban Design - Landscape Architecture
553 S. 10th Street, St Charles IL 60174
630-418-5316
PROJECT
Sanctuary of Lake Zurich
Route 12 and Old Rand Road
Lake Zurich, Illinois
CLIENT
Miller Street Partners, LLC
601 Dundee Avenue
East Dundee, Illinois 60118
BUILDINGS A & B ENLARGEMENT PLANS
L2.0
BUILDING A
BUILDING B
22 MODI
8 HYAR
1 COMA
8 DISE
1 SYME
36 PEAL
10 SYDO
4 PHMI
7 HORO
11 HYKA
4 SPME
11 DISE
20 SANE
8 POFR
20 SEAU
15 SPBU
16 GESA
7 HYAR
9 PHMI
18 PEAL
12 GESA
1 AMCA
3 MODI
5 MODI
22 HEHA
30 HEHA
10 SPHE
9 ALSU
11 SPME
10 SPBU
8 SEAU
13 RUFU


BLUE STEM DESIGN, INC.
Planning - Urban Design - Landscape Architecture
563 S. 18th Street, St Charles IL 60174
(630)418-8316
PROJECT
Sanctuary of Lake Zurich
Route 12 and Old Rand Road
Lake Zurich, Illinois
CLIENT
Miller Street Partners, LLC
601 Dundee Avenue
East Dundee, Illinois 60118
BUILDING C
ENLARGEMENT PLAN, DETAILS AND SPECIFICATIONS
DRAWING NO.
L2.1
DECIDUOUS TREE
SHRUB PLANTING
GROUNDCOVER, PERENNIALS & GRASSES
ACCESS CONTROL FENCE - OPTION 1
ACCESS CONTROL FENCE - OPTION 2
BUILDING C
7 HYAR
16 SANE
2 HYQU
10 DISE
1 AMCA
1 SYME
17 GESA
24 RUFU
12 HYKA
4 SPME
6 SPBU
10 PEAL
3 SYDO
10 SANE
9 ECPU
9 SEAU
9 PEAL
4 PHMI
16 COVE
5 POFR
20 SPHE
18 ALSU
3 HYKA
7 VIDE
1 CEOC
6 SYDO
37 HEHA


DURAGrain
Look & Feel of Real Wood in Durable Vinyl
DURAMAX
Building Products
Engineered For Maximum Durability™
www.DuramaxBP.com

DURAGrain
Now you can bring the beauty and feel of a traditional wood fence to your home with DuraGrain Vinyl Fencing from DuraMax. DuraGrain is a fully wood-grained vinyl fence that looks and feels like a traditional wood fence but is durable and low maintenance because of DuraMax's specially formulated vinyl material. Unlike wood, DuraMax vinyl will not rot, pit, attract termites and is UV protected to prevent fading and discoloration.
Available in six distinct colors that can be mixed and matched with smooth or grained posts and rails; DuraGrain can enhance the look of any home. The absolute best way to increase the value of your home and to enhance your backyard is to add a wood-grained DuraGrain vinyl fence.
DURAMAX
Engineered For Maximum Durability

The Beauty of Wood Grain in Durable Vinyl
DURAGrain
Beautiful Wood-Grained Fencing
• Enjoy the Rich Look of Grained Woods
• Choose From 6 Natural Wood-Grain Colors
• Accent Your Home With Different Post & Rail Colors or Smooth Finishes
• Increase the Value of Your Home
• Low Maintenance
• Fire Resistant
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DURAMAX Building Products

Engineered For Maximum Durability™

WHY DURAGRAIN FROM DURAMAX?

For over 20 years DuraMax has been manufacturing vinyl building products in the Southwest. Our vinyl fencing has been specifically designed to meet the demanding weather conditions of the hot sun in the Southwest region.

Here are the key advantages you'll get by choosing DuraGrain from DuraMax:

- **Affordable** - Enjoy the rich look of grained wood fencing but at a cost that is affordable! DuraGrain's simple add-on-pricing allows you to select the items, colors and styles that best show off your yard and stay within your budget. It's never been this affordable to own a low maintenance vinyl fence that looks like wood.
- **Beautiful** - Adding a DuraGrain fence to your house will not only improve the value of your property but it will also greatly enhance the aesthetics. You can enhance the look and feel of your backyard and your home in one weekend!
- **Durable** - Our proprietary DuraResin vinyl material is used in all our DuraGrain fences. DuraResin boasts over 12 parts TiO2 (Titanium Dioxide) and other highly perfected UV inhibitors that can deliver an extra 25% durability under even the harshest Southwest sun.

POST CAPS TO COMPLEMENT YOUR FENCE

6 NATURAL WOOD-GRAIN COLORS

Go Green with DuraMAX!

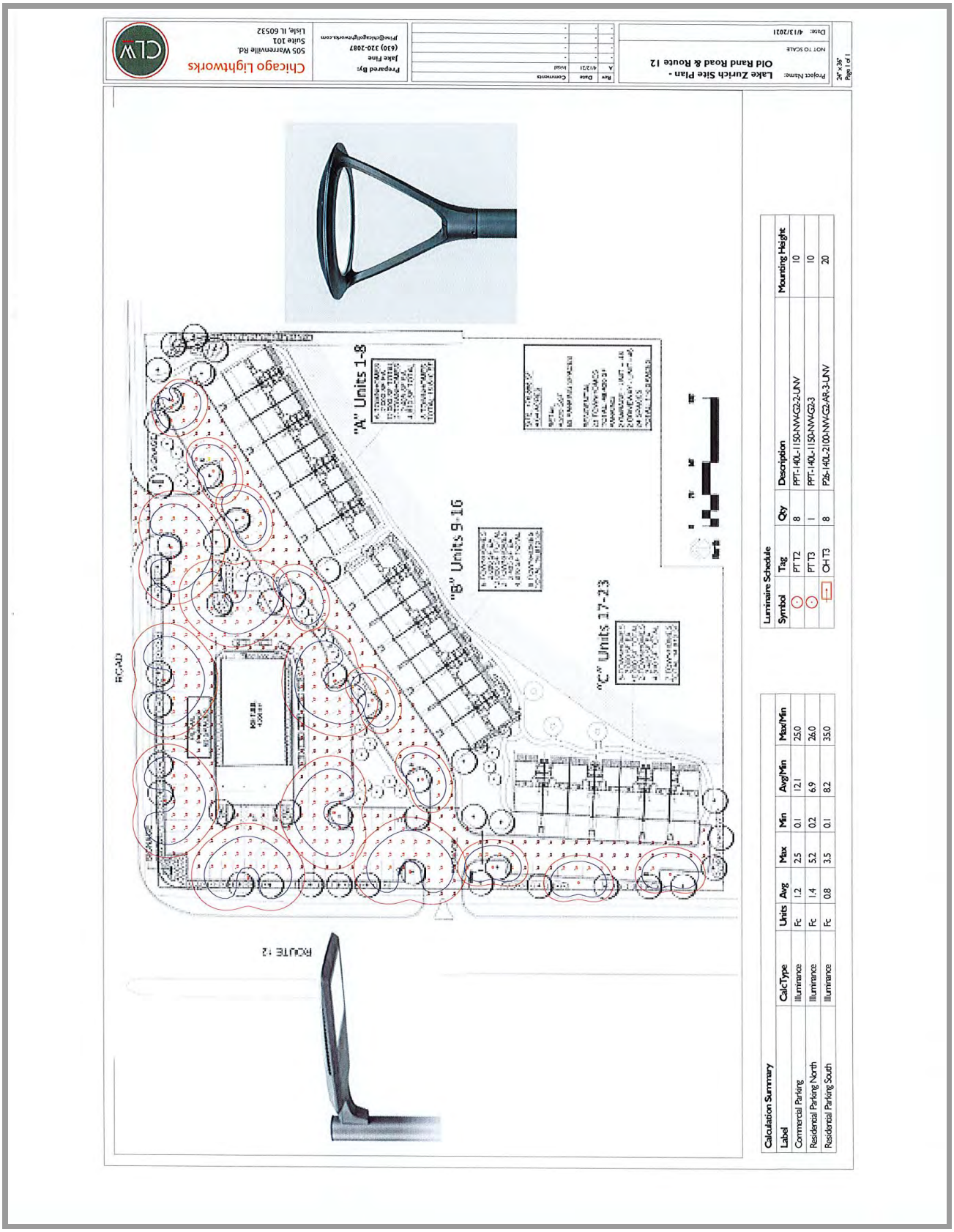
DuraMAX Vinyl Building Products are 100% recyclable and reusable. They never need to end up in a landfill. In fact, we recycle over a million pounds of Polyvinyl every year!

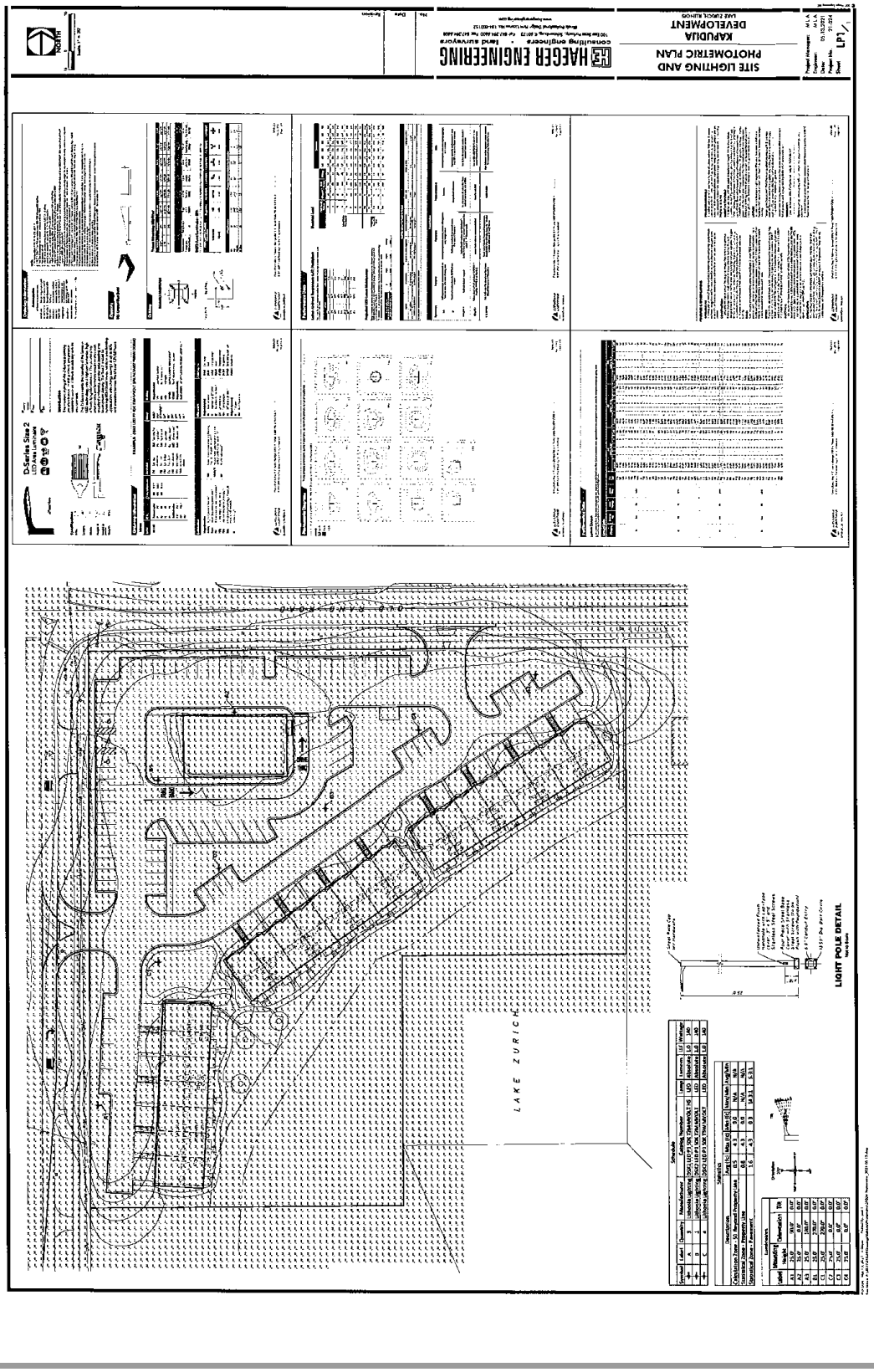
The USGBC found that Poly Vinyl performs better relative to environmental impact than alternative materials studied.

LEADING | HEALTHY | RECYCLABLE | NFPA | Participating MANUFACTURER

Distributed By:

DuraMAX Building Products, A Division of US Polymers Inc. 10575 S. Vicil Ave. Montebello, CA 90640 • www.DuramaxBP.com • © USP 2014


Project Name: Lake Zurich Site Plan - Old Rand Road & Route 12
NOT TO SCALE
Date: 4/13/2021
Rev Date Issue Comments
A 4/12/21 Issue
Prepared By: Jake Fine (630) 320-2087 JFine@chicagolightworks.com
Chicago Lightworks 505 Warrenville Rd. Suite 101 Lisle, IL 60532
24" x 36" Page 1 of 1
"A" Units 1-8
"B" Units 9-16
"C" Units 17-23
ROAD
ROUTE 12
Luminaire Schedule
Symbol Tag Qty Description Mounting Height
PFT T2 8 PFT-140L-1150-NW-G2-2-UNV 10
PFT T3 1 PFT-140L-1150-NW-G2-3 10
CH T3 8 P26-140L-2100-NW-G2-AR-3-UNV 20
Calculation Summary
Label CalcType Units Avg Max Min Avg/Min Max/Min
Commercial Parking Illuminance Fc 1.2 2.5 0.1 12.1 25.0
Residential Parking North Illuminance Fc 1.4 5.2 0.2 6.9 26.0
Residential Parking South Illuminance Fc 0.8 3.5 0.1 8.2 35.0


SITE LIGHTING AND
PHOTOMETRIC PLAN
KAPUDIJA
DEVELOPMENT
LAKE ZURICH, ILLINOIS
HAEGER ENGINEERING
consulting engineers • land surveyors
LP1
LAKE ZURICH
LIGHT POLE DETAIL
D-Series Size 2
LED Area Luminaire

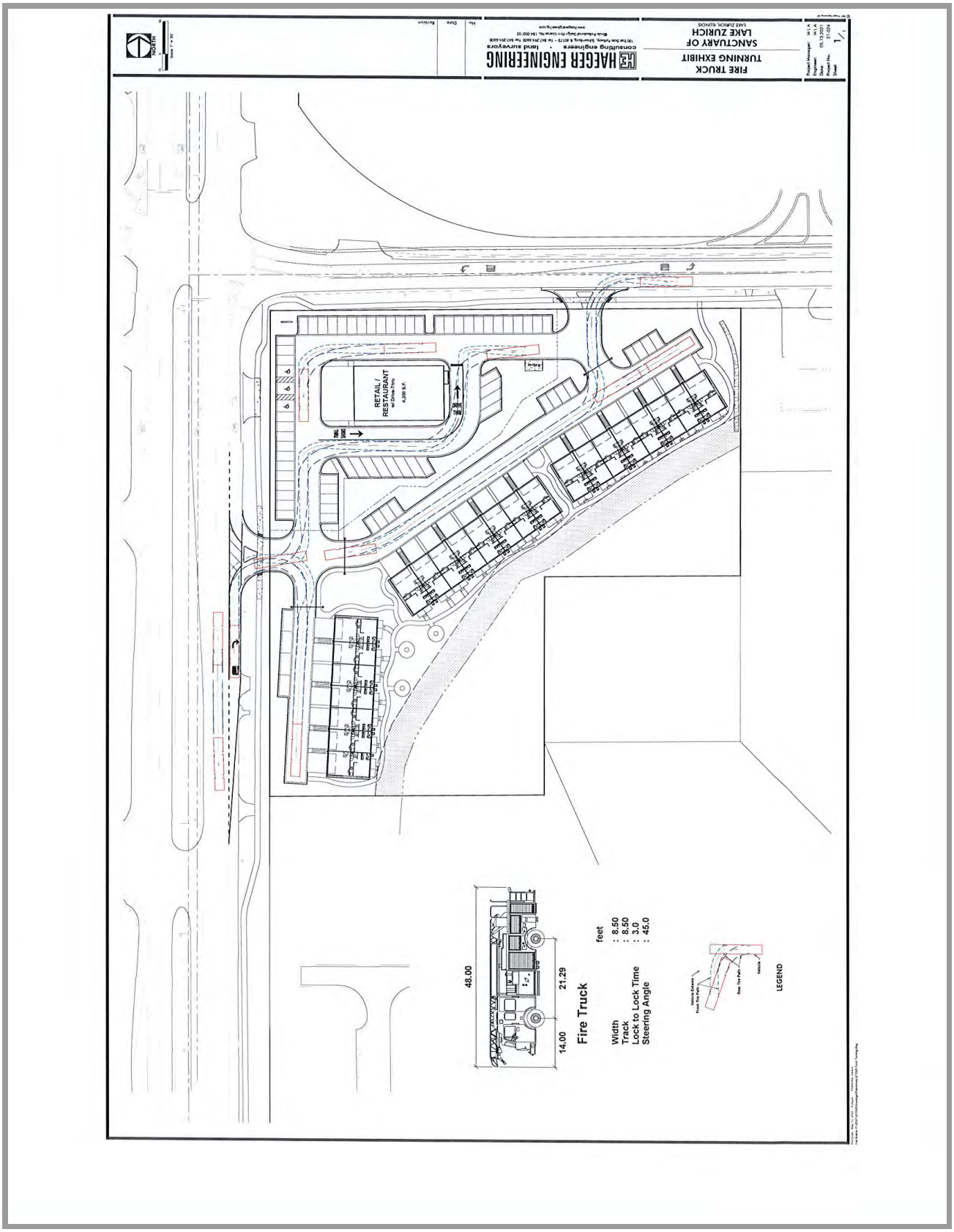

FIRE TRUCK
TURNING EXHIBIT
SANCTUARY OF
LAKE ZURICH
LAKE ZURICH, ILLINOIS
HAEGER ENGINEERING
consulting engineers • land surveyors
RETAIL / RESTAURANT
w/ Drive-Thru
4,200 S.F.
48.00
21.29
14.00
Fire Truck
feet
Width : 8.50
Track : 8.50
Lock to Lock Time : 3.0
Steering Angle : 45.0
LEGEND
NORTH

EXHIBIT C

May 19, 2021 staff report and planning and zoning commission final recommendation/conditions

PAMPHLET

BACK OF PAMPHLET

ORDINANCE # 2021-07-421

AN ORDINANCE GRANTING APPROVAL OF A
PLANNED UNIT DEVELOPMENT, AMENDMENT TO THE
OFFICIAL ZONING MAP, SUBDIVISION PLAT, DEVELOPMENT CONCEPT
AND FINAL PLAN, SPECIAL USE PERMITS AND
MODIFICATIONS TO THE ZONING AND LAND DEVELOPMENT CODE
FOR A MIXED-USE SUBDIVISION.

(300 *North Rand Road/881 North Old Rand Road and 320 North Rand Road)*

Published in pamphlet form this July 26th, 2021 by Order of the Corporate Authorities of the Village of Lake Zurich, Lake County, Illinois.

C

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

At the Heart of Community

APPLICATION PZC 2021-03 **AGENDA ITEM 4.A**

Public Hearing Opened: April 21, 2021
Continued Consideration: May 19, 2021

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: May 19, 2020

Re: **The Sanctuary of Lake Zurich**
300 North Rand Road/881 North Old Rand Road and 320 North Rand Road
Planned Unit Development (PUD)

SUBJECT

Mr. Romeo Kapudija of Miller Street Partners (the "Applicant") is the applicant for a mixed-use development known as "The Sanctuary of Lake Zurich," containing commercial uses within a 4,200 square-foot building and 23 residential townhomes within three buildings. The property comprises four parcels with frontage along the lake. The current owners of the property are Lakeside Condominiums of Lake Zurich, LLC and Holmes Lake Properties, LLC.

The public hearing was opened by the PZC on April 21, 2021, but continued at the request of the Applicant to provide additional time to address comments and a request for documentation from the village's Development Review Team (DRT) and other interested parties.

GENERAL INFORMATION

Requested Action: Planned Unit Development (PUD)
Development Concept Plan
Special Use Permit for Requested Land uses
Site Plan Approval and Exterior Appearance Review

Staff Report
APPLICATION PZC 2021-03

Community Development Department
PZC Hearing Date: May 19, 2021

Current Zoning:	B-1 Local and Community Business District
Proposed Zoning	B-1 Local and Community Business District (0.93 acres) R-6 Multiple-Family Residential District (1.97 acres)
Current Use:	Vacant Property/Bait Shop
Proposed Use:	Commercial Space; Multiple-Family Residences
Property Location:	300 North Rand Road/881 North Old Rand Road and 320 North Rand Road (all extending over 4 parcels)
Applicants:	Romeo Kapudija of Miller Street Partners
Owners:	Lakeside Condominiums of Lake Zurich, LLC Holmes Lake Properties, LLC
Staff Coordinator:	Tim Verbeke, Planner Sarosh Saher, Community Development Director

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

Mr. Romeo Kapudija (the "Applicant"), of Miller Street Partners, is the Applicant for the proposed Planned Unit Development located on the southwest corner of U.S. Route 12 (Rand Road) and Old Rand Road, and legally described in Exhibit A attached hereto ("Subject Property").

The Applicant filed an application with the Village of Lake Zurich received on April 5, 2021 (the "Application") seeking:

- A Special Use Permit for a Planned Unit Development (PUD) and Approval of a Development Concept Plan to develop the property with a commercial space and multiple-family residences

- Rezoning the property within the B-1 Local and Community Business District and R-6 Multiple-Family Residential District
- Special Use Permits to establish various uses including but not limited to drive-through facilities accessory to permitted eating places and outdoor seating accessory to permitted eating places or accessory to a special use within the municipal code
- Exterior Appearance and Site Plan Approval consistent with a Development Concept Plan

Existing Conditions
The combined properties comprise 4 parcels with total area of 176,888 sq.ft. (4.04 acres), of which approximately 50,263 sq.ft. (1.15 acres) is lake bottom property. The total remaining buildable area is 126,625 sq.ft. (2.9 acres). *Note: this property data is derived from Lake County GIS.*

The combined property is currently vacant with the exception of a brick commercial building located at its southerly end formerly used as a bait shop. It is zoned within the B-1 Local and Community Business District and LP Lake Protection District. It has two points of vehicular access off Rand Road. A few additional signs of the previous development remain in the form of a building pad and portion of the paved vehicular areas.

Proposal
The Applicant is proposing a concept for mixed-used development consisting of townhomes and a commercial building.

Townhome Buildings
The townhomes comprise 23 units within three buildings as follows:

- Building A – 8 units total with 6 units of 2,000 square feet and 2 units of 2,405 square feet
- Building B – 8 units total with 6 units of 2,000 square feet and 2 units of 2,405 square feet
- Building C – 7 units total with 5 units of 2,000 square feet and 2 units of 2,405 square feet

The larger 2,405 square-foot units of each building comprise the end units and are 24 feet in width. The interior 2,000 square-foot units are 20 feet in width. The interior configuration of all units will be similar in that they will contain the garage and family room on the ground floor level, living, dining and galley kitchen on the main level (1st floor) and three bedrooms on the upper level (2nd floor).

The buildings are 3 stories in height with a maximum height of 35 feet. The townhomes will be constructed using contemporary materials and design and will include exterior fiber cement siding ("Nichiha") with metal panel systems around large aluminum windows. Portions of the roof will be constructed in standing seam metal. The elevations containing the main entrances (at the 2nd level) are proposed to face the interior of the lot. Both front and rear elevations will be detailed with balconies (terraces) accessed by French windows to maximize lake and interior lot views.

The townhome buildings are proposed to be located towards the rear of the property with frontage along the lake. The private drive entrances to the residential component is proposed to be gated to restrict vehicular access only to residents and their guests. The townhouse buildings are set back from the lake shore (edge of water at its ordinary high-water mark) for a distance of between 30 and 33 feet thereby providing a buffer between the water's edge and the building. However, pedestrian paths traverse through the buffer at certain points and in areas leading to the piers. The buffer will be planted with planning material per the requirements of the US Army Corps of Engineering and the Lake County Watershed Development Ordinance.

The units are proposed to be developed with anticipated price points beginning in the upper $500,000s.

The development will be provided with three piers containing 8 boat slips each on the lake for a total of 24 boat slips. No commercial marina or boat ramp is proposed. The three piers are intended for the purpose of private access of the individual homeowners within the townhouses.

Commercial Building
A commercial building consisting of a single story 4,200 square-foot building with a drive-through facility and outdoor seating is proposed at the corner facing Rand and Old Rand Road where the need for visibility is higher. The commercial building is proposed to be constructed in modular brick with aluminum storefront doors and windows. An outdoor (partially covered) plaza and seating area is proposed at the west end of the commercial building. The proposal suggests that the commercial building will contain two commercial establishments in the form of a quick service restaurant and a drive through establishment or a single high-end restaurant.

The two land uses are proposed to be separated by a landscaped area and onsite vehicle circulation. Landscaped areas are also proposed along the periphery of the site to screen the parking areas.

Off-street Parking
Parking for the residential component is proposed as follows:

- 2 spaces within an enclosed 2-car garage within each townhome unit (46 garage spaces)
- 2 spaces on the approach in front of each 2-car garage (46 driveway spaces)
- 16 spaces for visitor parking

Total residential parking – 108 spaces

Parking for the commercial component is proposed as follows:

- 60 spaces for the 4,200 square feet of commercial space (minimum 1 space per 3 persons, based on a seating capacity of 15 square feet per person)

The parking spaces and sidewalks are proposed to be constructed using permeable pavers throughout the development. This is a sustainable measure that will facilitate stormwater management and is a best management practice to improve the quality of discharged stormwater. A total of approximately 0.5 acre of paved area is proposed to be constructed using permeable pavers.

Pursuant to public notice published on April 3, 2021, in the Daily Herald, a public hearing had been scheduled with the Lake Zurich Planning & Zoning Commission for April 21, 2021, to consider the Application. On April 5, 2021, the Village posted a public hearing sign on the Subject Property (Exhibit B).

The public hearing was opened on April 21, 2021, but continued to May 19, 2021 to allow the applicant additional time to address the comments of the Development Review Team (DRT).

A. **Courtesy Review.** The Applicant, Mr. Kapudija first presented his concept to the Village Board at a Courtesy Review on December 7, 2020. At that time, the proposal included eight townhomes along the lake with a standalone 4,000 square-foot commercial building. The properties under consideration at that time were only the two northerly parcels at 300 North Rand Road and 881 North Old Rand Road. The video stream of the meeting can be viewed at the following link: https://play.champds.com/lakezurichil/event/9

At that courtesy review, Mr. Kapudija was also asked if he had reached out to the owners of the property to the south at 320 N Rand Road, to potentially propose a larger development by combining both properties. Mr. Kapudija had subsequently initiated a partnership with them and returned to the Village Board with a Courtesy update on February 16, 2021. The video stream of the meeting can be viewed at the following link: https://play.champds.com/lakezurichil/event/16

B. **Zoning and Development History.** The property is currently zoned within a business district and has been historically used for commercial purposes.

Records (historical aerial maps) show that since 1946 the corner parcel on the property had been improved with a smaller commercial building and its parking lot which was home to an establishment known as "Breezy Point." Over the next fifty years that property had many different restaurants and configurations ending with Taylor Street Café. Shortly thereafter, the adjacent parcel was developed with a 20-unit motel known as "Beach Motel." The motel building was built along the frontage of Old Rand Road with a parking lot at the rear facing the lake. The property also contained an "L" shaped pier for launching smaller water craft onto the lake. The corner building and the motel ceased operations, were demolished and all their features were removed between 1997 and 2000. The property has remained vacant since that time.

The parcel to the south along Rand Road was first developed with a bait shop in the 1950s known as "Lakeshore Bait & Boat." The facility offered the services of a bait shop and boat rental facility. Between the 1980s and 2006 the property saw different owners and uses including a lunch counter, a pier with rental boat slips for up to 30 boats, the sale of tropical plants, health food, boat storage and minor repair.
(*historical information provided courtesy of Mr. Phil Gardner, Ela Historical Society*)

In 1996 a proposal for a hotel known as "The Beverly Inn" was approved by the village, but never proceeded to construction. Since then the village has had numerous development inquiries on the property but none resulted in a formal submittal.

Between 2017 and 2020, village staff had been in conversation with a developer who proposed various iterations for the development of the property, the most recent of which was presented to the Village Board for courtesy review in 2020. That proposal had not proceeded any further since that time.

C. **Surrounding Land Use and Zoning.** The properties to the north, south and west are located within the B-1 district. The property to the north across Old Rand Road is being developed with the new Life Time physical fitness facility. The property to the south is currently vacant and used by the West Lake Beach Club. Farther south are the townhomes of Sandy Point Condominiums zoned within the R-6 multiple-family residential district consisting of 24 attached single-family residential units developed within 2- and 3-unit buildings.

The properties to the west across Rand Road are currently improved with smaller commercial uses also zoned within the B-1 business district.

The property to the northeast is zoned within the R-6 Multiple Family Residential District and is improved with the residences of Bayshore Village Condominiums consisting of 30 units within 3 buildings.

The lake is located to the east of the property.

D. **Lake Access.** The subject property has historically enjoyed lake access by means of piers and boat launches as early as the 1940s. Historical aerial maps of the property indicate that a number of piers were constructed on the combined properties in various lengths and configurations ranging from 1 pier in the late 1970s and 1980s to 6 piers in the 1990s and three longer piers in the early 2000s. The larger piers appear to have been removed by around 2008 and replaced with a new pier was installed at the southern parcel in recent years.

E. **Trend of Development.** The mixed-use development is proposed along the northern portion of Route 12 (Rand Road) gateway as it enters Lake Zurich. That portion of the corridor is developed with multiple commercial and retail uses along Rand Road with medium density single-family and multiple family residential development in the adjacent areas of the corridor. The property is located at a prominent corner of the intersection of Rand Road and Old Rand Road.

F. **Zoning District**. The proposed residential component will consist of multi-family townhouses. Based on the bulk requirements of the zoning code, this component will be zoned within the R-6 multiple-family residential district. This zoning classification provides for townhouse, two-family, and multiple-family residential development. The R-

6 district is intended to function principally as a transition between single- family detached houses and other zoning districts and to provide for lower density townhouse and two-family building types, which may result in higher densities than in single-family developments.

G. The current zoning classification within the B-1 Local and Community Business District will remain for the proposed commercial building on the corner of the development. 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.

GENERAL FINDINGS

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.

9-22-5: STANDARDS FOR PLANNED UNIT DEVELOPMENTS (PUD).

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: 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 entire property that is subject to the PUD is under contract to be purchased by the Applicant, Mr. Romeo Kapudija of Miller Street Partners.

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: 4 parcels with total area of 176,888 sq.ft. (4.04 acres), of which approximately 50,263 sq.ft. (1.15 acres) is lake bottom property. The total remaining buildable area is 126,625 sq.ft. (2.9 acres). The buildable area is an irregularly shaped assemblage of parcels, whose shape is defined by the two relatively straight roadways along the north and west, and by the shoreline of the lake along the east. The property possesses sufficient size and shape to be developed as a single planned unit development containing both the commercial and residential components as proposed.

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. Easements for onsite improvements will be provided at the time of Final Plan consideration. Management of the commercial/retail lease spaces will be undertaken by each property owner and/or its management company. The residential townhouse component of the development will be managed by a Homeowners Association that will be required to adopt its declarations of covenants, rights, and restrictions. The declarations will need to be reviewed and approved by the village prior to Final Plan approval.

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: Standard met. The developer has not proposed any open space within the developable portion of the property. However, its adjacency to the lake provides a private amenity to the residents of the townhomes. However, the undeveloped (lake bottom) portion of the property does not constitute acceptable open space by the Village as dedicated public land. Park impact fees are therefore charged by the village in lieu of or in combination with the dedication of land to the village for park purposes (public parks), per Section 10-4-5 of the municipal code. Storm water detention areas, areas subject to natural resource protections, areas in the floodway or floodplain, and wetland are not accepted as dedication for park purposes.

The developer has been provided with the estimates for contribution of funds (park impact fees) to be paid in lieu of land dedication.

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: Standard Met. The townhouse component of the development contains common open space that includes private streets, land between the townhouse buildings, pedestrian pathways, the buffer open space between the lake and the buildings, and stormwater management facilities. These areas are proposed to be owned and maintained by a Homeowner's Association (HOA). The specific responsibilities of the HOA will be provided for through declarations of covenants, rights and restrictions that will be required to be submitted for review and approval at the time of final plan consideration.

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. The developer is proposing various landscape amenities within the development. These include perimeter landscaping around the parking lots and interior landscaped islands separating the commercial and residential components. Additionally, foundation landscaping is proposed around each building within the development.

Landscape material will be provided in the form of shade trees, ornamental trees, large shrubs, small shrubs, ornamental grasses, and perennials.

Pedestrian paths are proposed along the lake shore and around the residential buildings as amenities for the residents. These paths connect to outdoor amenities such as outdoor seating areas. The commercial component also proposes an outdoor seating area as an amenity to the patrons of the proposed restaurants.

The development is proposed to be screened from the adjacent property to the east (Bayshore Village) by means of a privacy fence and adjacent landscape material to reduce the barrier effect of the fence. No fence is proposed between the development and the open space of West Lake Beach Club.

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: Standard met. This standard is written within the framework of single-family detached homes, whose subdivisions are developed with public streets.

However, due to the nature of the subdivision and at the recommendation of the village Development Review Team (DRT), all streets within the development are proposed to be maintained as private streets. Such streets will be constructed to village construction standards applicable to public streets, and shall be owned and maintained by the HOA.

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. The existing public sidewalks along Rand Road and Old Rand Road will remain and be modified/reconstructed where access points are established or removed.

The internal private residential areas will also be provided with pedestrian sidewalks. These will be connected to the public sidewalks along Old Rand Road. Public sidewalks will be constructed with a width of 5 feet, while private sidewalks (along the lake and in-between residences will be constructed with a width of 4 feet.

9. Utilities: All utility lines shall be installed underground.

Staff Response: Currently, all private and public utilities proposed to serve the development itself are proposed to be installed underground.

There are existing regional overhead electrical cables that run along the western lot line (Rt 12, Rand Road) and are proposed to remain as the developer has not indicated an intent in burying these utilities along Rand Road.

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 residential and commercial uses that are proposed within such district.

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

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

A. General Standards: No special use permit for a planned unit development 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 be in substantial conformance with the purpose and intent of the respective Business and Residential Districts.

   One of the purposes and intents of the Zoning Code is to implement and foster the goals and policies of the Village's Official Comprehensive Plan. The commercial component of the development will continue to remain in substantial conformance with the purpose and intent of the B-1 Local & Community Business District and the land use designation of the adopted Comprehensive Plan.

   However, the remaining residential component will be rezoned within the R-6 multiple-family residential district. Even though this is not in keeping with the land use designation of the comprehensive plan, it is in keeping with the trend of development in the area.

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 commercial component of the development will have no undue adverse effect upon any adjacent properties. Commercial uses currently exist to the north and west of the commercial component.

The residential component will not have a negative impact on the public health, safety, or general welfare of the residents within the development or to the land uses to the east and south of the subject property. To further minimize the impact of the project on the immediately adjacent residential uses to the east, a fence and landscape material is being proposed along the common east lot line with Bayshore Village.

The residential component of the development is designed and located to serve as a transition from the commercial component at the corner to the condominium residences to the east and will complement such adjacent residential land uses.

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 proposed structures within the development will be constructed and arranged so as not to dominate the immediate vicinity, but instead strive for compatibility with surrounding uses.

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 will be served adequately by essential public facilities and services such as streets, utilities and stormwater management. The applicant has also agreed to adequately compensate the Village and other taxing bodies in the form of impact fee contributions towards the school district, library district and village parks.

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 property is located at the southwest corner of Rand Road and Old Rand Road and is currently vacant with one older commercial structure on the southwest corner. The proposed development will increase the density of development thereby resulting in a greater number of residents and visitors resulting vehicles that will be served by the adjacent commercial corridor.

   Route 12 (Rand Road) is under the jurisdiction of the Illinois Department of Transportation (IDOT) and is classified as a Strategic Regional Arterial (SRA). It is designed to accommodate in excess of 40,100 vehicles per day.

Old Rand Road is a local road under the jurisdiction of the village and currently carries an average daily volume of 4,200 vehicles. It has a lower posted speed limit of 35 miles per hour.

To determine the necessity of improvements needed or not to access the property as proposed, the developer conducted a traffic impact study which provided the following summarized inferences:

- **The traffic that will be generated by the proposed mixed-use development can be accommodated by the area roadway system.**
- **Geometric improvements and signal modifications are not required at the intersections of Rand Road with Old Rand Road/Ravinia Terrace. Overall, the proposed development will increase the volume of traffic traversing this intersection by less than one percent during the peak hours.**
- **Roadway and traffic control improvements are not required at the intersection of Old Rand Road with Pine Tree Road and Old Rand Road with the Bayshore Village westerly access drive/proposed Life Time Fitness three-quarter access drive.**
- **As part of the proposed development, the existing northbound right-turn lane on Rand Road at its signalized intersection with Old Rand Road will be extended through the proposed right-in/right-out access drive. This turn lane will provide 70 feet of storage and 150 feet of taper at the access drive.**
- **When the projected traffic volumes are compared to the turn lane warrant guidelines published in the IDOT BDE Manual, an exclusive right-turn lane is not warranted at the proposed right-in/right-out access drive on Old Rand Road.**
- **The locations of the proposed access drive will be adequate in accommodating the traffic estimated to be generated by the proposed development and will minimize interaction between residents and commercial patrons.**

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. While the proposed development will result in the demolition of the existing commercial building on the property, the building has not been identified as a designated historic property.

There are currently no wetland or natural resource protection areas within the buildable portion of the property. The property was used for various commercial uses since the 1940s.

The developer has proposed preserving existing healthy trees on the site where possible. Additionally, sustainable and environmentally sensitive measures are being proposed to ensure the control of stormwater quality being released into the lake.

7. Compliance with Standards. The proposed use and development comply 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 by other governmental agencies and through the building codes on multiple family residential dwelling units and commercial/retail space.

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 assist in redeveloping and revitalizing a long-vacant but significant property within the Rand Road corridor with high value due to its proximity to the lake. This development will enhance Lake Zurich as a place for commercial activity (restaurants), and quality housing.

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: Not Applicable. There are no special standards for the residential or the commercial use that are currently proposed to be established within the development.

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 additional housing and commercial options to the village, while introducing a higher and better use to an otherwise vacant property.

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. The development is very specific to the subject property on which it is being proposed.

The developer has found and the Village is conceptually amenable to the land use and lot configuration that this property can sustain and be productively used. Based on its size, design, land use and operation, there are no alternative locations for this development to be more appropriately established.

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 developer has designed this development in a manner that will minimize any substantial adverse impact on the immediate vicinity.

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. Bulk Regulations.

a. Section 9-3-11.A.a and b. requires the maximum height of a residential building in the R-6 district no greater than 30 feet and for a maximum of 2.5 stories. The development proposes new townhouse buildings with a maximum height of 35 feet with 3 stories.

The number of stories is consistent with the residential condominiums to the east and the maximum height is lower than the maximum height of the life time building to the north across Old Rand Road which is being constructed to a height of 39'-11".

b. Section 9-3-11.C.1.b. the minimum front and corner side yard in the R-6 district is 25 feet. Additionally, Section 9-4-10.F 8 requires that all yards along every lot line

abutting Rt 12 (Rand Road) be no less than 50 feet. The development proposes parking lots that are constructed to within 5 feet of the street lot line.

Side and rear lot lines are proposed in conformance with the zoning code.

2. 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 3.0 foot-candles along portions of the frontage of the property with Rand Road.

While 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, the property to the east is residentially developed. A maximum of 0.6 foot-candles is noted along the eastern property line.

3. Parking Space Design.

a. Section 10-6-20 E.2. requires each off-street parking space be designed as a minimum nine feet (9') wide by twenty feet (20') long and not less than one hundred eighty (180) square feet; provided, however, that the minimum length of a perimeter space or space perpendicular to a landscape area shall be eighteen feet (18'). The development proposes perimeter spaces perpendicular to a landscape area, but designed with a maximum depth of 16.5 feet.

Additionally, the parking pads in front of garage should typically be designed with a depth of 20 feet in front of the garage door. The development proposes an 18-foot minimum depth in front of the garages of the residential units.

Staff has evaluated this condition prevalent within the neighboring municipality of Arlington Heights and found the reduction in parking space depth by 1.5 feet to be acceptable for mid-size vehicles. Larger vehicles with wheel bases and frames exceeding 18 feet will encroach into the drive aisle.

4. Pier Design

a. Section 9-7-C-3.A.1.d. requires that total deck area of a pier not exceed two hundred (200) square feet. The development is proposing three piers, each of which is approximately 400 square feet.

b. Section 9-7-C-3.A.1.h requires that no pier shall project into any waterway more than fifty feet (50') from the mean high-water elevation at the bank of such waterway. The three piers extend between 60 and 75 feet into the lake from the water's edge.

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 9-22-5: Standards for Planned Unit Developments
- Section 9-19-3: Standards for Special Use Permits

Staff has determined that all standards for approval have been met 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 2020-05, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions and updates required by Village Staff and applicable governmental agencies:
   a. Cover letter and Zoning Application dated April 5, 2021, prepared and submitted by Mr. Romeo Kapudija of Miller Street Partners
   b. Exhibit A: Legal Description of the Subject Property.
   c. Preliminary Site Plan, Building Elevations, Views and Signage prepared by Funke Architects dated April 8, 2021
   d. Preliminary Landscape Plan prepared by Blue Stem Design Inc., dated April 6, 2021.
   e. Boundary and Topographic Survey prepared by Haeger Engineering dated March 10, 2021.
   f. Preliminary Plat of Subdivision prepared by Haeger Engineering, dated March 31, 2021.
   g. Preliminary Engineering Report prepared by Haeger Engineering, dated March 31, 2021.
   h. Preliminary Engineering exhibits prepared by Haeger Engineering, Sheets C1.0 to C6.0 dated March 31, 2021.
   i. Wetland Delineation Report prepared by Haeger Engineering, dated April 8, 2021.
   j. Traffic Impact Study prepared by KLOA, Inc., dated April 8, 2021.
   k. Preliminary Lighting plan prepared by Chicago Lightworks, dated April 13, 2021
   l. Site Lighting and Photometric Plan prepared by Haeger Engineering, dated April 7, 2021.

2. All signage shall conform to the requirements of the sign code (Title 12 : Signs). Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.

3. All trees, hedges, signs or other obstructions which could prevent persons driving vehicles on Route 12 and Old Rand Road from obtaining a clear view of traffic when approaching

the intersection or a pedestrian crosswalk shall be maintained at a low height and signs shall be adequately set back from the corner.

4. The following shall be submitted or confirmed prior to the submission of the Final Plan:
   a. The construction of all proposed piers shall conform to the requirements of Section 9-7C-3.A.1. "Piers" of the Lake Zurich Municipal Code unless allowed through modifications to the code.
   b. Details of the proposed shoreline improvements, dock/pier improvements (including but not limited to location, design, construction/landscape materials and operation).
   c. Detailed justification analysis pertaining to the proposed buffer in relation to Lake County Watershed Development Ordinance and US Army Corps of Engineers

5. The development shall be adequately screened from the adjacent property to the east by means of a privacy fence no higher than 6 feet in height.

6. Prior to Final Plan approval, the final illumination and lighting plans shall be submitted for review. The following additional requirements shall apply to the development.
   a. No wall-mounted exterior illumination to be installed on the east elevation of the buildings facing east and south, and no free-standing illumination (area lights) to be installed along the easterly and southerly boundaries of the site, which are adjacent to neighboring residential and open space property.
   b. The maximum height of light standards shall not to exceed 20 feet, and light standard shields should direct light away from the adjacent properties to the east and south.

7. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities, landscape material within common open space and the sea wall. The provisions for such HOA shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village.

8. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.

9. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements, in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:

- Establishment of a "backup" open space, stormwater management, snow removal, sea wall and private roadway repair and replacement Special Service Area (SSA) to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.

10. The Developer shall be responsible to obtain initial comment and consent of the locations of the access points to the property on Route 12 (Rand Road) from the Illinois Department of Transportation (IDOT) before moving forward with the Development. If Developer intends to move forward with the Development prior to the receipt of IDOT approvals and permits, it shall do so at its own risk. Modifications to the location and design of the access points as required by IDOT shall be the responsibility of and completed by the Developer in substantial conformance with this approval. The Developer shall acknowledge that if no approval from IDOT is received, then the Subject Property shall be restored back to its original state as defined by and agreed to by the Village.

11. The Developer shall be responsible for payment of the all Impact Fees and as a condition of the approval of the PUD and Final Plat. The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the applicable building and shall include the fees for all units contained within each residential building.

12. The Development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for the Subject Property.

Respectfully Submitted,

Tim Verbeke, Planner
Sarosh Saher, Community Development Director

Staff Report
APPLICATION PZC 2021-03

Community Development Department
PZC Hearing Date: May 19, 2021

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

The Sanctuary of Lake Zurich
300 North Rand Road/881 North Old Rand Road and 320 North Rand Road
May 19, 2021

The Planning & Zoning Commission recommends approval of Application PZC 2021-03, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated May 19, 2021 for this Application & 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 and updates required by Village Staff and applicable governmental agencies:
   a. Cover letter and Zoning Application dated April 5, 2021, prepared and submitted by Mr. Romeo Kapudija of Miller Street Partners
   b. Exhibit A: Legal Description of the Subject Property.
   c. Preliminary Site Plan, Building Elevations, Views and Signage prepared by Funke Architects dated April 8, 2021
   d. Preliminary Landscape Plan prepared by Blue Stem Design Inc., dated April 6, 2021.
   e. Boundary and Topographic Survey prepared by Haeger Engineering dated March 10, 2021.
   f. Preliminary Plat of Subdivision prepared by Haeger Engineering, dated March 31, 2021.
   g. Preliminary Engineering Report prepared by Haeger Engineering, dated March 31, 2021.
   h. Preliminary Engineering exhibits prepared by Haeger Engineering, Sheets C1.0 to C6.0 dated March 31, 2021.
   i. Wetland Delineation Report prepared by Haeger Engineering, dated April 8, 2021.
   j. Traffic Impact Study prepared by KLOA, Inc., dated April 8, 2021.
   k. Preliminary Lighting plan prepared by Chicago Lightworks, dated April 13, 2021
   l. Site Lighting and Photometric Plan prepared by Haeger Engineering, dated April 7, 2021.

2. All signage shall conform to the requirements of the sign code (Title 12 : Signs). Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.

3. All trees, hedges, signs or other obstructions which could prevent persons driving vehicles on Route 12 and Old Rand Road from obtaining a clear view of traffic when approaching the intersection or a pedestrian crosswalk shall be maintained at a low height and signs shall be adequately set back from the corner.

4. The following shall be submitted or confirmed prior to the submission of the Final Plan:
   a. The construction of all proposed piers shall conform to the requirements of Section 9-7C-3.A.1. "Piers" of the Lake Zurich Municipal Code unless allowed through modifications to the code.
   b. Details of the proposed shoreline improvements, dock/pier improvements (including but not limited to location, design, construction/landscape materials and operation).
   c. Detailed justification analysis pertaining to the proposed buffer in relation to Lake County Watershed Development Ordinance and US Army Corps of Engineers

5. The development shall be adequately screened from the adjacent property to the east by means of a privacy fence no higher than 6 feet in height.

6. Prior to Final Plan approval, the final illumination and lighting plans shall be submitted for review. The following additional requirements shall apply to the development.
   a. No wall-mounted exterior illumination to be installed on the east elevation of the buildings facing east and south, and no free-standing illumination (area lights) to be installed along the easterly and southerly boundaries of the site, which are adjacent to neighboring residential and open space property.
   b. The maximum height of light standards shall not to exceed 20 feet, and light standard shields should direct light away from the adjacent properties to the east and south.

7. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities, landscape material within common open space and the sea wall. The provisions for such HOA shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village.

8. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.

9. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements, in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:
   - Establishment of a "backup" open space, stormwater management, snow removal, sea wall and private roadway repair and replacement Special Service Area (SSA)

to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.

10. The Developer shall be responsible to obtain initial comment and consent of the locations of the access points to the property on Route 12 (Rand Road) from the Illinois Department of Transportation (IDOT) before moving forward with the Development. If Developer intends to move forward with the Development prior to the receipt of IDOT approvals and permits, it shall do so at its own risk. Modifications to the location and design of the access points as required by IDOT shall be the responsibility of and completed by the Developer in substantial conformance with this approval. The Developer shall acknowledge that if no approval from IDOT is received, then the Subject Property shall be restored back to its original state as defined by and agreed to by the Village.

11. The Developer shall be responsible for payment of the all Impact Fees and as a condition of the approval of the PUD and Final Plat. The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the applicable building and shall include the fees for all units contained within each residential building.

12. The Development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for the Subject Property.

☒ 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

P.I.N. 14-18-400-005
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF U.S. ROAD NO. 12, 603.5 FEET SOUTH OF THE NORTH LINE AND 54.5 FEET EAST FROM THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 18; THENCE NORTH 88 DEGREES 57 MINUTES EAST ALONG THE SOUTH LINE EXTENDED WEST OF RAND ROAD, 218 FEET; THENCE SOUTH 0 DEGREES 20 MINUTES EAST 127.9 FEET; THENCE SOUTH 45 DEGREES 20 MINUTES EAST 165 FEET TO A POINT IN LAKE ZURICH; THENCE SOUTH 88 DEGREES 57 MINUTES WEST IN SAID LAKE, 70.7 FEET; THENDE NORTH 45 DEGREES 20 MINUTES WEST 165 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES WEST, 136.9 FEET TO THE EAST LINE OF SAID U.S. ROAD NO. 12; THENCE NORTHERLY ALONG SAID EAST LINE OF U.S. ROAD NO. 12, 127.98 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

P.I.N. 14-18-400-006
ALL OF VACATED LOT 5 AND A PART OF VACATED LOTS 1, 2, 3, 4, AND 18 IN BLOCK 21 IN FRANK W. KINGSLEY ZURICH HEIGHTS GOLF CLUB ESTATES, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF RAND ROAD WHICH IS NORTH 88 DEGREES 57 MINUTES EAST 272.5 FEET FROM A POINT ON THE WEST LINE OF AND 604.5 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, (SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT 490001); THENCE SOUTH 0 DEGREES 20 MINUTES EAST 127.9 FEET; THENCE SOUTH 45 DEGREES 20 MINUTES EAST 165 FEET TO A POINT IN LAKE ZURICH; THENCE NORTH 88 DEGREES 57 MINUTES EAST PARALLEL TO THE SOUTH LINE OF RAND ROAD, 140 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 1, BLOCK 21; THENCE NORHT ALONG SAID EAST LINE 244.6 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 21; THENCE WEST ALONG THE SOUTH LINE OF RAND ROAD, 225 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

P.I.N. 14-18-400-007
PARCEL 1A: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 18, 852.4 FEET SOUTH FROM TE NORTHWEST CORNER THEREROF; THENCE NORTH 88 DEGREES, 57 MINUTES EAST, PARALLEL TO THE NORTH LINE OF BLOCK 21 IN ZURICH HEIGHTS GOLF CLUB ESTATES (NOW VACATED) 331.3 FEET; THENCE SOUTH 195,98 FEET; THENCE SOUTH 88 DEGREES, 57 MINUTES WEST, 331.3 FEET TO

SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE NORTH 195.98 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING BETWEEN SAID WEST LINE OF THE SOUTHEAST QUART OF SECTION 18 AND THE EAST LINE OF U.S. ROUTE 12.
PARCEL 1B: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS DESCRIBED AS: BEGINNING ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 18, AT A POINT 732.4 FEET SOUTH FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES, 57 MINUTES EAST PARLLEL WITH THE NORTH LINE OF BLOCK 21 IN ZURICH HEIGHTS GOLF CLUB ESTATES (NOW VACATED) TO A POINT THAT IS 116.9 FEET EAST OF THE EAST LINE OF U.S. ROAD #12; THENCE SOUTH 45 DEGREES, 20 MINUTES EAST, ALONG THE SOUTHWESTERLY LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT 490002, 165 FEET; THENCE SOUTH 3.3 FEET; THENCE SOUTH 88 DEGREES, 57 MINUTES WEST, 331.3 FEET TO SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE NORTH 120 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING BETWEEN SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18 AND THE EAST LINE OF U.S. ROUTE 12.

P.I.N. 14-18-400-008
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 732.4 FEET SOUTH AND 54.5 FEET EAST OF THE NORTHWEST CORNER; THENCE NORTH 88 DEGREES, 57 MINUTES EAST 136.9 FEET; THENCE SOUTH 45 DEGREES 20 MINUTES EAST, 165 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF BLOCK 22 TO THE NORTH LINE OF BLOCK 23; TEHNCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF BLOCK 22; THENCE NORTH ALONG THE SAID WEST LINE TO A POINT 224.6 FEET SOUTH OF THE SOUTH LINE OF OLD RAND ROAD; THENCE WEST TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF LAKE, STATE OF ILLINOIS.

Parcels Involved: 14-18-400-005, 14-18-400-006, 14-18-400-007 and 14-18-400-008.

EXHIBIT B

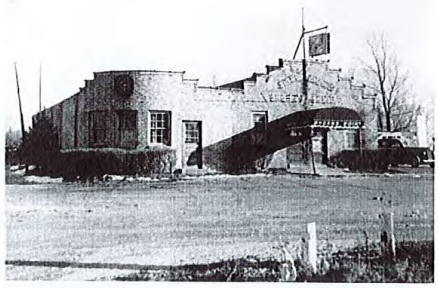
PUBLIC HEARING NOTIFICATION SIGNS ON PROPERTY

Current Views of the site.

Staff Report
APPLICATION PZC 2021-03

Community Development Department
PZC Hearing Date: May 19, 2021

Historical Views of the site
(Courtesy of Phil Gardner, Ela Historical Society)



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

APPLICATION PZC 2023-07 **AGENDA ITEM 4.C**
Public Hearing: March 15, 2023

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: March 15, 2023

Re: PZC 2023-07 Wildwood Estates of Lake Zurich PUD Amendment
Planned Unit Development (PUD) – Adjustment to Final Plan approved by Ordinance 2020-09-384

SUBJECT

Mr. Gregory Schmitt representing Wildwood of Lake Zurich, LLC (the "Applicant" and "Owner") requests an Adjustment to the Final Plan for Wildwood Estates of Lake Zurich to allow for decks and other enclosed structures to encroach into the rear yard setback of all lots at the Subject Property. The property was annexed to the Village in 2020 and the project for the construction of 24 new duplex homes on 12 lots was approved through PUD Ordinance No. 2020-09-384.

GENERAL INFORMATION

Requested Action:	Adjustment to Final Plan through Amendment of Ordinance 2020-09-384
Current Zoning	R-6 Multiple-Family Residential District OS Open Space District
Current Use:	Property under development for 24 Duplex Residences
Property Location:	1121-1235 Honey Lake Road
Applicant and Owner:	Wildwood of Lake Zurich, LLC
Staff Coordinator(s):	Tim Verbeke, Planner Sarosh Saher, Community Development Director

Staff Report **Community Development Department**
APPLICATION PZC 2023-07 **PZC Hearing Date: March 15, 2023**

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

Mr. Gregory Schmitt representing Wildwood of Lake Zurich, LLC (the "Applicant" and "Owner") is a partner in the development of Wildwood Estates of Lake Zurich located on the south side of Honey Lake Road, and legally described in Exhibit A attached hereto ("Subject Property").

Specifically, the Applicant is requesting the following:

- Adjustment to the Final Plan approved by Ordinance 2020-09-384 to allow for decks and other attached enclosed structures to encroach no more than 10 feet into the rear yard setback of all duplex lots.

Development is currently under way at the Subject Property. A PUD was approved for the construction of 24 duplex residential homes on 12 lots at the Subject Property. Approval was granted through Village Ordinance No. 2020-09-384 entitled "An Ordinance Rezoning Newly Annexed Property within an R-6 Multiple-Family Residential District, and OS Open Space District, and Granting Approval of a Planned Unit Development, Development Concept and Final Plan and Modifications to the Zoning and Land Development Code for a Residential Subdivision. *(Wildwood Estates of Lake Zurich at 24909 Signal Hill Road (Hummel Property).*

The developer had proposed three models in various combinations of duplex pairs to be located on the 12 lots of the subdivision. Due to the lower number (3) of proposed models, the developer had proposed to stagger the front elevations of the buildings from the street so as not to create a monotonous look along Honey Lake Road. However, the staggered configuration did not leave much room for decks and other attached enclosed structures to be constructed at the rear of the homes.

As it relates to setbacks approved for the project, Ordinance No. 2020-09-384 provided for the following conditions and relief from the require zoning code:

Section 4: Modifications from the provisions of the zoning and land development code:
A. The Applicant shall be granted a modification to develop lots with a minimum side yard setback of 6 feet throughout the proposed subdivision; whereas Section 9-3-11.C.2.A requires principal structures in the R-6 Multiple-Family Residential zoning district to have a minimum side yard

setback of 7 feet. (Relief on the side yard setbacks).

No relief from the rear yard setback was requested or granted by the PUD ordinance. The rear yard setback remained at the required 30 feet.

Pursuant to public notice published on February 27, 2023, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for March 15, 2023, to consider the Application. On February 27, 2023, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Proposal

The duplex homes are proposed to be staggered at distances of 11'-9", 7'-9" and 4'-9" from the front setback line of 25 feet. These staggered distances are equivalent to 36'-9", 32'-9" and 29'-9" from the front lot line extending along Honey Lake Road.

The Applicant is requesting additional setback relief to allow for attached decks and other covered structures at the rear of the buildings to encroach into the rear yard setback. The requested encroachment is no greater than 10 feet. The modification is proposed at the rear of all lots that back up to the approximately 28 acres of open space that contains the detention areas, wetlands and unimproved open space and will therefore have no impact on surrounding residential properties in the area.

Analysis

All covered structures are currently required to be constructed outside of the 30-foot rear yard setback. This includes the primary residential buildings and any attached covered accessory structures such as covered decks (including decks covered with trellises and pergolas), three-season porches, sunrooms, room additions, etc.

The residential district zoning code provides exceptions for a number of specified structures and uses to be located within setback. These are listed in Section 9-3-11.E: "Exceptions and Explanatory Notes" of the Lake Zurich Zoning Code. The following listed exceptions are pertinent to the Applicant's request:

- Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than 2 feet from an exterior wall, but not in any side yard in the LP district; and
- Outside stairways that extend from an exterior wall, but not more than 3 feet into the required yard, not greater than a height of 4 feet or less, and not in any side yard in the LP district, and provided that such exterior wall shall be located outside of the required yard; and
- Terraces (patios), but not within 20 feet of any front, corner side, or rear lot line, and not within 5 feet of any interior side lot line; and

- Decks, swimming pools, swimming pool equipment, and gazebos in any residential district, but not in any front, corner side, or interior side yard and not within 23 feet of any rear lot line.

Based on the proposed configurations presented by the Applicant, no principal building will encroach into the 30-foot rear yard setback. Further, no changes to the approved building characteristics are requested.

The open space to the south will not be modified in any way other than what was approved through the PUD ordinance and site engineering plans. No changes or modification to the overall land development that is currently in progress are being requested.

Requested amendment to zoning relief for the planned unit development (PUD) to allow the rear-yard encroachment:

The Applicant was previously granted zoning relief from the requirements of side yard setbacks through Ordinance No. 2020-09-384. The Applicant is requesting relief on the rear yard setback as follows:

1. Rear Yards
   a. Zoning Code Section 9-3-11.C.3 requires a minimum rear yard setback of 30 feet for residential buildings and structures in the R-6 multiple-family residential district.
   The Applicant is requesting that certain structures including covered decks (including decks covered with trellises and pergolas), three-season porches, and sunrooms be allowed to encroach no more than 10 feet into the rear yard setback.

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 9-22-5: Standards for Planned Unit Developments; and
- Section 9-22-11: Adjustments to Final Plan During Development

Staff has determined that all standards for approval under Ordinance No. 2020-09-384 will continue to be met 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 2023-07, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions and updates required by Village Staff and applicable governmental agencies:
   a. Cover letter and Zoning Application dated February 21, 2023, prepared and submitted by Mr. Gregory Schmitt of Wildwood of Lake Zurich, LLC.
   b. Exhibit A: Legal Description of the Subject Property.
   c. Site Plans of typical lots, for the purpose of depicting the proposed rear yard setback modifications, Sheets A0.1, A0.2 and A0.3, prepared by Purohit Architects dated March 1, 2023.

2. The duplex units shall be staggered at distances of 11'-9", 7'-9" and 4'-9" from the front setback line of 25 feet, and no other dimensions without the review and approval of the Village. These staggered distances shall be equivalent to 36'-9", 32'-9" and 29'-9" from the front lot line extending along Honey Lake Road. No two adjacent lots shall be constructed at the same staggered setback distance from the front lot line. No less than 4 duplex lots consisting of two units each shall be developed with a 36'-9" setback, and no less than 4 duplex lots consisting of two units each shall be developed with a 29'-9" setback from the front lot line. Modifications to these staggered setback lines shall only be approved by action of the Lake Zurich Village Board of Trustees.

3. This adjustment to Final Plan shall only grant amendments to the rear yard setback as provided for in Ordinance No. 2020-09-384 and pursuant to Section 9-3-11.C.3. "Minimum Yards, Rear" of the Lake Zurich Municipal Code. All remaining provisions, terms and conditions provided for within Ordinance No. 2020-09-384 shall remain in full force and effect.

4. No increase in the amount of encroachment into the rear yard shall be permitted without further adjustment of the Final Plan approved through Ordinance No. 2020-09-384. Such adjustment shall require consideration of the request by the Planning and Zoning Commission through the public hearing process with final approval by the Lake Zurich Village Board.

5. No individual variations in the rear yard setback requirements shall be granted. Such condition shall be memorialized in the Home Owners Associations Declarations of Covenants, Rights and Restrictions.

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

Respectfully Submitted,

Tim Verbeke, Planner
Sarosh Saher, Community Development Director

Staff Report **Community Development Department**
APPLICATION PZC 2023-07 **PZC Hearing Date: March 15, 2023**

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

Wildwood Estates Lake Zurich
March 15, 2023

The Planning & Zoning Commission recommends approval of Application PZC 2023-07, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated March 15, 2023 for this Application & 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 and updates required by Village Staff and applicable governmental agencies:
   a. Cover letter and Zoning Application dated February 21, 2023, prepared and submitted by Mr. Gregory Schmitt of Wildwood of Lake Zurich, LLC.
   b. Exhibit A: Legal Description of the Subject Property.
   c. Site Plans of typical lots, for the purpose of depicting the proposed rear yard setback modifications, Sheets A0.1, A0.2 and A0.3, prepared by Purohit Architects dated March 1, 2023.

2. The duplex units shall be staggered at distances of 11'-9", 7'-9" and 4'-9" from the front setback line of 25 feet, and no other dimensions without the review and approval of the Village. These staggered distances shall be equivalent to 36'-9", 32'-9" and 29'-9" from the front lot line extending along Honey Lake Road. No two adjacent lots shall be constructed at the same staggered setback distance from the front lot line. No less than 4 duplex lots consisting of two units each shall be developed with a 36'-9" setback, and no less than 4 duplex lots consisting of two units each shall be developed with a 29'-9" setback from the front lot line. Modifications to these staggered setback lines shall only be approved by action of the Lake Zurich Village Board of Trustees.

3. This adjustment to Final Plan shall only grant amendments to the rear yard setback as provided for in Ordinance No. 2020-09-384 and pursuant to Section 9-3-11.C.3. "Minimum Yards, Rear" of the Lake Zurich Municipal Code. All remaining provisions, terms and conditions provided for within Ordinance No. 2020-09-384 shall remain in full force and effect.

4. No increase in the amount of encroachment into the rear yard shall be permitted without further adjustment of the Final Plan approved through Ordinance No. 2020-09-384. Such adjustment shall require consideration of the request by the Planning and Zoning Commission through the public hearing process with final approval by the Lake Zurich Village Board.

5. No individual variations in the rear yard setback requirements shall be granted. Such condition shall be memorialized in the Home Owners Associations Declarations of Covenants, Rights and Restrictions.

6. The construction of the buildings, structures and remaining 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

THE NORTH 1/2 OF GOVERNMENT LOT 2 OF THE NORTHWEST 1/4 OF SECTION 19 TOWNSHIP 43 RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS.

Parcel Involved: 14-19-100-001

Staff Report **Community Development Department**
APPLICATION PZC 2023-07 **PZC Hearing Date: March 15, 2023**

EXHIBIT B

PUBLIC HEARING NOTIFICATION SIGNS ON PROPERTY

February 21, 2023

Mr. Sarosh Saher

Community Development Director

Village of Lake Zurich

505 Telser Road

Lake Zurich, IL 60047

Dear Mr. Saher:

The developer of The Wildwood of lake Zurich project located on Honey Lake Road, Lake Zurich, Illinois kindly requests an amendment to our previously approved and existing R-6 PUD zoning relative to the property. In our meetings with the Plan Commission and Village Board we agreed to stagger the front elevations of our buildings so as not to have a long linear look along Honey Lake Road. We failed to realize in doing so that the present 30' rear setbacks in the R-6 zoning would impede us. By staggering the buildings our rear decks now encroach on the setbacks.

We would like to amend our presently approved R-6 PUD to allow for 20' setbacks, thus, allowing room needed for our buildings with attached decks. We do not believe this presents a hardship as the property to the rear is owned by us and is a designated wetlands with nothing ever to be built on it, thus, not harming any residences backing to us.

We would appreciate a timely action on this matter as the construction season is quickly approaching.

Respectfully,

Wildwood of Lake Zurich, LLC

By: Gregory C, Schmitt, Managing Partner

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: ALREADY ON FILE
2. Please attach complete legal description
3. Property Identification number(s): ALREADY ON FILE
4. Owner of record is: WILDWOOD OF LAKE ZURICH, LLC Phone: 847-612-3978
   E-Mail GREG.SCHMITT.PROSTIGE@GMAIL.COM Address: 3177 PAAR CIR., PORT CHARLOTTE, FL 33981
5. Applicant is (if different from owner): SAME Phone: —
   E-Mail — Address: —
6. Applicant's interest in the property (owner, agent, realtor, etc.): OWNER
7. All existing uses and improvements on the property are: VACANT — EXISTING R-6 PUD IS IN PLACE — JUST LOOKING TO AMEND SETBACKS
8. The proposed uses on the property are: TO BE 12 DUPLEX RESIDENTIAL BUILDINGS = 24 UNITS. LOOKING TO AMEND EXISTING PUD TO ALLOW FOR 20' SETBACKS
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: LOOKING TO AMEND EXISTING 30' SETBACKS TO 20'
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.

GREGORY C. SCHMITT (Name of applicant) (Signature of applicant)

Subscribed and sworn to before me this 21ST day of FEBRUARY, 2023.

OFFICIAL SEAL
PINKEY RAUNIYAR
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/08/23

(Notary Public) My Commission Expires 6/8/2023

2/21/23

SAME (**Name of Owner, if different**) (Signature of Owner, if different)

Subscribed and sworn to before me this ____ day of _____, 2023.

(Notary Public) My Commission Expires _____

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

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

☐ Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code R6-R5

(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 ALREADY GRANTED

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

☐ Planned Unit Development/Major Adjustment/Amendment ALREADY IN PLACE

(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 TO ALLOW EXISTING R-6 R5 of 30' SETBACKS TO 20'

(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.) ALREADY ON FILE

☐ Preliminary Plat of Subdivision ALREADY ON FILE

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

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

☐ Exterior Appearance Approval or Amendment ALREADY ON FILE
(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.

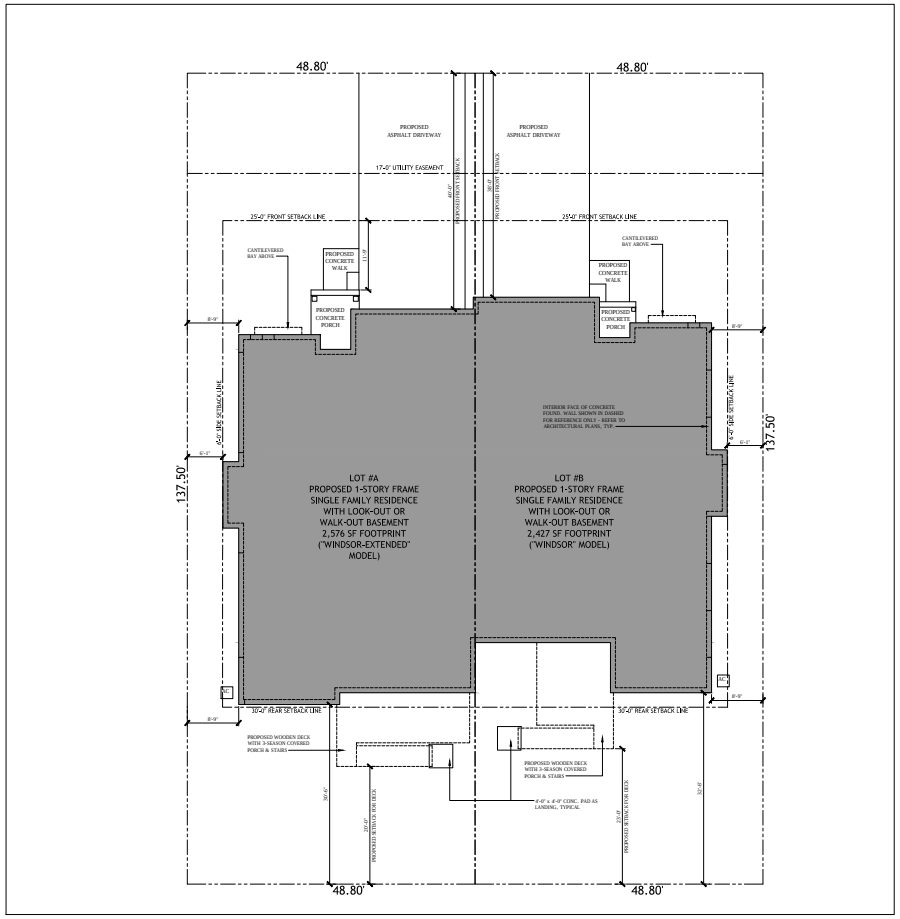
☐ Petition to Annex Certain Territory (Please complete attached petition) ALREADY DONE

☐ Application to Annex Certain Territory ALREADY ON FILE

COMPREHENSIVE PLAN APPLICATION

☐ Comprehensive Plan **Map** Amendment for ALREADY ON FILE

☐ Comprehensive Plan **Text** Amendment for ALREADY ON FILE



PROPOSED ARCHITECTURAL SITE PLAN - WINDSOR EXTENDED / WINDSOR **1**

SCALE: 1/8"= 1'-0"

N

Document Record:

Issued Date	Description
03.01.2023	To Village for Setback Variance

DO NOT SCALE THE DRAWINGS. PUROHIT ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY FOR USE OF INCORRECT SCALE. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR DISCOVERS ANY ERROR, OMISSION OR DISCREPANCY IN THE DRAWINGS OR OTHER CONTRACT DOCUMENTS WITH REGARD TO THE PROPER EXECUTION AND COMPLETION OF THE WORK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SHALL REQUEST A WRITTEN CORRECTION OR INTERPRETATION THEREOF PRIOR TO STARTING THIS AFFECTED WORK.

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License Expires: 04/30/2024

PUROHIT ARCHITECTS
251 BRADWELL ROAD,
INVERNESS, IL 60010
Tel. (847) 220-8037
Cell. (847) 757-1618
info@purohitarchitects.com
www.purohitarchitects.com

Projades Wildwood Estates of Lake Zurich
1121 Honey Lake Road - 1235 Honey Lake Road, Lake Zurich IL
Proposed Variance for Rear-Yard Setback for the Deck / Stairs

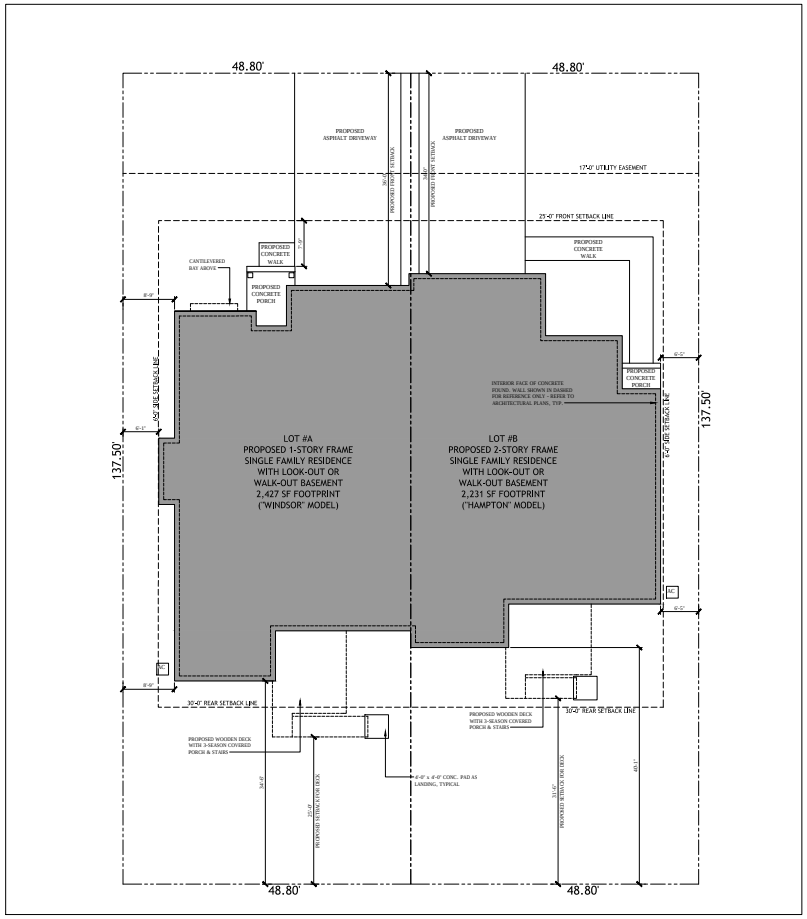
Issue Date: MARCH 1, 2023
Drawn By: PAI

Sheet:
PROPOSED ARCHITECTURAL SITE PLAN

A0.1

PAI PROJECT NUMBER
22140.01

These drawings may have been reproduced at a scale different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale. Do not scale drawings, contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.



PROPOSED ARCHITECTURAL SITE PLAN - WINDSOR / HAMPTON 1

SCALE: 1/8"= 1'-0"

N

Document Record:

Issued Date	Description
03.01.2023	To Village for Setback Variance

DO NOT SCALE THE DRAWINGS. PUROHIT ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY FOR USE OF INCORRECT SCALE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR DISCOVERS ANY ERROR, OMISSION OR CONFLICT IN THE DIMENSIONS OR CONDITIONS OF THE DOCUMENTS WITH REGARD TO THE PROPER EXECUTION AND COMPLETION OF THE WORK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SHALL OBTAIN THE NECESSARY CORRECTION OR INTERPRETATION THEREOF PRIOR TO STARTING THE AFFECTED WORK.

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PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION LICENSE NO.: 184.005565
License Expires: 04/30/2024

PUROHIT ARCHITECTS
251 BRADWELL ROAD,
INVERNESS, IL 60010
Tel. (847) 220-8037
Cell. (847) 757-1618
info@purohitarchitects.com
www.purohitarchitects.com

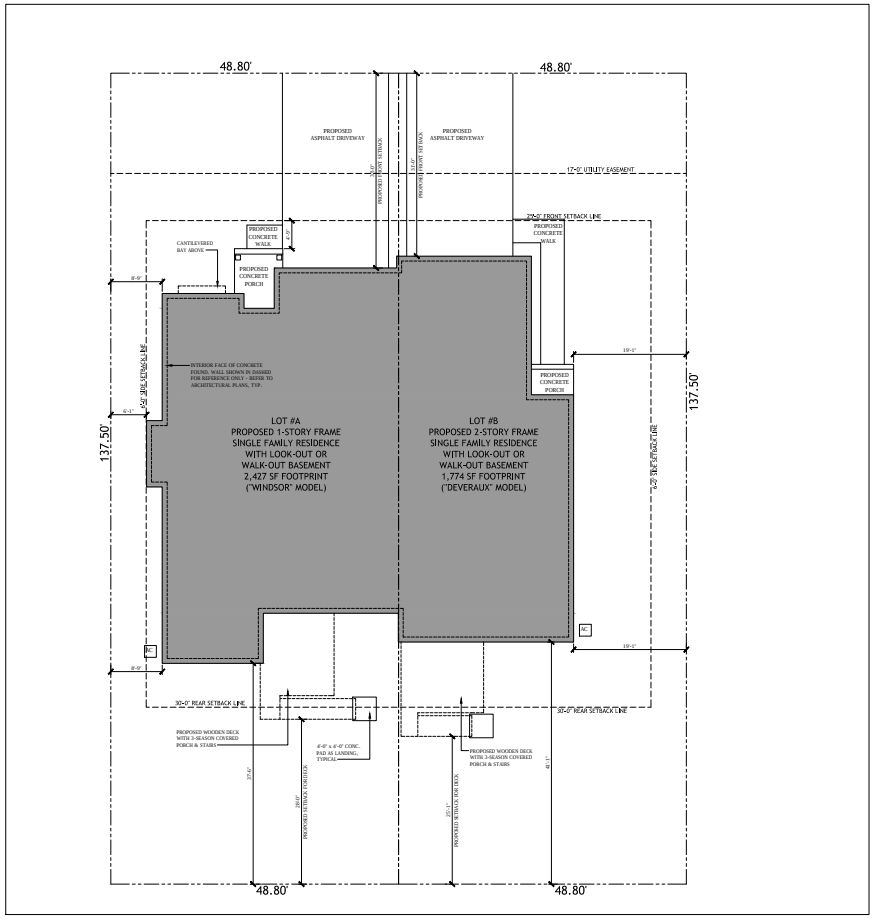
Projades Wildwood Estates of Lake Zurich
1121 Honey Lake Road - 1235 Honey Lake Road, Lake Zurich IL
Proposed Variance for Rear-Yard Setback for the Deck / Stairs

Issue Date: MARCH 1, 2023
Drawn By: PAI
Sheet:
PROPOSED ARCHITECTURAL SITE PLAN

A0.2

PAI PROJECT NUMBER
22140.01

These drawings may have been reproduced at a scale different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale. Do not scale drawings, contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.



PROPOSED ARCHITECTURAL SITE PLAN - WINDSOR / DEVERAUX 1

SCALE: 1/8"= 1'-0"

N

Document Record:

Issued Date	Description
03.01.2023	To Village for Setback Variance

DO NOT SCALE THE DRAWINGS. PUROHIT ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY FOR USE OF INCORRECT SCALE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION, IN THE EVENT THAT THE CONTRACTOR DISCOVERS ANY ERROR, OMISSION OR DISCREPANCY IN THE DRAWINGS OR OTHER CONTRACT DOCUMENTS WITH REGARD TO THE PROPER EXECUTION AND COMPLETION OF THE WORK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SHALL REQUEST HIS WRITTEN CORRECTION OR INTERPRETATION THEREOF PRIOR TO STARTING THIS AFFECTED WORK.

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS © 2021-2023 PUROHIT ARCHITECTS, INC. ALL RIGHTS RESERVED. THESE PLANS AND SPECIFICATIONS ARE PROPRIETARY AND NOT TO BE REPRODUCED OR COPIED IN WHOLE OR PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT.

PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION LICENSE NO.: 184.005565
License Expires: 04/30/2024

PUROHIT ARCHITECTS
251 BRADWELL ROAD,
INVERNESS, IL 60010
Tel. (847) 220-8037
Cell. (847) 757-1618
info@purohitarchitects.com
www.purohitarchitects.com

Projades Wildwood Estates of Lake Zurich
1121 Honey Lake Road - 1235 Honey Lake Road, Lake Zurich IL
Proposed Variance for Rear-Yard Setback for the Deck / Stairs

Issue Date: MARCH 1, 2023
Drawn By: PAI
Sheet:
PROPOSED ARCHITECTURAL SITE PLAN

A0.3

PAI PROJECT NUMBER
22140.01

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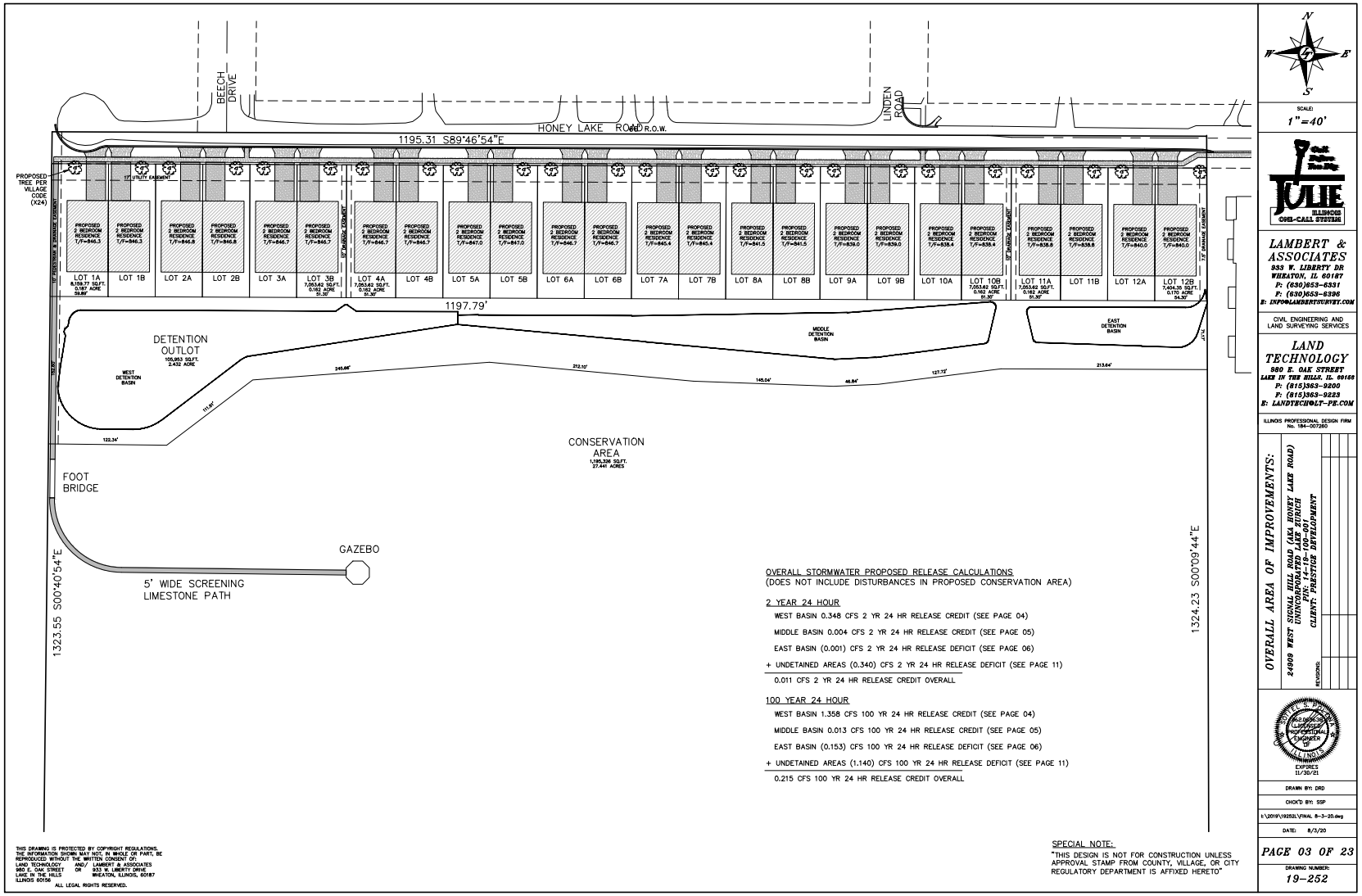

BEECH DRIVE
LINDEN ROAD
HONEY LAKE ROAD
66' R.O.W.
1195.31 S89°46'54"E
PROPOSED TREE PER VILLAGE CODE (X24)
17' UTILITY EASEMENT
LOT 1A
LOT 1B
LOT 2A
LOT 2B
LOT 3A
LOT 3B
LOT 4A
LOT 4B
LOT 5A
LOT 5B
LOT 6A
LOT 6B
LOT 7A
LOT 7B
LOT 8A
LOT 8B
LOT 9A
LOT 9B
LOT 10A
LOT 10B
LOT 11A
LOT 11B
LOT 12A
LOT 12B
1197.79'
DETENTION OUTLOT
105,953 SQ.FT.
2.432 ACRE
WEST DETENTION BASIN
MIDDLE DETENTION BASIN
EAST DETENTION BASIN
CONSERVATION AREA
1,195,336 SQ.FT.
27.441 ACRES
FOOT BRIDGE
GAZEBO
5' WIDE SCREENING LIMESTONE PATH
1323.55 S00°40'54"E
1324.23 S00°09'44"E
OVERALL STORMWATER PROPOSED RELEASE CALCULATIONS
(DOES NOT INCLUDE DISTURBANCES IN PROPOSED CONSERVATION AREA)
2 YEAR 24 HOUR
WEST BASIN 0.348 CFS 2 YR 24 HR RELEASE CREDIT (SEE PAGE 04)
MIDDLE BASIN 0.004 CFS 2 YR 24 HR RELEASE CREDIT (SEE PAGE 05)
EAST BASIN (0.001) CFS 2 YR 24 HR RELEASE DEFICIT (SEE PAGE 06)
+ UNDETAINED AREAS (0.340) CFS 2 YR 24 HR RELEASE DEFICIT (SEE PAGE 11)
0.011 CFS 2 YR 24 HR RELEASE CREDIT OVERALL
100 YEAR 24 HOUR
WEST BASIN 1.358 CFS 100 YR 24 HR RELEASE CREDIT (SEE PAGE 04)
MIDDLE BASIN 0.013 CFS 100 YR 24 HR RELEASE CREDIT (SEE PAGE 05)
EAST BASIN (0.153) CFS 100 YR 24 HR RELEASE DEFICIT (SEE PAGE 06)
+ UNDETAINED AREAS (1.140) CFS 100 YR 24 HR RELEASE DEFICIT (SEE PAGE 11)
0.215 CFS 100 YR 24 HR RELEASE CREDIT OVERALL
SPECIAL NOTE:
"THIS DESIGN IS NOT FOR CONSTRUCTION UNLESS APPROVAL STAMP FROM COUNTY, VILLAGE, OR CITY REGULATORY DEPARTMENT IS AFFIXED HERETO"
THIS DRAWING IS PROTECTED BY COPYRIGHT REGULATIONS. THE INFORMATION SHOWN MAY NOT, IN WHOLE OR PART, BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF: LAND TECHNOLOGY 980 E. OAK STREET LAKE IN THE HILLS ILLINOIS 60156 AND/ OR LAMBERT & ASSOCIATES 933 W. LIBERTY DRIVE WHEATON, ILLINOIS, 60187
ALL LEGAL RIGHTS RESERVED.
N
W
E
S
SCALE: 1" = 40'
JULIE ILLINOIS ONE-CALL SYSTEM
LAMBERT & ASSOCIATES
933 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6331
F: (630)653-6396
E: INFO@LAMBERTSURVEY.COM
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
LAND TECHNOLOGY
980 E. OAK STREET
LAKE IN THE HILLS, IL 60156
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
OVERALL AREA OF IMPROVEMENTS:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
PIN: 14-36-400-001
CLIENT: PRESTIGE DEVELOPMENT
REVISIONS:
STATE OF ILLINOIS
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 11/30/21
DRAWN BY: DRD
CHK'D BY: SSP
I:\2019\19252\FINAL 8-3-20.dwg
DATE: 8/3/20
PAGE 03 OF 23
DRAWING NUMBER: 19-252

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

ZONING REVIEW

PROJECT: Wildwood Estates Decks / Sun Rooms

LOCATION: 1199 Honey Lake Road

REVIEWED BY: Tim Verbeke

DATE: March 15, 2023

Zoning: OS – Open Space
R-6 Multiple Family Residential

The Applicant was previously granted typical rear yard setbacks in the R-6 District of 30 feet. Due to an error in calculations by not accounting for the building staggering and rear sun room/deck construction, the rear setback will have to be less that the allowable 30 feet. Staff has yet to receive a full site plan; therefore, we are unable to make final determination of the requested setback. Per the developer, the setback variation will vary based on building setback and if the homeowner requests a deck or sun room.

Minimum Yards Per Code for R-6:

- Front and corner side (feet): 25 Feet
- Side (feet): 7 Feet
- Rear (feet): 30 Feet

Minimum Yards requested

- Front and corner side (feet): 25 Feet
- Side (feet): 7 Feet
- Rear (feet): Varies

Lighting
No additional lighting planned.

Landscaping
No additional landscape planned.

Signage
No additional signage planned.

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

CERTIFICATE

I, KATHLEEN JOHNSON, certify that I am the duly elected Village Clerk of the Village of Lake Zurich, Lake County, Illinois.

I DO HEREBY CERTIFY that as such Village Clerk I am keeper of Ordinances, Resolutions, Minutes, Entries, Orders, Books, Papers, Records and Seal of said Village.

I DO HEREBY CERTIFY that the attached is a true and correct copy of:

ORDINANCE #2020-09-383

AN ORDINANCE ANNEXING CERTAIN PROPERTY
TO THE VILLAGE OF LAKE ZURICH.
24909 West Signal Hill Road – Hummel Property.

WITNESS my Hand and Corporate Seal of said Village of Lake Zurich, Illinois, this day, September 23rd, 2020.

Kathleen Johnson
Village Clerk

(SEAL)

VILLAGE OF LAKE ZURICH

ORDINANCE NO. 2020-09-383

AN ORDINANCE ANNEXING CERTAIN PROPERTY
TO THE VILLAGE OF LAKE ZURICH
(24909 West Signal Hill Road –Hummel Property)

WHEREAS, C & H Enterprises, LLC, an Illinois limited liability company (hereinafter referred to as "Owner") are the legal and record title owners of a tract of land located at *24909 West Signal Hill Road* in unincorporated Lake County, Illinois, and legally described on the plat of annexation (the *"Plat of Annexation')* attached to this Ordinance and by this reference incorporated into this Ordinance as Exhibit A (the *"Annexation Property');* and

WHEREAS, the Annexation Property is comprised of approximately 34.553 acres, is contiguous to the corporate limits of the Village of Lake Zurich, and is not within the corporate limits of any municipality; and

WHEREAS, Prestige Development, LLC, an Illinois limited liability company (hereinafter referred to as "Developer") is the contract purchaser and prospective developer of certain real property; and

WHEREAS, the Developer and Owner have previously filed with the Village Clerk a duly executed petition seeking annexation of the Annexation Property signed by the owners of record of the Annexation Property, which owners also constitute at least 51 percent of the electors residing within the boundaries of the Annexation Property; and

WHEREAS, the Owners desire and propose to have the Annexation Property annexed to the Village pursuant to and in accordance with the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8; and

WHEREAS, the Developers and/or Owners have paid or agreed to pay the Village's required annexation fee; and

WHEREAS, all petitions and other documents necessary to accomplish the Annexation have been executed; and

WHEREAS, notice of the Annexation has been delivered to all entities and officials in accordance with, and as required by or pursuant to, the provisions of Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1; and

WHEREAS, the Village is authorized to annex the Annexation Property pursuant to said Section 7-1-8; and

WHEREAS, the Annexation and development of the Annexation Property is governed by an annexation agreement approved by the Lake Zurich Resolution No. 2020-09-052.

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich have found and determined that it is in the best interests of the Village that the Annexation Property be annexed.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lake Zurich, Lake County and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are hereby incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Annexation. The Annexation Property is hereby annexed to the Village of Lake Zurich.

Section 3. Recordation and Reporting. The Village Clerk is hereby authorized and directed to record in the Office of the Lake County Recorder of Deeds, promptly after the effective date of this Ordinance, a certified copy of this Ordinance including the Plat of Annexation attached hereto as Exhibit A to the Ordinance, hereby made a part hereof, and the affidavits of service of notice as required by law. The Village Administrator is hereby authorized and directed to notify the Election Authorities, as defined in Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the United States Post Office branches serving the Subject Property of the Annexation by registered or certified mail within 30 days after the effective date of this Ordinance.

Section 4: Effective Date. This Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

PASSED THIS 21st day of September, 2020.

Ayes: 5 Trustees Euker, Gannon, Sprenka, Weider, Mayor Poynton.

Nays: 0

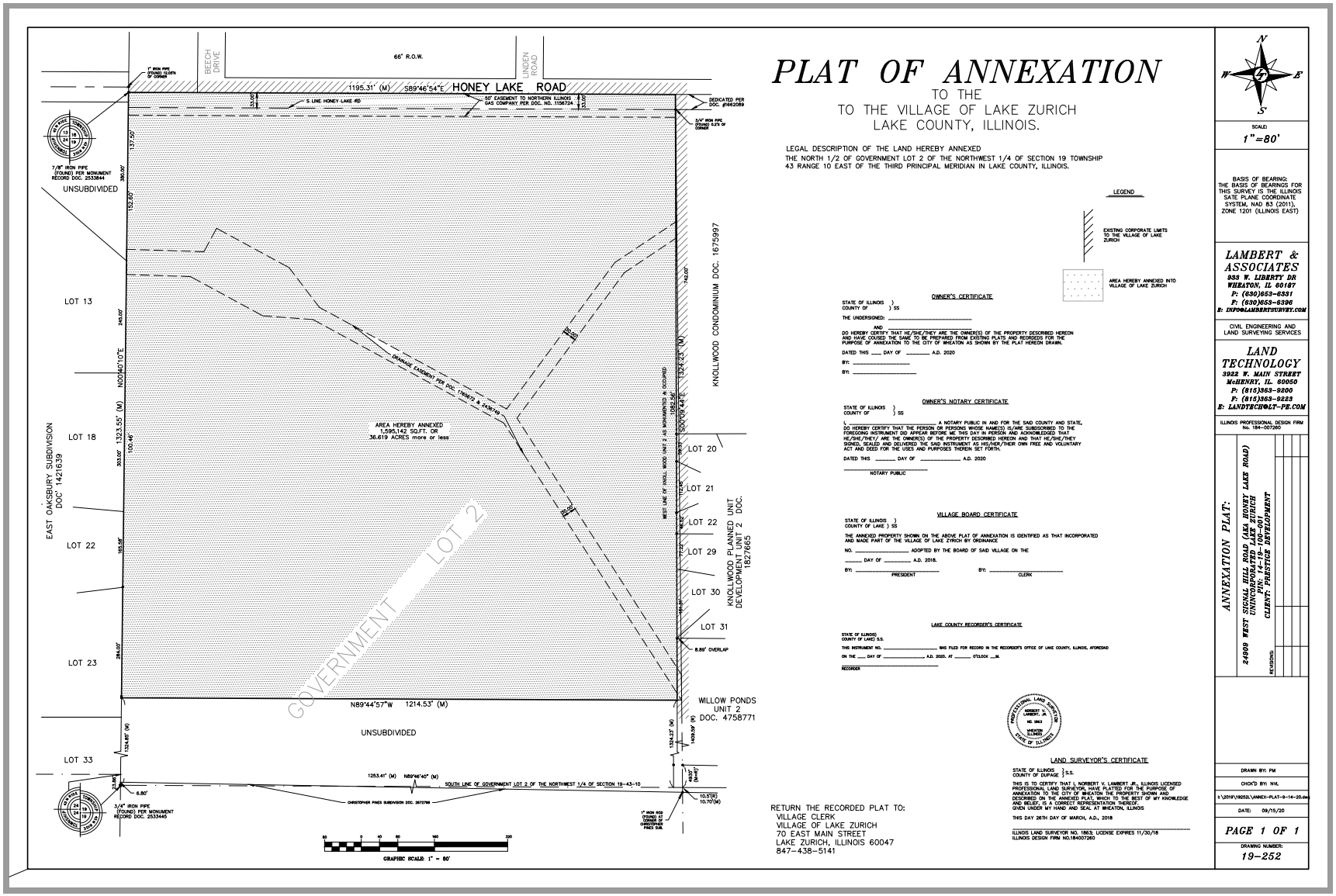
Absent: 2

APPROVED this 24th day of SEPTEMBER, 2020.

VILLAGE OF LAKE ZURICH

Mayor

Exhibit A
Plat of Annexation



PLAT OF ANNEXATION

TO THE
TO THE VILLAGE OF LAKE ZURICH
LAKE COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF THE LAND HEREBY ANNEXED
THE NORTH 1/2 OF GOVERNMENT LOT 2 OF THE NORTHWEST 1/4 OF SECTION 19 TOWNSHIP 43 RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS.

LEGEND

EXISTING CORPORATE LIMITS TO THE VILLAGE OF LAKE ZURICH

AREA HEREBY ANNEXED INTO VILLAGE OF LAKE ZURICH

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

THE UNDERSIGNED: _____

AND

DO HEREBY CERTIFY THAT HE/SHE/THEY ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PREPARED FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE CITY OF WHEATON AS SHOWN BY THE PLAT HEREON DRAWN.

DATED THIS ___ DAY OF _____ A.D. 2020

BY: _____

BY: _____

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE PERSON OR PERSONS WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY/ ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON AND THAT HE/SHE/THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED THIS _____ DAY OF _____ A.D. 2020

_____
NOTARY PUBLIC

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THE ANNEXED PROPERTY SHOWN ON THE ABOVE PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND MADE PART OF THE VILLAGE OF LAKE ZYRICH BY ORDINANCE

NO. _____ ADOPTED BY THE BOARD OF SAID VILLAGE ON THE

____ DAY OF _____ A.D. 2018.

BY: _____ PRESIDENT

BY: _____ CLERK

LAKE COUNTY RECORDER'S CERTIFICATE

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

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, AFORESAID

ON THE ___ DAY OF _____, A.D. 2020, AT _____ O'CLOCK ___M.

_____
RECORDER

NORBERT V. LAMBERT, JR. NO. 1863 STATE OF ILLINOIS

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } S.S.

THIS IS TO CERTIFY THAT I, NORBERT V. LAMBERT JR., ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE PLATTED FOR THE PURPOSE OF ANNEXATION TO THE CITY OF WHEATON THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, WHICH TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS A CORRECT REPRESENTATION THEREOF.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS

THIS DAY 26TH DAY OF MARCH, A.D., 2018

_____
ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/18
ILLINOIS DESIGN FIRM NO.184007260

RETURN THE RECORDED PLAT TO:
VILLAGE CLERK
VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, ILLINOIS 60047
847-438-5141

N
W E
S

SCALE:
1"=80'

BASIS OF BEARING:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS SATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)

LAMBERT & ASSOCIATES
933 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6351
F: (630)653-6396
E: INFO@LAMBERTSURVEY.COM

CIVIL ENGINEERING AND LAND SURVEYING SERVICES

LAND TECHNOLOGY
3922 W. MAIN STREET
McHENRY, IL. 60050
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

ANNEXATION PLAT:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
LAKE COUNTY, ILLINOIS
CLIENT: PRESTIGE DEVELOPMENT

REVISIONS:

DRAWN BY: PM
CHK'D BY: NVL
I:\2019\190252\ANNEX-PLAT-9-14-20.dwg
DATE: 09/15/20

PAGE 1 OF 1

DRAWING NUMBER:
19-252

PAMPHLET

FRONT OF PAMPHLET

ORDINANCE #2020-09-384

AN ORDINANCE REZONING NEWLY ANNEXED PROPERTY WITHIN AN
R-6 MULTIPLE-FAMILY RESIDENTIAL DISTRICT, and
OS OPEN SPACE DISTRICT, and
GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT,
DEVELOPMENT CONCEPT and FINAL PLAN and MODIFICATIONS to the
ZONING AND LAND DEVELOPMENT CODE
FOR A RESIDENTIAL SUBDIVISION.
Wildwood Estates of Lake Zurich
at 24909 West Signal Hill Road (Hummel Property).

Published in pamphlet form this September 25th 2020 by Order of the Corporate Authorities of the Village of Lake Zurich, Lake County, Illinois.

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

CERTIFICATE

I, KATHLEEN JOHNSON, certify that I am the duly elected Village Clerk of the Village of Lake Zurich, Lake County, Illinois.

I DO HEREBY CERTIFY that as such Village Clerk I am keeper of Ordinances, Resolutions, Minutes, Entries, Orders, Books, Papers, Records and Seal of said Village.

I DO HEREBY CERTIFY that the attached is a true and correct copy of:

ORDINANCE #2020-09-384

AN ORDINANCE REZONING NEWLY ANNEXED PROPERTY WITHIN AN
R-6 MULTIPLE-FAMILY RESIDENTIAL DISTRICT, and
OS OPEN SPACE DISTRICT, and
GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT,
DEVELOPMENT CONCEPT and FINAL PLAN and MODIFICATIONS to the
ZONING AND LAND DEVELOPMENT CODE
FOR A RESIDENTIAL SUBDIVISION.
Wildwood Estates of Lake Zurich
at 24909 West Signal Hill Road (Hummel Property).

WITNESS my Hand and Corporate Seal of said Village of Lake Zurich, Illinois, this day, September 23rd, 2020.

Kathleen Johnson
Village Clerk

(SEAL)

ORDINANCE NO. 2020-09-384

AN ORDINANCE REZONING NEWLY ANNEXED PROPERTY WITHIN AN
R-6 MULTIPLE-FAMILY RESIDENTIAL DISTRICT, AND
OS OPEN SPACE DISTRICT, AND
GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT, DEVELOPMENT
CONCEPT AND FINAL PLAN AND MODIFICATIONS TO THE
ZONING AND LAND DEVELOPMENT CODE
FOR A RESIDENTIAL SUBDIVISION
Wildwood Estates of Lake Zurich at 24909 West Signal Hill Road (Hummel Property)

WHEREAS, the property herein described on Exhibit A hereto, and commonly referred to as the Hummel Property located at 24909 West Signal Hill Road ("Property"), has been annexed to the Village of Lake Zurich ("Village"); and

WHEREAS, prior to annexation to the Village of Lake Zurich, the Property was located in unincorporated Lake County and zoned within an E Estate District; and

WHEREAS, the annexation of the Property was approved by Village of Lake Zurich Ordinance No. 2020-09-383, and subject to an annexation agreement adopted through Resolution No. 2020-09-052; and

WHEREAS, Prestige Development, LLC, an Illinois limited liability company (hereinafter referred to as "Developer"), is the applicant ("Applicant") for a planned unit development for the Property ("PUD"), said Property comprised of approximately 34.553 acres, and is the Applicant for the 12-lot duplex multiple-family residential subdivision to be known as *Wildwood Estates of Lake Zurich* (hereinafter referred to as "Subdivision"); and

WHEREAS, C & H Enterprises, LLC, an Illinois limited liability company (hereinafter referred to as "Owner"), is the legal title holder of the Property, and has granted consent to Applicant to petition the Village for the annexation, zoning classification and development of the Property; and

WHEREAS, Applicant has filed zoning and subdivision application PZC 2020-01 received February 18, 2020, (the "Application"), as amended, seeking the grant and approval of the following for the Property:

1. A Special Use Permit for a Planned Unit Development and Approval of a Development Concept and Final Plan;
2. Amendment to the Zoning Map of the Village of Lake Zurich to rezone the newly annexed property within an R-6 Multiple-Family Residential Zoning District and OS Open Space District;
3. Modifications to the Zoning and Land Development Code otherwise applicable to the proposed Development Concept Plan and subdivision of the Property; and

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WHEREAS, the Applicant seeks concurrent approval of a Development Concept Plan and Final Plan for a Planned Unit Development (the "PUD") in pursuant to (per Section 9-22-4.B) of the Chapter 22 of the Lake Zurich Zoning Code, such PUD attached hereto and made a part hereof as Exhibit B; and

WHEREAS, in compliance with the law, and the requirements of the Village of Lake Zurich Zoning Code, notice of the public hearing was published on June 1, 2020, in *The Daily Herald,* and the Village posted a public meeting sign on the Property on May 29, 2020, both the newspaper and sign notices informing the public of a hearing to be held before the Lake Zurich Planning and Zoning Commission ("PZC") on June 17, 2020, to consider the Application for the requested approvals; and

WHEREAS, the PZC received and considered the STAFF REPORT dated June 17, 2020, addressing a request for Site Plan and Zoning approval for a new 12-lot multiple-family residential subdivision and considered all information presented by the Applicant, and the applicable factors required under of the Zoning Code and recommended that the Board of Trustees consider the findings and recommendations of the PZC from June 17, 2020, and approve the requested rezoning and subdivision approval requested in this Application, subject to those conditions set forth in said STAFF REPORT; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich met on September 22, 2020, and considered the findings and recommendations of the Planning and Zoning Commission, including the STAFF REPORT dated June 17, 2020, said required rezoning, zoning and land development (subdivision) standards, findings and recommendations and attached hereto as Exhibit C including:

1. The approval of a Special Use Permit to authorize a Planned Unit Development and approval of the Development Concept and Final Plan on the Property for the Planned Unit Development, in accordance with the procedures and standards set forth in Chapters 18, 19 and 22, specifically Section 9-22-4, Subsections A, B and C and entitled "Procedure"; and Section 9-22-5, A and B, entitled "Standards for Planned Unit Developments," of the Zoning Code of the Village of Lake Zurich; and

2. The approval of the Site Plan as part of the special use for this Planned Unit Development and Exterior Appearance of the Buildings and Structures, consistent with the Planned Unit Development, as contained within the Development Plans and Elevations prepared by Prestige Development LLC, and specified in Section 2, C, 2 hereinafter, in accordance with the procedures and standards set forth in Chapter 20, Section 9-20-1 entitled "General Provisions" and Section 9-20-3 entitled "Standards for Site Plan Disapproval" and Chapter 21, Section 9-21-1 entitled "General Provisions" and Section 9-21-3 entitled "Standards and Considerations for Exterior Appearance Approval" of the Zoning Code of the Village of Lake Zurich; and

3. The approval of an amendment to the Zoning Map of the Village of Lake Zurich to classify the newly annexed Property within the R-6 Multiple-Family Residential District and OS Open Space District in accordance with the procedure and standards set forth in Chapter 18, Section 9-18-2 entitled "Procedure" and 9-18-3 entitled "Standards for Amendments" of the Zoning Code of the Village of Lake Zurich; and

4. The approval of those modifications to the Zoning Codes related to Bulk, Space, and Yard Requirements in the R-6 Multiple Family Residential District in accordance with Chapter 22, Section 9-22-8 entitled "Authority to Modify Regulations" and as described in Section 4 of this Ordinance;

and having considered all of the facts and circumstances affecting the Application and these approvals, the President and Board of Trustees have determined that the applicable standards have been satisfied by the Applicant.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lake Zurich, Lake County, Illinois, as follows:

SECTION 1: ADOPTION AND INCORPORATION OF RECITALS. The foregoing recitals, findings, recommendations, exhibits and plans are incorporated herein as findings and requirements of the President and Board of Trustees, and all Exhibits referenced herein are made a part of and incorporated into this Ordinance and related approvals, except as otherwise provided below.

SECTION 2: GRANT OF DEVELOPMENT CONCEPT PLAN AND FINAL PLAN FOR A PLANNED UNIT DEVELOPMENT (PUD), MAP AMENDMENT AND PLAN MODIFICATIONS AND CONDITIONS. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois, Chapters 19, 20, 21 and 22 of the Lake Zurich Zoning Code, Chapter 8 of the Land Development Code, and applicable Codes and Ordinances of the Village, hereby grant the following zoning and development approval(s), as shown and provided in the STAFF REPORT dated June 17, 2020, and final findings and recommendations of the Planning and Zoning Commission, all consisting of 20 pages:

A. The Planned Unit Development and Development Concept Plan for the Property, attached hereto and made a part hereof as Exhibit B, to authorize a 12-lot residential subdivision, as described in Section 2.C, herein and in accordance with the standards for the grant of a special use set forth at Chapter 19, Section 9-19-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Special Use Permits," in accordance with the procedures for a planned unit development concept plan set forth at Chapter 22, Section 9-22-4 of the Zoning Code of the Village of Lake Zurich and in accordance with the standards for the grant of a planned unit development set forth at Chapter 22, Section 9-22-5 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Planned Unit Developments."

B. An amendment to the Zoning Map of the Village of Lake Zurich to classify the 6.2 acre area of the Property within an R-6 Multiple-Family Residential District and the 28.3 acre area of the Property within an OS Open Space District in accordance with the procedure and standards set forth in Chapter 18, Section 9-18-2 entitled "Procedure" and 9-18-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Amendments, including general conformance with the Comprehensive Plan for this Property and the Village of Lake Zurich.

C. The foregoing approvals, including the Development Concept and Final Plan for the PUD, shall be further 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 dated February 18, 2020, and prepared by Mr. Greg Schmitt, Prestige Development, LLC
   b. Exhibit A: Legal Description
   c. Cover Letter dated February 18, 2020, prepared by Mr. Greg Schmitt, Prestige Development, LLC.
   d. Letter requesting park donation fee reductions dated September 14, 2020 prepared by Mr. Greg Schmitt, Prestige Development, LLC.
   e. Plat of Annexation dated September 15, 2020 prepared by Land technology and Lambert & Associates.
   f. Final Engineering Plan dated August 3, 2020, and prepared by Land technology and Lambert & Associates, consisting of 23 pages.
   g. Engineers Opinion of Probable Cost dated February 3, 2020 prepared by Land Technology.
   h. Alta Survey prepared by Compass Surveying dated February 18, 2020.
   i. Preliminary Plat of Honey Lake Subdivision dated February 16, 2020, prepared by Land technology and Lambert & Associates.
   j. Home product elevations submitted dated February 18, 2020, and prepared by Mr. Greg Schmitt, Prestige Development, LLC, supplemented by detailed sheets prepared by DDCA Architects dated august 28, 2020.
   k. Tree Survey submitted dated February 18, 2020, and prepared by Mr. Greg Schmitt, Prestige Development, LLC
   l. Phase I Environment Site Assessment prepared by Taylor Morrison dated August, 2018.
   m. Existing Agricultural Drain Tile Investigation Plan dated September 3, 2018.
   n. Proof of Ownership dated February 18, 2020, and prepared by Mr. Greg Schmitt, Prestige Development, LLC

2. The entire 34.553-acre property shall be annexed into the Village of Lake Zurich and zoned within the pertinent zoning districts related to the

proposed use of the land, namely R-6 Multiple-Family Residential District and OS Open Space District.

3. Compliance with and satisfaction of the terms and conditions for annexation, zoning, subdivision, land development, as required by Village Code, including all those on- and off-site improvements, application and development impact fees and contributions to be set forth and approved within an annexation agreement undertaken between the developer and Village of Lake Zurich..

4. The binding annexation agreement with the village shall contain provisions to install all the required improvements and providing surety for such improvements, in a format as approved by the village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:
   a. Establishment of a back-up stormwater management Special Service Area (SSA) to ensure that these areas within the R-6 developed portion of the subdivision are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.
   b. Establishment of a permanent maintenance plan for the maintenance of the OS open undeveloped land on the subject property, with rights in the Village to maintain if the property owner fails to do so.

5. The developer shall establish a Home Owners Association (HOA) which will be responsible for upkeep of the private common areas including the driveways, the on-site detention facilities and landscape material within common open space. The provisions for such HOA shall be established prior to approval of the Final Plan for the subdivision.

6. The developer shall cause the 28.3 acres of land that is proposed to remain undeveloped to be maintained in a state that continues to allow the flow of stormwater downstream towards Honey Lake thereby minimizing any negative impact on itself, adjacent property and tributary property. Such maintenance shall be conducted according to a maintenance plan reviewed and approved by the village and implemented either by a private consultant of the developer or an authorized land conservation agency/organization such as the Citizens for Conservation in Barrington, Illinois, or other such ownership entity created by the developer.

7. The Developer (Prestige Development, LLC) shall be responsible for payment of the all Impact Fees and as a condition of the approval of the Final Plat. Such Impact Fees shall be as follows:

a. The required school impact fee:
   i. 1-2 bedroom - $795.00 per unit
   ii. 3 Bedrooms - $1,275.00 per unit

b. The required park impact fee:
   i. (1-2 bedroom) - $5,166.00 per unit
   ii. 3 bedrooms - $6,598.80

c. The required library impact fee: $125.00 per unit

The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the applicable building and shall include the fees for all units contained within such building.

8. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for this Property.

SECTION 3: FINDINGS ON THE SPECIAL USE PERMITS AND MAP AMENDMENT. The findings, conditions and recommendations of the PZC as set forth in the STAFF REPORT dated June 17, 2020, consisting of 20 pages, are hereby accepted by the President and Board of Trustees as the Board's own and shall be made a part of the official record for the Application and the approvals granted in Section 2, Paragraphs A, B, and C of this Ordinance. The President and Board of Trustees hereby find and determine that the standards for the grant of the Special Use Permits and Map Amendment sought by Applicant have been met, along with the standards for the approval of the Planned Unit Development and the Development Concept and Final Plan.

SECTION 4: MODIFICATIONS FROM THE PROVISIONS OF THE ZONING AND LAND DEVELOPMENT CODE. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and the Lake Zurich Zoning Code, hereby grant the following modifications to such Codes pursuant to the PUD granted herein and an adjustment to the Village Land Development Code:

A. The Applicant shall be granted a modification to develop lots with a minimum side yard setback of 6 feet throughout the proposed subdivision; whereas Section 9-3-11.C.2.A requires principal structures in the R-6 Multiple-Family Residential zoning district to have a minimum side yard setback of 7 feet.
B. The Applicant shall be granted a modification to reduce the minimum landscaped surface area through a variety of impervious surface calculations all between a

maximum 40% and 50% landscaped area throughout the proposed subdivision; whereas Section 9-3-11.D requires lots in the R-6 Multiple-Family Residential zoning district to have a minimum landscaped surface area of 60 percent.

SECTION 5: COMPLIANCE WITH ORDINANCE AND ALL CODES. Except as otherwise specifically provided in writing in advance by the Village, no work may be commenced on the Property pursuant to the approvals granted in this Ordinance until all conditions precedent of this Ordinance to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law. As well, Applicant shall have no right to final approvals or permits for use and occupancy of the Property until all work and requirements provided for hereinabove are properly completed. Ongoing, future compliance and maintenance in good repair, consistent with these approvals, shall be required at all times.

SECTION 6: SEVERABILITY. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 7: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval and publication, as provided by law.

SECTION 9: LIMITATIONS. Subject to an extension of time granted by the Village manager, the special use permit for the subject planned unit development shall be valid for a period no longer than two (2) years unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion. In the event of the expiration of the Development Concept and Final Plan for the PUD, the Village further reserves the right to vacate the plat of subdivision thereafter and require the developer to apply for and request approval for a subdivision to proceed with development of the Property.

SECTION 10: BINDING EFFECT; SUCCESSION IN INTEREST. This Ordinance shall constitute a covenant running with the land and be binding upon and inure to the benefit of the parties hereto, their successors in interest, assignees, lessees, and upon any successor municipal authorities of the Village and successor municipalities. Except as otherwise expressly provided herein, upon the conveyance or assignment by Applicant of its interest in the Property to any successor, assign or nominee, Applicant shall be released from any and all further liability or responsibility under this Ordinance except to the extent previously undertaken by Applicant, or for which Applicant has posted security to perform an obligation in which case Applicant shall be bound to continue to complete its performance unless a replacement bond or letter of credit is posted by the new owner or Applicant, and accepted by the Village, which shall not be unreasonably withheld. In such event, the Applicant shall be released from the

underlying obligation to perform. The Village shall thereafter look only to the successor, assign, or nominee of duties and obligations of Applicant hereby undertaken.

PASSED THIS 21st day of September, 2020.

Ayes: 5 Trustees Euker, Gannon, Sprewska, Weider, Mayor Poynton

Nays: ∅

Absent: 2

Abstain: ∅

APPROVED this 24th day of SEPTEMBER, 2020.

Mayor Tom Poynton

ATTEST:

Village Clerk
Kathleen Johnson

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EXHIBIT A

Legal description of Property

THE NORTH 1/2 OF GOVERNMENT LOT 2 OF THE NORTHWEST 1/4 OF SECTION 19 TOWNSHIP 43 RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS.

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LEGEND

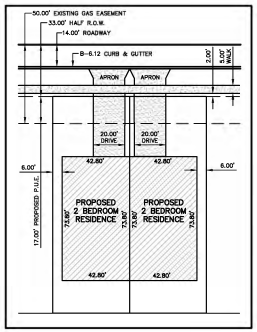
= EXISTING CONTOURS
= PROPOSED CONTOURS
+ 000.0 P = PROPOSED GRADE
+ 000.0 EX = EXISTING GRADE
TC 000.0 = PROPOSED TOP OF CURB
EP 000.0 = PROPOSED EDGE OF PAVEMENT
T/F = TOP OF FOUNDATION
L/L T/F = LOOK OUT TOP OF FOUNDATION
G/S = GARAGE SLAB @ DOOR
SLAB = TOP OF BASEMENT SLAB

EXISTING DECIDUOUS TREE | EXISTING CONIFEROUS TREE | TREE TO BE REMOVED

NOTE: THIS SUBDIVISION IS IN VILLAGE OF LAKE ZURICH (LZPW) SEWER AND WATER

GENERAL NOTES:

1. THIS DESIGN IS BASED UPON (1) THE FIELD CONDITIONS AS THEY WERE ON THE DAY THE THE FIELD DATA WAS OBTAINED, AND (2) DATA FURNISHED BY THE OWNER, OR GENERAL CONTRACTOR OR THEIR REPRESENTATIVE.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, AND HAVE ALL EXISTING UTILITIES STAKED PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO INITIATING ANY CONSTRUCTION.
4. ALL INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE REGULATORY AGENCY REQUIREMENTS.
5. ERRORS IN TOPOGRAPHY AND/OR FAILURE TO NOTIFY ENGINEER OF DISCREPANCIES SHALL VOID THIS DESIGN.



TYPICAL LOT DETAIL
(13,420 SQ.FT. (0.308 ACRE)
MIN LOT SIZE SHOWN)

LINE LEGEND

	= EX. GAS LINE (PER ATLAS)
W	= EX. WATER MAIN
S	= EX. SANITARY SEWER
	= EX. STORM SEWER
S	= PROPOSED SANITARY SEWER
	= PROPOSED STORM SEWER
W	= PROPOSED WATER MAIN
	= PROPOSED SILT FENCE

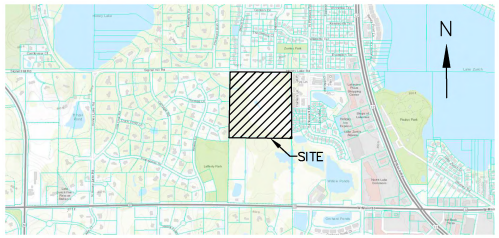
SYMBOL LEGEND

PROP. = PROPOSED IMPROVEMENTS	EX. = EXISTING
STORM MANHOLE	CATCH BASIN
CATCH BASIN	WATER VALVE VAULT
INLET	HYDRANT ASSEMBLY
CURB CATCH BASIN	SANITARY MANHOLE
CURB INLET	UTILITY POLE
WATER VALVE VAULT	STREET LIGHT
HYDRANT	
B-BOX	
SANITARY MANHOLE	
SANITARY CLEAN-OUT	
FLARED END SECTION	
FLOW DIRECTION ARROW	
STREET LIGHT	

ZONING

EXISTING ZONING:
UNINCORPORATED LAKE ZURICH
COUNTY E

PROPOSED ZONING:
INCORPORATED LAKE ZURICH
R-6 MULTI FAMILY RESIDENTIAL DISTRICT
P.U.D. (6' SIDE YARD SETBACK)



LOCATION MAP
COURTESY OF LAKE COUNTY MAPPING

FINAL ENGINEERING PLAN FOR

WILDWOOD ESTATES SUBDIVISION

HONEY LAKE ROAD
LAKE ZURICH, ILLINOIS 60047

LEGAL DESCRIPTION

THE NORTH 1/2 OF GOVERNMENT LOT 2 OF THE NORTHWEST 1/4 OF SECTION 19 TOWNSHIP 43 RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS.

OWNER

PRESTIGE DEVELOPMENT, LLC
C/O GREG SCHMITT
9019 TRINITY DRIVE
LAKE IN THE HILLS, ILLINOIS 60156
224-848-4330
gregschmitt@rjschmitt.com

CIVIL ENGINEERING AND LAND SURVEYING PREPARED BY:

DANA DUBOIS – SENIOR CIVIL DESIGNER
SAM POLENA, PE – CIVIL ENGINEER

WWW.LT-PE.COM | WWW.LAMBERTSURVEY.COM

Land Technology | Lambert & Associates

CIVIL ENGINEERING AND LAND SURVEYING PROFESSIONALS

MCHENRY OFFICE
815-363-9200
LANDTECH@LT-PE.COM

WHEATON OFFICE
630-653-6331
INFO@LAMBERTSURVEY.COM

POLENA ENGINEERING LLC COMPANIES

INDEX

SHEET NO.	DESCRIPTION
01.)	TITLE SHEET
02.)	OVERALL SITE PLAN
03.)	OVERALL AREA OF IMPROVEMENTS
04.)	EXISTING CONDITIONS – WEST
05.)	EXISTING CONDITIONS – EAST
06.)	GEOMETRY & UTILITY – WEST
07.)	GEOMETRY & UTILITY – MIDDLE
08.)	GEOMETRY & UTILITY – EAST
09.)	GRADING & EROSION – WEST
10.)	GRADING & EROSION – MIDDLE
11.)	GRADING & EROSION – EAST
12.)	PLAN & PROFILE – HONEY LAKE ROAD – WEST
13.)	PLAN & PROFILE – HONEY LAKE ROAD – EAST
14.)	DETAILS
15.)	DETAILS
16.)	DETAILS
17.)	DETAILS
18.)	DETAILS
19.)	SIDEWALK EXTENSION & DETAILS
20.)	STORMWATER POLLUTION PREVENTION PLAN
21.)	STORMWATER MANAGEMENT MAINTENANCE PLAN
22.)	STORMWATER TRIBUTARIES
23.)	STORMWATER TRIBUTARIES

STANDARD SPECIFICATIONS

All improvements shall be designed and constructed in accordance with the applicable sections of the following manuals, design handbooks, standard specifications, and ordinances:

a. Illinois Department of Transportation, "Standard Specifications for Road and Bridge Construction", adopted April 1, 2016, or latest edition.

b. Standard specifications committee, "Standard Specifications for Water and Sewer Main Construction in Illinois"(SSWSC), 2014, Seventh Edition.

c. VILLAGE OF LAKE ZURICH codes & specifications.

d. Illinois Urban Manual for Soil Erosion & Sediment Control (Latest Revision).

e. Illinois Plumbing Code.

f. Lake County Storm Water Management Ordinance.

g. Lake County Department of Public Works Details.

In case of conflict between any parts or part of the above listed documents, the more stringent provision shall take precedence and govern.

SITE DATA

GROSS SITE AREA = 1,505,142 SQ.FT. = 34.553 ACRES

NET SITE AREA = 1,465,689 SQ.FT. = 33.648 ACRES
(DOES NOT INCLUDE HONEY LAKE ROAD RIGHT-OF-WAY)

PROPOSED LOT 1 = 14,869.77 SQ.FT. = 0.3414 ACRES
PROPOSED LOT 2 = 13,420.00 SQ.FT. = 0.3081 ACRES
PROPOSED LOT 3 = 13,763.62 SQ.FT. = 0.3160 ACRES
PROPOSED LOT 4 = 13,763.62 SQ.FT. = 0.3160 ACRES
PROPOSED LOT 5 = 13,420.00 SQ.FT. = 0.3081 ACRES
PROPOSED LOT 6 = 13,420.00 SQ.FT. = 0.3081 ACRES
PROPOSED LOT 7 = 13,420.00 SQ.FT. = 0.3081 ACRES
PROPOSED LOT 8 = 13,420.00 SQ.FT. = 0.3081 ACRES
PROPOSED LOT 9 = 13,420.00 SQ.FT. = 0.3081 ACRES
PROPOSED LOT 10 = 13,763.62 SQ.FT. = 0.3160 ACRES
PROPOSED LOT 11 = 13,763.62 SQ.FT. = 0.3160 ACRES
PROPOSED LOT 12 = 14,114.35 SQ.FT. = 0.3240 ACRES

TOTAL AREA OF PROPOSED LOTS = 164,558.60 SQ.FT. = 3.778 ACRES
MAXIMUM TOTAL IMPERVIOUS PROPOSED LOTS (70%) = 115,191.02 SQ.FT. = 2.644 ACRES

PROPOSED ROADWAY RIGHT-OF-WAY = 39,453 SQ.FT. = 0.906 ACRES
PROPOSED ROADWAY RIGHT-OF-WAY IMPERVIOUS = 30,579 SQ.FT. = 0.702 ACRES

TOTAL PROPOSED DETENTION OUTLOT = 105,953 SQ.FT. = 2.432 ACRES

PROPOSED CONSERVATION AREA = 1,195,177 SQ.FT. = 27.437 ACRES

TOTAL PROPOSED IMPERVIOUS = 145,770 SQ.FT. = 3.346 ACRES

TOTAL DISTURBED AREA = 270,512 SQ.FT. = 6.210 ACRES
(DOES NOT INCLUDE DISTURBANCES IN PROPOSED CONSERVATION AREA)

SPECIAL NOTE:

"THIS DESIGN IS NOT FOR CONSTRUCTION UNLESS APPROVAL STAMP FROM COUNTY, VILLAGE, OR CITY REGULATORY DEPARTMENT IS AFFIXED HERETO"

THIS DRAWING IS PROTECTED BY COPYRIGHT REGULATIONS. THE INFORMATION SHOWN MAY NOT, IN WHOLE OR PART, BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF:

LAND TECHNOLOGY
980 E. OAK STREET
LAKE IN THE HILLS, ILLINOIS 60156
AND/OR
LAMBERT & ASSOCIATES
933 W. LIBERTY DRIVE
WHEATON, ILLINOIS, 60187

ALL LEGAL RIGHTS RESERVED.

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM

LAMBERT & ASSOCIATES
933 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6331
F: (630)653-6396
E: INFO@LAMBERTSURVEY.COM

CIVIL ENGINEERING AND LAND SURVEYING SERVICES

LAND TECHNOLOGY
980 E. OAK STREET
LAKE IN THE HILLS, IL 60156
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007280

COVER SHEET:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
PIN: 14-19-200-004
CLIENT: PRESTIGE DEVELOPMENT

REVISIONS

STATE OF ILLINOIS
SAMUEL P. POLENA
062-073280
PROFESSIONAL ENGINEER
EXPIRES 11/30/21

DRAWN BY: DRD
CHK'D BY: SSP
I:\2019\19252\FINAL 8-3-20.dwg
DATE: 8/3/20

PAGE 01 OF 23

DRAWING NUMBER:
19-252

EXHIBIT B

Development Concept Plan and Final Plan exhibits as outlined in Section 2.C.1 submitted as part of the Application, and revised per Village reviews and requirements

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EXHIBIT C

Staff report and planning and zoning commission final recommendation/conditions dated June 17, 2020.

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PAMPHLET

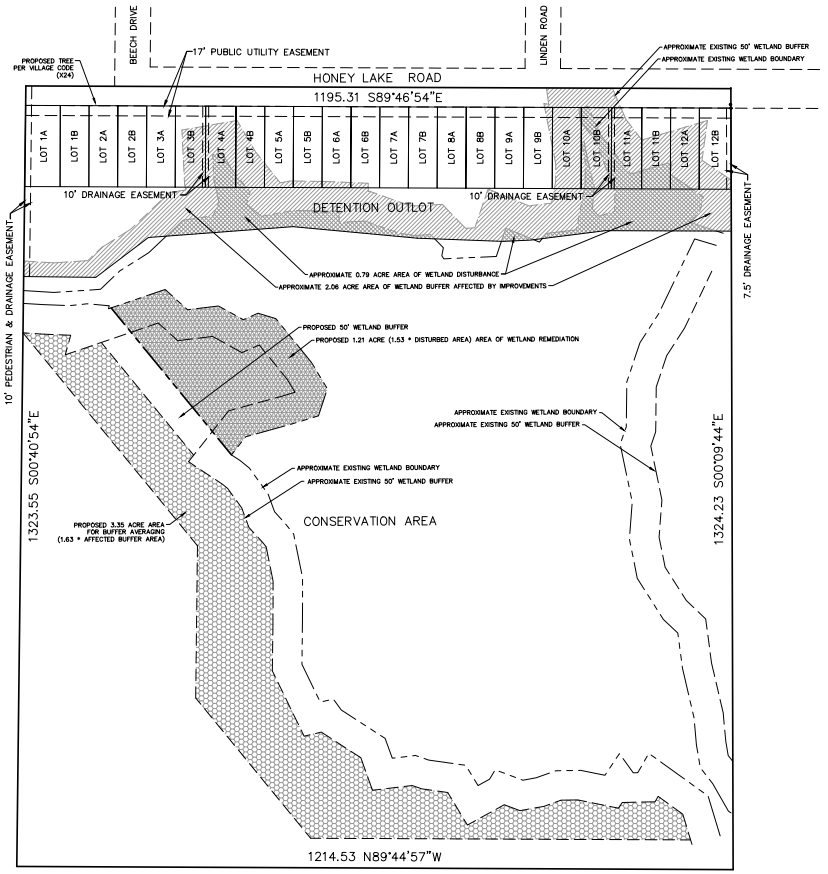
BACK OF PAMPHLET

ORDINANCE #2020-09-384

AN ORDINANCE REZONING NEWLY ANNEXED PROPERTY WITHIN AN
R-6 MULTIPLE-FAMILY RESIDENTIAL DISTRICT, and
OS OPEN SPACE DISTRICT, and
GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT,
DEVELOPMENT CONCEPT and FINAL PLAN and MODIFICATIONS to the
ZONING AND LAND DEVELOPMENT CODE
FOR A RESIDENTIAL SUBDIVISION.
Wildwood Estates of Lake Zurich
at 24909 West Signal Hill Road (Hummel Property).

Published in pamphlet form this September 25th, 2020 by Order of the Corporate Authorities of the Village of Lake Zurich, Lake County, Illinois.

THIS DRAWING IS PROTECTED BY COPYRIGHT REGULATIONS. THE INFORMATION SHOWN MAY NOT, IN WHOLE OR PART, BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF: LAND TECHNOLOGY AND/ LAMBERT & ASSOCIATES 980 E. OAK STREET OR 933 W. LIBERTY DRIVE LAKE IN THE HILLS WHEATON, ILLINOIS, 60187 ILLINOIS 60156
ALL LEGAL RIGHTS RESERVED.



NORTH AMERICAN GREEN P-300 EROSION BLANKET SPEC SHEET

NORTH AMERICAN GREEN P-550 EROSION BLANKET SPEC SHEET

SPECIAL NOTE:
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SCALE:
1" =80'

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F: (815)363-9223
E: LANDTECH@LT-PE.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

OVERALL SITE:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
PIN: 14-15-400-010
CLIENT: PRESTIGE DEVELOPMENT

REVISIONS:

EXPIRES
11/30/21

DRAWN BY: DRD
CHK'D BY: SSP
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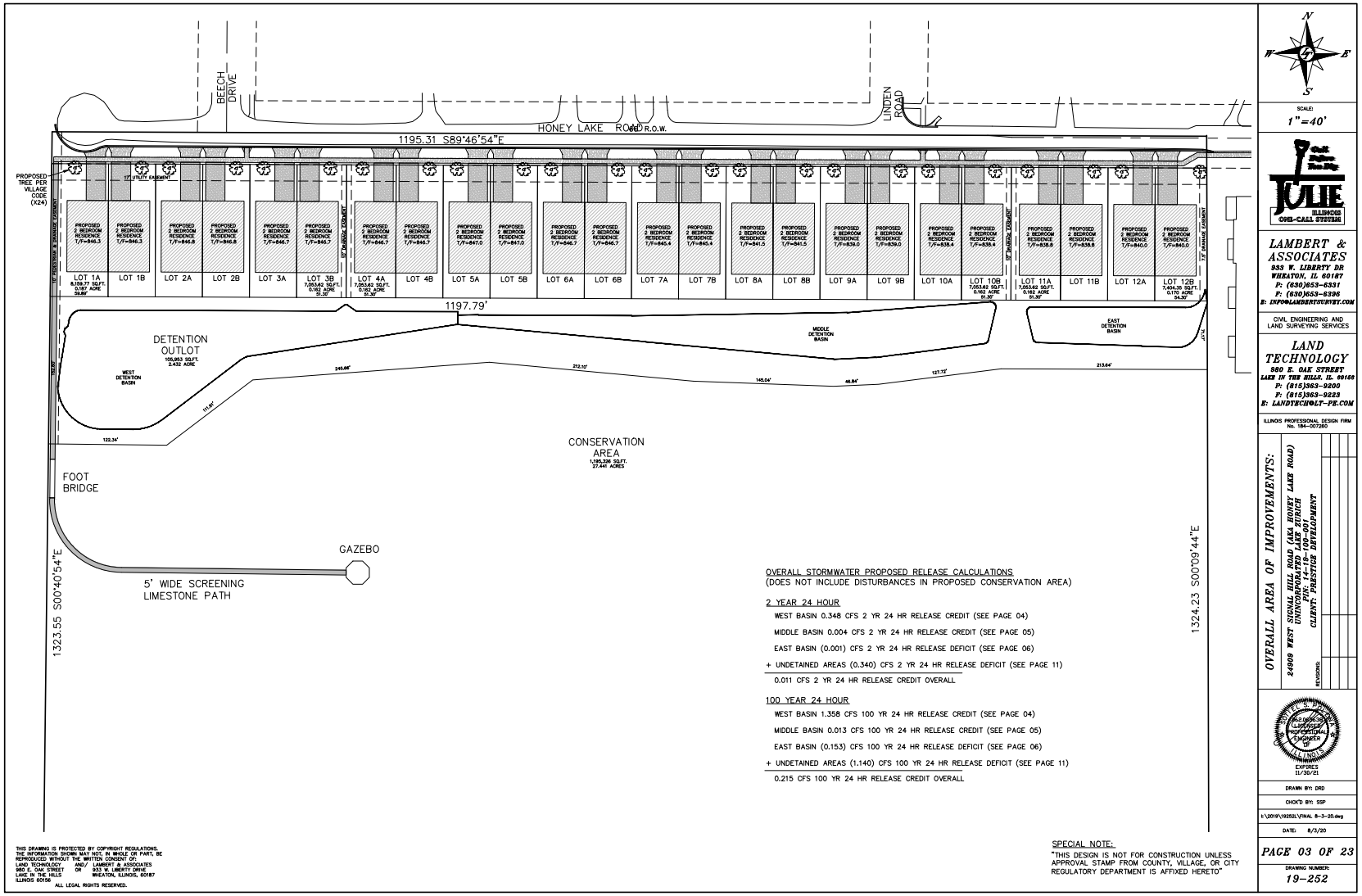
DATE: 8/3/20

PAGE 02 OF 23

DRAWING NUMBER:
19-252


BEECH DRIVE
LINDEN ROAD
HONEY LAKE ROAD
1195.31 S89°46'54"E
PROPOSED TREE PER VILLAGE CODE (X24)
17' UTILITY EASEMENT
LOT 1A
LOT 1B
LOT 2A
LOT 2B
LOT 3A
LOT 3B
LOT 4A
LOT 4B
LOT 5A
LOT 5B
LOT 6A
LOT 6B
LOT 7A
LOT 7B
LOT 8A
LOT 8B
LOT 9A
LOT 9B
LOT 10A
LOT 10B
LOT 11A
LOT 11B
LOT 12A
LOT 12B
1197.79'
DETENTION OUTLOT
105,953 SQ.FT.
2.432 ACRE
WEST DETENTION BASIN
MIDDLE DETENTION BASIN
EAST DETENTION BASIN
CONSERVATION AREA
1,195,326 SQ.FT.
27.441 ACRES
FOOT BRIDGE
GAZEBO
5' WIDE SCREENING LIMESTONE PATH
1323.55 S00°40'54"E
1324.23 S00°09'44"E
OVERALL STORMWATER PROPOSED RELEASE CALCULATIONS
(DOES NOT INCLUDE DISTURBANCES IN PROPOSED CONSERVATION AREA)
2 YEAR 24 HOUR
WEST BASIN 0.348 CFS 2 YR 24 HR RELEASE CREDIT (SEE PAGE 04)
MIDDLE BASIN 0.004 CFS 2 YR 24 HR RELEASE CREDIT (SEE PAGE 05)
EAST BASIN (0.001) CFS 2 YR 24 HR RELEASE DEFICIT (SEE PAGE 06)
+ UNDETAINED AREAS (0.340) CFS 2 YR 24 HR RELEASE DEFICIT (SEE PAGE 11)
0.011 CFS 2 YR 24 HR RELEASE CREDIT OVERALL
100 YEAR 24 HOUR
WEST BASIN 1.358 CFS 100 YR 24 HR RELEASE CREDIT (SEE PAGE 04)
MIDDLE BASIN 0.013 CFS 100 YR 24 HR RELEASE CREDIT (SEE PAGE 05)
EAST BASIN (0.153) CFS 100 YR 24 HR RELEASE DEFICIT (SEE PAGE 06)
+ UNDETAINED AREAS (1.140) CFS 100 YR 24 HR RELEASE DEFICIT (SEE PAGE 11)
0.215 CFS 100 YR 24 HR RELEASE CREDIT OVERALL
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S
SCALE:
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CIVIL ENGINEERING AND LAND SURVEYING SERVICES
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LAKE IN THE HILLS, IL 60156
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
OVERALL AREA OF IMPROVEMENTS:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
PIN: 14-26-400-010
CLIENT: PRESTIGE DEVELOPMENT
REVISIONS:
STATE OF ILLINOIS
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 11/30/21
DRAWN BY: DRD
CHK'D BY: SSP
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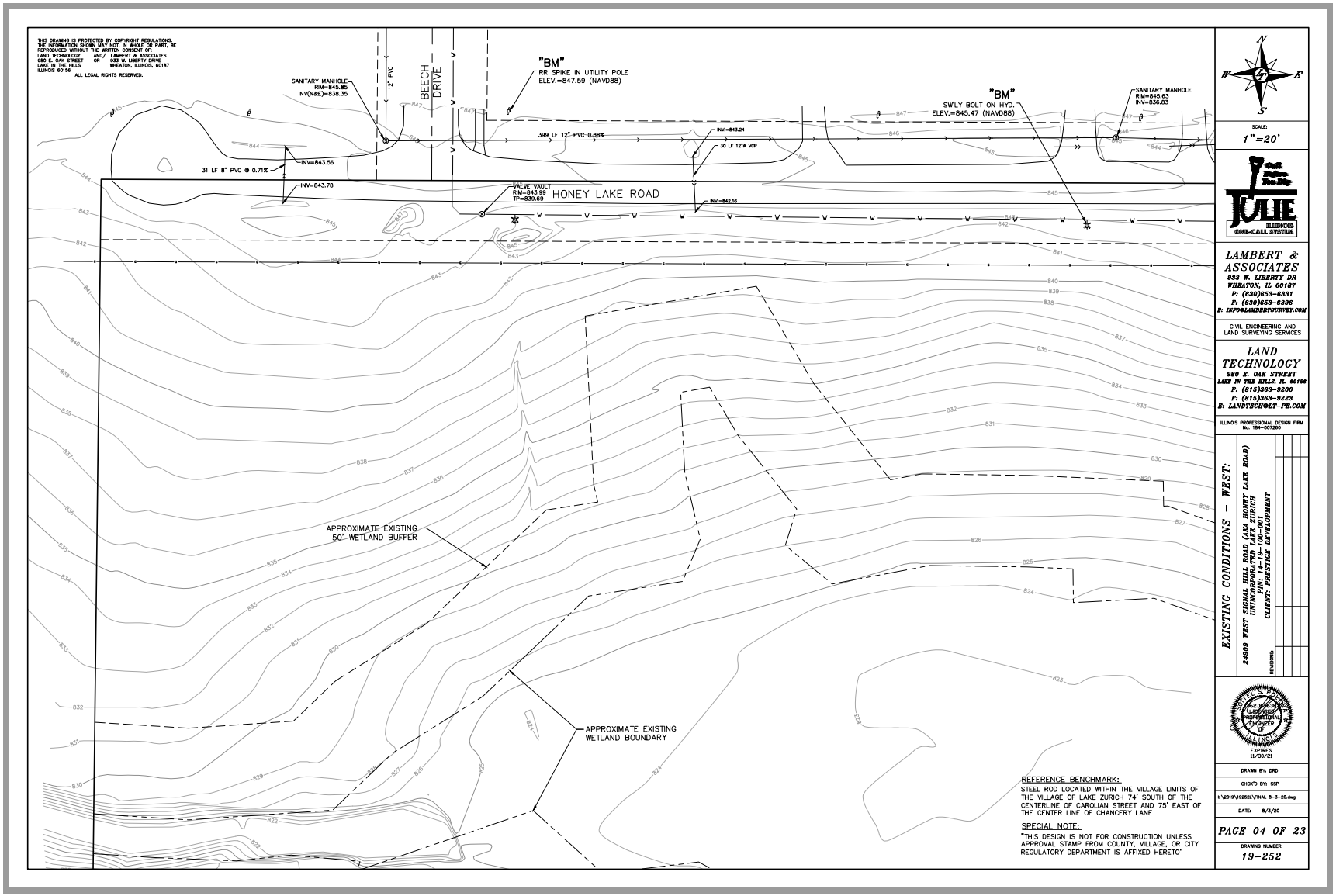
DATE: 8/3/20
PAGE 03 OF 23
DRAWING NUMBER:
19-252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ALL LEGAL RIGHTS RESERVED.
SANITARY MANHOLE RIM=845.85 INV(N&E)=838.35
12" PVC
BEECH DRIVE
"BM" RR SPIKE IN UTILITY POLE ELEV.=847.59 (NAVD88)
"BM" SW'LY BOLT ON HYD. ELEV.=845.47 (NAVD88)
SANITARY MANHOLE RIM=845.63 INV=836.83
399 LF 12" PVC @ 0.38%
INV=843.24
30 LF 12"ø VCP
31 LF 8" PVC @ 0.71%
INV=843.56
INV=843.78
VALVE VAULT RIM=843.99 TP=839.69
HONEY LAKE ROAD
INV=842.16
APPROXIMATE EXISTING 50' WETLAND BUFFER
APPROXIMATE EXISTING WETLAND BOUNDARY
REFERENCE BENCHMARK:
STEEL ROD LOCATED WITHIN THE VILLAGE LIMITS OF THE VILLAGE OF LAKE ZURICH 74' SOUTH OF THE CENTERLINE OF CAROLIAN STREET AND 75' EAST OF THE CENTER LINE OF CHANCERY LANE
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W
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1"=20'
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P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
EXISTING CONDITIONS - WEST:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
PIN: 14-36-400-001
CLIENT: PRESTIGE DEVELOPMENT
REVISIONS:
EXPIRES 11/30/21
DRAWN BY: DRD
CHK'D BY: SSP
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DATE: 8/3/20
PAGE 04 OF 23
DRAWING NUMBER:
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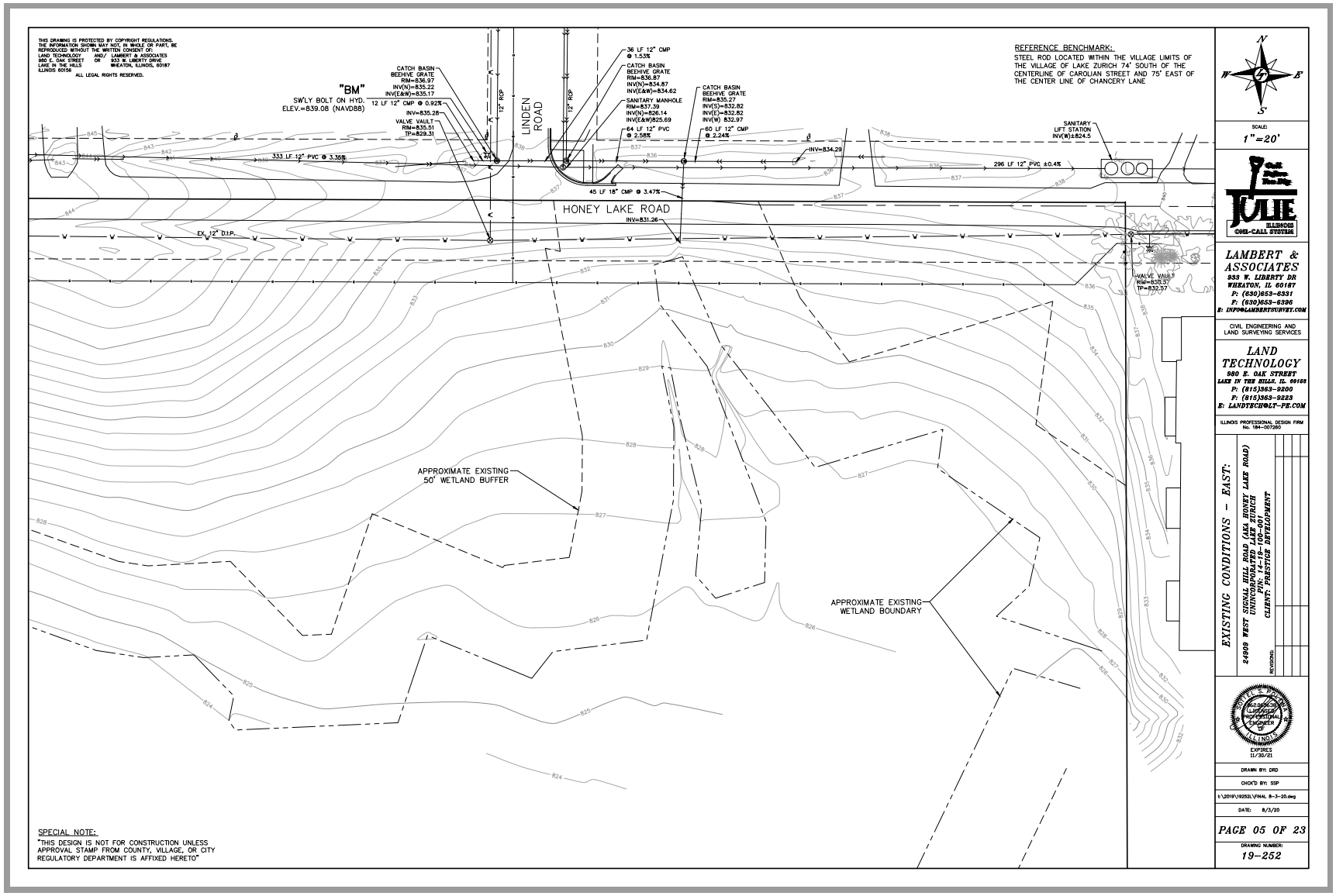
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"BM"
SW'LY BOLT ON HYD.
ELEV.=839.08 (NAVD88)
CATCH BASIN
BEEHIVE GRATE
RIM=836.97
INV(N)=835.22
INV(E&W)=835.17
12 LF 12" CMP @ 0.92%
INV=835.28
VALVE VAULT
RIM=835.51
TP=829.31
333 LF 12" PVC @ 3.35%
LINDEN ROAD
12" RCP
36 LF 12" CMP @ 1.53%
CATCH BASIN
BEEHIVE GRATE
RIM=836.87
INV(N)=834.87
INV(E&W)=834.62
SANITARY MANHOLE
RIM=837.39
INV(N)=826.14
INV(E&W)825.69
64 LF 12" PVC @ 2.58%
CATCH BASIN
BEEHIVE GRATE
RIM=835.27
INV(S)=832.82
INV(E)=832.82
INV(W) 832.97
60 LF 12" CMP @ 2.24%
INV=834.29
45 LF 18" CMP @ 3.47%
HONEY LAKE ROAD
INV=831.26
EX. 12" D.I.P.
296 LF 12" PVC ±0.4%
SANITARY LIFT STATION
INV(W)±824.5
VALVE VAULT
RIM=828.57
TP=832.57
REFERENCE BENCHMARK:
STEEL ROD LOCATED WITHIN THE VILLAGE LIMITS OF THE VILLAGE OF LAKE ZURICH 74' SOUTH OF THE CENTERLINE OF CAROLIAN STREET AND 75' EAST OF THE CENTER LINE OF CHANCERY LANE
APPROXIMATE EXISTING 50' WETLAND BUFFER
APPROXIMATE EXISTING WETLAND BOUNDARY
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1" =20'
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F: (815)363-9223
E: LANDTECH@LT-PE.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
EXISTING CONDITIONS - EAST:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
PIN: 14-36-400-010
CLIENT: PRESTIGE DEVELOPMENT
REVISIONS:
SCOTT S. PAPA
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES 11/30/21
DRAWN BY: DRD
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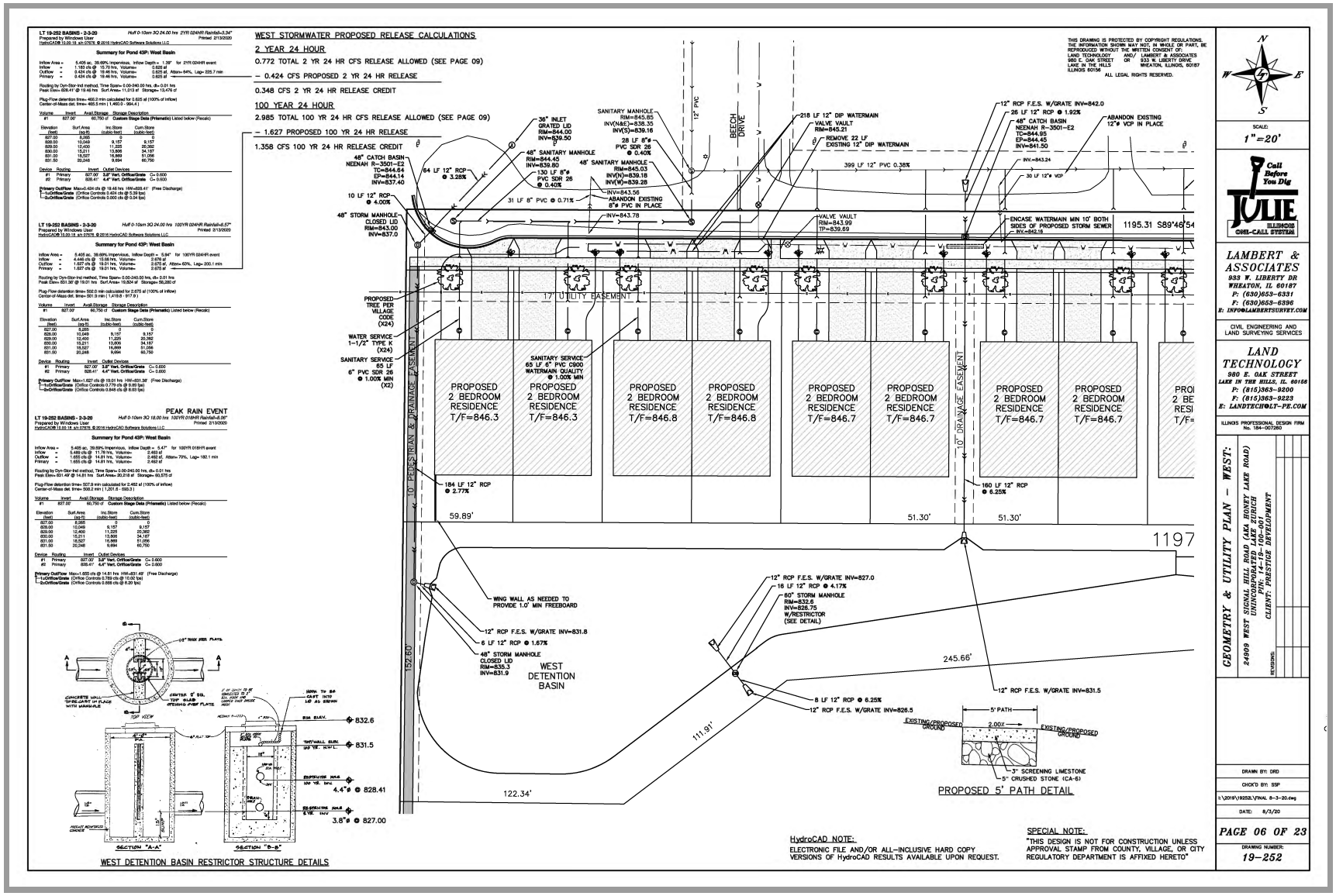
WEST STORMWATER PROPOSED RELEASE CALCULATIONS
2 YEAR 24 HOUR
0.772 TOTAL 2 YR 24 HR CFS RELEASE ALLOWED (SEE PAGE 09)
– 0.424 CFS PROPOSED 2 YR 24 HR RELEASE
0.348 CFS 2 YR 24 HR RELEASE CREDIT
100 YEAR 24 HOUR
2.985 TOTAL 100 YR 24 HR CFS RELEASE ALLOWED (SEE PAGE 09)
– 1.627 PROPOSED 100 YR 24 HR RELEASE
1.358 CFS 100 YR 24 HR RELEASE CREDIT
PEAK RAIN EVENT
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36" INLET GRATED LID RIM=844.00 INV=839.50
48" SANITARY MANHOLE RIM=844.45 INV=839.80
SANITARY MANHOLE RIM=845.85 INV(N&E)=838.35 INV(S)=839.16
48" SANITARY MANHOLE RIM=845.03 INV(W)=839.18 INV(W)=839.28
48" CATCH BASIN NEENAH R-3501-E2 TC=844.64 RIM=844.14 INV=837.40
64 LF 12" RCP @ 3.28%
130 LF 8"ø PVC SDR 26 @ 0.40%
28 LF 8"ø PVC SDR 26 @ 0.40%
31 LF 8" PVC @ 0.71%
ABANDON EXISTING 8"ø PVC IN PLACE
10 LF 12" RCP @ 4.00%
48" STORM MANHOLE CLOSED LID RIM=843.00 INV=837.0
218 LF 12" DIP WATERMAIN
VALVE VAULT RIM=845.21
REMOVE 22 LF EXISTING 12" DIP WATERMAIN
399 LF 12" PVC 0.36%
12" RCP F.E.S. W/GRATE INV=842.0
26 LF 12" RCP @ 1.92%
48" CATCH BASIN NEENAH R-3501-E2 TC=844.95 EP=844.45 INV=841.50
ABANDON EXISTING 12"ø VCP IN PLACE
30 LF 12"ø VCP
VALVE VAULT RIM=843.99 TP=839.69
ENCASE WATERMAIN MIN 10' BOTH SIDES OF PROPOSED STORM SEWER
1195.31 S89°46'54
17' UTILITY EASEMENT
10' PEDESTRIAN & DRAINAGE EASEMENT
10' DRAINAGE EASEMENT
PROPOSED TREE PER VILLAGE CODE (Y24)
WATER SERVICE 1-1/2" TYPE K (X24)
SANITARY SERVICE 65 LF 6" PVC SDR 26 @ 1.00% MIN (X2)
SANITARY SERVICE 65 LF 6" PVC C900 WATERMAIN QUALITY @ 1.00% MIN
PROPOSED 2 BEDROOM RESIDENCE T/F=846.3
PROPOSED 2 BEDROOM RESIDENCE T/F=846.8
PROPOSED 2 BEDROOM RESIDENCE T/F=846.7
184 LF 12" RCP @ 2.77%
160 LF 12" RCP @ 6.25%
59.89'
51.30'
51.30'
1197
WING WALL AS NEEDED TO PROVIDE 1.0' MIN FREEBOARD
12" RCP F.E.S. W/GRATE INV=831.8
6 LF 12" RCP @ 1.67%
48" STORM MANHOLE CLOSED LID RIM=835.3 INV=831.9
WEST DETENTION BASIN
152.50'
12" RCP F.E.S. W/GRATE INV=827.0
16 LF 12" RCP @ 4.17%
60" STORM MANHOLE RIM=832.6 INV=826.75 W/RESTRICTOR (SEE DETAIL)
245.66'
8 LF 12" RCP @ 6.25%
12" RCP F.E.S. W/GRATE INV=826.5
12" RCP F.E.S. W/GRATE INV=831.5
111.91'
122.34'
5' PATH
EXISTING/PROPOSED GROUND
2.00%
3" SCREENING LIMESTONE
5" CRUSHED STONE (CA-6)
PROPOSED 5' PATH DETAIL
832.6
831.5
4.4"ø @ 828.41
3.8"ø @ 827.00
SECTION "A-A"
SECTION "B-B"
WEST DETENTION BASIN RESTRICTOR STRUCTURE DETAILS
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LAKE IN THE HILLS, IL 60156
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F: (815)363-9223
E: LANDTECH@LT-PE.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
GEOMETRY & UTILITY PLAN – WEST:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
PIN: 14-36-400-001 & 002
CLIENT: PRESTIGE DEVELOPMENT
REVISIONS
DRAWN BY: DRD
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PAGE 06 OF 23
DRAWING NUMBER: 19-252

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LT 19-252 BASINS - 2-3-20 — Hull 0-10am 3Q 24.00 hrs 2YR 024HR Rainfall=3.34"
Prepared by Windows User — Printed 2/13/2020
HydroCAD® 10.00-18 s/n 07676 © 2018 HydroCAD Software Solutions LLC

Summary for Pond 40P: Middle Basin

Inflow Area = 2.066 ac, 49.77% Impervious, Inflow Depth = 1.56" for 2YR 024HR event
Inflow = 0.500 cfs @ 15.67 hrs, Volume= 0.275 af
Outflow = 0.079 cfs @ 24.07 hrs, Volume= 0.275 af, Attn= 84%, Lag= 553.8 min
Primary = 0.079 cfs @ 24.07 hrs, Volume= 0.275 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 839.36' @ 24.07 hrs Surf.Area= 7,553 sf Storage= 8,808 cf

Plug-Flow detention time= 1,222.1 min calculated for 0.275 af (100% of inflow)
Center-of-Mass det. time= 1,221.9 min (2,199.4 - 977.5)

Volume	Invert	Avail.Storage	Storage Description
#1	827.50'	35,786 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
827.50	2,302	0	0
828.00	3,482	1,446	1,446
829.00	6,279	4,881	6,327
830.00	9,850	8,065	14,391
831.85	13,310	21,405	35,786

Device	Routing	Invert	Outlet Devices
#1	Primary	827.50'	**1.5" Vert. Orifice/Grate** C= 0.600
#2	Primary	829.36'	**3.1" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.079 cfs @ 24.07 hrs HW=829.36' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.079 cfs @ 6.45 fps)
2=Orifice/Grate (Controls 0.000 cfs)

LT 19-252 BASINS - 2-3-20 — Hull 0-10am 3Q 24.00 hrs 100YR 024HR Rainfall=6.57"
Prepared by Windows User — Printed 2/13/2020
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Summary for Pond 40P: Middle Basin

Inflow Area = 2.066 ac, 49.77% Impervious, Inflow Depth = 6.28" for 100YR 024HR event
Inflow = 1.777 cfs @ 15.65 hrs, Volume= 1.082 af
Outflow = 0.300 cfs @ 24.06 hrs, Volume= 1.082 af, Attn= 83%, Lag= 504.1 min
Primary = 0.300 cfs @ 24.06 hrs, Volume= 1.082 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 831.91' @ 24.06 hrs Surf.Area= 13,207 sf Storage= 35,399 cf

Plug-Flow detention time= 1,543.8 min calculated for 1.080 af (100% of inflow)
Center-of-Mass det. time= 1,543.6 min (2,448.0 - 904.4)

Volume	Invert	Avail.Storage	Storage Description
#1	827.50'	35,786 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
827.50	2,302	0	0
828.00	3,482	1,446	1,446
829.00	6,279	4,881	6,327
830.00	9,850	8,065	14,391
831.85	13,310	21,405	35,786

Device	Routing	Invert	Outlet Devices
#1	Primary	827.50'	**1.5" Vert. Orifice/Grate** C= 0.600
#2	Primary	829.36'	**3.1" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.300 cfs @ 24.06 hrs HW=831.91' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.122 cfs @ 9.92 fps)
2=Orifice/Grate (Orifice Controls 0.178 cfs @ 7.40 fps)

PEAK RAIN EVENT

LT 19-252 BASINS - 2-3-20 — Hull 0-10am 4Q 48.00 hrs 100YR 048HR Rainfall=8.28"
Prepared by Windows User — Printed 2/13/2020
HydroCAD® 10.00-18 s/n 07676 © 2018 HydroCAD Software Solutions LLC

Summary for Pond 40P: Middle Basin

Inflow Area = 2.066 ac, 49.77% Impervious, Inflow Depth = 6.96" for 100YR 048HR event
Inflow = 1.910 cfs @ 40.80 hrs, Volume= 1.310 af
Outflow = 0.301 cfs @ 48.07 hrs, Volume= 1.299 af, Attn= 70%, Lag= 438.6 min
Primary = 0.301 cfs @ 48.07 hrs, Volume= 1.299 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 831.87' @ 48.07 hrs Surf.Area= 13,093 sf Storage= 35,405 cf

Plug-Flow detention time= 1,497.1 min calculated for 1.299 af (100% of inflow)
Center-of-Mass det. time= 1,497.4 min (3,957.6 - 2,460.2)

Volume	Invert	Avail.Storage	Storage Description
#1	827.50'	35,786 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
827.50	2,302	0	0
828.00	3,482	1,446	1,446
829.00	6,279	4,881	6,327
830.00	9,850	8,065	14,391
831.85	13,310	21,405	35,786

Device	Routing	Invert	Outlet Devices
#1	Primary	827.50'	**1.5" Vert. Orifice/Grate** C= 0.600
#2	Primary	829.36'	**3.1" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.301 cfs @ 48.07 hrs HW=831.87' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.122 cfs @ 9.94 fps)
2=Orifice/Grate (Orifice Controls 0.179 cfs @ 7.42 fps)

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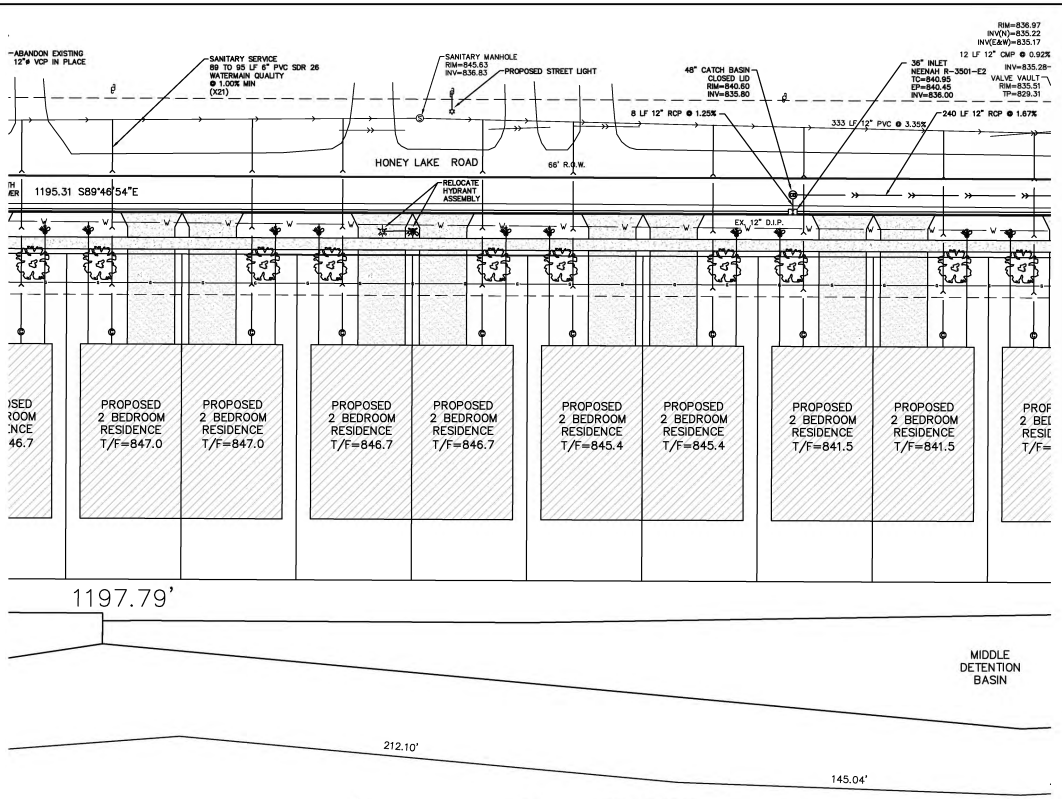


MIDDLE STORMWATER PROPOSED RELEASE CALCULATIONS

2 YEAR 24 HOUR

0.083 TOTAL 2 YR 24 HR CFS RELEASE ALLOWED (SEE PAGE 10)

– 0.079 CFS PROPOSED 2 YR 24 HR RELEASE

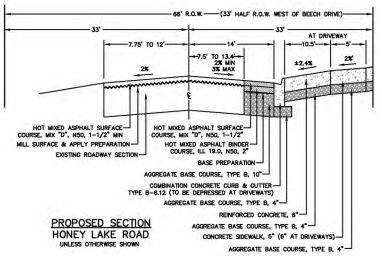
0.004 CFS 2 YR 24 HR RELEASE CREDIT

100 YEAR 24 HOUR

0.313 TOTAL 100 YR 24 HR CFS RELEASE ALLOWED (SEE PAGE 10)

– 0.300 PROPOSED 100 YR 24 HR RELEASE

0.013 CFS 100 YR 24 HR RELEASE CREDIT



PROPOSED SECTION
HONEY LAKE ROAD
UNLESS OTHERWISE SHOWN

ROADWAY SURFACING NOTE

WHERE MILLING OF SURFACE IS DEEPER THAN 3", OR REMAINING SURFACE IS FOUND TO BE UNSOUND AFTER MILLING, COMPLETELY REMOVE EXISTING ASPHALT, GRADE AGGREGATE TO ACCOMMODATE INSTALLATION OF BOTH BINDER COURSE & SURFACE COURSE, AND INSTALL BOTH BINDER AND SURFACE COURSE.

SCALE: 1"=20'

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ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

GEOMETRY & UTILITY PLAN – MIDDLE:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
LAKE COUNTY, ILLINOIS
CLIENT: PRESTIGE DEVELOPMENT

REVISIONS:

STATE OF ILLINOIS — LICENSED PROFESSIONAL ENGINEER — 062.060.060 — NO. 1 — S. P. PETRICH
EXPIRES 11/30/21

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DATE: 8/3/20

PAGE 07 OF 23

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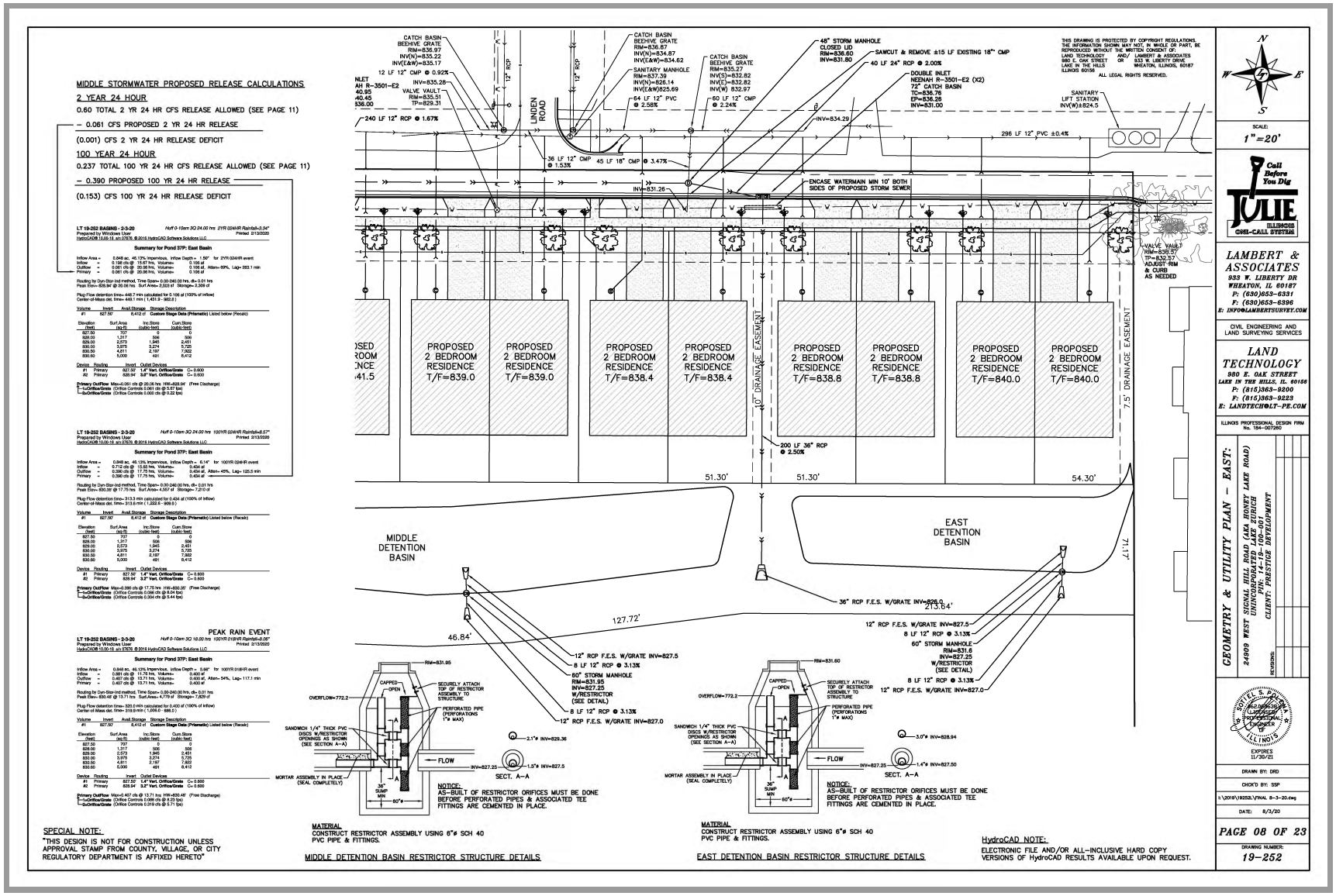
MIDDLE STORMWATER PROPOSED RELEASE CALCULATIONS
2 YEAR 24 HOUR
0.60 TOTAL 2 YR 24 HR CFS RELEASE ALLOWED (SEE PAGE 11)
– 0.061 CFS PROPOSED 2 YR 24 HR RELEASE
(0.001) CFS 2 YR 24 HR RELEASE DEFICIT
100 YEAR 24 HOUR
0.237 TOTAL 100 YR 24 HR CFS RELEASE ALLOWED (SEE PAGE 11)
– 0.390 PROPOSED 100 YR 24 HR RELEASE
(0.153) CFS 100 YR 24 HR RELEASE DEFICIT
PEAK RAIN EVENT
SPECIAL NOTE:
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CATCH BASIN BEEHIVE GRATE RIM=836.97 INV(N)=835.22 INV(E&W)=835.17
12 LF 12" CMP @ 0.92%
INV=835.28
VALVE VAULT RIM=835.51 TP=829.31
240 LF 12" RCP @ 1.67%
LINDEN ROAD
12" RCP
CATCH BASIN BEEHIVE GRATE RIM=836.87 INV(N)=834.87 INV(E&W)=834.62
SANITARY MANHOLE RIM=837.39 INV(N)=826.14 INV(E&W)825.69
64 LF 12" PVC @ 2.58%
CATCH BASIN BEEHIVE GRATE RIM=835.27 INV(S)=832.82 INV(E)=832.82 INV(W) 832.97
60 LF 12" CMP @ 2.24%
48" STORM MANHOLE CLOSED LID RIM=836.60 INV=831.80
SAWCUT & REMOVE ±15 LF EXISTING 18"" CMP
40 LF 24" RCP @ 2.00%
DOUBLE INLET NEENAH R–3501–E2 (X2) 72" CATCH BASIN TC=836.76 EP=836.26 INV=831.00
INV=834.29
296 LF 12" PVC ±0.4%
SANITARY LIFT STATION INV(W)±824.5
36 LF 12" CMP @ 1.53%
45 LF 18" CMP @ 3.47%
INV=831.26
ENCASE WATERMAIN MIN 10' BOTH SIDES OF PROPOSED STORM SEWER
VALVE VAULT RIM=830.97 TP=830.37 ADJUST RIM & CURB AS NEEDED
PROPOSED 2 BEDROOM RESIDENCE T/F=839.0
PROPOSED 2 BEDROOM RESIDENCE T/F=838.4
PROPOSED 2 BEDROOM RESIDENCE T/F=838.8
PROPOSED 2 BEDROOM RESIDENCE T/F=840.0
10' DRAINAGE EASEMENT
7.5' DRAINAGE EASEMENT
200 LF 36" RCP @ 2.50%
51.30'
51.30'
54.30'
MIDDLE DETENTION BASIN
EAST DETENTION BASIN
36" RCP F.E.S. W/GRATE INV=826.0
213.64'
127.72'
46.84'
12" RCP F.E.S. W/GRATE INV=827.5
8 LF 12" RCP @ 3.13%
60" STORM MANHOLE RIM=831.95 INV=827.25 W/RESTRICTOR (SEE DETAIL)
12" RCP F.E.S. W/GRATE INV=827.0
60" STORM MANHOLE RIM=831.6 INV=827.25 W/RESTRICTOR (SEE DETAIL)
12" RCP F.E.S. W/GRATE INV=827.5
8 LF 12" RCP @ 3.13%
12" RCP F.E.S. W/GRATE INV=827.0
RIM=831.95
CAPPED OPEN
SECURELY ATTACH TOP OF RESTRICTOR ASSEMBLY TO STRUCTURE
PERFORATED PIPE (PERFORATIONS 1"ø MAX)
OVERFLOW=772.2
SANDWICH 1/4" THICK PVC DISCS W/RESTRICTOR OPENINGS AS SHOWN (SEE SECTION A–A)
2.1"ø INV=829.36
FLOW
INV=827.25
1.5"ø INV=827.5
SECT. A–A
MORTAR ASSEMBLY IN PLACE (SEAL COMPLETELY)
36" SUMP MIN
60"ø
NOTICE:
AS–BUILT OF RESTRICTOR ORIFICES MUST BE DONE BEFORE PERFORATED PIPES & ASSOCIATED TEE FITTINGS ARE CEMENTED IN PLACE.
MATERIAL
CONSTRUCT RESTRICTOR ASSEMBLY USING 6"ø SCH 40 PVC PIPE & FITTINGS.
MIDDLE DETENTION BASIN RESTRICTOR STRUCTURE DETAILS
RIM=831.60
3.0"ø INV=828.94
1.4"ø INV=827.50
EAST DETENTION BASIN RESTRICTOR STRUCTURE DETAILS
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GEOMETRY & UTILITY PLAN – EAST:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
LAKE COUNTY, ILLINOIS
CLIENT: PRESTIGE DEVELOPMENT
REVISIONS:
EXPIRES 11/30/21
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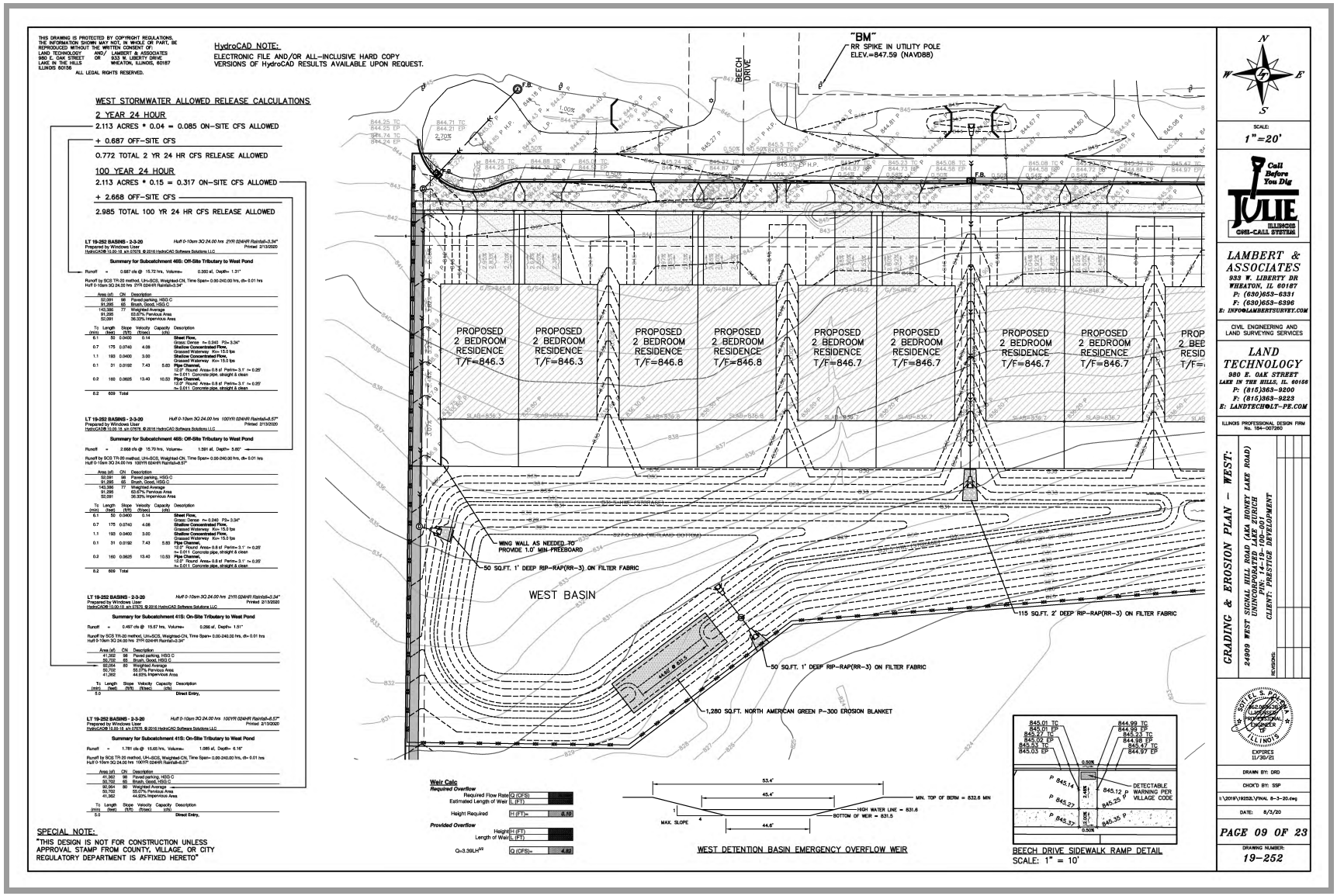
"BM"
RR SPIKE IN UTILITY POLE
ELEV.=847.59 (NAVD88)
BEECH DRIVE
PROPOSED 2 BEDROOM RESIDENCE T/F=846.3
PROPOSED 2 BEDROOM RESIDENCE T/F=846.3
PROPOSED 2 BEDROOM RESIDENCE T/F=846.8
PROPOSED 2 BEDROOM RESIDENCE T/F=846.8
PROPOSED 2 BEDROOM RESIDENCE T/F=846.7
PROPOSED 2 BEDROOM RESIDENCE T/F=846.7
PROPOSED 2 BEDROOM RESIDENCE T/F=846.7
PROPOSED 2 BEDROOM RESIDENCE T/F=846.7
WING WALL AS NEEDED TO PROVIDE 1.0' MIN. FREEBOARD
50 SQ.FT. 1' DEEP RIP-RAP(RR-3) ON FILTER FABRIC
WEST BASIN
115 SQ.FT. 2' DEEP RIP-RAP(RR-3) ON FILTER FABRIC
50 SQ.FT. 1' DEEP RIP-RAP(RR-3) ON FILTER FABRIC
1,280 SQ.FT. NORTH AMERICAN GREEN P-300 EROSION BLANKET
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WEST STORMWATER ALLOWED RELEASE CALCULATIONS
2 YEAR 24 HOUR
2.113 ACRES * 0.04 = 0.085 ON-SITE CFS ALLOWED
+ 0.687 OFF-SITE CFS
0.772 TOTAL 2 YR 24 HR CFS RELEASE ALLOWED
100 YEAR 24 HOUR
2.113 ACRES * 0.15 = 0.317 ON-SITE CFS ALLOWED
+ 2.668 OFF-SITE CFS
2.985 TOTAL 100 YR 24 HR CFS RELEASE ALLOWED
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Weir Calc
Required Overflow
Provided Overflow
WEST DETENTION BASIN EMERGENCY OVERFLOW WEIR
BEECH DRIVE SIDEWALK RAMP DETAIL
SCALE: 1" = 10'
SCALE: 1"=20'
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ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
GRADING & EROSION PLAN - WEST:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
LAKE COUNTY, ILLINOIS
CLIENT: PRESTIGE DEVELOPMENT
REVISIONS:
EXPIRES 11/30/21
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MIDDLE STORMWATER ALLOWED RELEASE CALCULATIONS

2 YEAR 24 HOUR

2.086 ACRES * 0.04 = 0.083 ON-SITE CFS ALLOWED

100 YEAR 24 HOUR

2.086 ACRES * 0.15 = 0.313 ON-SITE CFS ALLOWED

LT 19-252 BASINS - 2-3-20 *Huff 0-10mn 2Q 24.00 hrs 2YR 024HR Rainfall=3.34"*
Prepared by Windows User Printed 3/13/2020
HydroCAD® 10.00-18 s/n 07678 © 2018 HydroCAD Software Solutions LLC

Summary for Subcatchment 39S: On-Site Tributary to Middle Pond

Runoff = 0.939 cfs @ 15.67 hrs, Volume= 0.275 af, Depth= 1.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Huff 0-10mn 2Q 24.00 hrs 2YR 024HR Rainfall=3.34"

Area (sf)	CN	Description
45,235	98	Paved parking, HSG C
45,657	65	Brush, Good, HSG C
90,892	81	Weighted Average
45,657		50.23% Pervious Area
45,235		49.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

LT 19-252 BASINS - 3-3-20 *Huff 0-10mn 3Q 24.00 hrs 100YR 024HR Rainfall=6.57"*
Prepared by Windows User Printed 2/13/2020
HydroCAD® 10.00-18 s/n 07678 © 2018 HydroCAD Software Solutions LLC

Summary for Subcatchment 39S: On-Site Tributary to Middle Pond

Runoff = 1.777 cfs @ 15.65 hrs, Volume= 1.092 af, Depth= 6.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Huff 0-10mn 3Q 24.00 hrs 100YR 024HR Rainfall=6.57"

Area (sf)	CN	Description
45,235	98	Paved parking, HSG C
45,657	65	Brush, Good, HSG C
90,892	81	Weighted Average
45,657		50.23% Pervious Area
45,235		49.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

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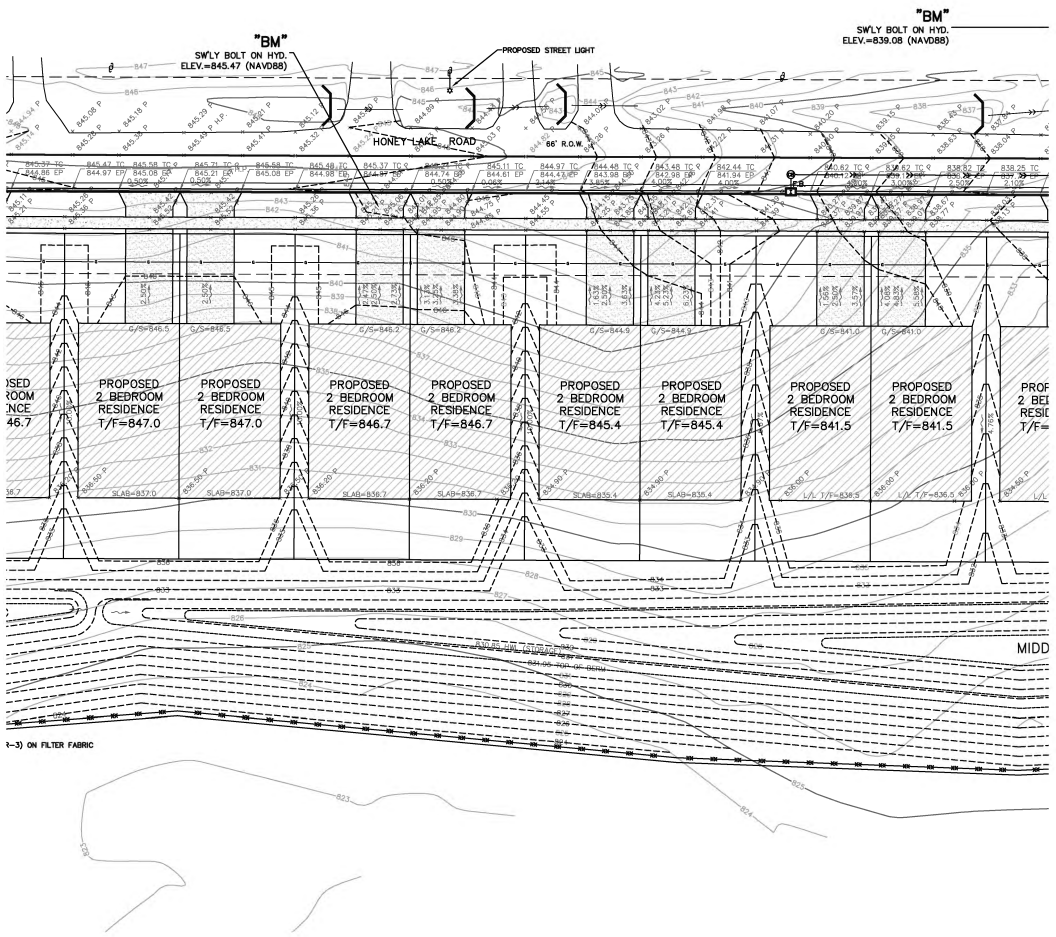

N
W E
S

SCALE:
1"=20'

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JULIE
ILLINOIS ONE-CALL SYSTEM

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ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

GRADING & EROSION PLAN - MIDDLE:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
BEING A RESUBDIVISION OF LOT 1 IN BLOCK 1 OF
CLIENT: PRESTIGE DEVELOPMENT

REVISIONS:

ILLINOIS
DANIEL S. PAPA
062-060259
LICENSED PROFESSIONAL ENGINEER
EXPIRES 11/30/21

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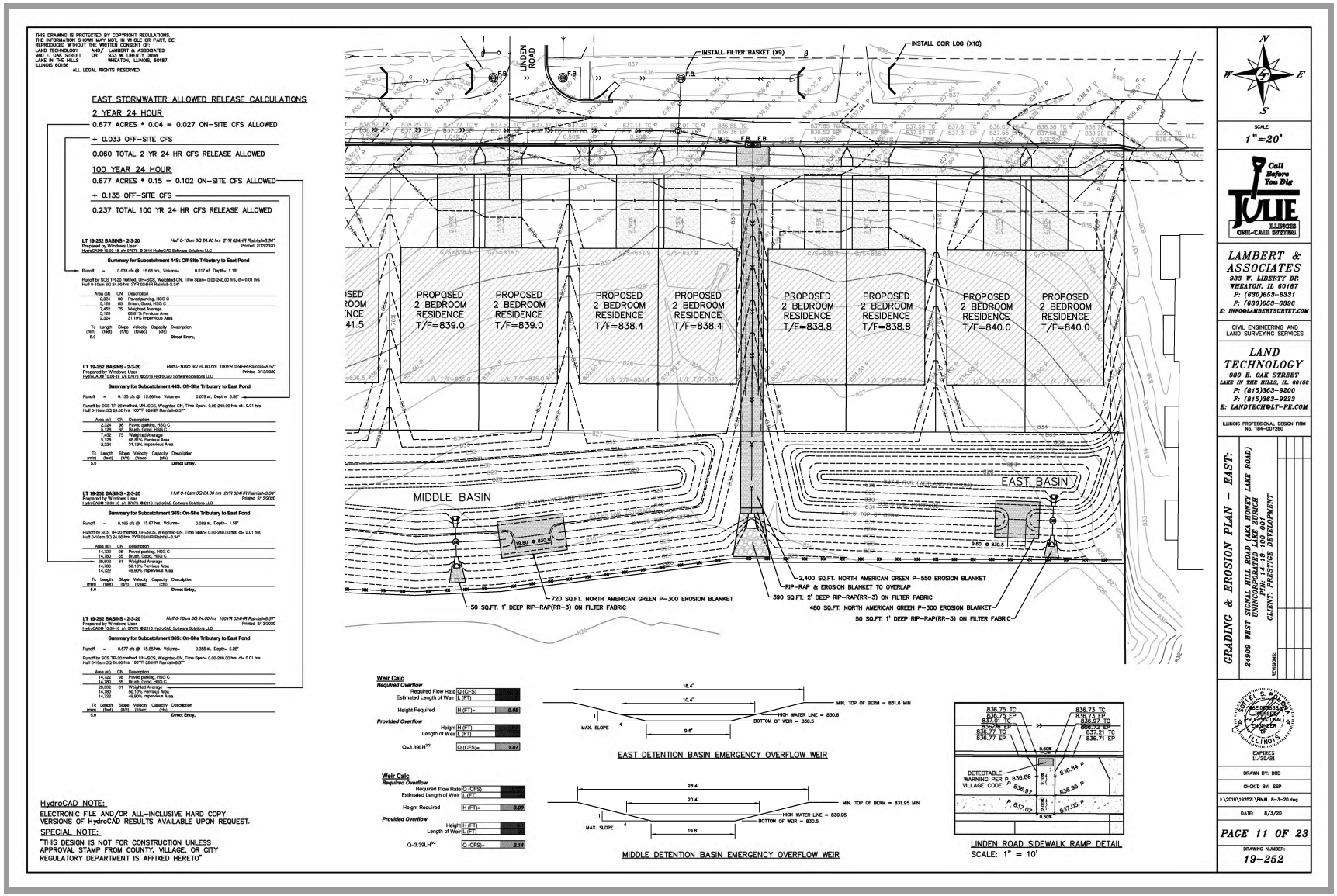
EAST STORMWATER ALLOWED RELEASE CALCULATIONS
2 YEAR 24 HOUR
0.677 ACRES * 0.04 = 0.027 ON-SITE CFS ALLOWED
+ 0.033 OFF-SITE CFS
0.060 TOTAL 2 YR 24 HR CFS RELEASE ALLOWED
100 YEAR 24 HOUR
0.677 ACRES * 0.15 = 0.102 ON-SITE CFS ALLOWED
+ 0.135 OFF-SITE CFS
0.237 TOTAL 100 YR 24 HR CFS RELEASE ALLOWED
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LINDEN ROAD
INSTALL FILTER BASKET (X9)
INSTALL COIR LOG (X10)
PROPOSED 2 BEDROOM RESIDENCE T/F=839.0
PROPOSED 2 BEDROOM RESIDENCE T/F=839.0
PROPOSED 2 BEDROOM RESIDENCE T/F=838.4
PROPOSED 2 BEDROOM RESIDENCE T/F=838.4
PROPOSED 2 BEDROOM RESIDENCE T/F=838.8
PROPOSED 2 BEDROOM RESIDENCE T/F=838.8
PROPOSED 2 BEDROOM RESIDENCE T/F=840.0
PROPOSED 2 BEDROOM RESIDENCE T/F=840.0
MIDDLE BASIN
EAST BASIN
50 SQ.FT. 1' DEEP RIP-RAP(RR-3) ON FILTER FABRIC
720 SQ.FT. NORTH AMERICAN GREEN P-300 EROSION BLANKET
RIP-RAP & EROSION BLANKET TO OVERLAP
390 SQ.FT. 2' DEEP RIP-RAP(RR-3) ON FILTER FABRIC
2,400 SQ.FT. NORTH AMERICAN GREEN P-550 EROSION BLANKET
480 SQ.FT. NORTH AMERICAN GREEN P-300 EROSION BLANKET
50 SQ.FT. 1' DEEP RIP-RAP(RR-3) ON FILTER FABRIC
EAST DETENTION BASIN EMERGENCY OVERFLOW WEIR
MIDDLE DETENTION BASIN EMERGENCY OVERFLOW WEIR
LINDEN ROAD SIDEWALK RAMP DETAIL
SCALE: 1" = 10'
SCALE: 1"=20'
GRADING & EROSION PLAN - EAST:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
CLIENT: PRESTIGE DEVELOPMENT
LAMBERT & ASSOCIATES
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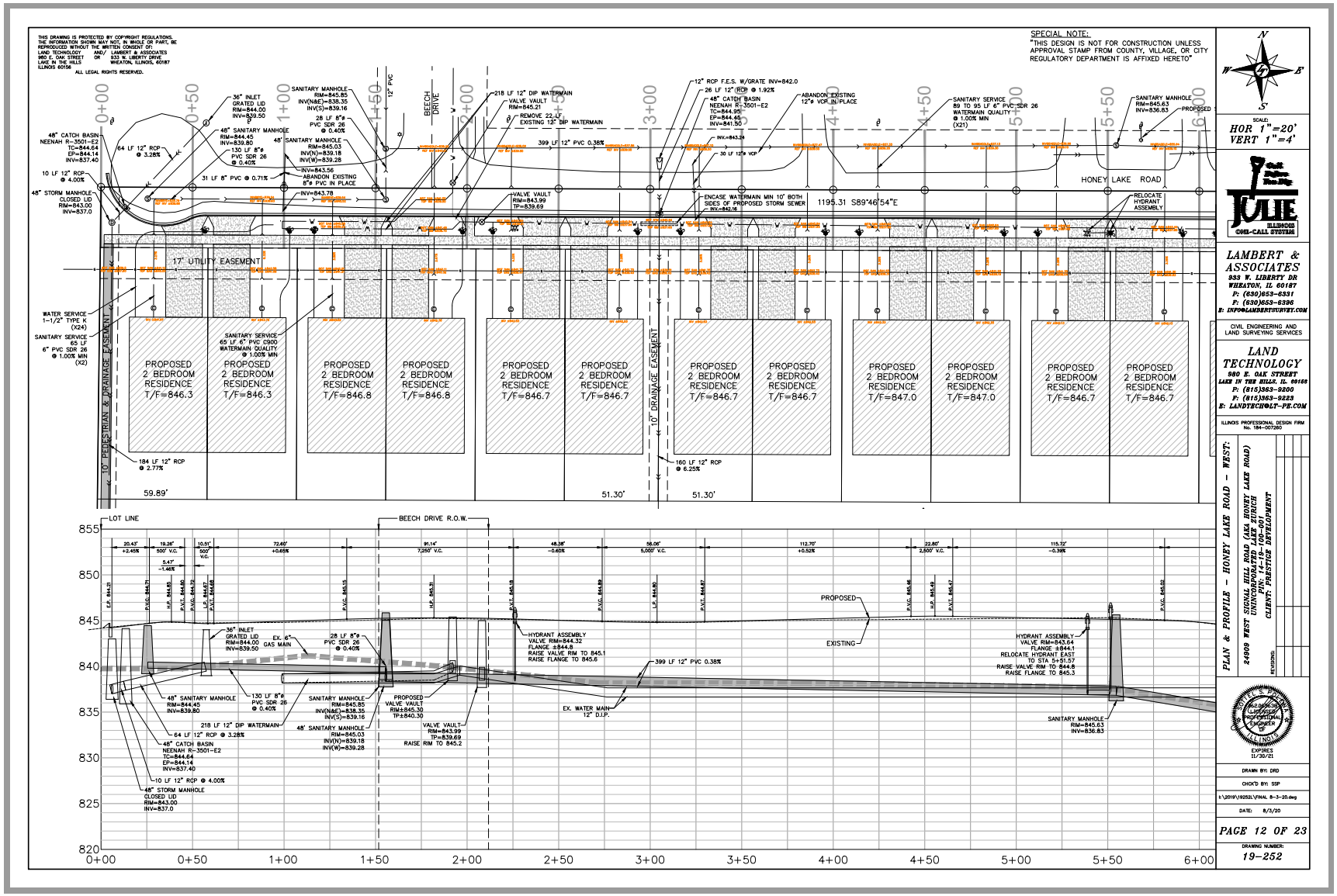
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HONEY LAKE ROAD
BEECH DRIVE
17' UTILITY EASEMENT
10' PEDESTRIAN & DRAINAGE EASEMENT
10' DRAINAGE EASEMENT
1195.31 S89°46'54"E
PROPOSED 2 BEDROOM RESIDENCE T/F=846.3
PROPOSED 2 BEDROOM RESIDENCE T/F=846.8
PROPOSED 2 BEDROOM RESIDENCE T/F=846.7
PROPOSED 2 BEDROOM RESIDENCE T/F=846.6
PROPOSED 2 BEDROOM RESIDENCE T/F=847.0
LOT LINE
BEECH DRIVE R.O.W.
EXISTING
PROPOSED
SCALE:
HOR 1"=20'
VERT 1"=4'
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LAKE IN THE HILLS, IL 60156
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
PLAN & PROFILE - HONEY LAKE ROAD - WEST:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
CLIENT: PRESTIGE DEVELOPMENT
REVISIONS:
EXPIRES 11/30/21
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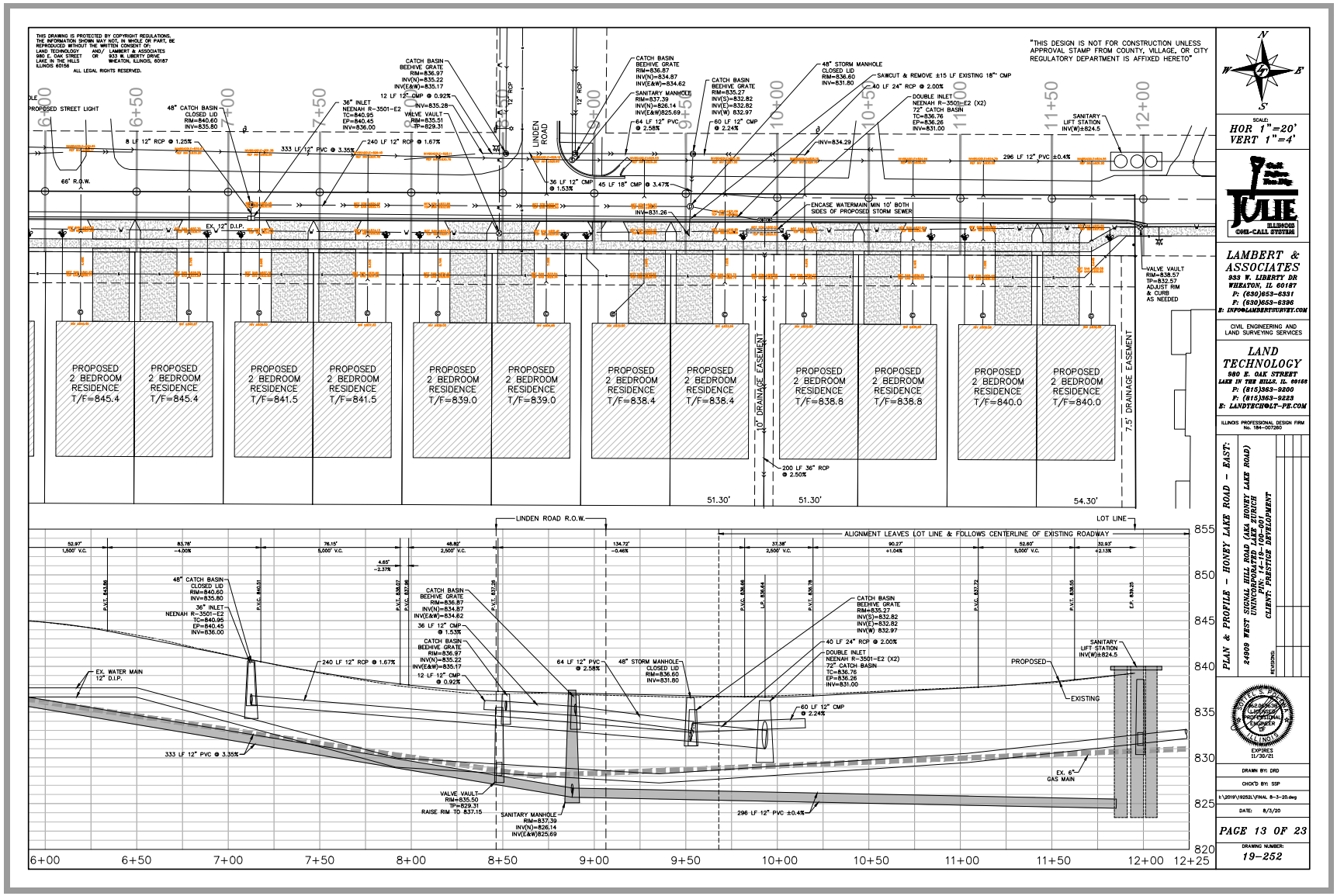

N
W E
S

SCALE:
HOR 1"=20'
VERT 1"=4'

JULIE
ILLINOIS ONE-CALL SYSTEM

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E: LANDTECH@LT-PE.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

PLAN & PROFILE - HONEY LAKE ROAD - EAST:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
PIN: 14-36-400-014 (LOT 4)
CLIENT: PRESTIGE DEVELOPMENT

REVISIONS:

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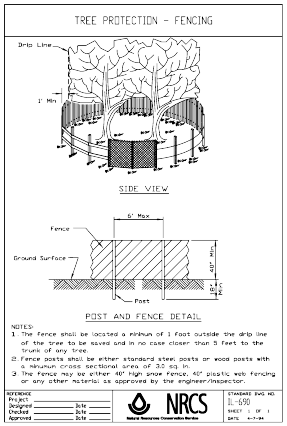
CONSTRUCTION SEQUENCING NARRATIVE

THE FOLLOWING IS THE SEQUENCE OF CONSTRUCTION ACTIVITIES TO BE FOLLOWED IN THE PROCESS OF DEVELOPING THIS SITE. THE START AND FINISH DATES FOR THE VARIOUS CONSTRUCTION ACTIVITIES ARE TO BE VERIFIED BY THE PERMIT APPLICANT. IT IS THE RESPONSIBILITY OF THE PERMIT APPLICANT TO NOTIFY THE VILLAGE ENGINEER OF ANY SIGNIFICANT CHANGES WHICH OCCUR IN THE SITE DEVELOPMENT SCHEDULE AFTER THE INITIAL SOIL EROSION AND SEDIMENT CONTROL PLAN HAS BEEN APPROVED.

	CONSTRUCTION ACTIVITY	START	FINISH
1.)	Installation of soil erosion and sediment control SUSC measures a.) Selective vegetation removal for silt fence installation b.) Silt fence installation c.) Construction fencing around areas not to be disturbed d.) Stabilized construction entrance	09/04/20	9/11/20
2.)	Tree removal where necessary (clear & grub)	09/11/20	09/18/20
3.)	Construct sediment trapping devices (sediment traps, basins ..)	09/18/20	09/19/20
4.)	Construct detention facilities and outlet control structure with restrictor & temporary perforated riser	09/19/20	09/25/20
5.)	Strip topsoil, stockpile topsoil and grade site	09/25/20	10/02/20
6.)	Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)	10/02/20	10/03/20
7.)	Install storm sewer, sanitary sewer, water and associated inlet & outlet protection	10/03/20	10/16/20
8.)	Permanently stabilize detention basins with seed and erosion control blanket	10/16/20	10/16/20
9.)	Temporarily stabilize all areas including lots that have reached temporary grade	10/16/20	10/23/20
10.)	Install roadways, curb, sidewalks, pathways, foot bridge and gazebo	10/23/20	11/06/20
11.)	Permanently stabilize all outlot areas	11/06/20	11/06/20
12.)	Grade individual lots (pads 0.5' below proposed top of foundations)	11/06/20	11/13/20
13.)	Stabilize entire site for winter season as needed	11/13/20	11/15/20
14.)	Permanently stabilize lots and install subdivision landscaping (trees & shrubs)	03/02/21	03/16/21
15.)	Remove all temporary SUSC measures after the site is stabilized with vegetation	03/16/21	03/23/21
16.)	Construct homes on individual lots under separate building permits	03/23/21	03/23/21

Note: Soil erosion and sediment control maintenance must occur every two weeks and after every ½ or greater rainfall event

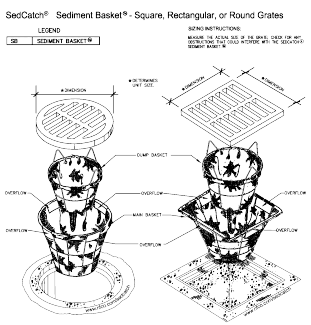
TREE PROTECTION - FENCING



NOTES:
1. The fence shall be located a minimum of 1 Foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 48" high snow fence, 42" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date
NRCS Natural Resources Conservation Service
STANDARD DWG NO. IL-650 SHEET 1 OF 1 DATE 4-7-94

SedCatch® Sediment Basket® - Square, Rectangular, or Round Grates



US PATENTS: 6,106,136; 6,000,874; 6,406,626; OTHER PATENTS PENDING

1. INLET PROTECTION SHALL BE INSTALLED AT THE TIME THE STRUCTURE IS SET.
2. TO INSTALL: REMOVE GRATE, DROP MAIN SEDIMENT BASKET ® OPENING, PLACE DUMP BASKET ® IN MAIN BASKET, REPLACE GRATE.
3. REMOVE GRATE TO CLEAN OUT SEDIMENT BASKET ® OR DUMP BASKET ®.
4. SHOULD FLOW BYPASS INSTALLATION OF SEDIMENT BASKET ® OR DUMP BASKET ® OR THE UNITS LET THE DUMP BASKET OUT OF THE MAIN BASKET, SIMPLY CONTACT US FOR ADDITIONAL LOCATIONS, REPLACE DUMP BASKET ® AS NEEDED.
5. ALL SEDIMENT BASKET ® AND DUMP BASKET ® MUST BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.
6. AS WITH ALL INLET PROTECTION DEVICES, CARE MUST BE TAKEN TO ENSURE WATER IS NOT ALLOWED TO BYPASS TOO OFTEN. IF IT COULD CAUSE PROPERTY DAMAGE OR POSE A SAFETY HAZARD TO TRAFFIC.

SedCatch® Environmental Products
www.sedcatchproducts.com

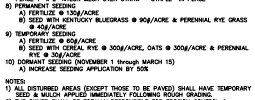
FILTER BASKET DETAILS

GENERAL SEEDING SPECIFICATIONS:

ALL DISTURBED AREAS SHALL BE GRADED & SEEDED AS FOLLOWS:
1) SCARIFY SUBSOIL TO A DEPTH OF 4"
2) SPREAD TOPSOIL 4" THICK
3) FERTILIZE WITH N-P-K 6-24-12
4) FINAL RAKING
5) SEED APPLICATION
6) APPLY STRAW @ 2 TONS/ACRE
7) ALL SLOPES OVER 5:1
PLACE 1" x 2" NYLON MESH OVER STRAW – STAPLE IN PLACE
8) PERMANENT SEEDING
A) FERTILIZE @ 13lb/ACRE
B) SEED WITH KENTUCKY BLUEGRASS @ 90#/ACRE & PERENNIAL RYE GRASS @ 40#/ACRE
9) TEMPORARY SEEDING
A) FERTILIZE @ 60#/ACRE
B) SEED WITH CEREAL RYE @ 300#/ACRE, OATS @ 300#/ACRE & PERENNIAL RYE @ 20#/ACRE
10) DORMANT SEEDING (NOVEMBER 1 through MARCH 15)
A) INCREASE SEEDING APPLICATION BY 50%

NOTES:
1) ALL DISTURBED AREAS (EXCEPT THOSE TO BE PAVED) SHALL HAVE TEMPORARY SEED & MULCH APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING.
2) THE OWNER SHALL BE TOTALLY RESPONSIBLE FOR EROSION CONTROL & DETENTION MEASURES BEFORE, DURING & AFTER CONSTRUCTION.
3) EROSION CONTROL & CONSTRUCTION SHALL CONFORM WITH STANDARDS SET FORTH BY THE "ILLINOIS PROCEDURES & STANDARDS FOR URBAN SOIL EROSION & SEDIMENT CONTROL" MANUAL, LATEST EDITION (JULY, 1995)
4) DUST & TRAFFIC CONTROL
IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MINIMIZE DUST BLOWING FROM THE CONSTRUCTION SITE. IF DUST BEGINS BLOWING FROM THE SITE, ALL ROADWAYS SHALL BE TREATED WITH A DUST CONTROL BINDER (CURASOL TERRATACK OR EQUAL). APPLY AS NEEDED ACCORDING TO MANUFACTURE DIRECTIONS.
5) BARRIER FILTER PLACEMENT DETAIL:
A) MAINTAIN DETENTION BARRIER, SWALE & STRUCTURE FILTERS UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED UPSTREAM.
B) AFTER REMOVAL OF FILTERS PLACE SOD AROUND STRUCTURES.

SOIL PROTECTION CHART



A. KENTUCKY BLUEGRASS 90LBS/AC. MIXED WITH PERENNIAL RYEGRASS 30LBS/AC.
B. KENTUCKY BLUEGRASS 135LBS/AC. MIXED WITH PERENNIAL RYEGRASS 45LBS/AC. + 2 TONS STRAW MULCH PER AC.
C. SPRING OATS 100LBS/AC.
D. WHEAT OR CEREAL RYE 150LBS/AC.
E. SOD
F. STRAW MULCH 2 TONS/AC.

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

SPECIFICATIONS & NOTES

Pipe Specifications:

Pipe used for storm sewer services and for storm sewers not receiving surface waters shall conform to ASTM D-2241, Schedule 40, with Materials conforming to ASTM D-1784 (Rigid PVC Compounds). All other pipe used for storm sewer shall be R.C.P. (Reinforced Concrete Pipe), conforming to ASTM C-76 (Class IV per SSRBC Section 503), with joints conforming to ASTM C-443, or ASTM C-361 at water main crossings. ↓ADS N-12 HDPE

Construction of Underground Utilities:

Excavation: Where OSHA regulations, working conditions and right-of-way permit, pipe line trenches with sloping sides may be used.

The slopes shall not extend below the top of the pipe, and the trench excavations below this point shall be made with vertical sides with widths not exceeding those specified herein for the various sizes of pipe.

Open-cut trenches shall be sheeted and braced as required by the governing state, federal laws and municipal ordinances, and as may be necessary to protect life, property or the work.

Where firm foundation is not encountered at the grade established, due to unsuitable soil, all such unsuitable material shall be removed and replaced with approved compacted granular material.

Width of Trenches:

The maximum width of the trench at the top of the pipe shall be as follows:

Nominal Pipe Sizes (Inches)	Trench Widths (Inches)
12 or smaller	30
14-18	36
20-24	42
27-30	48
33 and larger	1-1/3 times pipe O.D.

Removal of Water: Contractors shall, at all times during construction, provide and maintain adequate means and devices with which to remove and dispose of all water entering the excavations. No sanitary sewer shall be used for disposal of trench water. All pump discharges used for dewatering shall be routed through an approved sediment filtering bag which is properly installed and maintained.

Pipe Bedding: All sanitary sewer, storm sewer, and water main and all building services shall be installed on a continuous and uniform granular bedding, a minimum of six inches (6") in depth, as shown on the attached Trench Detail. A granular bedding shall consist of CA-6 and extend away from the back of curb or any edge of pavement at a 1 to 1 slope. The top 12 inches of the back fill shall be filled with road gravel or crushed stone and be maintained as a temporary surface for the nominal traffic use of the area when the trench is in existing pavements.

Restoration of Drainage: As soon as possible after back filling the trench, all ditching, grading and shaping necessary to restore the original drainage in the area of work shall be performed. Culverts removed during the course of the work shall be replaced as soon as practical after back filling is complete.

Utilities: The contractor shall notify all utilities prior to the installation of any pipelines. Where conflicts exists between underground utilities and the proposed underground pipeline requiring a revision to the plans, such construction shall not be undertaken until such changes are approved by the Village Engineer.

STORM WATER DRAINAGE AND STORM SEWERS.

Unless otherwise stated, footing drains and surface water shall discharge into the storm system, if available; otherwise, they shall discharge onto the ground in drainage ditches or swales with positive slope and gradient.

Any discharges approved to be connected to the storm sewer shall be through the use of an existing lug, through the use of a saddle wye and manhole top of the storm sewer, or through the use of a precast socket in the storm sewer. Discharges shall be connected using two inch (2") diameter PVC pipe, schedule 40 or equal An air gap in discharge piping shall be provided at the building.

Construction Drawings/Contractors Responsibility

No construction plans shall be used for construction unless specifically marked For Construction. Prior to commencement of construction, the contractor shall verify all dimensions and conditions affecting their work with the actual conditions at the job site. In addition, the contractor must verify the engineer's line and grade stakes. If there are any discrepancies from what is shown on the construction plans, he must immediately report same to the engineer before doing any work, otherwise, the contractor assumes full responsibility. In the event of disagreement between the construction plans, Standard Specifications and/or special details, the contractor shall secure written instructions from the engineer prior to proceeding with any part of the work effected by omissions or discrepancies. Failing to secure such instructions, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question arising with respect to specifications, the decision of the engineer shall be final and conclusive.

INDEMNIFICATION

The contractor shall indemnify and hold harmless the owner and Land Technology, Inc. Consulting Engineers from and against all claims, damages, losses and expenses, including attorneys fees arising out of or resulting from the performance of the contractors work. In any and all claims against the owner or Land Technology, Inc. Consulting Engineers by any employee of the contractor, any subcontractor, anyone directly employed by the contractor, anyone for whose acts the contractor may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of damages, compensation or benefits payable by or for the contractor under Workers Compensation acts, disability benefit acts or other employee benefit acts.

CONTRACTOR

Shall purchase and maintain such liability and other insurance as is appropriate for the Work being performed and furnished and as will provide protection from claims set forth below which may arise out of or result from CONTRACTOR's performance and furnishing of the Work and CONTRACTOR's other obligations under the Contract Documents, whether it is to be performed or furnished by CONTRACTOR, by any Subcontractor, by Supplier, by anyone directly or indirectly employed by any of them to perform or furnish any of the Work or by anyone for whose acts any of them may be liable.

1. Workers' Compensation in accordance with the laws of the State, but not less than:
E.L. $500,000 each accident.
E.L. $500,000 each employee.
E.L. $500,000 policy limit.

2. General Liability
a. Bodily Injury Liability and Property Damage Liability in the amount not less than $1,000,000 each occurrence and not less than a per project aggregate of $2,000,000.
b. Above to include Premises Operations, Blanket Contractual Liability, Products/Completed Operations, Independent Contractors, Broad Form Property damage, Personal injury and "X", "C", and "U" Exclusions deleted.

3. Automobile Liability
a. $1,000,000 – Bodily Injury and Property Damage (Combined Single Limit).
b. Coverage shall include hired and non-owned automobiles.

4. Umbrella Liability coverage in an amount not less than $3,000,000. Such coverage shall include, but not be limited to, excess coverage for the Workers' Compensation, General Liability, and Automobile Liability policies.

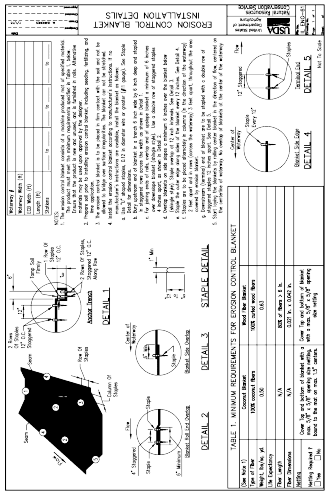
The policies of insurance as required by this paragraph 5.04 to be purchased and maintained shall:

5. Be furnished by insurers with A. M. Best Company rating of at least A–(Excellent), and a financial size category of VII or greater.

CERTIFICATE OF INSURANCE

The contractor shall not commence work until he has filed with the municipality and its Engineer a certificate of insurance showing complete coverage of all insurance required, signed by the insurance companies or their authorized agents. Each certificate shall provide that coverage shall not be terminated or reduced without 30 days advance written notice to the municipality and its Inspector. The contractor shall name Land Technology, Inc. Consulting Engineers as additional insured on the Comprehensive General Liability and Automobile Liability policies.

EROSION CONTROL BLANKET INSTALLATION DETAILS



SPECIAL NOTE:

"THIS DESIGN IS NOT FOR CONSTRUCTION UNLESS APPROVAL STAMP FROM COUNTY, VILLAGE, OR CITY REGULATORY DEPARTMENT IS AFFIXED HERETO"

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,
- within 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 MEASURES 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 RE-DISTURBANCE.

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 MEASURES AS 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, ALL DEWATERING 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 POLYMERS OR FLOCCULATION 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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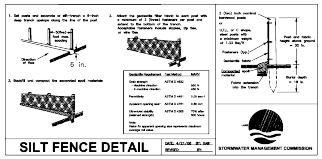
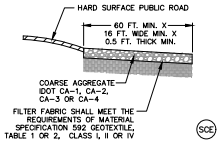
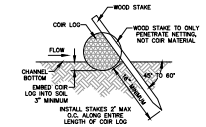


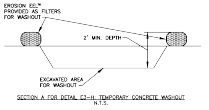
HARD SURFACE PUBLIC ROAD



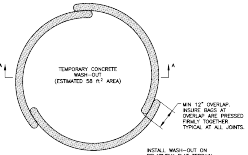
STABILIZED CONSTRUCTION ENTRANCE



COIR LOG DETAIL



SECTION A FOR DETAIL C3-11, TEMPORARY CONCRETE WASH-OUT
N.T.S.



DETAIL C3-11 PLAN VIEW
TEMPORARY CONCRETE WASH-OUT
N.T.S.

DRAIN TILE NOTES

1. Drain tiles disturbed during regulated development shall be reconnected by those responsible for their disturbance, unless the development plans specify abandonment of the drain tiles.
2. All abandoned drain tiles within disturbed areas shall be removed in their entirety.
3. Drain tiles within the disturbed area of a development site shall be replaced, bypassed around the development site or intercepted and connected to the stormwater management system for the development site. The size of the replaced or bypassed drain tile shall be equivalent to the existing drain tile.

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LAND TECHNOLOGY
980 E. OAK STREET
LAKE IN THE HILLS, ILLINOIS 60156
AND/OR
LAMBERT & ASSOCIATES
955 W. LIBERTY DRIVE
WHEATON, ILLINOIS, 60187

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ILLINOIS ONE-CALL SYSTEM

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LAND TECHNOLOGY
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P: (815)363-9200
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E: LANDTECH@LT-PE.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

DETAILS:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
CLIENT: PRESTIGE DEVELOPMENT

REVISIONS:

DRAWN BY: DRD
CHK'D BY: SSP
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DATE: 8/3/20

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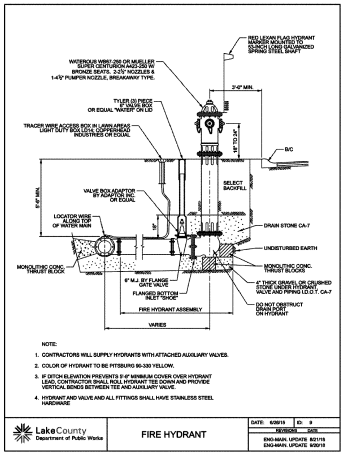
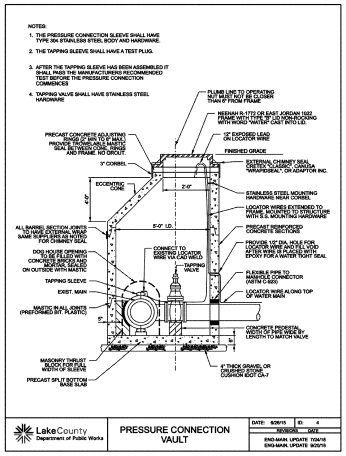
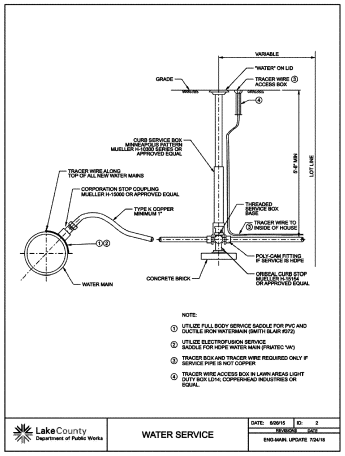
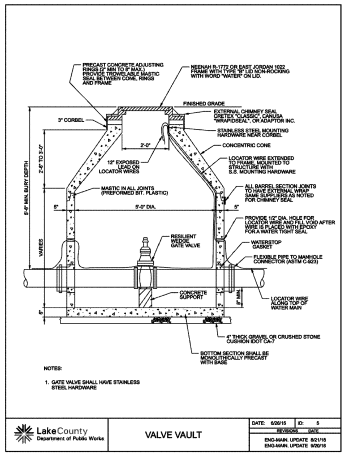






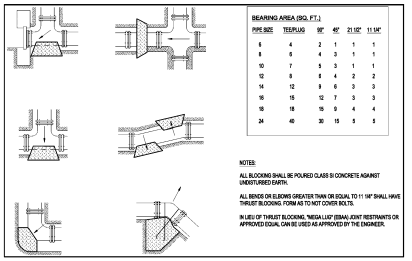


WATER MAIN NOTES & SPECIFICATIONS

1. Water main shall be Ductile iron or PVC C900 SDR18
   a) Ductile Iron water main shall be Class 52 conforming to ANSI/AWWA C151/A21.51-09.
   b) Gaskets and cast Iron fittings shall conform to ANSI/AWWA C111/A21.11 and ANSI/AWWA C110/A21.10 respectively.
2. Thrust blocks and Mega-Lug with stainless steel bolts shall be installed on water mains at all bends, tees, elbows, etc. except as noted below.
3. Thrust blocks not permitted with 45 degree vertical bends in water main (these shall be restrained with Mega-Lug or pre-approved equal.
4. When specified, ductile iron pipe shall be encased in polyethylene and shall conform with ANSI/AWWA C105/A21.10 - 10 and ASTM A674-10.
5. Minimum cover from finished grade to top of water main shall be five(5) feet; Maximum cover shall be eight (8) feet.
6. Water Main Taps: An Illinois licensed plumber is required for any water main tap.
7. All water mains shall be subjected to a pressure test and a separate leakage test at system pressure for 24 hours by the Contractor. Hydrostatic pressure test and leakage test shall be based on 150 PSI for two (2) hours. Water mains shall be chlorinated in accordance with the Illinois State Standard Specifications.
8. The Underground Contractor shall consider Incidental to the contract any chlorination and testing of existing water main where connections to and conclusion of such mains is indicated on the drawing.
9. Tracer wire along water main is required. The wire shall be secured to the top of the water main every 20 feet it's entire length. Provide a continuous 3/16-inch bare cable diameter, 7 x 19 strand core Type 304 stainless steel wire rope, nylon coated. The wire is to be continuous between valve vaults as shown in the LCPW details, etc. Provide exothermic (CAD) Welds at all splices. The nylon coating at the weld shall be repaired per the manufacturer's recommendation and made water-tight.
10. Tracer wire conductivity shall be tested prior to final acceptance. Any segment of tracer wire that does not provide an adequate signal for locating purpose will not be accepted and will be repaired at the contractor's expense.
11. All ductile iron water main shall be polyethylene wrapped.
12. Minimum Horizontal separation distance between water main and sewers shall be 10 feet.
13. Minimum vertical separation between water main and sewers shall be 18 inches.
14. All water main fittings shall be ductile iron with mega-lug glands and stainless steel bolts.
15. New water maine shall be tested in the presents of, and approved by, Lake County Public Works.

LAKE COUNTY PUBLIC WORKS WATER MAIN CHLORINATION SPECIFICATION

1. Disinfection of water mains shall be done in accordance with the State of Illinois Standard Specifications for water and sewer main construction, current edition.
2. Lake County Public Works (LCPW) shall be notified 48 hours in advance for scheduling of any testing, chlorinating, flushing, or sampling. LCPW shall be present on site for all tests.
3. Only LCPW personnel may operate water valves on live mains.
4. Water mains shall be flushed with a minimum velocity of 2.5 feet per second.
5. The final flushing residual in the new clorinated lines shall be between 0.2 and 2.0 mg/L.
6. All water samples shall be collected on two (2) consecutive days and pass bacteriological test results. In the event that the first set of samples taken (2) consecutive days apart fail to pass, another set of samples may be taken two (2) day apart (Per State Specs). If the second set fails to pass testing, then the procedure must be repeated with the main being re-chlorinated, re-flushed, and re-sampled.
7. State certified lab must be used for samples.



THRUST BLOCK INSTALLATION

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ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

DETAILS:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
PIN: 14-13-100-003
CLIENT: PRESTIGE DEVELOPMENT
REVISIONS:

STATE OF ILLINOIS
SCOTT S. PHILLIPS
062-064555
LICENSED PROFESSIONAL ENGINEER
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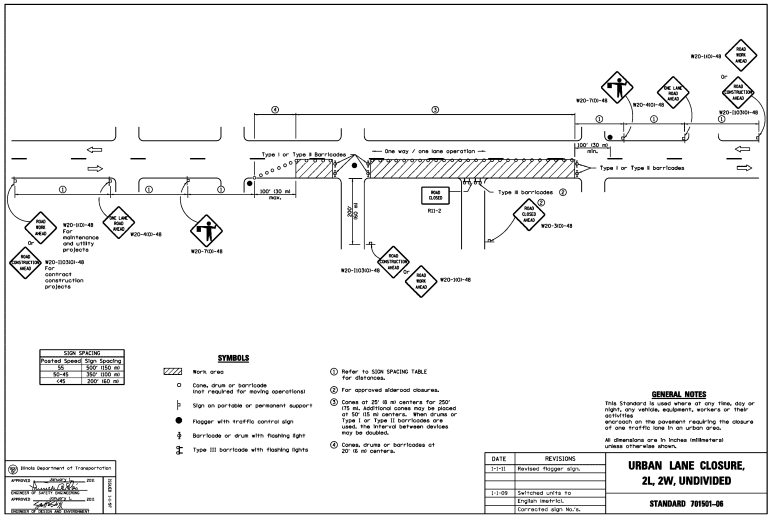
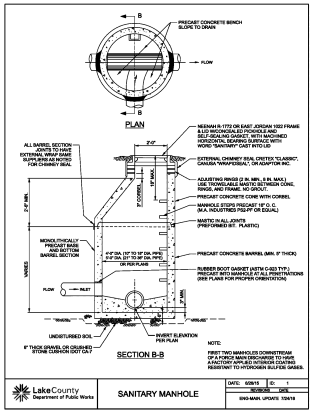


SANITARY SEWER NOTES & SPECIFICATIONS

1. Non-shear stainless steel couplings shall be used when connecting sewer pipes of dissimilar materials and pipes with no hub joints. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a Sewer-Tap and hub-wye or hub-tee saddle.
2. Unless an alternate method is approved, water stop gaskets shall be provided at all sanitary sewer manhole connections. Type and manufacturer to be approved by LCPW.
3. PVC plastic sewer pipe and fittings of sizes 4-inch through 15-inch shall conform to the latest revised specification requirements of ASTM D3034 for type PSM polyvinyl chloride (PVC) sewer pipe and fittings of minimum wall thickness SDR26 or SDR21 if sewer is deeper than 12 feet.
4. Joints shall be flexible elastomeric gasket type conforming to the lastest revised specification requirements of ASTM D1869 and ASTM D3212.
5. Pipe and fittings shall be the products of one approved manufacturer only, and there shall not be any mixing of pipe and fittings of different manufacturers between manholes.
6. The handling and installation of pipe, assembly or joints, and manhole connections shall be in accordance with the manufacturer's recommendations.
7. Gasket-type watertcap collars consist of a neoprene collar and a stainless steel band or other approved manhole watertight shall be installed wherever the pipe passes through the manhole walls to provice a watertight joint to prohibit infiltration into the sewer system.
8. PVC pipe shall be installed in accordance with the latest revised specification requirements of ASTM D2321 using either compacted class I or class II granular embedment materials for bedding, haunching and initial backfill of 12 inches over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed five percent of the pipe's original internal diameter.
9. The Contractor shall provide the necessary tools and equipment and perform the work necessary to test the deflection in the initial 1,200 feet of installed sewer and not less than ten percent (10%) of the remainder of the sewer project at random locations selected by the engineers no sooner than 30 days after backfilling has been completed. In the event that deflection exceeds the maximum limit of five percent (5%), the Contractor shall test all other new flexible pipe for deflection. Deflection shall be tested by use of either a mandrel or rigid ball having a diameter equal to ninety-five percent (95%) of the inside diameter of the pipe, and the test shall be performed without using mechanical pulling devices. Wherever the deflection limitation is exceeded, the contractor shall uncover the pipe, carefully replace compacted embedment and backfill material, and retest for deflection.
10. The Contractor shall subject all sanitary sewers, including service lines, to an air test. Allowable infiltration shall not exceed 100 gallons per inch diameter of pipe per mile per day.

    The Contractor shall also televise all public sanitary sewers. Televising of sanitary sewer, cost for televising, and testing shall be the responsibility of the Contractor.

    Televising tapes of the sanitary sewers shall be submitted to LCPW. The sanitary sewer system pressure test, vacuum test, and mandrel test shall be conducted in the presence of, and approved by, Lake County Public Works personnel.
11. Lake County Public Works shall be notified 48 hours in advance for scheduling of any testing.



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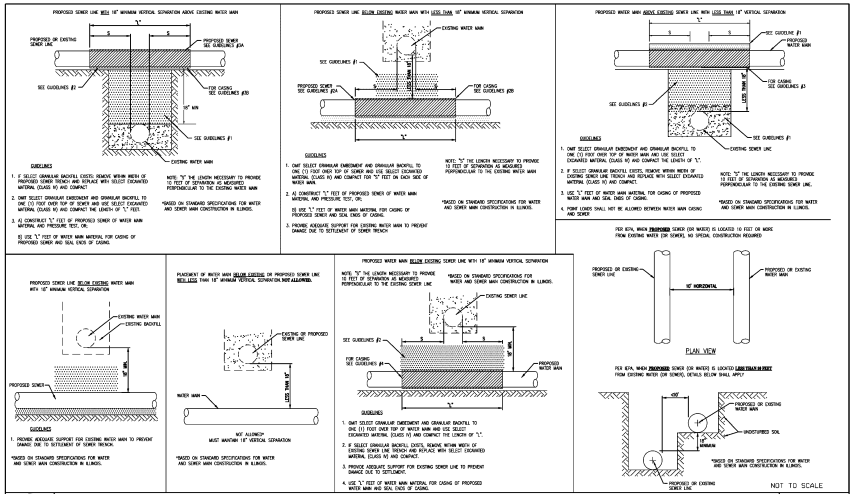
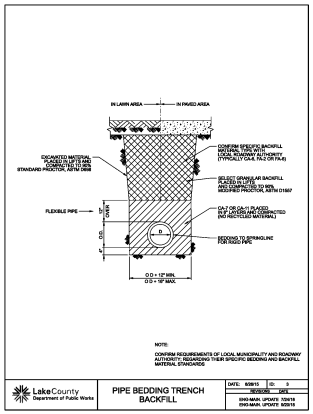
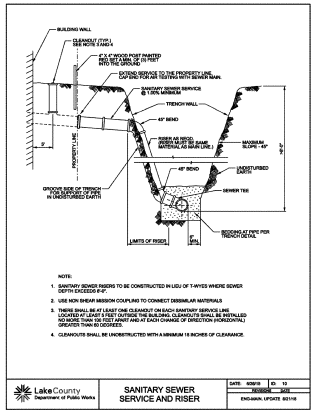


IEPA WATER AND SEWER SEPARATION REQUIREMENTS





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ILLINOIS
EXPIRES 11/30/21

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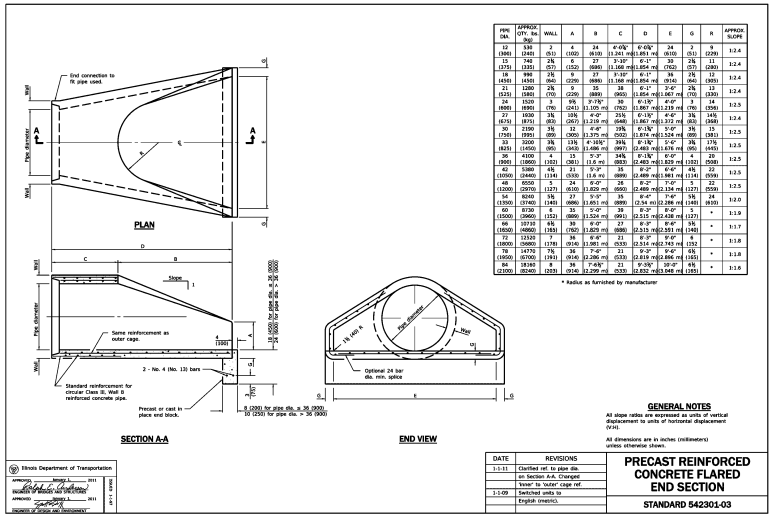


PIPE DIA.	APPROX. QTY. lbs. (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	3 (63)	12 (100)	24 (610)	1'-0" (1.261 m)	6'-0" (1.854 m)	10 (610)	3 (91)	3 (229)	1:2.4
15 (375)	745 (335)	3½ (57)	12 (152)	27 (686)	1'-3" (1.566 m)	6'-1" (1.854 m)	10 (762)	3½ (57)	11 (279)	1:2.4
18 (450)	945 (430)	3½ (57)	12 (305)	30 (762)	1'-3" (1.566 m)	6'-1" (1.854 m)	10 (914)	3½ (57)	11 (305)	1:2.4
21 (525)	1260 (580)	3½ (70)	12 (305)	33 (838)	1'-3" (1.566 m)	6'-1" (1.854 m)	10 (1067)	3½ (70)	11 (330)	1:2.4
24 (600)	1520 (690)	3 (76)	9½ (241)	9'-7½" (3.105 m)	1'-3" (1.566 m)	6'-1" (1.867 m)	10 (2.215 m)	3 (76)	11 (356)	1:2.5
27 (675)	1650 (870)	3½ (83)	12½ (267)	9'-8" (3.210 m)	2'-1½" (1.646 m)	6'-1" (1.867 m)	10 (2.372 m)	3½ (83)	14½ (368)	1:2.4
30 (750)	2100 (995)	3½ (89)	12 (305)	10'-0" (3.375 m)	2'-1½" (1.646 m)	6'-1" (1.874 m)	10 (2.524 m)	3½ (89)	15 (381)	1:2.5
33 (825)	2500 (1450)	3½ (95)	13½ (343)	9'-10½" (3.486 m)	2'-1½" (1.646 m)	6'-1" (1.874 m)	10 (2.676 m)	3½ (95)	17½ (445)	1:2.5
36 (900)	4100 (1800)	4 (102)	13 (381)	9'-3" (11.6 m)	2'-1½" (1.646 m)	6'-0" (1.883 m)	10 (2.829 m)	4 (102)	20 (508)	1:2.5
42 (1050)	5380 (2440)	4½ (114)	21 (533)	9'-3" (11.6 m)	3'-0" (1.646 m)	6'-0" (1.889 m)	10 (2.981 m)	4½ (114)	22 (559)	1:2.5
48 (1200)	6550 (2970)	5 (127)	24 (610)	8'-0" (13.829 m)	3'-0" (1.646 m)	6'-0" (1.650 m)	10 (2.134 m)	5 (127)	22 (559)	1:2.5
54 (1350)	8240 (3740)	5½ (140)	27 (686)	9'-0" (13.851 m)	3'-0" (1.646 m)	6'-0" (1.899 m)	10 (2.286 m)	5½ (140)	24 (610)	1:2.0
60 (1500)	8730 (3960)	6 (152)	33 (839)	5'-0" (1.524 m)	3'-0" (1.646 m)	6'-0" (2.515 m)	10 (2.438 m)	5 (127)	*	1:1.9
66 (1650)	10710 (4860)	6½ (165)	30 (762)	6'-0" (1.829 m)	3'-0" (1.646 m)	6'-0" (2.515 m)	10 (2.591 m)	5½ (140)	*	1:1.7
72 (1800)	12320 (5690)	7 (178)	36 (914)	6'-0" (1.981 m)	3'-0" (1.646 m)	6'-0" (2.534 m)	10 (2.743 m)	6 (152)	*	1:1.8
78 (1950)	14770 (6700)	7½ (191)	36 (914)	7'-0" (2.286 m)	3'-0" (1.646 m)	6'-0" (2.534 m)	10 (2.896 m)	6½ (165)	*	1:1.8
84 (2100)	18165 (8240)	8 (203)	36 (914)	7'-6½" (2.299 m)	3'-0" (1.646 m)	6'-0" (2.534 m)	10 (3.048 m)	6½ (165)	*	1:1.8

* Radius as furnished by manufacturer

GENERAL NOTES

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

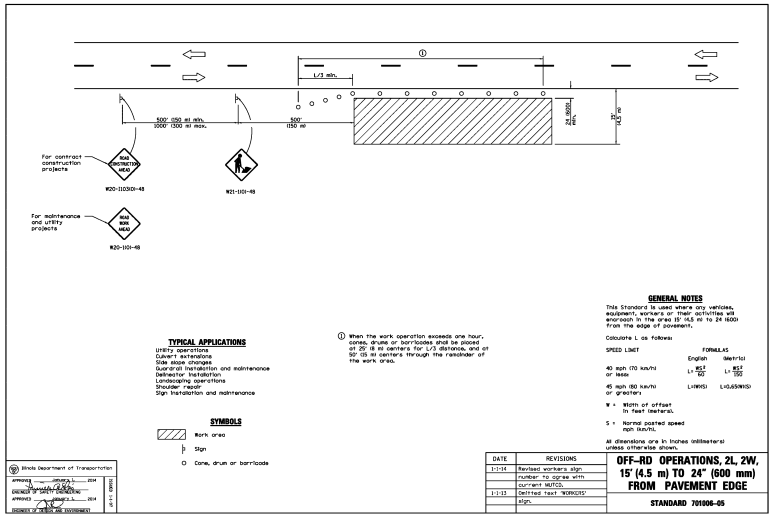
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A. Changed 'inner' to 'outer' cage ref.
1-1-09	Switched units to English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03



TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Side slope changes
Guardrail installation and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Sign installation and maintenance

SYMBOLS

Work area
Sign
Cone, drum or barricade

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

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

W = Width of offset in feet (meters).

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

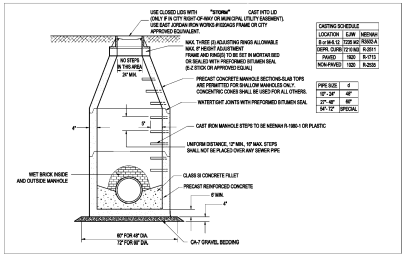
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

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

OFF-RD OPERATIONS, 2L, 2W, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

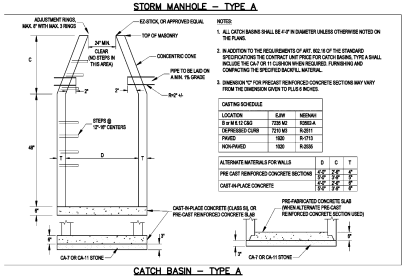
STANDARD 701906-05



CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M-6.12 CSG	7230 M2	R-3067-A
DEPR. CURB (12"d NS)	7210 M2	R-3011
PAVED	1020	R-3113
NON-PAVED	1020	R-2555

PIPE SIZE	d
12"-24"	48"
27"-48"	60"
54"-72"	SPECIAL

STORM MANHOLE – TYPE A

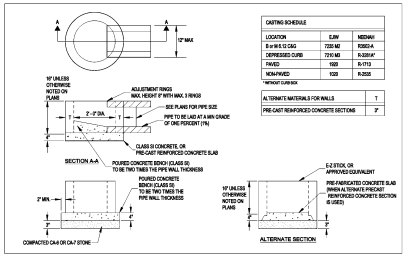


1. ALL CATCH BASINS SHALL BE 4'-0" IN DIAMETER UNLESS OTHERWISE NOTED ON THE PLANS.
2. IN ADDITION TO THE REQUIREMENTS OF ART. 602.16 OF THE STANDARD SPECIFICATIONS THE CONTRACT UNIT PRICE FOR CATCH BASINS, TYPE A SHALL INCLUDE THE CA-7 OR 11 CUSHION WHEN REQUIRED, FURNISHING AND COMPACTING THE SPECIFIED BACKFILL MATERIAL.
3. DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTIONS MAY VARY FROM THE DIMENSION GIVEN TO PLUS 6 INCHES.

CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M-6.12 CSG	7230 M2	R2882-A
DEPRESSED CURB	7210 M2	R-3011
PAVED	1020	R-3113
NON-PAVED	1020	R-2555

ALTERNATE MATERIALS FOR WALLS	D	C	T
PRE CAST REINFORCED CONCRETE SECTIONS	4'-0"	2'-0"	6"
	5'-0"	2'-0"	6"
CAST-IN-PLACE CONCRETE	4'-0"	2'-0"	6"
	5'-0"	2'-0"	6"

CATCH BASIN – TYPE A



CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M-6.12 CSG	7230 M2	R2882-A
DEPRESSED CURB	7210 M2	R-3011**
PAVED	1020	R-3113
NON-PAVED	1020	R-2555

**WITHOUT CURB BOX

ALTERNATE MATERIALS FOR WALLS	T
PRE-CAST REINFORCED CONCRETE SECTIONS	6"

INLET – TYPE A

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UNINCORPORATED LAKE ZURICH
CLIENT: PRESTIGE DEVELOPMENT

REVISIONS:

PROFESSIONAL ENGINEER
DAVID R. DOMINICK
062-064893
STATE OF ILLINOIS
EXPIRES 11/30/21

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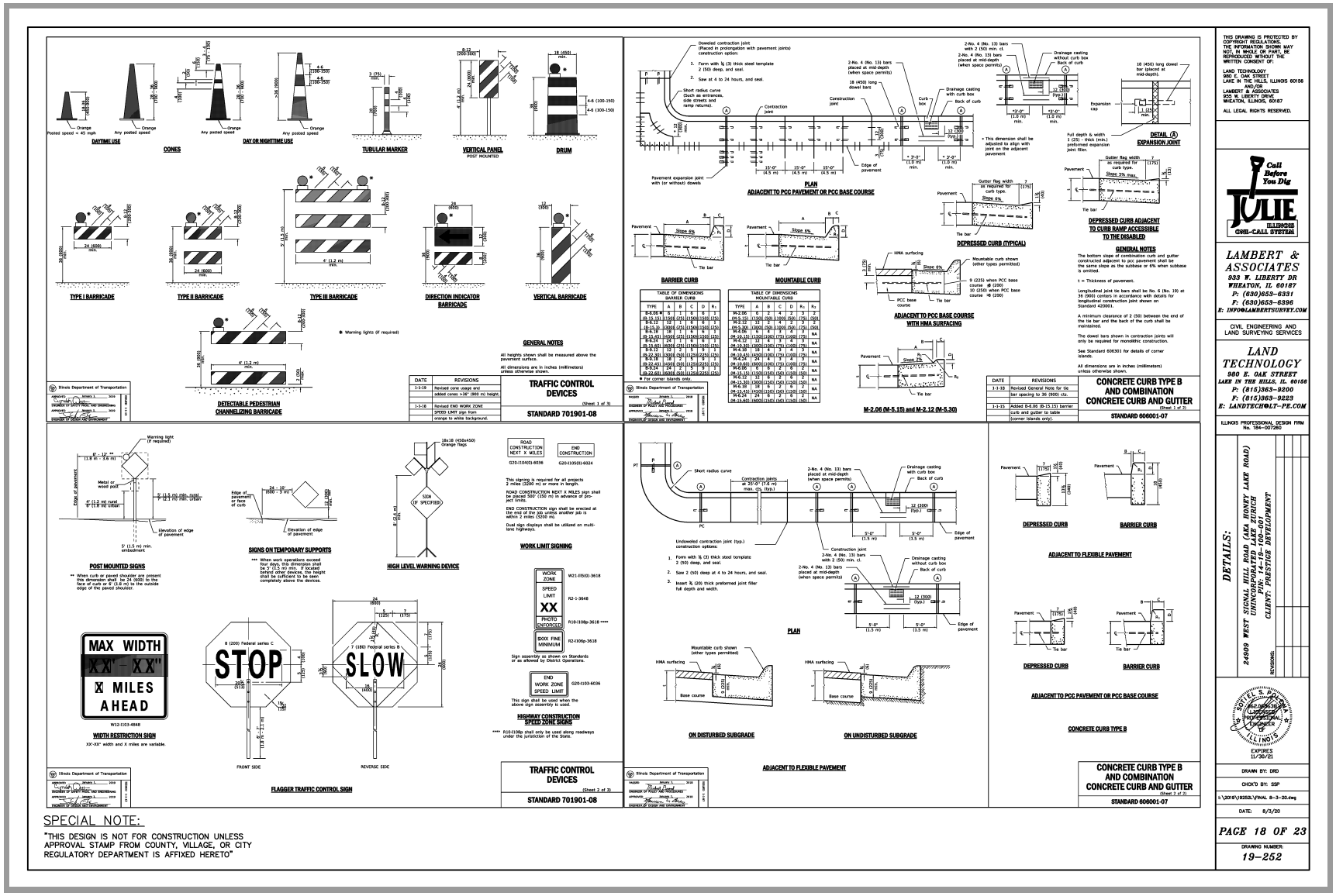

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LAKE COUNTY, ILLINOIS
CLIENT: PRESTIGE DEVELOPMENT

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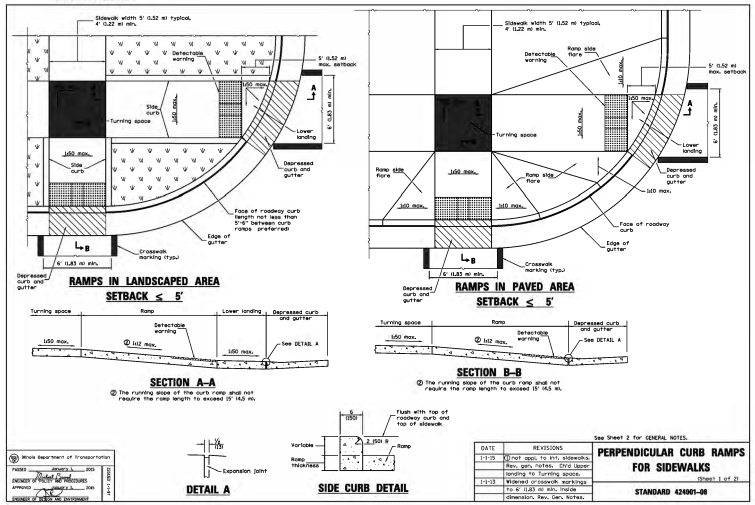
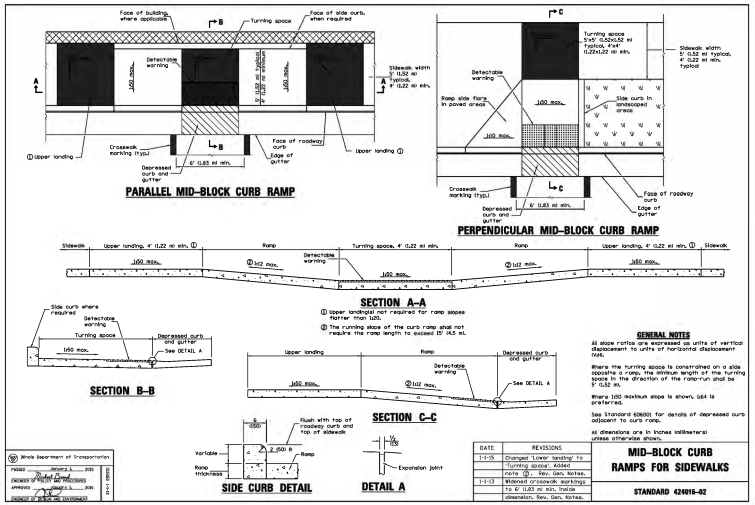
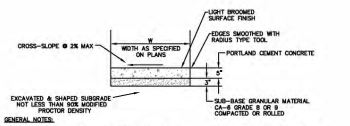


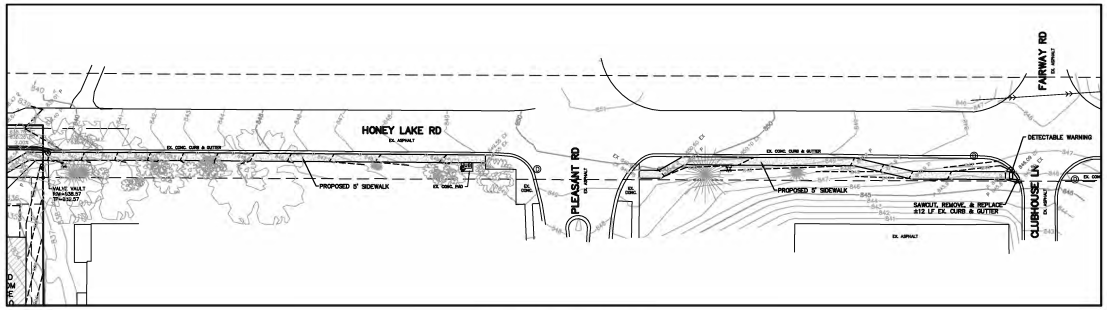




GENERAL NOTES:

1. At locations where sidewalk is subjected to wheel traffic and/or constructed across access drive entrances, the new P.C.C. Sidewalk Section shall be thickened to 6" across the width of the driveway. This work shall be considered as P.C.C. Driveway Pavement and additional compensation will not allowed.
2. Concrete shall be a minimum P.C.C. Mixture and shall meet the requirements of Sections 424 of the Standard Specifications for Road and Bridge Construction. Use 6 1/2 bag mix with 4% air entertainment.
3. Slab or panel contraction (control) joints shall be 1/4" deep and as follows:
   For 4' Sidewalk width = 5' O.C. Joint Spacing
   5' Sidewalk width = 5' O.C. Joint Spacing
   6' Sidewalk or greater width = 6' O.C. Joint Spacing
4. Transverse expansion joints shall consist of performed joint filler of thickness as follows: 1/2" between sidewalk and structures, standards, poles 3/4" at sidewalk intervals if no more than 50 feet & abutting concrete curbing or pavement.
5. If excavation or undercutting of subgrade has been made deeper than necessary, the base shall be brought to proper grade by the addition of well compacted bedding material without any extra compensation due the Contractor.

TYPICAL SECTION – P.C.C. SIDEWALK



SIDEWALK EXTENSION DETAIL

SPECIAL NOTE:

"THIS DESIGN IS NOT FOR CONSTRUCTION UNLESS APPROVAL STAMP FROM COUNTY, VILLAGE, OR CITY REGULATORY DEPARTMENT IS AFFIXED HERETO"

SCALE: 1"=30'

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WHEATON, IL 60187
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F: (630)653-6396
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980 E. OAK STREET
LAKE IN THE HILLS, IL 60156
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

SIDEWALK EXTENSION & DETAILS:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
PIN: 14-15-400-001 & 002
CLIENT: PRESTIGE DEVELOPMENT

REVISIONS:

DATE	REVISIONS
1-1-19	Changed Lower landing to Turning space. Added note ③. Rev. Gen. Notes.
1-1-13	Widened crosswalk markings to 6' (1.83 m) min. Inside dimension. Rev. Gen. Notes.

STATE OF ILLINOIS — REGISTERED PROFESSIONAL ENGINEER — 062-060-387 — EXPIRES 11/30/21

DRAWN BY: DRD
CHK'D BY: BSP
I:\2019\19252\...\FINAL 8-3-20.dwg
DATE: 8/3/20

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DRAWING NUMBER: 19-252

MEASURE GROUP	CONTROL MEASURE	APPL.	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMANT.
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	X	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X	
	PERMANENT SEEDING	X	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER, MAY BE PART OF FINAL LANDSCAPE PLAN.		X
	DORMANT SEEDING		SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.		
	SODDING		QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGEWAYS WHERE SEEDING MAY BE DIFFICULT.		
	GROUND COVER		PROVIDES GROUND COVER, SHRUBS AND TREES IN ADDITION TO PERMANENT VEGETATION. MAY BE USED AS PART OF A FINAL LANDSCAPE PLAN ALONG WITH SHRUBS AND TREES.		
NON VEGETATIVE SOIL COVER	MULCHING		ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. CONTROLS UNMANNED VEGETATION AND PRESERVES MOISTURE. PROVIDES COVER WHERE VEGETATION CANNOT BE ESTABLISHED		
	AGGREGATE COVER		PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.		
	PAVING	X	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X
	EROSION BLANKET	X	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING TIME OF YEAR IS INAPPROPRIATE AND IN SLOPED AREAS.	X	
DIVERSIONS	RIDGE DIVERSION		TYPICALLY USED ABOVE SLOPES. USED WHERE AN EXCESS OF SOIL IS AVAILABLE.		
	CHANNEL DIVERSION		TYPICALLY USED AT TOP OR BASE OF SLOPES. USED WHEN EXCESS SOIL IS NOT AVAILABLE.		
	COMBINATION DIVERSION		TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.		
	CURB AND GUTTER		SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		
	BENCHES		SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.		
WATERWAYS	BARE CHANNEL		PROVIDES MEANS OF CONVEYING RUNOFF TO DESIRED LOCATION. MAY BE USED TO DRAIN DEPRESSIONAL AREAS. ONLY APPLICABLE WHEN VELOCITY OF FLOW IS VERY LOW.		
	VEGETATIVE CHANNEL	X	PROVIDES ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.		X
	LINED CHANNEL	X	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.		X
	ROCK CHECKS		PROVIDES AN ENERGY DISSIPATOR ALONG A LENGTHY CHANNEL TO REDUCE VELOCITY OF STORMWATER		
ENCLOSED DRAINAGE	STORM SEWER	X	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X
	UNDERDRAIN		USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.		
SPILLWAYS	STRAIGHT PIPE SPILLWAY		USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER		
	DROP INLET PIPE SPILLWAY		SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		
	WEIR SPILLWAY		USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		
	BOX INLET WEIR SPILLWAY		SAME AS WEIR SPILLWAY LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LONGER WEIR LENGTH.		
OUTLETS	LINED APRON (EROSION BLANKET)		PERMANENT EROSION BLANKET PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.		X
	STONE RIPRAP	X	USED AS AN ENERGY DISSIPATOR AT OUTLET STRUCTURES TO REDUCE VELOCITIES.		X
SEDIMENT BASINS	SEDIMENT TRAP		USED WHERE TOPOGRAPHY LENDS ITSELF TO CONSTRUCTING A DAM AND EARTH FILL IS AVAILABLE. USED WHERE THERE IS NOT ENOUGH ROOM FOR A WET OR DRY DETENTION BASIN OR IN A LOCATION WHERE DETENTION IS NOT REQUIRED.		
	SEDIMENTATION POND		A WET OR DRY DETENTION BASIN SIZED FOR THE POST DEVELOPMENT 100 YEAR STORM TEMPORARILY MODIFIED TO ENHANCE SEDIMENT REMOVAL DURING CONSTRUCTION.		
SEDIMENT FILTERS	BARRIER FILTER	X	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X	
	VEGETATIVE FILTER		USED ALONG DRAINAGEWAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.		
	FILTER FABRIC		USED FOR FILTERING SEDIMENT WITHIN THE ROADWAY BEFORE ENTERING THE STORM SEWER.		
	FILTER BASKET	X	USED FOR FILTERING SEDIMENT WITHIN THE ROADWAY BEFORE ENTERING THE STORM SEWER.	X	
	INLET PROTECTION (COIR LOGS)	X	USED FOR FILTERING SEDIMENT WITHIN DRAINAGE AREAS BEFORE WATER ENTERS THE STORM SEWER.	X	
MUD AND DUST CONTROL	CONST. ENTRANCE	X	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE. (SEDIMENT ON PUBLIC ROADS IS NOT TO BE FLUSHED OFF WITH WATER).	X	
	DUST AND TRAFFIC CONTROL	X	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A,B,C, D			*	*					
SODDING				C**								
TEMPORARY SEEDING				E								
DORMANT SEEDING												

STANDARD LAWN MIXTURE
A – (1) KENTUCKY BLUEGRASS 50 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE AND CREEPING RED FESCUE 20 LBS/ACRE

SALT TOLERANT MIXTURE
B – (1A) BLUE GRASS 30 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACRE DAWSONS RED FESCUE 10 LBS ACRE SCALDIS HARD FESCUE 10 LBS/ACRE FULTS SALT GRASS 30 LBS/ACRE

LOW PROFILE NATIVE GRASS MIXTURE
C – ANDROPOGON SCOPARIUS (LITTLE BLUE STEM) 5 LBS/ACRE BOUTELOVA CURTIPENDULA (SIDE OATS GRAMA) 5 LBS/ACRE ELYMUS CANADENSIS (WILD RYE) 1 LBS/ACRE SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED) 0.5 LBS/ACRE ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE PERENNIAL RYE GRASS 15 LBS/ACRE

WETLAND GRASS AND SEDGE MIXTURE
D – (48) ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE

E – CEREAL RYE 90 LBS/ACRE, OR WHEAT 90 LBS/ACRE, OR PERENNIAL RYEGRASS 25 LBS/ACRE

G – SOD

* IRRIGATION NEEDED DURING JUNE AND JULY

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

( ) IDOT STANDARD

EROSION CONTROL SPECIFICATIONS & NOTES:

This plan has been prepared to comply with the provisions of the NPDES Permit, which is issued by the Illinois Environmental Protection Agency for Stormwater Discharges from Construction Site Activities.

1. SITE DESCRIPTION

a. The following is a description of the construction activity, which is the subject of this final engineering plan:

The proposed residential subdivision development consists of construction of residences, accessory structures, driveways, walkways, patios, retaining wall, sanitary sewer, watermain, and storm sewer. These construction activities will include grading, soil erosion and sedimentation control measures.

b. The following is a description of the intended sequence of major activities, which will disturb soils for major portions of the construction site such as site clearing, excavation and grading.

The sequence of the construction activities may be as follows:

1. Installation of soil erosion and sediment control SE/SC measures
   a.) Selective vegetation removal for silt fence installation
   b.) Silt fence installation
   c.) Construction fencing around areas not to be disturbed (septic field)
   d.) Stabilized construction entrance – use existing driveway
2. Tree removal where necessary (clear & grub)
3. Construct sediment trapping devices (silt fence & coir log (as needed))
4. Construct detention facilities and outlet control structures with restrictors
5. Strip topsoil, stockpile topsoil and mass 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 and outlet protections
8. Permanently stabilize detention basins and overland flow paths with seed and erosion control blanket
9. Temporarily stabilize all areas including lots that have reached temporary grade.
10. Install roadway, curb, sidewalks, pathway, foot bridge and gazebo.
11. Permanently stabilize all outlot areas
12. Grade individual lots (pads 0.5' below top of foundation)
13. Stabilize entire site for winter season as needed
14. Permanently stabilize lots and install subdivision landscaping (trees & shrubs).
15. Remove all temporary SE/SC measures after the site is stabilized with vegetation
16. Construct homes on individual lots under separate permits

c. Approximately 6.21 acres of this 34.55 acre site will be disturbed by construction activities.

d. The area of the improvements is comprised of remains of grassed areas, wetlands, and woodlands. The proposed runoff curve number will increase due to these improvements.

e. This property is within the Fox River Watershed.

2. CONTROLS

This plan addresses the various controls that will be implemented for each of the major construction activities described in 1b above. For each measure discussed, the contractors will be responsible for its implementation as indicated. The general contractor has signed the required certification on forms, which are attached to, and are a part of, this plan.

a. EROSION AND SEDIMENT CONTROLS

i. Stabilization Practices

Provided below is a description of interim and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Except as provided in 2.a (i) (A) and 2.b. stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 10 days after the construction activity in that portions of the site where construction activity will not occur for a period of 21 or more calendar days.

A. Where the initiation of stabilization measures by the 10th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

The following interim and permanent stabilization practices, as a minimum will be implemented to stabilize the disturbed area of the site:

1. Permanent seeding
2. Temporary seeding, mulch, erosion mat, etc

B. Erosion control structures must be inspected weekly and after every rainstorm of one-half inch of rainfall or greater. Any repairs or replacements needed to ensure adequate erosion control must be made immediately.

Construction shall be executed in the following order:

1. Installation of soil erosion and sediment control SE/SC measures
   a.) Selective vegetation removal for silt fence installation
   b.) Silt fence installation
   c.) Construction fencing around areas not to be disturbed (septic field)
   d.) Stabilized construction entrance – use existing driveway
2. Tree removal where necessary (clear & grub)
3. Construct sediment trapping devices (silt fence & coir log (as needed))
4. Construct detention facilities and outlet control structures with restrictors
5. Strip topsoil, stockpile topsoil and mass 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 and outlet protections
8. Permanently stabilize detention basins and overland flow paths with seed and erosion control blanket
9. Temporarily stabilize all areas including lots that have reached temporary grade.
10. Install roadway, curb, sidewalks, pathway, foot bridge and gazebo.
11. Permanently stabilize all outlot areas
12. Grade individual lots (pads 0.5' below top of foundation)
13. Stabilize entire site for winter season as needed
14. Permanently stabilize lots and install subdivision landscaping (trees & shrubs).
15. Remove all temporary SE/SC measures after the site is stabilized with vegetation
16. Construct homes on individual lots under separate permits

Any situation of conduits, structures, or ditches shall be cleaned and maintained by the Contractor on a weekly basis, until the seeding has taken hold. All washouts, gullies, etc. will be re-graded and re-seeded by the contractor, at the Contractor's expense. Sediment on public roads from the site shall not be flushed off with water.

The Contractor's responsibility for erosion control shall extend throughout the construction process. The Contractor shall be responsible for cleanup of paved surfaces within and adjacent to the project.

All erosion control practices shall be in compliance with the latest revision of the "Standard Specifications for Road and Bridge Construction", by the Illinois Department of Transportation and with the Illinois Environmental Protection Agency's "Illinois Urban Manual".

ii. Structural Practices.

Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1. Stabilized construction entrance – use existing driveway
2. Silt filter fence
3. Coir Logs
4. Erosion blanket
5. Minimized disturbed area

b. STORMWATER MANAGEMENT

i. Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The practices selected for implantation were determined on the basis of the technical guidance contained in EPA's Standard Specifications for Soil Erosion and Sedimentation Control, and other ordinances listed in the Specifications. The stormwater pollutant control measures shall include:

1. Vegetated swales
2. Storm sewer
3. Pavement

c. OTHER CONTROLS

i. Waste Disposal. The solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed off-site by the contractor. The contractor is responsible to acquire any permit required for such disposal. Burning on the site will not be permitted. No solid materials, including building Materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

ii. The provision of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

d. APPROVED STATE OR LOCAL PLANS

The management practices, controls and other provisions contained in this plan are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual, use latest version. Requirements specified in sediment and erosion control site plans or site permits or stormwater management or surface water resources are, upon submittal of an NOI to be authorized to discharge under this permit, incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

3. MAINTENANCE

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, vegetation, erosion and sediment control measures and other protective measures identified in this plan and Standard Specifications.

Vegetative or erosion control measures: The vegetative growth or temporary and permanent seeding, sodding, vegetative channels, vegetative filter, etc. shall be maintained periodically and supply adequate watering. The vegetative cover shall be reseeded as necessary.

Silt filter fence: The damaged silt filter fence shall be restored to meet the Original Design Standards. Removed and replaced as needed.

Coir log barrier filters: The coir log barrier filter shall be inspected frequently and shall be repaired or removed and replaced as needed.

Rip-Rap outlet protection: It shall be inspected after high flows for any scour beneath the rip-rap or for stones that have been dislodged. It shall be repaired immediately.

4. INSPECTIONS

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 calendar days and within 24 hours of the end of a storm that is 0.50 inches or greater or equivalent snowfall.

a. 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 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.

b. Based on the results of the inspection, the description of potential pollutant sources identified in accordance with the Site Description of this permit 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 change to the plan within 7 calendar days following the inspection.

c. A report summarizing the scope of the inspection, the 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 in accordance with paragraph b above shall be made and retained as part of the storm water pollution prevention plan for at lease 3 years after the date of inspection. The report shall be signed in accordance with Signatory Requirements of this permit.

d. The permittee shall complete and submit within 5 days an "Incidence of noncompliance" (ION) report for any school, or the storm water pollution prevention plan observed during an inspection conducted by the permittee or his agent in which the Plan does not meet the requirements provided by the Agency and include specific information of the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environment impact, which may have resulted from the noncompliance.

e. All reports of noncompliance shall be signed by a responsible authority as defined in General Permit ILR10, Part VI, G (Signatory Requirements).

f. All reports of noncompliance shall be mailed to the Agency at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand East
PO Box 19276
Springfield, IL 62794-9276

5. NON-STORMWATER DISCHARGES

Except for flows from fire fighting activities, sources of non-stormwater that may be combined with stormwater discharges associated with the construction activity address in this plan are described below:

a. Watering for dust control
b. Irrigation drainage for vegetative growth for seeding, etc.

The pollution prevention measures, as described below, will be implemented for non-stormwater components of the discharge.

The erosion due to irrigation of seeding shall be considered minor.

Contractor to provide the above non-stormwater discharges control to the standard specification required by the Village or the approved equip.

c. END OF CONSTRUCTION SEASON / WINTER CONSTRUCTION

The grading contractor shall submit to the inspecting engineer, between September 1 and September 15, a 8 1/2" x 11" (or 11" x 17") reduced size grading sheet (unmarked sheet to be provided by the design engineer) marked to show areas to be disturbed and stabilized through the remainder of the year. This will include proposed schedule dates for grading activities and for placement of topsoil, seed, and excelsior blanket. The contractor shall not propose to disturb new areas that cannot be reasonably expected to be stabilized before the end of the year. This plan shall be updated and resubmitted the first week of each month as long as grading continues up to and including February. Each update will account for weather conditions, work completed, and available manpower.

In general, unless altered by unseasonably warm or cold conditions, no seeding shall be placed between October 15 and November 15. Dormant seeding shall be placed on any un-stabilized areas remaining after November 15 (where active grading has ceased). Dormant seeding shall be of the appropriate mixture for temporary or permanent seeding, but shall be placed at 150% of the normal rate. Dormant seeding shall also be covered with excelsior mat (where specified on the erosion control sheet) or with straw mulch at a rate of 2 ton/acre. If straw is placed, it shall be crimped into the soil by running over it with a tractor/bulldozer or similar tracked machine. All unfinished areas should be so stabilized before the first measurable and lasting snowfall. Any areas not stabilized shall be stabilized as soon as the snow melts.

Underground utility work may continue at the contractor's discretion. After November 15, once a portion of a trench is backfilled, it shall immediately be treated with dormant seeding as described above. Any grading that continues past December 15 shall be phased to minimize the amount of area being actively disturbed. Ongoing grading and stockpiles shall be surrounded with silt fence on the downhill edge and along curbs until grass is established

CONTRACTOR CERTIFICATION STATEMENT

"I certify under the penalty of law that I understand this storm water pollution prevention plan and the terms of the National Pollutant Discharge Elimination System (NPDES) permit (ILR10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification"

Date

Signature

Title

Name of Firm

Address

City State Zip Code

Phone Number

OWNER CERTIFICATION STATEMENT

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

Date

Signature

Title

Name of Firm

Address

City State Zip Code

Phone Number

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E: LANDTECH@LT-PE.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

STORM WATER POLLUTION PREVENTION PLAN:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
CLIENT: PRESTIGE DEVELOPMENT

REVISIONS:

EXPIRES
11/30/21

DRAWN BY: DRD
CHK'D BY: SSP
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DATE: 8/3/20

PAGE 20 OF 23

DRAWING NUMBER:
19-252

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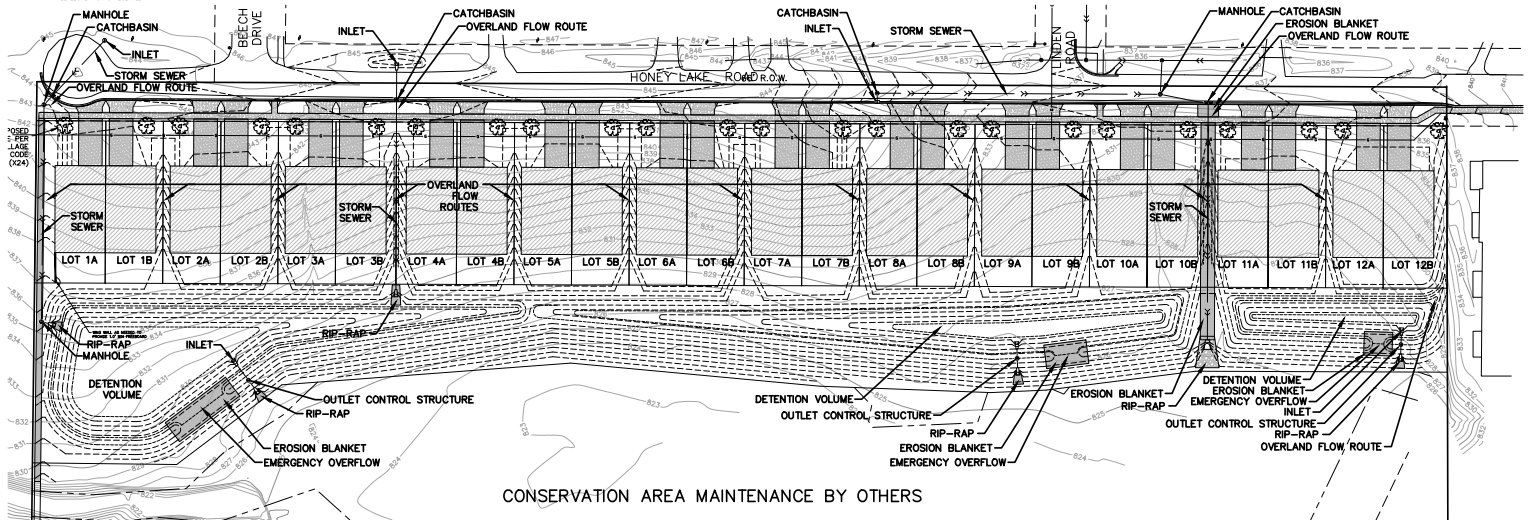

CONSERVATION AREA MAINTENANCE BY OTHERS

STORM WATER MAINTENANCE PLAN FOR WILDWOOD SUBDIVISION

THE WILDWOOD SUBDIVISION HOMEOWNERS MANAGEMENT ASSOCIATION, WITH FACILITIES SHOWN ON THIS MAINTENANCE PLAN, SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES.

1. General

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

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

2. Stormwater Management Facilities

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

Side Slopes/Embankment/Emergency Overflow Structure

- ___ Inspect embankments for settlement and erosion
- ___ Remove woody growth from the embankment
- ___ Any breaks, hire Registered Professional Engineer for design resolution
- ___ Seed and sod any eroded areas
- ___ Signs of piping (leakage) or seepage, repair
- ___ Stabilize emergency overflow structure if erosion observed
- ___ Remove obstructions blocking emergency overflow spillway

Vegetated Areas

- ___ Regular mowing to control vegetation, no cutting of native vegetation
- ___ Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
- ___ Evidence of grazing, motorbikes or other vehicles, repair
- ___ Check for invasive vegetation, remove where possible
- ___ All vegetation must be maintained per the approved planting plan

Outlet Control Structure

- ___ Inspect restrictor and remove debris if clogged or discharge reduced
- ___ Remove accumulated sediment at outlet
- ___ Scour and erosion at outlet, repair and reseed
- ___ Any ice damage to outlet of pipe, repair if necessary
- ___ Condition of trash tracks, remove debris
- ___ Outlet channel conditions downstream

Detention Volume

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

3. Stormwater Collection System

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

Storm Inlets/Manholes

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

Storm Sewers/Culverts

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

Overland Flow Routes (Ditches/Swales)

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

4. Vegetated Areas

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

5. Sewer Construction

- ___ Perform manhole inspections once every five years, make repairs as necessary.
- ___ Perform sewer inspections once every five years, make repairs as necessary.
- ___ Perform regular cleaning so that each sewer segment is cleaned once every 5 years.

SHORT TERM DETENTION BASIN PLANTING MAINTENANCE

DURING THE INITIAL THREE (3) YEAR MAINTENANCE PERIOD THE WILDWOOD SUBDIVISION HOMEOWNERS MANAGEMENT ASSOCIATION SHALL ARRANGE FOR AND FUND QUARTERLY VISITS BY A QUALIFIED ECOLOGICAL CONSULTANT. THIS CONSULTANT SHALL APPRAISE SITE CONDITIONS, REPORT SITE CONDITIONS, AND SUGGEST REMEDIAL MEASURES IF NEEDED FOLLOWING THE APPLICABLE GUIDELINES SET FORTH FOR THE FIRST THREE (3) YEARS OF MAINTENANCE BY:

BOLLINGER ENVIRONMENTAL, INC.
4901 FOREST AVENUE, SUITE C
DOWNERS GROVE, ILLINOIS 60515
630-968-1960

LONG TERM DETENTION BASIN PLANTING MAINTENANCE

AFTER THE INITIAL THREE (3) YEAR MAINTENANCE PERIOD HAS ELAPSED, THE WILDWOOD SUBDIVISION HOMEOWNERS MANAGEMENT ASSOCIATION SHALL PERPETUALLY ARRANGE FOR AND FUND YEARLY VISITS BY A QUALIFIED ECOLOGICAL CONSULTANT. THIS CONSULTANT SHALL APPRAISE SITE CONDITIONS, REPORT SITE CONDITIONS, AND SUGGEST REMEDIAL MEASURES IF NEEDED FOLLOWING THE APPLICABLE GUIDELINES SET FORTH FOR THE FIRST THREE YEARS OF MAINTENANCE BY BOLLINGER ENVIRONMENTAL, INC.

SPECIAL NOTE:
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SCALE: 1"=40'

JULIE ILLINOIS ONE-CALL SYSTEM

LAMBERT & ASSOCIATES
933 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6351
F: (630)653-6396
E: INFO@LAMBERTSURVEY.COM

CIVIL ENGINEERING AND LAND SURVEYING SERVICES

LAND TECHNOLOGY
980 E. OAK STREET
LAKE IN THE HILLS, IL 60156
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

STORMWATER MANAGEMENT MAINTENANCE PLAN:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
LAKE COUNTY, ILLINOIS
CLIENT: PRESTIGE DEVELOPMENT

REVISIONS:

EXPIRES 11/30/21

DRAWN BY: DRD
CHK'D BY: SSP
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DATE: 8/3/20

PAGE 21 OF 23

DRAWING NUMBER: 19-252

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LAND TECHNOLOGY AND/ LAMBERT & ASSOCIATES
980 E. OAK STREET OR 933 W. LIBERTY DRIVE
LAKE IN THE HILLS WHEATON, ILLINOIS, 60187
ILLINOIS 60156
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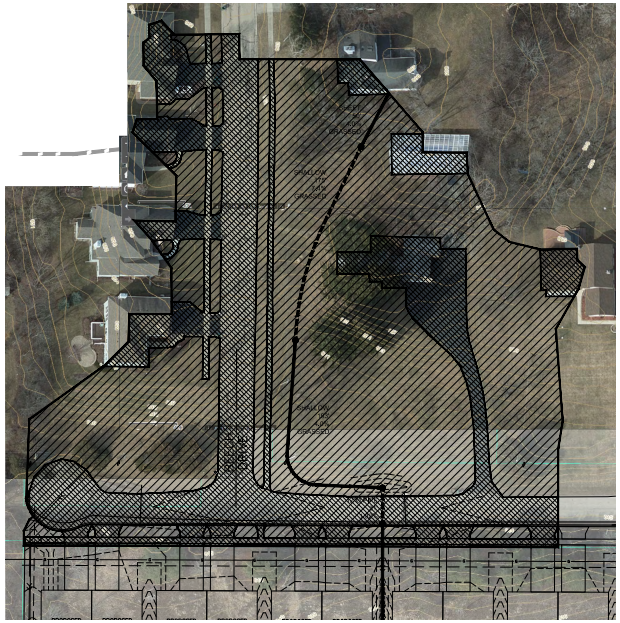
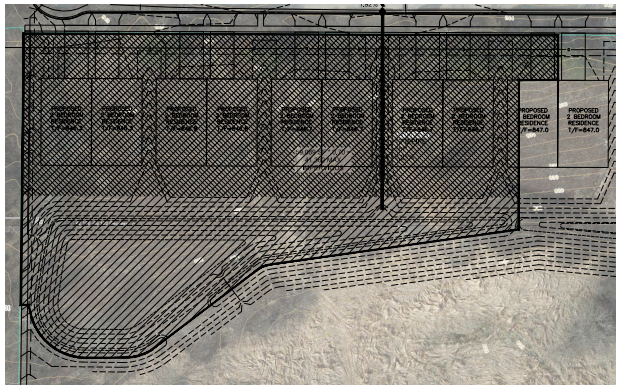
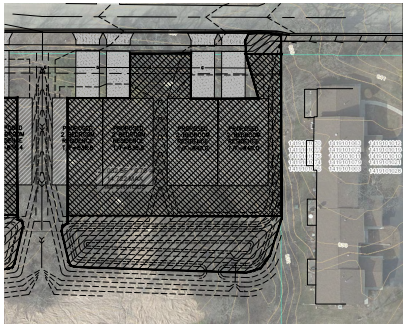


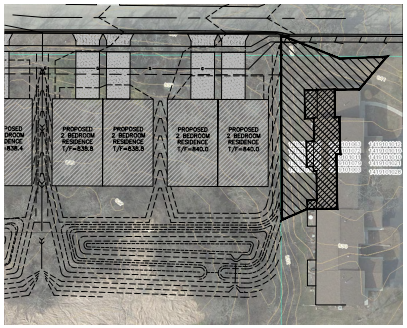
OFF-SITE TRIBUTARY TO WEST BASIN 1"=40'



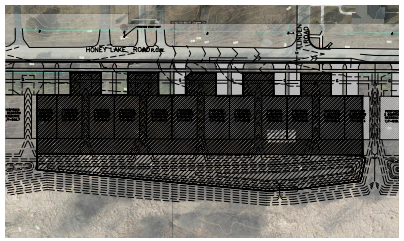
ON-SITE TRIBUTARY TO WEST BASIN 1"=40'



ON-SITE TRIBUTARY TO EAST BASIN 1"=40'



OFF-SITE TRIBUTARY TO EAST BASIN 1"=40'



TRIBUTARY TO MIDDLE BASIN 1"=80'

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N
W E
S

JULIE ILLINOIS ONE-CALL SYSTEM

LAMBERT & ASSOCIATES
933 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6351
F: (630)653-6396
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CIVIL ENGINEERING AND LAND SURVEYING SERVICES

LAND TECHNOLOGY
980 E. OAK STREET
LAKE IN THE HILLS, IL 60156
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

STORMWATER TRIBUTARIES:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
PIN: 14-15-400-010
CLIENT: PRESTIGE DEVELOPMENT

REVISIONS:

STATE OF ILLINOIS
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 11/30/21

DRAWN BY: DRD
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DATE: 8/3/20

PAGE 22 OF 23

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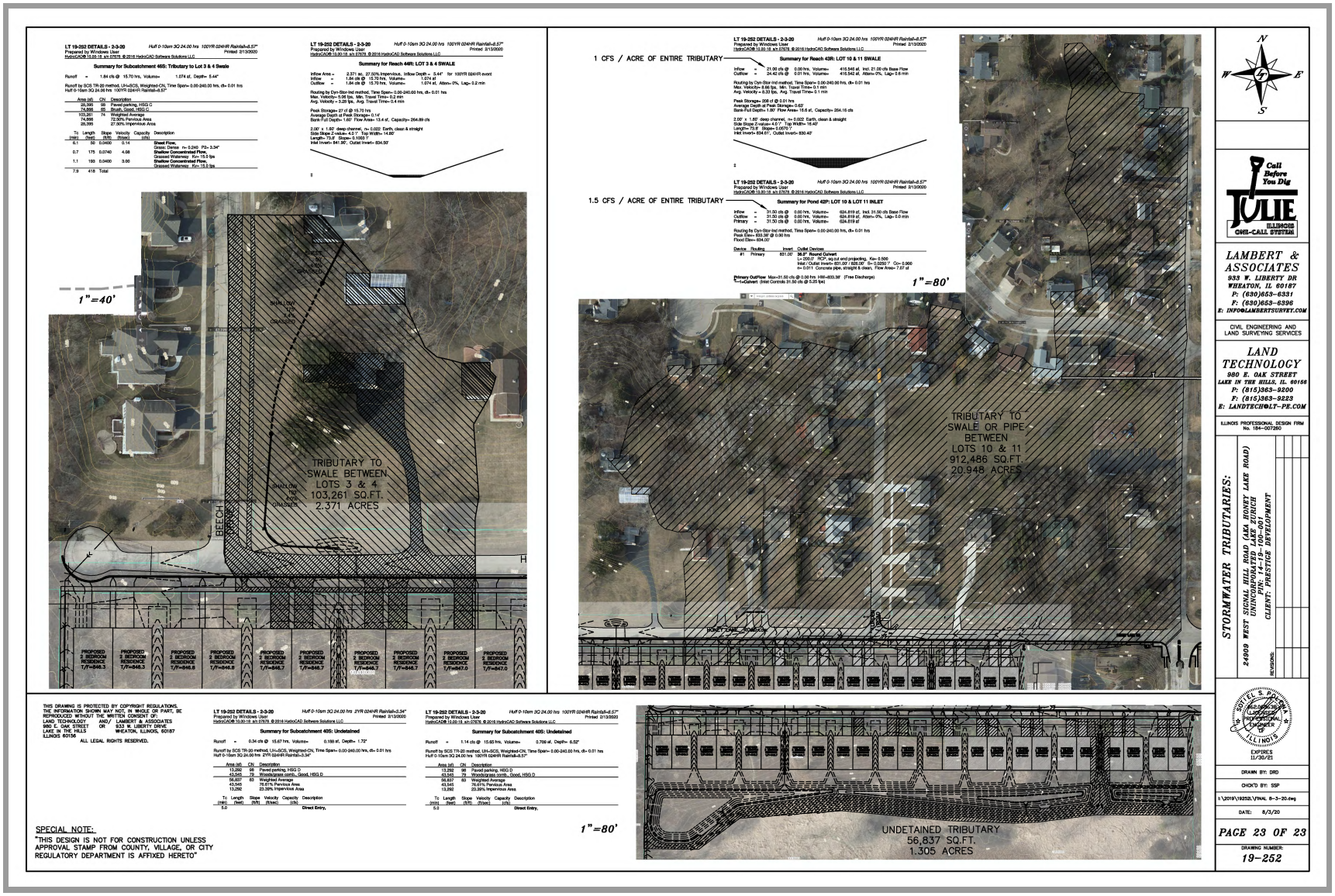
19-252


1"=40'
TRIBUTARY TO SWALE BETWEEN LOTS 3 & 4
103,261 SQ.FT.
2.371 ACRES
1 CFS / ACRE OF ENTIRE TRIBUTARY
1.5 CFS / ACRE OF ENTIRE TRIBUTARY
1"=80'
TRIBUTARY TO SWALE OR PIPE BETWEEN LOTS 10 & 11
912,486 SQ.FT.
20.948 ACRES
UNDETAINED TRIBUTARY
56,837 SQ.FT.
1.305 ACRES
1"=80'
STORMWATER TRIBUTARIES:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
BY: LAMBERT & ASSOCIATES
CLIENT: PRESTIGE DEVELOPMENT
LAMBERT & ASSOCIATES
933 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6331
F: (630)653-6396
E: INFO@LAMBERTSURVEY.COM
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
LAND TECHNOLOGY
980 E. OAK STREET
LAKE IN THE HILLS, IL 60156
P: (815)363-9200
F: (815)363-9223
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ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
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CHK'D BY: SSP
DATE: 8/3/20
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LAND TECHNOLOGY
3922 WEST MAIN STREET
MCHENRY, IL 60050
815-363-9200

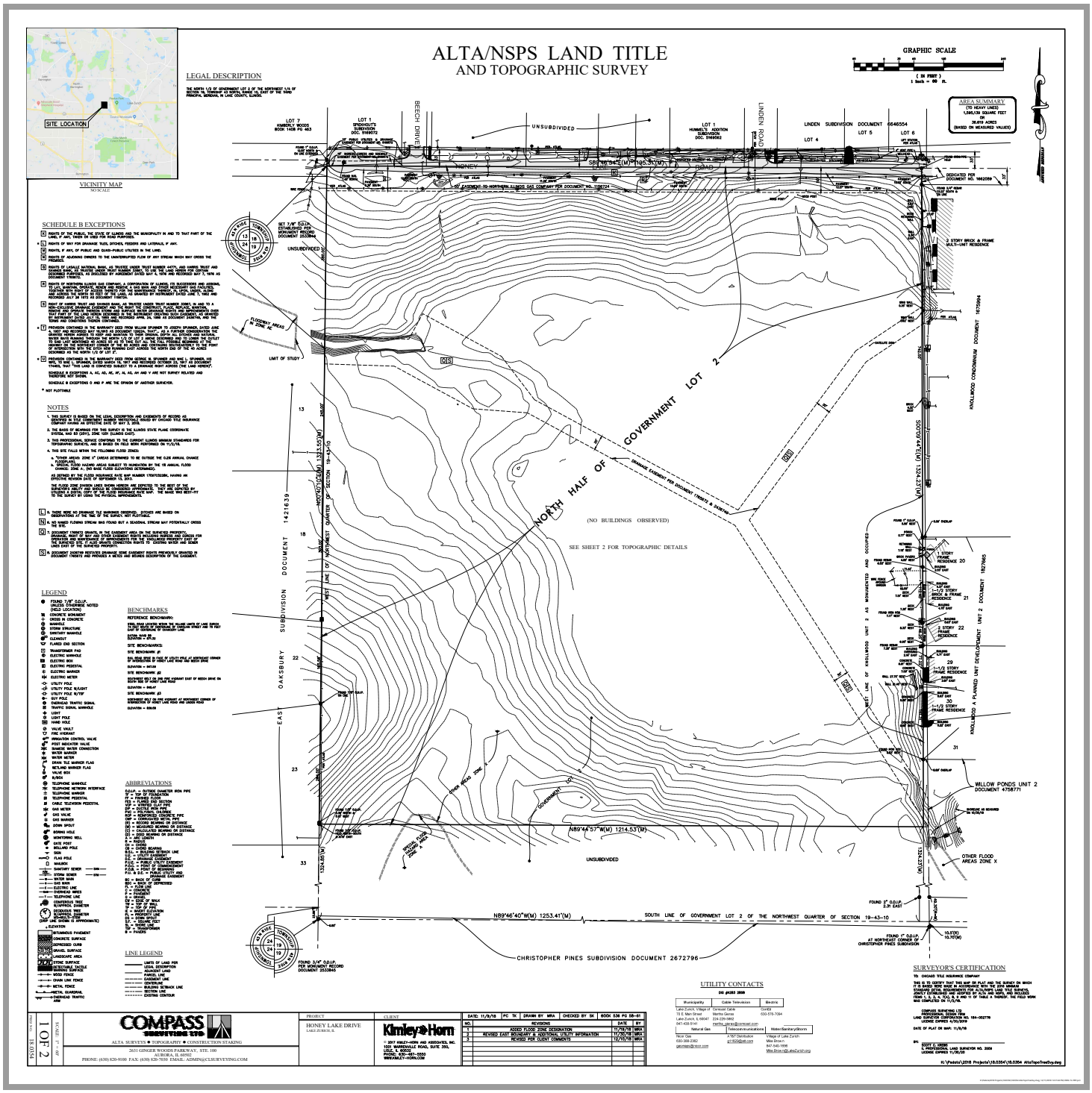
PROJECT NAME: HONEY LAKE SUB
CLIENT: PRESTIGE DEVELOPMENT
DATE: 2/3/20
LT JOB: 19-252L

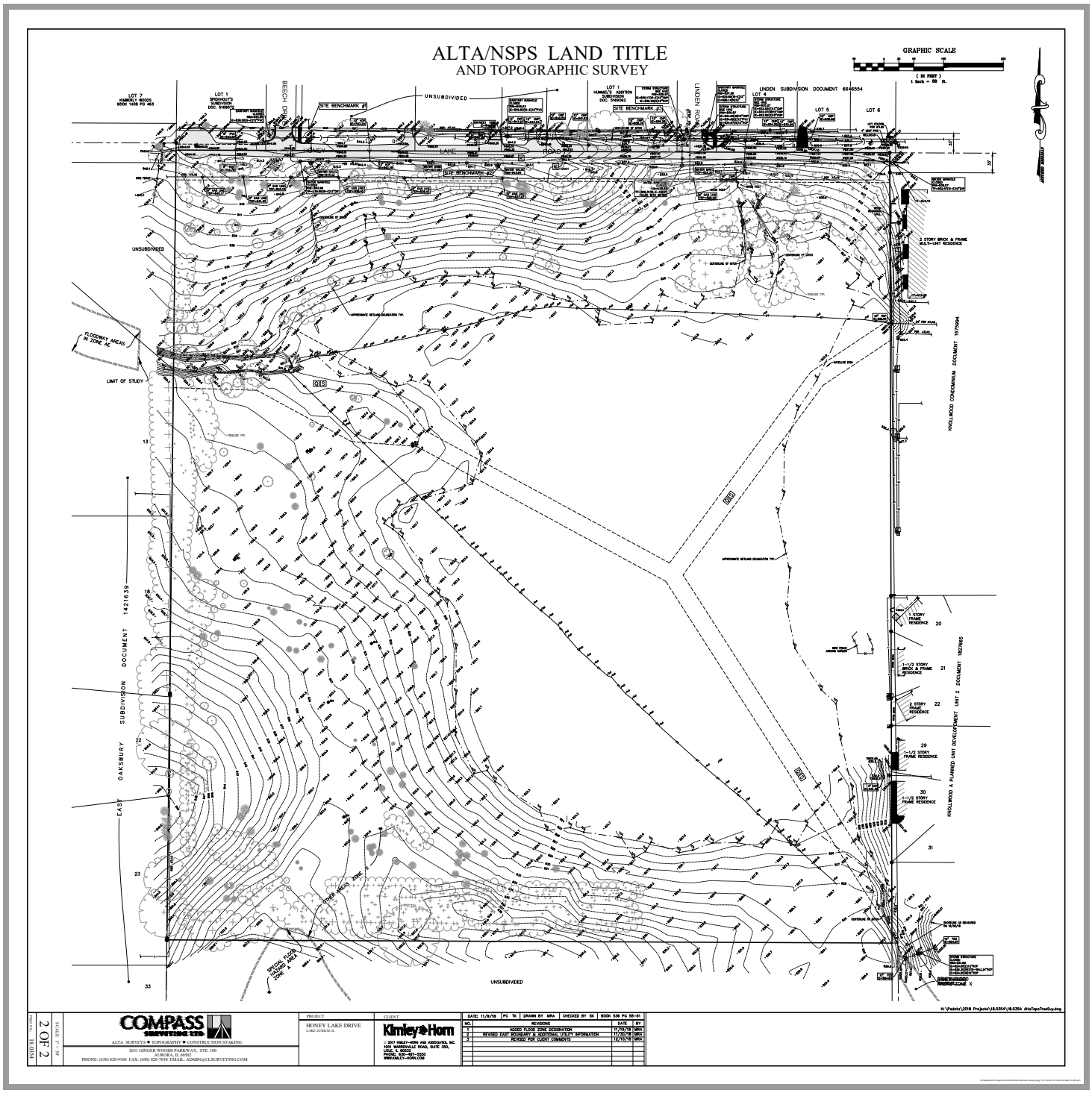
OPINION OF PROBABLE COST

ITEM	UNIT	QTY	UNIT PRICE	SUBTOTAL
A. ROAD & SIDEWALK CONSTRUCTION (DRIVEWAYS NOT INCLUDED)				
1. SURFACE MILLING	SQ YD	3,220	$21.50	$69,230.00
2. BITUMINOUS SURFACE COURSE IL-19.0, N50, 1-1/2"	TON	290	$85.00	$24,650.00
3. BITUMINOUS BINDER COURSE MIX "D" N50, 1-1/2"	TON	30	$80.00	$2,400.00
4. AGGREGATE BASE, 10"	TON	195	$20.00	$3,900.00
5. BITUMINOUS MATERIAL (MC-30)	GAL	1,176	$2.50	$2,940.00
6. ROADWAY EXCAVATION	CU YD	148	$15.00	$2,220.00
7. CURB & GUTTER TYPE B-6.12 (INCLUDES AGGREGATE BASE)	LIN FT	1,206	$13.50	$16,281.00
8. SIDEWALK (5" PCC ON 4" AGGREGATE)	SQ FT	2,436	$7.50	$18,270.00
9. TRAFFIC CONTROL	EACH	1	$1,000.00	$1,000.00
TOTAL ROAD & SIDEWALK CONSTRUCTION				**$140,891.00**
B. WATER MAIN CONSTRUCTION				
1. 8" DIP CL 52 WATER MAIN w/P0LYWRAP	LIN FT	184	$25.00	$4,600.00
2. 12" x 8" PRESSURE CONNECTION w/5' DIA. VAULT	EACH	1	$7,500.00	$7,500.00
3. 1-1/2" TYPE K CU WATER SERVICE (INCLUDES B-BOX)	EACH	24	$1,000.00	$24,000.00
4. TRENCH BACKFILL	LIN FT	184	$20.00	$3,680.00
5. FIRE HYDRANT COMPLETE	EACH	1	$4,300.00	$4,300.00
6. RELOCATE FIRE HYDRANT	EACH	1	$750.00	$750.00
TOTAL WATER MAIN CONSTRUCTION				**$44,830.00**
C. SANITARY SEWER CONSTRUCITON				
1. SANITARY SEWER 8" PVC SDR 26	LIN FT	158	$32.00	$5,056.00
2. SANITARY MANHOLE 4' DIA COMPLETE	EACH	2	$2,400.00	$4,800.00
3. CONNECTION TO EXISTING SANITARY MANHOLE	EACH	1	$500.00	$500.00
4. SANITARY SERVICE 6" PVC SDR 26, COMPLETE	EACH	24	$800.00	$19,200.00
5. TELEVISING	LIN FT	158	$2.50	$395.00
6. TRENCH BACKFILL	LIN FT	158	$20.00	$3,160.00
7. LIFT STATION UPGRADE	LS	1	$100,000.00	$100,000.00
TOTAL SANITARY SEWER CONSTRUCTION				**$133,111.00**
D. STORM SEWER CONSTRUCTION				
1. STORM SEWER 12" RCP	LIN FT	748	$25.00	$18,700.00
2. STORM SEWER 24" RCP	LIN FT	40	$75.00	$3,000.00
3. STORM SEWER 36" RCP	LIN FT	200	$125.00	$25,000.00
4. FLARED END SECTION 12" RCP w/GRATE	EACH	8	$350.00	$2,800.00
5. FLARED END SECTION 36" RCP w/GRATE	EACH	1	$1,200.00	$1,200.00
6. INLET 36" COMPLETE	EACH	2	$1,500.00	$3,000.00
7. CATCH BASIN 48" COMPLETE	EACH	3	$1,800.00	$5,400.00
8. STORM MANHOLE 48" COMPLETE	EACH	3	$1,800.00	$5,400.00
9. CATCH BASIN 72" COMPLETE (DOUBLE INLET / FLAT TOP)	EACH	1	$3,500.00	$3,500.00
10. STORM MANHOLE 60" W/RESTRICTOR ASSEMBLY	EACH	3	$2,700.00	$8,100.00
11. TRENCH BACKFILL	LF	988	$20.00	$19,760.00
TOTAL STORM SEWER CONSTRUCTION				**$95,860.00**

ITEM	UNIT	QTY	UNIT PRICE	SUBTOTAL
E. GRADING, EROSION CONTROL & WETLAND BOTTOMS				
1. SITE CLEARING COMPLETE	LS	1	$25,000.00	$25,000.00
2. MASS GRADING COMPLETE	LS	1	$50,000.00	$50,000.00
3. NON-WETLAND TOP SOIL PLACEMENT	SQ YD	19057	$1.50	$28,585.50
4. NON-WETLAND SEEDING	ACRE	2.41	$2,500.00	$6,025.00
5. WETLAND SEEDING - STORM WATER SEED MIX	ACRE	0.30	$3,500.00	$1,050.00
6. WETLAND SEEDING - LOW PROFILE PRAIRIE SEED MIX	ACRE	1.53	$2,750.00	$4,207.50
7. SILT FILTER FENCE INCLUDING MAINTENANCE	LIN FT	1,538	$2.50	$3,845.00
8. CONCRETE WASHOUT FACILITY	EACH	1	$100.00	$100.00
9. BASKET FILTER (AT STRUCTURES) INCLUDING MAINTENANCE	EACH	9	$150.00	$1,350.00
10. RIP-RAP - 1' DEEP RR-3 ON FILTER FABRIC	SQ FT	200	$5.50	$1,100.00
11. RIP-RAP - 2' DEEP RR-3 ON FILTER FABRIC	SQ FT	505	$12.00	$6,060.00
12. NORTH AMERICAN GEEN P-300 EROSION BLANKET INSTALLED	SQ FT	2480	$2.50	$6,200.00
13. NORTH AMERICAN GEEN P-550 EROSION BLANKET INSTALLED	SQ FT	2400	$3.50	$8,400.00
14. COIR LOG	LIN FT	200	$10.00	$2,000.00
15. TREE PER VILLAGE CODE INSTALLED	EACH	24	$500.00	$12,000.00
TOTAL GRADING, EROSION CONTROL & WETLAND BOTTOMS				**$155,923.00**
F. CONSERVATION AREA & PEDESTRIAN PATHWAY				
1. 5' PATH (3" SCREENING LIMESTONE w/5" COMPACTED CA-6 BASE)	LIN FT	656	$5.00	$3,280.00
2. 24' GAZEBO	EACH	1	$10,000.00	$10,000.00
3. FOOT BRIDGE	EACH	1	$5,000.00	$5,000.00
4. MASS GRADING	LS	1	$10,000.00	$10,000.00
5. WETLAND SEEDING - STORM WATER SEED MIX	ACRE	1.2	$3,500.00	$4,235.00
6. WETLAND SEEDING - LOW PROFILE SEED MIX	ACRE	1.2	$2,750.00	$3,327.50
7. EROSION CONTROL	LS	1	$5,000.00	$5,000.00
TOTAL CONSERVATION AREA & PEDESTRIAN PATHWAY				**$40,842.50**
OPINION OF PROBABLE COST	**SUB-TOTAL**			**$611,457.50**
	10% CONST. ENG. CONTINGENCY			**$61,145.75**
	TOTAL			**$672,603.25**

SOTIEL S. POLENA, P.E.


ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY
LEGAL DESCRIPTION
GRAPHIC SCALE
SITE LOCATION
VICINITY MAP
SCHEDULE B EXCEPTIONS
NOTES
LEGEND
BENCHMARKS
ABBREVIATIONS
LINE LEGEND
AREA SUMMARY
(NO BUILDINGS OBSERVED)
SEE SHEET 2 FOR TOPOGRAPHIC DETAILS
NORTH HALF OF GOVERNMENT LOT 2
SOUTH LINE OF GOVERNMENT LOT 2 OF THE NORTHWEST QUARTER OF SECTION 19-43-10
CHRISTOPHER PINES SUBDIVISION DOCUMENT 2672796
UNSUBDIVIDED
BEECH DRIVE
OAKSBURY SUBDIVISION DOCUMENT 1421639
KNOLLWOOD CONDOMINIUM DOCUMENT 1575994
KNOLLWOOD A PLANNED UNIT DEVELOPMENT UNIT 2 DOCUMENT 1627965
WILLOW PONDS UNIT 2 DOCUMENT 4758771
UTILITY CONTACTS
SURVEYOR'S CERTIFICATION
COMPASS SURVEYING LTD
HONEY LAKE DRIVE
Kimley»Horn
1 OF 2



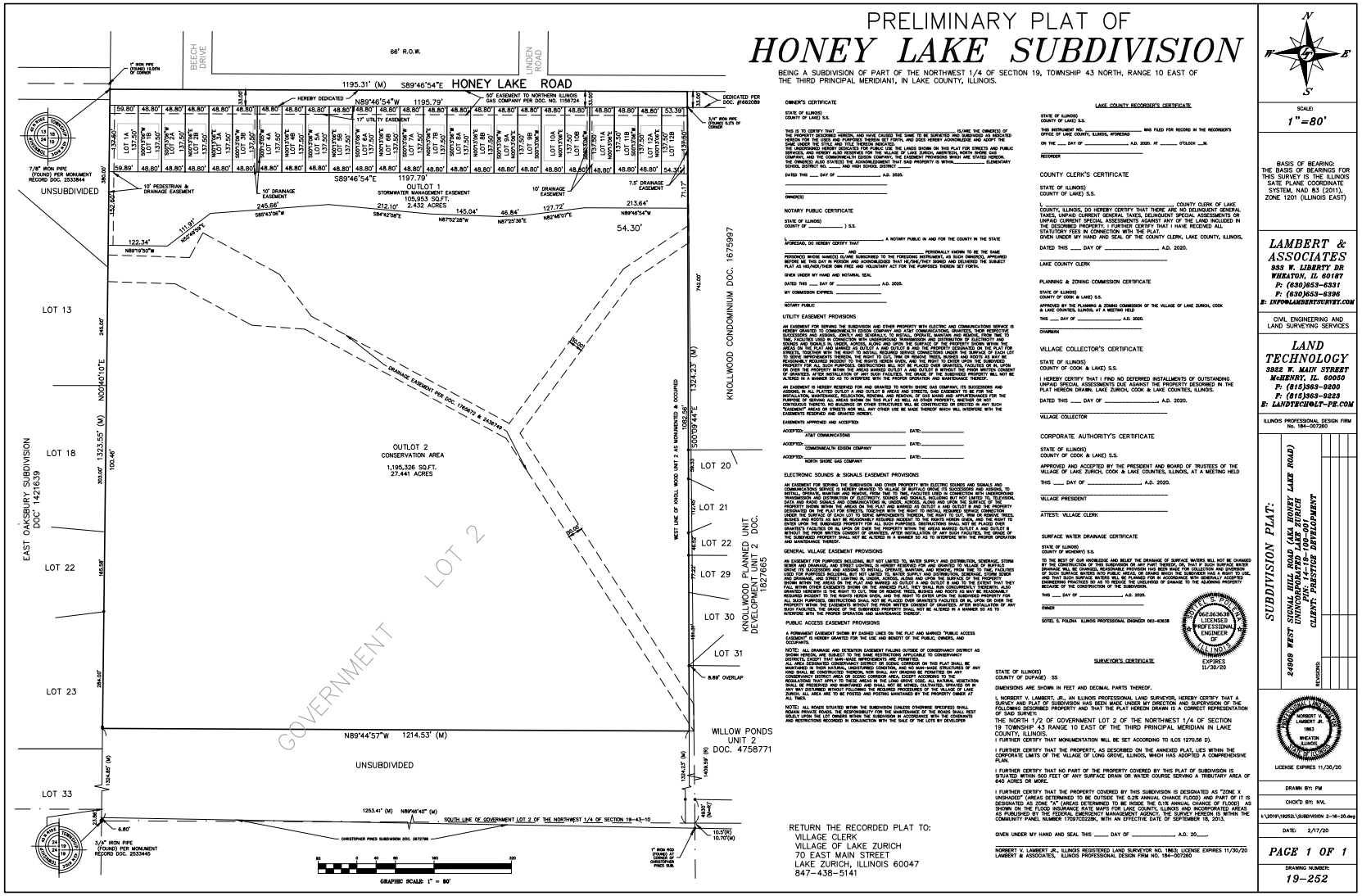
DATE: 11/9/18	PC: TK	DRAWN BY: MRA	CHECKED BY: SK	BOOK: 538 PG: 58-61		
NO.	REVISIONS				DATE	BY
1	ADDED FLOOD ZONE DESIGNATION				11/30/18	MRA
2	REVISED EAST BOUNDARY & ADDITIONAL UTILITY INFORMATION				11/30/18	MRA
3	REVISED PER CLIENT COMMENTS				12/10/18	MRA

COMPASS SURVEYING LTD
ALTA SURVEYS ★ TOPOGRAPHY ★ CONSTRUCTION STAKING
2650 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: HONEY LAKE DRIVE
LAKE ZURICH, IL

CLIENT: Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1551 HARRISDALE ROAD, SUITE 300,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KALT-HORN.COM

SCALE: 1" = 60'
2 OF 2
H-18354


PRELIMINARY PLAT OF
HONEY LAKE SUBDIVISION
BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN1, IN LAKE COUNTY, ILLINOIS.
HONEY LAKE ROAD
BEECH DRIVE
LINDEN ROAD
66' R.O.W.
1195.31' (M) S89°46'54"E
N89°46'54"W 1195.79'
S89°46'54"E 1197.79'
OUTLOT 1
STORMWATER MANAGEMENT EASEMENT
105,953 SQ.FT.
2.432 ACRES
OUTLOT 2
CONSERVATION AREA
1,195,326 SQ.FT.
27.441 ACRES
UNSUBDIVIDED
LOT 13
LOT 18
LOT 22
LOT 23
LOT 33
LOT 20
LOT 21
LOT 22
LOT 29
LOT 30
LOT 31
EAST OAKSBURY SUBDIVISION DOC. 1421639
KNOLLWOOD CONDOMINIUM DOC. 1675997
KNOLLWOOD PLANNED UNIT DEVELOPMENT UNIT 2 DOC. 1827665
WILLOW PONDS UNIT 2 DOC. 4758771
LOT 2
GOVERNMENT
DRAINAGE EASEMENT PER DOC. 1783975 & 2436749
8.89' OVERLAP
N89°44'57"W 1214.53' (M)
1253.41' (M) N89°46'40" (M)
SOUTH LINE OF GOVERNMENT LOT 2 OF THE NORTHWEST 1/4 OF SECTION 19-43-10
CHRISTOPHER PINES SUBDIVISION DOC. 2872786
7/8" IRON PIPE (FOUND) PER MONUMENT RECORD DOC. 2533844
3/4" IRON PIPE (FOUND) PER MONUMENT RECORD DOC. 2533445
10' PEDESTRIAN & DRAINAGE EASEMENT
10' DRAINAGE EASEMENT
7.5' DRAINAGE EASEMENT
50' EASEMENT TO NORTHERN ILLINOIS GAS COMPANY PER DOC. NO. 1156724
17' UTILITY EASEMENT
HEREBY DEDICATED
DEDICATED PER DOC. #1662089
3/4" IRON PIPE (FOUND) SLITS OF CORNER
GRAPHIC SCALE: 1" = 80'
OWNER'S CERTIFICATE
NOTARY PUBLIC CERTIFICATE
UTILITY EASEMENT PROVISIONS
ELECTRONIC SOUNDS & SIGNALS EASEMENT PROVISIONS
GENERAL VILLAGE EASEMENT PROVISIONS
PUBLIC ACCESS EASEMENT PROVISIONS
LAKE COUNTY RECORDER'S CERTIFICATE
COUNTY CLERK'S CERTIFICATE
PLANNING & ZONING COMMISSION CERTIFICATE
VILLAGE COLLECTOR'S CERTIFICATE
CORPORATE AUTHORITY'S CERTIFICATE
SURFACE WATER DRAINAGE CERTIFICATE
SURVEYOR'S CERTIFICATE
RETURN THE RECORDED PLAT TO:
VILLAGE CLERK
VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, ILLINOIS 60047
847-438-5141
SCALE:
1" =80'
BASIS OF BEARING:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS SATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)
LAMBERT & ASSOCIATES
933 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6351
F: (630)653-6396
E: INFO@LAMBERTSURVEY.COM
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
LAND TECHNOLOGY
3922 W. MAIN STREET
McHENRY, IL 60050
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
SUBDIVISION PLAT:
24909 WEST SIGNAL HILL ROAD (AKA HONEY LAKE ROAD)
UNINCORPORATED LAKE ZURICH
LAKE COUNTY, ILLINOIS
CLIENT: PRESTIGE DEVELOPMENT
REVISIONS:
NORBERT V. LAMBERT JR. 1863 WHEATON, ILLINOIS
LICENSE EXPIRES 11/30/20
DRAWN BY: FM
CHK'D BY: NVL
k:\2019\19252\SUBDIVISION 2-16-20.dwg
DATE: 2/17/20
PAGE 1 OF 1
DRAWING NUMBER:
19-252

Duplexes of Lake Zurich

Examples of Picturesque Architecture

Lake Zurich was at one time the location for summer get aways to spend weekends in a quiet, harmonious town with a lake and a downtown area with old world charm. Through the years, it has transformed into a community people want to live year round and build their lives.

The architectural character reflects a sense of quality, warmth and timeless design fitting to the land and it's surroundings. High quality materials together with thoughtfully designed forms establish this town as an exceptional residential area.

Materials and forms are selected to create:

- A timeless design with enduring forms and qualities.
- Attractive street appeal
- Homes that blend with the local landscape and topography
- Color palettes that incorporate earth tones, indigenous to the region, contributing to a cohesive, unified theme
- Design with the intent of maintaining a long-term commitment to the future of the community.

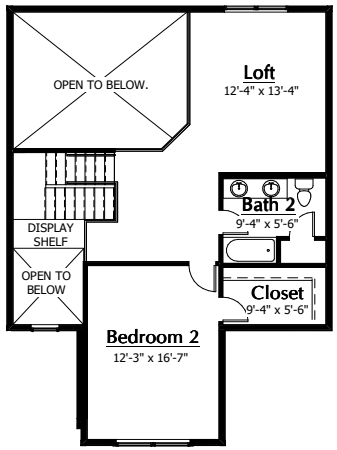
Deveraux Floor Area Schedule	
Area Designation	**Area**
First Floor Livable	1,293 SF
Second Floor Livable	1,047 SF
Total Livable	2,340 SF
Garage	480 SF
Total Non-Livable	480 SF
Grand Total	2,819 SF

Hampton Floor Area Schedule	
Area Designation	**Area**
First Floor Livable	1,677 SF
Second Floor Livable	696 SF
Total Livable	2,373 SF
Garage	554 SF
Total Non-Livable	554 SF
Grand Total	2,927 SF

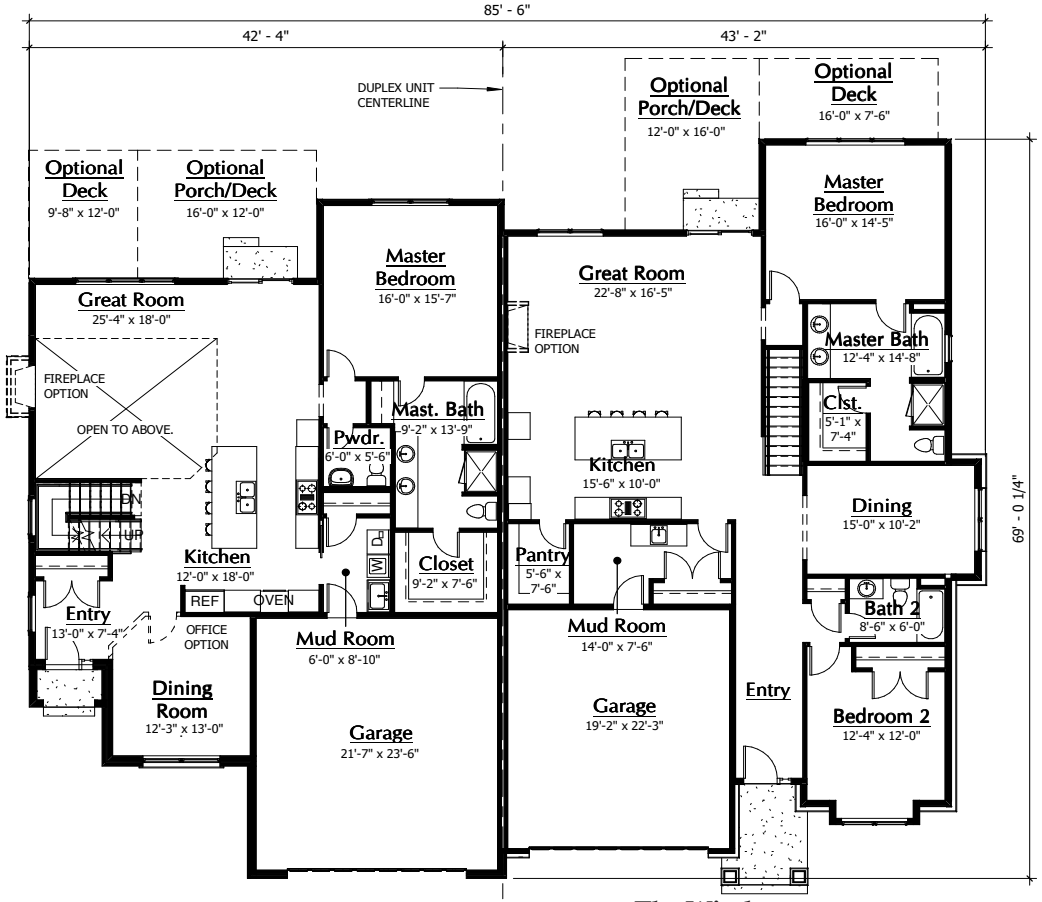
Windsor Floor Area Schedule	
Area Designation	**Area**
First Floor Livable	1,978 SF
Garage	481 SF
Grand Total	2,459 SF

Street View Along Honey Lake Road

Cul-du-sac View Along Honey Lake Road



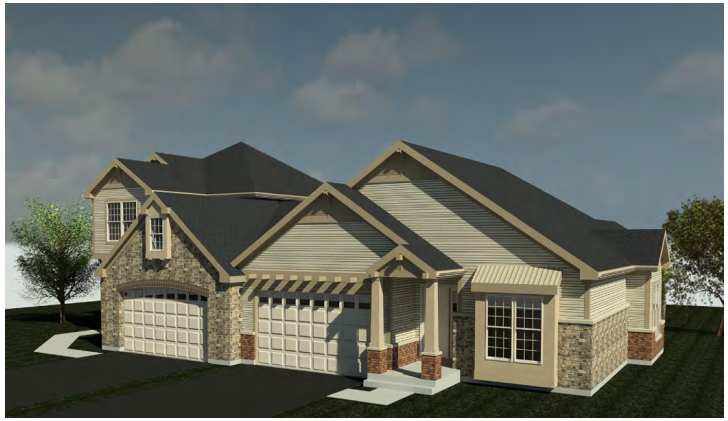
The Hampton



The Windsor

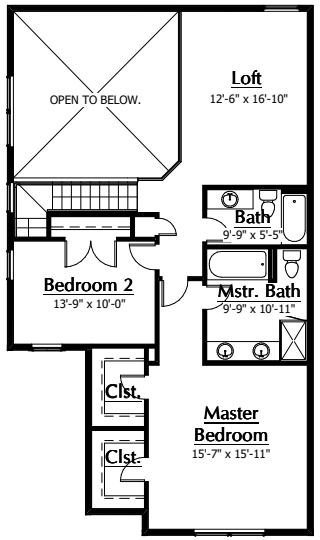
Front Elevation

Front Left Corner View

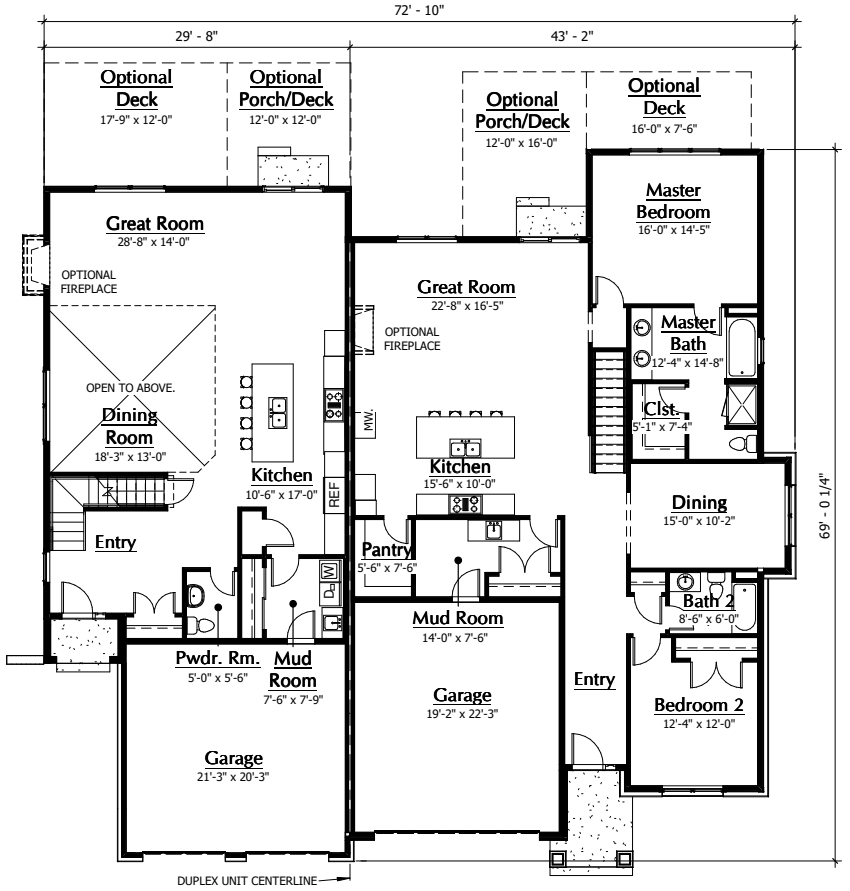


Front Right Corner View

The Hampton - Windsor



The Deveraux



The Windsor

Front Elevation

Front Left Corner View

Front Right Corner View

The Deveraux - Windsor

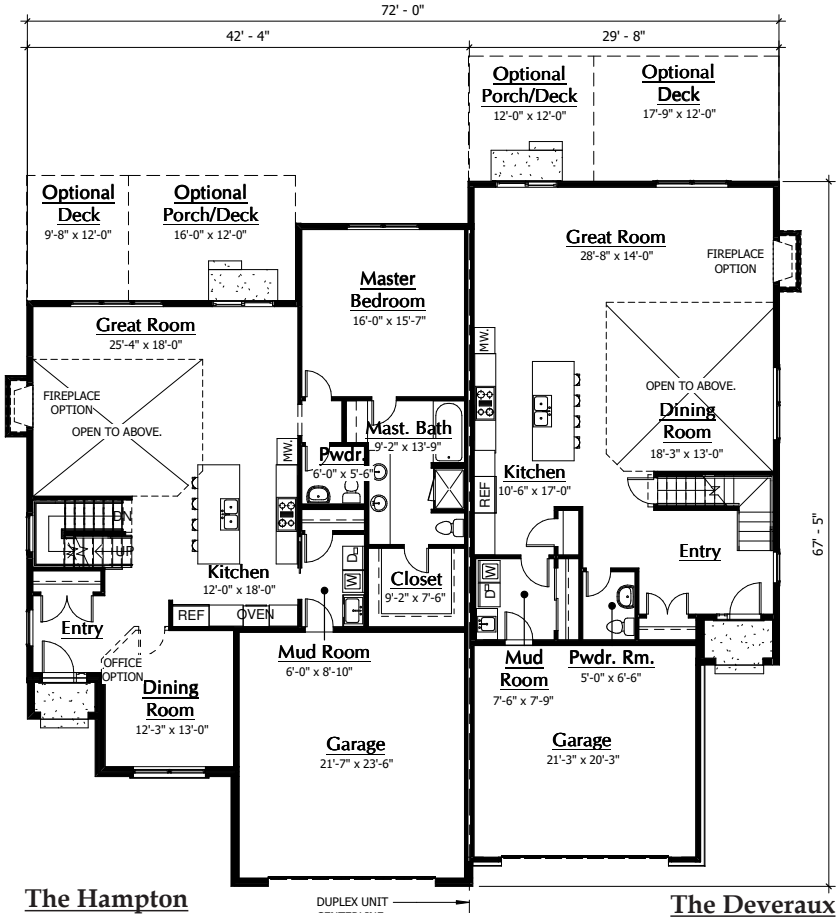
3' - 5"
85' - 11"
42' - 9"
43' - 2"
DUPLEX UNIT CENTERLINE
Optional Deck
16'-0" x 7'-6"
Optional Porch Deck
12'-0" x 16'-0"
Optional Porch/Deck
12'-0" x 16'-0"
Optional Deck
16'-0" x 7'-6"
Master Bedroom
16'-0" x 14'-5"
Great Room
22'-8" x 16'-5"
OPTIONAL FIREPLACE
Master Bath
12'-4" x 14'-8"
Clst.
5'-1" x 7'-4"
Kitchen
15'-6" x 10'-0"
Dining
15'-0" x 10'-2"
Pantry
5'-6" x 7'-6"
Entry
Mud Room
14'-0" x 7'-6"
Garage
19'-2" x 22'-3"
Bedroom 2
12'-4" x 12'-0"
Bath 2
6'-0" x 10'-0"
Bath 2
8'-6" x 6'-0"
69' - 0 1/4"
The Windsor
The Windsor

Front Elevation

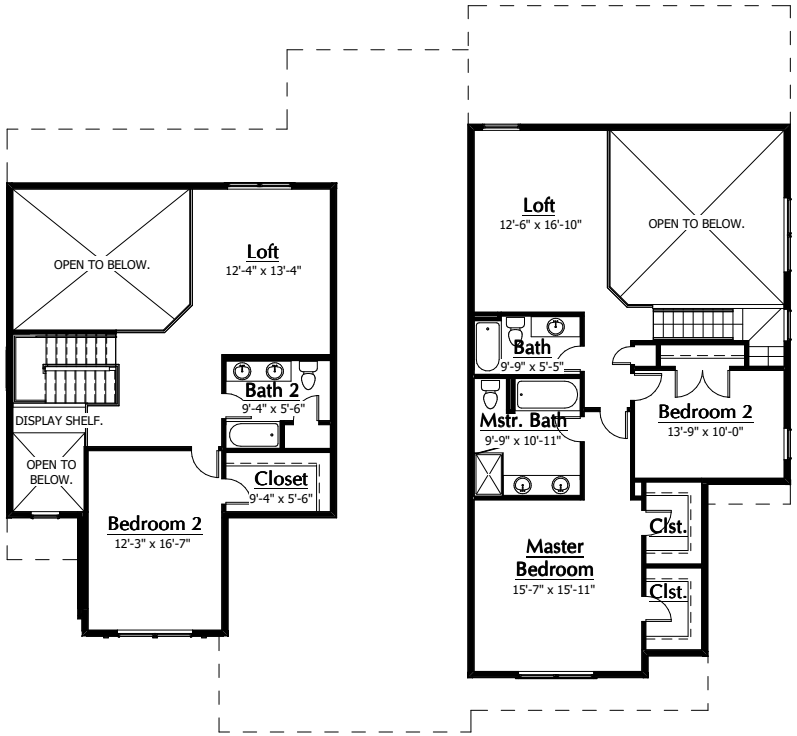
Front Left Corner View

Front Right Corner View

The Windsor - Windsor



First Floor Layout



The Hampton **The Deveraux**

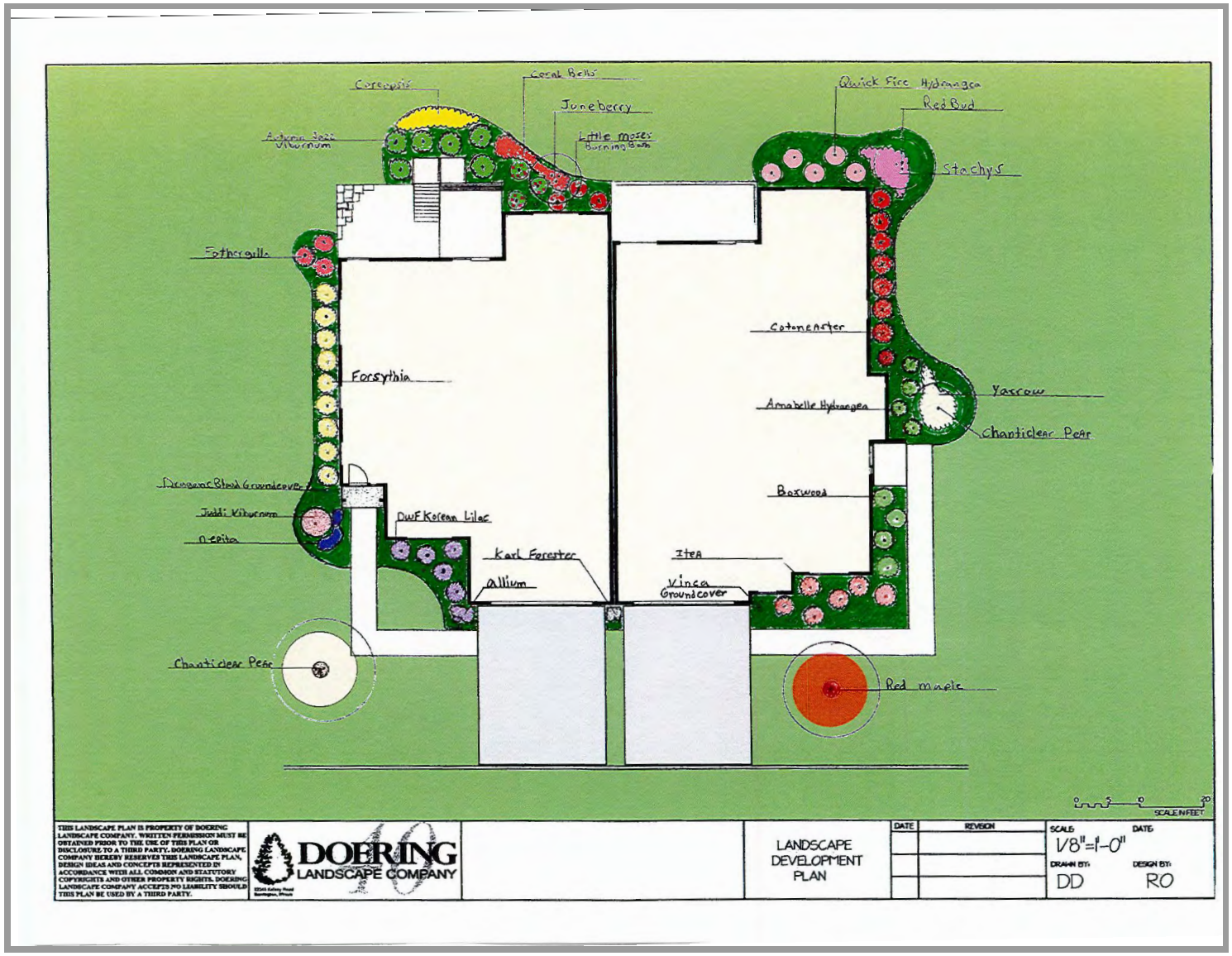
2nd Floor Layout

Front Elevation

Front Left Corner View

Front Right Corner View

The Hampton - Deveraux


Coreopsis
Coral Bells
Juneberry
Little moses Burning Bush
Quick Fire Hydrangea
Red Bud
Stachys
Fothergilla
Cotoneaster
Forsythia
Yarrow
Annabelle Hydrangea
Chanticleer Pear
Dwarf Korean Lilac
Boxwood
Karl Forester
Allium
Itea
Vinca Groundcover
Chanticleer Pear
Red maple
SCALE IN FEET
THIS LANDSCAPE PLAN IS PROPERTY OF DOERING LANDSCAPE COMPANY. WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO THE USE OF THIS PLAN OR DISCLOSURE TO A THIRD PARTY. DOERING LANDSCAPE COMPANY HEREBY RESERVES THIS LANDSCAPE PLAN, DESIGN IDEAS AND CONCEPTS REPRESENTED IN ACCORDANCE WITH ALL COMMON AND STATUTORY COPYRIGHTS AND OTHER PROPERTY RIGHTS. DOERING LANDSCAPE COMPANY ACCEPTS NO LIABILITY SHOULD THIS PLAN BE USED BY A THIRD PARTY.
DOERING LANDSCAPE COMPANY
LANDSCAPE DEVELOPMENT PLAN
DATE
REVISION
SCALE 1/8"=1'-0"
DATE
DRAWN BY: DD
DESIGN BY: RO

DUPLEXES OF LAKE ZURICH

The HAMPTON-WINDSOR

GENERAL NOTES AND SPECIFICATIONS

CODES
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

CONTRACTOR NOTES
CONTRACTOR RETAINS THE RIGHT TO LOCATE AND/OR RELOCATE ANY MECHANICAL AND OR STRUCTURAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE EFFICIENCY OF OPERATION AS DETERMINED BY THE CONTRACTOR. ALL STRUCTURAL CHANGES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO EXECUTION. VERIFY EXACT LOCATION OF FDN/FOOTING STEPS IN FIELD BASED ON FINAL GRADE.
EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY SUPERINTENDENT AND ARCHITECT IF DISCREPANCIES ARE FOUND. DO NOT PROCEED WITH THE WORK UNTIL ALL DISCREPANCIES HAVE BEEN RESOLVED.
MATERIALS SHALL BE USED AS SPECIFIED ON THESE PLANS. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT ARCHITECT'S APPROVAL.
BACKFILL NOTE: THE FOUNDATION WALL SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM ONE THIRD BACKFILL PRIOR TO THE INSTALLATION OF THE FLOOR DECK FRAMING.

CARPENTRY NOTES
DIMENSIONS SHOWN ON PLAN REFLECT 3 1/2" WALL THICKNESS UNLESS OTHERWISE NOTED. GENERAL CONTRACTORS SHALL PROVIDE 2x6 STUDS @ 16" O.C. FOR ALL UNSUPPORTED WALLS OVER 12'-0" IN HEIGHT.

ALL LOAD BEARING HEADERS SPANNING 6'-0" OR LESS SHALL BE (2) 2x12 W/ 1/2" PLYWOOD SPACER UNLESS NOTED AS OTHERWISE ON PLANS.

STAIRS (CARPENTER BUILT OR PREFABRICATED) SHALL BE SUPPLIED AND INSTALLED BY CARPENTRY CONTRACTOR. STAIRS SHALL CONFORM TO ALL APPLICABLE CODES.

STAIR RAILINGS & BALUSTERS TO CONFORM TO ALL APPLICABLE CODES. GRASPABLE PORTION OF RAILING NOT TO EXCEED 2 5/8" IN CROSS SECTIONAL DIMENSION (2" IF CIRCULAR).

WOOD DECK PER PLANS W/ 36" HIGH GUARDS, 42" HIGH CORNER POSTS W/ INTERMEDIATE PICKETS SPACED SUCH THAT A 4" DIA. SPHERE CAN NOT PASS THROUGH. SOLID RISERS.

PROVIDE 3'-1" CLEAR WIDTH FOR ALL STAIR CONSTRUCTION.
ALL CANTILEVERS TO BE 2:1 MINIMUM FRAMING RATIO.

ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES MUST BE A MINIMUM OF 2x6 STUDS IN LIEU OF 2x4 STUDS.

PROVIDE MINIMUM R-19 INSULATION AT FIREPLACE CHASE. INSIDE OF CHASE TO BE LINED WITH 5/8" GWB WITH FIRE TAPED JOINTS TO FIRST FIRESTOP. FIRESTOP CHASE @ EACH FLOOR / CEILING

FINAL ROUGH FRAMING SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR BASED UPON MANUFACTURER'S PRODUCT INFORMATION PRIOR TO INSTALLATION.

PROVIDE SOLID BLOCKING TO FOUNDATION AT ALL POSTS

ALL HEADERS SPANNING 5'-0" OR LESS ARE TO HAVE SINGLE JACK STUDS AND SINGLE KING STUDS.

ALL WOOD IN CONTACT WITH W/ CONCRETE OR GROUND SHALL BE PRESSURE PRESERVATIVE TREATED (WOLMANIZED).

ALL FASTENERS, HANGERS AND FLASHING FOR PRESSURE TREATED WOOD SHALL BE COMPATIBLE W/ ACQ TREATED LUMBER.

CODE COMPLIANT FIRE STOPPING IS REQUIRED AT:
CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING, ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILINGS, ETC., CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL WITHOUT NONCOMBUSTIBLE MATERIALS

FLOOR SYSTEM NOTE
IT IS THE RESPONSIBILITY OF THE FLOOR JOIST MANUFACTURER TO DESIGN AND DETAIL THE FLOOR JOIST SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR PLAN INDICATING ALL JOIST SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE FLOOR SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, CANTILEVER, WIND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE FLOOR SYSTEM REQUIREMENTS. THE FLOOR SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS IS REQUIRED DUE TO THE FLOOR SYSTEM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY VIA THE GENERAL CONTRACTOR. THE JOIST MANUFACTURER SHALL PROVIDE SEALED DRAWINGS BY CERTIFIED STRUCTURAL ENGINEER IN THE STATE OF THE PROJECT.

TYPICAL PLAN NOTES
ALL WALL DIMENSIONS SHOWN ARE FOR ROUGH FRAMING UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
ALL UNDIMENSIONED INTERIOR WALLS ARE 3 1/2" THICK.

STAIR NOTES
ALL STAIR CONSTRUCTION & RAILINGS SHALL CONFORM TO ALL CURRENT APPLICABLE CODES.
TYPICAL STAIR RAIL:
WOOD HANDRAIL @34" ABOVE LINE CONNECTING NOSINGS WITH BALUSTERS SPACED SO NO OPENING ALLOWS A 4" DIA. SPHERE TO PASS THROUGH.
TYPICAL BALCONY RAIL:
36" H RAIL WITH BALUSTERS SPACED SO NO OPENING ALLOWS A 4" DIA. SPHERE TO PASS THROUGH.
TYPICAL HANDRAIL:
HANDRAILS TO BE PROVIDED ON STAIRWAYS OF THREE OR MORE RISERS AND ON AT LEAST ONE SIDE OF EACH RUN OF TREADS. HANDRAIL TO BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS. MINIMUM 34", MAXIMUM 38" ABOVE THE LEADING EDGE OF NOSING. ENDS TO BE RETURNED TO TO WALL OR TERMINATED AT NEWEL POST.
TYPICAL STAIR TREADS AND RISERS:
CONSTRUCTED WITH SOLID RISERS.

ROOF TRUSS SYSTEM NOTE
IT IS THE RESPONSIBILITY OF THE ROOF TRUSS MANUFACTURER TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE ROOF TRUSS SYSTEM REQUIREMENTS . THE ROOF TRUSS SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS IS REQUIRED DUE TO THE ROOF TRUSS SYSTEM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY VIA THE GENERAL CONTRACTOR. THE ROOF TRUSS MANUFACTURER SHALL PROVIDE SEALED DRAWINGS BY CERTIFIED STRUCTURAL ENGINEER IN THE STATE OF THE PROJECT.

ROOF FRAMING NOTE
RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN THE EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE, LOCATED AS NEAR THE WALL PLATE AS PRACTICAL. RAFTER TIES SHALL BE SPACED NOT MORE THAN 32" ON CENTER.

THE END OF EACH RAFTER SHALL HAVE NOT LESS THAN 2" OF BEARING ON THE THE WALL TOP PLATE. THE SEAT CUT OF THE RAFTER SHALL NOT EXCEED THE WIDTH OF THE WALL PLATE. PROVIDE 2x4 BLOCKING TO THE WALL PLATE AS NEEDED TO ALIGN SOFFITS WHERE RAFTERS ARE OF VARIED PITCHES.

PROVIDE (2)2x4 POSTS AS NEAR THE TOP OF ALL VALLEY RAFTERS AS PRACTICAL. ALL POSTS ARE TO BEAR AT LOAD BEARING WALLS OR TO A (2)2x6 PLATE BEARING ON THREE OR MORE CEILING JOISTS. POSTS SHALL HAVE NOT LESS THAN A 45 DEGREE ANGLE FROM HORIZONTAL. WHERE VALLEY IS MORE THAN TWELVE FOOT IN SPAN PROVIDE AN ADDITIONAL POST AT MIDSPAN.

CONCRETE
THE FOUNDATIONS HAVE BEEN DESIGNED ASSUMING A SAFE SOIL BEARING PRESSURE OF 3000 PSF AT DESIGN ELEVATIONS. CONTACT ARCHITECT IF SOIL OF LESS BEARING CAPACITY IS ENCOUNTERED AT FOOTING DESIGN ELEVATIONS.

ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW GRADE. VERIFY EXACT FOOTING ELEVATIONS OF WALKOUT STEPS IN FIELD BASE UPON EXISTING GRADE CONDITIONS.

CONCRETE WALLS & FOOTINGS TO BE 3000 PSI @ 28 DAYS. ALL CONCRETE IN 'SEVERE AREAS' (AS DETERMINED BY THE BUILDING INSPECTOR) TO BE 3500 PSI @ 28 DAYS. ALL INTERIOR & EXTERIOR FLAT WORK TO BE 4000 PSI CONCRETE.

CONCRETE PIERS MUST EXTEND A MINIMUM OF 2' ABOVE AND 3'-6" BELOW GRADE.

CONCRETE FOUNDATIONS TO HAVE MIN. 7" CONCRETE COVER TO ANY ANCHOR BOLT OR ANY OTHER METAL REINFORCING OR ANCHORAGE.

CONCRETE SLABS:
BASEMENT: 4" CONCRETE SLAB W/ 6X6 W1.4/W1.4 W.W.F. ON 6 MIL VAPOR BARRIER OVER 4" COMPACTED GRANULAR FILL, OPTIONAL FIBERMESH.

GARAGE: 4" CONCRETE SLAB W/ 6X6 W1.4/W1.4 W.W.F. OVER 4" COMPACTED GRANULAR FILL

PORCH/PATIO: 4" CONCRETE SLAB W/ 6X6 W1.4/W1.4 W.W.F. OVER 4" MIN. COMPACTED GRAVEL FILL

ALL CONCRETE AT PORCHES, STAIRS EXPOSED TO WEATHER AND GARAGE FLOOR SLABS SHALL BE MIN 4000 PSI. CONCRETE SHALL BE AIR ENTRAINED BETWEEN 5% AND 7%.

MASONRY
EXTEND MASONRY TO COVER EXPOSED EDGE OF SIDING AT APPLICABLE CORNERS.

PROVIDE CONCEALED FLASHINGS AT ALL ROOF/WALL JUNCTIONS.

ALL NON-ARCHED MASONRY OPENINGS SPANNING 6'-4" OR LESS SHALL HAVE AN ⌐ 3 1/2" X 3 1/2" X 3/8" (LLV) STEEL LINTEL.

ALL NON ARCHED MASONRY OPENINGS SPANNING MORE THAN 6'-4" BUT LESS THAN 9'-4" SHALL HAVE AN ⌐ 3 1/2" X 5 1/2" X 3/8" (LLV) STEEL LINTEL.

WOODS AND PLASTICS
SEE DESIGN CRITERIA FOR EXTERIOR WOOD DECK FRAMING INFORMATION.

EXTERIOR WOOD DECKS USE 2" OR 3" LONG STAINLESS STEEL WOOD DECK SCREWS. STRUCTURAL DECK FRAMING TO BE BOLTED WITH 1/2" DIA. CARRIAGE BOLTS.

POST HOLE INSPECTION REQUIRED.

THERMAL AND MOISTURE PROTECTION
PROVIDE CONCEALED ALUMINUM FLASHINGS AT ALL ROOF/WALL JUNCTIONS.
PROVIDE ALUMINUM FLASHING ABOVE ALL EXTERIOR WINDOW/DOOR HEAD TRIM.
METAL VALLEY FLASHING TO CONFORM WITH ALL APPLICABLE CODES.
WEATHER RESISTANT MEMBRANE FLASHING INSTALLED UNDER ALL SILLS.
SHINGLES TO BE CLASS-C MIN, 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES.

DOORS & WINDOWS
BUILDING OWNER OR OWNER'S REPRESENTATIVE TO REVIEW, COORDINATE AND APPROVE ALL WINDOW AND DOOR MANUFACTURERS, LOCATIONS, SIZES, AND FINISHES WITH CONTRACTOR(s) PRIOR TO ORDERING MATERIALS OR START OF CONSTRUCTION.

ALL INTERIOR DOORS TO BE PAINTED S.C. RAISED 6-PANEL (U.N.O), SIZES AS INDICATED ON FLOOR PLANS.

WINDOW SIZES INDICATED ON ELEVATIONS ARE BASED UPON PELLA VINYL WINDOW & DOOR MANUFACTURER. VERIFY WINDOW CLEARANCES W/ ADJACENT ITEMS.

ONE WINDOW PER BEDROOM MUST MEET THE FOLLOWING MINIMUM EGRESS REQUIREMENTS:
MIN. OPENING AREA 5.7 SF (5.0 SF FOR WINDOWS ON GRADE LEVEL)
MIN. OPENING WIDTH 20" CLEAR
MIN. OPENING HEIGHT 24" CLEAR

BASEMENT EGRESS WINDOW TO BE 48X48 ESCAPE WINDOW W/ 8.95F MIN.OPENING AREA, CLEAR OPENING OF 20" WIDE MIN. AND 24" HIGH MIN. WITH SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR. PROVIDE AN EGRESS SIZE METAL AREA WELL WITH 4" DIA. DRAIN TO FOOTING TILE. IF MORE THAN 44" BELOW GRADE, PROVIDE A PERMANENTLY ATTACHED LADDER TO GRADE. WITH AN INSIDE WIDTH OF AT LEAST 12", PROJECT AT LEAST 3' FROM WALL AND BE SPACED NOT MORE THAN 18" O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WELL.

ALL GLAZING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. U-FACTOR - .32 OR BETTER
ALL OPERABLE WINDOWS SHALL HAVE AN INSECT SCREEN.
ATTIC ACCESS DOORS TO BE WEATHERSTRIPPED AND INSULATED WITH MIN R-49 INSULATION.

EXTERIOR SIDING AND TRIM
ALL SIDING AND EXTERIOR TRIM TO BE ENGINEERED PRE-FINISHED WOOD BY LP BUILDING SOLUTIONS.
SIDING TO BE 6" EXPOSURE IN CEDAR TEXTURE. TRIM BOARDS TO BE IN CEDAR TEXTURE, SIZES AS NOTED PER DRAWINGS

INTERIOR TRIM
ALL TRIM TO BE PAINTED IN SIZES AS FOLLOWS: 5 1/4" BASE AND 3 1/2" CASEMENT

MECHANICAL
LAYOUT AND SIZE & DESIGN OF MECHANICAL EQUIPMENT IS TO BE PROVIDED BY MECHANICAL CONTRACTOR. VERIFY EXACT EQUIPMENT LOCATIONS AND MECHANICAL LAYOUT WITH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.

PROVIDE EXHAUST FANS FOR LAUNDRY ROOMS WITHOUT WINDOWS.
ALL EXHAUST FAN DUCTS MUST VENT TO EXTERIOR.

MAXIMUM LENGTH OF CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25' FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2 1/2' FOR EACH 45 DEG BEND AND 5' FOR EACH 90 DEG. BEND. ADD BOOSTER FAN WHERE REQUIRED BY CODE.
MECHANICAL LAYOUT AND ALL MECHANICAL EQUIPMENT IS TO BE IN COMPLIANCE WITH 2019 IECC.

PLUMBING
ALL SUPPLY LINES SHALL BE TYPE 'L' COPPER ABOVE GRADE AND TYPE 'K' COPPER BELOW GRADE.

PLUMBING CONTRACTOR TO SUPPLY A FULL SIZED WASTE LINE CLEAN-OUT AT WASTE LINE WITHIN 5'-0" OF EXTERIOR OF BUILDING.

UNDERGROUND WASTE AND VENT PIPING TO BE CAST IRON (SCHEDULE 40 PVC ONLY IF PERMISSIBLE PER LOCAL AUTHORITY).

PROVIDE NON-SCALDING SHOWER VALVES.

WATER HEATER TO BE 90% EFFICIENT GAS.

ALL FLOOR DRAINS TO BE CONNECTED TO SANITARY UNLESS NOTED OTHERWISE.

GAS SHUT-OFF VALVE FOR FIREPLACE SHALL BE LOCATE WITHIN 3' OF FIREPLACE OPENING.

TESTS TO BE PROVIDED:
STACK TEST FOR ALL WASTE AND VENT SYSTEMS
100 PSI AIR TEST FOR WATER DISTRIBUTION PIPING
20 PSI AIR TEST FOR GAS PIPING

ELECTRICAL
ELECTRICAL CIRCUITS TO BE DESIGNED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE TO ALL APPLICABLE CODES.

ELECTRICAL CHARACTERISTICS ARE 120/240V 1PH 3W.

PLACEMENT OF ELECTRICAL OUTLETS TO FOLLOW THE 6/12 RULE.

ALL PADDLE TYPE CEILING FANS TO BE INSTALLED WITH REINFORCED JUNCTION BOXES.

ALL WIRING SHALL BE IN METAL CONDUIT. ALL EXPOSED WIRING IN BASEMENT TO BE IN METAL CONDUIT.

VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES WITH MANUFACTURER'S SPECIFICATIONS.
HARDWIRE APPLIANCES AS REQUIRED.

DISHWASHER, RANGE EXHAUST HOOD AND GARBAGE DISPOSAL TO BE HARDWIRED AND ARE TO HAVE A DISCONNECTING MEANS WITHIN SIGHT OF THE APPLIANCE.

WHIRLPOOL INSTALLATION PER N.E.C. REQUIREMENTS. ALL SWITCHES AND OUTLETS TO BE MINIMUM 5'-0" FROM WHIRLPOOL TUB. PROVIDE DEDICATED GFI OUTLET AND ACCESS PANEL FOR WHIRLPOOL MOTOR.

ALL SMOKE/C.O. DETECTORS SHALL BE 110v. WITH BATTERY BACKUP. INTERCONNECT ALL DEVICES. AT LEAST ONE COMBO SMOKE/C.O. DETECTOR DEVICE MUST BE LOCATED IN EACH BEDROOM, WITHIN 15' OF EACH BEDROOM DOOR AND MINIMUM OF (1) ON EACH LEVEL OF THE HOUSE. CONNECT SMOKE DETECTORS TO HALL LIGHTING CIRCUIT.

ALL RECESSED CAN LIGHT FIXTURES IN CLOTHES CLOSETS SHALL HAVE LENS COVERS & BE NO LESS THAN 6" HORIZONTALLY IN FRONT OF CLOSET SHELF OR STORAGE AREA PER N.E.C.

WORKING CLEARANCE ABOUT ELECTRICAL EQUIPMENT, 600 VOLTS OR LESS, SHALL BE 30"w. IN FRONT OF ELECTRICAL EQUIPMENT AND 3'd. FROM ELECTRICAL EQUIPMENT.

ALL EXTERIOR GFI OUTLETS TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF BOTH WHEN THE ATTACHMENT PLUG CAP IS INSERTED AND WHEN IT IS REMOVED.

ALL CLOSET LIGHTING SHALL BE RECESSED INCANDESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP OR SURFACE MOUNTED FLOURESENT FIXTURE W/ MINIMUM OF 6" FROM THE FIXTURE TO THE NEAREST STORAGE POINT.

OUTLET BOXES SHALL NOT BE USED FOR SOLE SUPPOUNT OF CEILING FANS EXCEPT WHERE SUCH BOXES ARE LISTED FOR THAT APPLICATION.

2012 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS

1. ALL RECEPTACLES TO BE WIRED WITH MINIMUM 12 GAGE COPPER
2. ALL LIGHTING TO BE WIRED WITH MINIMUM 14 GAGE COPPER
3. 75% OF ALL FIXTURES TO BE LAMPED WITH CFL BULBS.
4. ALL RECESSED LIGHTS SHALL BE AIR TIGHT AND IC RATED
5. ALL SUPPLY DUCTS OUSIDE THE ENVELOPE SHALL BE INSULATED WITH A MINIMUM OF R-8 AND ALL RETURNS SHALL BE R-6
6. PROGRAMMABLE THERMOSTAT IS REQUIRED
7. ALL DUCTS SHALL BE SEALED WITH AN APPROVED MATERIAL
8. AN APPROVED ENERGY CERTIFICATE SHALL BE LOCATED ON ELECTRICAL PANEL.

DESIGN CRITERIA

DESIGN LOADS	
FLOOR JOISTS (ALL ROOMS AND DECKS - U.N.O)	40# LIVE LOAD / 10# DEAD LOAD
FLOOR JOISTS (SLEEPING ROOMS)	30# LIVE LOAD / 10# DEAD LOAD
ROOF RAFTERS (NO CEILING)	30# LIVE LOAD / 10# DEAD LOAD
ROOF RAFTERS (WITH FINISHED CEILING)	30# LIVE LOAD / 15# DEAD LOAD
CEILING JOISTS (WITH LIMITED ATTIC AREA)	20# LIVE LOAD / 10# DEAD LOAD
ROOF TRUSSES (TOP CHORD)	30# LIVE LOAD / 10# DEAD LOAD
ROOF TRUSSES (BOTTOM CHORD)	0# LIVE LOAD / 5# DEAD LOAD

STRUCTURAL FRAMING LUMBER			
FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS IN GRADE BASE VALUE AS DETERMINED BY WESTERN WOOD PRODUCTS ASSOCIATION (USE NO MULTIPLIERS AGAINST BASE VALUES) AT ALL FRAMED POSTS CONSISTING OF BUNDLED LUMBER, PROVIDE HEADER ACROSS MEMBERS TO DISTRIBUTE LOAD EVENLY.			
#2	HEM-FIR	E = 1,300,000	BASE Fb = 850
#2	SPRUCE PINE-FIR	E = 1,400,000	BASE Fb = 875
DOUGLAS FIR SELECT STRUCTURAL		E = 1,900,000	BASE Fb = 1450
MINIMUM IN-GRADE BASE VALUE FOR STUDS:			
FIRST FLOOR EXT. LOAD BEARING WALLS		E = 1,400,000	Fc = 825
FIRST FLOOR INT. LOAD BEARING WALLS		E = 1,200,000	Fc = 800
SECOND FLOOR EXT. LOAD BEARING WALLS		E = 1,200,000	Fc = 800
SECOND FLOOR INT. LOAD BEARING WALLS		E = 1,000,000	Fc = 600
ALL NON-LOAD BEARING WALLS		E = 1,000,000	Fc = 600

EXTERIOR DECK STRUCTURAL FRAMING LUMBER		
AT DECK STRUCTURAL FRAMING HAS BEEN BASED UPON #2 SOUTHERN YELLOW PINE OF U.S. ORIGIN AS CLASSIFIED BY THE SOUTHERN PINE MARKETING COUNCIL.		
Fb: 2x8 = 1,380 psi. / 2x10 = 1,210 psi. / 2x12 = 1,170psi.		E = 1,600,000

ENGINEERED WOOD PRODUCTS			
MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLAMS AND PARALLAMS AS MANUFACTURED BY TRUS- JOIST.			
1.5 TIMBERSTRAND	Fb = 2,250 psi.	E = 1,500,000 psi.	
1.9 MICROLLAMS	Fb = 2,600 psi.	E = 1,900,000 psi.	
2.0 PARALLAMS	Fb = 2,900 psi.	E = 2,000,000 psi.	

DESIGN LOADS	
GUARD RAILS AND HANDRAILS	200 LB LIVE LOAD
STAIRS	40 LB LIVE LOAD OR 300 LB CONCENTRATED LOAD OVER 4 SQ. IN., WHICHEVER IS GREATER
EXTERIOR WOOD DECKS	60 LB LIVE LOAD
WIND	90 M.P.H.
SNOW	30 LB LIVE LOAD

AREA DATA

HAMPTON MODEL:

FIRST FLOOR	1,686 SF
SECOND FLOOR	866 SF
TOTAL	2,552 SF
UNFINISHED BASEMENT (OPTIONAL)	1,497 SF
FINISHED BASEMENT (OPTIONAL)	1,100 SF

WINDSOR MODEL:

MAIN LEVEL	1,979 SF
TOTAL	1,979 SF
UNFINISHED BASEMENT (OPTIONAL)	1,778 SF
FINISHED BASEMENT (OPTIONAL)	1,150 SF
FINISHED BASEMENT (w/STUDY OPTION)	1,395 SF

AREA DATA SHOWN ABOVE IS A COMPARATIVE VALUE FOR USE BY DIRECT DESIGN LTD. AND OWNER. DATA DOES NOT SHOW GROSS FLOOR AREAS FOR USE IN FLOOR AREA RATIO CALCULATIONS

LIGHT & VENT SCHEDULE - HAMPTON

ROOM	AREA (S.F.)	LIGHT REQ'D. (8%)	LIGHT ACTUAL	VENT REQ'D. (4%)	VENT ACTUAL
GREAT ROOM & KITCHEN	593	47.4	84.4	23.7	41.6
DINING ROOM (OPTICE OPT.)	160	12.8	29.4	6.4	14.0
MASTER BEDROOM	250	20.0	32.4	10.0	15.6
BEDROOM 2	205	16.4	29.4	8.2	14.0
OPT.	199	15.9	24.6	8.0	11.8
OPT. F. BASEMENT	1,251	100.1*	---	50.0*	---

(*) NOTE: ALL FINISHED SPACE WHERE NATURAL LIGHT AND VENT ARE NOT PROVIDED:
PROVIDE ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN EACH FINISHED SPACE

(*) BATHROOM EXHAUST FAN SCHEDULE (VENT TO OUTDOORS)

POWDER ROOM	50 CFM
HALL BATH	100 CFM
MASTER BATHROOM	100+ CFM

LIGHT & VENT SCHEDULE - WINDSOR

ROOM	AREA (S.F.)	LIGHT REQ'D. (8%)	LIGHT ACTUAL	VENT REQ'D. (4%)	VENT ACTUAL
GREAT ROOM & KITCHEN	600	48.0	67.0	24.0	33.0
DINING ROOM (OPTICE OPT.)	153	12.2	24.6	6.1	11.8
MASTER BEDROOM	232	18.6	36.9	9.3	17.7
BEDROOM 2	169	13.5	27.0	6.8	13.0
OPT. F. BASEMENT	1,446	115.7*	---	57.8*	---

(*) NOTE: ALL FINISHED SPACE WHERE NATURAL LIGHT AND VENT ARE NOT PROVIDED:
PROVIDE ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN EACH FINISHED SPACE

(*) BATHROOM EXHAUST FAN SCHEDULE (VENT TO OUTDOORS)

HALL BATH	50 CFM
MASTER BATHROOM	100+ CFM

DRAWING INDEX

SHEET NO.	SHEET NAME	2020.09.28 PLANNING & ZONING	2020.10.05 PLANNING & ZONING REVIEW
T1.1	TITLE SHEET	•	•
A1.1	EXTERIOR ELEVATIONS	•	•
A1.2	EXTERIOR ELEVATIONS	•	•
A2.1	FIRST FLOOR PLAN	•	•
A2.2	SECOND FLOOR PLAN	•	•

PLAN CHANGES IN PROGRESS. CONTACT DDCA FOR DETAILS.

APPLICABLE CODES

2012 INTERNATIONAL RESIDENTIAL BUILDING CODE
2014 STATE OF ILLINOIS PLUMBING CODE
2011 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL MECHANICAL CODE
2019 INTERNATIONAL ENERGY CONSERVATION CODE (PRESCRIPTIVE)
2012 INTERNATIONAL PROPERTY MAINTENENCE CODE

VILLAGE OF LAKE ZURICH ALL APPLICABLE CURRENT LOCAL AMENDMENTS. (CHAPTERS 24)

LAKE ZURICH DEVELOPMENT CODE (TITLE 10 OF MUNICIPAL CODE)

USE GROUP: R-4
CONSTRUCTION TYPE: 5B UNPROTECTED.

ARCHITECT CERTIFICATION

I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM FAMILIAR WITH THE CODES AND ORDINANCES OF THE VILLAGE OF LAKE IN THE HILLS, AND TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE BUILDING ORDINANCE, ADOPTED SECTIONS OF THE APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF LAKE ZURICH, ILLINOIS.

DDCA ARCHITECTS
REGISTRATION NUMBER
184-002823

WILD WOOD OF LAKE ZURICH
The HAMPTON WINDSOR

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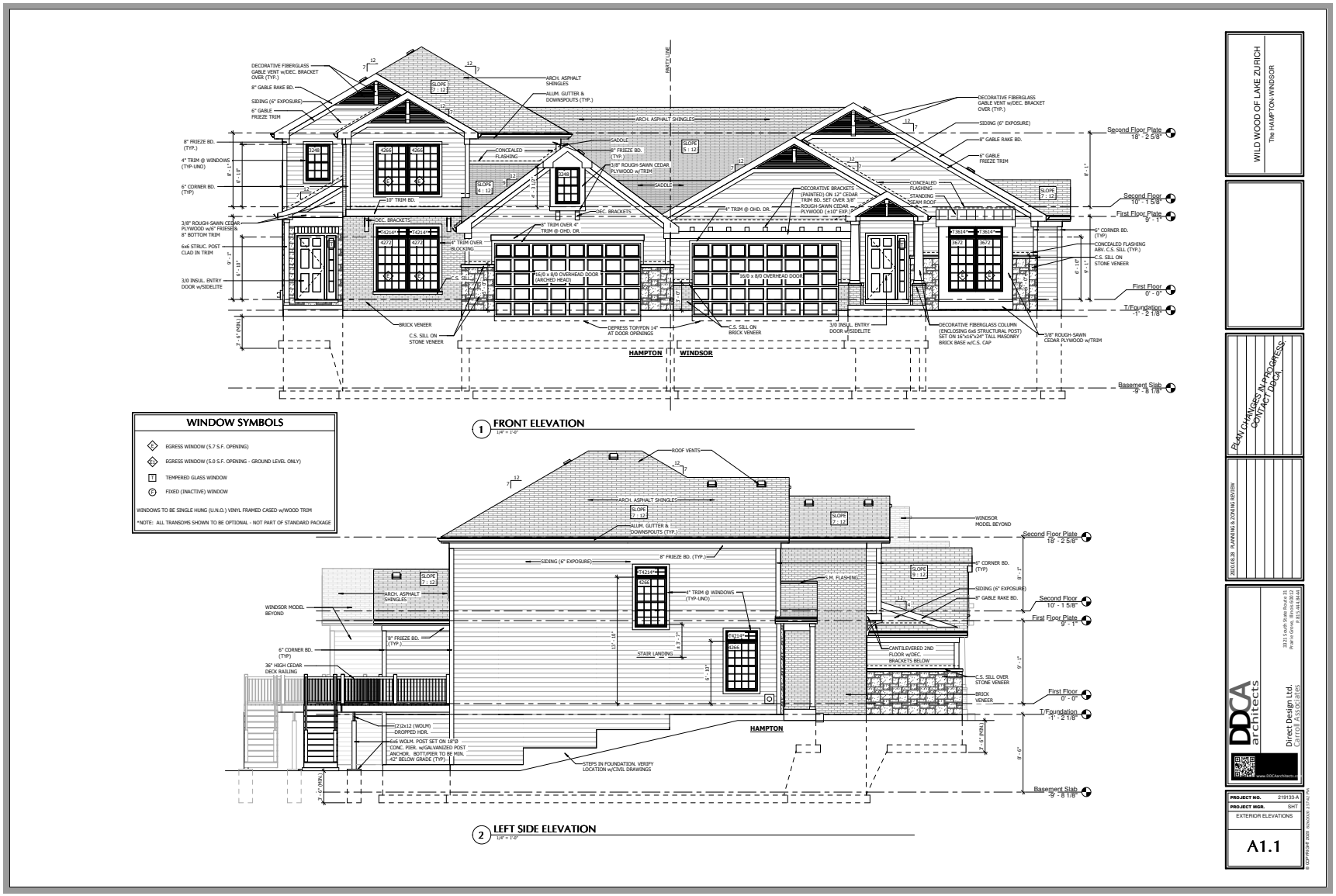
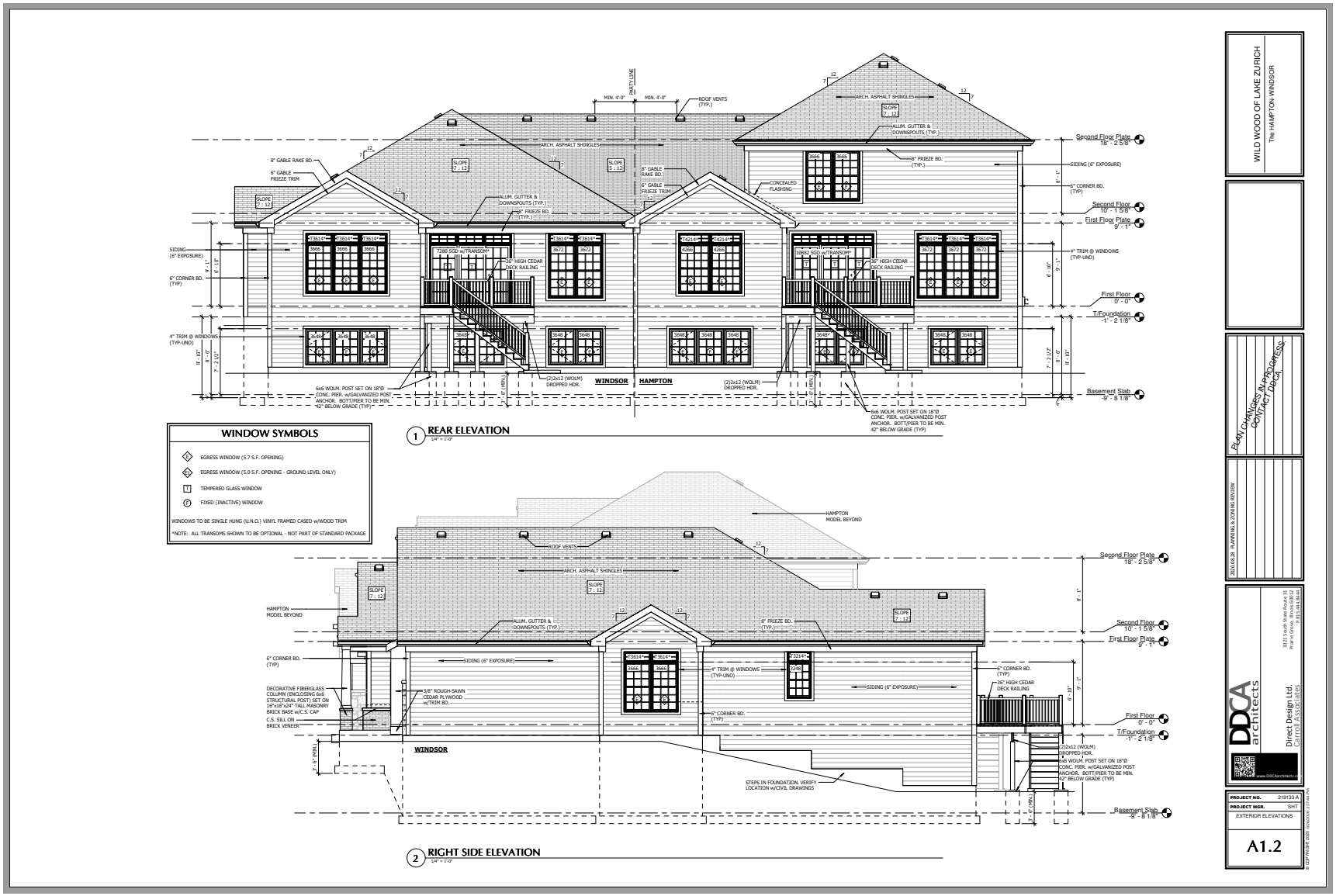
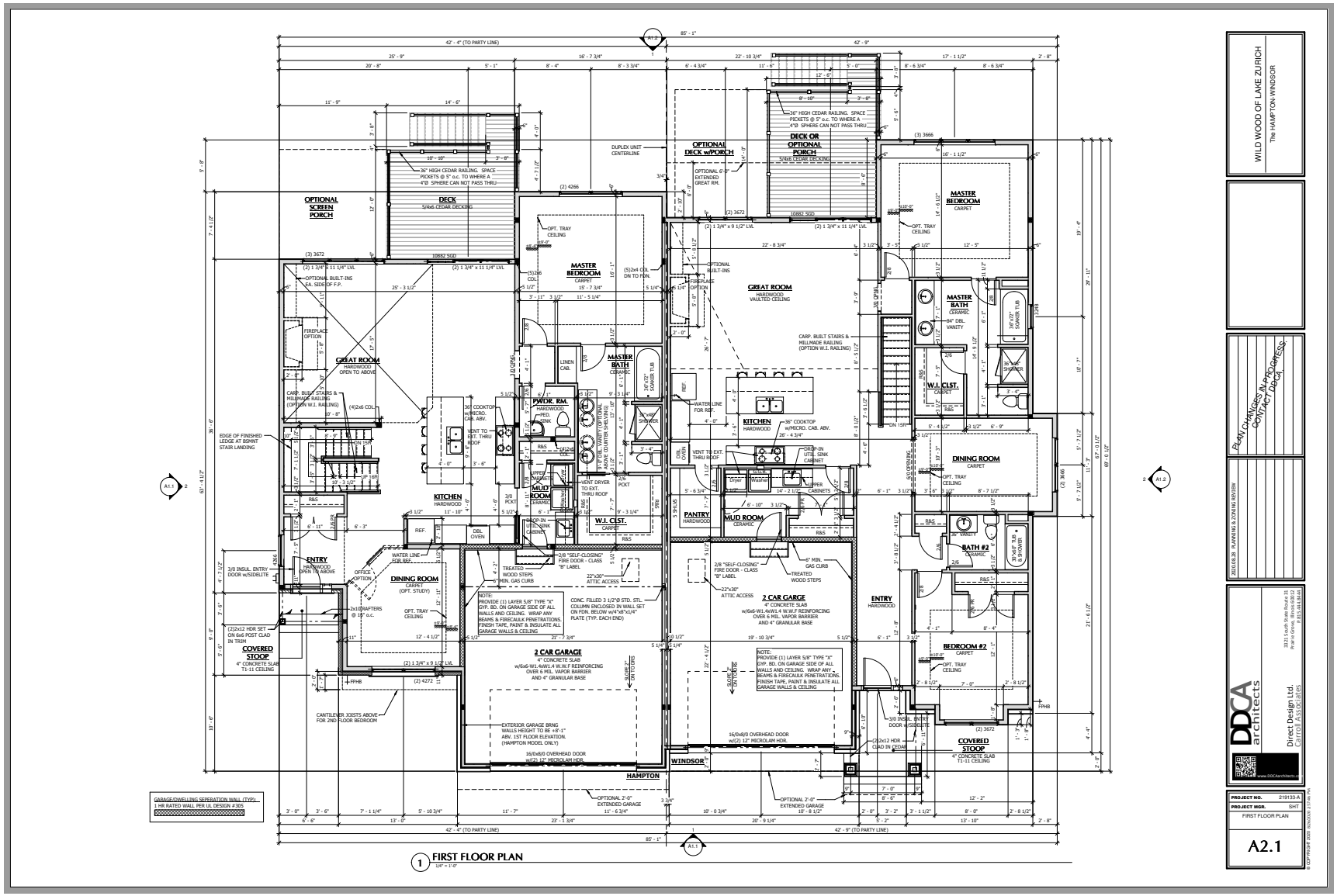
www.DDCAarchitects.com

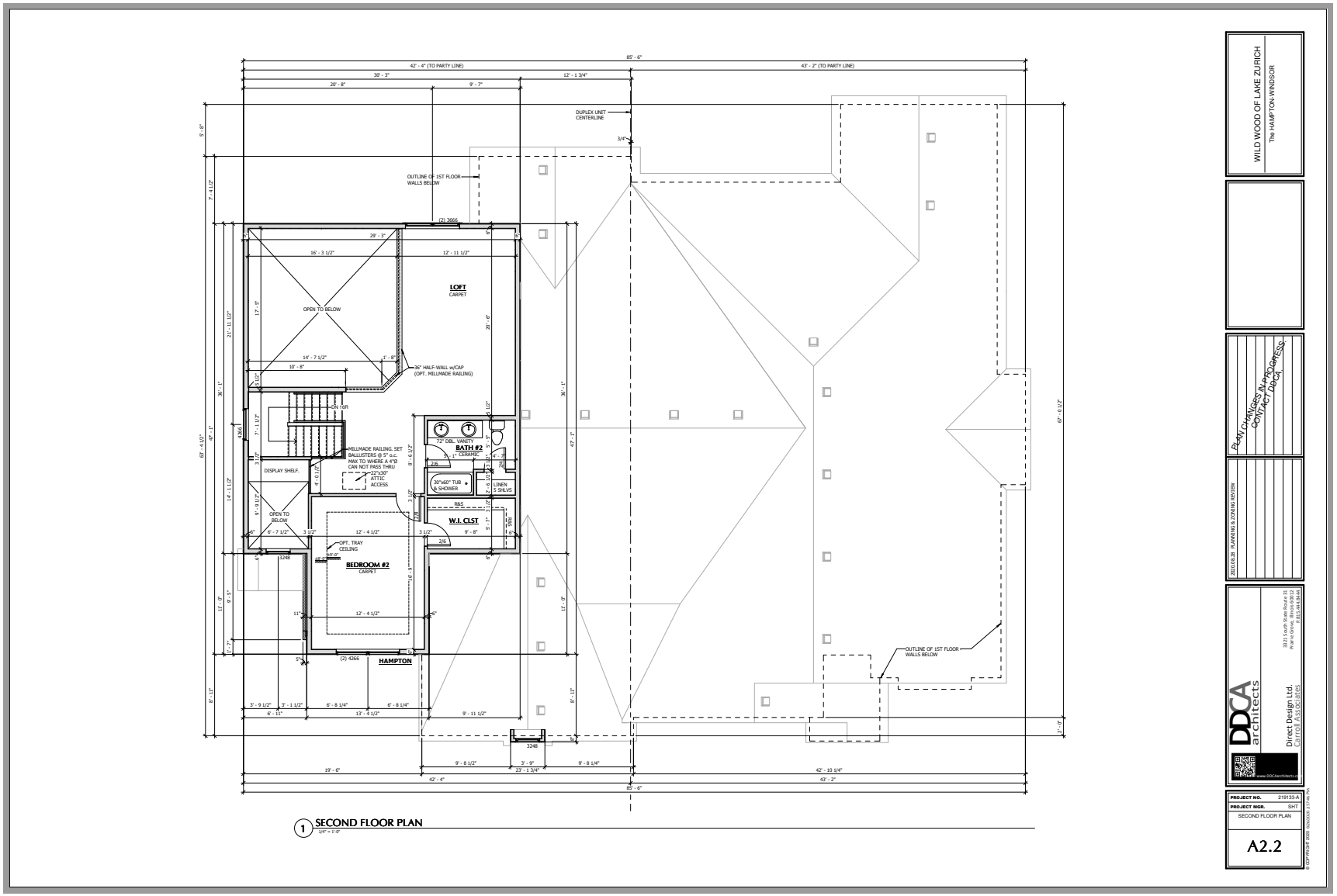
PROJECT NO. 219153.A
PROJECT MGR. SHT
TITLE SHEET

T1.1


WILD WOOD OF LAKE ZURICH
The HAMPTON WINDSOR
PLAN CHANGES IN PROGRESS. CONTACT DDCA
2023.05.26 PLANNING & ZONING REVIEW
DDCA architects
Direct Design Ltd.
Carroll Associates
PROJECT NO. 219133.A
PROJECT MGR. SHT
EXTERIOR ELEVATIONS
A1.1
WINDOW SYMBOLS
EGRESS WINDOW (5.7 S.F. OPENING)
EGRESS WINDOW (5.0 S.F. OPENING - GROUND LEVEL ONLY)
TEMPERED GLASS WINDOW
FIXED (INACTIVE) WINDOW
WINDOWS TO BE SINGLE HUNG (U.N.O.) VINYL FRAMED CASED w/WOOD TRIM
*NOTE: ALL TRANSOMS SHOWN TO BE OPTIONAL - NOT PART OF STANDARD PACKAGE
1 FRONT ELEVATION
1/4" = 1'-0"
HAMPTON
WINDSOR
2 LEFT SIDE ELEVATION
1/4" = 1'-0"
HAMPTON


WILD WOOD OF LAKE ZURICH
The HAMPTON WINDSOR
PLAN CHANGES IN PROGRESS. CONTACT DDCA
2023.05.26 PLANNING & ZONING REVISION
DDCA architects
Direct Design Ltd.
Carroll Associates
PROJECT NO. 219133.A
PROJECT MGR. SHT
EXTERIOR ELEVATIONS
A1.2
WINDOW SYMBOLS
EGRESS WINDOW (5.7 S.F. OPENING)
EGRESS WINDOW (5.0 S.F. OPENING - GROUND LEVEL ONLY)
TEMPERED GLASS WINDOW
FIXED (INACTIVE) WINDOW
WINDOWS TO BE SINGLE HUNG (U.N.O.) VINYL FRAMED CASED w/WOOD TRIM
*NOTE: ALL TRANSOMS SHOWN TO BE OPTIONAL - NOT PART OF STANDARD PACKAGE
1 REAR ELEVATION
1/4" = 1'-0"
WINDSOR
HAMPTON
2 RIGHT SIDE ELEVATION
1/4" = 1'-0"
HAMPTON MODEL BEYOND
ROOF VENTS
ARCH. ASPHALT SHINGLES
ALUM. GUTTER & DOWNSPOUTS (TYP.)
8" FRIEZE BD. (TYP.)
SIDING (6" EXPOSURE)
4" TRIM @ WINDOWS (TYP-UNO)
6" CORNER BD. (TYP)
36" HIGH CEDAR DECK RAILING
(2)2x12 (WOLM) DROPPED HDR.
6x6 WOLM. POST SET ON 18"Ø CONC. PIER. w/GALVANIZED POST ANCHOR. BOTT/PIER TO BE MIN. 42" BELOW GRADE (TYP)
Second Floor Plate 18' - 2 5/8"
Second Floor 10' - 1 5/8"
First Floor Plate 9' - 1"
First Floor 0' - 0"
T/Foundation -1' - 2 1/8"
Basement Slab -9' - 8 1/8"


WILD WOOD OF LAKE ZURICH
The HAMPTON WINDSOR
PLAN CHANGES IN PROGRESS.
CONTACT DDCA
2020.10.26 PLANNING & ZONING REVIEW
DDCA architects
Direct Design Ltd.
Carroll Associates
PROJECT NO. 219133.A
PROJECT MGR. SHT
FIRST FLOOR PLAN
A2.1
1 FIRST FLOOR PLAN
1/4" = 1'-0"



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

WILD WOOD OF LAKE ZURICH
The HAMPTON WINDSOR

PLAN CHANGES IN PROGRESS. CONTACT DDCA

2021.05.28 PLANNING & ZONING REVIEW

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PROJECT NO. 2191313.A
PROJECT MGR. SHT
SECOND FLOOR PLAN

A2.2

GENERAL NOTES AND SPECIFICATIONS

CODES
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

CONTRACTOR NOTES
CONTRACTOR RETAINS THE RIGHT TO LOCATE AND/OR RELOCATE ANY MECHANICAL AND OR STRUCTURAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE EFFICIENCY OF OPERATION AS DETERMINED BY THE CONTRACTOR. ALL STRUCTURAL CHANGES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO EXECUTION. VERIFY EXACT LOCATION OF FDN/FOOTING STEPS IN FIELD BASED ON FINAL GRADE.
EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY SUPERINTENDENT AND ARCHITECT IF DISCREPANCIES ARE FOUND. DO NOT PROCEED WITH THE WORK UNTIL ALL DISCREPANCIES HAVE BEEN RESOLVED.
MATERIALS SHALL BE USED AS SPECIFIED ON THESE PLANS. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT ARCHITECT'S APPROVAL.
BACKFILL NOTE: THE FOUNDATION WALL SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM ONE THIRD BACKFILL PRIOR TO THE INSTALLATION OF THE FLOOR DECK FRAMING.

CARPENTRY NOTES
DIMENSIONS SHOWN ON PLAN REFLECT 3 1/2" WALL THICKNESS UNLESS OTHERWISE NOTED. GENERAL CONTRACTORS SHALL PROVIDE 2x6 STUDS @ 16" O.C. FOR ALL UNSUPPORTED WALLS OVER 12'-0" IN HEIGHT.

ALL LOAD BEARING HEADERS SPANNING 6'-0" OR LESS SHALL BE (2) 2x12 W/ 1/2" PLYWOOD SPACER UNLESS NOTED AS OTHERWISE ON PLANS.

STAIRS (CARPENTER BUILT OR PREFABRICATED) SHALL BE SUPPLIED AND INSTALLED BY CARPENTRY CONTRACTOR. STAIRS SHALL CONFORM TO ALL APPLICABLE CODES.

STAIR RAILINGS & BALUSTERS TO CONFORM TO ALL APPLICABLE CODES. GRASPABLE PORTION OF RAILING NOT TO EXCEED 2 5/8" IN CROSS SECTIONAL DIMENSION (2" IF CIRCULAR).

WOOD DECK PER PLANS W/ 36" HIGH GUARDS, 42" HIGH CORNER POSTS W/ INTERMEDIATE PICKETS SPACED SUCH THAT A 4" DIA. SPHERE CAN NOT PASS THROUGH. SOLID RISERS.

PROVIDE 3'-1" CLEAR WIDTH FOR ALL STAIR CONSTRUCTION.
ALL CANTILEVERS TO BE 2:1 MINIMUM FRAMING RATIO.

ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES MUST BE A MINIMUM OF 2x6 STUDS IN LIEU OF 2x4 STUDS.

PROVIDE MINIMUM R-19 INSULATION AT FIREPLACE CHASE. INSIDE OF CHASE TO BE LINED WITH 5/8" GWB WITH FIRE TAPED JOINTS TO FIRST FIRESTOP. FIRESTOP CHASE @ EACH FLOOR / CEILING

FINAL ROUGH FRAMING SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR BASED UPON MANUFACTURER'S PRODUCT INFORMATION PRIOR TO INSTALLATION.

PROVIDE SOLID BLOCKING TO FOUNDATION AT ALL POSTS

ALL HEADERS SPANNING 5'-0" OR LESS ARE TO HAVE SINGLE JACK STUDS AND SINGLE KING STUDS.

ALL WOOD IN CONTACT WITH W/ CONCRETE OR GROUND SHALL BE PRESSURE PRESERVATIVE TREATED (WOLMANIZED).

ALL FASTENERS, HANGERS AND FLASHING FOR PRESSURE TREATED WOOD SHALL BE COMPATIBLE W/ ACQ TREATED LUMBER.

CODE COMPLIANT FIRE STOPPING IS REQUIRED AT:
CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING, ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILINGS, ETC., CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL WITHOUT NONCOMBUSTIBLE MATERIALS

FLOOR SYSTEM NOTE
IT IS THE RESPONSIBILITY OF THE FLOOR JOIST MANUFACTURER TO DESIGN AND DETAIL THE FLOOR JOIST SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR PLAN INDICATING ALL JOIST SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE FLOOR SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, CANTILEVER, WIND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE FLOOR SYSTEM REQUIREMENTS. THE FLOOR SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS IS REQUIRED DUE TO THE FLOOR SYSTEM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY VIA THE GENERAL CONTRACTOR. THE JOIST MANUFACTURER SHALL PROVIDE SEALED DRAWINGS BY CERTIFIED STRUCTURAL ENGINEER IN THE STATE OF THE PROJECT.

TYPICAL PLAN NOTES
ALL WALL DIMENSIONS SHOWN ARE FOR ROUGH FRAMING UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
ALL UNDIMENSIONED INTERIOR WALLS ARE 3 1/2" THICK.

STAIR NOTES
ALL STAIR CONSTRUCTION & RAILINGS SHALL CONFORM TO ALL CURRENT APPLICABLE CODES.
TYPICAL STAIR RAIL:
WOOD HANDRAIL @34" ABOVE LINE CONNECTING NOSINGS WITH BALUSTERS SPACED SO NO OPENING ALLOWS A 4" DIA. SPHERE TO PASS THROUGH.
TYPICAL BALCONY RAIL:
36" H RAIL WITH BALUSTERS SPACED SO NO OPENING ALLOWS A 4" DIA. SPHERE TO PASS THROUGH.
TYPICAL HANDRAIL:
HANDRAILS TO BE PROVIDED ON STAIRWAYS OF THREE OR MORE RISERS AND ON AT LEAST ONE SIDE OF EACH RUN OF TREADS. HANDRAIL TO BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS. MINIMUM 34", MAXIMUM 38" ABOVE THE LEADING EDGE OF NOSING. ENDS TO BE RETURNED TO TO WALL OR TERMINATED AT NEWEL POST.
TYPICAL STAIR TREADS AND RISERS:
CONSTRUCTED WITH SOLID RISERS

ROOF TRUSS SYSTEM NOTE
IT IS THE RESPONSIBILITY OF THE ROOF TRUSS MANUFACTURER TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND AND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE ROOF TRUSS SYSTEM REQUIREMENTS . THE ROOF TRUSS SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS IS REQUIRED DUE TO THE ROOF TRUSS SYSTEM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY VIA THE GENERAL CONTRACTOR. THE ROOF TRUSS MANUFACTURER SHALL PROVIDE SEALED DRAWINGS BY CERTIFIED STRUCTURAL ENGINEER IN THE STATE OF THE PROJECT.

ROOF FRAMING NOTE
RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN THE EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE, LOCATED AS NEAR THE WALL PLATE AS PRACTICAL. RAFTER TIES SHALL BE SPACED NOT MORE THAN 32" ON CENTER.

THE END OF EACH RAFTER SHALL HAVE NOT LESS THAN 2" OF BEARING ON THE THE WALL TOP PLATE. THE SEAT CUT OF THE RAFTER SHALL NOT EXCEED THE WIDTH OF THE WALL PLATE. PROVIDE 2x4 BLOCKING TO THE WALL PLATE AS NEEDED TO ALIGN SOFFITS WHERE RAFTERS ARE OF VARIED PITCHES.

PROVIDE (2)2x4 POSTS AS NEAR THE TOP OF ALL VALLEY RAFTERS AS PRACTICAL. ALL POSTS ARE TO BEAR AT LOAD BEARING WALLS OR TO A (2)2x6 PLATE BEARING ON THREE OR MORE CEILING JOISTS. POSTS SHALL HAVE NOT LESS THAN A 45 DEGREE ANGLE FROM HORIZONTAL. WHERE VALLEY IS MORE THAN TWELVE FOOT IN SPAN PROVIDE AN ADDITIONAL POST AT MIDSPAN.

CONCRETE
THE FOUNDATIONS HAVE BEEN DESIGNED ASSUMING A SAFE SOIL BEARING PRESSURE OF 3000 PSF AT DESIGN ELEVATIONS. CONTACT ARCHITECT IF SOIL OF LESS BEARING CAPACITY IS ENCOUNTERED AT FOOTING DESIGN ELEVATIONS.

ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW GRADE. VERIFY EXACT FOOTING ELEVATIONS OF WALKOUT STEPS IN FIELD BASE UPON EXISTING GRADE CONDITIONS.

CONCRETE WALLS & FOOTINGS TO BE 3000 PSI @ 28 DAYS. ALL CONCRETE IN 'SEVERE AREAS' (AS DETERMINED BY THE BUILDING INSPECTOR) TO BE 3500 PSI @ 28 DAYS. ALL INTERIOR & EXTERIOR FLAT WORK TO BE 4000 PSI CONCRETE.

CONCRETE PIERS MUST EXTEND A MINIMUM OF 2' ABOVE AND 3'-6" BELOW GRADE.

CONCRETE FOUNDATIONS TO HAVE MIN. 7" CONCRETE COVER TO ANY ANCHOR BOLT OR ANY OTHER METAL REINFORCING OR ANCHORAGE.

CONCRETE SLABS;
BASEMENT: 4" CONCRETE SLAB W/ 6X6 W1.4/W1.4 W.W.F. ON 6 MIL VAPOR BARRIER OVER 4" COMPACTED GRANULAR FILL, OPTIONAL FIBERMESH.

GARAGE: 4" CONCRETE SLAB W/ 6X6 W1.4/W1.4 W.W.F. OVER 4" COMPACTED GRANULAR FILL

PORCH/PATIO: 4" CONCRETE SLAB W/ 6X6 W1.4/W1.4 W.W.F. OVER 4" MIN. COMPACTED GRAVEL FILL

ALL CONCRETE AT PORCHES, STAIRS EXPOSED TO WEATHER AND GARAGE FLOOR SLABS SHALL BE MIN 4000 PSI. CONCRETE SHALL BE AIR ENTRAINED BETWEEN 5% AND 7%.

MASONRY
EXTEND MASONRY TO COVER EXPOSED EDGE OF SIDING AT APPLICABLE CORNERS.

PROVIDE CONCEALED FLASHINGS AT ALL ROOF/WALL JUNCTIONS.

ALL NON-ARCHED MASONRY OPENINGS SPANNING 6'-4" OR LESS SHALL HAVE AN ⌐ 3 1/2" X 3 1/2" X 3/8" (LLV) STEEL LINTEL.

ALL NON-ARCHED MASONRY OPENINGS SPANNING MORE THAN 6'-4" BUT LESS THAN 9'-4" SHALL HAVE AN ⌐ 3½"Z" X 5 1/2" X 3/8" (LLV) STEEL LINTEL.

WOODS AND PLASTICS
SEE DESIGN CRITERIA FOR EXTERIOR WOOD DECK FRAMING INFORMATION.

EXTERIOR WOOD DECKS USE 3" OR 3" LONG STAINLESS STEEL WOOD DECK SCREWS. STRUCTURAL DECK FRAMING TO BE BOLTED WITH 1/2" DIA. CARRIAGE BOLTS.

POST HOLE INSPECTION REQUIRED.

THERMAL AND MOISTURE PROTECTION
PROVIDE CONCEALED ALUMINUM FLASHINGS AT ALL ROOF/WALL JUNCTIONS.
PROVIDE ALUMINUM FLASHING ABOVE ALL EXTERIOR WINDOW/DOOR HEAD TRIM.
METAL VALLEY FLASHING TO CONFORM WITH ALL APPLICABLE CODES.
WEATHER RESISTANT MEMBRANE FLASHING INSTALLED UNDER ALL SILLS.
SHINGLES TO BE CLASS-C MIN, 30-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES.

DOORS & WINDOWS
BUILDING OWNER OR OWNER'S REPRESENTATIVE TO REVIEW, COORDINATE AND APPROVE ALL WINDOW AND DOOR MANUFACTURERS, LOCATIONS, SIZES, AND FINISHES WITH CONTRACTOR(s) PRIOR TO ORDERING MATERIALS OR START OF CONSTRUCTION.

ALL INTERIOR DOORS TO BE PAINTED S.C. RAISED 6-PANEL (U.N.O), SIZES AS INDICATED ON FLOOR PLANS.

WINDOW SIZES INDICATED ON ELEVATIONS ARE BASED UPON PELLA VINYL WINDOW & DOOR MANUFACTURER. VERIFY WINDOW CLEARANCES W/ ADJACENT ITEMS.

ONE WINDOW PER BEDROOM MUST MEET THE FOLLOWING MINIMUM EGRESS REQUIREMENTS:
MIN. OPENING AREA 5.7 SF (5.0 SF FOR WINDOWS ON GRADE LEVEL)
MIN. OPENING WIDTH 20" CLEAR
MIN. OPENING HEIGHT 24" CLEAR

BASEMENT EGRESS WINDOW TO BE 48X48 ESCAPE WINDOW W/ 8.9SF MIN.OPENING AREA, CLEAR OPENING OF 20" WIDE MIN. AND 24" HIGH MIN. WITH SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR. PROVIDE AN EGRESS SIZE METAL AREA WELL WITH 4" DIA. DRAIN TO FOOTING TILE. IF MORE THAN 44" BELOW GRADE, PROVIDE A PERMANENTLY ATTACHED LADDER TO GRADE. WITH AN INSIDE WIDTH OF AT LEAST 12", PROJECT AT LEAST 3" FROM WALL AND BE SPACED NOT MORE THAN 18" O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WELL.

ALL GLAZING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. U-FACTOR - .32 OR BETTER
ALL OPERABLE WINDOWS SHALL HAVE AN INSECT SCREEN.
ATTIC ACCESS DOORS TO BE WEATHERSTRIPPED AND INSULATED WITH MIN R-49 INSULATION.

EXTERIOR SIDING AND TRIM
ALL SIDING AND EXTERIOR TRIM TO BE ENGINEERED PRE-FINISHED WOOD BY LP BUILDING SOLUTIONS.
SIDING TO BE 6" EXPOSURE IN CEDAR TEXTURE. TRIM BOARDS TO BE IN CEDAR TEXTURE, SIZES AS NOTED PER DRAWINGS

INTERIOR TRIM
ALL TRIM TO BE PAINTED IN SIZES AS FOLLOWS: 5 1/4" BASE AND 3 1/2" CASEMENT

MECHANICAL
LAYOUT AND SIZE & DESIGN OF MECHANICAL EQUIPMENT IS TO BE PROVIDED BY MECHANICAL CONTRACTOR. VERIFY EXACT EQUIPMENT LOCATIONS AND MECHANICAL LAYOUT WITH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.

PROVIDE EXHAUST FANS FOR LAUNDRY ROOMS WITHOUT WINDOWS.
ALL EXHAUST FAN DUCTS MUST VENT TO EXTERIOR.

MAXIMUM LENGTH OF CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25' FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2 1/2' FOR EACH 45 DEG BEND AND 5' FOR EACH 90 DEG. BEND. ADD BOOSTER FAN WHERE REQUIRED BY CODE.
MECHANICAL LAYOUT AND ALL MECHANICAL EQUIPMENT IS TO BE IN COMPLIANCE WITH 2019 IECC.

PLUMBING
ALL SUPPLY LINES SHALL BE TYPE 'L' COPPER ABOVE GRADE AND TYPE 'K' COPPER BELOW GRADE.

PLUMBING CONTRACTOR TO SUPPLY A FULL SIZED WASTE LINE CLEAN-OUT AT WASTE LINE WITHIN 5'-0" OF EXTERIOR OF BUILDING.

UNDERGROUND WASTE AND VENT PIPING TO BE CAST IRON (SCHEDULE 40 PVC ONLY IF PERMISSIBLE PER LOCAL AUTHORITY).

PROVIDE NON-SCALDING SHOWER VALVES.

WATER HEATER TO BE 90% EFFICIENT GAS.

ALL FLOOR DRAINS TO BE CONNECTED TO SANITARY UNLESS NOTED OTHERWISE.

GAS SHUT-OFF VALVE FOR FIREPLACE SHALL BE LOCATE WITHIN 3' OF FIREPLACE OPENING.

TESTS TO BE PROVIDED:
STACK TEST FOR ALL WASTE AND VENT SYSTEMS
100 PSI AIR TEST FOR WATER DISTRIBUTION PIPING
20 PSI AIR TEST FOR GAS PIPING

ELECTRICAL
ELECTRICAL CIRCUITS TO BE DESIGNED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE TO ALL APPLICABLE CODES.

ELECTRICAL CHARACTERISTICS ARE 120/240V 1PH 3W.

PLACEMENT OF ELECTRICAL OUTLETS TO FOLLOW THE 6/12 RULE.

ALL PADDLE TYPE CEILING FANS TO BE INSTALLED WITH REINFORCED JUNCTION BOXES.

ALL WIRING SHALL BE IN METAL CONDUIT. ALL EXPOSED WIRING IN BASEMENT TO BE IN METAL CONDUIT.

VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES WITH MANUFACTURER'S SPECIFICATIONS.
HARDWIRE APPLIANCES AS REQUIRED.

DISHWASHER, RANGE EXHAUST HOOD AND GARBAGE DISPOSAL TO BE HARDWIRED AND ARE TO HAVE A DISCONNECTING MEANS WITHIN SIGHT OF THE APPLIANCE.

WHIRLPOOL INSTALLATION PER N.E.C. REQUIREMENTS. ALL SWITCHES AND OUTLETS TO BE MINIMUM 5'-0" FROM WHIRLPOOL TUB. PROVIDE DEDICATED GFI OUTLET AND ACCESS PANEL FOR WHIRLPOOL MOTOR.

ALL SMOKE/C.O. DETECTORS SHALL BE 110v. WITH BATTERY BACKUP. INTERCONNECT ALL DEVICES. AT LEAST ONE COMBO SMOKE/C.O. DETECTOR DEVICE MUST BE LOCATED IN EACH BEDROOM, WITHIN 15' OF EACH BEDROOM DOOR AND MINIMUM OF (1) ON EACH LEVEL OF THE HOUSE. CONNECT SMOKE DETECTORS TO HALL LIGHTING CIRCUIT.

ALL RECESSED CAN LIGHT FIXTURES IN CLOTHES CLOSETS SHALL HAVE LENS COVERS & BE NO LESS THAN 6" HORIZONTALLY IN FRONT OF CLOSET SHELF OR STORAGE AREA PER N.E.C.

WORKING CLEARANCE ABOUT ELECTRICAL EQUIPMENT, 600 VOLTS OR LESS, SHALL BE 30"w. IN FRONT OF ELECTRICAL EQUIPMENT AND 3'd. FROM ELECTRICAL EQUIPMENT.

ALL EXTERIOR GFI OUTLETS TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF BOTH WHEN THE ATTACHMENT PLUG CAP IS INSERTED AND WHEN IT IS REMOVED.

ALL CLOSET LIGHTING SHALL BE RECESSED INCANDESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP OR SURFACE MOUNTED FLOURESCENT FIXTURE W/ MINIMUM OF 9" FROM THE FIXTURE TO THE NEAREST STORAGE POINT.

OUTLET BOXES SHALL NOT BE USED FOR SOLE SUPPOUNT OF CEILING FANS EXCEPT WHERE SUCH BOXES ARE LISTED FOR THAT APPLICATION.

DUPLEXES of LAKE ZURICH

The DEVERAUX-WINDSOR

2012 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS

1. ALL RECEPTACLES TO BE WIRED WITH MINIMUM 12 GAGE COPPER
2. ALL LIGHTING TO BE WIRED WITH MINIMUM 14 GAGE COPPER
3. 75% OF ALL FIXTURES TO BE LAMPED WITH CFL BULBS.
4. ALL RECESSED LIGHTS SHALL BE AIR TIGHT AND IC RATED
5. ALL SUPPLY DUCTS OUSIDE THE ENVELOPE SHALL BE INSULATED WITH A MINIMUM OF R-8 AND ALL RETURNS SHALL BE R-6
6. PROGRAMMABLE THERMOSTAT IS REQUIRED
7. ALL DUCTS SHALL BE SEALED WITH AN APPROVED MATERIAL
8. AN APPROVED ENERGY CERTIFICATE SHALL BE LOCATED ON ELECTRICAL PANEL.

DESIGN CRITERIA

DESIGN LOADS

FLOOR JOISTS (ALL ROOMS AND DECKS - U.N.O)	40# LIVE LOAD / 10# DEAD LOAD
FLOOR JOISTS (SLEEPING ROOMS)	30# LIVE LOAD / 10# DEAD LOAD
ROOF RAFTERS (NO CEILING)	30# LIVE LOAD / 10# DEAD LOAD
ROOF RAFTERS (WITH FINISHED CEILING)	30# LIVE LOAD / 15# DEAD LOAD
CEILING JOISTS (WITH LIMITED ATTIC AREA)	20# LIVE LOAD / 10# DEAD LOAD
ROOF TRUSSES (TOP CHORD)	30# LIVE LOAD / 10# DEAD LOAD
ROOF TRUSSES (BOTTOM CHORD)	0# LIVE LOAD / 5# DEAD LOAD

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS IN-GRADE BASE VALUE AS DETERMINED BY WESTERN WOOD PRODUCTS ASSOCIATION (USE NO MULTIPLIERS AGAINST BASE VALUES)

AT ALL FRAMED POSTS CONSISTING OF BUNDLED LUMBER, PROVIDE HEADER ACROSS MEMBERS TO DISTRIBUTE LOAD EVENLY.

#2	HEM-FIR	E = 1,300,000	BASE Fb = 850
#2	SPRUCE PINE-FIR	E = 1,400,000	BASE Fb = 875
DOUGLAS FIR SELECT STRUCTURAL		E = 1,900,000	BASE Fb = 1450

MINIMUM IN-GRADE BASE VALUE FOR STUDS:

FIRST FLOOR EXT. LOAD BEARING WALLS	E = 1,400,000	Fc = 825
FIRST FLOOR INT. LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR EXT. LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR INT. LOAD BEARING WALLS	E = 1,000,000	Fc = 600
ALL NON-LOAD BEARING WALLS	E = 1,000,000	Fc = 600

EXTERIOR DECK STRUCTURAL FRAMING LUMBER

AT DECK STRUCTURAL FRAMING HAS BEEN BASED UPON #2 SOUTHERN YELLOW PINE OF U.S. ORIGIN AS CLASSIFIED BY THE SOUTHERN PINE MARKETING COUNCIL.

Fb: 2x6 = 1,380 psi. / 2x10 = 1,210 psi. / 2x12 = 1,120psi.	E = 1,600,000

ENGINEERED WOOD PRODUCTS

MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLLAMS AND PARALLAMS AS MANUFACTURED BY TRUS-JOIST.

1.5 TIMBERSTRAND	Fb = 2,250 psi.	E = 1,500,000 psi.
1.9 MICROLLAMS	Fb = 2,600 psi.	E = 1,900,000 psi.
2.0 PARALLAMS	Fb = 2,900 psi.	E = 2,000,000 psi.

DESIGN LOADS

GUARD RAILS AND HANDRAILS	200 LB LIVE LOAD
STAIRS	40 LB LIVE LOAD OR 300 LB CONCENTRATED LOAD OVER 4 SQ. IN., WHICHEVER IS GREATER
EXTERIOR WOOD DECKS	60 LB LIVE LOAD
WIND	90 M.P.H.
SNOW	30 LB LIVE LOAD

AREA DATA

DEVERAUX MODEL:

FIRST FLOOR	1,299 SF
SECOND FLOOR	1,047 SF
TOTAL	2,346 SF
UNFINISHED BASEMENT (OPTIONAL)	1,152 SF
FINISHED BASEMENT (OPTIONAL)	881 SF

WINDSOR MODEL:

MAIN LEVEL	1,979 SF
TOTAL	1,979 SF
UNFINISHED BASEMENT (OPTIONAL)	1,778 SF
FINISHED BASEMENT (OPTIONAL)	1,150 SF
FINISHED BASEMENT (w/STUDY OPTION)	1,395 SF

AREA DATA SHOWN ABOVE IS A COMPARATIVE VALUE FOR USE BY DIRECT DESIGN LTD. AND OWNER. DATA DOES NOT SHOW GROSS FLOOR AREAS FOR USE IN FLOOR AREA RATIO CALCULATIONS

LIGHT & VENT SCHEDULE - DEVERAUX

ROOM	AREA (S.F.)	LIGHT REQ'D. (8%)	LIGHT ACTUAL	VENT REQ'D. (4%)	VENT ACTUAL
GREAT ROOM & KITCHEN	602	48.2	80.5	24.1	39.5
DINING ROOM	238	19.0	29.4	9.5	14.0
MASTER BEDROOM	283	22.6	26.4	11.3	14.0
BEDROOM 2	138	11.0	24.6	5.5	11.8
LOFT (INCL. LOWER DINING)	440	35.9	42.6	17.9	21.8
OPT. F. BASEMENT	928	74.2*	---	37.1*	---

(*) NOTE: ALL FINISHED SPACE WHERE NATURAL LIGHT AND VENT ARE NOT PROVIDED:

PROVIDE ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.

PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN EACH FINISHED SPACE

(*) BATHROOM EXHAUST FAN SCHEDULE (VENT TO OUTDOORS)

POWDER ROOM	50 CFM
WALL BATH	50 CFM
MASTER BATHROOM	100+ CFM

LIGHT & VENT SCHEDULE - WINDSOR

ROOM	AREA (S.F.)	LIGHT REQ'D. (8%)	LIGHT ACTUAL	VENT REQ'D. (4%)	VENT ACTUAL
GREAT ROOM & KITCHEN	600	48.0	67.0	24.0	33.0
DINING ROOM	153	12.2	24.0	6.1	11.8
MASTER BEDROOM	232	18.6	36.9	9.3	17.7
BEDROOM 2	169	13.5	27.0	6.8	13.0
OPT. F. BASEMENT	1,446	115.7*	---	57.8*	---

(*) NOTE: ALL FINISHED SPACE WHERE NATURAL LIGHT AND VENT ARE NOT PROVIDED:

PROVIDE ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL

PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN EACH FINISHED SPACE

(*) BATHROOM EXHAUST FAN SCHEDULE (VENT TO OUTDOORS)

WALL BATH	50 CFM
MASTER BATHROOM	100+ CFM

DRAWING INDEX

SHEET NO.	SHEET NAME	2020.08.28 PLANNING & ZONING
T1.1	TITLE SHEET	•
A1.1	EXTERIOR ELEVATIONS	•
A1.2	EXTERIOR ELEVATIONS	•
A2.1	FIRST FLOOR PLAN	•
A2.2	SECOND FLOOR PLAN	•

PLAN CHANGES IN PROGRESS. CONTACT DDCA

APPLICABLE CODES

2012 INTERNATIONAL RESIDENTIAL BUILDING CODE
2014 STATE OF ILLINOIS PLUMBING CODE
2011 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL MECHANICAL CODE
2019 INTERNATIONAL ENERGY CONSERVATION CODE (PRESCRIPTIVE)
2012 INTERNATIONAL PROPERTY MAINTENENCE CODE

VILLAGE OF LAKE ZURICH ALL APPLICABLE CURRENT LOCAL AMENDMENTS. (CHAPTERS 24)

LAKE ZURICH DEVELOPMENT CODE (TITLE 10 OF MUNICIPAL CODE)

USE GROUP: R-4
CONSTRUCTION TYPE: 5B UNPROTECTED.

ARCHITECT CERTIFICATION

I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM FAMILIAR WITH THE CODES AND ORDINANCES OF THE VILLAGE OF LAKE IN THE HILLS, AND TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH SAID ORDINANCE, ZONING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF LAKE ZURICH, ILLINOIS.

DDCA ARCHITECTS
REGISTRATION NUMBER
184-005923

WILD WOOD OF LAKE ZURICH
The DEVERAUX WINDSOR

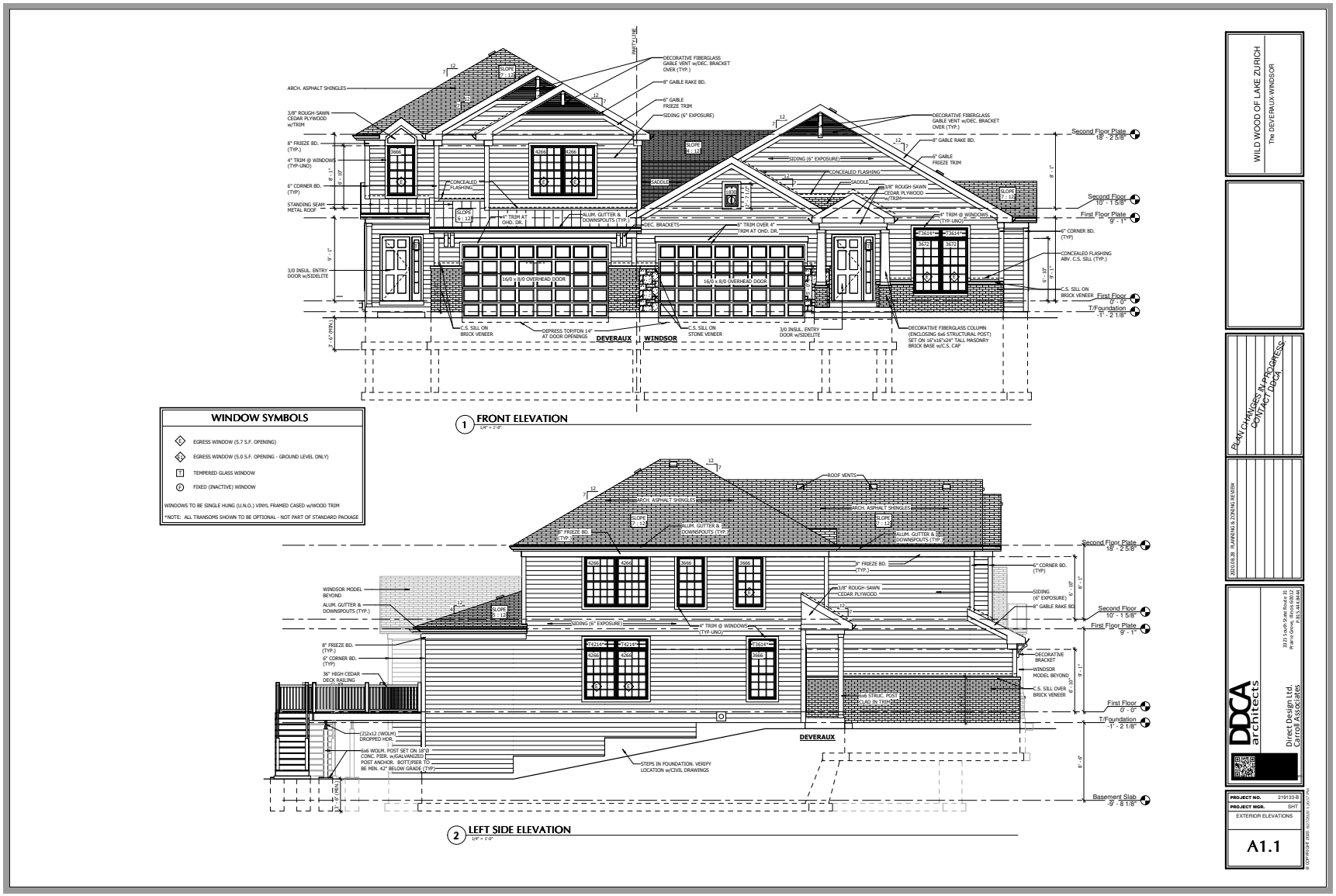
2020.08.28 PLANNING & ZONING REVIEW

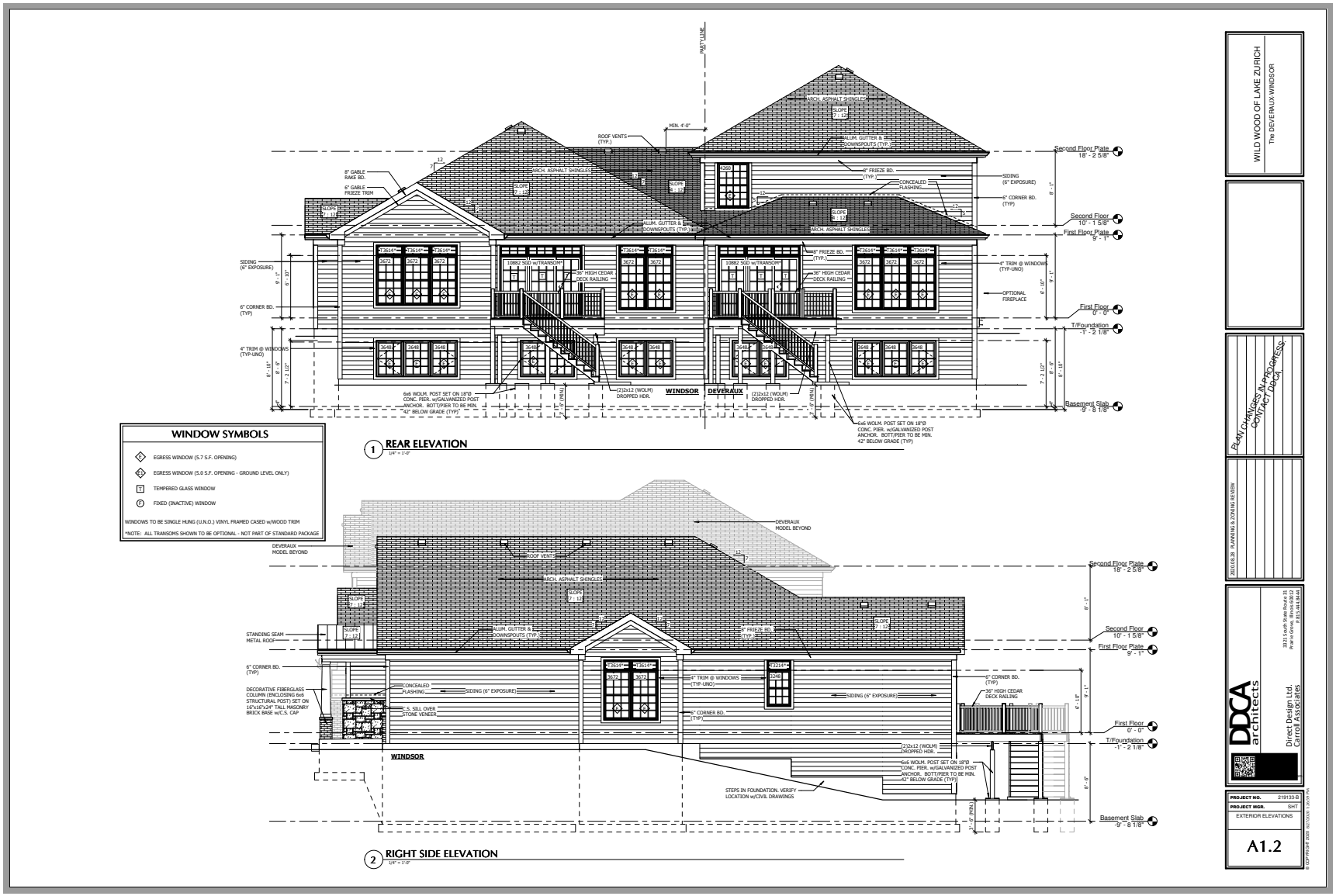
DDCA architects
Direct Design Ltd.
Carroll Associates
312 S South Street Route 31
Port Clinton, Ohio 43452
P 419.734.5544

PROJECT NO. 219133.B
PROJECT MGR. SHT
TITLE SHEET

T1.1

B:\DDP\PROJ\2020 ROOTDIR\T-1\T1P1.PWL


WINDOW SYMBOLS
EGRESS WINDOW (5.7 S.F. OPENING)
EGRESS WINDOW (5.0 S.F. OPENING - GROUND LEVEL ONLY)
TEMPERED GLASS WINDOW
FIXED (INACTIVE) WINDOW
WINDOWS TO BE SINGLE HUNG (U.N.O.) VINYL FRAMED CASED w/WOOD TRIM
*NOTE: ALL TRANSOMS SHOWN TO BE OPTIONAL - NOT PART OF STANDARD PACKAGE
1 FRONT ELEVATION
1/4" = 1'-0"
DEVERAUX
WINDSOR
2 LEFT SIDE ELEVATION
1/4" = 1'-0"
DEVERAUX
WILD WOOD OF LAKE ZURICH
The DEVERAUX WINDSOR
PLAN CHANGES IN PROGRESS. CONTACT DDCA
2023.05.26 PLANNING & ZONING REVIEW
DDCA architects
Direct Design Ltd.
Carroll Associates
PROJECT NO. 219133.B
PROJECT MGR. SHT
EXTERIOR ELEVATIONS
A1.1


WINDOW SYMBOLS
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*NOTE: ALL TRANSOMS SHOWN TO BE OPTIONAL - NOT PART OF STANDARD PACKAGE
1 REAR ELEVATION
1/4" = 1'-0"
WINDSOR
DEVERAUX
2 RIGHT SIDE ELEVATION
1/4" = 1'-0"
WILD WOOD OF LAKE ZURICH
The DEVERAUX WINDSOR
PLAN CHANGES IN PROGRESS. CONTACT DDCA
2021.05.28 PLANNING & ZONING REVIEW
DDCA architects
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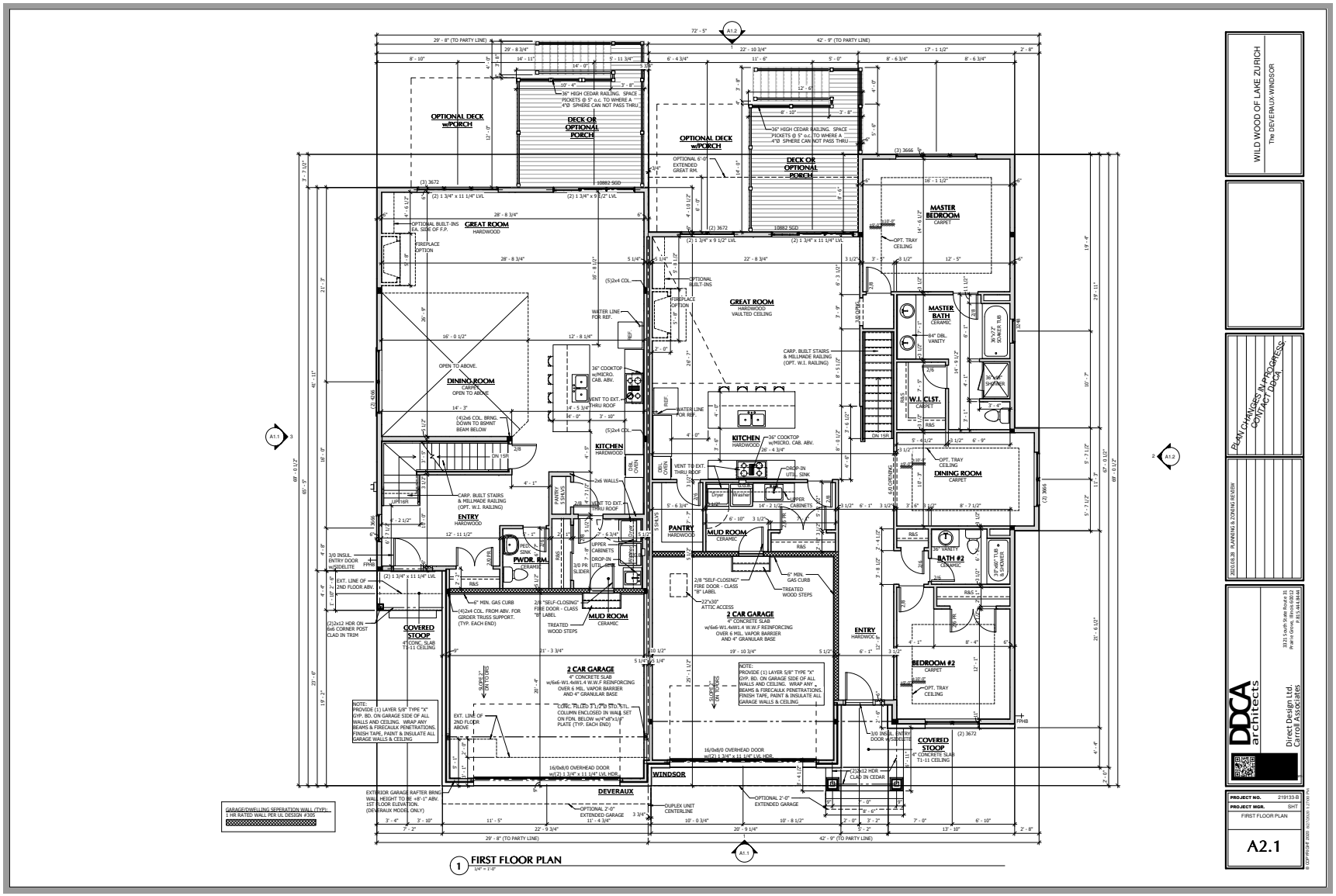
Carroll Associates
PROJECT NO. 219133.B
PROJECT MGR. SHT
EXTERIOR ELEVATIONS
A1.2


WILD WOOD OF LAKE ZURICH
The DEVERAUX WINDSOR
PLAN CHANGES IN PROGRESS. CONTACT DDCA
2021.05.28 PLANNING & ZONING REVIEW
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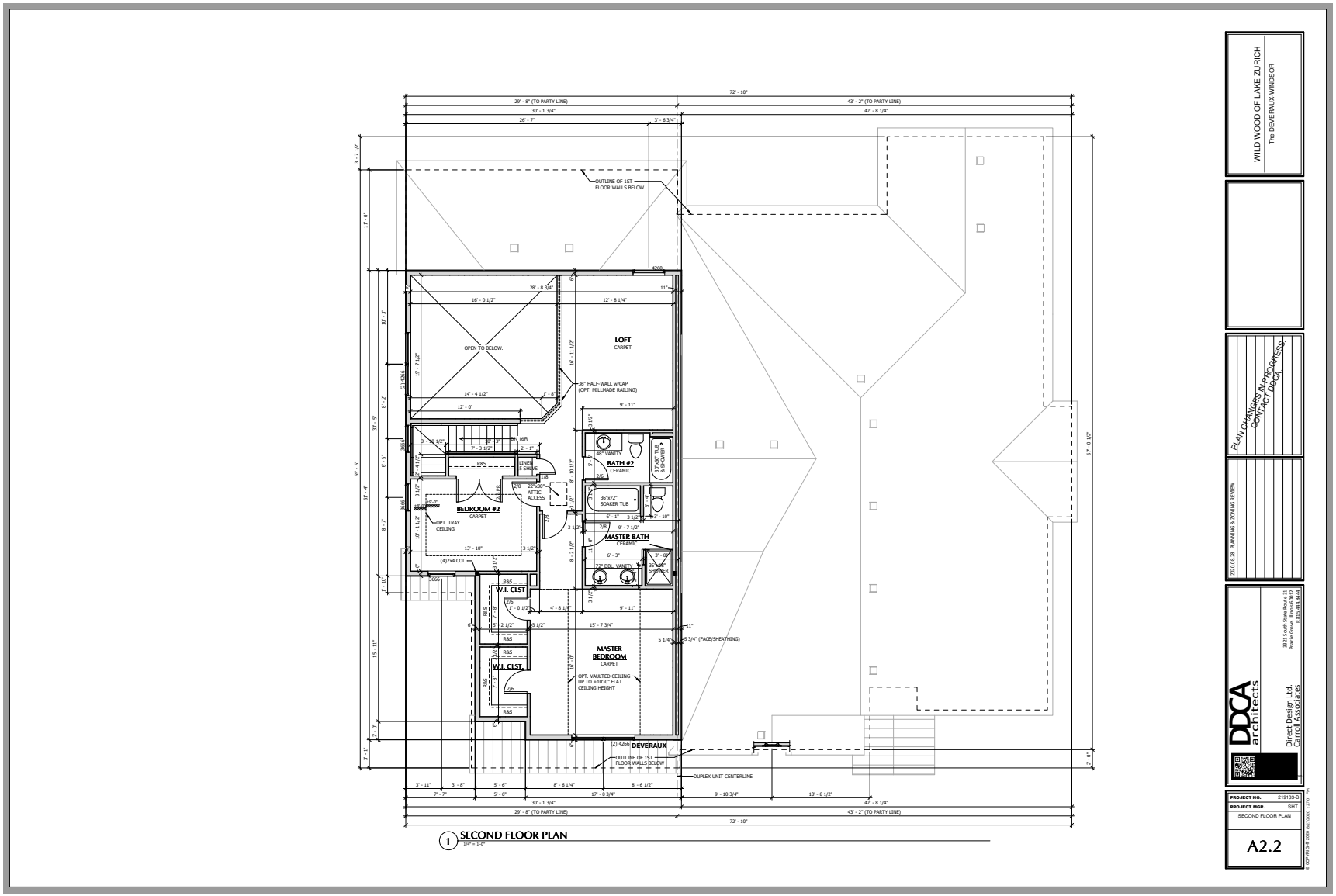
PROJECT NO. 219133-B
PROJECT MGR. SHT
FIRST FLOOR PLAN
A2.1
OPTIONAL DECK w/PORCH
DECK OR OPTIONAL PORCH
GREAT ROOM
HARDWOOD
VAULTED CEILING
DINING ROOM
KITCHEN
ENTRY
PWDR. RM.
MUD ROOM
PANTRY
2 CAR GARAGE
COVERED STOOP
MASTER BEDROOM
MASTER BATH
W.I. CLST.
BATH #2
BEDROOM #2
WINDSOR
DEVERAUX
1 FIRST FLOOR PLAN
1/4" = 1'-0"


WILD WOOD OF LAKE ZURICH
The DEVERAUX WINDSOR
PLAN CHANGES IN PROGRESS.
CONTACT DDCA
2023.05.26 PLANNING & ZONING REVIEW
DDCA architects
Direct Design Ltd.
Carroll Associates
PROJECT NO. 219133-B
PROJECT MGR. SHT
SECOND FLOOR PLAN
A2.2
LOFT
CARPET
OPEN TO BELOW.
BEDROOM #2
CARPET
BATH #2
CERAMIC
MASTER BATH
CERAMIC
MASTER BEDROOM
CARPET
W.I. CLST.
W.I. CLST.
LINEN S. SHLVS
OUTLINE OF 1ST FLOOR WALLS BELOW
DEVERAUX
DUPLEX UNIT CENTERLINE
1 SECOND FLOOR PLAN
1/4" = 1'-0"

DUPLEXES of LAKE ZURICH

The WINDSOR-WINDSOR

GENERAL NOTES AND SPECIFICATIONS

CODES
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

CONTRACTOR NOTES
CONTRACTOR RETAINS THE RIGHT TO LOCATE AND/OR RELOCATE ANY MECHANICAL AND OR STRUCTURAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE EFFICIENCY OF OPERATION AS DETERMINED BY THE CONTRACTOR. ALL STRUCTURAL CHANGES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO EXECUTION.
VERIFY EXACT LOCATION OF FDN/FOOTING STEPS IN FIELD BASED ON FINAL GRADE.
EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY SUPERINTENDENT AND ARCHITECT IF DISCREPANCIES ARE FOUND. DO NOT PROCEED WITH THE WORK UNTIL ALL DISCREPANCIES HAVE BEEN RESOLVED.
MATERIALS SHALL BE USED AS SPECIFIED ON THESE PLANS. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT ARCHITECT'S APPROVAL.
BACKFILL NOTE: THE FOUNDATION WALL SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM ONE THIRD BACKFILL PRIOR TO THE INSTALLATION OF THE FLOOR DECK FRAMING.

CARPENTRY NOTES
DIMENSIONS SHOWN ON PLAN REFLECT 3 1/2" WALL THICKNESS UNLESS OTHERWISE NOTED. GENERAL CONTRACTORS SHALL PROVIDE 2x6 STUDS @ 16" O.C. FOR ALL UNSUPPORTED WALLS OVER 12'-0" IN HEIGHT.

ALL LOAD BEARING HEADERS SPANNING 6'-0" OR LESS SHALL BE (2) 2x12 W/ 1/2" PLYWOOD SPACER UNLESS NOTED AS OTHERWISE ON PLANS.

STAIRS (CARPENTER BUILT OR PREFABRICATED) SHALL BE SUPPLIED AND INSTALLED BY CARPENTRY CONTRACTOR. STAIRS SHALL CONFORM TO ALL APPLICABLE CODES.

STAIR RAILINGS & BALUSTERS TO CONFORM TO ALL APPLICABLE CODES. GRASPABLE PORTION OF RAILING NOT TO EXCEED 2 5/8" IN CROSS SECTIONAL DIMENSION (2" IF CIRCULAR).

WOOD DECK PER PLANS W/ 36" HIGH GUARDS, 42" HIGH CORNER POSTS W/ INTERMEDIATE PICKETS SPACED SUCH THAT A 4" DIA. SPHERE CAN NOT PASS THROUGH. SOLID RISERS.

PROVIDE 3'-1" CLEAR WIDTH FOR ALL STAIR CONSTRUCTION.
ALL CANTILEVERS TO BE 2:1 MINIMUM FRAMING RATIO.

ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES MUST BE A MINIMUM OF 2x6 STUDS IN LIEU OF 2x4 STUDS.

PROVIDE MINIMUM R-19 INSULATION AT FIREPLACE CHASE. INSIDE OF CHASE TO BE LINED WITH 5/8" GWB WITH FIRE TAPED JOINTS TO FIRST FIRESTOP. FIRESTOP CHASE @ EACH FLOOR / CEILING

FINAL ROUGH FRAMING SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR BASED UPON MANUFACTURER'S PRODUCT INFORMATION PRIOR TO INSTALLATION.

PROVIDE SOLID BLOCKING TO FOUNDATION AT ALL POSTS

ALL HEADERS SPANNING 5'-0" OR LESS ARE TO HAVE SINGLE JACK STUDS AND SINGLE KING STUDS.

ALL WOOD IN CONTACT WITH W/ CONCRETE OR GROUND SHALL BE PRESSURE PRESERVATIVE TREATED (WOLMANIZED).

ALL FASTENERS, HANGERS AND FLASHING FOR PRESSURE TREATED WOOD SHALL BE COMPATIBLE W/ ACQ TREATED LUMBER.

CODE COMPLIANT FIRE STOPPING IS REQUIRED AT:
CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING, ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILINGS, ETC., CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL WITHOUT NONCOMBUSTIBLE MATERIALS

FLOOR SYSTEM NOTE
IT IS THE RESPONSIBILITY OF THE FLOOR JOIST MANUFACTURER TO DESIGN AND DETAIL THE FLOOR JOIST SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR PLAN INDICATING ALL JOIST SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE FLOOR SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, CANTILEVER, WIND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE FLOOR SYSTEM REQUIREMENTS. THE FLOOR SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS IS REQUIRED DUE TO THE FLOOR SYSTEM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY VIA THE GENERAL CONTRACTOR. THE JOIST MANUFACTURER SHALL PROVIDE SEALED DRAWINGS BY CERTIFIED STRUCTURAL ENGINEER IN THE STATE OF THE PROJECT.

TYPICAL PLAN NOTES
ALL WALL DIMENSIONS SHOWN ARE FOR ROUGH FRAMING UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
ALL UNDIMENSIONED INTERIOR WALLS ARE 3 1/2" THICK.

STAIR NOTES
ALL STAIR CONSTRUCTION & RAILINGS SHALL CONFORM TO ALL CURRENT APPLICABLE CODES.
TYPICAL STAIR RAIL:
WOOD HANDRAIL @34" ABOVE LINE CONNECTING NOSINGS WITH BALUSTERS SPACED SO NO OPENING ALLOWS A 4" DIA. SPHERE TO PASS THROUGH.
TYPICAL BALCONY RAIL:
36" H RAIL WITH BALUSTERS SPACED SO NO OPENING ALLOWS A 4" DIA. SPHERE TO PASS THROUGH.
TYPICAL HANDRAIL:
HANDRAILS TO BE PROVIDED ON STAIRWAYS OF THREE OR MORE RISERS AND ON AT LEAST ONE SIDE OF EACH RUN OF TREADS. HANDRAIL TO BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS. MINIMUM 34", MAXIMUM 38" ABOVE THE LEADING EDGE OF NOSING. ENDS TO BE RETURNED TO TO WALL OR TERMINATED AT NEWEL POST.
TYPICAL STAIR TREADS AND RISERS:
CONSTRUCTED WITH SOLID RISERS

ROOF TRUSS SYSTEM NOTE
IT IS THE RESPONSIBILITY OF THE ROOF TRUSS MANUFACTURER TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE ROOF TRUSS SYSTEM REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS IS REQUIRED DUE TO THE ROOF TRUSS SYSTEM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY VIA THE GENERAL CONTRACTOR. THE ROOF TRUSS MANUFACTURER SHALL PROVIDE SEALED DRAWINGS BY CERTIFIED STRUCTURAL ENGINEER IN THE STATE OF THE PROJECT.

ROOF FRAMING NOTE
RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN THE EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED WITH RAFTER TIE, LOCATED AS NEAR THE WALL PLATE AS PRACTICAL. RAFTER TIES SHALL BE SPACED NOT MORE THAN 32" ON CENTER.

THE END OF EACH RAFTER SHALL HAVE NOT LESS THAN 2" OF BEARING ON THE THE WALL TOP PLATE. THE SEAT CUT OF THE RAFTER SHALL NOT EXCEED THE WIDTH OF THE WALL PLATE. PROVIDE 2x4 BLOCKING TO THE WALL PLATE AS NEEDED TO ALIGN SOFFITS WHERE RAFTERS ARE OF VARIED PITCHES.

PROVIDE (2)2x4 POSTS AS NEAR THE TOP OF ALL VALLEY RAFTERS AS PRACTICAL. ALL POSTS ARE TO BEAR AT LOAD BEARING WALLS OR TO A (3)2x6 PLATE BEARING ON THREE OR MORE CEILING JOISTS. POSTS SHALL HAVE NOT LESS THAN A 45 DEGREE ANGLE FROM HORIZONTAL. WHERE VALLEY IS MORE THAN TWELVE FOOT IN SPAN PROVIDE AN ADDITIONAL POST AT MIDSPAN.

CONCRETE
THE FOUNDATIONS HAVE BEEN DESIGNED ASSUMING A SAFE SOIL BEARING PRESSURE OF 3000 PSF AT DESIGN ELEVATIONS. CONTACT ARCHITECT IF SOIL OF LESS BEARING CAPACITY IS ENCOUNTERED AT FOOTING DESIGN ELEVATIONS.

ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW GRADE. VERIFY EXACT FOOTING ELEVATIONS OF WALKOUT STEPS IN FIELD BASE UPON EXISTING GRADE CONDITIONS.

CONCRETE WALLS & FOOTINGS TO BE 3000 PSI @ 28 DAYS. ALL CONCRETE IN 'SEVERE AREAS' (AS DETERMINED BY THE BUILDING INSPECTOR) TO BE 3500 PSI @ 28 DAYS. ALL INTERIOR & EXTERIOR FLAT WORK TO BE 4000 PSI CONCRETE.

CONCRETE PIERS MUST EXTEND A MINIMUM OF 2" ABOVE AND 3'-6" BELOW GRADE.

CONCRETE FOUNDATIONS TO HAVE MIN. 7" CONCRETE COVER TO ANY ANCHOR BOLT OR ANY OTHER METAL REINFORCING OR ANCHORAGE.

CONCRETE SLABS:
BASEMENT: 4" CONCRETE SLAB W/ 6X6 W1.4/W1.4 W.W.F. ON 6 MIL VAPOR BARRIER OVER 4" COMPACTED GRANULAR FILL, OPTIONAL FIBERMESH.

GARAGE: 4" CONCRETE SLAB W/ 6X6 W1.4/W1.4 W.W.F. OVER 4" COMPACTED GRANULAR FILL

PORCH/PATIO: 4" CONCRETE SLAB W/ 6X6 W1.4/W1.4 W.W.F. OVER 4" MIN. COMPACTED GRAVEL FILL

ALL CONCRETE AT PORCHES, STAIRS EXPOSED TO WEATHER AND GARAGE FLOOR SLABS SHALL BE MIN 4000 PSI. CONCRETE SHALL BE AIR ENTRAINED BETWEEN 5% AND 7%.

MASONRY
EXTEND MASONRY TO COVER EXPOSED EDGE OF SIDING AT APPLICABLE CORNERS.

PROVIDE CONCEALED FLASHINGS AT ALL ROOF/WALL JUNCTIONS.

ALL NON-ARCHED MASONRY OPENINGS SPANNING 6'-4" OR LESS SHALL HAVE AN . 3 1/2" X 3 1/2" X 3/8" (LLV) STEEL LINTEL.

ALL NON-ARCHED MASONRY OPENINGS SPANNING MORE THAN 6'-4" BUT LESS THAN 9'-4" SHALL HAVE AN . 3½"X 5 1/2" X 3/8" (LLV) STELL LINTEL.

WOODS AND PLASTICS
SEE DESIGN CRITERIA FOR EXTERIOR WOOD DECK FRAMING INFORMATION.

EXTERIOR WOOD DECKS USE 2" OR 3" LONG STAINLESS STEEL WOOD DECK SCREWS. STRUCTURAL DECK FRAMING TO BE BOLTED WITH 1/2" DIA. CARRIAGE BOLTS.

POST HOLE INSPECTION REQUIRED.

THERMAL AND MOISTURE PROTECTION
PROVIDE CONCEALED ALUMINUM FLASHINGS AT ALL ROOF/WALL JUNCTIONS.
PROVIDE ALUMINUM FLASHING ABOVE ALL EXTERIOR WINDOW/DOOR HEAD TRIM.
METAL VALLEY FLASHING TO CONFORM WITH ALL APPLICABLE CODES.
WEATHER RESISTANT MEMBRANE FLASHING INSTALLED UNDER ALL SILLS.
SHINGLES TO BE CLASS-C MIN, 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES.

DOORS & WINDOWS
BUILDING OWNER OR OWNER'S REPRESENTATIVE TO REVIEW, COORDINATE AND APPROVE ALL WINDOW AND DOOR MANUFACTURERS, LOCATIONS, SIZES, AND FINISHES WITH CONTRACTOR(s) PRIOR TO ORDERING MATERIALS OR START OF CONSTRUCTION.

ALL INTERIOR DOORS TO BE PAINTED S.C. RAISED 6-PANEL (U.N.O), SIZES AS INDICATED ON FLOOR PLANS.

WINDOW SIZES INDICATED ON ELEVATIONS ARE BASED UPON PELLA VINYL WINDOW & DOOR MANUFACTURER. VERIFY WINDOW CLEARANCES W/ ADJACENT ITEMS.

ONE WINDOW PER BEDROOM MUST MEET THE FOLLOWING MINIMUM EGRESS REQUIREMENTS:
MIN. OPENING AREA 5.7 SF (5.0 SF FOR WINDOWS ON GRADE LEVEL)
MIN. OPENING WIDTH 20" CLEAR
MIN. OPENING HEIGHT 24" CLEAR

BASEMENT EGRESS WINDOW TO BE 48X48 ESCAPE WINDOW W/ 8.95F MIN.OPENING AREA, CLEAR OPENING OF 20" WIDE MIN. AND 24" HIGH MIN. WITH SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR. PROVIDE AN EGRESS SIZE METAL AREA WELL WITH 4" DIA. DRAIN TO FOOTING TILE. IF MORE THAN 44" BELOW GRADE, PROVIDE A PERMANENTLY ATTACHED LADDER TO GRADE. WITH AN INSIDE WIDTH OF AT LEAST 12", PROJECT AT LEAST 3" FROM WALL AND BE SPACED NOT MORE THAN 18" O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WELL.

ALL GLAZING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. U-FACTOR - .32 OR BETTER
ALL OPERABLE WINDOWS SHALL HAVE AN INSECT SCREEN.
ATTIC ACCESS DOORS TO BE WEATHERSTRIPPED AND INSULATED WITH MIN R-49 INSULATION.

EXTERIOR SIDING AND TRIM
ALL SIDING AND EXTERIOR TRIM TO BE ENGINEERED PRE-FINISHED WOOD BY LP BUILDING SOLUTIONS.
SIDING TO BE 6" EXPOSURE IN CEDAR TEXTURE. TRIM BOARDS TO BE IN CEDAR TEXTURE, SIZES AS NOTED PER DRAWINGS

INTERIOR TRIM
ALL TRIM TO BE PAINTED IN SIZES AS FOLLOWS: 5 1/4" BASE AND 3 1/2" CASEMENT

MECHANICAL
LAYOUT AND SIZE & DESIGN OF MECHANICAL EQUIPMENT IS TO BE PROVIDED BY MECHANICAL CONTRACTOR. VERIFY EXACT EQUIPMENT LOCATIONS AND MECHANICAL LAYOUT WITH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.

PROVIDE EXHAUST FANS FOR LAUNDRY ROOMS WITHOUT WINDOWS.
ALL EXHAUST FAN DUCTS MUST VENT TO EXTERIOR.

MAXIMUM LENGTH OF CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25' FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2 1/2' FOR EACH 45 DEG BEND AND 5' FOR EACH 90 DEG. BEND. ADD BOOSTER FAN WHERE REQUIRED BY CODE.
MECHANICAL LAYOUT AND ALL MECHANICAL EQUIPMENT IS TO BE IN COMPLIANCE WITH 2019 ECC.

PLUMBING
ALL SUPPLY LINES SHALL BE TYPE 'L' COPPER ABOVE GRADE AND TYPE 'K' COPPER BELOW GRADE.

PLUMBING CONTRACTOR TO SUPPLY A FULL SIZED WASTE LINE CLEAN-OUT AT WASTE LINE WITHIN 5'-0" OF EXTERIOR OF BUILDING.

UNDERGROUND WASTE AND VENT PIPING TO BE CAST IRON (SCHEDULE 40 PVC ONLY IF PERMISSIBLE PER LOCAL AUTHORITY).

PROVIDE NON-SCALDING SHOWER VALVES.

WATER HEATER TO BE 90% EFFICIENT GAS.

ALL FLOOR DRAINS TO BE CONNECTED TO SANITARY UNLESS NOTED OTHERWISE.

GAS SHUT-OFF VALVE FOR FIREPLACE SHALL BE LOCATE WITHIN 3' OF FIREPLACE OPENING.

TESTS TO BE PROVIDED:
STACK TEST FOR ALL WASTE AND VENT SYSTEMS
100 PSI AIR TEST FOR WATER DISTRIBUTION PIPING
20 PSI AIR TEST FOR GAS PIPING

ELECTRICAL
ELECTRICAL CIRCUITS TO BE DESIGNED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE TO ALL APPLICABLE CODES.

ELECTRICAL CHARACTERISTICS ARE 120/240V 1PH 3W.

PLACEMENT OF ELECTRICAL OUTLETS TO FOLLOW THE 6/12 RULE.

ALL PADDLE TYPE CEILING FANS TO BE INSTALLED WITH REINFORCED JUNCTION BOXES.

ALL WIRING SHALL BE IN METAL CONDUIT. ALL EXPOSED WIRING IN BASEMENT TO BE IN METAL CONDUIT.

VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES WITH MANUFACTURER'S SPECIFICATIONS. HARDWIRE APPLIANCES AS REQUIRED.

DISHWASHER, RANGE EXHAUST HOOD AND GARBAGE DISPOSAL TO BE HARDWIRED AND ARE TO HAVE A DISCONNECTING MEANS WITHIN SIGHT OF THE APPLIANCE.

WHIRLPOOL INSTALLATION PER N.E.C. REQUIREMENTS. ALL SWITCHES AND OUTLETS TO BE MINIMUM 5'-0" FROM WHIRLPOOL TUB. PROVIDE DEDICATED GFI OUTLET AND ACCESS PANEL FOR WHIRLPOOL MOTOR.

ALL SMOKE/C.O. DETECTORS SHALL BE 110v. WITH BATTERY BACKUP. INTERCONNECT ALL DEVICES. AT LEAST ONE COMBO SMOKE/C.O. DETECTOR DEVICE MUST BE LOCATED IN EACH BEDROOM, WITHIN 15' OF EACH BEDROOM DOOR AND MINIMUM OF (1) ON EACH LEVEL OF THE HOUSE. CONNECT SMOKE DETECTORS TO HALL LIGHTING CIRCUIT.

ALL RECESSED CAN LIGHT FIXTURES IN CLOTHES CLOSETS SHALL HAVE LENS COVERS & BE NO LESS THAN 6" HORIZONTALLY IN FRONT OF CLOSET SHELF OR STORAGE AREA PER N.E.C.

WORKING CLEARANCE ABOUT ELECTRICAL EQUIPMENT, 600 VOLTS OR LESS, SHALL BE 30"w. IN FRONT OF ELECTRICAL EQUIPMENT AND 3½. FROM ELECTRICAL EQUIPMENT.

ALL EXTERIOR GFI OUTLETS TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF BOTH WHEN THE ATTACHMENT PLUG CAP IS INSERTED AND WHEN IT IS REMOVED.

ALL CLOSET LIGHTING SHALL BE RECESSED INCANDESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP OR SURFACE MOUNTED FLOURESCENT FIXTURE W/ MINIMUM OF 6" FROM THE FIXTURE TO THE NEAREST STORAGE POINT.

OUTLET BOXES SHALL NOT BE USED FOR SOLE SUPPOURT OF CEILING FANS EXCEPT WHERE SUCH BOXES ARE LISTED FOR THAT APPLICATION.

2012 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS

1. ALL RECEPTACLES TO BE WIRED WITH MINIMUM 12 GAGE COPPER
2. ALL LIGHTING TO BE WIRED WITH MINIMUM 14 GAGE COPPER
3. 75% OF ALL FIXTURES TO BE LAMPED WITH CFL BULBS.
4. ALL RECESSED LIGHTS SHALL BE AIR TIGHT AND IC RATED
5. ALL SUPPLY DUCTS OUSIDE THE ENVELOPE SHALL BE INSULATED WITH A MINIMUM OF R-8 AND ALL RETURNS SHALL BE R-6
6. PROGRAMMABLE THERMOSTAT IS REQUIRED
7. ALL DUCTS SHALL BE SEALED WITH AN APPROVED MATERIAL
8. AN APPROVED ENERGY CERTIFICATE SHALL BE LOCATED ON ELECTRICAL PANEL.

DESIGN CRITERIA

DESIGN LOADS	
FLOOR JOISTS (ALL ROOMS AND DECKS - U.N.O)	40# LIVE LOAD / 10# DEAD LOAD
FLOOR JOISTS (SLEEPING ROOMS)	30# LIVE LOAD / 10# DEAD LOAD
ROOF RAFTERS (NO CEILING)	30# LIVE LOAD / 10# DEAD LOAD
ROOF RAFTERS (WITH FINISHED CEILING)	30# LIVE LOAD / 15# DEAD LOAD
CEILING JOISTS (WITH LIMITED ATTIC AREA)	20# LIVE LOAD / 10# DEAD LOAD
ROOF TRUSSES (TOP CHORD)	30# LIVE LOAD / 10# DEAD LOAD
ROOF TRUSSES (BOTTOM CHORD)	0# LIVE LOAD / 5# DEAD LOAD

STRUCTURAL FRAMING LUMBER			
FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS IN GRADE BASE VALUE AS DETERMINED BY WESTERN WOOD PRODUCTS ASSOCIATION (USE NO MULTIPLIERS AGAINST BASE VALUES)			
AT ALL FRAMED POSTS CONSISTING OF BUNDLED LUMBER, PROVIDE HEADER ACROSS MEMBERS TO DISTRIBUTE LOAD EVENLY.			
#2	HEM-FIR	E = 1,300,000	BASE Fb = 850
#2	SPRUCE PINE-FIR	E = 1,400,000	BASE Fb = 875
DOUGLAS FIR SELECT STRUCTURAL		E = 1,900,000	BASE Fb = 1450

MINIMUM IN-GRADE BASE VALUE FOR STUDS:		
FIRST FLOOR EXT. LOAD BEARING WALLS	E = 1,400,000	Fc = 825
FIRST FLOOR INT. LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR EXT. LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR INT. LOAD BEARING WALLS	E = 1,000,000	Fc = 600
ALL NON-LOAD BEARING WALLS	E = 1,000,000	Fc = 600

EXTERIOR DECK STRUCTURAL FRAMING LUMBER	
AT DECK STRUCTURAL FRAMING HAS BEEN BASED UPON #2 SOUTHERN YELLOW PINE OF U.S. ORIGIN AS CLASSIFIED BY THE SOUTHERN PINE MARKETING COUNCIL.	
Fb: 2x8 = 1,380 psi. / 2x10 = 1,210 psi. / 2x12 = 1,120psi.	E = 1,600,000

ENGINEERED WOOD PRODUCTS			
MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLAMS AND PARALLAMS AS MANUFACTURED BY TRUS-JOIST.			
1.5 TIMBERSTRAND	Fb = 2,250 psi.	E = 1,500,000 psi.	
1.9 MICROLAMS	Fb = 2,600 psi.	E = 1,900,000 psi.	
2.0 PARALLAMS	Fb = 2,900 psi.	E = 2,000,000 psi.	

DESIGN LOADS	
GUARD RAILS AND HANDRAILS	200 LB LIVE LOAD
STAIRS	40 LB LIVE LOAD OR 300 LB CONCENTRATED LOAD OVER 4 SQ. IN., WHICHEVER IS GREATER
EXTERIOR WOOD DECKS	60 LB LIVE LOAD
WIND	90 M.P.H.
SNOW	30 LB LIVE LOAD

AREA DATA

WINDSOR MODEL:

MAIN LEVEL:	1,979 SF
TOTAL:	1,979 SF
UNFINISHED BASEMENT (OPTIONAL)	1,778 SF
FINISHED BASEMENT (OPTIONAL)	1,150 SF
FINISHED BASEMENT (w/STUDY OPTION)	1,395 SF

AREA DATA SHOWN ABOVE IS A COMPARATIVE VALUE FOR USE BY DIRECT DESIGN LTD. AND OWNER. DATA DOES NOT SHOW GROSS FLOOR AREAS FOR USE IN FLOOR AREA RATIO CALCULATIONS

LIGHT & VENT SCHEDULE - WINDSOR

ROOM	AREA (S.F.)	LIGHT REQ'D. (8%)	LIGHT ACTUAL	VENT REQ'D. (4%)	VENT ACTUAL
GREAT ROOM & KITCHEN	600	48.0	67.0	24.0	33.0
DINING ROOM (OFFICE OPT.)	153	12.2	24.6	6.1	11.8
MASTER BEDROOM	232	18.6	36.9	9.3	17.7
BEDROOM 2	169	13.5	27.0	6.8	13.0
OPT. F. BASEMENT	1,446	115.7*	---	57.8*	---

(*) NOTE: ALL FINISHED SPACE WHERE NATURAL LIGHT AND VENT ARE NOT PROVIDED:

PROVIDE ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.

PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN EACH FINISHED SPACE

(*) BATHROOM EXHAUST FAN SCHEDULE (VENT TO OUTDOORS)

WALL BATH	50 -100 CFM
MASTER BATHROOM	100+ CFM

DRAWING INDEX

SHEET NO.	SHEET NAME
T1.1	TITLE SHEET
A1.1	EXTERIOR ELEVATIONS
A1.2	EXTERIOR ELEVATIONS
A2.1	FIRST FLOOR PLAN

APPLICABLE CODES

2012 INTERNATIONAL RESIDENTIAL BUILDING CODE
2014 STATE OF ILLINOIS PLUMBING CODE
2011 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL MECHANICAL CODE
2019 INTERNATIONAL ENERGY CONSERVATION CODE (PRESCRIPTIVE)
2012 INTERNATIONAL PROPERTY MAINTENENCE CODE

VILLAGE OF LAKE ZURICH ALL APPLICABLE CURRENT LOCAL AMENDMENTS. (CHAPTERS 24)

LAKE ZURICH DEVELOPMENT CODE (TITLE 10 OF MUNICIPAL CODE)

USE GROUP: R-4
CONSTRUCTION TYPE: 5B UNPROTECTED.

ARCHITECT CERTIFICATION

I HEREBY CERTIFY UNDER OATH THAT
THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM FAMILIAR WITH THE CODES AND ORDINANCES OF THE VILLAGE OF LAKE IN THE HILLS, AND TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE BUILDING ORDINANCE, ZONING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF LAKE ZURICH, ILLINOIS.

DDCA ARCHITECTS
REGISTRATION NUMBER
184-002827

WILD WOOD OF LAKE ZURICH
The WINDSOR-WINDSOR

PLAN CHANGES IN PROGRESS. CONTACT DDCA

2020.08.28 PLANNING & ZONING

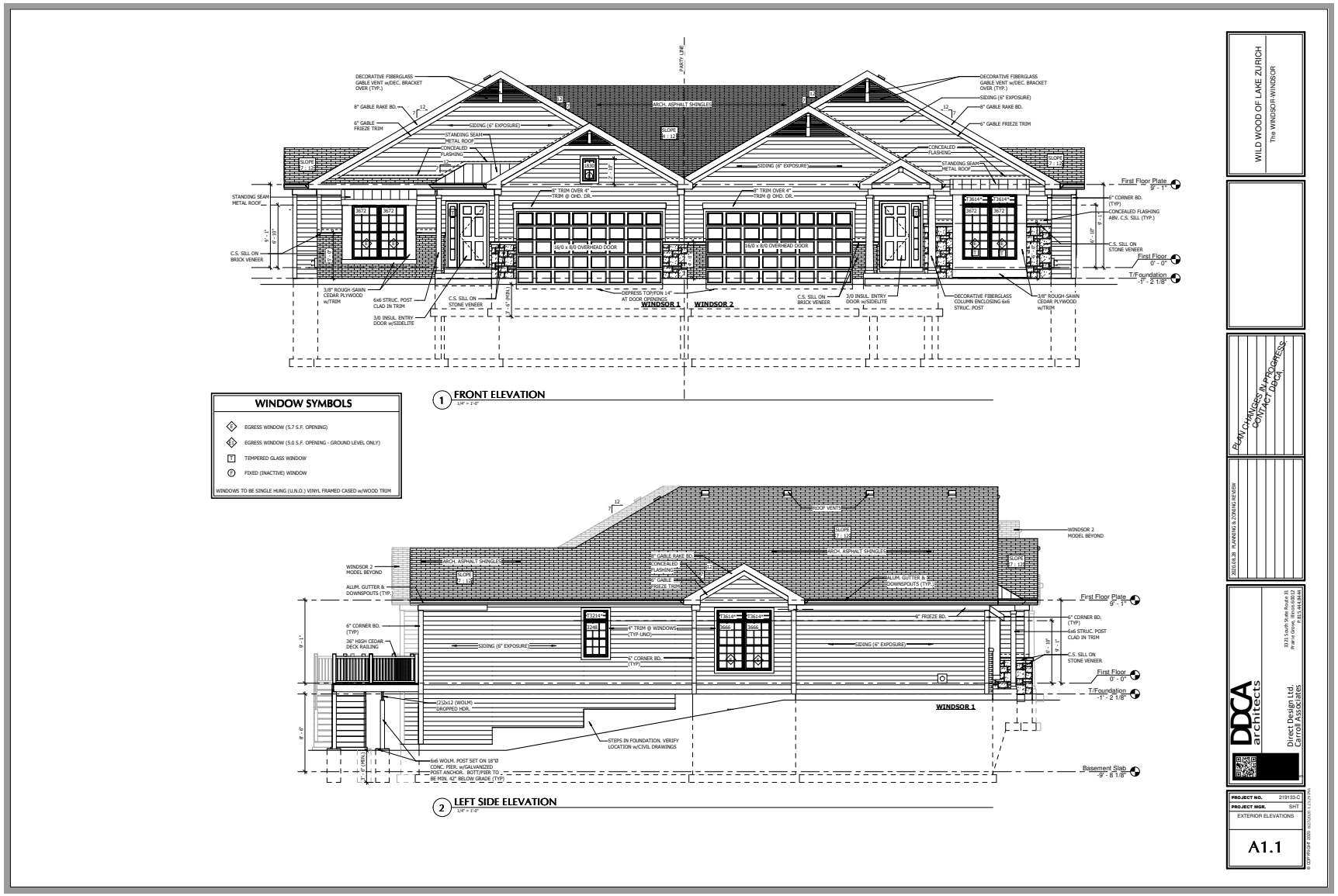
2020.10.08 PLANNING & ZONING REVIEW

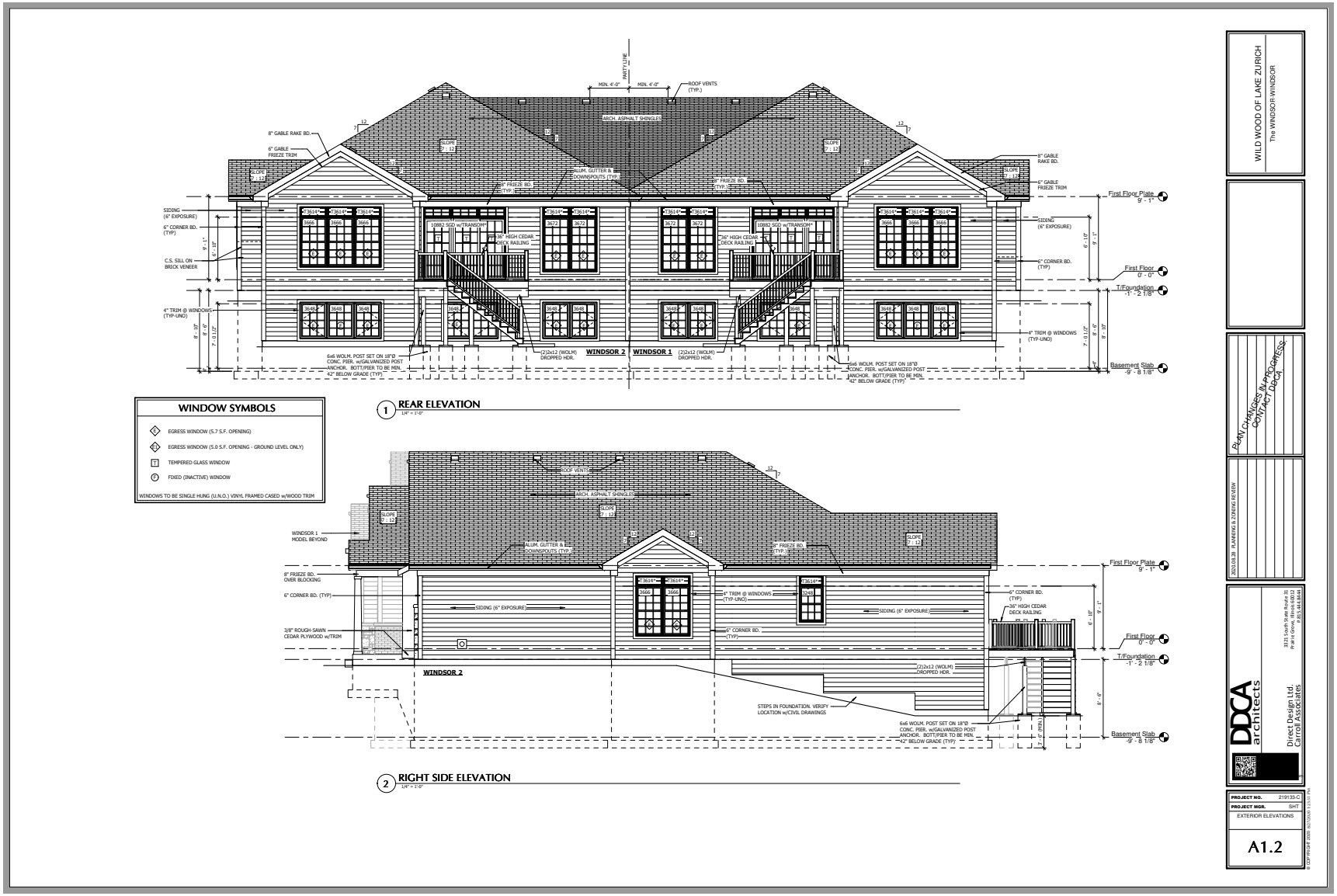
DDCA architects
Direct Design Ltd.
Carroll Associates

312 S South St Suite 31
Port Clinton, OH 43452
P 419.944.6644

PROJECT NO. 2191313-C
PROJECT MGR. SHT
TITLE SHEET

T1.1


PARTY LINE
DECORATIVE FIBERGLASS GABLE VENT w/DEC. BRACKET OVER (TYP.)
8" GABLE RAKE BD.
6" GABLE FRIEZE TRIM
SIDING (6" EXPOSURE)
STANDING SEAM METAL ROOF
CONCEALED FLASHING
ARCH. ASPHALT SHINGLES
SLOPE 7 : 12
8" TRIM OVER 4" TRIM @ OHD. DR.
16/0 x 8/0 OVERHEAD DOOR
DEPRESS TOP/FDN 14" AT DOOR OPENING
WINDSOR 1
WINDSOR 2
First Floor Plate 9' - 1"
6" CORNER BD. (TYP)
CONCEALED FLASHING ABV. C.S. SILL (TYP.)
C.S. SILL ON STONE VENEER
First Floor 0' - 0"
T/Foundation -1' - 2 1/8"
STANDING SEAM METAL ROOF
C.S. SILL ON BRICK VENEER
3/8" ROUGH-SAWN CEDAR PLYWOOD w/TRIM
6x6 STRUC. POST CLAD IN TRIM
3/0 INSUL. ENTRY DOOR w/SIDELITE
DECORATIVE FIBERGLASS COLUMN ENCLOSING 6x6 STRUC. POST
1 FRONT ELEVATION
1/4" = 1'-0"
WINDOW SYMBOLS
EGRESS WINDOW (5.7 S.F. OPENING)
EGRESS WINDOW (5.0 S.F. OPENING - GROUND LEVEL ONLY)
TEMPERED GLASS WINDOW
FIXED (INACTIVE) WINDOW
WINDOWS TO BE SINGLE HUNG (U.N.O.) VINYL FRAMED CASED w/WOOD TRIM
ROOF VENT
WINDSOR 2 MODEL BEYOND
ALUM. GUTTER & DOWNSPOUTS (TYP.)
4" GABLE RAKE BD. CONCEALED FLASHING
4" GABLE FRIEZE TRIM
4" FRIEZE BD.
4" TRIM @ WINDOWS (TYP UNO)
36" HIGH CEDAR DECK RAILING
(2)2x12 (WOLM) DROPPED HDR.
STEPS IN FOUNDATION. VERIFY LOCATION w/CIVIL DRAWINGS
6x6 WOLM. POST SET ON 18"Ø CONC. PIER, w/GALVANIZED POST ANCHOR. BOTT.PIER TO BE MIN. 42" BELOW GRADE (TYP.)
Basement Slab -9' - 8 1/8"
2 LEFT SIDE ELEVATION
1/4" = 1'-0"
WILD WOOD OF LAKE ZURICH
The WINDSOR WINDSOR
PLAN CHANGES IN PROGRESS. CONTACT DDCA
2023.05.26 PLANNING & ZONING REVIEW
DDCA architects
Direct Design Ltd.
Carroll Associates
PROJECT NO. 219133-C
PROJECT MGR. SHT
EXTERIOR ELEVATIONS
A1.1


WINDOW SYMBOLS
EGRESS WINDOW (5.7 S.F. OPENING)
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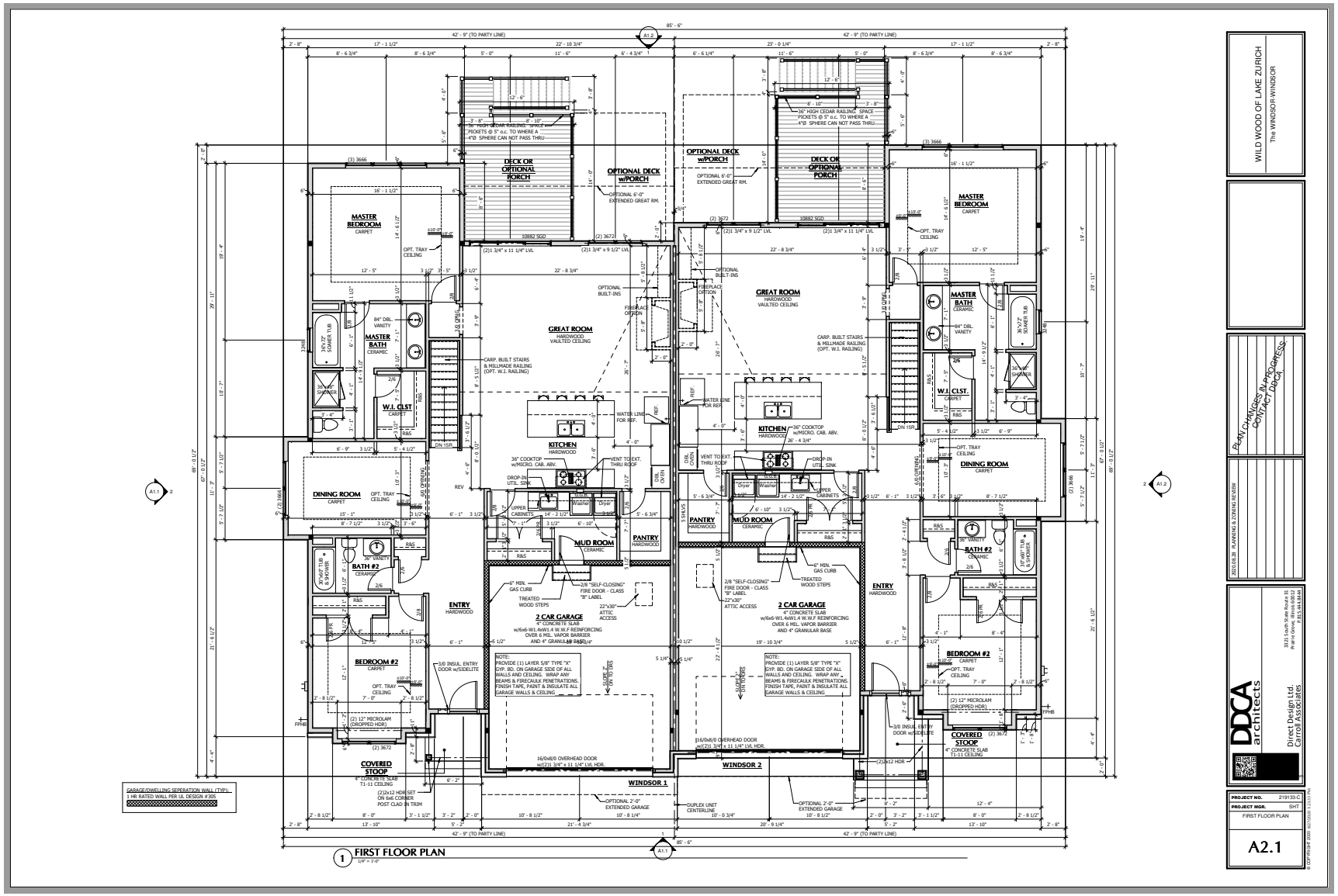
TEMPERED GLASS WINDOW
FIXED (INACTIVE) WINDOW
WINDOWS TO BE SINGLE HUNG (U.N.O.) VINYL FRAMED CASED w/WOOD TRIM
1 REAR ELEVATION
1/4" = 1'-0"
2 RIGHT SIDE ELEVATION
1/4" = 1'-0"
WINDSOR 2
WINDSOR 1
WILD WOOD OF LAKE ZURICH
The WINDSOR WINDSOR
PLAN CHANGES IN PROGRESS. CONTACT DDCA
2023.05.08 PLANNING & ZONING REVIEW
DDCA architects
Direct Design Ltd.
Carroll Associates
PROJECT NO. 219133-C
PROJECT MGR. SHT
EXTERIOR ELEVATIONS
A1.2


WILD WOOD OF LAKE ZURICH
The WINDSOR WINDSOR
PLAN CHANGES IN PROGRESS. CONTACT DDCA
2021.03.26 PLANNING & ZONING REVIEW
DDCA architects
Direct Design Ltd.
Carroll Associates
PROJECT NO. 219133-C
PROJECT MGR. SHT
FIRST FLOOR PLAN
A2.1
1 FIRST FLOOR PLAN
1/4" = 1'-0"
GARAGE/DWELLING SEPERATION WALL (TYP):
1 HR RATED WALL PER UL DESIGN #305
MASTER BEDROOM
DECK OR OPTIONAL PORCH
OPTIONAL DECK w/PORCH
GREAT ROOM
HARDWOOD VAULTED CEILING
KITCHEN
DINING ROOM
MUD ROOM
PANTRY
ENTRY
2 CAR GARAGE
BEDROOM #2
BATH #2
COVERED STOOP
WINDSOR 1
WINDSOR 2

GENERAL NOTES AND SPECIFICATIONS

CODES
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

CONTRACTOR NOTES
CONTRACTOR RETAINS THE RIGHT TO LOCATE AND/OR RELOCATE ANY MECHANICAL AND OR STRUCTURAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE EFFICIENCY OF OPERATION AS DETERMINED BY THE CONTRACTOR. ALL STRUCTURAL CHANGES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO EXECUTION. VERIFY EXACT LOCATION OF FDN/FOOTING STEPS IN FIELD BASED ON FINAL GRADE.
EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY SUPERINTENDENT AND ARCHITECT IF DISCREPANCIES ARE FOUND. DO NOT PROCEED WITH THE WORK UNTIL ALL DISCREPANCIES HAVE BEEN RESOLVED.
MATERIALS SHALL BE USED AS SPECIFIED ON THESE PLANS. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT ARCHITECT'S APPROVAL.
BACKFILL NOTE: THE FOUNDATION WALL SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM ONE THIRD BACKFILL PRIOR TO THE INSTALLATION OF THE FLOOR DECK FRAMING.

CARPENTRY NOTES
DIMENSIONS SHOWN ON PLAN REFLECT 3 1/2" WALL THICKNESS UNLESS OTHERWISE NOTED. GENERAL CONTRACTORS SHALL PROVIDE 2x6 STUDS @ 16" O.C. FOR ALL UNSUPPORTED WALLS OVER 12'-0" IN HEIGHT.

ALL LOAD BEARING HEADERS SPANNING 6'-0" OR LESS SHALL BE (2) 2x12 W/ 1/2" PLYWOOD SPACER UNLESS NOTED AS OTHERWISE ON PLANS.

STAIRS (CARPENTER BUILT OR PREFABRICATED) SHALL BE SUPPLIED AND INSTALLED BY CARPENTRY CONTRACTOR. STAIRS SHALL CONFORM TO ALL APPLICABLE CODES.

STAIR RAILINGS & BALUSTERS TO CONFORM TO ALL APPLICABLE CODES. GRASPABLE PORTION OF RAILING NOT TO EXCEED 2 5/8" IN CROSS SECTIONAL DIMENSION (2" IF CIRCULAR).

WOOD DECK PER PLANS W/ 36" HIGH GUARDS, 42" HIGH CORNER POSTS W/ INTERMEDIATE PICKETS SPACED SUCH THAT A 4" DIA. SPHERE CAN NOT PASS THROUGH. SOLID RISERS.

PROVIDE 3'-1" CLEAR WIDTH FOR ALL STAIR CONSTRUCTION.
ALL CANTILEVERS TO BE 2:1 MINIMUM FRAMING RATIO.

ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES MUST BE A MINIMUM OF 2x6 STUDS IN LIEU OF 2x4 STUDS.

PROVIDE MINIMUM R-19 INSULATION AT FIREPLACE CHASE. INSIDE OF CHASE TO BE LINED WITH 5/8" GWB WITH FIRE TAPED JOINTS TO FIRST FIRESTOP. FIRESTOP CHASE @ EACH FLOOR / CEILING

FINAL ROUGH FRAMING SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR BASED UPON MANUFACTURER'S PRODUCT INFORMATION PRIOR TO INSTALLATION.

PROVIDE SOLID BLOCKING TO FOUNDATION AT ALL POSTS

ALL HEADERS SPANNING 5'-0" OR LESS ARE TO HAVE SINGLE JACK STUDS AND SINGLE KING STUDS.

ALL WOOD IN CONTACT WITH W/ CONCRETE OR GROUND SHALL BE PRESSURE PRESERVATIVE TREATED (WOLMANIZED).

ALL FASTENERS, HANGERS AND FLASHING FOR PRESSURE TREATED WOOD SHALL BE COMPATIBLE W/ ACQ TREATED LUMBER.

CODE COMPLIANT FIRE STOPPING IS REQUIRED AT:
CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING, ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, CODE CEILINGS, ETC., CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL WITHOUT NONCOMBUSTIBLE MATERIALS

FLOOR SYSTEM NOTE
IT IS THE RESPONSIBILITY OF THE FLOOR JOIST MANUFACTURER TO DESIGN AND DETAIL THE FLOOR JOIST SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR PLAN INDICATING ALL JOIST SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE FLOOR SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, CANTILEVER, WIND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE FLOOR SYSTEM REQUIREMENTS. THE FLOOR SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS IS REQUIRED DUE TO THE FLOOR SYSTEM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY VIA THE GENERAL CONTRACTOR. THE JOIST MANUFACTURER SHALL PROVIDE SEALED DRAWINGS BY CERTIFIED STRUCTURAL ENGINEER IN THE STATE OF THE PROJECT.

TYPICAL PLAN NOTES
ALL WALL DIMENSIONS SHOWN ARE FOR ROUGH FRAMING UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
ALL UNDIMENSIONED INTERIOR WALLS ARE 3 1/2" THICK.

STAIR NOTES
ALL STAIR CONSTRUCTION & RAILINGS SHALL CONFORM TO ALL CURRENT APPLICABLE CODES.
TYPICAL STAIR RAIL:
WOOD HANDRAIL @34" ABOVE LINE CONNECTING NOSINGS WITH BALUSTERS SPACED SO NO OPENING ALLOWS A 4" DIA. SPHERE TO PASS THROUGH.
TYPICAL BALCONY RAIL:
36" H RAIL WITH BALUSTERS SPACED SO NO OPENING ALLOWS A 4" DIA. SPHERE TO PASS THROUGH.
TYPICAL HANDRAIL:
HANDRAILS TO BE PROVIDED ON STAIRWAYS OF THREE OR MORE RISERS AND ON AT LEAST ONE SIDE OF EACH RUN OF TREADS. HANDRAIL TO BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS. MINIMUM 34", MAXIMUM 38" ABOVE THE LEADING EDGE OF NOSING. ENDS TO BE RETURNED TO TO WALL OR TERMINATED AT NEWEL POST.
TYPICAL STAIR TREADS AND RISERS:
CONSTRUCTED WITH SOLID RISERS

ROOF TRUSS SYSTEM NOTE
IT IS THE RESPONSIBILITY OF THE ROOF TRUSS MANUFACTURER TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE ROOF TRUSS SYSTEM REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS IS REQUIRED DUE TO THE ROOF TRUSS SYSTEM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY VIA THE GENERAL CONTRACTOR. THE ROOF TRUSS MANUFACTURER SHALL PROVIDE SEALED DRAWINGS BY CERTIFIED STRUCTURAL ENGINEER IN THE STATE OF THE PROJECT.

ROOF FRAMING NOTE
RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN THE EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED WITH RAFTER TIE, LOCATED AS NEAR THE WALL PLATE AS PRACTICAL. RAFTER TIES SHALL BE SPACED NOT MORE THAN 32" ON CENTER.

THE END OF EACH RAFTER SHALL HAVE NOT LESS THAN 2" OF BEARING ON THE THE WALL TOP PLATE. THE SEAT CUT OF THE RAFTER SHALL NOT EXCEED THE WIDTH OF THE WALL PLATE. PROVIDE 2x4 BLOCKING TO THE WALL PLATE AS NEEDED TO ALIGN SOFFITS WHERE RAFTERS ARE OF VARIED PITCHES.

PROVIDE (2)2x4 POSTS AS NEAR THE TOP OF ALL VALLEY RAFTERS AS PRACTICAL. ALL POSTS ARE TO BEAR AT LOAD BEARING WALLS OR TO A (3)2x6 PLATE BEARING ON THREE OR MORE CEILING JOISTS. POSTS SHALL HAVE NOT LESS THAN A 45 DEGREE ANGLE FROM HORIZONTAL. WHERE VALLEY IS MORE THAN TWELVE FOOT IN SPAN PROVIDE AN ADDITIONAL POST AT MIDSPAN.

CONCRETE
THE FOUNDATIONS HAVE BEEN DESIGNED ASSUMING A SAFE SOIL BEARING PRESSURE OF 3000 PSF AT DESIGN ELEVATIONS. CONTACT ARCHITECT IF SOIL OF LESS BEARING CAPACITY IS ENCOUNTERED AT FOOTING DESIGN ELEVATIONS.

ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW GRADE. VERIFY EXACT FOOTING ELEVATIONS OF WALKOUT STEPS IN FIELD BASE UPON EXISTING GRADE CONDITIONS.

CONCRETE WALLS & FOOTINGS TO BE 3000 PSI @ 28 DAYS. ALL CONCRETE IN 'SEVERE AREAS' (AS DETERMINED BY THE BUILDING INSPECTOR) TO BE 3500 PSI @ 28 DAYS. ALL INTERIOR & EXTERIOR FLAT WORK TO BE 4000 PSI CONCRETE.

CONCRETE PIERS MUST EXTEND A MINIMUM OF 2" ABOVE AND 3'-6" BELOW GRADE.

CONCRETE FOUNDATIONS TO HAVE MIN. 7" CONCRETE COVER TO ANY ANCHOR BOLT OR ANY OTHER METAL REINFORCING OR ANCHORAGE.

CONCRETE SLABS:
BASEMENT: 4" CONCRETE SLAB W/ 6X6 W1.4/W1.4 W.W.F. ON 6 MIL VAPOR BARRIER OVER 4" COMPACTED GRANULAR FILL, OPTIONAL FIBERMESH.

GARAGE: 4" CONCRETE SLAB W/ 6X6 W1.4/W1.4 W.W.F. OVER 4" COMPACTED GRANULAR FILL

PORCH/PATIO: 4" CONCRETE SLAB W/ 6X6 W1.4/W1.4 W.W.F. OVER 4" MIN. COMPACTED GRAVEL FILL

ALL CONCRETE AT PORCHES, STAIRS EXPOSED TO WEATHER AND GARAGE FLOOR SLABS SHALL BE MIN 4000 PSI. CONCRETE SHALL BE AIR ENTRAINED BETWEEN 5% AND 7%.

MASONRY
EXTEND MASONRY TO COVER EXPOSED EDGE OF SIDING AT APPLICABLE CORNERS.

PROVIDE CONCEALED FLASHINGS AT ALL ROOF/WALL JUNCTIONS.

ALL NON-ARCHED MASONRY OPENINGS SPANNING 6'-4" OR LESS SHALL HAVE AN . 3 1/2" X 3 1/2" X 3/8" (LLV) STEEL LINTEL.

ALL NON-ARCHED MASONRY OPENINGS SPANNING MORE THAN 6'-4" BUT LESS THAN 9'-4" SHALL HAVE AN . 3½/2" X 5 1/2" X 3/8" (LLV) STEEL LINTEL.

WOODS AND PLASTICS
SEE DESIGN CATTERIA FOR EXTERIOR WOOD DECK FRAMING INFORMATION.

EXTERIOR WOOD DECKS USE 2" OR 3" LONG STAINLESS STEEL WOOD DECK SCREWS. STRUCTURAL DECK FRAMING TO BE BOLTED WITH 1/2" DIA. CARRIAGE BOLTS.

POST HOLE INSPECTION REQUIRED.

THERMAL AND MOISTURE PROTECTION
PROVIDE CONCEALED ALUMINUM FLASHINGS AT ALL ROOF/WALL JUNCTIONS.
PROVIDE ALUMINUM FLASHING ABOVE ALL EXTERIOR WINDOW/DOOR HEAD TRIM.
METAL VALLEY FLASHING TO CONFORM WITH ALL APPLICABLE CODES.
WEATHER RESISTANT MEMBRANE FLASHING INSTALLED UNDER ALL SILLS.
SHINGLES TO BE CLASS-C MIN, 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES.

DOORS & WINDOWS
BUILDING OWNER OR OWNER'S REPRESENTATIVE TO REVIEW, COORDINATE AND APPROVE ALL WINDOW AND DOOR MANUFACTURERS, LOCATIONS, SIZES, AND FINISHES WITH CONTRACTOR(s) PRIOR TO ORDERING MATERIALS OR START OF CONSTRUCTION.

ALL INTERIOR DOORS TO BE PAINTED S.C. RAISED 6-PANEL (U.N.O), SIZES AS INDICATED ON FLOOR PLANS.

WINDOW SIZES INDICATED ON ELEVATIONS ARE BASED UPON PELLA VINYL WINDOW & DOOR MANUFACTURER. VERIFY WINDOW CLEARANCES W/ ADJACENT ITEMS.

ONE WINDOW PER BEDROOM MUST MEET THE FOLLOWING MINIMUM EGRESS REQUIREMENTS:
MIN. OPENING AREA 5.7 SF (5.0 SF FOR WINDOWS ON GRADE LEVEL)
MIN. OPENING WIDTH 20" CLEAR
MIN. OPENING HEIGHT 24" CLEAR

BASEMENT EGRESS WINDOW TO BE 48X48 ESCAPE WINDOW W/ 8.95F MIN.OPENING AREA, CLEAR OPENING OF 20" WIDE MIN. AND 24" HIGH MIN. WITH SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR. PROVIDE AN EGRESS SIZE METAL AREA WELL WITH 4" DIA. DRAIN TO FOOTING TILE. IF MORE THAN 44" BELOW GRADE, PROVIDE A PERMANENTLY ATTACHED LADDER TO GRADE. WITH AN INSIDE WIDTH OF AT LEAST 12", PROJECT AT LEAST 3" FROM WALL AND BE SPACED NOT MORE THAN 18" O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WELL.

ALL GLAZING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. U-FACTOR - .32 OR BETTER
ALL OPERABLE WINDOWS SHALL HAVE AN INSECT SCREEN.
ATTIC ACCESS DOORS TO BE WEATHERSTRIPPED AND INSULATED WITH MIN R-49 INSULATION.

EXTERIOR SIDING AND TRIM
ALL SIDING AND EXTERIOR TRIM TO BE ENGINEERED PRE-FINISHED WOOD BY LP BUILDING SOLUTIONS. SIDING TO BE 6" EXPOSURE IN CEDAR TEXTURE. TRIM BOARDS TO BE IN CEDAR TEXTURE, SIZES AS NOTED PER DRAWINGS

INTERIOR TRIM
ALL TRIM TO BE PAINTED IN SIZES AS FOLLOWS: S 1/4" BASE AND 3 1/2" CASEMENT

MECHANICAL
LAYOUT AND SIZE & DESIGN OF MECHANICAL EQUIPMENT IS TO BE PROVIDED BY MECHANICAL CONTRACTOR. VERIFY EXACT EQUIPMENT LOCATIONS AND MECHANICAL LAYOUT WITH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.

PROVIDE EXHAUST FANS FOR LAUNDRY ROOMS WITHOUT WINDOWS.
ALL EXHAUST FAN DUCTS MUST VENT TO EXTERIOR.

MAXIMUM LENGTH OF CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25' FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2 1/2' FOR EACH 45 DEG BEND AND 5' FOR EACH 90 DEG. BEND. ADD BOOSTER FAN WHERE REQUIRED BY CODE. MECHANICAL LAYOUT AND ALL MECHANICAL EQUIPMENT IS TO BE IN COMPLIANCE WITH 2019 IECC.

PLUMBING
ALL SUPPLY LINES SHALL BE TYPE 'L' COPPER ABOVE GRADE AND TYPE 'K' COPPER BELOW GRADE.

PLUMBING CONTRACTOR TO SUPPLY A FULL SIZED WASTE LINE CLEAN-OUT AT WASTE LINE WITHIN 5'-0" OF EXTERIOR OF BUILDING.

UNDERGROUND WASTE AND VENT PIPING TO BE CAST IRON (SCHEDULE 40 PVC ONLY IF PERMISSIBLE PER LOCAL AUTHORITY).

PROVIDE NON-SCALDING SHOWER VALVES.

WATER HEATER TO BE 90% EFFICIENT GAS.

ALL FLOOR DRAINS TO BE CONNECTED TO SANITARY UNLESS NOTED OTHERWISE.

GAS SHUT-OFF VALVE FOR FIREPLACE SHALL BE LOCATE WITHIN 3' OF FIREPLACE OPENING.

TESTS TO BE PROVIDED:
STACK TEST FOR ALL WASTE AND VENT SYSTEMS
100 PSI AIR TEST FOR WATER DISTRIBUTION PIPING
20 PSI AIR TEST FOR GAS PIPING

ELECTRICAL
ELECTRICAL CIRCUITS TO BE DESIGNED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE TO ALL APPLICABLE CODES.

ELECTRICAL CHARACTERISTICS ARE 120/240V 1PH 3W.

PLACEMENT OF ELECTRICAL OUTLETS TO FOLLOW THE 6/12 RULE.

ALL PADDLE TYPE CEILING FANS TO BE INSTALLED WITH REINFORCED JUNCTION BOXES.

ALL WIRING SHALL BE IN METAL CONDUIT. ALL EXPOSED WIRING IN BASEMENT TO BE IN METAL CONDUIT.

VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES WITH MANUFACTURER'S SPECIFICATIONS. HARDWIRE APPLIANCES AS REQUIRED.

DISHWASHER, RANGE EXHAUST HOOD AND GARBAGE DISPOSAL TO BE HARDWIRED AND ARE TO HAVE A DISCONNECTING MEANS WITHIN SIGHT OF THE APPLIANCE.

WHIRLPOOL INSTALLATION PER N.E.C. REQUIREMENTS. ALL SWITCHES AND OUTLETS TO BE MINIMUM 5'-0" FROM WHIRLPOOL TUB. PROVIDE DEDICATED GFI OUTLET AND ACCESS PANEL FOR WHIRLPOOL MOTOR.

ALL SMOKE/C.O. DETECTORS SHALL BE 110v. WITH BATTERY BACKUP. INTERCONNECT ALL DEVICES. AT LEAST ONE COMBO SMOKE/C.O. DETECTOR DEVICE MUST BE LOCATED IN EACH BEDROOM, WITHIN 15' OF EACH BEDROOM DOOR AND MINIMUM OF (1) ON EACH LEVEL OF THE HOUSE. CONNECT SMOKE DETECTORS TO HALL LIGHTING CIRCUIT.

ALL RECESSED CAN LIGHT FIXTURES IN CLOTHES CLOSETS SHALL HAVE LENS COVERS & BE NO LESS THAN 6" HORIZONTALLY IN FRONT OF CLOSET SHELF OR STORAGE AREA PER N.E.C.

WORKING CLEARANCE ABOUT ELECTRICAL EQUIPMENT, 600 VOLTS OR LESS, SHALL BE 30"w. IN FRONT OF ELECTRICAL EQUIPMENT AND 3'd. FROM ELECTRICAL EQUIPMENT.

ALL EXTERIOR GFI OUTLETS TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF BOTH WHEN THE ATTACHMENT PLUG CAP IS INSERTED AND WHEN IT IS REMOVED.

ALL CLOSET LIGHTING SHALL BE RECESSED INCANDESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP OR SURFACE MOUNTED FLOURESCENT FIXTURE W/ MINIMUM OF 6" FROM THE FIXTURE TO THE NEAREST STORAGE POINT.

OUTLET BOXES SHALL NOT BE USED FOR SOLE SUPPOURT OF CEILING FANS EXCEPT WHERE SUCH BOXES ARE LISTED FOR THAT APPLICATION.

DUPLEXES of LAKE ZURICH

The HAMPTON-DEVERAUX

2012 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS

1. ALL RECEPTACLES TO BE WIRED WITH MINIMUM 12 GAGE COPPER
2. ALL LIGHTING TO BE WIRED WITH MINIMUM 14 GAGE COPPER
3. 75% OF ALL FIXTURES TO BE LAMPED WITH CFL BULBS.
4. ALL RECESSED LIGHTS SHALL BE AIR TIGHT AND IC RATED
5. ALL SUPPLY DUCTS OUSIDE THE ENVELOPE SHALL BE INSULATED WITH A MINIMUM OF R-8 AND ALL RETURNS SHALL BE R-6
6. PROGRAMMABLE THERMOSTAT IS REQUIRED
7. ALL DUCTS SHALL BE SEALED WITH AN APPROVED MATERIAL
8. AN APPROVED ENERGY CERTIFICATE SHALL BE LOCATED ON ELECTRICAL PANEL.

DESIGN CRITERIA

DESIGN LOADS	
FLOOR JOISTS (ALL ROOMS AND DECKS - U.N.O)	40# LIVE LOAD / 10# DEAD LOAD
FLOOR JOISTS (SLEEPING ROOMS)	30# LIVE LOAD / 10# DEAD LOAD
ROOF RAFTERS (NO CEILING)	30# LIVE LOAD / 10# DEAD LOAD
ROOF RAFTERS (WITH FINISHED CEILING)	30# LIVE LOAD / 15# DEAD LOAD
CEILING JOISTS (WITH LIMITED ATTIC AREA)	20# LIVE LOAD / 10# DEAD LOAD
ROOF TRUSSES (TOP CHORD)	30# LIVE LOAD / 10# DEAD LOAD
ROOF TRUSSES (BOTTOM CHORD)	0# LIVE LOAD / 5# DEAD LOAD

STRUCTURAL FRAMING LUMBER			
FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS IN GRADE BASE VALUE AS DETERMINED BY WESTERN WOOD PRODUCTS ASSOCIATION (USE NO MULTIPLIERS AGAINST BASE VALUES)			
AT ALL FRAMED POSTS CONSISTING OF BUNDLED LUMBER, PROVIDE HEADER ACROSS MEMBERS TO DISTRIBUTE LOAD EVENLY.			
#2	HEM-FIR	E = 1,300,000	BASE Fb = 850
#2	SPRUCE PINE-FIR	E = 1,400,000	BASE Fb = 875
DOUGLAS FIR SELECT STRUCTURAL		E = 1,900,000	BASE Fb = 1450
MINIMUM IN-GRADE BASE VALUE FOR STUDS:			
FIRST FLOOR EXT. LOAD BEARING WALLS		E = 1,400,000	Fc = 625
FIRST FLOOR INT. LOAD BEARING WALLS		E = 1,200,000	Fc = 800
SECOND FLOOR EXT. LOAD BEARING WALLS		E = 1,200,000	Fc = 800
SECOND FLOOR INT. LOAD BEARING WALLS		E = 1,000,000	Fc = 600
ALL NON-LOAD BEARING WALLS		E = 1,000,000	Fc = 600
EXTERIOR DECK STRUCTURAL FRAMING LUMBER			
AT DECK STRUCTURAL FRAMING HAS BEEN BASED UPON #2 SOUTHERN YELLOW PINE OF U.S. ORIGIN AS CLASSIFIED BY THE SOUTHERN PINE MARKETING COUNCIL.			
Fb: 268 + 1,380 psi. / 2x10 = 1,210 psi. / 2x12 = 1,120psi.			E = 1,600,000

ENGINEERED WOOD PRODUCTS			
MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLLAMS AND PARALLAMS AS MANUFACTURED BY TRUS JOIST.			
1.5 TIMBERSTRAND	Fb = 2,250 psi.	E = 1,500,000 psi.	
1.9 MICROLLAMS	Fb = 2,600 psi.	E = 1,900,000 psi.	
2.0 PARALLAMS	Fb = 2,900 psi.	E = 2,000,000 psi.	

DESIGN LOADS	
GUARD RAILS AND HANDRAILS	200 LB LIVE LOAD
STAIRS	40 LB LIVE LOAD OR 300 LB CONCENTRATED LOAD OVER 4 SQ. IN., WHICHEVER IS GREATER
EXTERIOR WOOD DECKS	60 LB LIVE LOAD
WIND	90 M.P.H.
SNOW	30 LB LIVE LOAD

AREA DATA

HAMPTON MODEL:

FIRST FLOOR	1,686 SF
SECOND FLOOR	866 SF
TOTAL	2,552 SF
UNFINISHED BASEMENT (OPTIONAL)	1,497 SF
FINISHED BASEMENT (OPTIONAL)	1,100 SF

DEVERAUX MODEL:

FIRST FLOOR	1,299 SF
SECOND FLOOR	1,047 SF
TOTAL	2,346 SF
UNFINISHED BASEMENT (OPTIONAL)	1,152 SF
FINISHED BASEMENT (OPTIONAL)	881 SF

AREA DATA SHOWN ABOVE IS A COMPARATIVE VALUE FOR USE BY DIRECT DESIGN LTD. AND OWNER. DATA DOES NOT SHOW GROSS FLOOR AREAS FOR USE IN FLOOR AREA RATIO CALCULATIONS

LIGHT & VENT SCHEDULE - HAMPTON

ROOM	AREA (S.F.)	LIGHT REQ'D. (8%)	LIGHT ACTUAL	VENT REQ'D. (4%)	VENT ACTUAL
GREAT ROOM & KITCHEN	593	47.4	84.4	23.7	41.6
DINING ROOM (OFFICE OPT.)	160	12.8	29.4	6.4	14.0
MASTER BEDROOM	250	20.0	22.4	10.0	15.6
BEDROOM 2	205	16.4	29.4	8.2	14.0
LOFT	199	15.9	24.6	8.0	11.8
DPT. F. BASEMENT	1,251	100.1*	---	50.0*	---

*) NOTE: ALL FINISHED SPACE WHERE NATURAL LIGHT AND VENT ARE NOT PROVIDED:

PROVIDE ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL

PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN EACH FINISHED SPACE

(*) BATHROOM EXHAUST FAN SCHEDULE (VENT TO OUTDOORS)

POWDER ROOM	50 CFM
FULL BATH	100 CFM
MASTER BATHROOM	100+ CFM

LIGHT & VENT SCHEDULE - DEVERAUX

ROOM	AREA (S.F.)	LIGHT REQ'D. (8%)	LIGHT ACTUAL	VENT REQ'D. (4%)	VENT ACTUAL
GREAT ROOM & KITCHEN	602	48.2	80.5	24.1	39.5
DINING ROOM	238	19.0	29.4	9.5	14.0
MASTER BEDROOM	283	22.6	29.4	11.3	14.0
BEDROOM 2	138	11.0	24.6	5.5	11.8
LOFT (INCL. LOWER DINING)	440	35.9	42.6	17.9	21.8
DPT. F. BASEMENT	928	74.2*	---	37.1*	---

*) NOTE: ALL FINISHED SPACE WHERE NATURAL LIGHT AND VENT ARE NOT PROVIDED:

PROVIDE ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL

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DRAWING INDEX

SHEET NO.	SHEET NAME	2020.10.28 PLANNING & ZONING	2020.12.08 PLANNING & ZONING REVIEW
T1.1	TITLE SHEET	•	•
A1.1	EXTERIOR ELEVATIONS	•	•
A1.2	EXTERIOR ELEVATIONS	•	•
A2.1	FIRST FLOOR PLAN	•	•
A2.2	SECOND FLOOR PLAN	•	•

PLAN CHANGES IN PROGRESS. CONTACT DDCA

APPLICABLE CODES

2012 INTERNATIONAL RESIDENTIAL BUILDING CODE
2014 STATE OF ILLINOIS PLUMBING CODE
2011 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL MECHANICAL CODE
2019 INTERNATIONAL ENERGY CONSERVATION CODE (PRESCRIPTIVE)
2012 INTERNATIONAL PROPERTY MAINTENENCE CODE

VILLAGE OF LAKE ZURICH ALL APPLICABLE CURRENT LOCAL AMENDMENTS. (CHAPTERS 24)

LAKE ZURICH DEVELOPMENT CODE (TITLE 10 OF MUNICIPAL CODE)

USE GROUP: R-4
CONSTRUCTION TYPE: 5B UNPROTECTED.

ARCHITECT CERTIFICATION

I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED BY DIRECT DESIGN LTD. AND THAT I AM FAMILIAR WITH THE CODES AND ORDINANCES OF THE VILLAGE OF LAKE IN THE HILLS, AND TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE BUILDING ORDINANCE, ZONING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF LAKE ZURICH, ILLINOIS.

DDCA ARCHITECTS
REGISTRATION NUMBER
184-002823

WILD WOOD OF LAKE ZURICH
The HAMPTON DEVERAUX

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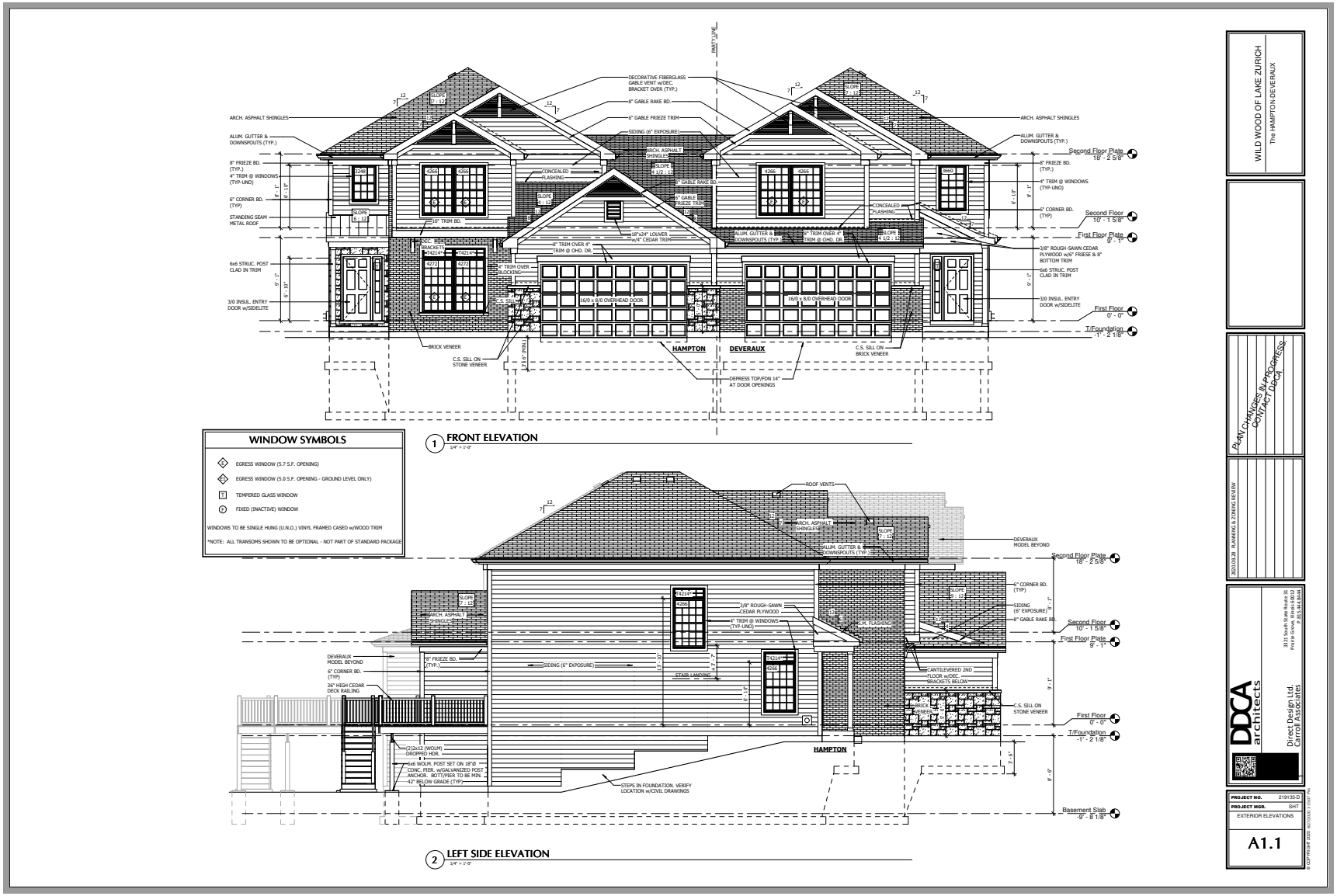
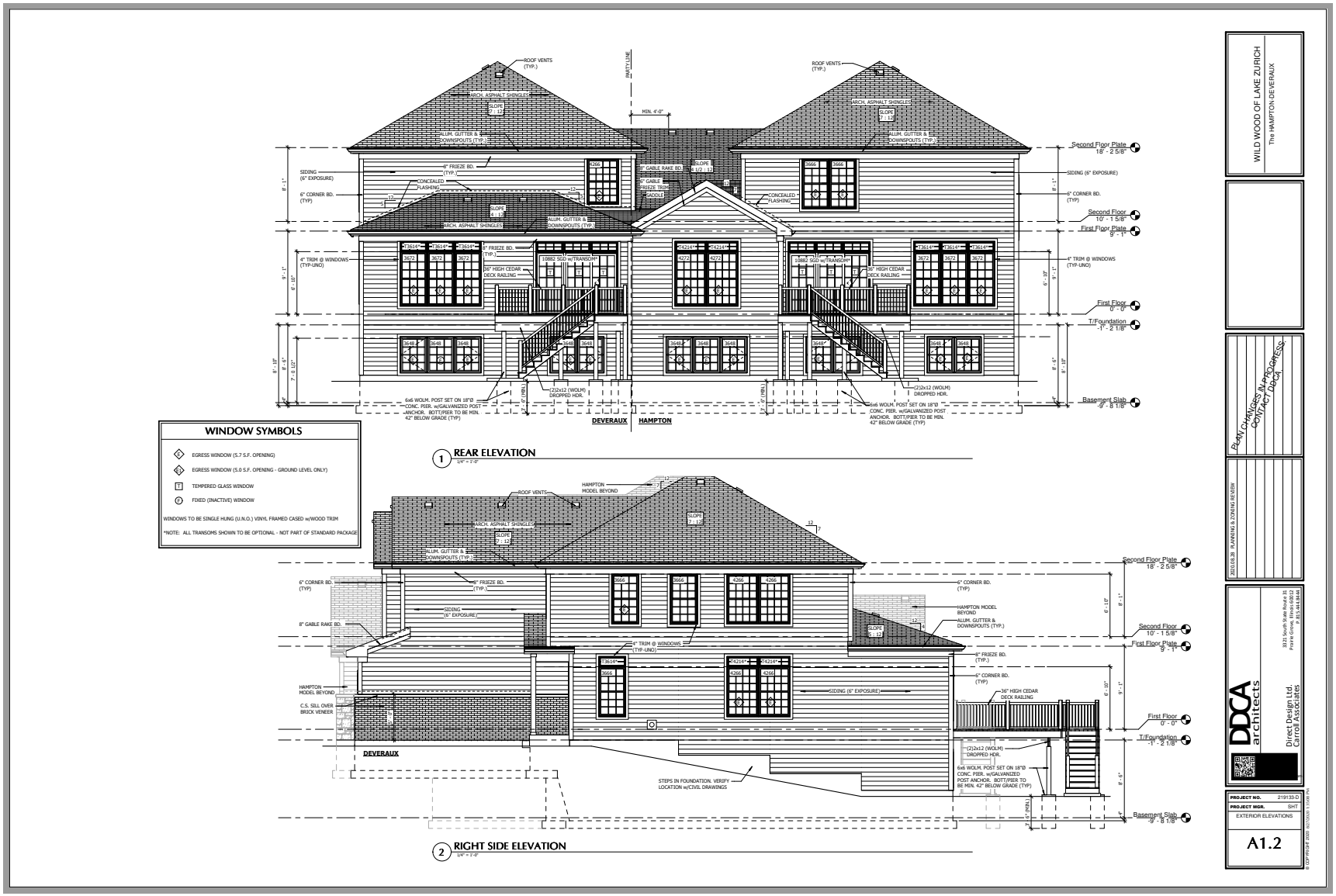
Fox River Grove, Illinois 60021
P 815.344.8844

Direct Design Ltd.
Carroll Associates

PROJECT NO. 219133.D
PROJECT MGR. SHT
TITLE SHEET

T1.1


WINDOW SYMBOLS
EGRESS WINDOW (5.7 S.F. OPENING)
EGRESS WINDOW (5.0 S.F. OPENING - GROUND LEVEL ONLY)
TEMPERED GLASS WINDOW
FIXED (INACTIVE) WINDOW
WINDOWS TO BE SINGLE HUNG (U.N.O.) VINYL FRAMED CASED w/WOOD TRIM
*NOTE: ALL TRANSOMS SHOWN TO BE OPTIONAL - NOT PART OF STANDARD PACKAGE
1 FRONT ELEVATION
1/4" = 1'-0"
HAMPTON
DEVERAUX
2 LEFT SIDE ELEVATION
1/4" = 1'-0"
WILD WOOD OF LAKE ZURICH
The HAMPTON DEVERAUX
PLAN CHANGES IN PROGRESS. CONTACT DDCA
2023.05.08 PLANNING & ZONING REVIEW
DDCA architects
Direct Design Ltd.
Carroll Associates
PROJECT NO. 219133.D
PROJECT MGR. SHT
EXTERIOR ELEVATIONS
A1.1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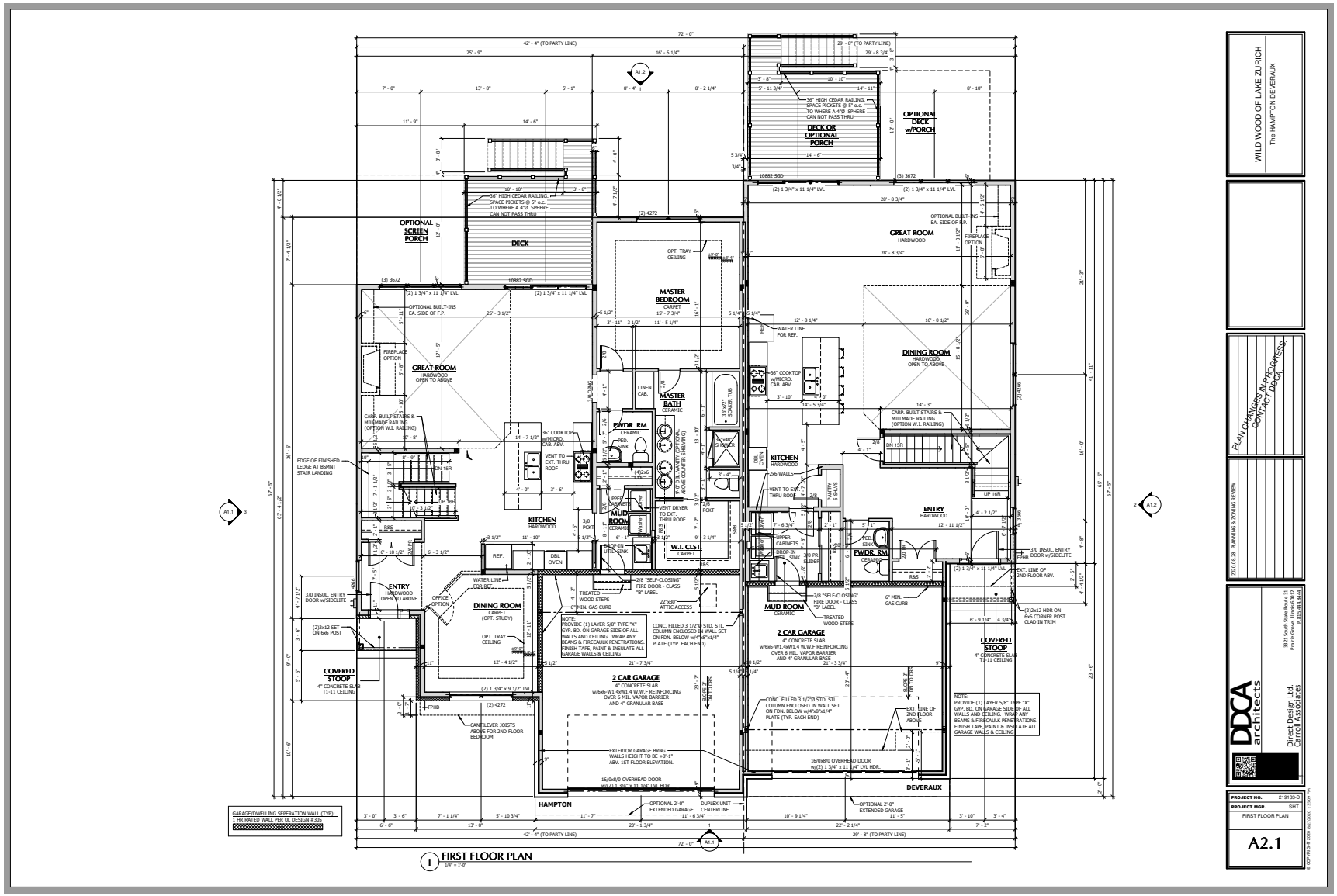
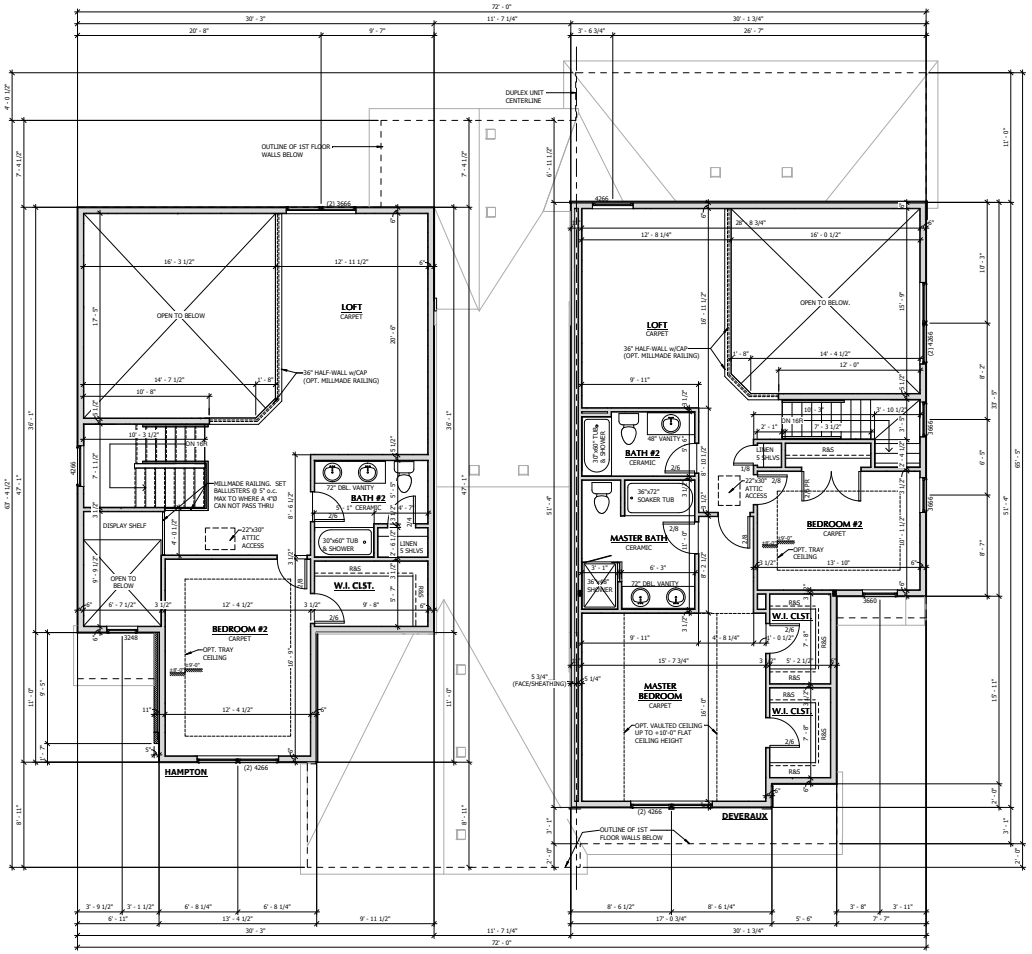
EGRESS WINDOW (5.0 S.F. OPENING - GROUND LEVEL ONLY)
TEMPERED GLASS WINDOW
FIXED (INACTIVE) WINDOW
WINDOWS TO BE SINGLE HUNG (U.N.O.) VINYL FRAMED CASED w/WOOD TRIM
*NOTE: ALL TRANSOMS SHOWN TO BE OPTIONAL - NOT PART OF STANDARD PACKAGE
1 REAR ELEVATION
1/4" = 1'-0"
DEVERAUX
HAMPTON
2 RIGHT SIDE ELEVATION
1/4" = 1'-0"
DEVERAUX
Second Floor Plate 18' - 2 5/8"
Second Floor 10' - 1 5/8"
First Floor Plate 9' - 1"
First Floor 0' - 0"
T/Foundation -1' - 2 1/8"
Basement Slab -9' - 8 1/8"
WILD WOOD OF LAKE ZURICH
The HAMPTON DEVERAUX
PLAN CHANGES IN PROGRESS. CONTACT DDCA
2023.05.26 PLANNING & ZONING REVIEW
DDCA architects
Direct Design Ltd.
Carroll Associates
PROJECT NO. 219133.D
PROJECT MGR. SHT
EXTERIOR ELEVATIONS
A1.2


WILD WOOD OF LAKE ZURICH
The HAMPTON DEVERAUX
PLAN CHANGES IN PROGRESS.
CONTACT DDCA
2023.05.26 PLANNING & ZONING REVIEW
DDCA architects
Direct Design Ltd.
Carroll Associates
PROJECT NO. 219135.D
PROJECT MGR. SHT
FIRST FLOOR PLAN
A2.1
1 FIRST FLOOR PLAN
1/4" = 1'-0"
HAMPTON
DEVERAUX
DECK OR OPTIONAL PORCH
OPTIONAL DECK w/PORCH
OPTIONAL SCREEN PORCH
DECK
GREAT ROOM
HARDWOOD
DINING ROOM
HARDWOOD
KITCHEN
HARDWOOD
ENTRY
HARDWOOD
MASTER BEDROOM
CARPET
MASTER BATH
CERAMIC
PWDR. RM.
CERAMIC
MUD ROOM
CERAMIC
W.I. CLST.
CARPET
2 CAR GARAGE
4" CONCRETE SLAB
COVERED STOOP
4" CONCRETE SLAB
T1-11 CEILING
GARAGE/DWELLING SEPERATION WALL (TYP):
1 HR RATED WALL PER UL DESIGN #305



1 Second Floor Plan
1/4" = 1'-0"

WILD WOOD OF LAKE ZURICH
The HAMPTON DEVERAUX

PLAN CHANGES IN PROGRESS. CONTACT DDCA

2021.05.28 PLANNING & ZONING REVIEW

DDCA architects
3313 South Slate Route 31
Fox Lake, Illinois 60020
P 815.344.0444
Direct Design Ltd.
Carroll Associates

PROJECT NO. 219133.D
PROJECT MGR. SHT
SECOND FLOOR PLAN

A2.2

PRELIMINARY

TAO

HOMEOWNERS ASSOCIATION DECLARATION

Prestige Development LLC, called declarant, is the owner in fee simple of certain real property located in Lake County, Illinois and known by official plat designation as *[plat designation of property], [a subdivision of/an addition to]* Lake pursuant to a plat recorded on *[date of recordation]*, in the Records of Maps of Lake County, Illinois, in Volume *[number of volume]*, Page *[number of page]*.

For the purpose of enhancing and protecting the value, attractiveness and desirability of the Units or tracts constituting the subdivision, declarant states that all of the real property described above and each part of it will be held, sold, and conveyed only subject to the following easements, covenants, conditions, and restrictions, which will constitute covenants running with the land and will be binding on all parties having any right, title, or interest in the property described above or any part of it, their heirs, successors, and assigns, and will inure to the benefit of each owner.

Article I. Definitions

Section 1.

"Association" means and refer to Homeowners Association, its successors and assigns.

Section 2.

"Common area" means all real property owned by the association for the common use and enjoyment of the owners. The common area to be owned by the association at the time of conveyance of the first Unit is described as follows: *[description of common area]*.

Section 3.

"Declarant" means Prestige Development LLC and its heirs, successors, and assigns provided these successors or assigns acquire more than one undeveloped Unit from declarant for the purpose of development.

Section 4.

"Unit" means any of the _____ Units shown on the recorded subdivision map referred to above.

Section 5.

"Maintenance" means the exercise of reasonable care to keep buildings, driveways, landscaping, lighting, and other related improvements and fixtures in a condition comparable to their original condition, normal wear and tear excepted. Maintenance of landscaping further means the exercise of generally accepted garden management practices necessary to promote a healthy, weed-free environment for optimum plant growth.

Section 6.

"Member" means every person or entity who holds membership in the association.

Section 7.

"Mortgage" means a conventional mortgage or a deed of trust.

Section 8.

"Mortgagee" means a holder of a conventional mortgage or a beneficiary under or holder of a deed of trust.

Section 9.

"Owner" means the record owner, whether one or more persons or entities, of a fee simple title to any Unit which is a part of the property, and includes contract sellers, but does not include those holding title merely as security for performance of an obligation.

Section 10.

"Subdivision" means the subdivided real property described herein.

Article II. Membership in Association; Voting Rights

Section 1.

Every owner of a Unit will be a member of the association; membership will be appurtenant to

and may not be separated from ownership of a Unit.

Section 2.

The association will have two classes of voting members as follows:

Class A.

Class A members will all be owners, with the exception of declarant, and will be entitled to one vote for each Unit owned. When more than one person holds an interest in a given Unit, all persons of this type will be members and the vote for the Unit will be exercised as they may determine among themselves. In no event will more than one vote be cast with respect to any Unit owned by Class A members.

Class B.

Class B member will be declarant, who will be entitled to exercise 2 votes for each Unit owned. Class B membership will cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or on _____ whichever first occurs.

Article III. Assessments

Lien and Personal Obligation of Assessments.

Section 1. Lien and Personal Obligation of Assessments. Declarant covenants for each Unit within the subdivision, and each owner of a Unit is deemed to covenant by acceptance of the deed for the Unit, whether or not it will be so expressed in the deed, to pay to the association: (1) annual assessments, and (2) special assessments for capital improvements. These assessments will be established and collected as provided here. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, will be a charge on the land and a continuing lien on each Unit against which the assessment is made. Each assessment, together with interest, costs, and reasonable attorney's fees will also be the personal obligation of the person or persons who owned the Unit at the time the assessment fell due, but the personal obligation will not pass to the successors in title of the person or persons unless expressly assumed by them.

Purpose of Annual Assessments.

Section 2. Purpose of Annual Assessments. The annual assessments levied by the association

will be used exclusively to promote the health, safety, welfare, and recreation of the residents in the subdivision, and for the improvement and maintenance of the common areas and of the homes situated within the subdivision. Annual assessments will include, and the association will acquire and pay for out of the funds derived from annual assessments, the following:

(a). Maintenance and repair of the common area.

(b). Water, electrical, lighting, and other necessary utility service for the common area.

(c). Acquisition of equipment for the common area as may be determined by the association.

(d). Maintenance and repair of common area.

(e). Fire insurance, to the extent necessary, covering the full insurable replacement value of the common area with extended coverage.

(f). Liability insurance insuring the association against any and all liability to the public, to any owner, or to the invitees or tenants of any owner arising out of their occupation or use of the common area or both. The policy limits will be set by the association, and will be reviewed at least annually and increased or decreased in the discretion of the association.

(g). Workers' compensation insurance to the extent necessary to comply with applicable law, and any other insurance deemed necessary by the board of directors of the association.

(h). A standard fidelity bond covering all members of the board of directors of the association and all other employees of the association in an amount to be determined by the board of directors.

(i). Any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, insurance, taxes, or assessments which the association is required to secure or pay pursuant to the terms of this declaration or by law, or which are necessary or proper in the opinion of the board of directors of the association for the operation of the common areas, for the benefit of Unit owners, or for the enforcement of these restrictions.

Special Assessments for Capital Improvements.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments

authorized above, the association may levy in any assessment year a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, or replacement of a capital improvement on the common area, including fixtures and personal property related to it. Any assessment of this kind must be approved by a majority of each class of members.

Notice and Quorum for Action Authorized Under Sections 3 and 4.

Section 5. Notice and Quorum for Action Authorized Under Sections 3 and 4.Written notice of any meeting called for the purpose of taking any action authorized by Section 3 or 4 will be sent to all members not less than 7 nor more than 21 days in advance of the meeting.

Uniform Rate of Assessment.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Units.

Collection of Annual Assessments.

Section 7. Collection of Annual Assessments. The annual assessments begin on all Units on first day of the month following the conveyance of the common area. The first annual assessment will be adjusted according to the number of months remaining in the calendar year. The board of directors will fix the amount of the annual assessment against each Unit at least 14 days in advance of the due date and will fix the dates the amounts become due. Assessments may be made payable monthly. Notice of the annual assessments will be sent to every owner subject to them. The association will, on demand and for a reasonable charge, furnish a certificate signed by an officer of the association, setting forth whether the assessment against a specific Unit has been paid, and will, on or before February 15 of each year, cause to be recorded in the office of the Lake County clerk, a list of delinquent assessments as of that date.

Effect of Nonpayment of Assessments; Remedies of the Association.

Section 8. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within 10 days after the due date will be deemed in default and will bear interest from the due date at the rate of 15% per year. The association may bring an action at law against the owner personally obligated to pay the same, or may foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for here by nonuse of the common area or abandonment of the owner's Unit.

Subordination of Assessment Lien to Mortgages.

Section 9. Subordination of Assessment Lien to Mortgages. The assessment lien provided for here will be subordinate to the lien of any first mortgage. A sale or transfer of any Unit will not affect the assessment lien. However, the sale or transfer of any Unit pursuant to a mortgage foreclosure or any proceeding in lieu of one, will extinguish the assessment lien as to payments that become due prior to the sale or transfer. No sale or transfer will relieve the Unit from liability for any assessments becoming due afterwards or from the lien.

Article IV. Property Rights

Owner's Easements of Enjoyment.

Section 1. Owner's Easements of Enjoyment. Every owner of a Unit will have a right and easement of enjoyment in and to the common area, which right will be appurtenant to and will pass with the title to the Unit, subject to the following rights of the association:

(a). The right to charge reasonable admission and other fees for the use of any recreational facility situated within the common area;

(b). The right to suspend the right of use of recreational facilities and the voting rights of any owner for periods during which assessments against the Unit remain unpaid, and the right, after hearing by the board of directors, to suspend these rights for a period not exceeding *[number of days]* days for any infraction of the published rules and regulations of the association; and

(c). The right to dedicate or transfer all or any part of the common area to any municipality, public agency, authority, or utility for purposes and subject to conditions that may be agreed on by the members. No such dedication or transfer of this type will be effective unless an instrument executed by *[two-thirds/[other fractional share]]* of each class of members agreeing to the dedication or transfer has been recorded.

Delegation of Use.

Section 2. Delegation of Use. Subject to the limitations that may be imposed by the bylaws, each owner may delegate the right of enjoyment in and to the common areas and facilities to the members of the owner's family, and to guests, tenants, and invitees.

Easements of Encroachment.

Section 3. Easements of Encroachment. Reciprocal appurtenant easements exist as between adjacent Units and between each Unit and any portion or portions of the adjacent common area

for any encroachment due to the unwillful placement, settling, or shifting of the improvements constructed, reconstructed, or altered on it, provided the construction, reconstruction, or alteration is in accordance with the terms of this declaration. The easement exists to a distance of not more than *[number of feet]* feet as measured from any point on the common boundary between adjacent Units, and between each Unit and any adjacent portion of the common area, along a line perpendicular to the boundary at that point. No easement for encroachment will exist as to any encroachment occurring due to the willful conduct of an owner.

Other Easements.

(a). Easements for installation and maintenance of utilities and drainage facilities are shown on the recorded subdivision map. Within these easements, no structure, planting, or other material will be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may damage, interfere with, or change the direction of flow of drainage facilities in the easements. The easement area of each Unit and all of the improvements must be continuously maintained by the owner of the Unit, except for improvements for maintenance of which a public authority or utility company is responsible.

(b). No dwelling unit or other structure of any kind may be built, erected, or maintained on any easement, reservation, or right of way, and these easements, reservations, and rights of way will at all times be open and accessible to public and quasi-public utility corporations, their employees and contractors. It must also be open and accessible to declarant, its successors and assigns, all of whom have the right and privilege of doing whatever may be necessary in, on, under, and above the locations to carry out any of the purposes for which the easements, reservations, and rights of way are reserved.

Right of Entry.

Section 5. Right of Entry. The association, through its authorized employees and contractors, will have the right after reasonable notice to the owner, to enter any Unit at any reasonable hour on any day to perform maintenance that may be authorized here.

No Partition.

Section 6. No Partition. There will be no judicial partition of the common area, nor will declarant, or any owner or any other person acquiring any interest in the subdivision or any part of it, seek judicial partition of it. However, nothing contained here will be construed to prevent judicial partition of any Unit owned in co-tenancy.

Article V. Use Restrictions

The subdivision may be occupied and used only as follows:

Section 1.

Each Unit must be used as a residence for a single family and for no other purpose.

Section 2.

No business of any kind may be conducted on any residence with the exception of the business of declarant and the transferees of declarant in developing all of the Units as provided in Section 11.

Section 3.

No noxious or offensive activity may be carried on in or on any Unit with the exception of the business of declarant and the transferees of declarant in developing all of the Units as provided in Section 11.

Section 4.

No sign of any kind may be displayed to public view on a Unit or the common area without the prior written consent of the association, except customary name and address signs and lawn signs of not more than 6 square feet in size advertising a property for sale or rent.

Section 5.

Nothing may be done or kept on a Unit or on the common area that would increase the rate of insurance relating to it without the prior written consent of the association, and no owner will permit anything to be done or kept on the owner's Unit or the common area that would result in the cancellation of insurance on any residence or on any part of the common area, or which would be in violation of any law.

Section 6.

No animals, livestock, or poultry of any kind may be raised, bred, or kept on any Unit or on the common area. However, dogs, cats, and other household pets may be kept on Units subject to

rules and regulations that may be adopted by the association, so long as they are not kept, bred, or maintained for commercial purposes.

Section 7.

No rubbish, trash, garbage, or other waste material may be kept or permitted on any Unit or on the common area except in sanitary containers located in garages and concealed from public view.

Section 8.

No fence, hedge, wall, or other dividing instrumentality may be constructed or maintained on any Unit, except privacy walls between Units as constructed by declarant.

Section 9.

No trucks with signage, trailers, boats, recreational vehicles shall be stored in driveways.

Section 10.

Nothing may be altered in, constructed on, or removed from the common area except on the written consent of the association.

Section 11.

Declarant or the transferees of declarant may undertake the work of developing all Units included within the subdivision. The completion of that work, and the sale, rental, or other disposal of residential units is essential to the establishment and welfare of the subdivision as an ongoing residential community. In order that the work may be completed and the subdivision be established as a fully occupied residential community as soon as possible, nothing in this declaration will be understood or construed to:

(a). Prevent declarant, declarant's transferees, or the employees, contractors, or subcontractors of declarant or declarant's transferees from doing on any part or parts of the subdivision owned or controlled by declarant or declarant's transferees or their representatives, whatever they determine may be reasonably necessary or advisable in connection with the completion of the work;

(b). Prevent declarant, declarant's transferees, or the employees, contractors, or subcontractors of declarant or declarant's transferees from constructing and maintaining on any part or parts of the subdivision property owned or controlled by declarant, declarant's transferees, or their representatives, the structures that may be reasonably necessary for the completion of the work, the establishment of the subdivision as a residential community, and the disposition of Units by sale, lease, or otherwise;

(c). Prevent declarant, declarant's transferees, or the employees, contractors, or subcontractors of declarant or declarant's transferees from conducting on any part or parts of the subdivision property owned or controlled by declarant or declarant's transferees or their representatives, the business of completing the work, of establishing the subdivision as a residential community, and of disposing of Units by sale, lease, or otherwise; or

(d). Prevent declarant, declarant's transferees, or the employees, contractors, or subcontractors of declarant or declarant's transferees from maintaining the sign or signs on any of the Units or common areas owned or controlled by any of them as may be necessary in connection with the sale, lease, or otherwise of subdivision Units.

As used in this section, the words "its transferees" specifically exclude purchasers of Units improved with completed residences.

Article VI. Owners' Obligation To Repair

Each owner must, at the owner's sole cost and expense, repair the owner's Unit, keeping the same in a condition and appearance comparable to the condition of the residence at the time of its initial construction, excepting only normal wear and tear. If an owner is in default under this Article, the association may undertake such repairs or reconstruction as the association deems necessary and charge Owner with the expense for same. If Owner fails to reimburse the association for said expenses, the expenses shall be come a lien on Owner's Unit.

Article VII. Owners' Obligation To Rebuild

If all or any portion of a residence is damaged or destroyed by fire or other casualty, it will be the duty of the owner, with all due diligence, to rebuild, repair, or reconstruct the residence in a manner which will substantially restore it to its appearance and condition immediately prior to the casualty. Reconstruction must be undertaken within 2 months after the damage occurs, and will be completed within 6 months after the damage occurs, unless prevented by causes beyond the control of the owner or owners.

Article VIII. General Provisions

Enforcement.

Section 1. Enforcement. Declarant, the association, or any owner will have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens, and charges imposed by the provisions of this declaration now or in the future. Failure by declarant, the association, or by any owner to enforce any covenant or restriction contained here will in no event be deemed a waiver of the right to do so in the future.

Severability.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order will in no way affect any other provisions, which will remain in full force and effect.

Amendments.

Section 3. Amendments. Covenants and restrictions of this declaration may be amended by recording an instrument executed and acknowledged by not less than two-thirds of each class of members.

Subordination.

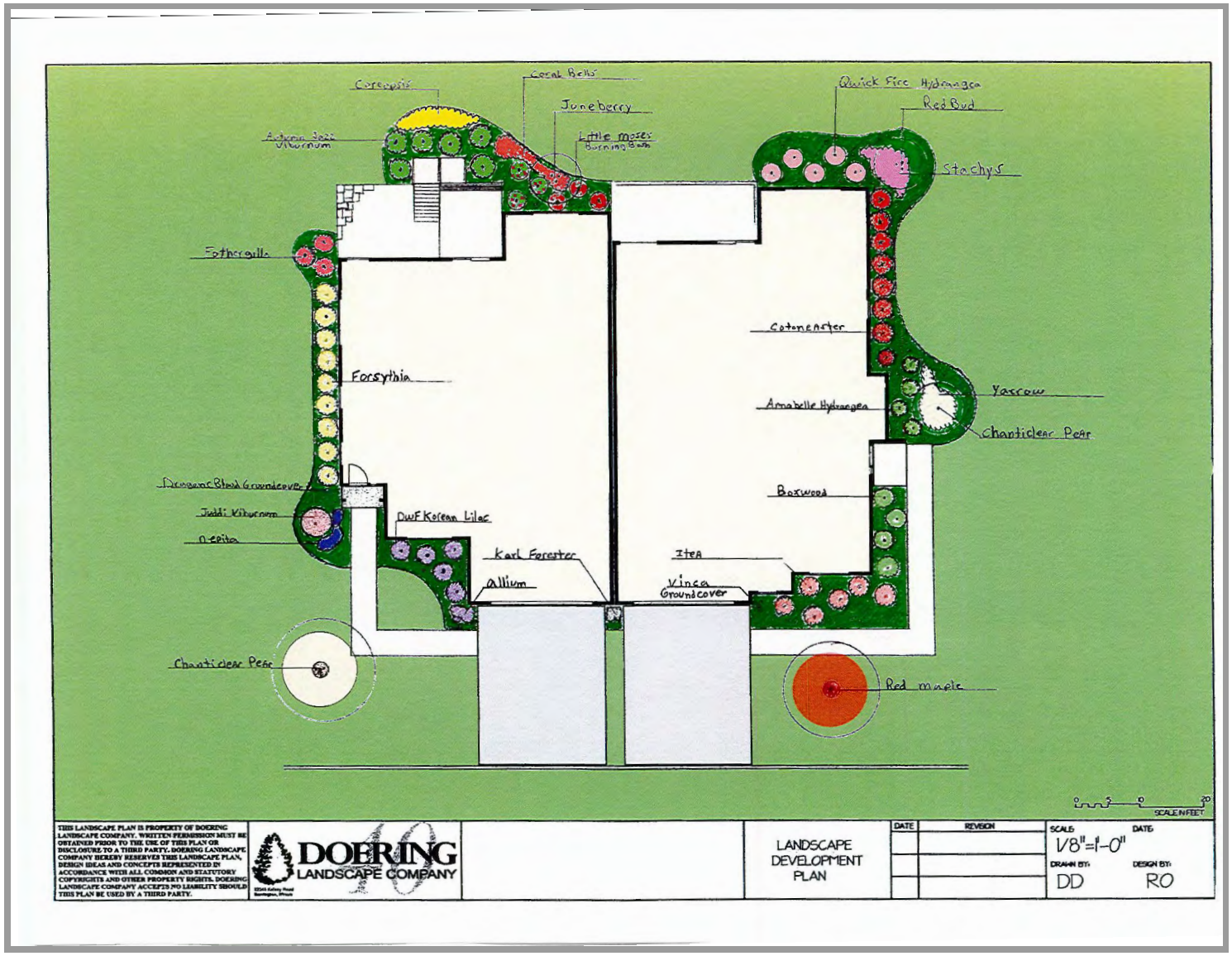
Section 4. Subordination. No breach of any of the conditions contained here or reentry by reason of a breach will defeat or render invalid the lien of any mortgage made in good faith and for value as to the subdivision or any of its Units, provided that these conditions will be binding on any owner whose title is acquired by foreclosure, trustee's sale, or otherwise.

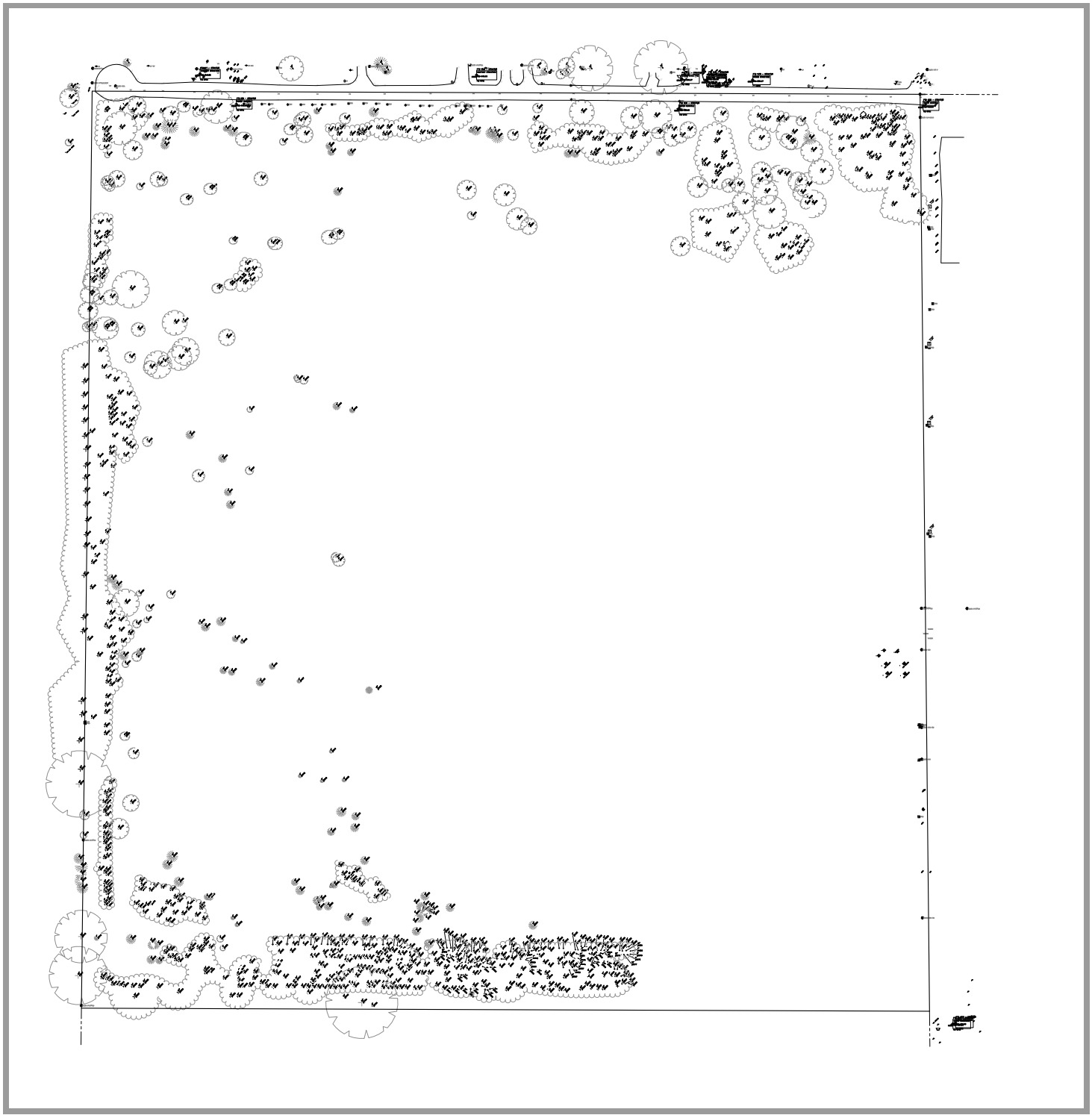
Executed at *[location of execution]* on *[date of execution]*.

_____ *[Name of declarant]*
[Acknowledgment]

LEGAL DESCRIPTION OF SURVEYED LOT OF PROPOSED HONEY LAKE SUBDIVISION:

THE NORTH 1/2 OF GOVERNMENT LOT 2 OF THE NORTHWEST 1/4 OF SECTION 19 TOWNSHIP 43 RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS.


Coreopsis
Coral Bells
Juneberry
Little moses Burning Bush
Quick Fire Hydrangea
Red Bud
Stachys
Fothergilla
Cotoneaster
Forsythia
Yarrow
Annabelle Hydrangea
Chanticlear Pear
Dwarf Korean Lilac
Boxwood
Karl Forester
Allium
Itea
Vinca Groundcover
Chanticlear Pear
Red maple
SCALE IN FEET
THIS LANDSCAPE PLAN IS PROPERTY OF DOERING LANDSCAPE COMPANY. WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO THE USE OF THIS PLAN OR DISCLOSURE TO A THIRD PARTY. DOERING LANDSCAPE COMPANY HEREBY RESERVES THIS LANDSCAPE PLAN, DESIGN IDEAS AND CONCEPTS REPRESENTED IN ACCORDANCE WITH ALL COMMON AND STATUTORY COPYRIGHTS AND OTHER PROPERTY RIGHTS. DOERING LANDSCAPE COMPANY ACCEPTS NO LIABILITY SHOULD THIS PLAN BE USED BY A THIRD PARTY.
DOERING LANDSCAPE COMPANY
LANDSCAPE DEVELOPMENT PLAN
DATE
REVISION
SCALE 1/8"=1'-0"
DATE
DRAWN BY: DD
DESIGN BY: RO



Prepared by BEI

Honey Lake
Unincorporated Lake Zurich, Lake County, Illinois

December 2018

TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5001	green ash	*Fraxinus pennsylvanica*	8	3	3	Emerald Ash Borer (EAB)
5002	European buckthorn	*Rhamnus cathartica*	6	2	2	
5003	green ash	*Fraxinus pennsylvanica*	5	3	3	
5004	apple	*Malus sp.*	4	2	3	
5005	black cherry	*Prunus serotina*	24	4	4	dying
5006	European buckthorn	Rhamnus cathartica	6	2	3	
5007	Eastern white pine	*Pinus strobus*	9	2	2	
5008	Eastern white pine	*Pinus strobus*	15	2	2	
5009	green ash	*Fraxinus pennsylvanica*	10	5	5	EAB, dead
5010	European buckthorn	*Rhamnus cathartica*	4	2	2	
5011	European buckthorn	*Rhamnus cathartica*	8	2	3	
5012	black walnut	*Juglans nigra*	5	1	1	
5013	black walnut	*Juglans nigra*	8	2	2	
5014	European buckthorn	*Rhamnus cathartica*	12	4	4	dying
5015	green ash	*Fraxinus pennsylvanica*	8	2	2	
5016	American elm	*Ulmus americana*	11	2	2	
5017	Eastern red cedar	*Juniperus virginiana*	9	2	2	
5018	Eastern white pine	*Pinus strobus*	6	5	5	dying
5019	American elm	*Ulmus americana*	5	2	3	
5020	Eastern white pine	*Pinus strobus*	12	4	4	dying
5021	Eastern white pine	*Pinus strobus*	14	5	5	dead
5022	Eastern white pine	*Pinus strobus*	5	2	3	
5023	green ash	*Fraxinus pennsylvanica*	8	4	4	EAB, dying
5024	Eastern white pine	*Pinus strobus*	13	2	3	
5025	Eastern white pine	*Pinus strobus*	10	2	3	
5026	Eastern white pine	*Pinus strobus*	12	2	3	
5027	Eastern white pine	*Pinus strobus*	12	2	3	
5028	Eastern white pine	*Pinus strobus*	12	2	3	
5029	Eastern white pine	*Pinus strobus*	6	3	3	
5030	Eastern red cedar	*Juniperus virginiana*	14	3	3	
5031	white mulberry	*Morus alba*	11	2	2	
5032	green ash	*Fraxinus pennsylvanica*	6	4	4	EAB, dying
5033	Eastern white pine	*Pinus strobus*	6	5	5	dead
5034	Eastern white pine	*Pinus strobus*	12	2	3	
5035	Eastern white pine	*Pinus strobus*	11	2	3	
5036	Eastern white pine	*Pinus strobus*	12	2	2	
5037	Eastern white pine	*Pinus strobus*	6	3	3	
5038	Eastern white pine	*Pinus strobus*	18	2	3	
5039	white mulberry	*Morus alba*	7	2	4	leaning
5040	Eastern white pine	*Pinus strobus*	13	2	2	
5041	Eastern white pine	*Pinus strobus*	21	2	2	
5042	European buckthorn	*Rhamnus cathartica*	9	2	3	
5043	American elm	*Ulmus americana*	10	2	3	
5044	Eastern white pine	*Pinus strobus*	9	5	5	dead
5045	Eastern white pine	*Pinus strobus*	10	2	3	
5046	green ash	*Fraxinus pennsylvanica*	18	5	5	EAB, dead
5047	American elm	*Ulmus americana*	5	5	5	dead
5048	green ash	*Fraxinus pennsylvanica*	20	2	4	leaning
5049	American elm	*Ulmus americana*	16	4	4	
5050	Eastern white pine	*Pinus strobus*	7	5	5	dead, downed
5051	Eastern white pine	*Pinus strobus*	14	2	2	
5052	Eastern white pine	*Pinus strobus*	6	4	4	
5053	Eastern white pine	*Pinus strobus*	15	2	2	
5054	Eastern white pine	*Pinus strobus*	13	2	2	
5055	Eastern white pine	*Pinus strobus*	18	2	2	
5056	black cherry	*Prunus serotina*	8	5	5	dead
5057	green ash	*Fraxinus pennsylvanica*	7	4	4	EAB
5058	apple	*Malus sp.*	7	2	2	
5059	Eastern red cedar	*Juniperus virginiana*	5	2	3	
5060	Eastern white pine	*Pinus strobus*	16	2	2	
5061	green ash	*Fraxinus pennsylvanica*	10	5	5	EAB, dying
5062	Eastern white pine	*Pinus strobus*	13	2	2	
5063	Eastern white pine	*Pinus strobus*	14	2	2	
5064	Eastern white pine	*Pinus strobus*	21	2	2	
5065	Eastern white pine	*Pinus strobus*	9	2	3	
5066	Austrian pine	*Pinus nigra*	13	2	2	
5067	Austrian pine	*Pinus nigra*	12	2	2	
5068	Austrian pine	*Pinus nigra*	11	2	2	

Prepared by BEI

Honey Lake
Unincorporated Lake Zurich, Lake County, Illinois

December 2018

TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5069	Eastern white pine	*Pinus strobus*	15	2	3	
5070	Eastern white pine	*Pinus strobus*	20	1	1	
5071	Eastern white pine	*Pinus strobus*	12	5	5	dying
5072	Eastern white pine	*Pinus strobus*	9	2	3	
5073	Eastern white pine	*Pinus strobus*	9	2	2	
5074	Eastern white pine	*Pinus strobus*	5	3	3	
5075	Eastern white pine	*Pinus strobus*	12	2	2	
5076	black cherry	*Prunus serotina*	18	5	5	dying
5077	Eastern white pine	*Pinus strobus*	19	2	2	
5078	Eastern white pine	*Pinus strobus*	16	2	2	
5079	Eastern white pine	*Pinus strobus*	14	2	2	
5080	Austrian pine	*Pinus nigra*	11	2	2	
5081	Austrian pine	*Pinus nigra*	10	2	2	
5082	Austrian pine	*Pinus nigra*	10	2	2	
5083	Austrian pine	*Pinus nigra*	10	2	2	
5084	black cherry	*Prunus serotina*	10	2	4	leaning
5085	black cherry	*Prunus serotina*	8	2	4	leaning
5086	Austrian pine	*Pinus nigra*	9	2	3	
5087	burr oak	*Quercus macrocarpa*	12	2	2	
5088	Austrian pine	*Pinus nigra*	4	4	4	dead
5089	Austrian pine	*Pinus nigra*	9	4	4	
5090	Eastern white pine	*Pinus strobus*	10	2	2	
5091	white mulberry	*Morus alba*	15	2	3	
5092	Eastern white pine	*Pinus strobus*	10	5	5	dead
5093	Eastern white pine	*Pinus strobus*	16	2	2	
5094	Eastern white pine	*Pinus strobus*	19	5	5	dead
5095	green ash	*Fraxinus pennsylvanica*	16	5	5	EAB, dead
5096	slippery elm	*Ulmus rubra*	24	3	3	
5097	apple	*Malus sp.*	8	2	4	
5098	unknown	n/a	9	5	5	dead
5099	silver maple	*Acer saccharinum*	12	2	4	leaning
5100	green ash	*Fraxinus pennsylvanica*	7	5	5	EAB, dead
5101	green ash	*Fraxinus pennsylvanica*	7	2	3	
5102	black walnut	*Juglans nigra*	12	2	2	
5103	Eastern red cedar	*Juniperus virginiana*	5	2	3	
5104	Eastern red cedar	*Juniperus virginiana*	7	2	2	
5105	black walnut	*Juglans nigra*	8	2	3	
5106	green ash	*Fraxinus pennsylvanica*	14	4	3	EAB
5107	white mulberry	*Morus alba*	12	3	3	
5108	black walnut	*Juglans nigra*	13	2	2	
5109	European buckthorn	*Rhamnus cathartica*	8	2	3	leaning
5110	white mulberry	*Morus alba*	11	2	3	
5111	European buckthorn	*Rhamnus cathartica*	6	2	3	
5112	white mulberry	*Morus alba*	15	2	3	
5113	honey locust	*Gleditsia triacanthos*	14	1	1	
5114	white mulberry	*Morus alba*	5	2	2	
5115	Austrian pine	*Pinus nigra*	12	1	1	
5116	green ash	*Fraxinus pennsylvanica*	5	2	2	
5117	Eastern white pine	*Pinus strobus*	15	5	5	dead
5118	Eastern white pine	*Pinus strobus*	20	2	2	
5119	Eastern white pine	*Pinus strobus*	20	2	2	
5120	unknown	n/a	11	5	5	dead
5121	unknown	n/a	12	5	5	dead
5122	unknown	n/a	8	5	5	dead
5123	black cherry	*Prunus serotina*	10	3	3	
5124	green ash	*Fraxinus pennsylvanica*	10	5	5	EAB
5125	green ash	*Fraxinus pennsylvanica*	24	5	5	EAB
5126	black walnut	*Juglans nigra*	14	2	2	
5127	Eastern red cedar	*Juniperus virginiana*	6	2	2	
5128	green ash	*Fraxinus pennsylvanica*	8	3	3	
5129	black cherry	*Prunus serotina*	8	3	3	
5130	green ash	*Fraxinus pennsylvanica*	8	3	2	
5131	green ash	*Fraxinus pennsylvanica*	11	3	2	
5132	black walnut	*Juglans nigra*	5	1	2	
5133	white mulberry	*Morus alba*	27	2	3	
5134	unknown	n/a	11	5	5	dead, downed
5135	green ash	*Fraxinus pennsylvanica*	7	2	3	
5136	green ash	*Fraxinus pennsylvanica*	6	2	3	

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TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5137	Eastern red cedar	*Juniperus virginiana*	9	2	2	
5138	green ash	*Fraxinus pennsylvanica*	4	2	2	
5139	green ash	*Fraxinus pennsylvanica*	8	3	3	
5140	green ash	*Fraxinus pennsylvanica*	7	3	3	
5141	green ash	*Fraxinus pennsylvanica*	9	3	3	
5142	green ash	*Fraxinus pennsylvanica*	8	3	3	
5143	green ash	*Fraxinus pennsylvanica*	10	3	3	
5144	green ash	*Fraxinus pennsylvanica*	5	3	3	
5145	green ash	*Fraxinus pennsylvanica*	12	3	2	
5146	green ash	*Fraxinus pennsylvanica*	4	4	4	EAB, dying
5147	Eastern red cedar	*Juniperus virginiana*	6	2	2	
5148	green ash	*Fraxinus pennsylvanica*	7	2	3	
5149	green ash	*Fraxinus pennsylvanica*	8	2	2	
5150	green ash	*Fraxinus pennsylvanica*	5	3	3	
5151	green ash	*Fraxinus pennsylvanica*	4	3	3	
5152	green ash	*Fraxinus pennsylvanica*	6	2	2	
5153	black walnut	*Juglans nigra*	13	2	2	
5154	green ash	*Fraxinus pennsylvanica*	10	5	5	dead
5155	black walnut	*Juglans nigra*	8	2	4	leaning
5156	green ash	*Fraxinus pennsylvanica*	8	3	3	
5157	green ash	*Fraxinus pennsylvanica*	7	3	3	EAB
5158	green ash	*Fraxinus pennsylvanica*	6	3	3	EAB
5159	green ash	*Fraxinus pennsylvanica*	6	4	3	EAB
5160	green ash	*Fraxinus pennsylvanica*	5	3	3	
5161	green ash	*Fraxinus pennsylvanica*	4	4	3	EAB
5162	green ash	*Fraxinus pennsylvanica*	7	3	3	EAB
5163	green ash	*Fraxinus pennsylvanica*	5	3	3	EAB
5164	apple	*Malus sp.*	7	2	2	
5165	green ash	*Fraxinus pennsylvanica*	7	2	3	
5166	green ash	*Fraxinus pennsylvanica*	7	3	3	EAB
5167	Eastern red cedar	*Juniperus virginiana*	8	2	2	
5168	green ash	*Fraxinus pennsylvanica*	6	3	3	EAB
5169	green ash	*Fraxinus pennsylvanica*	7	3	3	EAB
5170	green ash	*Fraxinus pennsylvanica*	8	4	4	EAB
5171	green ash	*Fraxinus pennsylvanica*	6	4	4	EAB
5172	green ash	*Fraxinus pennsylvanica*	13	4	4	EAB
5173	green ash	*Fraxinus pennsylvanica*	7	4	4	EAB
5174	green ash	*Fraxinus pennsylvanica*	8	4	4	EAB
5175	white mulberry	*Morus alba*	12	2	3	
5176	white mulberry	*Morus alba*	12	4	4	
5177	green ash	*Fraxinus pennsylvanica*	6	4	4	EAB
5178	black walnut	*Juglans nigra*	7	2	3	
5179	black walnut	*Juglans nigra*	8	2	3	
5180	black cherry	*Prunus serotina*	16	3	3	
5181	black cherry	*Prunus serotina*	8	2	2	
5182	black walnut	*Juglans nigra*	9	2	2	
5183	black walnut	*Juglans nigra*	6	2	2	
5184	black walnut	*Juglans nigra*	5	2	2	
5185	black walnut	*Juglans nigra*	5	2	2	
5186	black walnut	*Juglans nigra*	12	2	2	
5187	black walnut	*Juglans nigra*	6	2	2	
5188	black walnut	*Juglans nigra*	6	2	2	
5189	black walnut	*Juglans nigra*	8	2	2	
5190	black walnut	*Juglans nigra*	8	2	2	
5191	black walnut	*Juglans nigra*	6	2	2	
5192	black walnut	*Juglans nigra*	8	2	2	
5193	black walnut	*Juglans nigra*	6	2	2	
5194	black walnut	*Juglans nigra*	4	2	2	
5195	black walnut	*Juglans nigra*	8	2	2	
5196	black walnut	*Juglans nigra*	7	2	2	
5197	black walnut	*Juglans nigra*	18	1	1	
5198	Eastern red cedar	*Juniperus virginiana*	4	1	2	
5199	black cherry	*Prunus serotina*	10	4	4	
5200	black walnut	*Juglans nigra*	12	2	2	
5201	American elm	*Ulmus americana*	16	1	2	
5202	black cherry	*Prunus serotina*	16	3	3	
5203	black cherry	*Prunus serotina*	12	2	2	
5204	American elm	*Ulmus americana*	14	2	2	

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TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5205	black walnut	*Juglans nigra*	6	2	4	topped
5206	Austrian pine	*Pinus nigra*	10	3	3	
5207	Austrian pine	*Pinus nigra*	10	3	3	
5208	Eastern red cedar	*Juniperus virginiana*	12	1	1	
5209	Austrian pine	*Pinus nigra*	10	3	3	
5210	green ash	*Fraxinus pennsylvanica*	10	5	5	dead, downed
5211	black walnut	*Juglans nigra*	10	2	2	
5212	black walnut	*Juglans nigra*	8	2	2	
5213	box elder	*Acer negundo*	10	3	4	leaning
5214	box elder	*Acer negundo*	12	3	3	
5215	box elder	*Acer negundo*	6	3	4	leaning
5216	box elder	*Acer negundo*	6	5	5	dying
5217	box elder	*Acer negundo*	12	3	3	
5218	box elder	*Acer negundo*	6	3	3	
5219	box elder	*Acer negundo*	12	3	4	leaning
5220	box elder	*Acer negundo*	14	3	4	leaning
5221	box elder	*Acer negundo*	7	3	4	leaning
5222	box elder	*Acer negundo*	6	5	5	dead
5223	black walnut	*Juglans nigra*	7	1	2	
5224	Eastern white pine	*Pinus strobus*	24	2	2	
5225	European buckthorn	*Rhamnus cathartica*	8	3	3	
5226	unknown	n/a	10	5	5	dead
5227	box elder	*Acer negundo*	14	3	3	
5228	box elder	*Acer negundo*	12	4	4	
5229	box elder	*Acer negundo*	7	4	4	
5230	box elder	*Acer negundo*	20	3	4	leaning
5231	box elder	*Acer negundo*	8	3	4	leaning
5232	box elder	*Acer negundo*	24	3	3	
5233	unknown	n/a	18	5	5	dead
5234	green ash	*Fraxinus pennsylvanica*	10	5	5	EAB, dying
5235	box elder	*Acer negundo*	10	3	4	leaning
5236	box elder	*Acer negundo*	10	3	4	leanimg
5237	box elder	*Acer negundo*	10	3	3	
5238	box elder	*Acer negundo*	12	3	4	leaning
5239	box elder	*Acer negundo*	10	3	3	
5240	green ash	*Fraxinus pennsylvanica*	16	5	5	EAB, dead
5241	Eastern white pine	*Pinus strobus*	18	1	1	
5242	box elder	*Acer negundo*	18	3	4	leaning
5243	green ash	*Fraxinus pennsylvanica*	11	4	4	EAB, dying
5244	Eastern white pine	*Pinus strobus*	14	3	3	
5245	green ash	*Fraxinus pennsylvanica*	12	4	4	EAB, dying
5246	green ash	*Fraxinus pennsylvanica*	12	3	3	
5247	green ash	*Fraxinus pennsylvanica*	18	4	4	EAB, dying
5248	green ash	*Fraxinus pennsylvanica*	12	4	4	EAB, dying
5249	green ash	*Fraxinus pennsylvanica*	10	4	4	EAB, dying
5250	green ash	*Fraxinus pennsylvanica*	10	4	4	EAB, dying
5251	green ash	*Fraxinus pennsylvanica*	12	4	4	EAB, dying
5252	green ash	*Fraxinus pennsylvanica*	12	4	4	EAB, dying
5253	green ash	*Fraxinus pennsylvanica*	12	4	4	EAB, dying
5254	green ash	*Fraxinus pennsylvanica*	8	4	4	EAB, dying
5255	green ash	*Fraxinus pennsylvanica*	18	5	5	EAB, dead
5256	green ash	*Fraxinus pennsylvanica*	10	5	5	EAB, dying
5257	black cherry	*Prunus serotina*	10	4	4	dying
5258	green ash	*Fraxinus pennsylvanica*	12	5	5	EAB, dead
5259	green ash	*Fraxinus pennsylvanica*	20	4	4	EAB, dying
5260	green ash	*Fraxinus pennsylvanica*	6	5	5	EAB, dying
5261	green ash	*Fraxinus pennsylvanica*	20	3	3	
5262	box elder	*Acer negundo*	20	3	4	leaning
5263	box elder	*Acer negundo*	18	3	4	leaning
5264	green ash	*Fraxinus pennsylvanica*	18	5	5	EAB, dead
5265	green ash	*Fraxinus pennsylvanica*	12	5	5	EAB, dead
5266	green ash	*Fraxinus pennsylvanica*	14	5	5	EAB, dead
5267	box elder	*Acer negundo*	18	4	4	
5268	green ash	*Fraxinus pennsylvanica*	14	4	4	EAB, dying
5269	green ash	*Fraxinus pennsylvanica*	12	4	4	EAB, dying
5270	green ash	*Fraxinus pennsylvanica*	6	5	5	dead
5271	green ash	*Fraxinus pennsylvanica*	12	5	5	EAB, dying
5272	green ash	*Fraxinus pennsylvanica*	7	5	5	EAB, dead

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TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5273	green ash	*Fraxinus pennsylvanica*	12	5	5	EAB, dying
5274	green ash	*Fraxinus pennsylvanica*	6	5	5	EAB, dead
5275	green ash	*Fraxinus pennsylvanica*	9	5	5	EAB, dead
5276	green ash	*Fraxinus pennsylvanica*	14	5	5	EAB, dead
5277	green ash	*Fraxinus pennsylvanica*	4	5	5	EAB, dead
5278	green ash	*Fraxinus pennsylvanica*	7	5	5	EAB, dead
5279	green ash	*Fraxinus pennsylvanica*	4	5	5	EAB, dead
5280	green ash	*Fraxinus pennsylvanica*	12	5	5	EAB, dead
5281	green ash	*Fraxinus pennsylvanica*	12	4	4	EAB, dying
5282	green ash	*Fraxinus pennsylvanica*	14	4	4	EAB, dying
5283	green ash	*Fraxinus pennsylvanica*	12	5	5	EAB, dead
5284	green ash	*Fraxinus pennsylvanica*	10	5	5	EAB, dead
5285	green ash	*Fraxinus pennsylvanica*	8	5	5	EAB, dead
5286	green ash	*Fraxinus pennsylvanica*	8	5	5	EAB, dead
5287	green ash	*Fraxinus pennsylvanica*	7	5	5	EAB, dead
5288	green ash	*Fraxinus pennsylvanica*	10	5	5	EAB, dying
5289	green ash	*Fraxinus pennsylvanica*	12	5	5	EAB, dying
5290	green ash	*Fraxinus pennsylvanica*	6	5	5	EAB, dying
5291	green ash	*Fraxinus pennsylvanica*	5	4	4	EAB, dying
5292	green ash	*Fraxinus pennsylvanica*	13	4	4	EAB, dying
5293	green ash	*Fraxinus pennsylvanica*	14	5	5	EAB, dying
5294	green ash	*Fraxinus pennsylvanica*	6	5	5	EAB, dead
5295	green ash	*Fraxinus pennsylvanica*	15	5	5	EAB, dead
5296	green ash	*Fraxinus pennsylvanica*	13	4	4	EAB, dying
5297	green ash	*Fraxinus pennsylvanica*	8	5	5	EAB, dead
5298	green ash	*Fraxinus pennsylvanica*	9	4	4	EAB, dying
5299	green ash	*Fraxinus pennsylvanica*	6	5	5	EAB, dead
5300	green ash	*Fraxinus pennsylvanica*	10	5	5	EAB, dead
5301	green ash	*Fraxinus pennsylvanica*	8	5	5	EAB, dead
5302	green ash	*Fraxinus pennsylvanica*	13	5	5	EAB, dying
5303	green ash	*Fraxinus pennsylvanica*	15	5	5	EAB, dying
5304	white oak	*Quercus alba*	9	3	3	
5305	box elder	*Acer negundo*	8	3	3	
5306	swamp white oak	*Quercus bicolor*	12	3	3	
5307	green ash	*Fraxinus pennsylvanica*	12	5	5	EAB, dying
5308	green ash	*Fraxinus pennsylvanica*	12	5	5	EAB, dying
5309	green ash	*Fraxinus pennsylvanica*	9	5	5	EAB, dying
5310	green ash	*Fraxinus pennsylvanica*	10	3	4	leaning
5311	European buckthorn	*Rhamnus cathartica*	10	2	4	leaning
5312	apple	*Malus sp.*	20	2	3	
5313	apple	*Malus sp.*	16	2	3	
5314	apple	*Malus sp.*	8	5	5	dead
5315	box elder	*Acer negundo*	20	3	4	leaning
5316	box elder	*Acer negundo*	12	3	4	leaning
5317	box elder	*Acer negundo*	5	4	4	dying
5318	box elder	*Acer negundo*	8	3	4	leaning
5319	box elder	*Acer negundo*	16	3	3	
5320	box elder	*Acer negundo*	9	3	3	
5321	box elder	*Acer negundo*	8	4	3	
5322	box elder	*Acer negundo*	20	3	3	
5323	box elder	*Acer negundo*	20	3	3	
5324	box elder	*Acer negundo*	7	3	3	
5325	box elder	*Acer negundo*	7	5	5	dead
5326	box elder	*Acer negundo*	9	4	4	
5327	box elder	*Acer negundo*	10	4	5	topped
5328	box elder	*Acer negundo*	20	5	5	dying
5329	box elder	*Acer negundo*	14	4	4	dying
5330	box elder	*Acer negundo*	10	3	3	
5331	box elder	*Acer negundo*	7	4	4	
5332	box elder	*Acer negundo*	17	3	4	leaning
5333	box elder	*Acer negundo*	24	3	3	
5334	box elder	*Acer negundo*	11	3	4	leaning
5335	box elder	*Acer negundo*	11	4	4	
5336	box elder	*Acer negundo*	11	4	4	
5337	box elder	*Acer negundo*	5	5	5	dying
5338	box elder	*Acer negundo*	14	3	4	leaning
5339	box elder	*Acer negundo*	14	4	4	
5340	box elder	*Acer negundo*	12	3	3	

TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5341	box elder	*Acer negundo*	24	5	5	topped, dying
5342	box elder	*Acer negundo*	14	3	3	
5343	box elder	*Acer negundo*	16	3	4	leaning
5344	box elder	*Acer negundo*	12	3	4	leaning
5345	box elder	*Acer negundo*	16	3	3	
5346	box elder	*Acer negundo*	8	3	4	leaning
5347	box elder	*Acer negundo*	15	3	3	
5348	box elder	*Acer negundo*	7	5	5	dead
5349	American elm	*Ulmus americana*	18	2	3	
5350	silver maple	*Acer saccharinum*	16	2	3	
5351	unknown	n/a	7	5	5	dead
5352	green ash	*Fraxinus pennsylvanica*	18	2	2	
5353	box elder	*Acer negundo*	10	4	4	dying
5354	box elder	*Acer negundo*	18	3	4	
5355	box elder	*Acer negundo*	24	2	3	
5356	white oak	*Quercus alba*	16	1	1	
5357	box elder	*Acer negundo*	6	3	4	leaning
5358	apple	*Malus sp.*	9	2	2	
5359	green ash	*Fraxinus pennsylvanica*	9	4	4	EAB, dying
5360	box elder	*Acer negundo*	10	2	4	leaning
5361	green ash	*Fraxinus pennsylvanica*	12	3	4	leaning
5362	Siberian elm	*Ulmus pumila*	11	1	2	
5363	green ash	*Fraxinus pennsylvanica*	16	3	2	
5364	green ash	*Fraxinus pennsylvanica*	14	3	4	leaning
5365	Scotch pine	*Pinus sylvestris*	10	3	3	
5366	Scotch pine	*Pinus sylvestris*	12	3	3	
5367	Scotch pine	*Pinus sylvestris*	10	5	5	dead
5368	Scotch pine	*Pinus sylvestris*	22	3	3	
5369	Scotch pine	*Pinus sylvestris*	7	3	3	
5370	Scotch pine	*Pinus sylvestris*	12	3	3	
5371	Scotch pine	*Pinus sylvestris*	11	3	3	
5372	Scotch pine	*Pinus sylvestris*	18	3	3	
5373	Scotch pine	*Pinus sylvestris*	10	3	3	
5374	Scotch pine	*Pinus sylvestris*	9	5	5	dead
5375	Scotch pine	*Pinus sylvestris*	12	3	3	
5376	Scotch pine	*Pinus sylvestris*	10	3	3	
5377	Scotch pine	*Pinus sylvestris*	10	3	3	
5378	Scotch pine	*Pinus sylvestris*	9	3	3	
5379	Scotch pine	*Pinus sylvestris*	8	3	3	
5380	Scotch pine	*Pinus sylvestris*	7	3	3	
5381	Scotch pine	*Pinus sylvestris*	10	3	3	
5382	Scotch pine	*Pinus sylvestris*	10	3	3	
5383	Scotch pine	*Pinus sylvestris*	10	3	3	
5384	Scotch pine	*Pinus sylvestris*	10	3	3	
5385	Scotch pine	*Pinus sylvestris*	8	3	3	
5386	Scotch pine	*Pinus sylvestris*	7	3	3	
5387	Scotch pine	*Pinus sylvestris*	10	3	3	
5388	Scotch pine	*Pinus sylvestris*	10	3	3	
5389	Scotch pine	*Pinus sylvestris*	10	3	3	
5390	Scotch pine	*Pinus sylvestris*	6	3	3	
5391	Scotch pine	*Pinus sylvestris*	7	3	3	
5392	Scotch pine	*Pinus sylvestris*	10	3	3	
5393	Scotch pine	*Pinus sylvestris*	10	3	3	
5394	Scotch pine	*Pinus sylvestris*	9	3	3	
5395	Scotch pine	*Pinus sylvestris*	12	3	3	
5396	Scotch pine	*Pinus sylvestris*	10	3	3	
5397	Scotch pine	*Pinus sylvestris*	8	3	3	
5398	Scotch pine	*Pinus sylvestris*	5	3	3	
5399	Scotch pine	*Pinus sylvestris*	7	3	3	
5400	Scotch pine	*Pinus sylvestris*	9	3	3	
5401	black walnut	*Juglans nigra*	4	1	2	
5402	black walnut	*Juglans nigra*	6	1	1	
5403	black walnut	*Juglans nigra*	4	1	1	
5404	black walnut	*Juglans nigra*	5	1	2	
5405	Eastern red cedar	*Juniperus virginiana*	11	1	1	
5406	Eastern red cedar	*Juniperus virginiana*	8	1	1	
5407	black walnut	*Juglans nigra*	6	2	2	
5408	Eastern red cedar	*Juniperus virginiana*	12	1	1	

TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5409	apple	*Malus sp.*	9	2	2	
5410	Eastern red cedar	*Juniperus virginiana*	12	2	3	
5411	Eastern red cedar	*Juniperus virginiana*	11	1	1	
5412	Eastern red cedar	*Juniperus virginiana*	12	1	1	
5413	Northern catalpa	*Catalpa speciosa*	7	2	2	
5414	black walnut	*Juglans nigra*	9	2	2	
5415	weeping willow	*Salix babylonica*	33	4	4	split trunk
5416	black walnut	*Juglans nigra*	6	3	3	
5417	black walnut	*Juglans nigra*	10	3	3	
5418	weeping willow	*Salix babylonica*	32	4	4	
5419	sugar maple	*Acer saccharum*	6	2	3	
5420	weeping willow	*Salix babylonica*	24	5	5	dying
5421	black walnut	*Juglans nigra*	7	3	3	
5422	black walnut	*Juglans nigra*	11	3	3	
5423	Eastern white pine	*Pinus strobus*	13	3	3	
5424	Eastern red cedar	*Juniperus virginiana*	15	2	2	
5425	green ash	*Fraxinus pennsylvanica*	20	5	5	dead
5426	black walnut	*Juglans nigra*	4	2	2	
5427	black walnut	*Juglans nigra*	6	1	2	
5428	Scotch pine	*Pinus sylvestris*	13	1	1	
5429	Eastern red cedar	*Juniperus virginiana*	12	2	2	
5430	Scotch pine	*Pinus sylvestris*	5	1	4	leaning
5431	Eastern red cedar	*Juniperus virginiana*	9	2	2	
5432	Scotch pine	*Pinus sylvestris*	5	1	2	
5433	Eastern red cedar	*Juniperus virginiana*	10	2	2	
5434	Eastern red cedar	*Juniperus virginiana*	10	2	2	
5435	Eastern red cedar	*Juniperus virginiana*	12	2	2	
5436	Eastern red cedar	*Juniperus virginiana*	9	2	2	
5437	Scotch pine	*Pinus sylvestris*	6	1	1	
5438	Eastern red cedar	*Juniperus virginiana*	10	2	2	
5439	choke cherry	*Prunus virginiana*	4	3	3	
5440	weeping willow	*Salix babylonica*	36	5	5	dying
5441	weeping willow	*Salix babylonica*	36	5	5	dying
5442	weeping willow	*Salix babylonica*	36	5	5	dying
5443	weeping willow	*Salix babylonica*	36	5	5	dying
5444	black walnut	*Juglans nigra*	7	2	2	
5445	green ash	*Fraxinus pennsylvanica*	6	3	3	
5446	black walnut	*Juglans nigra*	6	2	3	
5447	Eastern white pine	*Pinus strobus*	9	3	3	
5448	green ash	*Fraxinus pennsylvanica*	8	5	5	EAB, dead
5449	green ash	*Fraxinus pennsylvanica*	8	4	4	EAB
5450	green ash	*Fraxinus pennsylvanica*	8	4	4	EAB
5451	apple	*Malus sp.*	11	2	3	
5452	Eastern white pine	*Pinus strobus*	8	4	4	dying
5453	Eastern white pine	*Pinus strobus*	10	4	4	dying
5454	Eastern white pine	*Pinus strobus*	12	4	4	dying
5455	weeping willow	*Salix babylonica*	40	4	4	
5456	weeping willow	*Salix babylonica*	37	5	5	dying
5457	black walnut	*Juglans nigra*	8	3	3	
5458	black walnut	*Juglans nigra*	7	1	1	
5459	green ash	*Fraxinus pennsylvanica*	8	4	4	EAB
5460	green ash	*Fraxinus pennsylvanica*	7	2	4	EAB
5461	green ash	*Fraxinus pennsylvanica*	9	4	4	EAB
5462	green ash	*Fraxinus pennsylvanica*	6	4	4	EAB
5463	Eastern white pine	*Pinus strobus*	8	5	5	dying
5464	Eastern white pine	*Pinus strobus*	9	5	5	dying
5465	Eastern white pine	*Pinus strobus*	7	5	5	dying
5466	Eastern white pine	*Pinus strobus*	13	5	5	dying
5467	Eastern white pine	*Pinus strobus*	9	5	5	dying
5468	Eastern white pine	*Pinus strobus*	9	5	5	dying
5469	Eastern white pine	*Pinus strobus*	10	5	5	dying
5470	Eastern white pine	*Pinus strobus*	8	5	5	dead
5471	Eastern white pine	*Pinus strobus*	11	5	5	dead
5472	Eastern white pine	*Pinus strobus*	8	5	5	dead
5473	weeping willow	*Salix babylonica*	36	4	4	
5474	weeping willow	*Salix babylonica*	30	4	4	
5475	weeping willow	*Salix babylonica*	36	4	4	
5476	weeping willow	*Salix babylonica*	34	4	4	

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TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5477	black cherry	*Prunus serotina*	8	2	2	
5478	Eastern white pine	*Pinus strobus*	7	5	5	dead
5479	black walnut	*Juglans nigra*	18	2	2	
5480	black walnut	*Juglans nigra*	19	3	3	
5481	green ash	*Fraxinus pennsylvanica*	6	5	5	dead, downed
5482	green ash	*Fraxinus pennsylvanica*	8	5	5	EAB, dead
5483	weeping willow	*Salix babylonica*	36	4	4	
5484	black cherry	*Prunus serotina*	16	3	3	
5485	European buckthorn	*Rhamnus cathartica*	8	3	3	
5486	green ash	*Fraxinus pennsylvanica*	10	5	5	EAB, dying
5487	black walnut	*Fraxinus pennsylvanica*	20	2	2	
5488	green ash	*Fraxinus pennsylvanica*	8	5	5	EAB, dying
5489	black walnut	*Juglans nigra*	18	2	2	
5490	black walnut	*Juglans nigra*	20	2	2	
5491	weeping willow	*Salix babylonica*	36	4	4	
5492	black walnut	*Juglans nigra*	12	2	3	
5493	weeping willow	*Salix babylonica*	36	4	4	
5494	weeping willow	*Salix babylonica*	34	5	5	topped
5495	black walnut	*Juglans nigra*	11	2	2	
5496	Eastern white pine	*Pinus strobus*	21	3	3	
5497	Eastern white pine	*Pinus strobus*	18	2	2	
5498	Eastern white pine	*Pinus strobus*	11	4	4	
5499	Eastern white pine	*Pinus strobus*	6	4	4	
5500	green ash	*Fraxinus pennsylvanica*	20	4	4	EAB
5501	Eastern white pine	*Pinus strobus*	6	3	3	
5502	green ash	*Fraxinus pennsylvanica*	5	5	5	EAB, dead
5503	apple	*Malus sp.*	5	3	4	leaning
5504	green ash	*Fraxinus pennsylvanica*	6	3	3	EAB
5505	black walnut	*Juglans nigra*	5	2	2	
5506	apple	*Malus sp.*	4	2	2	
5507	Eastern red cedar	*Juniperus virginiana*	7	3	3	
5508	Eastern red cedar	*Juniperus virginiana*	10	4	4	dying
5509	apple	*Malus sp.*	9	2	2	
5510	Eastern white pine	*Pinus strobus*	10	4	4	
5511	Eastern white pine	*Pinus strobus*	13	4	4	
5512	Eastern white pine	*Pinus strobus*	12	5	5	dead
5513	Eastern red cedar	*Juniperus virginiana*	6	3	3	
5514	Eastern white pine	*Pinus strobus*	12	5	5	dead
5515	black walnut	*Juglans nigra*	18	1	1	
5516	Eastern white pine	*Pinus strobus*	11	5	5	dead
5517	Eastern white pine	*Pinus strobus*	12	5	5	dead
5518	Eastern white pine	*Pinus strobus*	12	5	5	dying
5519	Eastern white pine	*Pinus strobus*	12	4	4	
5520	Eastern white pine	*Pinus strobus*	12	5	5	dead
5521	Eastern white pine	*Pinus strobus*	14	3	3	
5522	green ash	*Fraxinus pennsylvanica*	6	4	4	dying
5523	green ash	*Fraxinus pennsylvanica*	7	4	4	dying
5524	green ash	*Fraxinus pennsylvanica*	5	5	5	EAB, dying
5525	Eastern red cedar	*Juniperus virginiana*	13	3	3	
5526	green ash	*Fraxinus pennsylvanica*	7	4	4	EAB, dying
5527	Eastern red cedar	*Juniperus virginiana*	10	2	3	
5528	Eastern white pine	*Pinus strobus*	12	3	3	
5529	Eastern white pine	*Pinus strobus*	15	4	4	
5530	Eastern white pine	*Pinus strobus*	14	4	4	
5531	weeping willow	*Salix babylonica*	48	4	4	
5532	weeping willow	*Salix babylonica*	36	4	4	
5533	black walnut	*Juglans nigra*	4	2	3	
5534	Eastern white pine	*Pinus strobus*	12	3	3	
5535	Eastern white pine	*Pinus strobus*	13	3	3	
5536	apple	*Malus sp.*	6	3	3	
5537	green ash	*Fraxinus pennsylvanica*	8	5	5	EAB, dead
5538	Scotch pine	*Pinus sylvestris*	6	1	1	
5539	Scotch pine	*Pinus sylvestris*	14	1	2	
5540	Scotch pine	*Pinus sylvestris*	5	1	1	
5541	Eastern red cedar	*Juniperus virginiana*	5	3	3	
5542	Scotch pine	*Pinus sylvestris*	5	1	1	
5543	Eastern red cedar	*Juniperus virginiana*	10	2	2	
5544	Scotch pine	*Pinus sylvestris*	13	2	2	

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TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5545	Scotch pine	*Pinus sylvestris*	12	2	2	
5546	Scotch pine	*Pinus sylvestris*	6	3	3	
5547	Scotch pine	*Pinus sylvestris*	6	3	3	
5548	Scotch pine	*Pinus sylvestris*	10	2	2	
5549	Scotch pine	*Pinus sylvestris*	9	5	5	dead
5550	Eastern red cedar	*Juniperus virginiana*	12	2	2	
5551	Scotch pine	*Pinus sylvestris*	4	5	5	dead
5552	Eastern red cedar	*Juniperus virginiana*	10	2	2	
5553	Scotch pine	*Pinus sylvestris*	12	5	5	dying
5554	Scotch pine	*Pinus sylvestris*	12	1	2	
5555	Eastern red cedar	*Juniperus virginiana*	11	2	2	
5556	Eastern red cedar	*Juniperus virginiana*	12	2	2	
5557	Eastern white pine	*Pinus strobus*	11	3	3	
5558	unknown	n/a	16	5	5	dead, maybe cut for trench
5559	Eastern white pine	*Pinus strobus*	24	3	3	
5560	Eastern white pine	*Pinus strobus*	10	3	3	
5561	Eastern white pine	*Pinus strobus*	21	2	2	
5562	unknown	n/a	13	5	5	dead, topped
5563	Scotch pine	*Pinus sylvestris*	10	3	3	
5564	Eastern white pine	*Pinus strobus*	13	5	5	dead
5565	Eastern white pine	*Pinus strobus*	6	5	5	dead
5566	Scotch pine	*Pinus sylvestris*	14	3	3	
5567	Scotch pine	*Pinus sylvestris*	11	3	3	
5568	Scotch pine	*Pinus sylvestris*	12	3	3	
5569	Scotch pine	*Pinus sylvestris*	13	3	3	
5570	Scotch pine	*Pinus sylvestris*	12	5	5	dead
5571	Eastern white pine	*Pinus strobus*	28	2	2	
5572	Eastern white pine	*Pinus strobus*	12	2	2	
5573	Eastern white pine	*Pinus strobus*	12	2	2	
5574	unknown	n/a	15	5	5	dead, downed
5575	Eastern white pine	*Pinus strobus*	15	5	5	dead
5576	Scotch pine	*Pinus sylvestris*	12	5	5	dead
5577	Austrian pine	*Pinus nigra*	13	5	5	dead
5578	black walnut	*Juglans nigra*	11	2	3	
5579	Scotch pine	*Pinus sylvestris*	14	3	3	
5580	box elder	*Acer negundo*	12	3	4	leaning
5581	box elder	*Acer negundo*	8	3	4	leaning
5582	Scotch pine	*Pinus sylvestris*	10	3	3	
5583	box elder	*Acer negundo*	12	3	4	leaning
5584	box elder	*Acer negundo*	16	3	4	leaning
5585	Scotch pine	*Pinus sylvestris*	10	3	3	
5586	Scotch pine	*Pinus sylvestris*	10	3	3	
5587	box elder	*Acer negundo*	17	3	3	
5588	box elder	*Acer negundo*	14	3	3	
5589	box elder	*Acer negundo*	9	3	3	
5590	box elder	*Acer negundo*	9	3	3	
5591	box elder	*Acer negundo*	15	3	3	
5592	box elder	*Acer negundo*	24	3	3	
5593	Austrian pine	*Pinus nigra*	10	5	5	dead
5594	Austrian pine	*Pinus nigra*	12	3	3	
5595	Austrian pine	*Pinus nigra*	11	3	3	
5596	Austrian pine	*Pinus nigra*	11	3	3	
5597	box elder	*Acer negundo*	12	2	4	leaning
5598	box elder	*Acer negundo*	10	2	4	leaning
5599	green ash	*Fraxinus pennsylvanica*	5	3	3	EAB
5600	black walnut	*Juglans nigra*	4	2	2	
5601	black walnut	*Juglans nigra*	6	3	3	
5602	black walnut	*Juglans nigra*	6	3	3	
5603	box elder	*Acer negundo*	24	2	2	
5604	Eastern white pine	*Pinus strobus*	28	1	1	
5605	Eastern white pine	*Pinus strobus*	24	1	1	
5606	Eastern white pine	*Pinus strobus*	15	2	3	
5607	box elder	*Acer negundo*	30	3	3	
5608	Eastern white pine	*Pinus strobus*	16	2	3	
5609	Eastern white pine	*Pinus strobus*	16	2	3	
5610	Eastern white pine	*Pinus strobus*	16	2	3	
5611	Eastern white pine	*Pinus strobus*	14	5	5	dying
5612	Eastern white pine	*Pinus strobus*	18	2	3	

TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5613	Eastern white pine	*Pinus strobus*	20	2	3	
5614	Eastern white pine	*Pinus strobus*	12	3	3	
5615	Eastern white pine	*Pinus strobus*	8	3	3	
5616	Scotch pine	*Pinus sylvestris*	9	5	5	dead
5617	weeping willow	*Salix babylonica*	42	4	4	
5618	weeping willow	*Salix babylonica*	38	4	4	
5619	Scotch pine	*Pinus sylvestris*	7	4	4	
5620	Eastern red cedar	*Juniperus virginiana*	14	1	1	
5621	Austrian pine	*Pinus nigra*	12	2	3	
5622	Austrian pine	*Pinus nigra*	12	2	2	
5623	Austrian pine	*Pinus nigra*	12	3	3	
5624	Austrian pine	*Pinus nigra*	10	5	5	dead
5625	Austrian pine	*Pinus nigra*	11	5	5	dead
5626	Austrian pine	*Pinus nigra*	13	3	3	
5627	Austrian pine	*Pinus nigra*	14	2	3	
5628	Austrian pine	*Pinus nigra*	11	5	5	dead
5629	Austrian pine	*Pinus nigra*	13	5	5	dead
5630	Austrian pine	*Pinus nigra*	12	5	5	dead
5631	Austrian pine	*Pinus nigra*	13	3	3	
5632	Austrian pine	*Pinus nigra*	13	5	5	dead
5633	Austrian pine	*Pinus nigra*	14	5	5	dead
5634	Austrian pine	*Pinus nigra*	14	3	3	
5635	Eastern red cedar	*Juniperus virginiana*	6	2	2	
5636	Eastern red cedar	*Juniperus virginiana*	6	2	2	
5637	Scotch pine	*Pinus sylvestris*	11	3	3	
5638	Scotch pine	*Pinus sylvestris*	10	3	3	
5639	Eastern red cedar	*Juniperus virginiana*	6	1	1	
5640	Scotch pine	*Pinus sylvestris*	7	5	5	dead
5641	Scotch pine	*Pinus sylvestris*	7	2	2	
5642	Scotch pine	*Pinus sylvestris*	8	2	2	
5643	Eastern white pine	*Pinus strobus*	11	2	2	
5644	Eastern white pine	*Pinus strobus*	12	2	2	
5645	Eastern white pine	*Pinus strobus*	9	2	2	
5646	Eastern white pine	*Pinus strobus*	9	2	2	
5647	Eastern white pine	*Pinus strobus*	12	2	2	
5648	Scotch pine	*Pinus sylvestris*	15	2	2	
5649	Eastern red cedar	*Juniperus virginiana*	12	3	3	
5650	Scotch pine	*Pinus sylvestris*	12	3	3	
5651	Scotch pine	*Pinus sylvestris*	11	3	3	
5652	Scotch pine	*Pinus sylvestris*	10	2	2	
5653	Scotch pine	*Pinus sylvestris*	9	5	5	dead
5654	Scotch pine	*Pinus sylvestris*	6	5	5	dead
5655	Scotch pine	*Pinus sylvestris*	9	3	3	
5656	Scotch pine	*Pinus sylvestris*	10	4	4	
5657	Scotch pine	*Pinus sylvestris*	10	4	4	
5658	Scotch pine	*Pinus sylvestris*	11	3	3	
5659	Scotch pine	*Pinus sylvestris*	12	2	2	
5660	Scotch pine	*Pinus sylvestris*	12	3	3	
5661	Scotch pine	*Pinus sylvestris*	9	3	3	
5662	Scotch pine	*Pinus sylvestris*	13	3	3	
5663	Scotch pine	*Pinus sylvestris*	10	3	3	
5664	Scotch pine	*Pinus sylvestris*	8	4	4	
5665	Scotch pine	*Pinus sylvestris*	14	3	3	
5666	Scotch pine	*Pinus sylvestris*	14	2	2	
5667	Scotch pine	*Pinus sylvestris*	14	2	2	
5668	Scotch pine	*Pinus sylvestris*	16	2	2	
5669	green ash	*Fraxinus pennsylvanica*	8	3	3	EAB
5670	Scotch pine	*Pinus sylvestris*	4	3	3	
5671	Scotch pine	*Pinus sylvestris*	8	4	4	
5672	Scotch pine	*Pinus sylvestris*	6	2	2	
5673	Scotch pine	*Pinus sylvestris*	7	3	3	
5674	Scotch pine	*Pinus sylvestris*	8	2	2	
5675	Scotch pine	*Pinus sylvestris*	12	2	2	
5676	Scotch pine	*Pinus sylvestris*	8	3	3	
5677	Scotch pine	*Pinus sylvestris*	5	3	3	
5678	Eastern white pine	*Pinus strobus*	11	5	5	dying
5679	Eastern white pine	*Pinus strobus*	11	5	5	dying
5680	Eastern white pine	*Pinus strobus*	12	5	5	dying

TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5681	Eastern white pine	*Pinus strobus*	7	3	3	
5682	Eastern white pine	*Pinus strobus*	10	4	4	dying
5683	Eastern white pine	*Pinus strobus*	9	3	3	
5684	Eastern white pine	*Pinus strobus*	18	2	2	
5685	Eastern white pine	*Pinus strobus*	11	3	3	
5686	Eastern white pine	*Pinus strobus*	11	3	3	
5687	Eastern white pine	*Pinus strobus*	13	3	3	
5688	Scotch pine	*Pinus sylvestris*	16	3	3	no tree tag #5689
5690	Scotch pine	*Pinus sylvestris*	14	4	4	dying
5691	Scotch pine	*Pinus sylvestris*	16	3	3	
5692	Eastern white pine	*Pinus strobus*	18	3	3	
5693	Eastern white pine	*Pinus strobus*	11	3	2	
5694	Eastern white pine	*Pinus strobus*	12	3	3	
5695	Eastern white pine	*Pinus strobus*	8	3	3	
5696	Eastern white pine	*Pinus strobus*	12	3	3	
5697	Eastern white pine	*Pinus strobus*	11	3	3	
5698	Eastern white pine	*Pinus strobus*	12	3	3	
5699	Eastern white pine	*Pinus strobus*	10	2	3	
5700	Eastern white pine	*Pinus strobus*	14	2	3	
5701	green ash	*Fraxinus pennsylvanica*	7	4	4	EAB, leanig
5702	slippery elm	*Ulmus rubra*	15	3	3	
5703	Eastern white pine	*Pinus strobus*	15	3	3	
5704	Eastern white pine	*Pinus strobus*	12	4	4	
5705	Eastern white pine	*Pinus strobus*	14	5	5	dead
5706	green ash	*Fraxinus pennsylvanica*	12	3	3	
5707	Eastern white pine	*Pinus strobus*	13	5	5	dead
5708	Eastern white pine	*Pinus strobus*	13	5	5	dead
5709	Eastern white pine	*Pinus strobus*	9	5	5	dead
5710	Eastern white pine	*Pinus strobus*	11	5	5	dead
5711	Eastern white pine	*Pinus strobus*	13	3	3	
5712	Eastern white pine	*Pinus strobus*	17	3	3	
5713	Eastern white pine	*Pinus strobus*	14	3	3	
5714	weeping willow	*Salix babylonica*	36	4	4	
5715	weeping willow	*Salix babylonica*	36	5	5	topped
5716	weeping willow	*Salix babylonica*	48	5	5	topped
5717	black walnut	*Juglans nigra*	7	2	2	
5718	black walnut	*Juglans nigra*	5	2	2	
5719	Austrian pine	*Pinus nigra*	15	2	4	topped
5720	Austrian pine	*Pinus nigra*	18	1	1	
5721	Austrian pine	*Pinus nigra*	16	1	1	
5722	Austrian pine	*Pinus nigra*	18	1	1	
5723	Austrian pine	*Pinus nigra*	16	1	1	
5724	Eastern white pine	*Pinus strobus*	18	2	2	
5725	Eastern white pine	*Pinus strobus*	18	2	2	
5726	Eastern white pine	*Pinus strobus*	10	3	3	
5727	Scotch pine	*Pinus sylvestris*	14	3	3	
5728	Scotch pine	*Pinus sylvestris*	12	5	4	dead
5729	white mulberry	*Morus alba*	18	3	3	
5730	Eastern white pine	*Pinus strobus*	20	5	5	dead
5731	Eastern white pine	*Pinus strobus*	16	3	3	
5732	Eastern white pine	*Pinus strobus*	14	3	3	
5733	Scotch pine	*Pinus sylvestris*	12	3	3	
5734	Scotch pine	*Pinus sylvestris*	20	3	3	
5735	Scotch pine	*Pinus sylvestris*	12	3	3	
5736	Scotch pine	*Pinus sylvestris*	12	3	3	
5737	Scotch pine	*Pinus sylvestris*	6	5	5	dead
5738	Scotch pine	*Pinus sylvestris*	14	3	3	
5739	Scotch pine	*Pinus sylvestris*	13	3	3	
5740	Scotch pine	*Pinus sylvestris*	9	3	3	
5741	Scotch pine	*Pinus sylvestris*	20	5	5	dead
5742	black cherry	*Prunus serotina*	8	4	4	leaning
5743	Scotch pine	*Pinus sylvestris*	11	5	5	dead
5744	Scotch pine	*Pinus sylvestris*	9	3	3	
5745	Scotch pine	*Pinus sylvestris*	12	3	3	
5746	Scotch pine	*Pinus sylvestris*	12	3	3	
5747	Eastern white pine	*Pinus strobus*	18	3	3	
5748	Eastern white pine	*Pinus strobus*	19	3	3	
5749	black cherry	*Prunus serotina*	10	3	4	leaning

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Honey Lake
Unincorporated Lake Zurich, Lake County, Illinois

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TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5750	unknown	n/a	13	5	5	dead
5751	Scotch pine	*Pinus sylvestris*	14	3	3	
5752	Eastern white pine	*Pinus strobus*	13	5	5	dead
5753	Eastern white pine	*Pinus strobus*	11	5	5	dead
5754	Eastern white pine	*Pinus strobus*	13	3	3	
5755	Eastern white pine	*Pinus strobus*	7	3	3	
5756	Eastern white pine	*Pinus strobus*	10	4	4	
5757	Eastern white pine	*Pinus strobus*	16	3	3	
5758	Eastern white pine	*Pinus strobus*	7	5	5	dead
5759	Eastern white pine	*Pinus strobus*	12	3	3	
5760	Scotch pine	*Pinus sylvestris*	12	3	3	
5761	Scotch pine	*Pinus sylvestris*	9	3	3	
5762	Scotch pine	*Pinus sylvestris*	7	3	3	
5763	Scotch pine	*Pinus sylvestris*	12	3	3	
5764	Scotch pine	*Pinus sylvestris*	15	3	3	
5765	Scotch pine	*Pinus sylvestris*	8	3	3	
5766	Scotch pine	*Pinus sylvestris*	12	3	3	
5767	Scotch pine	*Pinus sylvestris*	14	3	3	
5768	Eastern white pine	*Pinus strobus*	12	3	3	
5769	Eastern white pine	*Pinus strobus*	12	3	3	
5770	Eastern white pine	*Pinus strobus*	12	3	3	
5771	Eastern white pine	*Pinus strobus*	14	3		
5772	Scotch pine	*Pinus sylvestris*	10	2	3	
5773	Eastern white pine	*Pinus strobus*	12	3	3	
5774	Eastern white pine	*Pinus strobus*	12	3	3	
5775	Scotch pine	*Pinus sylvestris*	15	3	3	
5776	Scotch pine	*Pinus sylvestris*	11	3	3	
5777	Scotch pine	*Pinus sylvestris*	11	3	3	
5778	Scotch pine	*Pinus sylvestris*	11	3	3	
5779	Scotch pine	*Pinus sylvestris*	10	3	3	
5780	Scotch pine	*Pinus sylvestris*	13	3	3	
5781	Eastern white pine	*Pinus strobus*	6	5	5	dead
5782	Eastern white pine	*Pinus strobus*	5	3	3	
5783	Eastern white pine	*Pinus strobus*	19	5	5	dead
5784a	white oak	*Quercus alba*	52	1	1	
5784b	black cherry	*Prunus serotina*	8	3	3	
5785	Eastern white pine	*Pinus strobus*	15	3	3	
5786	Eastern white pine	*Pinus strobus*	12	3	3	
5787	Eastern white pine	*Pinus strobus*	9	3	3	
5788	Eastern white pine	*Pinus strobus*	17	3	3	
5789	Eastern white pine	*Pinus strobus*	12	3	3	
5790	Eastern white pine	*Pinus strobus*	10	3	3	
5791	Scotch pine	*Pinus sylvestris*	18	3	3	
5792	Scotch pine	*Pinus sylvestris*	13	5	5	dead
5793	Scotch pine	*Pinus sylvestris*	7	3	3	
5794	Scotch pine	*Pinus sylvestris*	9	3	3	
5795	Scotch pine	*Pinus sylvestris*	10	3	3	
5796	Scotch pine	*Pinus sylvestris*	17	3	3	
5797	Scotch pine	*Pinus sylvestris*	14	3	3	
5798	Scotch pine	*Pinus sylvestris*	12	3	3	
5799	Eastern white pine	*Pinus strobus*	16	5	5	dead
5800	Eastern white pine	*Pinus strobus*	12	5	5	dead
5801	Scotch pine	*Pinus sylvestris*	11	3	3	
5802	Scotch pine	*Pinus sylvestris*	11	3	3	
5803	Scotch pine	*Pinus sylvestris*	4	3	3	
5804	Scotch pine	*Pinus sylvestris*	10	3	3	
5805	Scotch pine	*Pinus sylvestris*	10	3	3	double tagged, also #5805
5806	Scotch pine	*Pinus sylvestris*	14	3	3	
5807	Scotch pine	*Pinus sylvestris*	8	3	3	
5808	Scotch pine	*Pinus sylvestris*	8	3	4	
5809	Scotch pine	*Pinus sylvestris*	6	3	3	
5810	Scotch pine	*Pinus sylvestris*	8	3	3	
5811	Scotch pine	*Pinus sylvestris*	12	3	3	
5812	Scotch pine	*Pinus sylvestris*	9	3	3	
5813	Scotch pine	*Pinus sylvestris*	8	3	3	
5814	Scotch pine	*Pinus sylvestris*	9	3	3	
5815	Scotch pine	*Pinus sylvestris*	6	3	3	
5816	Scotch pine	*Pinus sylvestris*	8	3	3	

TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5817	Scotch pine	*Pinus sylvestris*	10	3	3	
5818	Scotch pine	*Pinus sylvestris*	10	3	3	
5819	Scotch pine	*Pinus sylvestris*	12	3	3	
5820	Eastern white pine	*Pinus strobus*	20	2	2	
5821	Eastern white pine	*Pinus strobus*	20	2	2	
5822	Eastern white pine	*Pinus strobus*	14	5	5	dead
5823	Eastern white pine	*Pinus strobus*	16	3	3	
5824	Eastern white pine	*Pinus strobus*	20	3	3	
5825	Scotch pine	*Pinus sylvestris*	11	3	2	
5826	Scotch pine	*Pinus sylvestris*	16	3	2	
5827	apple	*Malus sp.*	8	3	3	
5828	Scotch pine	*Pinus sylvestris*	9	3	3	double tagged, also #5805
5829	Scotch pine	*Pinus sylvestris*	9	3	3	
5830	Scotch pine	*Pinus sylvestris*	16	3	3	
5831	Scotch pine	*Pinus sylvestris*	4	3	3	
5832	Eastern white pine	*Pinus strobus*	16	3	3	
5833	Eastern white pine	*Pinus strobus*	18	3	3	
5834	Eastern white pine	*Pinus strobus*	10	3	3	
5835	Eastern white pine	*Pinus strobus*	12	3	3	
5836	Eastern white pine	*Pinus strobus*	14	3	3	
5837	Eastern white pine	*Pinus strobus*	14	5	5	dead
5838	Eastern white pine	*Pinus strobus*	16	3	3	
5839	Scotch pine	*Pinus sylvestris*	14	3	3	
5840	Scotch pine	*Pinus sylvestris*	12	3	3	
5841	Austrian pine	*Pinus nigra*	10	3	3	
5842	Austrian pine	*Pinus nigra*	12	3	3	
5843	Scotch pine	*Pinus sylvestris*	10	3	3	
5844	Scotch pine	*Pinus sylvestris*	14	3	3	
5845	Scotch pine	*Pinus sylvestris*	8	3	3	
5846	Scotch pine	*Pinus sylvestris*	10	3	3	
5847	Scotch pine	*Pinus sylvestris*	10	3	3	
5848	Scotch pine	*Pinus sylvestris*	9	3	3	
5849	Scotch pine	*Pinus sylvestris*	9	3	3	
5850	Scotch pine	*Pinus sylvestris*	12	3	3	
5851	Scotch pine	*Pinus sylvestris*	10	3	3	
5852	Scotch pine	*Pinus sylvestris*	8	3	3	
5853	Scotch pine	*Pinus sylvestris*	9	3	3	
5854	Scotch pine	*Pinus sylvestris*	12	3	3	
5855	Scotch pine	*Pinus sylvestris*	9	3	3	
5856	Scotch pine	*Pinus sylvestris*	9	3	3	
5857	Scotch pine	*Pinus sylvestris*	10	3	3	
5858	Scotch pine	*Pinus sylvestris*	7	3	3	
5859	European buckthorn	*Rhamnus cathartica*	5	3	3	
5860	Scotch pine	*Pinus sylvestris*	7	2	2	
5861	Scotch pine	*Pinus sylvestris*	12	5	5	dead
5862	Scotch pine	*Pinus sylvestris*	10	5	5	dead
5863	European buckthorn	*Rhamnus cathartica*	8	3	3	
5864	apple	*Malus sp.*	5	2	3	
5865	American elm	*Ulmus americana*	18	3	3	
5866	Eastern white pine	*Pinus strobus*	18	5	5	dead
5867	Eastern white pine	*Pinus strobus*	14	5	5	dead
5868	European buckthorn	*Rhamnus cathartica*	12	3	3	
5869	Eastern white pine	*Pinus strobus*	16	3	3	
5870	Eastern white pine	*Pinus strobus*	12	3	3	
5871	Scotch pine	*Pinus sylvestris*	10	3	3	
5872	Scotch pine	*Pinus sylvestris*	18	3	3	
5873	Scotch pine	*Pinus sylvestris*	16	3	3	
5874	Scotch pine	*Pinus sylvestris*	18	3	3	
5875	Scotch pine	*Pinus sylvestris*	10	3	3	
5876	Scotch pine	*Pinus sylvestris*	10	3	3	
5877	Scotch pine	*Pinus sylvestris*	7	3	3	
5878	Scotch pine	*Pinus sylvestris*	12	3	3	
5879	Scotch pine	*Pinus sylvestris*	10	3	3	
5880	Scotch pine	*Pinus sylvestris*	9	3	3	
5881	Scotch pine	*Pinus sylvestris*	16	3	3	
5882	Scotch pine	*Pinus sylvestris*	8	3	3	
5883	Scotch pine	*Pinus sylvestris*	11	3	3	
5884	Scotch pine	*Pinus sylvestris*	12	3	3	

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TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5885	apple	*Malus sp.*	7	3	4	leaning
5886	apple	*Malus sp.*	7	3	3	
5887	Scotch pine	*Pinus sylvestris*	14	3	3	
5888	Scotch pine	*Pinus sylvestris*	7	4	4	
5889	Scotch pine	*Pinus sylvestris*	12	4	4	no tree tag #5890
5891	box elder	*Acer negundo*	7	3	3	
5892	Scotch pine	*Pinus sylvestris*	10	5	5	dead
5893	Scotch pine	*Pinus sylvestris*	8	5	5	dead
5894	Eastern white pine	*Pinus strobus*	12	1	1	
5895	Scotch pine	*Pinus sylvestris*	9	3	3	
5896	Scotch pine	*Pinus sylvestris*	8	3	3	
5897	Scotch pine	*Pinus sylvestris*	12	3	3	
5898	Scotch pine	*Pinus sylvestris*	12	3	3	
5899	Scotch pine	*Pinus sylvestris*	9	3	3	
5900	Scotch pine	*Pinus sylvestris*	12	3	3	
5901	Scotch pine	*Pinus sylvestris*	8	5	5	dead
5902	Scotch pine	*Pinus sylvestris*	15			
5903	Scotch pine	*Pinus sylvestris*	15	3	3	
5904	Scotch pine	*Pinus sylvestris*	7	3	3	
5905	Scotch pine	*Pinus sylvestris*	13	3	3	
5906	Eastern white pine	*Pinus strobus*	9	3	3	
5907	Eastern white pine	*Pinus strobus*	13	3	3	
5908	Scotch pine	*Pinus sylvestris*	9	3	3	
5909	Eastern white pine	*Pinus strobus*	18	3	3	
5910	Eastern white pine	*Pinus strobus*	14	3	3	
5911	Scotch pine	*Pinus sylvestris*	14	3	3	
5912	Scotch pine	*Pinus sylvestris*	16	3	3	
5913	Scotch pine	*Pinus sylvestris*	16	3	3	
5914	Eastern white pine	*Pinus strobus*	18	3	3	
5915	Eastern white pine	*Pinus strobus*	20	3	3	
5916	Eastern white pine	*Pinus strobus*	7	3	3	
5917	Eastern white pine	*Pinus strobus*	18	3	3	
5918	Eastern white pine	*Pinus strobus*	18	3	3	
5919	Eastern white pine	*Pinus strobus*	7	3	3	
5920	Eastern white pine	*Pinus strobus*	15	3	3	
5921	Scotch pine	*Pinus sylvestris*	11	5	5	dead
5922	Scotch pine	*Pinus sylvestris*	13	3	3	
5923	Scotch pine	*Pinus sylvestris*	9	5	5	dying
5924	Scotch pine	*Pinus sylvestris*	13	3	3	
5925	Scotch pine	*Pinus sylvestris*	10	5	5	dead
5926	Scotch pine	*Pinus sylvestris*	12	5	5	dead, downed
5927	Scotch pine	*Pinus sylvestris*	6	5	5	dead, downed
5928	Scotch pine	*Pinus sylvestris*	7	3	3	
5929	Scotch pine	*Pinus sylvestris*	11	5	5	dying
5930	Scotch pine	*Pinus sylvestris*	12	3	3	
5931	Scotch pine	*Pinus sylvestris*	12	3	3	
5932	Scotch pine	*Pinus sylvestris*	16	3	3	
5933	Scotch pine	*Pinus sylvestris*	13	3	3	
5934	Scotch pine	*Pinus sylvestris*	12	3	3	
5935	Eastern white pine	*Pinus strobus*	16	3	3	
5936	Eastern white pine	*Pinus strobus*	4	3	3	
5937	Eastern white pine	*Pinus strobus*	16	3	3	
5938	Eastern white pine	*Pinus strobus*	14	3	3	
5939	Eastern white pine	*Pinus strobus*	14	3	3	
5940	Eastern white pine	*Pinus strobus*	14	3	3	
5941	Eastern white pine	*Pinus strobus*	7	5	5	dead
5942	Eastern white pine	*Pinus strobus*	15	3	3	
5943	Eastern white pine	*Pinus strobus*	13	5	5	dead
5944	Scotch pine	*Pinus sylvestris*	12	3	3	
5945	Scotch pine	*Pinus sylvestris*	11	3	3	
5946	Scotch pine	*Pinus sylvestris*	13	3	3	
5947	Scotch pine	*Pinus sylvestris*	13	3	3	
5948	Scotch pine	*Pinus sylvestris*	13	3	3	
5949	Scotch pine	*Pinus sylvestris*	13	3	3	
5950	Eastern white pine	*Pinus strobus*	15	4	4	
5951	Eastern white pine	*Pinus strobus*	12	5	5	dead
5952	Scotch pine	*Pinus sylvestris*	10	3	3	
5953	Scotch pine	*Pinus sylvestris*	12	3	3	

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TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
5954	Scotch pine	*Pinus sylvestris*	5	5	5	dead
5955	Scotch pine	*Pinus sylvestris*	11	3	3	
5956	Scotch pine	*Pinus sylvestris*	12	3	3	
5957	Scotch pine	*Pinus sylvestris*	14	3	3	
5958	Scotch pine	*Pinus sylvestris*	7	5	5	dead
5959	Scotch pine	*Pinus sylvestris*	12	5	5	dead
5960	Scotch pine	*Pinus sylvestris*	12	3	3	
5961	Scotch pine	*Pinus sylvestris*	14	3	3	
5962	Scotch pine	*Pinus sylvestris*	13	3	3	
5963	Scotch pine	*Pinus sylvestris*	13	3	3	
5964	Scotch pine	*Pinus sylvestris*	14	3	3	
5965	Scotch pine	*Pinus sylvestris*	15	3	3	
5966	Scotch pine	*Pinus sylvestris*	13	3	3	
5967	Scotch pine	*Pinus sylvestris*	12	5	5	dead
5968	Scotch pine	*Pinus sylvestris*	15	5	5	dead, topped
5969	Scotch pine	*Pinus sylvestris*	14	3	3	
5970	Scotch pine	*Pinus sylvestris*	12	3	3	
5971	Scotch pine	*Pinus sylvestris*	14	5	5	dead
5972	Scotch pine	*Pinus sylvestris*	11	3	3	
5973	Scotch pine	*Pinus sylvestris*	8	3	3	
5974	Scotch pine	*Pinus sylvestris*	10	3	3	
5975	Scotch pine	*Pinus sylvestris*	11	3	3	
5976	Scotch pine	*Pinus sylvestris*	8	3	3	
5977	Scotch pine	*Pinus sylvestris*	9	3	3	
5978	Scotch pine	*Pinus sylvestris*	9	3	3	
5979	Scotch pine	*Pinus sylvestris*	7	3	3	
5980	Scotch pine	*Pinus sylvestris*	7	3	3	
5981	Scotch pine	*Pinus sylvestris*	12	3	3	
5982	Scotch pine	*Pinus sylvestris*	13	3	3	
5983	Scotch pine	*Pinus sylvestris*	11	3	3	
5984	Scotch pine	*Pinus sylvestris*	11	3	3	
5985	Scotch pine	*Pinus sylvestris*	14	3	3	
5986	Scotch pine	*Pinus sylvestris*	13	5	5	dead
5987	Scotch pine	*Pinus sylvestris*	13	3	3	
5988	Scotch pine	*Pinus sylvestris*	10	3	3	
5989	Scotch pine	*Pinus sylvestris*	12	3	3	
5990	Scotch pine	*Pinus sylvestris*	13	3	3	
5991	Scotch pine	*Pinus sylvestris*	12	3	3	
5992	Scotch pine	*Pinus sylvestris*	10	3	3	
5993	Scotch pine	*Pinus sylvestris*	8	3	3	
5994	green ash	*Fraxinus pennsylvanica*	4	2	3	
5995	Scotch pine	*Pinus sylvestris*	6	3	3	
5996	Scotch pine	*Pinus sylvestris*	11	3	3	
5997	Scotch pine	*Pinus sylvestris*	12	3	3	
5998	Scotch pine	*Pinus sylvestris*	12	3	3	
5999	Scotch pine	*Pinus sylvestris*	13	3	3	no tree tag #6000
6001	Scotch pine	*Pinus sylvestris*	6	3	3	
6002	Scotch pine	*Pinus sylvestris*	12	3	3	
6003	Scotch pine	*Pinus sylvestris*	5	3	3	
6004	Scotch pine	*Pinus sylvestris*	10	3	3	
6005	Scotch pine	*Pinus sylvestris*	6	3	3	
6006	Scotch pine	*Pinus sylvestris*	8	3	3	
6007	Scotch pine	*Pinus sylvestris*	13	3	3	
6008	Scotch pine	*Pinus sylvestris*	12	3	3	
6009	Scotch pine	*Pinus sylvestris*	12	3	3	
6010	Scotch pine	*Pinus sylvestris*	12	3	3	
6011	Scotch pine	*Pinus sylvestris*	12	3	3	
6012	Scotch pine	*Pinus sylvestris*	6	3	3	
6013	Scotch pine	*Pinus sylvestris*	8	3	3	
6014	Scotch pine	*Pinus sylvestris*	7	3	3	
6015	Scotch pine	*Pinus sylvestris*	11	3	3	
6016	Scotch pine	*Pinus sylvestris*	11	3	3	
6017	Scotch pine	*Pinus sylvestris*	14	3	3	
6018	Scotch pine	*Pinus sylvestris*	10	3	3	
6019	Scotch pine	*Pinus sylvestris*	9	3	3	
6020	Scotch pine	*Pinus sylvestris*	10	3	3	
6021	Scotch pine	*Pinus sylvestris*	7	3	3	
6022	Scotch pine	*Pinus sylvestris*	8	3	3	

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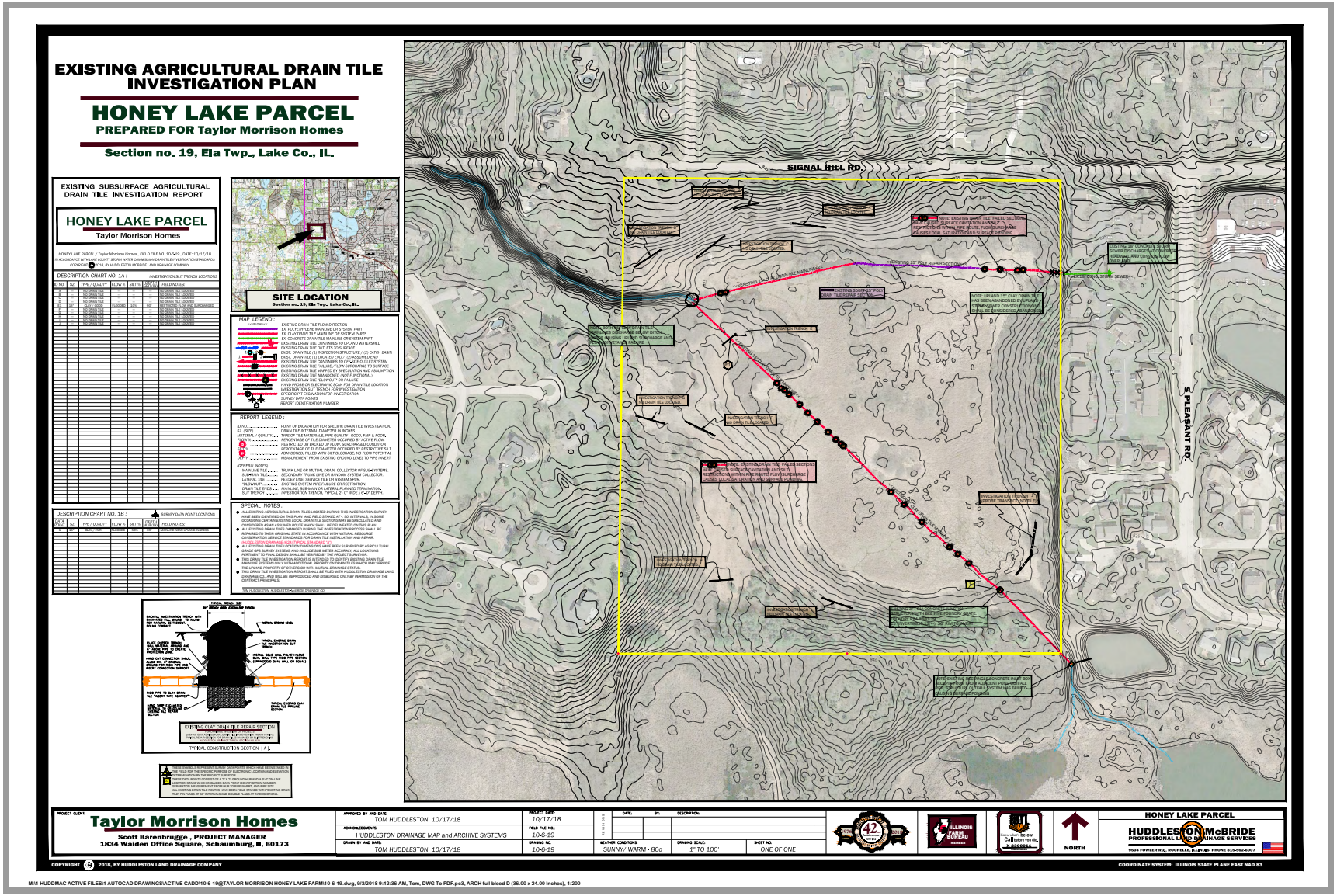
TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	FORM	COMMENTS
6023	Scotch pine	*Pinus sylvestris*	9	3	3	
6024	Scotch pine	*Pinus sylvestris*	4	3	3	
6025	Scotch pine	*Pinus sylvestris*	6	3	3	
6026	Scotch pine	*Pinus sylvestris*	7	3	3	
6027	Scotch pine	*Pinus sylvestris*	11	3	3	
6028	Scotch pine	*Pinus sylvestris*	13	2	2	
6029	Scotch pine	*Pinus sylvestris*	14	2	2	
2101	green ash	*Fraxinus pennsylvanica*	8	4	4	EAB
2102	green ash	*Fraxinus pennsylvanica*	7	4	4	EAB
2103	green ash	*Fraxinus pennsylvanica*	5	4	4	EAB
2104	black cherry	*Prunus serotina*	6	3	3	
2105	green ash	*Fraxinus pennsylvanica*	5	5	5	dead, topped
2106a	black cherry	*Prunus serotina*	12	4	4	leaning (two 2106 tags)
2106b	Eastern red cedar	*Juniperus virginiana*	12	2	2	
2107	Eastern red cedar	*Juniperus virginiana*	6	3	3	
2108	Eastern red cedar	*Juniperus virginiana*	7	2	2	
2109	Eastern red cedar	*Juniperus virginiana*	7	2	2	
2110	Eastern red cedar	*Juniperus virginiana*	12	2	2	
2111	Eastern red cedar	*Juniperus virginiana*	9	2	2	
2112	Eastern red cedar	*Juniperus virginiana*	9	2	2	
2113	Eastern red cedar	*Juniperus virginiana*	7	3	3	
2114	Eastern red cedar	*Juniperus virginiana*	10	3	3	
2115	Eastern red cedar	*Juniperus virginiana*	10	2	2	
2116	Scotch pine	*Pinus sylvestris*	12	3	3	
2117	Scotch pine	*Pinus sylvestris*	12	3	3	
2118	Scotch pine	*Pinus sylvestris*	11	3	3	
2119	Scotch pine	*Pinus sylvestris*	12	3	3	
2120	Scotch pine	*Pinus sylvestris*	11	3	3	
2121	apple	*Malus sp.*	4	2	3	
2122	Scotch pine	*Pinus sylvestris*	11	3	3	
2123	Scotch pine	*Pinus sylvestris*	13	3	3	
2124	apple	*Malus sp.*	16	2	3	
2125	apple	*Malus sp.*	8	3	3	
2126	Scotch pine	*Pinus sylvestris*	10	3	3	
2127	Scotch pine	*Pinus sylvestris*	15	2	3	
2128	apple	*Malus sp.*	6	2	4	leaning
2129	apple	*Malus sp.*	9	2	4	leaning
2130	Austrian pine	*Pinus nigra*	12	2	2	
2131	Austrian pine	*Pinus nigra*	16	2	2	


EXISTING AGRICULTURAL DRAIN TILE INVESTIGATION PLAN
HONEY LAKE PARCEL
PREPARED FOR Taylor Morrison Homes
Section no. 19, Ela Twp., Lake Co., IL.
EXISTING SUBSURFACE AGRICULTURAL DRAIN TILE INVESTIGATION REPORT
HONEY LAKE PARCEL
Taylor Morrison Homes
SITE LOCATION
Section no. 19, Ela Twp., Lake Co., IL.
MAP LEGEND :
REPORT LEGEND :
SPECIAL NOTES :
SIGNAL HILL RD.
S. PLEASANT RD.
NORTH
Taylor Morrison Homes
Scott Barenbrugge , PROJECT MANAGER
1834 Walden Office Square, Schaumburg, Il, 60173
HONEY LAKE PARCEL
HUDDLESTON McBRIDE
PROFESSIONAL LAND DRAINAGE SERVICES
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Construction & Geotechnical Material Testing, Inc.

60 Martin Lane, Elk Grove Village, Illinois 60007
Telephone (630) 595-1111 ♦ Fax (630) 595-1110

September 28, 2018

Mr. Scott Barenbrugge
Taylor Morrison Homes
1834 Walden Office Square, Suite 300
Schaumburg, IL 60173

CGMT Project No. 18G0339

Reference: ***Report of Subsurface Exploration and Geotechnical Engineering Services, Proposed Residential Development, Honey Lake Road, West of Pleasant Road, Lake Zurich, Illinois***

Dear Mr. Barenbrugge:

CGMT, Inc. has completed the subsurface exploration and geotechnical engineering analyses for the proposed Residential Development to be located south of Honey Lake Road, west of Pleasant Road in Lake Zurich, Illinois. This report describes the subsurface exploration procedures, laboratory testing, and geotechnical recommendations for project construction. A Boring Location Plan is included in the Appendix of this report along with the Boring Logs performed for the exploration.

We appreciate this opportunity to be of service to the Taylor Morrison Homes during the design phase of this project. If you have any questions with regard to the information and recommendations presented in this report, or if we can be of further assistance to you in any way during the planning or construction of this project, please do not hesitate to contact us.

Respectfully,

CONSTRUCTION AND GEOTECHNICAL MATERIAL TESTING, INC.

Pratik Patel, P.E.
Vice President

3pc: Encl.

REPORT OF

SUBSURFACE EXPLORATION AND
GEOTECHNICAL ENGINEERING SERVICES

PROPOSED RESIDENTIAL DEVELOPMENT
HONEY LAKE ROAD, WEST OF PLEASANT ROAD
LAKE ZURICH, ILLINOIS

CGMT PROJECT NO. 18G0339

FOR

TAYLOR MORRISON HOMES
SCHAUMBURG, ILLINOIS

SEPTEMBER 28, 2018

CGMT Project No. 18G0339
Proposed Residential Development
Lake Zurich, Illinois

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CGMT Project No. 18G0339
Proposed Residential Development
Lake Zurich, Illinois

EXECUTIVE SUMMARY

Construction & Geotechnical Material Testing, Inc. (CGMT) has completed your subsurface exploration and geotechnical engineering project. The subsurface conditions encountered during our exploration and CGMT's conclusions and recommendations are summarized below. This summary should not be considered apart from the entire text of the report with all the qualifications and considerations mentioned herein. Details of our conclusions and recommendations are discussed in the following sections and in the Appendix of this report.

The project site is located south of Honey Lake Road, west of Pleasant Road in Lake Zurich, Illinois. A total of fifteen (15) borings, B-01 through B-15 were performed for this project. The subsurface conditions encountered at the borings performed at the site can be summarized as follows.

The ground surface materials were underlain by stiff to hard, dark brown, brown, brown to gray silty clay fill soils that extended to depths of approximately 3½ to 6 feet below grade in Borings B-01, B-02, B-03, B-04, B-06, B-07, B-08, B-09, B-12 and B-13. The ground surface materials were underlain by medium dense, brown, clayey sand and gravel fill soils that extended to a depth of approximately 6 feet below grade in Boring B-05. The ground surface materials were underlain by natural, firm to hard, brown, gray, brown to gray silty clay soils that extended to the boring termination depth of approximately 20 feet below grade in Borings B-10, B-11, B-14 and B-15. The silty clay fill soils were underlain by natural, stiff to hard, brown, gray, brown to gray silty clay soils that extended to the boring termination depth of approximately 20 feet below grade in Borings B-01, B-02, B-03, B-04, B-05, B-06, B-07, B-09, and B-12. The stiff, dark brown, silty clay soils encountered in the upper 3½ feet at Boring B-13 were partly organic. The silty clay fill soils were underlain by natural, dense, brown clayey sand and gravel soils that extended to a depth of approximately 6 feet below grade in Boring B-08. The clayey sand and gravel soils were underlain by natural, medium dense, gray silty sand and gravel soils that extended to a depth of approximately 8½ feet below grade in Boring B-08. The silty sand and gravel soils were underlain by natural, very dense, gray, coarse sand soils that extended to the boring termination depth of approximately 10 feet below grade in Borings B-08.

If available, records of compaction obtained during the mass earthwork phase of the project should be provided to CGMT for our review. However, if records are not available, the existing fill soils appear to have been placed with some but variable measure of control of moisture content and density and it may be feasible to support floor slabs and pavements.

If Taylor Morrison Homes is willing to accept some risk of total and differential settlement and associated long term maintenance, the existing fill material similar to those encountered in the borings extending to depths of approximately 3½ to 6 feet below the surrounding grade may remain in place below floor slabs and pavements but the subgrade must pass a proofroll under the observation of a CGMT geotechnical engineer or soils technician. **However, if Taylor Morrison Homes is unwilling to accept the risk, then the existing fill soils should be completely removed and replaced with new engineered fill.**

Based on the anticipated structural loading and subsurface conditions, conventional shallow foundation systems consisting of spread and/or continuous footings, extending through the existing fill soils and lower strength/higher moisture content soils (encountered to depths of approximately 3½ to 6 feet below existing grade), bearing on the natural, very stiff to hard, brown, brown to gray silty clay soils, natural, dense, brown clayey sand and gravel or new engineered fill is considered feasible and appropriate to support the Proposed Residential Development. For footings, extending through existing fill, bearing at depths of at least 3½ feet below grade on the natural, very stiff to hard, brown, brown to gray silty clay soils, natural, dense, brown clayey sand and gravel or new, properly compacted engineered fill, we recommend a maximum net allowable soil bearing pressure of 3,000 psf be used to proportion the footings.

We recommend that the excavation of building foundations be monitored full-time by a CGMT geotechnical engineer or his representative to verify that the exposed subgrade materials and the soil bearing pressure will be suitable for the proposed structure.

Report Prepared By:

Blake A. Sloan

Blake A. Sloan
Staff Engineer

Report Reviewed By:

Nicholas Wolff

Nicholas P. Wolff, P.E.
Geotechnical Engineer

CGMT Project No. 18G0339
Proposed Residential Development
Lake Zurich, Illinois

PROJECT OVERVIEW

Introduction

This report presents the results of our subsurface exploration and engineering services for the proposed residential subdivision in Lake Zurich, Illinois. A General Location Plan included in the Appendix of this report, shows the approximate location of this project.

Project Description

ITEM	DESCRIPTION
Site Layout	See Boring Location Diagram in the Appendix
Proposed Construction	We understand that the proposed residential development will include twenty-eight residential lots and two outlots. We anticipate the new homes will be two-story, wood-framed single family homes with full basements.
Structural Loads	Max. column loads: 200 kips (Anticipated); Max. wall loads: 4 kips per lineal foot (Assumed)
Grading and Existing Site Considerations	We anticipate that a maximum of 4 to 7 feet of cuts and fills will be needed to develop final site grades.
Ancillary Improvements	Residential streets are also planned for the proposed residential development.

Scope of Work

The conclusions and recommendations contained in this report are based on the soil borings performed in the vicinity of the proposed building and pavement areas, and associated laboratory testing of selected soil samples. The scope of the subsurface exploration included the following.

Number of Borings	Depth (feet)
14	20
1	10

The results of the soil borings, along with a Boring Location Plan showing the approximate locations where the borings were performed, are included in the Appendix of this report. Once the samples were returned to our laboratory we laboratory tests on selected representative soil samples from the borings to evaluate pertinent engineering properties, and, we analyzed the field and laboratory data to develop appropriate engineering recommendations.

The purpose of this report is to provide information and geotechnical engineering recommendations with regard to:

- Subsurface Soil and Groundwater Conditions
- Site Preparation and Earthwork
- Foundation Design and Construction
- Floor Slab Design and Construction
- Pavement Design and Construction

EXPLORATION RESULTS

Site Description

ITEM	DESCRIPTION
Project Locations	The site is located south of Honey Lake Road in Lake Zurich, Illinois.
Existing Site Improvements	At the time of our visit, the project site was a wetland area that encompasses the eastern portion of the project site.
Existing Topography	The elevation of the project site is approximately 827 feet above mean sea level (MSL). Topographic relief across the site is high, at approximately 4-17 feet across the approximately 36.7604-acre parcel, sloping down towards the center of the project site. Surface drainage on the site appears to flow to the center of the project site, following surface terrain.

Soil Conditions

A total of fifteen (15) borings, B-01 through B-15 were performed for this project. The subsurface conditions encountered at the borings performed at the site can be summarized as follows.

Approximately 6 to 33 inches of topsoil was encountered at the ground surface in Borings B-01 through B-15. The ground surface materials were underlain by stiff to hard, dark brown, brown, brown to gray silty clay fill soils that extended to depths of approximately 3½ to 6 feet below grade in Borings B-01, B-02, B-03, B-04, B-06, B-07, B-08, B-09, and B-12. The stiff, dark brown, silty clay soils encountered in the upper 3½ feet at Boring B-13 were partly organic. The ground surface materials were underlain by medium dense, brown, clayey sand and gravel fill soils that extended to a depth of approximately 6 feet below grade in Boring B-05. The ground surface materials were underlain by natural, firm to hard, brown, gray, brown to gray silty clay soils that extended to the boring termination depth of approximately 20 feet below grade in Borings B-10, B-11, B-14 and B-15. The silty clay fill soils were underlain by natural, stiff to hard, brown, gray, brown to gray silty clay soils that extended to the boring termination depth of approximately 20 feet below grade in Borings B-01, B-02, B-03, B-04, B-05, B-06, B-07, B-09, B-12 and B-13. The silty clay fill soils were underlain by natural, dense, brown clayey sand and gravel soils that extended to a depth of approximately 6 feet below grade in Boring B-08. The clayey sand and gravel soils were underlain by natural, medium dense, gray silty sand and gravel soils that extended to a depth of approximately 8½ feet below grade in Boring B-08. The silty sand and gravel soils were underlain by natural, very dense, gray, coarse sand soils that extended to the boring termination depth of approximately 10 feet below grade in Borings B-08.

SOILS	SOIL CHARACTERISTICS
Fill: Cohesive Soils	Stiff to hard; 5 to 16 blows per foot Unconfined Compressive Strengths: 1.5 to 4.5 tsf Moisture Contents: 16.4 to 49.5 percent Dry Densities: 99.1 to 114.8 lbs/ft^3
Fill: Granular Soils	Medium dense; 10 to 16 blows per foot Moisture Contents: 12.1 to 16.4 percent
Natural Cohesive Soils (Silty Clay)	Firm to hard; 5 to 41 blows per foot Unconfined Compressive Strengths: 0.5 to 4.5 tsf Moisture Contents: 13.6 to 23.8 percent
Natural Granular Soils (Clayey Sand and Gravel, Silty Sand and Gravel & Coarse Sand)	Medium dense to very dense; 23 to 82 blows per foot Moisture Contents: 9.7 to 10.7 percent

The specific soil types observed at the borings are noted on the boring logs, enclosed in the Appendix.

Groundwater Observations

Observations for groundwater were made during sampling and upon completion of the drilling operations at the boring locations. In auger drilling operations, water is not introduced into the boreholes, and the groundwater position can often be obtained by observing water flowing into or out of the boreholes. Furthermore, visual observation of the soil samples retrieved during the auger drilling exploration can often be used in evaluating the groundwater conditions. Groundwater levels were observed during drilling and immediately the completion of drilling. Groundwater measurements are summarized in the table below.

BORINGS	GROUNDWATER LEVELS (FEET)	
	DURING DRILLING	IMMEDIATELY AFTER COMPLETION
B-08	6	None
B-09	3½	None
B-14	13½	None
Other Borings	None	None

Glacial till soils in the Midwest frequently oxidize from gray to brown above the level at which the soil remains saturated. The long-term groundwater level is often interpreted to be near this zone of color change. Based on the results of this exploration, the long-term groundwater level may be located at a depth of approximately 6 to 18½ feet below current grade.

It should be noted that the groundwater level can vary based on precipitation, evaporation, surface run-off and other factors not immediately apparent at the time of this exploration. Surface water runoff will be a factor during general construction, and steps should be taken during construction to control surface water runoff and to remove any water that may accumulate in the proposed excavations as well as floor slab and pavement areas. Precipitation generally varies seasonally. To assist in anticipating groundwater fluctuations changes throughout the year, average monthly precipitation is provided in the table below. Average precipitation levels were obtained from wunderground.com.

Seasonal Precipitation													
Month	January	February	March	April	May	June	July	August	September	October	November	December	Total
Normal Precipitation (inches)	1.45	1.73	0.49	2.54	8.27	9.54	0.96	7.56	0.43	5.20	1.89	0.46	40.52

Soil Pedology

CGMT consulted the USDA Soil Survey Map for Lake County, Illinois. A summary of the map units present across the site are summarized in the table below.

Map Unit Symbol	Map Unit Name	Acres	Percent of Area
103A	*Houghton Muck* Composition: Organic material, Silty Clay Setting: End moraines, ground moraines, and outwash plains Slopes: 0 to 2 percent Drainage class: Very poorly drained Depth to water table: 0 to 12 inches	14.4	43.0
146B	*Elliott Silt Loam* Composition: Silty Clay Loam and Silt Loam Setting: Till plains and ground moraines Slopes: 2 to 4 percent Drainage class: Somewhat poorly drained Depth to water table: 12 to 24 inches	3.6	10.7
232A	*Ashkum Silty Clay Loam* Composition: Silty Clay Loam with Silty Clay Setting: End moraines and ground moraines Slopes: 0 to 2 percent Drainage class: Poorly drained Depth to water table: 0 to 12 inches	6.0	18.0
298B	*Beecher Silt Loam* Composition: Silty Clay Loam with Silt Loam Setting: End moraines and ground moraines Slopes: 2 to 4 percent Drainage class: Somewhat poorly drained Depth to water table: 6 to 24 inches	0.6	1.8
530B	*Ozaukee Silty Clay Loam* Composition: Silty Clay Loam with Silt Loam and Silty Clay Setting: End moraines and ground moraines Slopes: 2 to 4 percent Drainage class: Moderately well drained Depth to water table: 24 to 42 inches	0.3	0.8

Map Unit Symbol	Map Unit Name	Acres	Percent of Area
530D3	*Ozaukee Silty Clay Loam* Composition: Silty Clay Loam with Silt Loam and Silty Clay Setting: End moraines and ground moraines Slopes: 4 to 6 percent Drainage class: Moderately well drained Depth to water table: 24 to 42 inches	5.7	17.1
531C2	*Markham Silt Loam* Composition: Silty Loam over Silty Clay Loam Setting: End moraines and ground moraines Slopes: 4 to 6 percent Drainage class: Moderately well drained Depth to water table: 24 to 42 inches	2.9	8.6

FEMA Flood Zone

CGMT consulted the FEMA flood hazard map, which indicated that portions of the site at the southern end of the site. Most of the site is located in Zone X. Zone X areas are considered areas of minimal flood hazard, meaning above the 0.2-percent-annual chance flood event.

National Wetlands Inventory

CGMT consulted the National Wetlands Inventory map for the project site. One registered wetland was present across the majority of the site. The wetland is irregularly shaped with approximate dimensions of 1100 feet by 250 feet. The Classification code for the wetland was PEM1C which is designated Palustrine, emergent, persistent, and seasonally flooded.

CGMT was also provided wetland assessment and an updated wetland assessment for the site, dated October 12, 2009 and August 23, 2018, respectively, performed by Bollinger Environmental, Inc. Additional detail regarding wetlands can be found by reviewing these documents.

6
ANALYSIS AND RECOMMENDATIONS

Overview

The following recommendations have been developed on the basis of the previously described project characteristics and subsurface conditions encountered. If there are any changes to the project characteristics or if different subsurface conditions are encountered during construction, CGMT should be consulted so that the recommendations of this report can be reviewed.

The results of the exploration are summarized in the table below.

Preliminary Bearing Table				
Boring	Boring Depth (feet)	Depth to Groundwater (feet)		Approximate Depth to Soils Suitable for a Net Allowable Bearing Pressure of 3,000 psf*
		During Drilling	After Completion	
B-01	20	None	None	3½ feet
B-02	20	None	None	3½ feet
B-03	20	None	None	3½ feet
B-04	20	None	None	3½ feet
B-05	20	None	None	6 feet
B-06	20	None	None	3½ feet
B-07	20	None	None	3½ feet
B-08	10	6	None	3½ feet
B-09	20	3½	None	6 feet
B-10	20	None	None	3½ feet
B-11	20	None	None	1 foot
B-12	20	None	None	3½ feet
B-13	20	None	None	3½ feet
B-14	20	13½	None	1 foot
B-15	20	None	None	1 foot

* To be used a minimum of 3½ feet below adjacent outside grade.

Subgrade Preparation and Engineered Fill

Subgrade Preparation

Initial subgrade preparation should consist of complete stripping/removal of topsoil, vegetation, and any other soft or unsuitable/deleterious materials from the location of the Proposed Residential Development, as well as, pavement areas. Unsuitable materials, such as topsoil/buried topsoil or organic soils, should either be stockpiled for later use in landscaping fills or placed in approved disposal areas either on-site or off-site. Root systems of existing trees shall be satisfactorily grubbed.

Partly organic laden soils were encountered in the upper 3½ feet at Boring B-13 and may be located at other areas across the site, particularly in areas nearing the wetland areas. To reduce the magnitude of settlement, organic deposits within structural areas should be completely removed from all building and pavement areas and replaced with approved compacted fill.

We recommend that the project geotechnical engineer or his representative should be on site to monitor stripping and site preparation operations and observe that unsuitable soils have been satisfactorily removed and to observe proofrolling.

The presence of field tiles should be considered when developing plans and specifications. Where field tiles are encountered, we recommend that they be rerouted to a storm sewer system or properly abandoned upgradient from the site. Field tiles in new building and pavement areas should be removed or grouted.

The sides of excavations should be sloped or braced for stability. Excavations should comply with the requirements of OSHA 29CFR, Part 1926, Subpart P, "Excavations" and its appendices, as well as other applicable codes. This document states that the excavation safety is the responsibility of the contractor. Reference to this OSHA requirement should be included in the job specifications.

After removal of unsuitable/deleterious materials and stripping to the desired grade, and prior to fill placement, we recommend the stripped/exposed subgrades be observed by an experienced geotechnical engineer or his authorized representative at the time of construction in order to aid in identifying localized soft/loose or unsuitable materials which should be removed. Proofrolling using a loaded dump truck having an axle weight of at least 10 tons, may be used at this time to aid in identifying localized soft or unsuitable material which should be removed. Any soft or unsuitable materials encountered during proofrolling should be compacted in place or removed and replaced with an approved backfill compacted to the criteria given below. Prior to proofrolling, pavement and floor slab areas that will receive less than 1 foot of new fill, should be scarified to a depth of about 9 inches, moisture conditioned, and recompacted as recommended below.

If available, records of compaction obtained during the mass earthwork phase of the project should be provided to CGMT for our review. However, if records are not available, the existing fill soils appear to have been placed with some but variable measure of control of moisture content and density and it may be feasible to support floor slabs and pavements.

If Taylor Morrison Homes is willing to accept some risk of total and differential settlement and associated long term maintenance, the existing fill material similar to those encountered in the borings extending to depths of approximately 3½ to 6 feet below the surrounding grade may remain in place below floor slabs and pavements but the subgrade must pass a proofroll under the observation of a CGMT geotechnical engineer or soils technician. **However, if Taylor Morrison Homes is unwilling to accept the risk, then the existing fill soils should be completely removed and replaced with new engineered fill.**

If exposed, the relatively high moisture near surface silty clay, fat clay and silt soils similar to those encountered in Borings B-9, B-12, and B-13 could exhibit susceptibility to strength loss due to construction traffic. Sand and silt lenses or seams were also common in the clay profile in several borings. These soils could be sensitive to disturbance from

construction activity, particularly if wetted further by rainfall or seepage, and/or if a shallow groundwater level is present. These soils could exhibit a relatively firm/stable condition upon initial exposure at the subgrade level. However, repetitive construction traffic and/or wetting of the soils will deteriorate the soil strength and likely result in rutting and instability. Construction traffic over unstable areas should be avoided.

In general, scarifying, drying and recompacting moderately unstable soil areas is expected to be the most economical means of improving silty clay soils prior to final preparation of pavement and building subgrades. Alternatives for subgrade stabilization could also include undercutting a limited thickness (6 to 12 inches) of the silty clay soils followed by the addition of crushed stone or gravel to improve subgrade stability, or the incorporation of chemical additives. Chemical additives such as Portland Cement, hydrated lime or byproduct lime could also be considered. The need for and most appropriate type of stabilization required will be dependent upon soil, groundwater and weather conditions, as well as, the construction schedule and methods of construction that will be used.

During final preparation of subgrades, a smooth drum roller is often used to provide a flat surface and provide for better drainage to reduce the negative impact of rain events. Due to the relative sensitivity of the silty clay soils, we recommend that these materials be static rolled (no vibrations) to reduce the potential for subgrade soil disturbance. We also recommend crowning the subgrade to provide positive drainage off the building pad and pavement area subgrades.

Engineered Fill

Where new fill material is required for backfill or to otherwise reach the design subgrade elevation beneath slabs-on-grade and pavements, we recommend that engineered fill be used. Any soil placed as engineered fill should be an approved material, free of organic matter or debris, be a non-frost susceptible soil, and have a liquid limit and plasticity index less than 40 and 15, respectively. The project geotechnical engineer should be consulted to determine the suitability of off-site/on-site materials for use as engineered fill, prior to use or placement. **We do not recommend the use of 3-inch stone as engineered fill to backfill undercuts, particularly under floor slabs and foundations.** Fill materials containing large voids are more susceptible to future movement that may become unstable resulting in excessive and variable settlement.

Fill should be placed in lifts not exceeding 8 inches in loose thickness, moisture conditioned to within 2 percent of the optimum moisture content, and compacted to at least 95 percent of the maximum dry density obtained in accordance with ASTM Specification D 1557, Modified Proctor Method. Fill placed below footing base elevations should be compacted to at least 95 percent of the material's modified Proctor maximum dry density (ASTM D 1557). Engineered fill placed to support foundations should extend 1 foot beyond the outside edges of the footings and from that point outward laterally 1 foot for every 2 feet of fill thickness below the footings. Laboratory proctor tests should be performed on fill materials to determine the maximum dry density and optimum moisture content. A shrinkage factor of 15 percent can be assumed for estimating earthwork quantities for bidding purposes.

We recommend suitable silty clays used to raise the grade or backfill undercuts should be compacted with a sheepsfoot roller. Granular engineered fill should be compacted with a smooth drum roller or adequate heavy vibratory plate. Moisture control during earthwork operations, including the use of disking or appropriate drying equipment and techniques, should be expected.

In-place density tests should be performed with a minimum of 1 test per 2,000 square feet of fill area for each lift of fill placed. We recommend that the placement of engineered fill be monitored full-time by CGMT representative and in-place density tests should be performed to verify the adequacy of the compaction for each lift of fill placed.

Footing Foundations

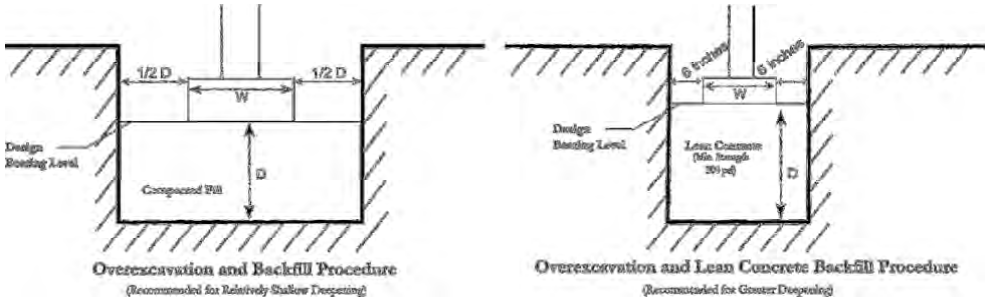
Based on the anticipated structural loading and subsurface conditions, conventional shallow foundation systems consisting of spread and/or continuous footings, extending through the existing fill soils and lower strength/higher moisture content soils (encountered to depths of approximately 3½ to 6 feet below existing grade), bearing on the

natural, very stiff to hard, brown, brown to gray silty clay soils, natural, dense, brown clayey sand and gravel or new engineered fill is considered feasible and appropriate to support the Proposed Residential Development. For footings, extending through existing fill, bearing at depths of at least 3½ feet below grade on the natural, very stiff to hard, brown, brown to gray silty clay soils, natural, dense, brown clayey sand and gravel or new, properly compacted engineered fill, we recommend a maximum net allowable soil bearing pressure of 3,000 psf be used to proportion the footings.

To reduce the potential for foundation bearing failure and excessive settlement due to local shear or "punching" action, we recommend that continuous footings have a minimum width of 18 inches and that isolated column footings have a minimum lateral dimension of 30 inches. In addition, footings should be placed at a depth to provide adequate frost cover protection. We recommend the footings be placed at a minimum depth of 3½ feet below finished grade.

We recommend that the excavation of building foundations be monitored on a full-time basis by a CGMT geotechnical engineer or his representative to verify that the exposed subgrade materials and the soil bearing capacity will be suitable for the proposed building and is consistent with the boring log information obtained during the geotechnical exploration.

The contractor should be prepared to undercut/overexcavate and extend the footings to soils of adequate bearing capacity. As an alternative, after overexcavation and removal of weaker/low bearing capacity soils or unsuitable soils, the foundation subgrade can be raised using compacted engineered fill or lean concrete to a minimum frost depth of 3½ feet below final exterior grade. Engineered fill should be compacted to a minimum of 95 percent of the maximum dry density as discussed in the **Subgrade Preparation and Engineered Fill** section. The zone of the engineered fill placed below the foundations should extend 1 foot beyond the outside edges of the footings and from that point, outward laterally 1 foot inches for every 2 feet of fill thickness below the footing. The overexcavation and backfill procedure is depicted in the figure below. If lean concrete is used to replace weaker/low bearing soils or unsuitable soils, no lateral overexcavation will be necessary, but the excavation should be 1 foot wider than the footing (6 inches on each side).



Overexcavation and Backfill Procedure
(Recommended for Relatively Shallow Deepening)

Overexcavation and Lean Concrete Backfill Procedure
(Recommended for Greater Deepening)

Settlement of the conventional shallow foundations, designed in accordance with our recommendations presented in this report, is expected to be within tolerable limits for the proposed building. For footings, extending through existing fill soils and lower strength/higher moisture content soils, placed on the natural, very stiff to hard, brown, brown to gray silty clay soils, natural, dense, brown clayey sand and gravel properly compacted engineered fill and designed as discussed above, maximum total settlement is expected to be in the range of 1 inch or less. These settlement values are based on our engineering experience with the soil and the anticipated structural loading, and are to guide the structural engineer with his design.

Below Grade Walls

Permanent below grade walls should be designed to withstand lateral earth pressures and surcharge loads. The lateral earth pressures exerted on the walls will be a function of the stiffness and the rotation of the walls. The rotation of the

wall controls the degree to which the internal strength of the soil is mobilized. If rotation or deflection of the walls will be less than that required to mobilize the active earth pressure condition due to stiffness, bracing or other mechanism (as is typical with basement walls), the "**at-rest**" earth pressure condition should be evaluated. For the at-rest earth pressure condition, below grade walls can be designed for a linearly increasing lateral earth pressure of 65 psf per vertical foot of wall above the long-term groundwater level and 100 psf/ft below the long-term groundwater level. These at rest lateral earth pressures assume that granular materials are used for wall backfill. The wall design should also account for any surcharge loads within a 45 degree slope from the base of the wall. For the at-rest earth pressure condition, a lateral earth pressure coefficient of 0.45 should be applied to surcharge loads.

We recommend the basement walls be provided with a perimeter drainage system, as described above, to reduce the potential for excess hydrostatic pressures to be exerted on the walls. This system may consist of perforated or porous wall, closed joint drain tiles located around the perimeter of the walls, slightly below the lower slab level. We recommend waterproofing and damp proofing of walls be considered for basement walls. Based on the groundwater level information obtained from the boring, damp proofing of the basement walls should be adequate. Waterproofing/damp proofing and waterstops measures should be installed in accordance with local building code requirements.

The space between the outside of the walls and the excavation should be backfilled with a granular fill. The ground surface adjacent to the below grade walls should be kept properly graded to prevent ponding of water adjacent to the below grade walls.

To achieve a desirable balance between minimizing excessive pressures against the below grade walls and reducing the settlement of the wall backfill, we recommend that the wall granular backfill be compacted to at least 90% of the maximum dry density obtained in accordance with ASTM Specification D 1557, Modified Proctor Method. Where the fill materials will be supporting sidewalks or pavements, the upper 1 foot should be compacted to 95% of the maximum dry density referenced above. It has been our experience that compaction of backfill around residential structures is typically poor in both materials and workmanship resulting in substantial settlements adjacent to the structure. These settlements are most evident on stoops, porches and driveways. Therefore, we recommend all backfilling be monitored by a CGMT representative to reduce the potential for settlement related problems.

Backfill materials should consist of inorganic materials, free of debris, be free draining, and containing no frost susceptible soil. The fill placed adjacent to the below grade walls should not be overcompacted. Heavy earthwork equipment should maintain a minimum horizontal distance away from the below grade walls of 1 foot per foot of vertical wall height. Lighter compaction equipment should be used close to the below grade walls. Where light (e.g., hand) compaction equipment is employed, the maximum lift thickness should be reduced to 6 inches. Depending upon the method of excavation (i.e. sheeting), it may be difficult to install a perimeter drain system. Use of geosynthetic wall drain, such as Enka drain, or similar material may be needed to facilitate drainage.

Floor Slab Design

For the design and construction of the new building slabs-on-grade for the proposed building, we recommend that all existing vegetation, topsoil or organic soils, and any unsuitable/deleterious materials should be removed and replaced with compacted engineered fill as discussed in the **Site Preparation and Engineered Fill** section. If the removal is performed in accordance with these recommendations, we anticipate floor slabs for the structures will be supported on a minimum of 2 feet of new engineered, granular fill placed on stable and approved silty clay subgrades.

It is assumed that the existing floor slab subgrade has performed satisfactorily during the proofroll discussed in the Subgrade Preparation subsection, even though existing fill and lower strength/higher moisture content soils were encountered to depths of 3½ to 11 feet. Provided that the floor slab subgrade passes a proofroll, the risk of excessive settlement is low. However, if the floor slab subgrade does not pass the proofroll, some undercutting and placement of controlled backfill will be required.

We recommend that floor slabs be underlain by a minimum of 6 inches of granular material having a maximum aggregate size of 1½ inches and no more than 2 percent of fines. Prior to placing the granular material, the floor subgrade soil should be properly compacted, proofrolled, and free of standing water, mud, and frozen soil. For design of Portland cement concrete slabs-on-grade, a modulus of subgrade reaction (k) of 100 pounds per cubic inch (pci) can be used for slabs constructed on subgrade prepared as discussed herein.

A properly designed and constructed capillary break layer can often mitigate the need for a moisture retarder and can assist in more uniform curing of concrete. If a vapor retarder is considered to provide additional moisture protection, special attention should be given to the surface curing of the slabs to reduce uneven drying of the slabs and associated cracking and/or slab curling. The use of a blotter or cushion layer above the vapor retarder can also be considered for project specific reasons. Please refer to ACI 302.1R96 *Guide for Concrete Floor and Slab Construction* and ASTM E 1643 *Standard Practice for Installation of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs* for additional guidance on this issue.

We recommend that the floor slab be isolated from the foundation footings so differential settlement of the structure will not induce shear stresses on the floor slab. Also, in order to reduce the crack width of any shrinkage cracks that may develop near the surface of the slab, we recommend mesh reinforcement as a minimum be included in the design of the floor slab. Temperature and shrinkage reinforcements in slabs on ground should be positioned in the upper third of the slab thickness. The Wire Reinforcement Institute recommends the mesh reinforcement be placed 2 inches below the slab surface or upper one-third of slab thickness, whichever is closer to the surface. Adequate construction joints, contraction joints and isolation joints should also be provided in the slab to reduce the impacts of cracking and shrinkage. Please refer to ACI 302.1R96 *Guide for Concrete Floor and Slab Construction* for additional information regarding concrete slab joint design.

Underslab Drainage

It would also be prudent to install an underslab drain system beneath the basement floor slab to collect water that infiltrates from the soils adjacent to basement walls as well as from the ground surface. The drain system could consist of a 6-inch thick layer of free draining base underlain by drains composed of perforated pipe placed in a trench that is backfilled with free-draining granular material. The trenches should extend 12 inches below the floor slab subgrade and should be spaced at 50 feet center-to-center.

The drain systems should be sloped to provide positive gravity drainage to a frost-free outlet or sump equipped for automated pumping. Pumps should be sized and selected to adequately handle potential flows that may be encountered at the desired basement depths. Redundant pumps with battery backup power should be considered, to reduce the risk of basement seepage in the event of pump and/or power failure. Periodic maintenance of the drainage systems is necessary so that they do not become plugged and inoperative.

Pavements

For the design and construction of exterior pavements, we recommend that topsoil, old pavement be removed before construction of new pavements and that new pavements will be supported by stable and approved subgrades consisting of silty clay or new engineered fill.

It is assumed that the existing pavement subgrade has performed satisfactorily during the proofroll discussed in the **Subgrade Preparation** subsection, even though existing fill soils were encountered to depths of 3½ to 8½ feet. Provided that the pavement subgrade passes a proofroll, the risk of excessive settlement is low. However, if the pavement subgrade does not pass the proofroll, some undercutting and placement of controlled backfill will be required.

We anticipate the new pavement will be of asphaltic concrete or Portland cement concrete. We expect that the proposed parking lot will generally be utilized for light duty traffic, and the driveways and loading and unloading areas be utilized for light to medium duty traffic. Heavy traffic loads would be anticipated for areas near any dumpsters where garbage trucks would often cross. We recommend the pavement subjected to light traffic be underlain by a minimum of 8 inches of base course granular material, similar to Illinois Department of Transportation gradation CA-6.

Assuming the pavement subgrade will consist predominantly of the cohesive soils and new fill prepared in accordance with the recommendations given in this report, an estimated IBR value of 3 could be used in proportioning a flexible pavement section. Similarly, an estimated modulus of subgrade reaction value equal to 100 pounds per cubic inch could be used for design of rigid concrete pavement 4sections. A Subgrade Stability Rating (SSR) rating of (Poor) should be used for pavement design. Concrete pavements should be air-entrained Portland cement concrete with a minimum compressive strength of 4,000 psi and a minimum flexural strength of 650 psi. Concrete strength requirements are outlined in article 1020.04 of the Standard Specifications for Road and Bridge Construction, effective April 1, 2016.

Some typical pavement sections used in this region of the country are given below which could be considered for preliminary estimating purposes. Other sections can also be considered. These sections assume a low volume of light vehicle loads (automobiles, vans, pickups, etc.). They should also be considered minimum thicknesses, and, as such, periodic maintenance should be anticipated. Final design sections should consider details such as final grades, traffic loadings, traffic volumes, the desired design life and any local, county or city codes. If you wish, we would be pleased to perform a detailed pavement section design using AASHTO or Asphalt Institute procedures when this information is available. It should also be noted that these sections do not consider if the binder course will be subject to construction vehicle traffic for an extended period of time. Some distress to the binder course and aggregate base could occur, if this is the case.

TYPICAL PAVEMENT SECTIONS*

	Light Duty (Parking Lots)	Heavy Duty ** (Drives)
Portland Cement Concrete	5 inches	6 inches
Full Depth Asphalt	5.5 inches	7 inches
Combined Section:		
Asphalt	3 inches	4 inches
Crushed Stone Base Course	8 inches	10 inches

* All materials should meet the current Illinois Department of Transportation Standard Specifications for Road and Bridge Construction requirements.

** In areas of anticipated heavy traffic, delivery trucks, or concentrated loads, a minimum concrete thickness of 7 inches is recommended but should be evaluated further when loading conditions are known.

Minimum design requirements for hot-mix asphalt (HMA) shall follow Article 1030.05 of the Standard Specifications for Road and Bridge Construction, effective April 1, 2016. During asphalt pavement construction, the wearing and leveling course should be compacted to a minimum of 93 percent of the theoretical density value. Prior to placing the granular material, the pavement subgrade soil should be properly compacted, proofrolled, and free of standing water, mud, and frozen soil.

An important consideration with the design and construction of pavements is surface and subsurface drainage. Where standing water develops, either on the pavement surface or within the base course layer, softening of the subgrade and other problems related to the deterioration of the pavement can be expected. Furthermore, good drainage should reduce the possibility of the subgrade materials becoming saturated over a long period of time. We would be pleased to be of further assistance to you in the design of the project pavements by providing additional recommendations during construction of the project.

Periodic maintenance of pavements should be anticipated. The subgrade parameters provided in this report consider that significant changes in the subgrade moisture content do not occur. To reduce the potential for changes in subgrade moisture, all paved areas should be sloped to provide rapid drainage of surface water and to drain water away from the pavement edges. Water that is allowed to pond on or adjacent to the pavement can saturate and soften the subgrade soils and subsequently accelerate pavement deterioration.

Granular base or subbase materials directly below pavement sections can also collect infiltrated surface water and soften the subgrade as well as increase the effects of frost action, both of which can be detrimental to pavements. For these reasons, where granular materials are used over a cohesive soil subgrade or where the groundwater level is within 3½ feet of finished pavement subgrade, we recommend that consideration be given to using pavement underdrains hydraulically connected to the granular base or subbase to improve the pavement performance and extend its service life. Underdrains should be installed at 300 to 500 feet intervals and at low points in the roadway profile. Pipe underdrains shall be installed according to Check Sheet #19 of the Supplemental Specifications and Recurring Special Provisions, effective January 1, 2015.

General Construction Considerations

We recommend that the subgrade preparation, installation of the foundations, and construction of slabs-on-grade be monitored by a CGMT geotechnical engineer or his representative. Methods of verification and identification such as proofrolling, DCP testing and hand auger probe holes will be necessary to further evaluate the subgrade soils and identify unsuitable soils. The contractor should be prepared to overexcavate footing excavations at isolated locations.

We recommend that excavations of new foundations be monitored on a full-time basis by a CGMT geotechnical engineer or his representative to verify that the soil bearing pressure and the exposed subgrade materials will be suitable for the proposed residential subdivision and are consistent with the boring log information obtained during this geotechnical exploration. We would be pleased to provide these services.

Since localized areas of soft/unsuitable soils may be present below the bearing elevation of foundations, we recommend that hand-auger borings and in-situ vane shear testing or dynamic cone penetrometer (DCP) testing be performed to at least half the footing width, or a minimum of 3 feet below each isolated column footing and to at least 2 feet below continuous footings. Hand auger borings with vane shear/DCP tests should be performed at each column footing and at approximately 20-foot intervals along continuous footings to verify the suitability of the soils to support the recommended maximum net allowable bearing pressure. If soft/unsuitable soils are encountered, the footings should be extended until suitable bearing soils are encountered or the unsuitable soils should be removed beneath the base of the footing and replaced with compacted engineered fill or lean concrete. The foundation contractor should expect undercutting/overexcavation or removal of unsuitable material without delay and replacement with engineered fill at the time of foundation excavation/construction.

All loose or soft soils in the subgrade or foundation excavation areas should be densified or removed before placing any concrete or fill. Accumulated water or runoff water at the base of the foundation excavations should also be promptly removed. Groundwater seepage is may initially be substantial, particularly in water bearing deposits of clayey sand and gravel, but seepage is anticipated to decrease with time. We believe sump and pump system should be adequate to remove accumulated seepage from the bottom of excavations prior to placement of concrete or crushed stone. Concrete should not be placed in water. To reduce the potential for frost heave related problems; forms should be used prior to the placement of foundation concrete.

Exposure to the environment may weaken the soils at the foundations bearing level if the excavations remain open for too long a time. Therefore, foundation concrete should be placed the same day that excavations are opened, when possible. If the bearing soils are softened by surface water intrusion or exposure, the softened soils must be removed from the immediately prior to placement of concrete.

We recommend adequate surface and subsurface drainage be considered in the design and construction of floor slabs. Where standing water develops, either on slab surfaces or within the base course layer, softening of the subgrade and other problems related to the deterioration of the floor slabs can be expected. Adequate drainage should reduce the possibility of the subgrade materials becoming saturated over a long period of time. To reduce water infiltration to the pavement section and within the base course layer resulting in softening of the subgrade and deterioration of the slabs, we recommend the timely repair or sealing of joints and cracks in slabs.

All unsuitable materials should be removed and replaced with environmentally clean, inorganic fill and free of debris or harmful matter. Unsuitable materials removed from the project site should be disposed of in accordance with all applicable federal, state, and local regulations.

The contractor should avoid stockpiling excavated materials immediately adjacent to the excavation walls. We recommend that stockpile materials be kept back from the excavation a minimum distance equal to the excavation depth to avoid surcharging the excavation walls. If this is impractical due to space constraints, the excavation walls should be retained with bracing designed for the anticipated surcharge loading.

Excavations should comply with the requirements of OSHA 29CFR, Part 1926, Subpart P, "Excavations" and its appendices, as well as other applicable codes. This document states that the contractor is solely responsible for the design and construction of stable, temporary excavations. The excavations should not only be in accordance with current OSHA excavation and trench safety standards but also with applicable local, state, and federal regulations. The contractor should shore, slope or bench the excavation sides when appropriate. Site safety is the sole responsibility of the contractor, who shall also be responsible for the means, methods and sequencing of construction operations.

EXPLORATION PROCEDURES

Subsurface Exploration Procedures

The soil borings were located in the field by a CGMT Field Engineer based on the proposed boring site plan provided to us. As required by the State of Illinois, the driller notified Illinois One-Call System, JULIE, to verify underground utilities in the vicinity of the project site prior to drilling operations.

The soil borings were performed with a truck-mounted rotary-type auger drill rig, which utilized continuous hollow stem augers to advance the boreholes. Representative soil samples were obtained at 2½ foot intervals for the first 10 feet and 5 foot intervals thereafter by means of conventional split-barrel sampling procedures. In this procedure, a 2-inch O.D., split-barrel sampler is driven into the soil a distance of 18 inches by a 140-pound hammer falling 30 inches. The number of blows required to drive the sampler through a 12-inch interval, after initial setting of 6 inches, is termed the Standard Penetration Test (SPT) or N-value and is indicated for each sample on the boring logs. The SPT value can be used as a qualitative indication of the in-place relative density of cohesionless soils. In a less reliable way, it also indicates the consistency of cohesive soils. This indication is qualitative, since many factors can significantly affect the standard penetration resistance value and prevent a direct correlation between drill crews, drill rigs, drilling procedures, and hammer-rod-sampler assemblies. The drill rig utilized an automatic trip hammer to drive the sampler. Consideration of the effect of the automatic hammer's efficiency was included in the interpretation of subsurface information for the analyses prepared for this report.

The drill crew maintained a field log of the soils encountered in the borings. After recovery, each geotechnical soil sample was removed from the sampler and visually classified. Representative portions of each soil sample were then sealed in jars and brought to our laboratory in Elk Grove Village, Illinois for further visual examination and laboratory testing. After completion of the drilling operations, the boreholes were backfilled with auger cuttings to the existing ground surface.

Laboratory Testing Program

Representative soil samples were selected and tested in our laboratory to check field classifications and to determine pertinent engineering properties. The laboratory testing program included visual classifications and unconfined compressive strength, dry density and moisture content determinations.

An experienced geotechnical engineer classified each soil sample on the basis of texture and plasticity in accordance with the Unified Soil Classification System. The group symbols for each soil type are indicated in parentheses following the soil descriptions on the boring logs. A brief explanation of the Unified System is included with this report. The geotechnical engineer grouped the various soil types into the major zones noted on the boring logs. The stratification lines designating the interfaces between earth materials on the boring logs and profiles are approximate; in situ, the transitions may be gradual.

Unconfined compressive strength tests were performed on cohesive soil samples with the use of a calibrated hand penetrometer. In the hand penetrometer test, the unconfined compressive strength of a soil sample is estimated, to a maximum of 4½ tons per square foot (tsf) by measuring the resistance of a soil sample to penetration of a small, calibrated spring-loaded cylinder.

The soil samples will be retained in our laboratory for a period of 60 days, after which, they will be discarded unless other instructions are received as to their disposal.

CLOSING

We recommend that the construction activities be monitored by CGMT to provide the necessary overview and to check the suitability of the subgrade soils for supporting the foundations. Once final loads become available, CGMT must be contacted to review the recommendations presented herein.

This report has been prepared in order to aid in the evaluation of this property and to assist the architect and/or engineer in the design of this project. The scope is limited to the specific project and locations described herein and our description of the project represents our understanding of the significant aspects relative to soil and foundation characteristics. In the event that any change in the nature or location of the proposed construction outlined in this report are planned, we should be informed so that the changes can be reviewed and the conclusions of this report modified or approved in writing by the geotechnical engineer. It is recommended that all construction operations dealing with earthwork and foundations be reviewed by an experienced geotechnical engineer to provide information on which to base a decision as to whether the design requirements are fulfilled in the actual construction. If you wish, we would welcome the opportunity to provide field construction services for you during construction.

The analysis and recommendations submitted in this report are based upon the data obtained from the soil borings and tests performed at the locations as indicated on the Boring Location Plan and other information referenced in this report. This report does not reflect any variations, which may occur between the borings. In the performance of the subsurface exploration, specific information is obtained at specific locations at specific times. However, it is a well known fact that variations in soil conditions exist on most sites between boring locations and also such situations as groundwater levels vary from time to time. The nature and extent of variations may not become evident until the course of construction. If variations then appear evident, after performing on-site observations during the construction period and noting characteristics and variations, a reevaluation of the recommendations for this report will be necessary.

APPENDIX

Vicinity Map

FEMA Map

National Wetlands Registry Map

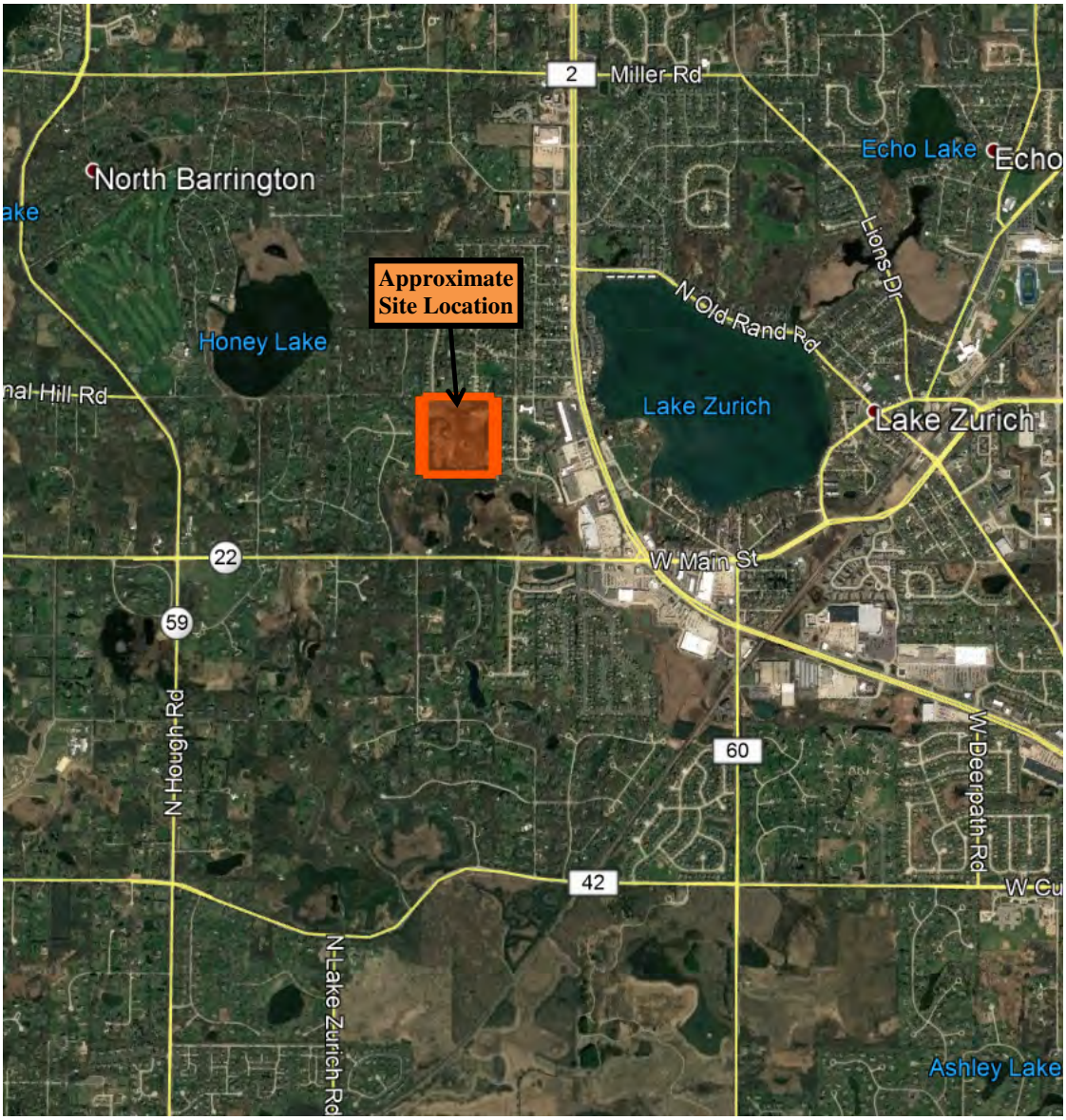
USDA Soil Survey Map

Boring Location Plans

Boring Logs

Unified Soil Classification System

Reference Notes For Boring Logs



	VICINITY MAP	N	**CGMT Project No. 18G0339** **Proposed Residential Development** **Honey Lake Road** **Lake Zurich, Lake County, Illinois**

Drawing Not To Scale

N

LEGEND

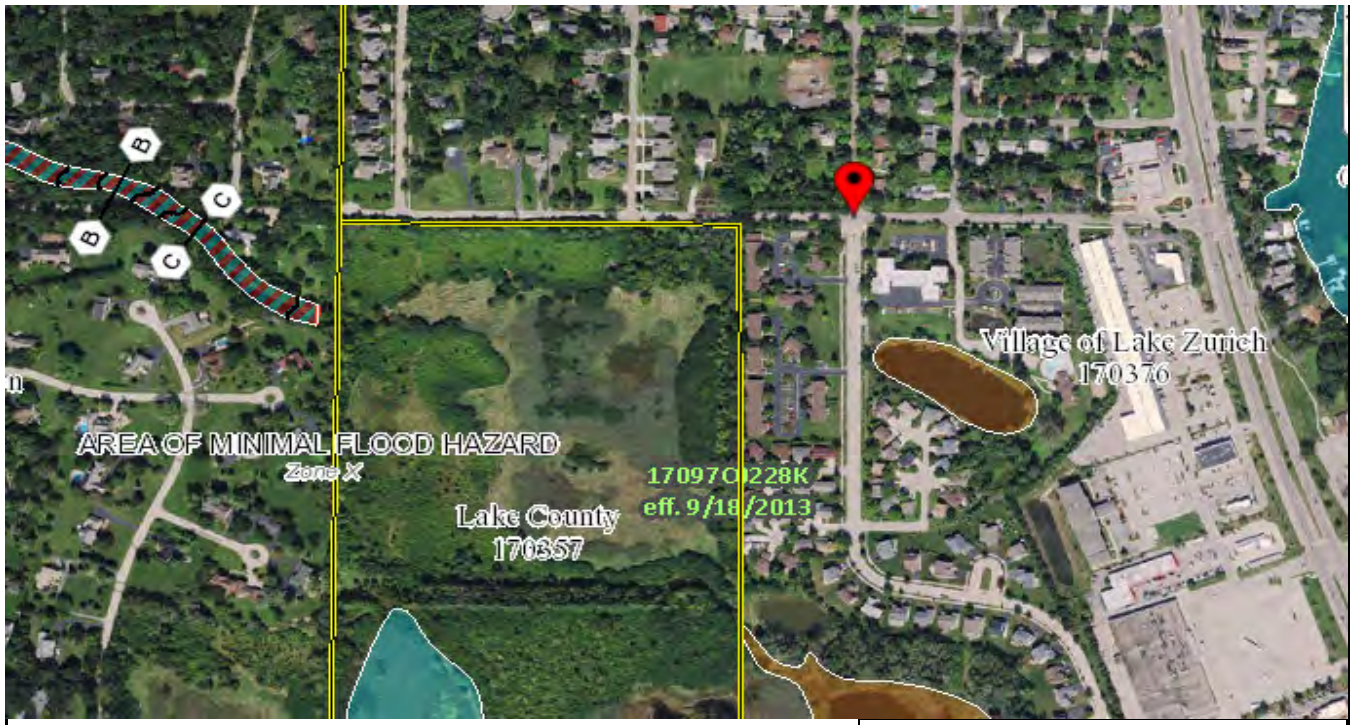
- Approximate Soil Boring Location

Soil Boring Location Diagram

Proposed Residential Development

Honey Lake Road
Lake Zurich, Illinois

Project Manager	Project Number
P. Patel	18G0339
Date	Sheet Number
9/14/2018	Fig. 1

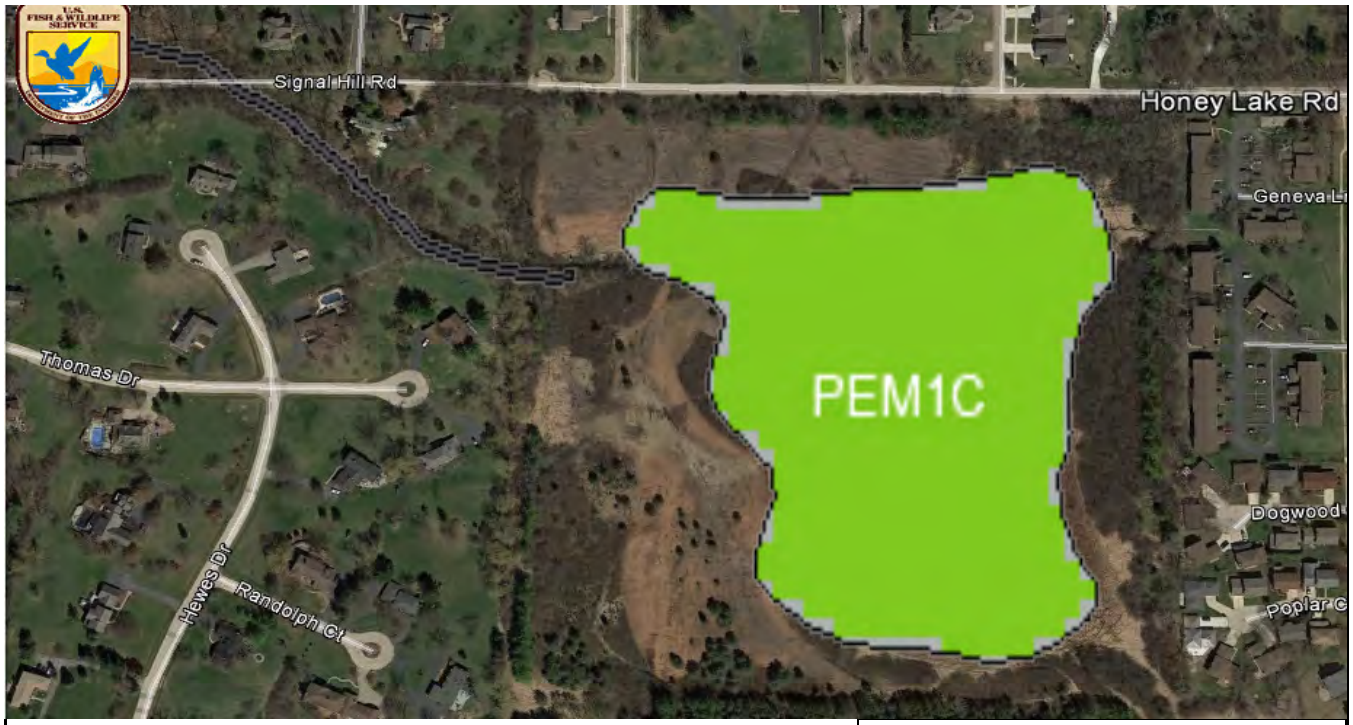


Drawing Not To Scale

LEGEND

N

FEMA Flood Map	
Proposed Residential Development	
Honey Lake Road, West of Pleasant Road Lake Zurich, Illinois	
Project Manager	Project Number
N. Wolff	18G0339
Date	Sheet Number
9/28/2018	Fig. 2



Drawing Not To Scale

LEGEND

N

National Wetlands Registry Map	
Proposed Residential Development	
Honey Lake Road, West of Pleasant Road Lake Zurich, Illinois	
Project Manager	Project Number
N. Wolff	18G0339
Date	Sheet Number
9/28/2018	Fig. 4

Drawing Not To Scale

LEGEND

N

USDA Soil Survey Map

Proposed Residential Development

Honey Lake Road, West of Pleasant Road
Lake Zurich, Illinois

Project Manager	Project Number
N. Wolff	18G0339
Date	Sheet Number
9/28/2018	Fig. 3

Soil Boring Log

Construction & Geotechnical Material Testing, Inc.
60 Martin Lane, Elk Grove Village, Illinois 60007
Telephone (630) 595-1111 ♦ Fax (630) 595-1110

Soil Boring Prepared for:
Taylor Morrison Homes
Mr. Scott Barenbrugge
1834 Walden Office Square, Suite 300
Schaumburg, IL 60173

Boring No.: B-01
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Sheet 1 of 1

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		13" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Silty Clay, brown, hard (CL-FILL)	SS-1 1.0' - 2.5' 18" Recovery	3 5 6	21.6	4.5+	
	2.0							
	3.0							
	4.0		Silty Clay, Trace Sand and Gravel, brown to gray, hard (CL)	SS-2 3.5' - 5.0' 18" Recovery	4 6 11	16.2	4.5+	
	5.0							
	6.0			SS-3 6.0' - 7.5' 18" Recovery	4 11 12	17.4	4.5+	
	7.0							
	8.0							
	9.0			SS-4 8.5' - 10.0' 18" Recovery	6 12 18	17.6	4.5+	
	10.0							
	11.0							
	12.0							
	13.0							
	14.0		Silty Clay, Trace Sand and Gravel, brown, hard (CL)	SS-5 13.5' - 15.0' 18" Recovery	6 7 10	19.4	4.25	
	15.0							
	16.0							
	17.0							
	18.0							
	19.0		Silty Clay, Trace Sand and Gravel, gray, very stiff (CL)	SS-6 18.5' - 20.0' 18" Recovery	5 7 10	19.7	2.25	
	20.0		END of BORING at 20 Feet					

Drilling Contractor: CDC
Drilling Method: 4.25" O.D. H.S.A. Split Spoon Sampling
Drilling Equipment: CME-45 Track Mounted Drill Rig
REVIEWED BY: NPW

Water Level (Ft.)
During Drilling: None
Immediately After Drilling: None

Soil Boring Log

Construction & Geotechnical Material Testing, Inc.
60 Martin Lane, Elk Grove Village, Illinois 60007
Telephone (630) 595-1111 ♦ Fax (630) 595-1110

Soil Boring Prepared for:
Taylor Morrison Homes
Mr. Scott Barenbrugge
1834 Walden Office Square, Suite 300
Schaumburg, IL 60173

Boring No.: B-02
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		12" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Silty Clay, brown, hard (CL-FILL)	SS-1 1.0' - 2.5' 18" Recovery	3 5 8	16.4	4.5+	
	2.0							
	3.0							Dry Densiies:
			Silty Clay, Trace Sand and Gravel, brown to gray, hard (CL)	SS-2 3.5' - 5.0' 18" Recovery	6 10 14	15.7	4.5+	1.0' - 2.5' = 114.8 lbs/ft^3
	4.0							
	5.0							
	6.0		Silty Clay, Trace Sand and Gravel, brown, hard (CL)	SS-3 6.0' - 7.5' 18" Recovery	6 13 24	17.3	4.5+	
	7.0							
	8.0							
				SS-4 8.5' - 10.0' 18" Recovery	6 11 15	17.8	4.5+	
	9.0							
	10.0							
	11.0							
	12.0							
	13.0							
				SS-5 13.5' - 15.0' 18" Recovery	6 9 12	19.1	4.5+	
	14.0							
	15.0							
	16.0							
	17.0							
	18.0							
	19.0		Silty Clay, Trace Sand and Gravel, gray, very stiff (CL)	SS-6 18.5' - 20.0' 18" Recovery	5 7 10	20.4	2.0	
	20.0		END of BORING at 20 Feet					

Drilling Contractor: CDC
Drilling Method: 4.25" O.D. H.S.A. Split Spoon Sampling
Drilling Equipment: CME-45 Track Mounted Drill Rig
REVIEWED BY: NPW

Water Level (Ft.)
During Drilling: None
Immediately After Drilling: None

Soil Boring Log

Construction & Geotechnical Material Testing, Inc.
60 Martin Lane, Elk Grove Village, Illinois 60007
Telephone (630) 595-1111 ♦ Fax (630) 595-1110

Soil Boring Prepared for:
Taylor Morrison Homes
Mr. Scott Barenbrugge
1834 Walden Office Square, Suite 300
Schaumburg, IL 60173

Boring No.: B-03
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Sheet 1 of 1

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		9" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Silty Clay, brown, hard (CL-FILL)	SS-1 1.0' - 2.5' 18" Recovery	4 4 6	18.5	4.5+	
	2.0							
	3.0							Dry Densiies:
			Silty Clay, Trace Sand and Gravel, brown to gray, very stiff to hard (CL)	SS-2 3.5' - 5.0' 18" Recovery	4 6 9	23.6	3.75	1.0' - 2.5' = 108.4 lbs/ft^3
	4.0							
	5.0							
	6.0			SS-3 6.0' - 7.5' 18" Recovery	4 11 14	17.0	4.5+	
	7.0							
	8.0							
			Silty Clay, Trace Sand and Gravel, brown, hard (CL)	SS-4 8.5' - 10.0' 18" Recovery	6 10 17	17.7	4.5+	
	9.0							
	10.0							
	11.0							
	12.0							
	13.0							
			Silty Clay, Trace Sand and Gravel, brown to gray, hard (CL)	SS-5 13.5' - 15.0' 18" Recovery	7 14 15	20.0	4.5+	
	14.0							
	15.0							
	16.0							
	17.0							
	18.0							
			Silty Clay, Trace Sand and Gravel, gray, very stiff (CL)	SS-6 18.5' - 20.0' 18" Recovery	6 8 14	18.3	2.5	
	19.0							
	20.0		END of BORING at 20 Feet					

Drilling Contractor:	CDC	**Water Level (Ft.)**	
Drilling Method:	4.25" O.D. H.S.A. Split Spoon Sampling	**During Drilling:**	None
Drilling Equipment:	CME-45 Track Mounted Drill Rig	**Immediately After Drilling:**	None
	REVIEWED BY: NPW		

Soil Boring Log

Construction & Geotechnical Material Testing, Inc.
60 Martin Lane, Elk Grove Village, Illinois 60007
Telephone (630) 595-1111 ♦ Fax (630) 595-1110

Soil Boring Prepared for:
Taylor Morrison Homes
Mr. Scott Barenbrugge
1834 Walden Office Square, Suite 300
Schaumburg, IL 60173

Boring No.: B-04
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		9" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Silty Clay, brown, very stiff (CL-FILL)	SS-1 1.0' - 2.5' 18" Recovery	4 5 6	23.1	3.25	
	2.0							
	3.0							
	4.0		Silty Clay, Trace Sand and Gravel, brown to gray, hard (CL)	SS-2 3.5' - 5.0' 18" Recovery	4 6 10	16.2	4.5+	
	5.0							
	6.0			SS-3 6.0' - 7.5' 18" Recovery	5 10 16	16.7	4.5+	
	7.0							
	8.0							
	9.0		Silty Clay, Trace Sand and Gravel, brown, very stiff to hard (CL)	SS-4 8.5' - 10.0' 18" Recovery	5 10 16	17.0	4.5+	
	10.0							
	11.0							
	12.0							
	13.0							
	14.0			SS-5 13.5' - 15.0' 12" Recovery	4 7 9	17.9	3.0	
	15.0							
	16.0							
	17.0							
	18.0							
	19.0		Silty Clay, Trace Sand and Gravel, gray, very stiff (CL)	SS-6 18.5' - 20.0' 18" Recovery	4 6 7	19.5	2.25	
	20.0		END of BORING at 20 Feet					

Drilling Contractor:	CDC	**Water Level (Ft.)**	
Drilling Method:	4.25" O.D. H.S.A. Split Spoon Sampling	**During Drilling:**	None
Drilling Equipment:	CME-45 Track Mounted Drill Rig	**Immediately After Drilling:**	None
	REVIEWED BY: NPW		

Soil Boring Log

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Soil Boring Prepared for:
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Boring No.: B-05
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		8" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Clayey Sand and Gravel, brown, medium dense (SP-GP-FILL)	SS-1 1.0' - 2.5' 14" Recovery	3 6 4	12.1	-	
	2.0							
	3.0		saturated at 3.5 feet	SS-2 3.5' - 5.0' 9" Recovery	4 6 10	16.4	-	
	4.0							
	5.0							
	6.0		Silty Clay, Trace Sand and Gravel, brown, hard (CL)	SS-3 6.0' - 7.5' 18" Recovery	17 26 15	13.6	4.5+	
	7.0							
	8.0							
	9.0		Silty Clay, Trace Sand and Gravel, gray, very stiff (CL)	SS-4 8.5' - 10.0' 18" Recovery	4 9 10	17.1	3.25	
	10.0							
	11.0							
	12.0							
	13.0							
	14.0			SS-5 13.5' - 15.0' 18" Recovery	3 5 7	20.0	2.0	
	15.0							
	16.0							
	17.0							
	18.0							
	19.0			SS-6 18.5' - 20.0' 18" Recovery	3 5 7	19.2	2.5	
	20.0		END of BORING at 20 Feet					

Drilling Contractor:	CDC	**Water Level (Ft.)**	
Drilling Method:	4.25" O.D. H.S.A. Split Spoon Sampling	**During Drilling:**	None
Drilling Equipment:	CME-45 Track Mounted Drill Rig	**Immediately After Drilling:**	None
	REVIEWED BY: NPW		

Soil Boring Log

Construction & Geotechnical Material Testing, Inc.
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Boring No.: B-06
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Sheet 1 of 1

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		12" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Silty Clay, brown to gray, hard (CL-FILL)	SS-1 1.0' - 2.5' 14" Recovery	4 4 7	18.7	4.5+	
	2.0							
	3.0							
	4.0		Silty Clay, Trace Sand and Gravel, brown, hard (CL)	SS-2 3.5' - 5.0' 18" Recovery	4 4 6	15.7	4.5+	
	5.0							
	6.0			SS-3 6.0' - 7.5' 18" Recovery	4 6 8	16.8	4.5+	
	7.0							
	8.0							
	9.0			SS-4 8.5' - 10.0' 2" Recovery	4 7 8	15.9	4.0	
	10.0							
	11.0							
	12.0							
	13.0							
	14.0		Silty Clay, Trace Sand and Gravel, gray, stiff to very stiff (CL)	SS-5 13.5' - 15.0' 18" Recovery	3 4 7	20.0	1.75	
	15.0							
	16.0							
	17.0							
	18.0							
	19.0			SS-6 18.5' - 20.0' 18" Recovery	3 4 6	19.7	2.0	
	20.0		END of BORING at 20 Feet					

Drilling Contractor:	CDC	**Water Level (Ft.)**	
Drilling Method:	4.25" O.D. H.S.A. Split Spoon Sampling	**During Drilling:**	None
Drilling Equipment:	CME-45 Track Mounted Drill Rig	**Immediately After Drilling:**	None
	REVIEWED BY: NPW		

Soil Boring Log

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Boring No.: B-07
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Sheet 1 of 1

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		12" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Silty Clay, brown, hard (CL-FILL)	SS-1 1.0' - 2.5' 6" Recovery	4 6 10	18.9	4.5+	
	2.0							
	3.0							
	4.0		Silty Clay, Trace Sand and Gravel, brown to gray, hard (CL)	SS-2 3.5' - 5.0' 13" Recovery	3 6 5	18.4	4.5+	
	5.0							
	6.0			SS-3 6.0' - 7.5' 7" Recovery	4 6 10	16.3	4.0	
	7.0							
	8.0							
	9.0			SS-4 8.5' - 10.0' 18" Recovery	4 6 8	17.0	4.0	
	10.0							
	11.0							
	12.0							
	13.0							
	14.0		Silty Clay, Trace Sand and Gravel, gray, very stiff (CL)	SS-5 13.5' - 15.0' 18" Recovery	3 4 6	18.7	2.0	
	15.0							
	16.0							
	17.0							
	18.0							
	19.0			SS-6 18.5' - 20.0' 18" Recovery	4 4 7	19.8	2.0	
	20.0		END of BORING at 20 Feet					

Drilling Contractor:	CDC	**Water Level (Ft.)**	
Drilling Method:	4.25" O.D. H.S.A. Split Spoon Sampling	**During Drilling:**	None
Drilling Equipment:	CME-45 Track Mounted Drill Rig	**Immediately After Drilling:**	None
	REVIEWED BY: NPW		

Soil Boring Log

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Soil Boring Prepared for:
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Boring No.: B-08
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		6" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
			Silty Clay, dark brown, very stiff (CL-FILL)					
	1.0			SS-1 1.0' - 2.5' 14" Recovery	4 4 6	22.8	2.5	
	2.0							
	3.0							
			Clayey Sand and Gravel, brown, dense (SC-GC)	SS-2 3.5' - 5.0' 13" Recovery	11 15 19	9.7	-	
	4.0							
	5.0							
	6.0		Silty Sand and Gravel, gray, medium dense (SM-GM)	SS-3 6.0' - 7.5' 14" Recovery	16 10 13	10.4	-	
	7.0							
	8.0							
			Coarse Sand, gray, very dense (SP)	SS-4 8.5' - 10.0' 18" Recovery	14 32 50	10.7	-	
	9.0							
	10.0		END of BORING at 10 Feet Blow-out upon sampling at 10 feet					
	11.0							
	12.0							
	13.0							
	14.0							
	15.0							
	16.0							
	17.0							
	18.0							
	19.0							
	20.0							

Drilling Contractor:	CDC	**Water Level (Ft.)**	
Drilling Method:	4.25" O.D. H.S.A. Split Spoon Sampling	**During Drilling:**	6 feet
Drilling Equipment:	CME-45 Track Mounted Drill Rig	**Immediately After Drilling:**	None
	REVIEWED BY: NPW		

Soil Boring Log

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Soil Boring Prepared for:
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Boring No.: B-09
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Sheet 1 of 1

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		18" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Silty Clay, brown, very stiff (CL-FILL)	SS-1 1.0' - 2.5' 16" Recovery	2 3 5	27.5	2.0	
	2.0							
	3.0							
	4.0		Silty Clay, Trace Sand and Gravel, gray, stiff (CL)	SS-2 3.5' - 5.0' 17" Recovery	2 3 4	17.1	1.0	
	5.0							
	6.0		Silty Clay, Trace Sand and Gravel, brown, hard (CL)	SS-3 6.0' - 7.5' 18" Recovery	4 9 14	17.5	4.5+	
	7.0							
	8.0							
	9.0		Silty Clay, Trace Sand and Gravel, gray, stiff to hard (CL)	SS-4 8.5' - 10.0' 18" Recovery	5 9 13	15.4	4.5+	
	10.0							
	11.0							
	12.0							
	13.0							
	14.0			SS-5 13.5' - 15.0' 18" Recovery	5 6 8	17.1	3.5	
	15.0							
	16.0							
	17.0							
	18.0							
	19.0			SS-6 18.5' - 20.0' 18" Recovery	6 6 8	22.7	1.5	
	20.0		END of BORING at 20 Feet					

Drilling Contractor: CDC
Drilling Method: 4.25" O.D. H.S.A. Split Spoon Sampling
Drilling Equipment: CME-45 Track Mounted Drill Rig
REVIEWED BY: NPW

Water Level (Ft.)
During Drilling: 3.5 feet
Immediately After Drilling: None

Soil Boring Log

Construction & Geotechnical Material Testing, Inc.
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Soil Boring Prepared for:
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Boring No.: B-10
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Sheet 1 of 1

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		33" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0			SS-1 1.0' - 2.5' 6" Recovery	3 3 4	37.9	-	
	2.0							
	3.0							
			Silty Clay, Trace Sand and Gravel, brown to gray, very stiff (CL)	SS-2 3.5' - 5.0' 15" Recovery	3 4 5	22.2	2.5	
	4.0							
	5.0							
	6.0			SS-3 6.0' - 7.5' 6" Recovery	11 10 13	15.0	2.0	
	7.0							
	8.0							
			Silty Clay, Trace Sand and Gravel, brown, hard (CL)	SS-4 8.5' - 10.0' 17" Recovery	10 6 6	15.7	4.5+	
	9.0							
	10.0							
	11.0							
	12.0							
	13.0							
			Silty Clay, Trace Sand and Gravel, gray, very stiff (CL)	SS-5 13.5' - 15.0' 18" Recovery	7 7 11	19.1	2.5	
	14.0							
	15.0							
	16.0							
	17.0							
	18.0							
				SS-6 18.5' - 20.0' 18" Recovery	3 6 7	18.1	3.0	
	19.0							
	20.0		END of BORING at 20 Feet					

Drilling Contractor:	CDC	**Water Level (Ft.)**	
Drilling Method:	4.25" O.D. H.S.A. Split Spoon Sampling	**During Drilling:**	None
Drilling Equipment:	CME-45 Track Mounted Drill Rig	**Immediately After Drilling:**	None
	REVIEWED BY: NPW		

Soil Boring Log

Construction & Geotechnical Material Testing, Inc.
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Soil Boring Prepared for:
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Boring No.: B-11
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Sheet 1 of 1

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		14" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Silty Clay, Trace Sand and Gravel, brown to gray, hard (CL)	SS-1 1.0' - 2.5' 14" Recovery	4 6 6	17.5	4.5+	
	2.0							
	3.0							
			Silty Clay, Trace Sand and Gravel, brown, hard (CL)	SS-2 3.5' - 5.0' 18" Recovery	3 6 7	17.4	4.5+	
	4.0							
	5.0							
	6.0			SS-3 6.0' - 7.5' 16" Recovery	4 9 12	15.7	4.5+	
	7.0							
	8.0							
			Silty Clay, Trace Sand and Gravel, gray, firm to hard (CL)	SS-4 8.5' - 10.0' 18" Recovery	3 6 7	17.1	4.25	
	9.0							
	10.0							
	11.0							
	12.0							
	13.0							
				SS-5 13.5' - 15.0' 18" Recovery	3 4 5	19.7	2.5	
	14.0							
	15.0							
	16.0							
	17.0							
	18.0							
				SS-6 18.5' - 20.0' 18" Recovery	2 2 3	22.8	0.5	
	19.0							
	20.0		END of BORING at 20 Feet					

Drilling Contractor: CDC
Drilling Method: 4.25" O.D. H.S.A. Split Spoon Sampling
Drilling Equipment: CME-45 Track Mounted Drill Rig
REVIEWED BY: NPW

Water Level (Ft.)
During Drilling: 18.5 feet
Immediately After Drilling: None

Soil Boring Log

Construction & Geotechnical Material Testing, Inc.
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Soil Boring Prepared for:
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Boring No.: B-12
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Sheet 1 of 1

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		16" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Silty Clay, brown, very stiff (CL-FILL)	SS-1 1.0' - 2.5' 18" Recovery	6 5 5	24.6	3.5	
	2.0							
	3.0							Dry Densiies:
	4.0		Silty Clay, Trace Sand and Gravel, brown to gray, hard (CL)	SS-2 3.5' - 5.0' 18" Recovery	4 7 9	16.6	4.5+	1.0' - 2.5' = 99.1 lbs/ft^3
	5.0							
	6.0			SS-3 6.0' - 7.5' 16" Recovery	4 8 11	16.6	4.5+	
	7.0							
	8.0							
	9.0			SS-4 8.5' - 10.0' 18" Recovery	4 8 14	17.2	4.5+	
	10.0							
	11.0							
	12.0							
	13.0							
	14.0		Silty Clay, Trace Sand and Gravel, gray, very stiff to hard (CL)	SS-5 13.5' - 15.0' 18" Recovery	4 6 10	17.1	3.5	
	15.0							
	16.0							
	17.0							
	18.0							
	19.0			SS-6 18.5' - 20.0' 18" Recovery	4 6 10	17.6	4.0	
	20.0		END of BORING at 20 Feet					

Drilling Contractor:	CDC	**Water Level (Ft.)**	
Drilling Method:	4.25" O.D. H.S.A. Split Spoon Sampling	**During Drilling:**	None
Drilling Equipment:	CME-45 Track Mounted Drill Rig	**Immediately After Drilling:**	None
	REVIEWED BY: NPW		

Soil Boring Log

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Soil Boring Prepared for:
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Boring No.: B-13
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Sheet 1 of 1

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		15" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Partly Organic Silty Clay, dark brown, stiff (CL-FILL)	SS-1 1.0' - 2.5' 18" Recovery	2 2 3	49.5	1.5	
	2.0							
	3.0		Silty Clay, Trace Sand and Gravel, brown to gray, very stiff (CL)	SS-2 3.5' - 5.0' 18" Recovery	2 4 5	18.6	2.75	Dry Densiies: 1.0' - 2.5' = 99.1 lbs/ft^3
	4.0							
	5.0							
	6.0		Silty Clay, Trace Sand and Gravel, gray, very stiff to hard (CL)	SS-3 6.0' - 7.5' 16" Recovery	2 5 8	18.0	4.0	
	7.0							
	8.0			SS-4 8.5' - 10.0' 18" Recovery	2 6 7	17.5	4.5+	
	9.0							
	10.0							
	11.0							
	12.0							
	13.0			SS-5 13.5' - 15.0' 18" Recovery	3 6 9	17.3	4.5+	
	14.0							
	15.0							
	16.0							
	17.0							
	18.0			SS-6 18.5' - 20.0' 18" Recovery	6 6 9	18.5	2.5	
	19.0							
	20.0		END of BORING at 20 Feet					

Drilling Contractor: CDC
Drilling Method: 4.25" O.D. H.S.A. Split Spoon Sampling
Drilling Equipment: CME-45 Track Mounted Drill Rig
REVIEWED BY: NPW

Water Level (Ft.)
During Drilling: None
Immediately After Drilling: None

Soil Boring Log

Construction & Geotechnical Material Testing, Inc.
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Soil Boring Prepared for:
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Boring No.: B-14
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		13" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Silty Clay, Trace Sand and Gravel, brown to gray, hard (CL)	SS-1 1.0' - 2.5' 18" Recovery	4 5 7	16.4	4.5+	
	2.0							
	3.0		Silty Clay, Trace Sand and Gravel, brown, hard (CL)	SS-2 3.5' - 5.0' 18" Recovery	4 8 10	16.8	4.5+	
	4.0							
	5.0			SS-3 6.0' - 7.5' 16" Recovery	8 11 11	18.2	4.5+	
	6.0							
	7.0			SS-4 8.5' - 10.0' 18" Recovery	4 6 8	19.6	4.25	
	8.0							
	9.0							
	10.0							
	11.0							
	12.0							
	13.0		Silty Clay, Trace Sand and Gravel, gray, very stiff (CL)	SS-5 13.5' - 15.0' 18" Recovery	7 7 9	20.4	3.75	
	14.0							
	15.0							
	16.0							
	17.0							
	18.0			SS-6 18.5' - 20.0' 18" Recovery	6 8 9	23.8	3.0	
	19.0							
	20.0		END of BORING at 20 Feet					

Drilling Contractor: CDC
Drilling Method: 4.25" O.D. H.S.A. Split Spoon Sampling
Drilling Equipment: CME-45 Track Mounted Drill Rig
REVIEWED BY: NPW

Water Level (Ft.)
During Drilling: 13.5 feet
Immediately After Drilling: None

Soil Boring Log

Construction & Geotechnical Material Testing, Inc.
60 Martin Lane, Elk Grove Village, Illinois 60007
Telephone (630) 595-1111 ♦ Fax (630) 595-1110

Soil Boring Prepared for:
Taylor Morrison Homes
Mr. Scott Barenbrugge
1834 Walden Office Square, Suite 300
Schaumburg, IL 60173

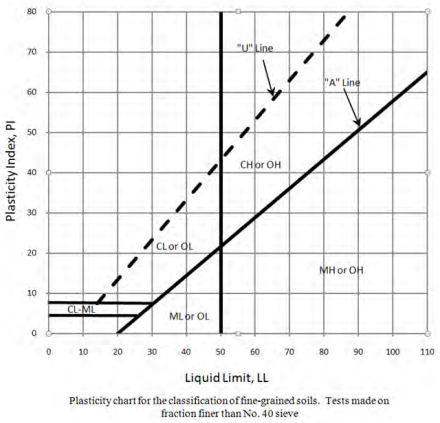
Boring No.: B-15
Date: Friday, September 21, 2018
Project: Proposed Residential Development
Honey Lake Road, Lake Zurich, Illinois
Project No.: 18G0339
Boring Location: See Boring Location Diagram
Logged By: LSH
Ground Elevation:

Elevation	Depth	Strata	Soil / Rock Description	Sample Type & No. Depth Interval (Ft) Recovery (in)	Blow Count	Moisture Content (%)	Unconfined Compressive Strength (TSF)	Notes & Test Results
	0.0		11" Topsoil					Unconfined compressive strength of soil samples estimated using a calibrated penetrometer.
	1.0		Silty Clay, Trace Sand and Gravel, brown, hard (CL)	SS-1 1.0' - 2.5' 14" Recovery	2 6 8	16.0	4.5+	
	2.0							
	3.0			SS-2 3.5' - 5.0' 16" Recovery	2 6 7	16.8	4.5+	
	4.0							
	5.0			SS-3 6.0' - 7.5' 17" Recovery	4 9 12	16.7	4.5+	
	6.0							
	7.0			SS-4 8.5' - 10.0' 17" Recovery	4 7 9	16.1	4.5+	
	8.0							
	9.0							
	10.0							
	11.0							
	12.0							
	13.0		Silty Clay, Trace Sand and Gravel, gray, stiff to hard (CL)	SS-5 13.5' - 15.0' 18" Recovery	4 3 4	20.7	2.0	
	14.0							
	15.0							
	16.0							
	17.0							
	18.0							
	19.0			SS-6 18.5' - 20.0' 18" Recovery	4 6 7	22.0 .	1.0	
	20.0		END of BORING at 20 Feet					

Drilling Contractor:	CDC	**Water Level (Ft.)**	
Drilling Method:	4.25" O.D. H.S.A. Split Spoon Sampling	**During Drilling:**	None
Drilling Equipment:	CME-45 Track Mounted Drill Rig	**Immediately After Drilling:**	None
	REVIEWED BY: NPW		

UNITED SOIL CLASSIFICATION SYSTEM
(ASTM D-2487)

Major Division			Group Symbol	Typical Names	Classification on basis of percentage of fines	Classification Criteria
Coarse-grained soils: More than 50% retained on No. 200 sieve	Gravels: More than 50% of coarse fraction retained on No. 4 sieve		GW	Well-graded gravels and gravel-sand mixtures, little or no fines	Less than 5% pass No. 200 sieve	$C_u = D_{60}/D_{10}$ greater than 4 $C_z = (D_{30})^2/(D_{10}XD_{60})$ between 1 & 3
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines		Not meeting both criteria for GW
			GM	Silty gravels, gravel-sand-silt mixtures	More than 12% pass No. 200 sieve	Atterberg limits plot below "A" line or plasticity index less than 4
			GC	Clayey gravels, gravel-sand-clay mixtures		Atterberg limits plot above "A" line and plasticity index greater than 7
	Sands: More than 50% of coarse fraction passes No. 4 sieve		SW	Well-graded sands and gravelly sands, little or no fines	5% to 12% pass No. 200 sieve	$C_u = D_{60}/D_{10}$ greater than 6 $C_z = (D_{30})^2/(D_{10}XD_{60})$ between 1 & 3
			SP	Poorly graded sands and gravelly sands, little or no fines		Not meeting both criteria for SW
			SM	Silty sands, sand-silt mixtures	Borderline classification requiring use of dual symbol: GW, GP, SW, SP; GM, GC, SM, SC	Atterberg limits plot below "A" line or plasticity index less than 4
			SC	Clayey sands, sand-clay mixtures		Atterberg limits plot above "A" line and plasticity index greater than 7
Fine-grained soils: 50% or more passing No. 200 sieve	Silts and Clays: Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands	Note: U-line represents approximate upper limit of LL and PI combinations natural soils (empirically determined). ASTM D-2487	
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays		
			OL	Organic silts and organic silty clays of low plasticity		
	Silts and Clays: Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts		
			CH	Inorganic clays of high plasticity, fat clays		
			OH	Organic clays of medium to high plasticity		
Highly organic soils			Pt	Peat, muck and other highly organic soils		Fibrous organic matter; will char, burn or glow



Plasticity chart for the classification of fine-grained soils. Tests made on fraction finer than No. 40 sieve

Borderline classifications, used for soils possessing characteristics of two groups, are designated by combinations of group symbols. For example: GW-GC, well-graded gravel-sand mixture with clay binder

UNIFIED SOIL CLASSIFICATION SYSTEM

REFERENCE NOTES FOR BORING LOGS

I. Drilling and Sampling Symbols:

SS – Split Spoon Sampler
ST – Shelby Tube Sampler
RC – Rock Core: NX, BX, AX
PM – Pressuremeter
DC – Dutch Cone Penetrometer
RB – Rock Bit Drilling
BS – Bulk Sample of Drilling
PA – Power Auger (no sample)
HSA – Hollow Stem Auger
WS – Wash Sample

Standard Penetration (Blows/Ft) refers to the blows per foot of a 140 lb. hammer falling 30 inches on a 2 inch O.D. split spoon sampler, as specified in ASTM D-1586. The blow count is commonly referred to as the N-value.

II. Correlation of Penetration Resistances to Soil Properties:

Relative Density-Sands, Silts

SPT – N	Relative Density
0 – 3	Very Loose
4 – 9	Loose
10 – 29	Medium Dense
30 – 49	Dense
50 – 80	Very Dense

Consistency of Cohesive Soils

Unconfined Compressive Strength, Qp, tsf	Consistency
under 0.25	Very Soft
0.25 – 0.49	Soft
0.50 – 0.99	Firm
1.00 – 1.99	Stiff
2.00 – 3.99	Very Stiff
4.00 – 8.00	Hard
over 8.00	Very Hard

III Unified Soil Classification Symbols:

GP – Poorly Graded Gravel
GW – Well Graded Gravel
GM – Silty Gravel
GC – Clayey Gravel
SP – Poorly Graded Sand
SW – Well Graded Sand
SM – Silty Sand
SC – Clayey Sand
ML – Low Plasticity Silt
MH – High Plasticity Silt
CL – Low Plasticity Clay
CH – High Plasticity Clay
OL – Low Plasticity Organic
OH – High Plasticity Organic
CL-ML – Dual Classification (Typical)

IV. Water Level Measurement Symbol:

WL – Water Level
WS – While Sampling
WD – While Drilling
BCR – Before Casing Removal
ACR – After Casing Removal
WCI – Wet Cave In
DCI – Dry Cave In

The water levels are those water levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in a granular soil. In clays and plastic silts, the accurate determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally applied.

RPS

Confidential

Phase I Environmental Site Assessment

Vacant Property

24909 West Signal Hill Road | Lake Zurich, Illinois

August 2018 | RPS Project No. 200287.613

Prepared for: Taylor Morrison of Illinois, Inc.

Energy | Environmental Risk | Infrastructure | Ocean Science

EXECUTIVE SUMMARY

Taylor Morrison of Illinois, Inc. retained RPS Group, Inc. (RPS) to conduct a Phase I Environmental Site Assessment (ESA) of vacant property located at 24909 West Signal Hill Road in Lake Zurich, Lake County, Illinois. (the site). RPS conducted the Phase I ESA to identify Recognized Environmental Conditions (RECs), as defined by ASTM International *Standard Practice for Environmental Site Assessments* - E 1527-13 (ASTM-13). RPS performed the Phase I ESA to constitute all appropriate inquiry consistent with good commercial and customary practice.

The site is currently owned by C & H Enterprises, L.L.C. The approximately 37-acre site is currently vacant, and no operations are conducted.

The site was primarily used for agricultural purposes as early as 1939. By 1978, agricultural operations had ceased. By 2005, a dirt trail was present around a wetland area on the center of the site. The remainder of the site was overgrown with woody and grassy vegetation by this time, bringing the site into its current configuration. No known or potential environmental impacts were identified in connection with historical site operations.

The site is located in an area characterized by residential development, commercial facilities, and vacant land. By 1939, the surrounding properties were developed primarily for agricultural purposes. Single-family rural residences were present west and south of the site, and Honey Lake Road was present north adjacent of the site. By 1953, residential development was present north and northeast of the site. By 1972 and 1978, residential development was present west and east of the site, respectively. By 1981, commercial development was present east of the site and continued through the 1990s. By 2005, further residential development was present north of the site and a commercial building is present farther to the southeast, bringing the site area into its current configuration.

A-1 Cleaners, a dry cleaning facility approximately 1,000 feet to the east of the site, was identified on the Site Remediation Program (SRP) database due to soil impacts from historic operations. The facility has a groundwater use restriction and is restricted to Industrial/Commercial land. Engineering controls in place include an asphalt and concrete slab floor over impacted soils, and conditional No Further Action (NFA) status was granted to this facility in 2007. Additionally, groundwater was determined to flow to the east, toward this facility, away from the site. Based on the distance, groundwater flow direction, and regulatory status, the potential for impact to the site appears low.

Findings

RPS has performed this Phase I ESA in conformance with the scope and limitations of ASTM-13 of the vacant property located at 24909 West Signal Hill Road in Lake Zurich, Lake County, Illinois. Environmental conditions and issues associated with the site are characterized as RECs, Controlled RECs (CRECs), Historical RECs (HRECs), de minimis conditions, noteworthy

condition, or other considerations as defined in Section 1.0 of this report. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

This assessment did not reveal evidence of RECs in connection with the site.

This assessment identified the following other consideration in connection with the site:

- **On-site Wetlands:** The United Stated Geological Survey (USGS) 7.5-Minute Topographic Map of the site area depicts marshland or swamp in the eastern portion of the site. Based on the review of the US Fish & Wildlife Service's National Wetlands Inventory (NWI) map, the marshland (13.94 acres) is depicted as a Freshwater Emergent Wetland. Additionally, a section of the Willow Ponds Tributary (less than 1-acre) was identified near the northwestern corner of the site as a Riverine System. The potential presence of wetlands on-site may affect future site development activities. RPS understands there are plans to develop the site for residential purposes.

This Executive Summary is not intended to be used as a "stand alone" document but is a summary of the complete Phase I ESA report. Information included in the Executive Summary is subject to the scope of services and limitations noted in the proposal and complete report text.

ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my/our professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312, and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:

Robert Sheehy
Environmental Consultant

Technical Review and Concurrence by:

Tim Fyalkowski
Principal Consultant
Environmental Professional

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Appendices

1.0 INTRODUCTION

Taylor Morrison of Illinois, Inc. retained RPS Group, Inc. (RPS) to conduct a Phase I Environmental Site Assessment (ESA) of the vacant property located at 24909 West Signal Hill Road in Lake Zurich, Lake County, Illinois (the site).

The purpose of the Phase I ESA was to identify Recognized Environmental Conditions (RECs), as defined by the ASTM International *Standard Practice for Environmental Site Assessments* - E 1527-13 (ASTM-13) or the existence of hazardous substances under the federal AAI standards. RPS performed the Phase I ESA to constitute all appropriate inquiry consistent with good commercial and customary practice.

Based on the Environmental Professional's (EP's) evaluation of available information, findings of this report are classified and defined as follows:

- REC: the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.
- Controlled REC (CREC): a REC that resulted from a past release that has been addressed to the satisfaction of the applicable regulatory authority, with contamination allowed to remain in place subject to the implementation of required controls;
- Historical REC (HREC): a past release that has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls;
- De minimis condition: a condition that could otherwise be considered a REC but in the EP's opinion does not appear to represent a threat to human health or the environment and/or would not likely be the subject of an enforcement action if brought to the attention of appropriate governmental agencies;
- Noteworthy condition: a contingent site risk that does not clearly fall within the ASTM definition of a REC, HREC, or de minimis condition and/or a risk that can have a material environmental or environmentally-driven impact on the business.
- Other consideration: an environmental issue or condition (e.g. asbestos, radon, or mold) at a property that falls outside of the scope of the ASTM-13 practice.

1.1 Scope of Work

RPS conducted the Phase I ESA in overall accordance with industry standards, including the requirements of ASTM-13 or the federal All Appropriate Inquiry (AAI) standard.

This report documents the research methodology used by qualified environmental professionals of RPS to conduct the Phase I ESA of the site and presents the findings of the assessment. The Phase I ESA included the following activities, subject to any limitations noted in this report:

1. Interviews with site owner(s), key site manager(s), and major occupant(s) and a review of site records with regard to current and former site operations that may have impacted the site.

   A site representative was not available; RPS inspected the site unaccompanied.

2. A comprehensive site inspection to identify and evaluate potential sources of environmental impact, including but not limited to waste and chemical storage areas, underground storage tanks (USTs), aboveground storage tanks (ASTs), equipment containing polychlorinated biphenyls (PCBs), and wastewater and stormwater discharges. The inspection included observations for evidence of chemical spills, releases, or on-site waste disposal. A Site Location Map and a Site Layout and Area Map are included in Appendix A. Photographs of the site are included in Appendix B.

3. A review of historical information for potential on- or off-site sources of impact to the site. To the extent feasible under the conditions of the assessment, the historical information obtained included: verbal information and records from site and/or local agency representatives; previous reports; construction plans; building permits; property record cards; topographic maps; fire insurance maps; historical city directories; and aerial photographs. Copies of relevant historical documentation are included in Appendix C.

4. A visual survey of the properties in the vicinity of the site as observed from the site boundaries and public rights-of-way to evaluate the potential for impact to the site from these properties. A Site Layout and Area Map is included in Appendix A.

5. A review of tribal, state, and federal environmental database information, provided by Environmental Risk Information Systems (ERIS) supplemented by agency interviews and record review, where appropriate. The database search was conducted using ASTM-designated search parameters; for parameters requiring a search of the site and adjacent properties only, the search radii were extended to ensure that ASTM-13 required search distances from the property boundary were met. Facilities listed in the database report as "unplottable" were reviewed to evaluate whether any are located in the immediate vicinity of the site, based on field observations. The database search report is included as Appendix D.

6. As determined necessary by the EP and beneficial in determining the environmental risk associated with nearby facilities, supplemental research (potentially including the review of agency files, interviews with agency representatives, or others familiar with surrounding properties) was conducted.

7. Review of public health records and records of institutional and engineering controls pertaining to the site, as available through state listings provided by ERIS, recorded on the current deed, or readily available in land title records. RPS notes this is not a professional lien search. The User of this report (as defined by ASTM-13) did not provide a

professional environmental liens search for the site and did not request RPS to obtain one.

8. Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM-13 include the following: asbestos-containing materials (ACMs), lead-based paint (LBP), radon, lead in drinking water (LIDW), mold and wetlands. These issues may affect environmental risk at the site and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 8.0.

9. A review of vapor migration associated with on and off-site sources of known and potential environmental impact.

Information sources used to develop the conclusions of this report are presented in Section 10.0.

1.2 Project-Specific Limitations

A majority of the property is heavily vegetated and overgrown. Additionally, recent rainfall limited access to the wetland area on the eastern portion of the site. Based on the nature of the site, and no evidence of historical structures, this limiting condition is not considered significant and the data gap does not affect the ability of the EP to form a conclusion regarding the site.

1.3 User Reliance

RPS performed this Phase I ESA on behalf of and exclusively for Taylor Morrison of Illinois, Inc. This report and the findings shall not be relied upon, in whole or in part, by any other party, except by or with the express consent of RPS and an authorized representative of Taylor Morrison of Illinois, Inc.

Any reliance upon this report by third parties beyond its intended purpose shall be at the parties' sole risk. In the event reliance on this report to additional parties is authorized in writings, these parties may become "users" as defined by ASTM-13 and should independently confirm that they have addressed the User requirements outlined in ASTM-13. Reliance by authorized parties is subject to RPS's standard terms and conditions.

2.0 CURRENT SITE DESCRIPTION

2.1 Site Location and Ownership

The approximately 37-acre site is located at 24909 West Signal Hill Road in Lake Zurich, Lake County, Illinois. The site is accessible from Honey Lake Road which borders the site to the north.

The site is currently owned by C & H Enterprises, L.L.C. The most recent deed identified in the records reviewed was a Trustee's Deed from Chicago Title Land Trust Company to C & H Enterprises, L.L.C, dated October 25, 2000. No environmental liens or Activity and Use Limitations (AULs) were attached to the deed or otherwise identified in the historical resources.

2.2 Current Occupants and Operations

The site is currently vacant, and no operations are conducted.

2.3 Site Layout

The general site layout depicting buildings, structures and other pertinent features is shown in the Site Layout and Area Map, Appendix A. These features are briefly described in the following sections.

2.3.1 Buildings and Interior Features

There are no buildings currently present on site.

2.3.2 Exterior Features

The site is unimproved and vegetated.

2.3.3 Paving, Landscaping and Unimproved Areas

The site is unimproved and vegetated; no paved areas are present.

2.4 Utilities

No utilities are currently connected to the site.

2.5 Physical Setting

Topography and Drainage
The 7.5-minute topographic map of the area (*Lake Zurich, Illinois* quadrangle, 2018) indicates that the site is located at an approximate elevation of 825 feet above mean sea level. The site is located in a flat area that drains west towards the Willow Ponds Tributary that discharge northwest into Honey Lake located approximately 1,750 feet to the northwest.

Soil and Geology

According to information provided in the environmental database search report and the *Web Soil Survey* (published on-line by the Natural Resource Conservation Service), the soils in the site area consist primarily of Houghton Muck which consists of very poorly drained soil formed in herbaceous organic material with a moderately slow to moderately rapid permeability. Ashkum silty clay, Ozaukee silt loam, Elliott silt loam, and Markham silt loam were also identified onsite. Based on water well logs in the vicinity, obtained online from the Illinois State Geological Survey, the near-surface geology is composed of interbedded clay, sand, and gravel deposits. Bedrock was encountered at a depth of 250 feet below ground surface (bgs). Based on the *Geologic Atlas of Lake County, Illinois*, bedrock in the area is limestone.

Hydrogeology

Area topography suggests that groundwater flow in the site area is likely to the west northwest, and properties to the east northeast are presumed to be upgradient. Site-specific groundwater depth information was not available. Based on topographic map interpretation and information from the logs from nearby water wells, groundwater is approximately 5 feet bgs.

2.6 Water Resources and Wells

Drinking water is provided to surrounding properties by the Lake Zurich Public Works Department, which obtains water from municipal water wells and local rivers, lakes, streams, ponds, reservoirs and spring. Four municipal water wells and over two hundred private water wells were identified within a 1-mile radius of the site, which suggests that area groundwater may still be used for potable purposes.

3.0 SITE INSPECTION AND RECONNAISSANCE

RPS conducted the site inspection on August 24, 2018, and the following sections present RPS's observations at that time. The site reconnaissance was limited to readily accessible areas and did not include areas beneath floors, above ceilings or behind walls.

3.1 Aboveground Storage Tanks (ASTs)

RPS did not identify evidence of current or historical ASTs at the site.

3.2 Underground Storage Tanks (USTs)

RPS did not identify evidence of current or historical USTs at the site.

3.3 Petroleum and Hazardous Substances

RPS did not identify evidence of petroleum or hazardous materials stored at the site.

3.4 Solid and Hazardous Waste

RPS did not identify evidence of solid or hazardous waste storage or disposal at the site.

3.5 Stormwater

Stormwater infiltrates into soil or discharges into the wetland area on the center portion of the site. No staining or stressed vegetation was noted.

3.6 Spills, Releases, and Distressed Vegetation

RPS did not observe evidence of spills, releases, or stressed/dead vegetation.

3.7 Other Pertinent Site Features and Conditions

Additional pertinent features and conditions identified at the time of the site reconnaissance are listed in the following table. Additional discussion pertaining to those features and/or conditions observed is provided below the table.

Item	*Identified?*	
	Yes	*No*
Potential PCB-Containing Equipment		X
On-Site Waste Disposal or Miscellaneous Debris		X
Septic Systems		X
Wastewater Discharges (Non-Sanitary)		X
Sinks, Drains, Sumps		X

Item	Identified?	
	Yes	No
Oil-Water Separators, Sand Traps, Clarifiers		X
Pits, Ponds, Lagoons		X
Strong, Pungent or Noxious Odors		X
Fill Material (Non-Structural), Terrain Anomalies		X
Unidentified Substances or Containers		X

4.0 USER PROVIDED INFORMATION

The purpose for performing this Phase I ESA was assumed to be (at least in part) to satisfy one of the requirements for the User to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability.

A questionnaire consistent with Appendix X3 of the ASTM-13 Standard was completed by Mr. Marc McLaughlin, Land Entitlement Manager for Taylor Morrison of Illinois, Inc., and indicates that Mr. McLaughlin was not aware of any environmental cleanup liens filed or recorded against the site; any AULs in place at the site; any reductions in property value due to environmental issues; any specialized knowledge of the site or adjoining properties; any conditions that would affect the fair market value of the site; any knowledge of obvious indicators of the presence or likely presence of contamination at the site; or any other commonly known or reasonably ascertainable information regarding the environmental condition of the site.

5.0 ENVIRONMENTAL DATABASE REVIEW

ERIS was retained to provide an environmental database search report of ASTM-required federal, state and tribal environmental databases to identify whether the site, adjoining or nearby properties represent a known or potential impact. This review also included an evaluation of vapor migration using available historical, subsurface, and regulatory information, as well as published regulatory guidance, industry standards (including critical screening distances) and our professional experience.

Detailed descriptions of the environmental databases that were searched and definitions of acronyms are included within the Database Descriptions appendix of the environmental database search report (Appendix D).

5.1 Site Listings

The site was not identified on the environmental database search report.

5.2 Adjacent and Surrounding Properties

Relevant listings for adjacent and surrounding properties are presented in the following table. Although other properties may be listed in the environmental database search report, based on location and/or regulatory status, these other properties do not have a potential for environmental significance to the site. Details regarding these properties are presented in the database search report. Unless noted below, the EP determined that a file review was not necessary for the facilities discussed in the following section.

Facility	*Relative Location/Gradient*	*Database Listing(s)*	*Discussion*
A-1 Cleaners 73 South Rand Road	Approximately 1,000 feet to the east; presumed upgradient	ECHO, ENG, INST, SRP	The ECHO listing is compliance related and not indicative of impact. The ENG, INST, and SRP listings indicated that this 0.08-acre facility has a groundwater use restriction and is restricted to Industrial/Commercial land use due to previous dry cleaning operations. Engineering controls in place include an asphalt and concrete slab floor over impacted soils. No Further Action (NFA) was granted to this facility in 2007. Additionally, groundwater was determined to flow to the east, toward this facility, away from the site. Based on the distance, groundwater flow direction, and regulatory status, the potential for impact to the site appears low.

6.0 SITE HISTORY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-13 were used to determine previous occupants and uses of the site that are likely to have resulted in RECs in connection with the site. Historical data reviewed included, but was not limited to, aerial photographs, historical city directories, Sanborn fire insurance maps, building department records, and other agency files and documents. Historical resources are referenced in Section 10.0.

6.1 Site History Summary

The site was primarily used for agricultural purposes as early as 1939. By 1978, agricultural operations had ceased. By 2005, a dirt trail was present around a wetland area on the center of the site. The remainder of the site was overgrown with woody and grassy vegetation by this time, bringing the site into its current configuration. No known or potential environmental impacts were identified in connection with historical site operations.

6.2 Historical Maps and Photographs

RPS reviewed available historical aerial photographs and topographic maps from the sources listed in Section 10.0. According to ERIS, no Sanborn fire insurance maps were available for the site area. The information from these sources is summarized below. Copies of key maps and photographs are provided in Appendix C.

Source	*Site Use Description*
1939 Aerial 1946 Aerial 1953 Aerial 1958 Aerial 1961 Aerial 1972 Aerial	The site appears developed for agricultural purposes. No structures are visible/present.
1978 Aerial 1981 Aerial 1987 Aerial 1994 Aerial 1998 Aerial 2002 Aerial	The site does not appear to be used for agricultural purposes and is vacant.
2005-2018 Aerials 2018 Topo	A dirt trail is visible around the wetland area, and the rest of the property appears overgrown with woody and grassy vegetation, bringing the site into its current configuration.

6.3 Agency Record Review

RPS contacted or filed Freedom of Information Act (FOIA) requests with various agencies to obtain environmentally relevant information regarding the site. As of the date of this report, the following agencies had not responded to the FOIA requests:

- Lake County Health Department
- Illinois Environmental Protection Agency (IEPA)

Pertinent information obtained from the agency resources is summarized as follows:

Lake County Assessor: The site consists of one parcel with the address 24909 West Signal Hill Road and Parcel Identification Number (PIN) 14-19-100-00. No information of environmental significance was available.

Lake Zurich Building Department: No records pertaining to the site were identified.

Lake Zurich Fire Department: No records pertaining to the site were identified.

Office of the Illinois State Fire Marshal: No records pertaining to the site were identified.

6.4 Prior Environmental Reports

No prior reports or relevant documentation in connection with the site were made available to RPS during the course of this investigation.

6.5 Interviews

6.5.1 Site Representative and Occupants

Mr. McLaughlin was not aware of known or potential impacts at the site.

6.5.2 Site Owner

RPS was unable to contact the current owner of the site as part of this assessment.

6.5.3 Past Owners, Operators and Occupants

Interviews with past owners and occupants regarding historical on-site operations were not reasonably ascertainable.

6.6 City Directories and Other Historical Sources

RPS reviewed available historical city directories obtained from ERIS for the years 1965 to 2018 at approximately five-year intervals. Information from these sources is summarized below.

Year	*Description*
1965 to 2018	No Listings

7.0 SURROUNDING PROPERTIES

7.1 Surrounding Property Summary

The site is located in an area characterized by residential development, commercial facilities, and vacant land. By 1939, the surrounding properties were developed primarily for agricultural purposes. Single-family rural residences were present west and south of the site and Honey Lake Road was present north adjacent of the site. By 1953, residential development was present north and northeast of the site. By 1972 and 1978, residential development was present west and east of the site respectively. By 1981, commercial development was present east of the site and continued through the 1990s. By 2005, further residential development was present north of the site and a commercial building is present farther to the southeast, bringing the site area into its current configuration.

A-1 Cleaners, a dry cleaning facility approximately 1,000 feet to the east of the site, was identified on the SRP database due to soil impacts from historic operations. The potential for impact to the site is discussed above in Section 5.2.

7.2 Current Use of Adjoining and Nearby Properties

The site reconnaissance included a visual survey of the properties adjoining and in the vicinity of the site as observed from the site boundaries and public rights-of-way. The site is located in an area characterized by residential development, commercial facilities, and vacant land. The current uses of adjoining properties were observed:

North: Honey Lake Road, followed by single-family residences.

East: Multi and single-family residences followed by South Pleasant Road. Commercial facilities are located farther east.

South: Vacant land, followed by a single-family residences and West Main Street.

West: Single-family residences and the Willow Ponds Tributary that flows off the property to the northwest.

7.3 Historical Maps and Photographs

Reasonably ascertainable historical sources were used to determine previous occupants and uses of adjacent and surrounding properties that are likely to have resulted in RECs in connection with the site. The summary below was developed based on information obtained from available resources that may have included aerial photographs and historical topographic maps. According to ERIS, no Sanborn fire insurance maps were available for the site area. Historical resources are referenced in Section 10.0.

Source	*Description*
1939 Aerial 1946 Aerial	Surrounding properties are developed for agricultural purposes. Single-family rural residences are present west and south of the site. Honey Lake Road is present north adjacent of the site. South Rand Road is present farther to the east.
1953 Aerial 1958 Aerial 1961 Aerial	Residential development is present north and northeast of the site.
1972 Aerial	Residential development is present to the west of the site.
1978 Aerial	Residential development is present to the east of the site.
1981 Aerial 1987 Aerial 1994 Aerial 1998 Aerial 2002 Aerial	Commercial development is present and continues through the late 1990s farther east of the site.
2005-2018 Aerials 2018 Topo	Residential development continues north of the site and a commercial building is present farther southeast, bringing the site area into its current configuration.

7.4 City Directories

RPS reviewed available historical city directories as presented in Section 6.6. No facilities with a potential for environmental significance were identified. Facilities noted in the city directories primarily included residences.

7.5 Interviews and Other Historical Sources

No additional pertinent information concerning adjacent or surrounding properties was identified during the review of historical resources.

8.0 NON-ASTM SCOPE OF WORK

In addition to the Phase I ESA, Taylor Morrison of Illinois, Inc. requested RPS to conduct an assessment of certain additional non-ASTM scope items that may affect the environmental risk at the site. These non-ASTM scope items are discussed in the following sections.

8.1 Asbestos-Containing Materials (ACMs)

Previous Asbestos Surveys
No asbestos surveys were identified in available site records.

Current Site Conditions
Because the site is unimproved without any features, RPS did not identify suspect and presumed ACMs.

8.2 Wetlands

The USGS 7.5-Minute Topographic Map referenced in Section 2.5 depicts the presence of marshland or swamp in the eastern portion of the site. Based on the review of the US Fish & Wildlife Service's National Wetlands Inventory (NWI) map, the marshland (13.94 acres) is depicted as a Freshwater Emergent Wetland. Additionally, a section of the Willow Ponds Tributary was identified near the northwestern corner of the site as a Riverine System. The potential presence of wetlands on-site may affect future site development activities. According to Mr. McLaughlin, there are plans to develop the site for residential purposes.

9.0 FINDINGS

RPS has performed this Phase I ESA in conformance with the scope and limitations of ASTM-13 for the vacant property located at 24909 West Signal Hill Road in Lake Zurich, Lake County, Illinois. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

This assessment did not reveal evidence of RECs in connection with the site.

This assessment identified the following other consideration in connection with the site:

- **On-site Wetlands:** The USGS 7.5-Minute Topographic Map of the site area depicts marshland or swamp in the eastern portion of the site. Based on the review of the US Fish & Wildlife Service's NWI map, the marshland (13.94 acres) is depicted as a Freshwater Emergent Wetland. Additionally, a section of the Willow Ponds Tributary (less than 1-acre) was identified near the northwestern corner of the site as a Riverine System. The potential presence of wetlands on-site may affect future site development activities. RPS understands there are plans to develop the site for residential purposes.

10.0 REFERENCES

The following sources were used in conducting the Phase I Environmental Site Assessment detailed in this report. Where information obtained from these sources was determined to be useful by the Environmental Professional, it is summarized in the body of this report.

Agency/Company	*Person Contacted*	*Telephone/Web Address*	*Regarding*
Taylor Morrison of Illinois, Inc. (User)	Mr. Marc McLaughlin	mmclaughlin@taylormorrison.com	User questionnaire
Lake County Assessor 18 North County Street Waukegan, IL	Online information search	www.lakecountyil.gov/384/Search-by-PIN	General site information
Lake County Recorder of Deeds 18 North County Street Waukegan, IL	Online information search	www.lakecountyil.gov/258/Recorder-of-Deeds	Site ownership information, and historical deeds
Lake Zurich Planning and Zoning Commission 70 East Main Street Lake Zurich, IL	FOIA	www.lakezurich.org/503/Planning-Zoning-Commission	Historical building permits, certificates of occupancy, utility connection information
Lake Zurich Public Works 505 Telser Road Lake Zurich, IL	Online information search	www.lakezurich.org/579/Water-Quality	Drinking water source and water quality information
Lake Zurich Fire Department 321 South Buesching Road Lake Zurich, IL	Fire Chief John Malcom	John.Malcolm@lakezurich.org	USTs, ASTs, spills, hazardous materials, response calls, fires, inspections
Lake County Health Department 3010 Grand Avenue Waukegan, IL	FOIA	www.lakecountyil.gov/148/Health-Department-Community-Health-Cente	Septic systems, water wells, sewer connections
Office of the State Fire Marshal 1035 Stevenson Drive Springfield, IL	FOIA	webapps.sfm.illinois.gov/USTsearch/Search.aspx	USTs, ASTs, spills, hazardous materials, fires
IEPA 1020 North Grand Avenue Springfield, IL	FOIA	www.epa.illinois.gov/foia/index	USTs, ASTs, spills, hazardous materials, petroleum products, permits, inspections
EPA Region 5 77 West Jackson Boulevard Chicago, IL	FOIA	www.epa.gov/aboutepa/epa-region-5	USTs, ASTs, spills, hazardous materials, petroleum products, permits, inspections
U.S. Geological Survey	7.5-Minute Topographic Map	NA	Topography
U.S Fish and Wildlife Service	Online search	www.fws.gov/wetlands/data/mapper.html	Wetlands

Agency/Company	*Person Contacted*	*Telephone/Web Address*	*Regarding*
Environmental Risk Information Services 38 Lesmill Road, Unit 2 Toronto, ON	Account representative	416.510.5204	Environmental Database Search Report, Sanborn fire insurance map search, aerial photograph
Internet Resources	NA	various	Aerial photographs (MSR Maps, NETR Online, Google Earth), NRCS Web Soil Survey, and ERIS Direct

11.0 LIMITATIONS, EXCEPTIONS, AND SIGNIFICANT ASSUMPTIONS

This assessment is subject to the stated limitations of ASTM-13 or the federal AAI standard, as applicable, and other qualifications as described within the report. Any reliance upon this report by third parties without RPS's written authorization shall be at such parties' sole risk. In the event reliance on this report is extended to additional parties, those parties may become "users" as defined by ASTM-13 and should independently confirm that they have addressed the User requirements outlined in ASTM-13 and that their use of the report is consistent with the purposes for which it was prepared.

This review was based on the time frame, budget and scope of the project. The review was intended to identify issues of relevance to the contemplated transaction that this report was prepared to support.

This assessment was conducted by or under the supervision of an individual(s) meeting the definition of an Environmental Professional under ASTM-13 and the federal AAI standard. Tasks not performed by an Environmental Professional were performed by individuals qualified based on education, training and experience to conduct such tasks for a property of the nature, history and setting of the site.

ASTM defines "data gaps" as an inability to obtain information required for the review despite good faith efforts (such as the lack of historical information back to 1940 or to the first developed use of the property [whichever is earlier]) or as an incompleteness in any of the activities required for the review (such as limited site accessibility or the inability to interview a key site representative). Unless otherwise described in the body of this report, if any one or more of the standard sources under ASTM-13 was not reviewed, this was due to information from the source not being readily available or a determination by the Environmental Professional that the standard source was not likely to be useful. Similarly, unless otherwise noted in this report, an incompleteness in connection with the review was determined not to affect the Environmental Professional's ability to form conclusions regarding the site.

Unless otherwise indicated herein, RPS was not made aware of any specialized knowledge of the landowner or client, any relationship of the purchase price to the fair market value of the site that may be indicative of an environmental concern, or any environmental liens or other activity and use limitations known by the client or user of the report. In the absence of this information, RPS is not able to form conclusions about the environmental condition of the site that may otherwise have been evident had any such information been made available. Unless otherwise indicated herein, the reason for performing this Phase I ESA is assumed to be (at least in part) to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser liability defense under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

It should be noted that past agricultural use is considered a developed use under ASTM; any past use of the site for agricultural purposes suggests a potential for residual agricultural chemicals.

Unless otherwise stated in this report, no evidence or reports of chemical spills or misuses of agricultural chemicals were identified.

During this Phase I ESA, RPS relied upon the information provided by site representatives, regulatory officials, and other informed individuals and reports and documents generated by other consultants. RPS has assumed, where reasonable, that the information reviewed is true and accurate but assumes no responsibility or liability for its accuracy or completeness.

RPS's site observations are of the conditions observed at the time of the assessment. RPS did not observe areas of the site or features of the site where that inspection would have interfered with operations. Additionally, RPS did not enter confined spaces. Pits, trenches or other subsurface features were inspected as thoroughly as possible from access points, vault openings, and through grated drains/lids. RPS did not test the integrity or engineering adequacy of subsurface pits, trenches, sewers, or containment features, aboveground containment systems or tanks. RPS's observation of such equipment/systems is limited to visual evidence of releases or significant deterioration.

RPS reviewed an environmental database search report. RPS's conclusions based on the search report are limited to the accuracy of that report. To the extent practicable, RPS's field observations were used to verify the information or identify errors and inconsistencies in the search report regarding the listed facilities in the immediate vicinity of the site, consistent with the federal AAI standard.

RPS evaluates environmental database listings and the potential for additional documentation maintained by regulatory agencies to materially alter the Environmental Professional's opinion with regard to the environmental condition of the site. Except where otherwise described in this report, the pursuit of additional documentation either through regulatory agency file reviews or requests for additional information from the site operator, site owner or the owners/operators of nearby properties, was determined to be unnecessary as it would not be expected to alter the findings of the assessment.

Conclusions provided with regard to subsurface soil and groundwater impacts are limited to those that can be formed based on a non-intrusive investigation. RPS has considered all the information collected during this assessment to ascertain the potential presence of a release or threatened release of hazardous substances at the property. Based on the totality of information, RPS has assessed whether or not an obvious conclusion may be drawn that there are conditions indicative of a release or threatened release, and considered whether the parties should be able to detect the release by conducting a subsurface investigation. Where RPS concludes that the potential for impact is present, it should be understood that such impact can only be identified or ruled out through subsurface investigation. The absence of environmental hazards in the subsurface cannot be guaranteed based on conditions observed on the surface. The scope of this project did not include subsurface soil or groundwater sampling.

RPS evaluates the potential for the presence or likely presence of COC vapors in the subsurface of the site using our professional judgment and evaluation of the available information and may

use portions of ASTM E2600-15 as a guide. Note that this evaluation is not a full Vapor Encroachment Screen (VES) pursuant to ASTM E2600-15. The vapor evaluation is not exhaustive and cannot wholly eliminate uncertainty regarding the presence or potential presence of COC vapors in the subsurface of the site.

The estimated groundwater gradients (flow directions) referenced throughout this report are based on field observations of the topography of the area, review of topographic map(s), information in the database search report, and other information as available. It should be noted that groundwater flow directions can be highly variable in neighboring areas and can be influenced by factors such as water production wells or re-grading or development in the area.

ASTM does not include an assessment of wetlands. Unless otherwise noted, a wetlands assessment was not conducted. If conducted, the review of available wetlands information was intended for purposes of evaluating risks associated with potential on-site impacts and does not represent a jurisdictional wetlands delineation. A certified wetlands delineation may be necessary prior to further site development.

ASTM does not include an assessment of mold. Unless otherwise noted in this report, an inspection for mold was not conducted. If conducted, the visual assessment for water infiltration, water-damaged building materials, or the presence of mold or other microbial contamination was limited to easily accessible, visible areas for the purpose of identifying the potential need for additional review/sampling. Unless otherwise noted, sample collection or materials testing for water or microbial presence is also excluded from this assessment.

ASTM does not include an assessment of ACMs. Unless otherwise noted in this report, an inspection for ACMs was not conducted. The visual inspection for suspect ACMs included materials that have historically been shown to have a potential to contain asbestos. Unless otherwise noted in this report, RPS's review of ACMs is limited to interior building materials. The limited visual survey for suspect ACMs is intended to provide an indication of the potential for significant environmental issues associated with ACMs and should not be regarded as a comprehensive survey for demolition or other purposes. Testing should generally be conducted to identify regulated ACMs prior to remodeling or demolition of the site structures.

ASTM does not include an assessment of LBP. Unless otherwise noted in this report, an assessment or testing for LBP was not conducted. If conducted, RPS's review of LBP was limited to easily accessible and visible painted building materials. The limited visual survey for potential LBP is intended to provide an indication of the potential for significant environmental issues associated with LBP and should not be regarded as a comprehensive survey.

ASTM does not include an assessment of LIDW. Unless otherwise noted in this report, an assessment of LIDW was not conducted. LIDW testing, if performed, is intended as a limited screening for LIDW; additional testing may be required. Identified LIDW is limited to the areas tested and should not be relied on as a comprehensive survey for all water-related piping associated with the building(s).

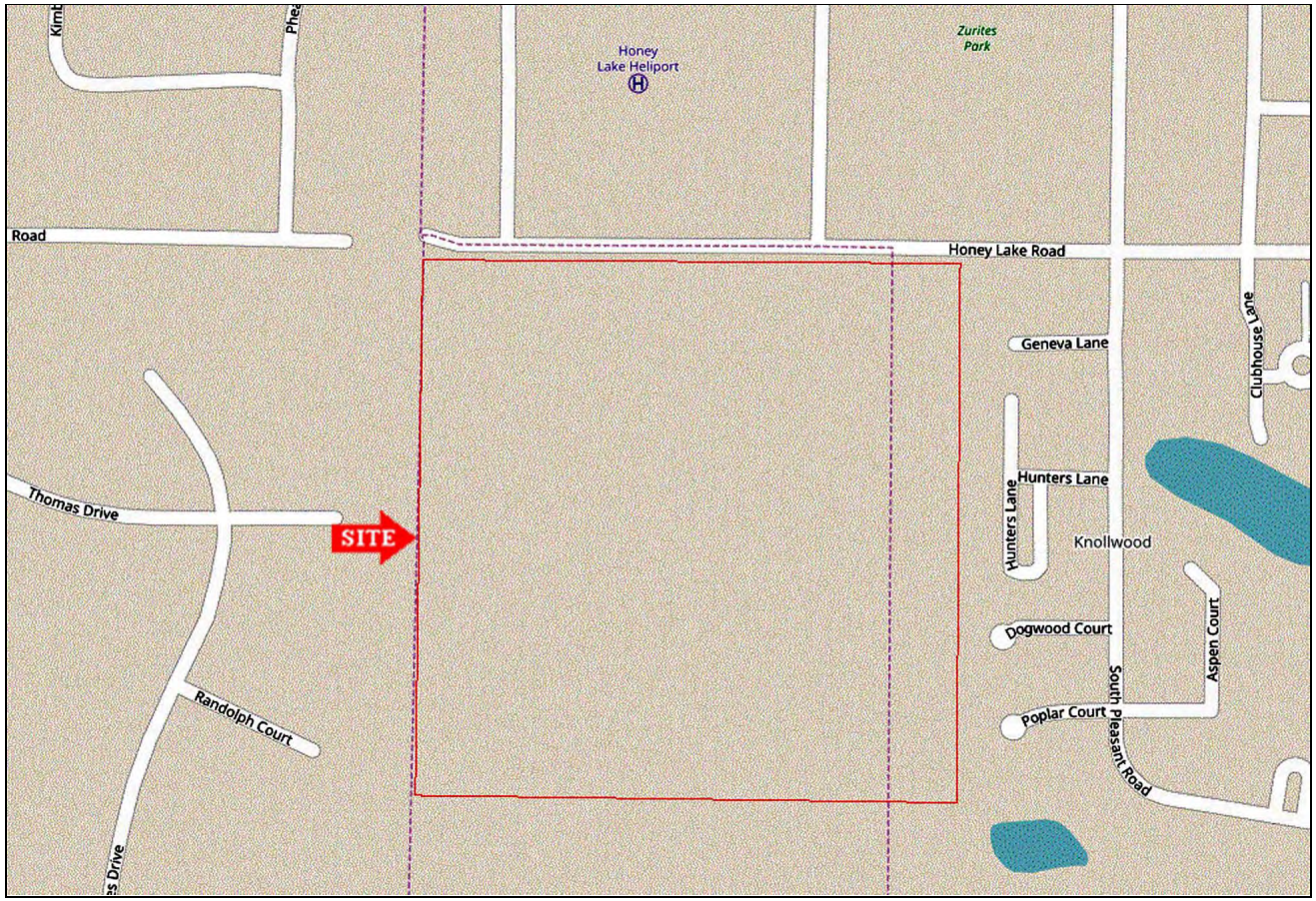
ASTM does not include an assessment of radon. Unless otherwise noted in this report, an assessment of radon was not conducted. If conducted, the radon evaluation and/or screening, was intended to provide available data or limited screening results within a defined scope and is not intended as a comprehensive radon survey.

The scope of this report is limited to matters expressly covered. Implementation or use of the recommendations, findings or conclusions of this report does not preclude the potential for present or future environmental liability or ensure the fulfillment of a property owner's obligation to provide full environmental disclosure in accordance with any local, state or federal laws.

Appendix A

Site Maps and Diagrams

- **Area Map**
- **Site Location Map**
- **Site Layout and Area Map**

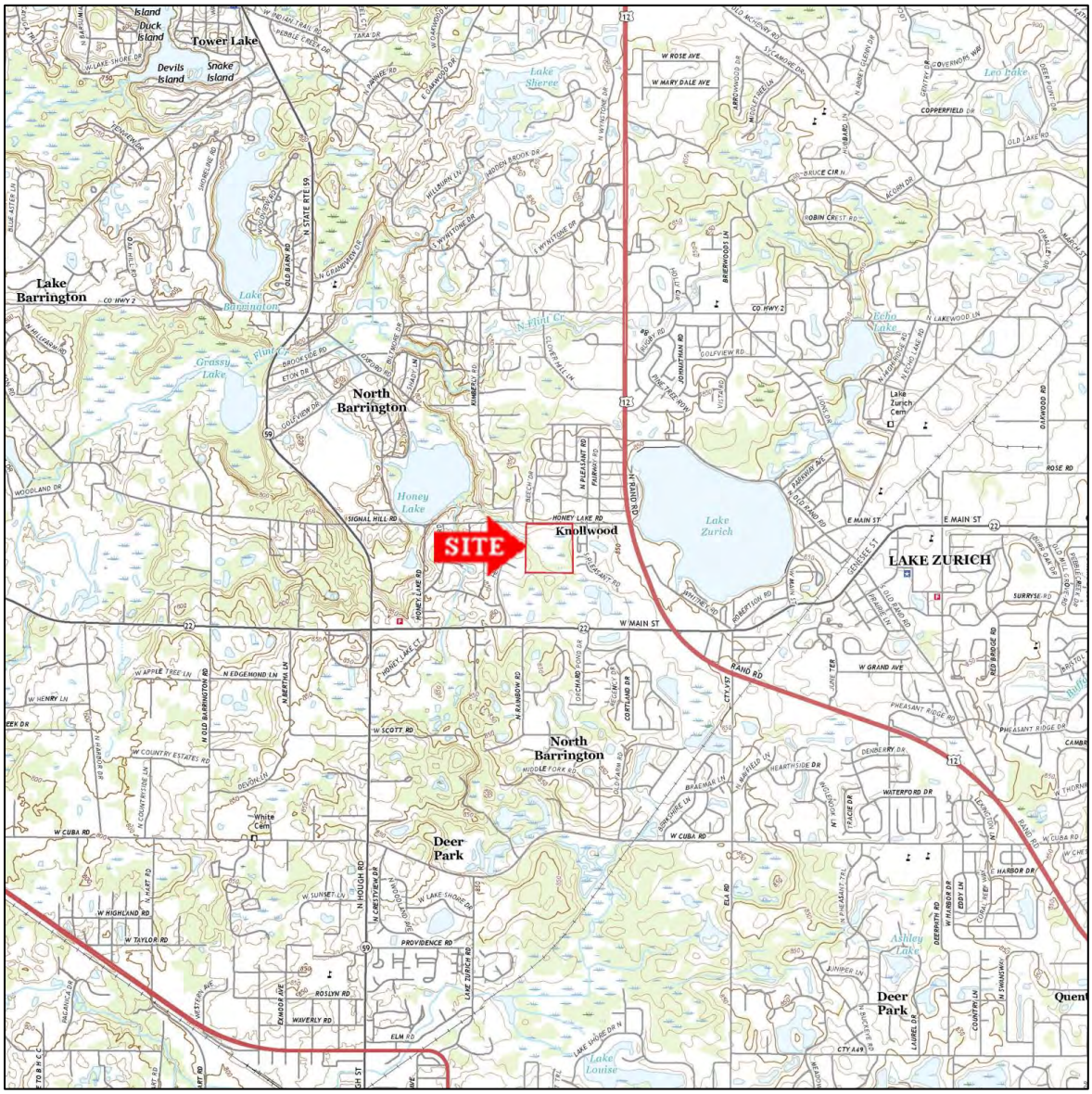


Vacant Property
24909 West Signal Hill Road
Lake Zurich, Illinois
Project No. 200287.613

Area Map

2018

RPS



Scale 1:24 000
Contour Interval 10 Feet

1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 1 KILOMETER

Quadrangle Location

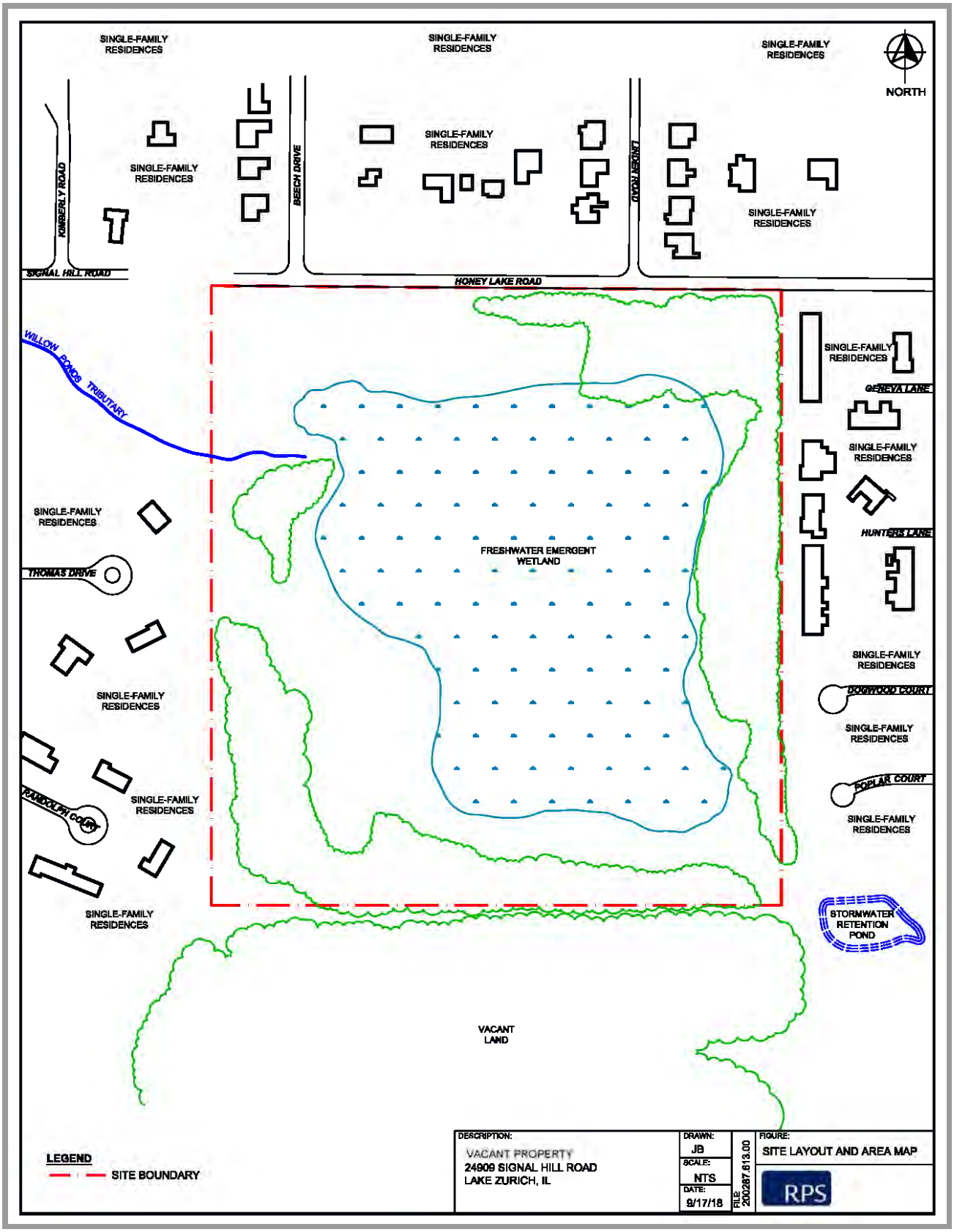
UNITED STATES GEOLOGICAL SURVEY
DEPARTMENT OF THE INTERIOR/USGS
BARRINGTON AND LAKE ZURICH QUADRANGLES
ILLINOIS - LAKE COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)

2018

Vacant Property
24909 West Signal Hill Road
Lake Zurich, Illinois
Project No. 200287.613

Site Location Map

RPS


SINGLE-FAMILY RESIDENCES
SINGLE-FAMILY RESIDENCES
SINGLE-FAMILY RESIDENCES
NORTH
KIMBERLY ROAD
SINGLE-FAMILY RESIDENCES
BEECH DRIVE
SINGLE-FAMILY RESIDENCES
LINDEN ROAD
SINGLE-FAMILY RESIDENCES
SIGNAL HILL ROAD
HONEY LAKE ROAD
WILLOW POINTE TRIBUTARY
SINGLE-FAMILY RESIDENCES
GENEVA LANE
SINGLE-FAMILY RESIDENCES
HUNTERS LANE
SINGLE-FAMILY RESIDENCES
THOMAS DRIVE
FRESHWATER EMERGENT WETLAND
SINGLE-FAMILY RESIDENCES
DOGWOOD COURT
SINGLE-FAMILY RESIDENCES
SINGLE-FAMILY RESIDENCES
RANDOLPH COURT
POPLAR COURT
SINGLE-FAMILY RESIDENCES
SINGLE-FAMILY RESIDENCES
STORMWATER RETENTION POND
VACANT LAND
LEGEND
SITE BOUNDARY
DESCRIPTION:
VACANT PROPERTY
24909 SIGNAL HILL ROAD
LAKE ZURICH, IL
DRAWN: JB
SCALE: NTS
DATE: 9/17/18
FILE: 200287.613.00
FIGURE:
SITE LAYOUT AND AREA MAP
RPS

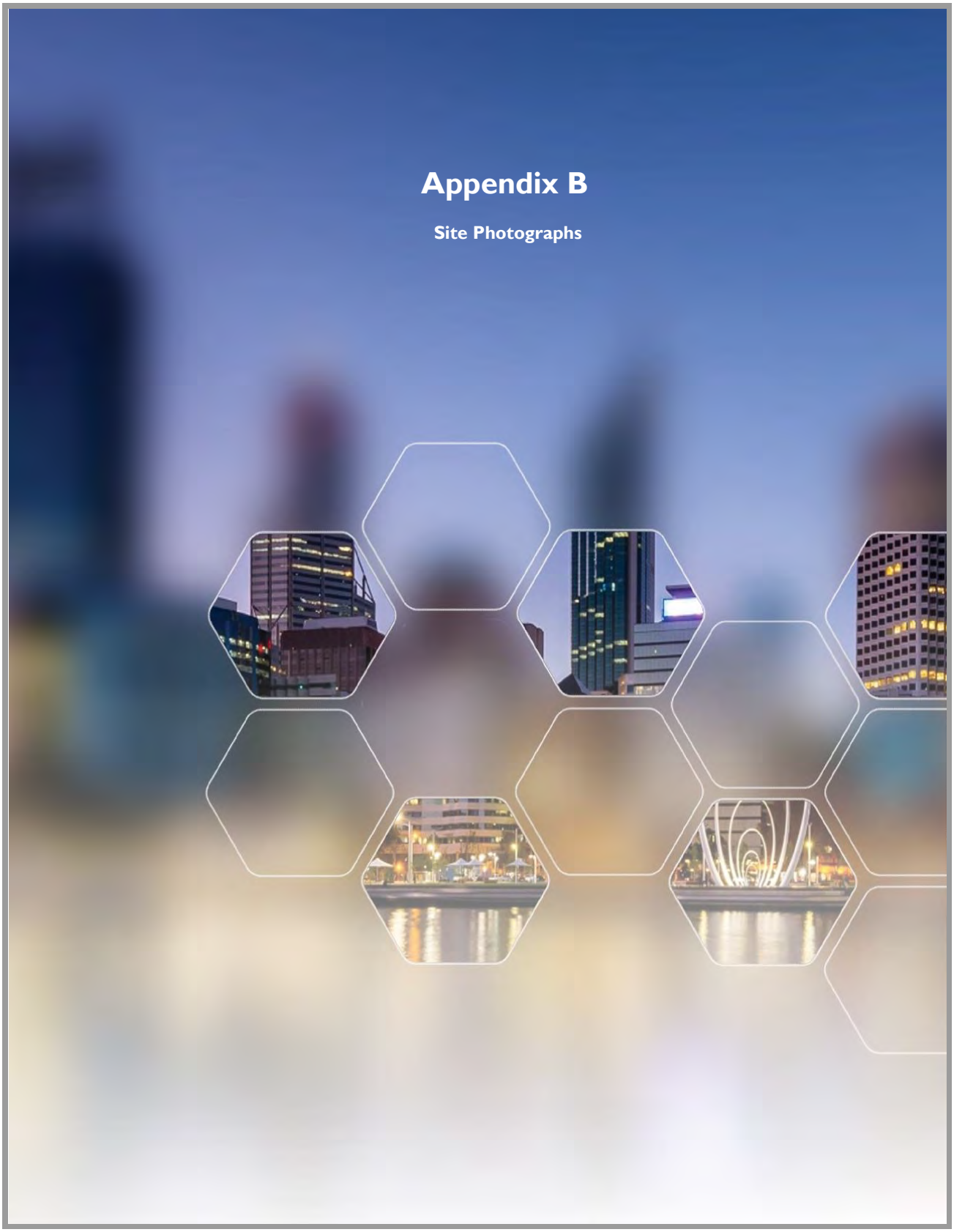

Appendix B
Site Photographs

Photo 1: Northern boundary of the site as viewed from Honey Lake Road.

Photo 2: Access point located on the north-central boundary.

Photo 3: View of the northern portion of the site.

Photo 4: View of the eastern portion of the site.

Vacant Property
24909 West Signal Hill Road
Lake Zurich, Illinois
Project No. 200287.613

Site Photographs

RPS

Photo 5: View of the southern portion of the site.

Photo 6: View of the center portion of the site.

Photo 7: View of the site from the southwestern corner.

Vacant Property
24909 West Signal Hill Road
Lake Zurich, Illinois
Project No. 200287.613

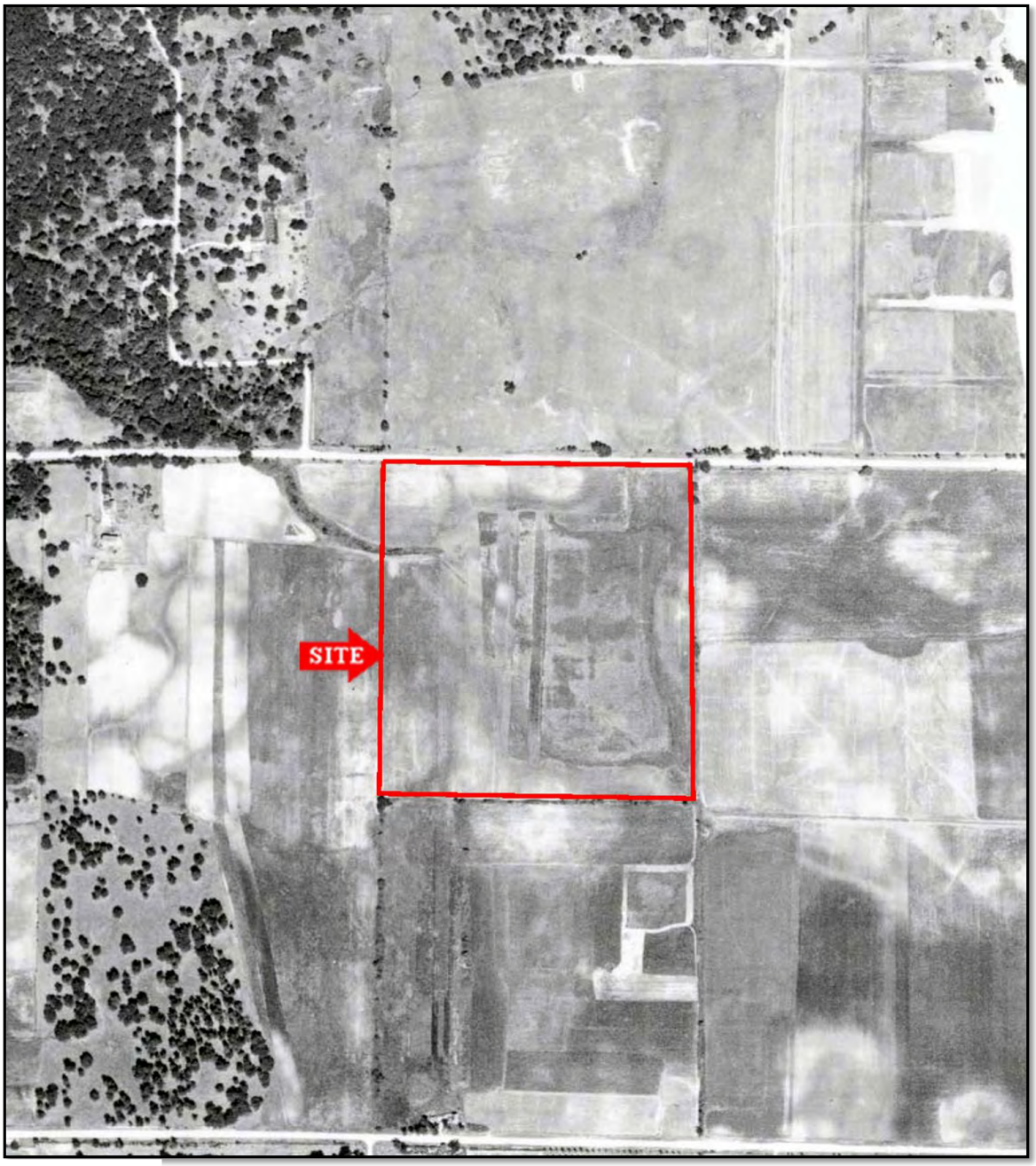
Site Photographs

RPS

Appendix C

Historical Documentation

- **Aerial Photographs**
- **Other Documentation**
  - **City Directory Search Report**
  - **No Sanborns**



Scale: 1" = 500'

Aerial Photograph

1939

Vacant Property
24909 West Signal Hill Road
Lake Zurich, Illinois
Project No. 200287.613

RPS

Scale: 1" = 500'

Aerial Photograph

1972

Vacant Property
24909 West Signal Hill Road
Lake Zurich, Illinois
Project No. 200287.613

RPS

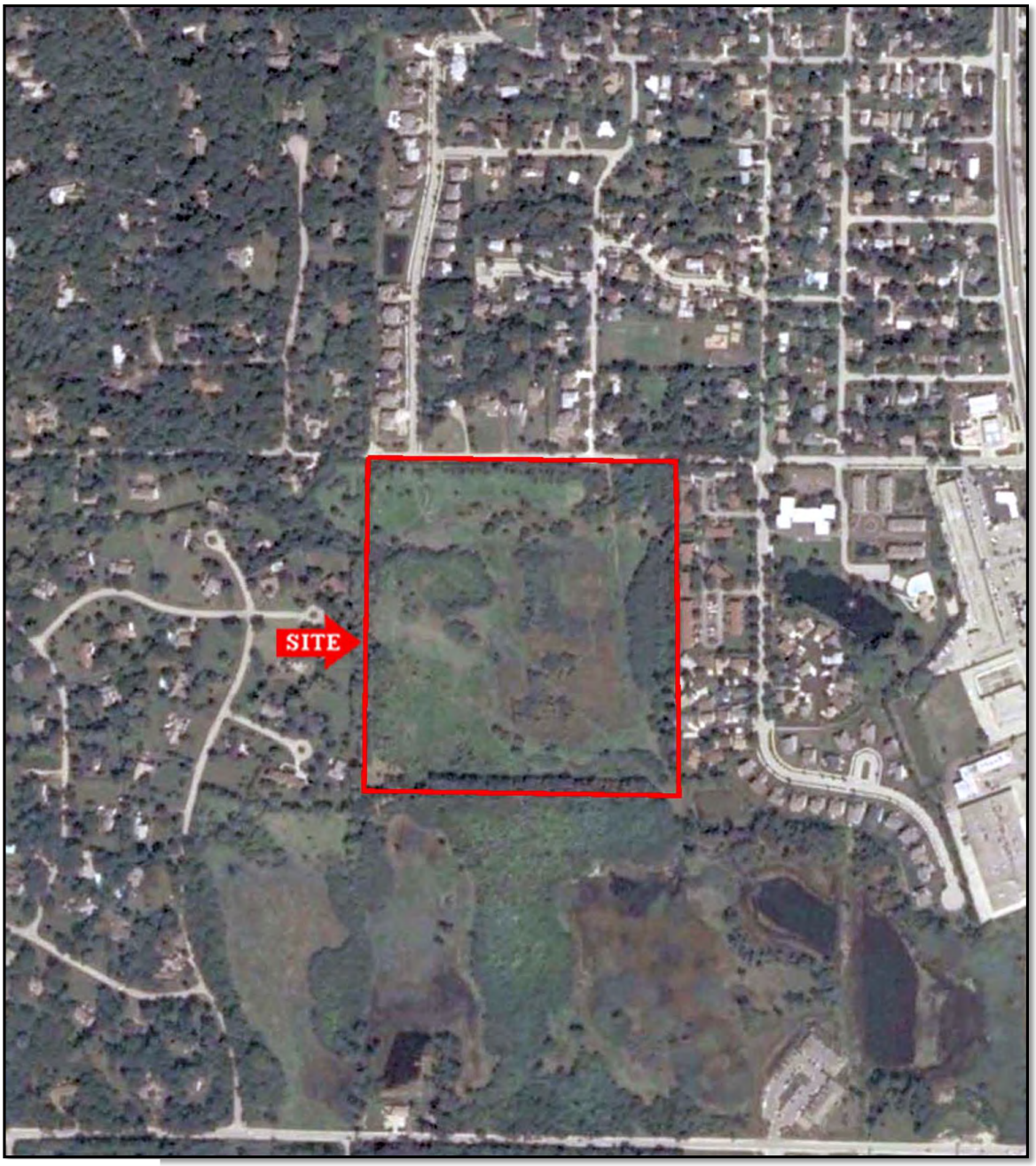
Scale: 1" = 500'

Aerial Photograph

1987

Vacant Property
24909 West Signal Hill Road
Lake Zurich, Illinois
Project No. 200287.613

RPS



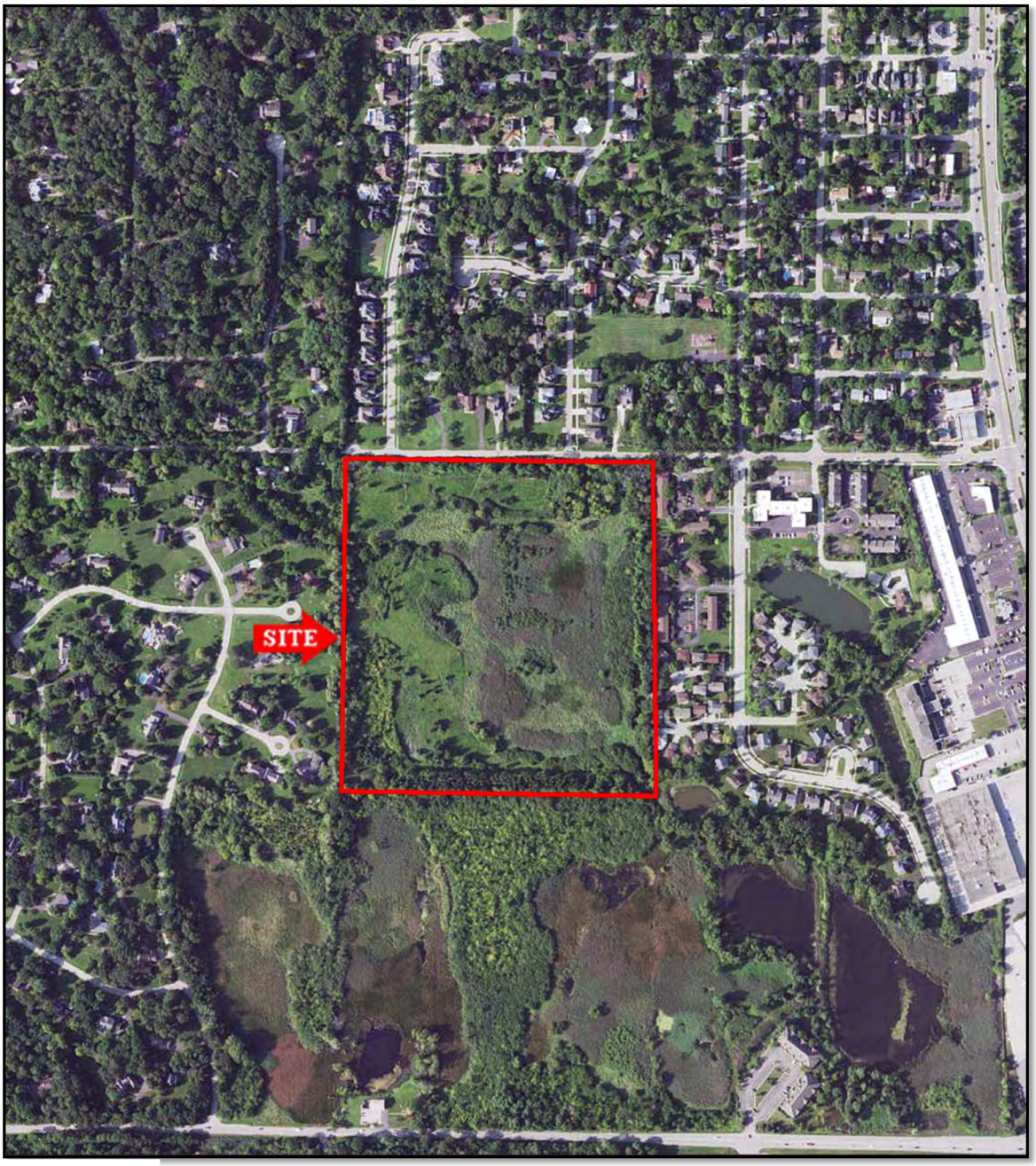
Scale: 1" = 500'

Aerial Photograph

2006

Vacant Property
24909 West Signal Hill Road
Lake Zurich, Illinois
Project No. 200287.613

RPS



Scale: 1" = 500'

Aerial Photograph

2017

Vacant Property
24909 West Signal Hill Road
Lake Zurich, Illinois
Project No. 200287.613

RPS

ENVIRONMENTAL RISK INFORMATION SERVICES

HISTORICAL DIRECTORY REPORT

for the site:

Lake Zurich
24909 W Signal Hill road
Lake Zurich, IL 60047
PO #:

Report ID: 20180821086
Completed: 8/23/2018

Environmental Risk Information Service (ERIS)
A division of Glacier Media Inc.
T: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Search Results Summary

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2006	HAINES	
2001-02	HAINES	
1996-97	HAINES	
1991	HAINES	
1986	HAINES	
1981	HAINES	
1977	HAINES	
1965	STREET ADDRESS DIRECTORY	

8/23/2018

RE: CITY DIRECTORY RESEARCH
Lake Zurich
24909 W Signal Hill road Lake Zurich, IL

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

24909 of Signal Hill Road
1000-1300 of Honey Lake Road

2018 HONEY LAKE ROAD
SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTINGS IN RANGE...

2018 SIGNAL HILL ROAD
SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTINGS IN RANGE...

2012 HONEY LAKE ROAD
SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTINGS IN RANGE...

2012 SIGNAL HILL ROAD
SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTINGS IN RANGE...

Report ID: 20180821086 - 8/23/2018
www.erisinfo.com

2006 HONEY LAKE ROAD
SOURCE: HAINES

X CLUBHOUSE LN

X FAIRWAY RD

1000 ● THOMPSON David 847-438-1696 9

X N PLEASANT RD

1040 ● TZELENCO V 847-719-2672 2

X LINDEN RD

1080 ● MCCREADIE Thomas J 847-438-7998 1

X BEECH DR

X SIGNAL HILL RD

1140 ● FAUL Patti W 847-438-2229
1200 XXXX
1220 ● CONNELL John 00
1224 ● FORSMAN Edw P 00 0
1230 ● FABER Amanda 847-438-6219 3
1240 ARMENTROUT Wayne T 847-726-5856 3
847-438-6822
1260 XXXX 00

★ 0 BUS 14 RES 1 NEW

2006 SIGNAL HILL ROAD
SOURCE: HAINES

STREET NOT LISTED

Page: **5**

Report ID: 20180821086 - 8/23/2018
www.erisinfo.com

2001-02 HONEY LAKE ROAD
SOURCE: HAINES

		847-550-0534	6
X	CLUBHOUSE LN		
X	FAIRWAY RD		
1000	●THOMPSON David	847-438-1696	9
	●THOMPSON Sharon	847-438-1696	9
1040	●WINKIEL David	847-726-9739	9
	●WINKIEL Kathleen	847-726-9739	9
1060	XXXX	OO	
X	PLEASANT RD N		
1080	●McCREADIE Thos J	847-438-7998	+1
1140	●FAUL Patt W	847-438-2229	
1200	●HUMMEL Robert	OO	+1
1220	●CONNELL Noraine	OO	0
1229	●FORMAN Edward	OO	+1
1230	FORMAN Edw P	847-438-6219	
1240	ARMENTROUT Wayne T	847-438-6922 ♦	
1250	●SCHROEDER Michael	847-540-0272	
1254	ARMENTROUT L	847-550-0278	9
	LEWIS B	847-550-0278	9
1260	●SPIEKHOUT Paul	847-540-5852	

● 0 BUS 20 RES 3 NEW

2001-02 SIGNAL HILL ROAD
SOURCE: HAINES

STREET NOT LISTED

Report ID: 20180821086 - 8/23/2018
www.erisinfo.com

1996-97 HONEY LAKE ROAD
SOURCE: HAINES

HONEY LK RD 60047
LAKE ZURICH

WEALTH CODE B.O

930	YODER Robert	550-1207	+6
946	CHILDERS C H	438-7401	
982	• KAZMER Dan	550-0124	5
	• SPIKES MIDGET MOTORS	540-0810	+6
980	• ROY Donna	550-0534	+6
1000	• FARRELL TUCK PTNG	726-7508	3
1040	• MANKE Todd D	540-6424	5
1080	KROLL Leonard	438-5464	
1080	• MCCREADIE Thos J	438-7998	
1140	• FAUL Patti W	438-2229	0
1200	HOPKINS Herbert L	438-7054	
1220	XXXX	OO	
1230	• FORMAN Edw P	438-6210	
1240	• ARMENTROUT Wayne T	438-6822	
1250	• SCHROEDER Michael	540-0272	
1254	ARMENTROUT L K	438-3125	7
1260	• SPIENKHOUT Paul	540-5082	0

4 2 BUS 19 RES 3 NEW

Page: 7

1996-97 SIGNAL HILL ROAD
SOURCE: HAINES

STREET NOT LISTED

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1991 — **HONEY LAKE ROAD**
SOURCE: HAINES

HONEY LK RD 60047
LAKE ZURICH

		00	
930	XXXX	438-7401	
946	CHILDERS C H	438-4695	9
962	DAMBROSIOLYTER Tom	00	
980	XXXX	438-6438	
1040	WITEK D	540-9125	0
	WITEK James J	438-6438	
	WITEK Jim	438-5464	2
1060	KROLL Leonard	438-7998	
1080	MCCREADIE Thos J	438-2229	0
1140	FAUL Paul W	438-7054	
1200	HOPKINS Herbert L	540-1371	+1
1220	ADAMS James	540-1311	+1
	*ADAMS LINCOLN ELEC	438-6219	
1230	FORMAN Edw P	438-6922	
1240	ARMENTROUT Wayne T	540-0272	6
1250	SCHROEDER Michael	438-3125	7
1254	ARMENTROUT L K	540-5862	0
1260	SPIEKHOUT Paul	2 NEW	
*	1 BUS 17 RES		

1991 — **SIGNAL HILL ROAD**
SOURCE: HAINES

STREET NOT LISTED

Report ID: 20180821086 - 8/23/2018
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1986 HONEY LAKE ROAD
SOURCE: HAINES

1 NEW

HONEY LK RD 60047
LAKE ZURICH

930	JOHNSON DAVID C		
946	CHILDERS C H	438-5735	2
962	KLINGER BRIAN L	438-7401	
980	XXXX	540-8047	+6
1040	WITEK D	00	
	WITEK JIM	438-6438	
1060	KROLL LEONARD	438-6438	6
1080	MCCREADIE THOS J	438-5464	2
1140	XXXX	438-7998	
1200	HOPKINS HERBERT L	00	
1230	FORMAN EDW P	438-7054	
1240	ARMENTROUT L K	438-6219	8
	ARMENTROUT WAYNE T	438-3125	+6
1250	SCHROEDER MICHAEL	438-8922	
1280	NOVOTNEY DONALD E	540-0272	+6
*	0 BUS - 15 RES	438-8777	5
		3 NEW	

HONEYSUCKL

1986 SIGNAL HILL ROAD
SOURCE: HAINES

STREET NOT LISTED

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1981 — *SOURCE: HAINES*

HONEY LAKE ROAD

HONEY LK RD 60047
LAKE ZURICH

930	XXXX	00	
946	CHILDERS C H	438-7401	
962	VANKO JEFFREY	438-3829	4
980	XXXX	00	
1080	MCCREADIE THOS J	438-7998	5
1140	FAUL PATK W	438-9619	9
1200	HOPKINS HERBERT L	438-7054	
1230	FORMAN EDW P	438-6219	8
1240	ARMENTROUT L K	438-3125	7
	ARMENTROUT WAYNE T	438-6922	6
1250	SIMONS HAROLD B	438-4473	+1

* 0 BUS 11 RES 1 NEW

1981 — *SOURCE: HAINES*

SIGNAL HILL ROAD

STREET NOT LISTED

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1977 — *SOURCE: HAINES* — **HONEY LAKE ROAD**

HONEY LAKE RD 60047 LAKE ZURICH

MAP24 16

930	SWICHTENBERG JOS J	438-8560
946	CHILDERS C H	438-7401
962	VANKO JEFFREY	438-3829 4
980	BORO GENE	438-6231
1000	SCHILLER B A	438-6619
1080	MCCREADIE THOS J	438-7998 5
1140	XXXX	00
1200	HOPKINS HERBERT L	438-7054
1240	ARMENTROUT L K	438-3125•7
	ARMENTROUT WAYNE T	438-6922 6
1250	SIMONS MEARL A	438-7845 6
NO	•MALONE ANDREW&CU	438-9070 5

• 1 BUS 11 RES 1 NEW

1977 — *SOURCE: HAINES* — **SIGNAL HILL ROAD**

STREET NOT LISTED

Report ID: 20180821086 - 8/23/2018
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1965 — HONEY LAKE ROAD
SOURCE: STREET ADDRESS DIRECTORY

HONEY LAKE RD

930 Swichtenberg J	438-8560
946 Childers P M	438-7401
962 Connelly G A	438-7275
980 Boro O	GE8-6231
1000 Schiller B A	GE8-5661
1040 Borst B F	438-8155
1140 Anderson E R	GE8-1142
1200 Hopkins H L	GE8-7054

1965 — SIGNAL HILL ROAD
SOURCE: STREET ADDRESS DIRECTORY

STREET NOT LISTED

Report ID: 20180821086 - 8/23/2018
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--- END REPORT ---

ENVIRONMENTAL RISK INFORMATION SERVICES

FIRE INSURANCE MAP RESEARCH RESULTS

Date: 8/21/2018

Order Number: 20180821086
Site Name: Lake Zurich
Address: 24909 W Signal Hill road lake zurich, Lake Zurich, IL, 60047

ERIS has searched our in-house collection of Fire Insurance Maps for the address at:
24909 W Signal Hill road lake zurich, Lake Zurich, IL, 60047

Please note that no information was found for your site or adjacent properties.

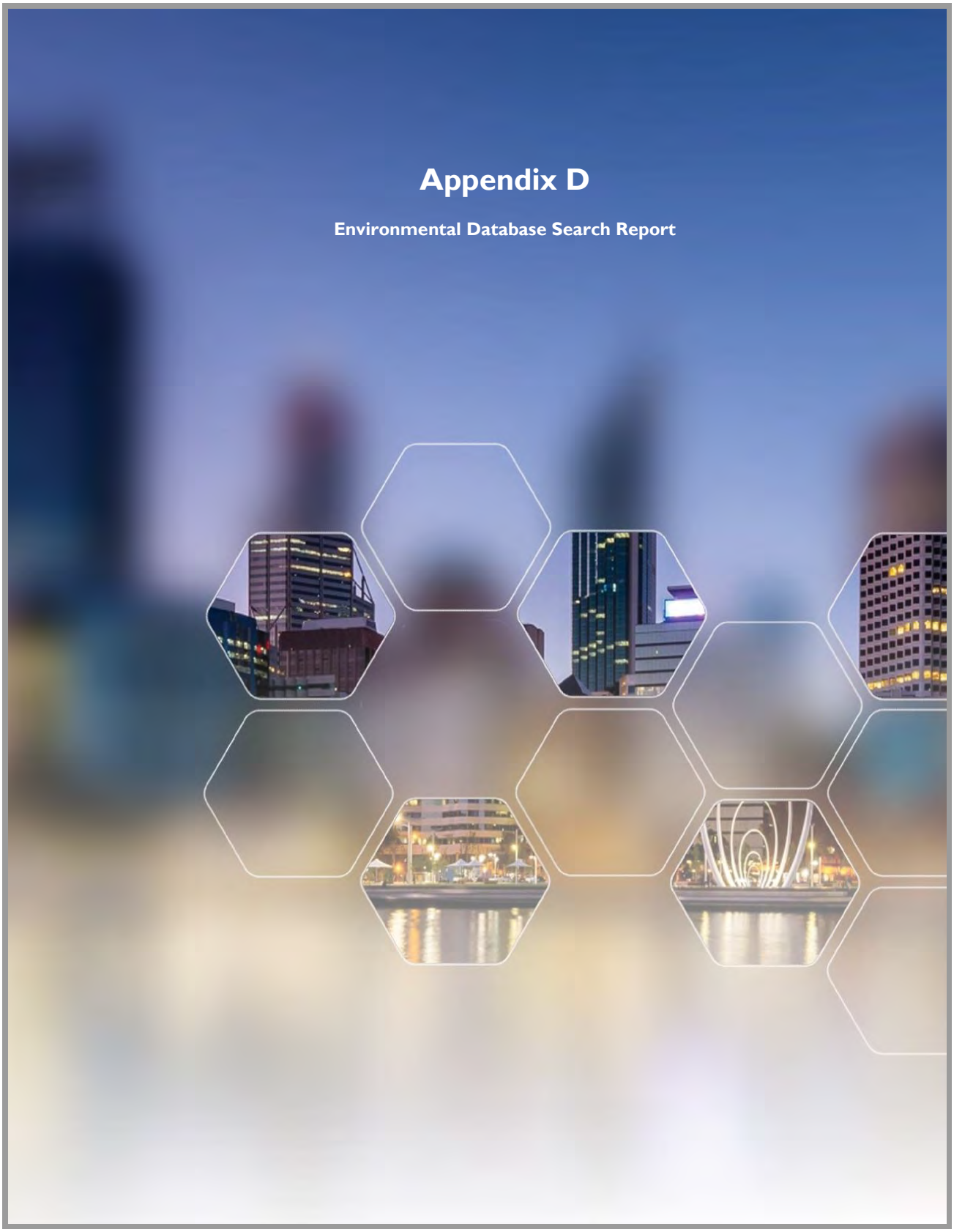
If you have any questions regarding the enclosed information, please do not hesitate to contact us.

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Address: 38 Lesmill Rd Unit 2, Toronto, ON M3B 2T5
Phone: 1-866-517-5204
info@erisinfo.com • www.erisinfo.com

Appendix D

Environmental Database Search Report



ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*Lake Zurich* *24909 W Signal Hill road lake zurich* *Lake Zurich IL 60047*
Project No:	*200287*
Report Type:	*Database Report + Compliance*
Order No:	*20180821086*
Requested by:	*RPS GaiaTech*
Date Completed:	*August 22, 2018*

Environmental Risk Information Services
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

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Executive Summary

Property Information:

Project Property:	*Lake Zurich* *24909 W Signal Hill road lake zurich Lake Zurich IL 60047*
Project No:	*200287*

Coordinates:

Latitude:	*42.195804*
Longitude:	*-88.118524*
UTM Northing:	*4,672,121.99*
UTM Easting:	*407,650.47*
UTM Zone:	*UTM Zone 16T*

Elevation: *823 FT*

Order Information:

Order No:	*20180821086*
Date Requested:	*August 21, 2018*
Requested by:	*RPS GaiaTech*
Report Type:	*Database Report + Compliance*

Historicals/Products:

Aerial Photographs	*Historical Aerials (Boundaries)*
City Directory Search	*CD - 2 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Physical Setting Report (PSR)	*PSR*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
ODI	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	0	0	-	-	0
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
SSU	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED SSU	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
SWF/LF SPECIAL	Y	.5	0	0	0	0	-	0
NIPC	Y	.5	0	0	0	0	-	0
CCDD	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	0	0	2	-	2
DELISTED LUST	Y	.5	0	0	0	0	-	0
LUST TRUST	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
AST	Y	.25	0	0	0	-	-	0
DELISTED TANK	Y	.25	0	0	0	-	-	0
ENG	Y	.5	0	0	0	1	-	1
INST	Y	.5	0	0	0	1	-	1
SRP	Y	.5	0	0	0	1	-	1
BROWNFIELDS	Y	.5	0	0	0	0	-	0
BROWN MBRGP	Y	.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
County								
TANKS CHICAGO	Y	.25	0	0	0	-	-	0
PERMITS CHICAGO	Y	.125	0	0	-	-	-	0
Additional Environmental Records								
Federal								
CEA2	Y	.25	0	0	0	-	-	0
FINDS/FRS	Y	PO	0	1	-	-	-	1
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	1	-	-	-	1
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	0	-	-	0
ICIA	Y	PO	0	-	-	-	-	0
OSHA	Y	PO	0	-	-	-	-	0
CEA	Y	.25	0	0	0	-	-	0
CRIM	Y	.5	0	0	0	0	-	0
PCS	Y	.5	0	0	0	2	-	2
NPDES	Y	.25	0	0	0	-	-	0
FINA	Y	.25	0	0	0	-	-	0
BRS	Y	.5	0	0	0	0	-	0
ECHO	Y	.5	0	0	0	6	-	6
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0
CIVIL CASES	Y	.5	0	0	0	0	-	0
State								
FINAN ASSURANCE	Y	.25	0	0	0	-	-	0
SPILLS	Y	.125	0	0	-	-	-	0
SPILLS2	Y	.125	0	0	-	-	-	0
DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED DRYC	Y	.25	0	0	0	-	-	0
CDL	Y	.25	0	0	0	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental record sources available for this State.***							
Total:			0	2	0	13	0	15

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	FINDS/FRS	HONEY LAKE RD & LINDEN DR	HONEY LAKE RD & LINDEN DR LAKE ZURICH IL 60047	NNE	0.01 / 35.22	14	18
2	PRP	ETCHANTS, TRIPLE S.	1120 DOGWOOD LAKE ZURICH IL 60047	ESE	0.02 / 87.79	10	18
3	LUST	Graham C Stores Co.	1 North Rand Rd. Lake Zurich IL 60047 ***Incident No | NFR NFA Date:*** 20000529 |	ENE	0.26 / 1,363.41	35	19
3	LUST	Graham Oil Co.	1 North Rand Rd. Lake Zurich IL 60047 ***Incident No | NFR NFA Date:*** 932839 |	ENE	0.26 / 1,363.41	35	19
4	ECHO	HOLIDAY INN EXPRESS-LK ZURICH	195 S RAND RD LAKE ZURICH IL 60047	E	0.28 / 1,476.04	31	19
4	ECHO	FNC REALTY-HOTEL/2 REST	195 S RAND RD LAKE ZURICH IL 60047	E	0.28 / 1,476.04	31	21
4	PCS	HOLIDAY INN EXPRESS-LK ZURICH	195 S RAND RD LAKE ZURICH IL 60047	E	0.28 / 1,476.04	31	23
4	PCS	FNC REALTY-HOTEL/2 REST/RETAIL	195 S RAND RD LAKE ZURICH IL 60047	E	0.28 / 1,476.04	31	24
5	ECHO	A1 CLEANERS	73 S RAND RD LAKE ZURICH IL 60047	E	0.30 / 1,580.81	34	24
5	ENG	A1 Cleaners	73 South Rand Road Lake Zurich IL 60047	E	0.30 / 1,580.81	34	26
5	INST	A1 Cleaners	73 South Rand Road Lake Zurich IL 60047	E	0.30 / 1,580.81	34	27
5	SRP	A1 Cleaners	73 South Rand Road Lake Zurich IL 60047	E	0.30 / 1,580.81	34	27
6	ECHO	JEWEL OSCO 2505	345 S RAND RD LAKE ZURICH IL 60047	ESE	0.41 / 2,185.18	28	28

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
7	ECHO	PETCO STORE 645	787 W MAIN ST LAKE ZURICH IL 60047	SE	0.42 / 2,222.32	7	30
8	ECHO	AMOCO 15765	20896 N RAND AND QUENTIN B LAKE ZURICH IL 60047	NE	0.47 / 2,499.12	24	32

Executive Summary: Summary by Data Source

Standard

State

LUST - Leaking Underground Storage Tanks (LUST)

A search of the LUST database, dated Jul 18, 2018 has found that there are 2 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Graham C Stores Co.	1 North Rand Rd. Lake Zurich IL 60047	ENE	0.26 / 1,363.41	3
	Incident No **|** ***NFR NFA Date****: 20000529* |			
Graham Oil Co.	1 North Rand Rd. Lake Zurich IL 60047	ENE	0.26 / 1,363.41	3
	Incident No **|** ***NFR NFA Date****: 932839* |			

ENG - Sites with Engineering Controls

A search of the ENG database, dated Jul 4, 2018 has found that there are 1 ENG site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
A1 Cleaners	73 South Rand Road Lake Zurich IL 60047	E	0.30 / 1,580.81	5

INST - Institutional Controls

A search of the INST database, dated Jul 4, 2018 has found that there are 1 INST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
A1 Cleaners	73 South Rand Road Lake Zurich IL 60047	E	0.30 / 1,580.81	5

SRP - Illinois Site Remediation Program Database

A search of the SRP database, dated Jul 4, 2018 has found that there are 1 SRP site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
A1 Cleaners	73 South Rand Road Lake Zurich IL 60047	E	0.30 / 1,580.81	5

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Apr 17, 2018 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HONEY LAKE RD & LINDEN DR	HONEY LAKE RD & LINDEN DR LAKE ZURICH IL 60047	NNE	0.01 / 35.22	1

PRP - Potentially Responsible Parties List

A search of the PRP database, dated Oct 10, 2017 has found that there are 1 PRP site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ETCHANTS, TRIPLE S.	1120 DOGWOOD LAKE ZURICH IL 60047	ESE	0.02 / 87.79	2

PCS - Permit Compliance System (PCS)

A search of the PCS database, dated Nov 12, 2012 has found that there are 2 PCS site(s) within approximately 0.50 miles of the project property.

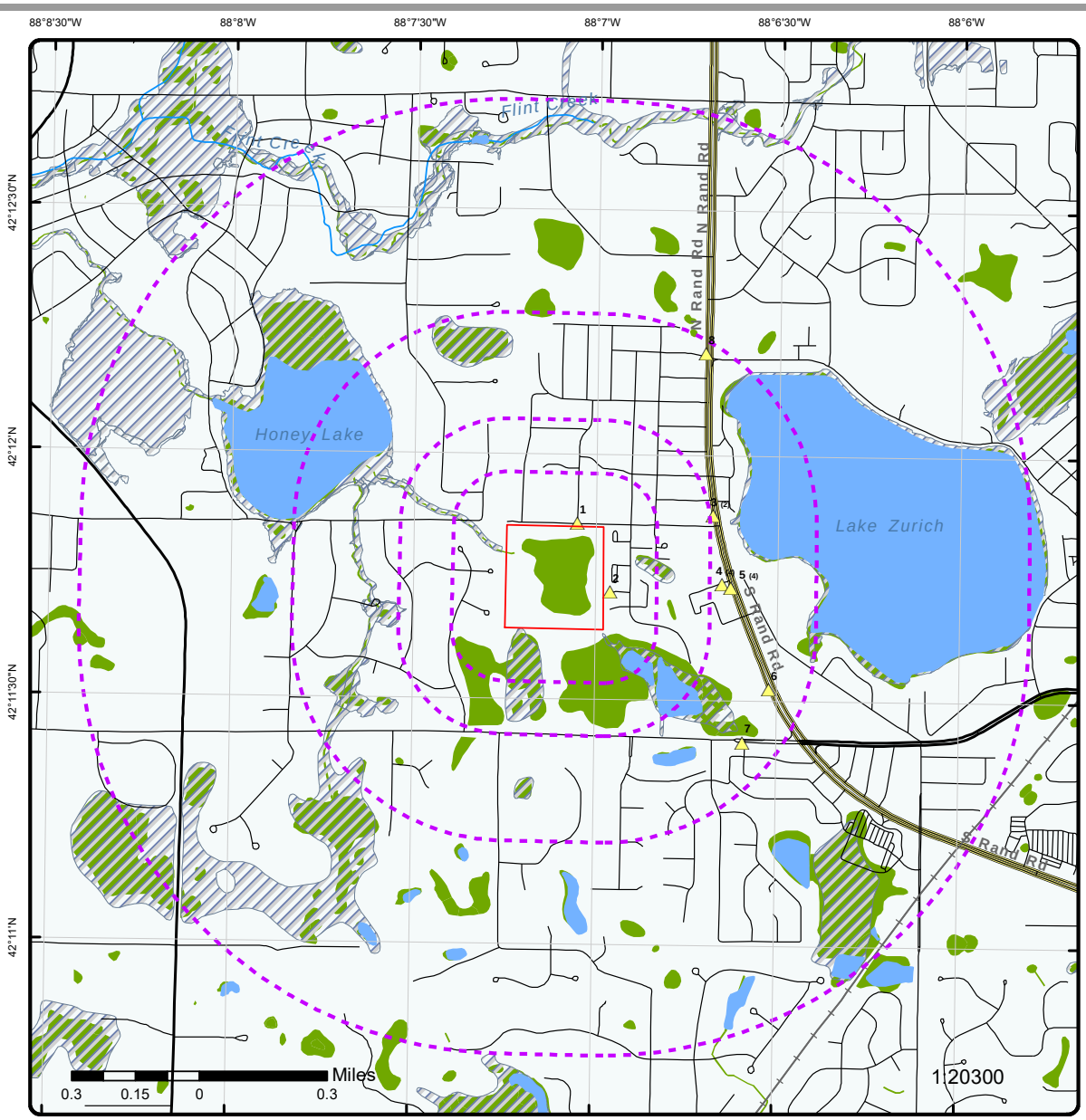
Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HOLIDAY INN EXPRESS-LK ZURICH	195 S RAND RD LAKE ZURICH IL 60047	E	0.28 / 1,476.04	4
FNC REALTY-HOTEL/2 REST/RETAIL	195 S RAND RD LAKE ZURICH IL 60047	E	0.28 / 1,476.04	4

ECHO - Enforcement and Compliance Data (ECHO)

A search of the ECHO database, dated Oct 30,2016 has found that there are 6 ECHO site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FNC REALTY-HOTEL/2 REST	195 S RAND RD LAKE ZURICH IL 60047	E	0.28 / 1,476.04	4
HOLIDAY INN EXPRESS-LK ZURICH	195 S RAND RD LAKE ZURICH IL 60047	E	0.28 / 1,476.04	4

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
A1 CLEANERS	73 S RAND RD LAKE ZURICH IL 60047	E	0.30 / 1,580.81	5
JEWEL OSCO 2505	345 S RAND RD LAKE ZURICH IL 60047	ESE	0.41 / 2,185.18	6
PETCO STORE 645	787 W MAIN ST LAKE ZURICH IL 60047	SE	0.42 / 2,222.32	7
AMOCO 15765	20896 N RAND AND QUENTIN B LAKE ZURICH IL 60047	NE	0.47 / 2,499.12	8



Map : 1 Mile Radius

Order No: 20180821086

Address: 24909 W Signal Hill road lake zurich, Lake Zurich, IL, 60047

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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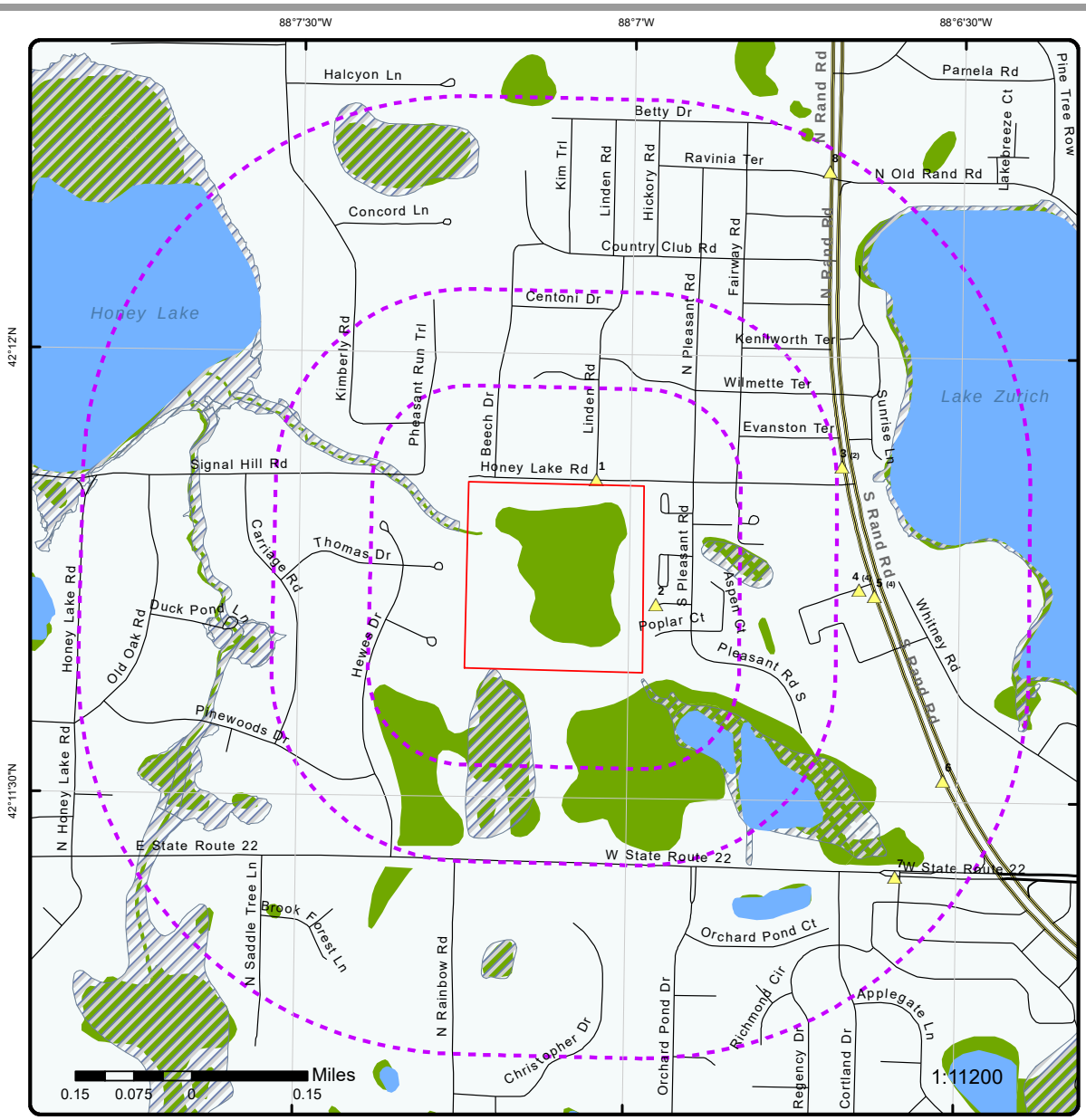

Map : 0.5 Mile Radius

Order No: 20180821086

Address: 24909 W Signal Hill road lake zurich, Lake Zurich, IL, 60047

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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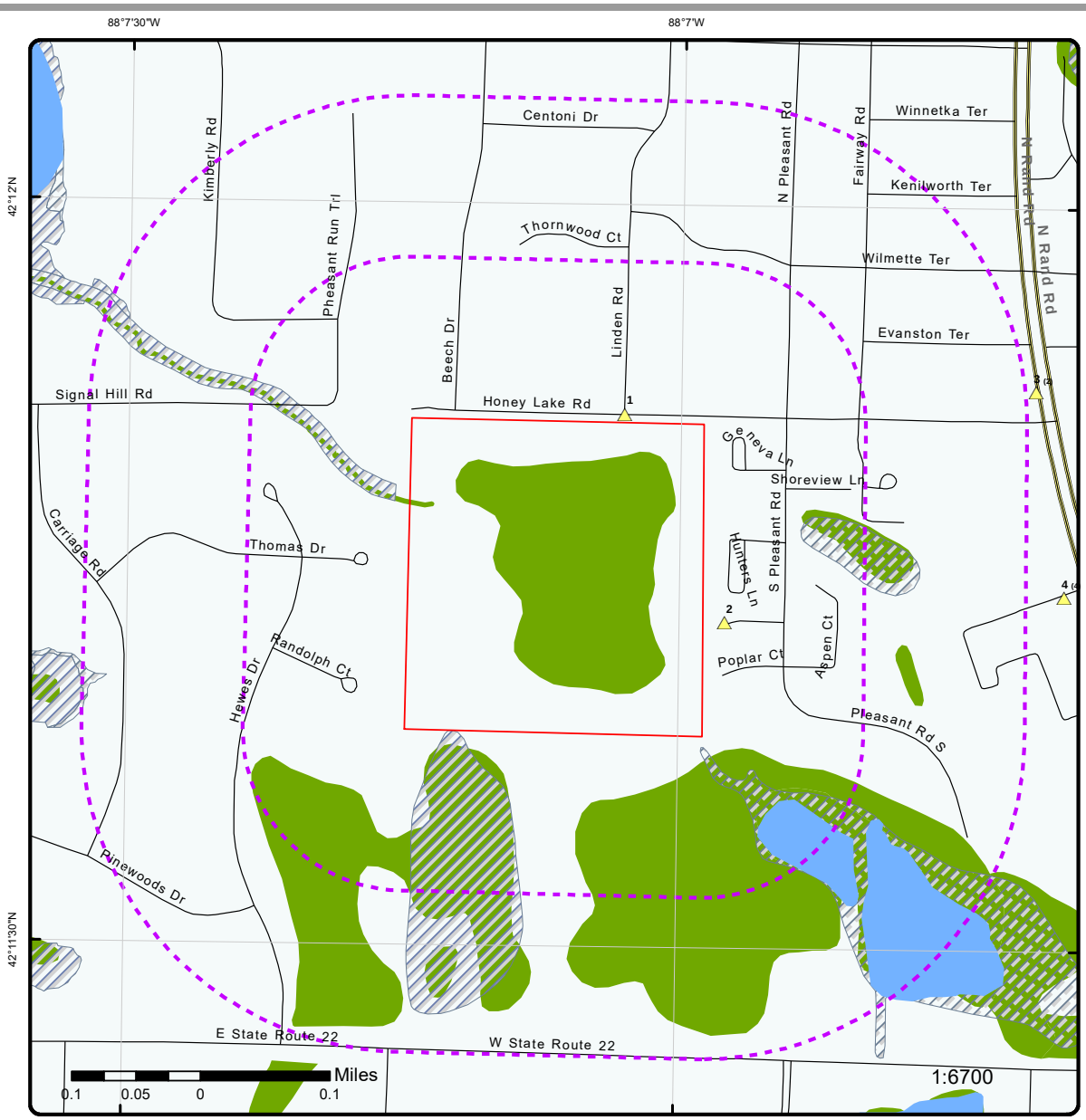

Map : 0.25 Mile Radius

Order No: 20180821086

Address: 24909 W Signal Hill road lake zurich, Lake Zurich, IL, 60047

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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Aerial (2017)

Order No: 20180821086

Address: 24909 W Signal Hill road lake zurich, Lake Zurich, IL, 60047

Source: ESRI World Imagery

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

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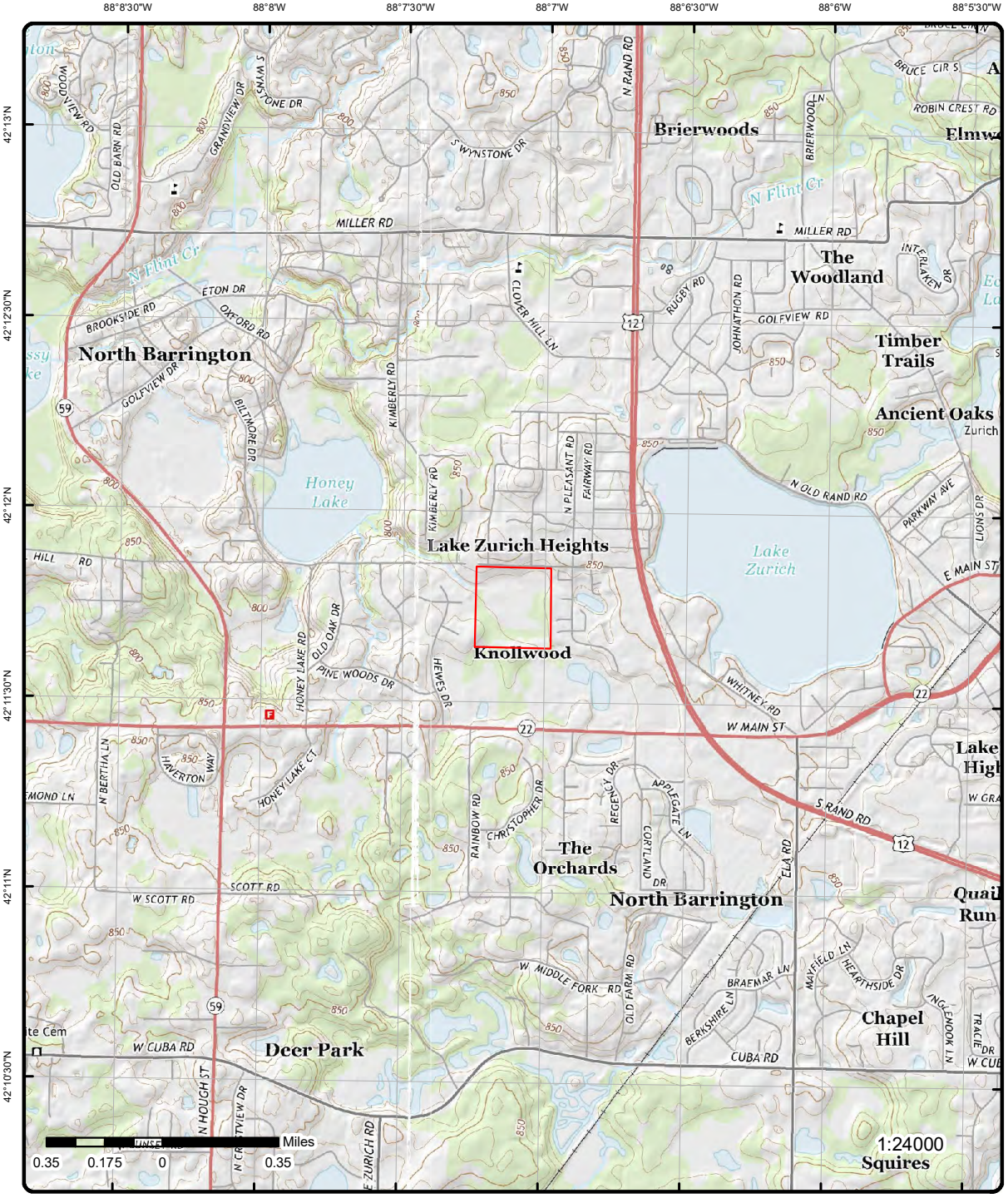

Topographic Map (2015)

Order No: 20180821086

Address: 24909 W Signal Hill road lake zurich, Lake Zurich, IL, 60047

Quadrangle(s): Lake Zurich, IL; Barrington, IL;

Source: USGS Topographic Map

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	NNE	0.01 / 35.22	836.78 / 14	HONEY LAKE RD & LINDEN DR HONEY LAKE RD & LINDEN DR LAKE ZURICH IL 60047	FINDS/FRS

Registry ID:	110042313332
FIPS Code:	17097
Program Acronyms:	ACES
HUC Code:	07120006
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	16-NOV-2010 15:02:38
Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No.:	08
Census Block Code:	170978644083054
EPA Region Code:	05
County Name:	LAKE
US/Mexico Border Ind:	
Latitude:	42.19763
Longitude:	-88.1175
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-NEAREST INTERSECTION
Accuracy Value:	200
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110042313332

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 1	ESE	0.02 / 87.79	833.04 / 10	ETCHANTS, TRIPLE S. 1120 DOGWOOD LAKE ZURICH IL 60047	PRP

EPA ID:	IND040888992	**Facility Address 1:**	6500 INDUSTRIAL HIGHWAY
Site ID:	0501406	**Facility Address 2:**	
Site Name:	CONSERVATION CHEMICAL COMPANY	**Facility City:**	GARY
Region Code:	05	**Facility Zip:**	46406
Party Name:	ETCHANTS, TRIPLE S.	**Facility State:**	IN
Party Street Address:	1120 DOGWOOD		
Party Street Address2:			
Party Street Address3:			
Party City:	LAKE ZURICH		
Party State:	IL		
Party Zip:	60047		
NPL Status:	Not on the NPL		
Non NPL Status:	Referred to Removal - NFRAP		

Noticed Party Action Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Action Type Seq: NJ-6
Action Name: Not Ltrs
Action Date: GENERAL NOTICE 10/31/1994

---

3 | **1 of 2** | **ENE** | **0.26 / 1,363.41** | **858.46 / 35** | **Graham C Stores Co.**
1 North Rand Rd.
Lake Zurich IL 60047 | **LUST**

Incident No:	20000529	**Sec 57:**	732
BL ID:	0970855081	**Non Lust:**	
Rpt Rec 20:	4/14/2000 12:00:00 AM	**Rpt Rec 45:**	5/8/2000 12:00:00 AM
IEMA Date:	3/27/2000 12:00:00 AM	**Sec 57 5g:**	
Gasoline:	True	**NFR NFA Date:**	
Unleaded:	False	**NFR Recorded:**	
Diesel:	False	**Pre 74 Date:**	
Fuel Oil:	False	**FPD Date:**	
Jet Fuel:	False	**NFR Recission:**	
Used Oil:	False	**NFR Voided:**	
Non Petroleum Prod:	False	**Phone:**	(217) 785-7492
Other Petroleum:	False	**County:**	Lake
Project Manager:	Davis	**First Name:**	Valerie
Site Class:	HIGH	**Email:**	Valerie.A.Davis@illinois.gov

Primary Resp Party Name: Graham C Stores Co.
Primary Resp Party Address: 33978 North Hwy. 45
Primary Resp Party City: Grayslake
Primary Resp Party State: IL
Primary Resp Party Zip: 60030
Primary Resp Party Phone: 8472233710
Primary Resp Party Contact: Michael Graham

---

3 | **2 of 2** | **ENE** | **0.26 / 1,363.41** | **858.46 / 35** | **Graham Oil Co.**
1 North Rand Rd.
Lake Zurich IL 60047 | **LUST**

Incident No:	932839	**Sec 57:**	732
BL ID:	0970855081	**Non Lust:**	
Rpt Rec 20:		**Rpt Rec 45:**	
IEMA Date:	10/27/1993 12:00:00 AM	**Sec 57 5g:**	
Gasoline:	True	**NFR NFA Date:**	
Unleaded:	False	**NFR Recorded:**	
Diesel:	False	**Pre 74 Date:**	
Fuel Oil:	False	**FPD Date:**	
Jet Fuel:	False	**NFR Recission:**	
Used Oil:	False	**NFR Voided:**	
Non Petroleum Prod:	False	**Phone:**	(217) 785-7492
Other Petroleum:	False	**County:**	Lake
Project Manager:	Davis	**First Name:**	Valerie
Site Class:		**Email:**	Valerie.A.Davis@illinois.gov

Primary Resp Party Name: Graham Oil Co.
Primary Resp Party Address: P.O. Box 560
Primary Resp Party City: Gages Lake
Primary Resp Party State: IL
Primary Resp Party Zip: 60030
Primary Resp Party Phone:
Primary Resp Party Contact: Jack Graham

---

4 | **1 of 4** | **E** | **0.28 / 1,476.04** | **854.36 / 31** | **HOLIDAY INN EXPRESS-LK ZURICH**
195 S RAND RD
LAKE ZURICH IL 60047 | **ECHO**

Registry ID: 110033638945
Air IDs:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

NPDES IDs:	ILR10J414
RCRA IDs:	
SDWA IDs:	
FEC Case IDs:	
Fac FIPS Code:	IL097
Fac EPA Region:	05
Fac SIC Codes:	
Fac NAICS Codes:	
Fac Federal Flg:	N
Fac Indian Cntry Flg:	No
Fac Us Mex Border Flg:	
Fac Chesapeake Bay Flg:	
Fac NAA Flag:	Yes
Fac Percent Minority:	13.052
Fac Pop Den:	1460.77
Fac Major Flag:	
Fac Active Flag:	Yes
Fac Imp Water Flg:	
Air Flag:	No
Fac Derived Tribes:	
Fac Federal Agency:	
Fac Myrtk Universe:	NNN
Fac Inspection Count:	0
Fac Date Last Inspection:	
Fac Days Last Inspection:	
Fac Informal Count:	0
Fac Dt Lst Informal Act:	
Fac Formal Action Count:	0
Fac Dt Lst Formal Action:	
Fac Total Penalties:	0
Fac Penalty Count:	0
Fac Date Last Penalty:	
Fac Last Penalty Amt:	
Fac Qtrs in NC:	0
Fac Programs in SNC:	0
Curr Compliance Status:	No Violation
Fac Curr SNC Flg:	No
Fac 3yr Compliance Status:	_____
Fac Reference Point:	CENTER OF A FACILITY OR STATION
Fac Dt Lst Inspection EPA:	
Dt Lst Inspection State:	
Fac Dt Lst Formal Act EPA:	
Fac Dt Lst Formal Act St:	
Dt Lst Informal Act EPA:	
Fac Dt Lst Informal Act St:	
Fac County:	LAKE
Fac Lat:	42.19528
Fac Long:	-88.11031
Fac Map Icon:	CWA-IC-MN-N.png
Fac Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Fac Accuracy Meters:	30
Fac Derived HUC:	07120006
Fac Derived WBD:	
Fac Derived Stcty FIPS:	17097
Fac Derived Zip:	60047
Fac Derived CD113:	06
Fac Derived CB2010:	170978644083025
NPDES Flag:	Yes
FEC No of Cases:	
FEC Last Case Date:	
FEC Total Penalties:	
CAA Permit Types:	
CAA NAICS:	
CAA SICS:	
CAA Evaluation Count:	
CAA Days Last Evaluation:	
CAA Informal Count:	
CAA Formal Action Count:	
CAA Dt Lst Formal Action:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CAA Penalties:						
CAA Last Penalty Date:						
CAA Last Penalty Amt:						
CAA Qtrs in NC:						
CAA Curr Compliance Status:						
CAA Curr HPV Flag:		No				
CAA 3yr Compl Qtrs Status:						
CWA Permit Types:		Minor				
CWA Compliance Tracking:		On				
CWA NAICS:						
CWA SICS:						
CWA Inspection Count:						
CWA Inspection Count:						
CWA Informal Count:						
CWA Formal Action Count:						
CWA Dt Lst Formal Action:						
CWA Penalties:						
CWA Last Penalty Date:						
CWA Last Penalty Amt:						
CWA Qtrs in NC:		0				
CWA Curr Compliance Status:		No Violation				
CWA Curr SNC Flag:		No				
CWA 13qtrs Compl Status:		_____				
CWA 13qtrs EffInt						
Exceedances:						
CWA 3 Yr Qncr Codes:						
DFR Url:		http://echo.epa.gov/detailed-facility-report?fid=110033638945				
--Details--						
RCRA Flag:		No				
Rcra Permit Types:						
RCRA NAICS:						
RCRA Inspection Count:						
RCRA Days Last Eval:						
RCRA Informal Count:						
RCRA Formal Action Unt:						
RCRA Dt Lst Formal Action:						
RCRA Penalties:						
RCRA Last Penalty Date:						
RCRA Last Penalty Amt:						
RCRA Qtrs in NC:						
RCRA Curr Cmpliance Stat:						
RCRA Curr SNC Flag:		No				
RCRA 3yr Compl Qtrs Status:						
SDWIS Flag:		No				
SDWA System Types:						
SDWA Informal Count:						
SDWA Frmal Action Cnt:						
SDWA Curr Compliance Status:						
SDWA Curr SNC Flag:		No				
TRI Flag:		No				
TRI Ids:						
TRI Releases Transfers:						
TRI On Site Releases:						
TRI Off Site Transfers:						
TRI Reporter in Past:						
TRI Reporter:						
GHG Ids:						
GHG Flag:		No				
GHG Co2 Releases:						
4	2 of 4	E	0.28 / 1,476.04	854.36 / 31	FNC REALTY-HOTEL/2 REST 195 S RAND RD LAKE ZURICH IL 60047	ECHO
Registry ID:		110031109299				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Air IDs:						
NPDES IDs:		ILR10I321				
RCRA IDs:						
SDWA IDs:						
FEC Case IDs:						
Fac FIPS Code:		17097				
Fac EPA Region:		05				
Fac SIC Codes:						
Fac NAICS Codes:						
Fac Federal Flg:		N				
Fac Indian Cntry Flg:		No				
Fac Us Mex Border Flg:						
Fac Chesapeake Bay Flg:						
Fac NAA Flag:		Yes				
Fac Percent Minority:		13.052				
Fac Pop Den:		1460.77				
Fac Major Flag:						
Fac Active Flag:						
Fac Imp Water Flg:						
Air Flag:		No				
Fac Derived Tribes:						
Fac Federal Agency:						
Fac Myrtk Universe:		NNN				
Fac Inspection Count:		0				
Fac Date Last Inspection:						
Fac Days Last Inspection:						
Fac Informal Count:		0				
Fac Dt Lst Informal Act:						
Fac Formal Action Count:		0				
Fac Dt Lst Formal Action:						
Fac Total Penalties:		0				
Fac Penalty Count:		0				
Fac Date Last Penalty:						
Fac Last Penalty Amt:						
Fac Qtrs in NC:		0				
Fac Programs in SNC:		0				
Curr Compliance Status:		No Violation				
Fac Curr SNC Flg:		No				
Fac 3yr Compliance Status:		UU_____				
Fac Reference Point:		CENTER OF A FACILITY OR STATION				
Fac Dt Lst Inspection EPA:						
Dt Lst Inspection State:						
Fac Dt Lst Formal Act EPA:						
Fac Dt Lst Formal Act St:						
Dt Lst Informal Act EPA:						
Fac Dt Lst Informal Act St:						
Fac County:		LAKE				
Fac Lat:		42.19528				
Fac Long:		-88.11031				
Fac Map Icon:		CWA-IC-MN-N.png				
Fac Collection Method:		ADDRESS MATCHING-HOUSE NUMBER				
Fac Accuracy Meters:		30				
Fac Derived HUC:		07120006				
Fac Derived WBD:						
Fac Derived Stcty FIPS:		17097				
Fac Derived Zip:		60047				
Fac Derived CD113:		06				
Fac Derived CB2010:		170978644083025				
NPDES Flag:		Yes				
FEC No of Cases:						
FEC Last Case Date:						
FEC Total Penalties:						
CAA Permit Types:						
CAA NAICS:						
CAA SICS:						
CAA Evaluation Count:						
CAA Days Last Evaluation:						
CAA Informal Count:						
CAA Formal Action Count:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CAA Dt Lst Formal Action:						
CAA Penalties:						
CAA Last Penalty Date:						
CAA Last Penalty Amt:						
CAA Qtrs in NC:						
CAA Curr Compliance Status:						
CAA Curr HPV Flag:	No					
CAA 3yr Compl Qtrs Status:						
CWA Permit Types:	Minor					
CWA Compliance Tracking:	Off					
CWA NAICS:						
CWA SICS:						
CWA Inspection Count:						
CWA Inspection Count:						
CWA Informal Count:						
CWA Formal Action Count:						
CWA Dt Lst Formal Action:						
CWA Penalties:						
CWA Last Penalty Date:						
CWA Last Penalty Amt:						
CWA Qtrs in NC:	0					
CWA Curr Compliance Status:	No Violation					
CWA Curr SNC Flag:	No					
CWA 13qtrs Compl Status:	_UU_____					
CWA 13qtrs Efflnt Exceedances:						
CWA 3 Yr Qncr Codes:						
DFR Url:	http://echo.epa.gov/detailed-facility-report?fid=110031109299					
--Details--						
RCRA Flag:	No					
Rcra Permit Types:						
RCRA NAICS:						
RCRA Inspection Count:						
RCRA Days Last Eval:						
RCRA Informal Count:						
RCRA Formal Action Unt:						
RCRA Dt Lst Formal Action:						
RCRA Penalties:						
RCRA Last Penalty Date:						
RCRA Last Penalty Amt:						
RCRA Qtrs in NC:						
RCRA Curr Cmpliance Stat:						
RCRA Curr SNC Flag:	No					
RCRA 3yr Compl Qtrs Status:						
SDWIS Flag:	No					
SDWA System Types:						
SDWA Informal Count:						
SDWA Frmal Action Cnt:						
SDWA Curr Compliance Status:						
SDWA Curr SNC Flag:	No					
TRI Flag:	No					
TRI Ids:						
TRI Releases Transfers:						
TRI On Site Releases:						
TRI Off Site Transfers:						
TRI Reporter in Past:						
TRI Reporter:						
GHG Ids:						
GHG Flag:	No					
GHG Co2 Releases:						
4	3 of 4	E	0.28 / 1,476.04	854.36 / 31	HOLIDAY INN EXPRESS-LK ZURICH 195 S RAND RD LAKE ZURICH IL 60047	PCS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

USGS HUC Code:
SIC Code Description:
NPDES ID: ILR10J414
Facility Name: HOLIDAY INN EXPRESS-LK ZURICH
Address: 195 S RAND RD
City: LAKE ZURICH
State: IL
Zip Code: 60047
County: LAKE
Latitude: 42.19506
Longitude: -88.11081
Permit Issued Date: FEB-13-2008
Permit Expired Date: MAY-31-2008
SIC Code:
Discharge Report URL: http://oaspub.epa.gov/enviro/pcs_det_reports_v2.detail_report?npdesid=ILR10J414

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	4 of 4	E	0.28 / 1,476.04	854.36 / 31	FNC REALTY-HOTEL/2 REST/RETAIL 195 S RAND RD LAKE ZURICH IL 60047	PCS

USGS HUC Code:
SIC Code Description:
NPDES ID: ILR10I321
Facility Name: FNC REALTY-HOTEL/2 REST/RETAIL
Address: 195 S RAND RD
City: LAKE ZURICH
State: IL
Zip Code: 60047
County: LAKE
Latitude: 42.19506
Longitude: -88.11081
Permit Issued Date: JUL-26-2007
Permit Expired Date: MAY-31-2008
SIC Code:
Discharge Report URL: http://oaspub.epa.gov/enviro/pcs_det_reports_v2.detail_report?npdesid=ILR10I321

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	1 of 4	E	0.30 / 1,580.81	856.72 / 34	A1 CLEANERS 73 S RAND RD LAKE ZURICH IL 60047	ECHO

Registry ID: 110005866679
Air IDs: IL000097085ABW
NPDES IDs:
RCRA IDs: ILD982637720
SDWA IDs:
FEC Case IDs:
Fac FIPS Code: 17097
Fac EPA Region: 05
Fac SIC Codes: 7216
Fac NAICS Codes: 812320
Fac Federal Flg: N
Fac Indian Cntry Flg: No
Fac Us Mex Border Flg:
Fac Chesapeake Bay Flg:
Fac NAA Flag: Yes
Fac Percent Minority: 12.96
Fac Pop Den: 1444.01
Fac Major Flag:
Fac Active Flag: Yes
Fac Imp Water Flg:
Air Flag: Yes
Fac Derived Tribes:
Fac Federal Agency:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Fac Myrtk Universe:	NNN
Fac Inspection Count:	0
Fac Date Last Inspection:	
Fac Days Last Inspection:	
Fac Informal Count:	0
Fac Dt Lst Informal Act:	
Fac Formal Action Count:	0
Fac Dt Lst Formal Action:	
Fac Total Penalties:	0
Fac Penalty Count:	0
Fac Date Last Penalty:	
Fac Last Penalty Amt:	
Fac Qtrs in NC:	0
Fac Programs in SNC:	0
Curr Compliance Status:	No Violation
Fac Curr SNC Flg:	No
Fac 3yr Compliance Status:	_____
Fac Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Fac Dt Lst Inspection EPA:	
Dt Lst Inspection State:	
Fac Dt Lst Formal Act EPA:	
Fac Dt Lst Formal Act St:	
Dt Lst Informal Act EPA:	
Fac Dt Lst Informal Act St:	
Fac County:	LAKE
Fac Lat:	42.196895
Fac Long:	-88.110968
Fac Map Icon:	MULT-IC-MN-N.png
Fac Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Fac Accuracy Meters:	50
Fac Derived HUC:	07120006
Fac Derived WBD:	
Fac Derived Stcty FIPS:	17097
Fac Derived Zip:	60047
Fac Derived CD113:	06
Fac Derived CB2010:	170978644083025
NPDES Flag:	No
FEC No of Cases:	
FEC Last Case Date:	
FEC Total Penalties:	
CAA Permit Types:	Minor Emissions
CAA NAICS:	812320
CAA SICS:	7216
CAA Evaluation Count:	
CAA Days Last Evaluation:	
CAA Informal Count:	
CAA Formal Action Count:	
CAA Dt Lst Formal Action:	
CAA Penalties:	
CAA Last Penalty Date:	
CAA Last Penalty Amt:	
CAA Qtrs in NC:	0
CAA Curr Compliance Status:	Not Available
CAA Curr HPV Flag:	No
CAA 3yr Compl Qtrs Status:	_____
CWA Permit Types:	
CWA Compliance Tracking:	
CWA NAICS:	
CWA SICS:	
CWA Inspection Count:	
CWA Inspection Count:	
CWA Informal Count:	
CWA Formal Action Count:	
CWA Dt Lst Formal Action:	
CWA Penalties:	
CWA Last Penalty Date:	
CWA Last Penalty Amt:	
CWA Qtrs in NC:	
CWA Curr Compliance Status:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

CWA Curr SNC Flag: No
CWA 13qtrs Compl Status:
CWA 13qtrs Effint Exceedances:
CWA 3 Yr Qncr Codes:
DFR Url: http://echo.epa.gov/detailed-facility-report?fid=110005866679

--Details--
RCRA Flag: Yes
Rcra Permit Types: SQG
RCRA NAICS:
RCRA Inspection Count:
RCRA Days Last Eval:
RCRA Informal Count:
RCRA Formal Action Unt:
RCRA Dt Lst Formal Action:
RCRA Penalties:
RCRA Last Penalty Date:
RCRA Last Penalty Amt:
RCRA Qtrs in NC: 0
RCRA Curr Cmpliance Stat: No Violation
RCRA Curr SNC Flag: No
RCRA 3yr Compl Qtrs Status: _____
SDWIS Flag: No
SDWA System Types:
SDWA Informal Count:
SDWA Frmal Action Cnt:
SDWA Curr Compliance Status:
SDWA Curr SNC Flag: No
TRI Flag: No
TRI Ids:
TRI Releases Transfers:
TRI On Site Releases:
TRI Off Site Transfers:
TRI Reporter in Past:
TRI Reporter:
GHG Ids:
GHG Flag: No
GHG Co2 Releases:

5	2 of 4	E	0.30 / 1,580.81	856.72 / 34	A1 Cleaners 73 South Rand Road Lake Zurich IL 60047	ENG

I EPA ID: 0970850009
US EPA ID: ILD982637720
County: Lake
Longitude: -88.112228
Latitude: 42.196935

Site Applicant / Consultant Information

Active Site: No
RA Title: Mr.
RA First Name: Ki Do
RA Last Name: Huh
RA Address1: 73 South Rand Road
RA Address2:
RA City: Lake Zurich IL
RA Zip: 60047
RA Company:
Consultant Company: Hydrodynamics Consultants Inc.
Consultant Contact: Yong H. Yu
Consultant Address1: 5403 Patton Drive
Consultant Address2: #215
Consultant City: Lisle IL
Consultant Zip: 60532
PM ID: Russell Irwin
Received SA Date: 12/27/2004 12:00:00 AM
Foury Letter Date:

Letters Information

NFR Site Name: A1 Cleaners
Indust Commercial: Yes

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

NFR Letter Date:	6/5/2007 12:00:00 AM	**Worker Caution:**	Yes
Effective:	True	**Slab on Grade:**	No
NFR Recorded Date:	6/27/2007 12:00:00 AM	**BCT:**	No
Comp Focus:	Focused	**Inst Control Other:**	No
RA First Name:	Ki Do	**Building Slab:**	Yes
RA Last Name:	Huh	**Asphalt Used:**	Yes
RA Company:	A1 Cleaners	**Concrete Used:**	No
RA Address1:	73 South Rand Road	**Clean Soil Three ft:**	No
RA Address2:		**Clean Soil Ten ft:**	No
RA City:	Lake Zurich IL	**Alternate Barrier:**	No
RA Zip:	60047	**Other Barrier:**	No
Acres:	0.0800	**ELUC Other:**	No
Ordinance:	No		
ELUC Groundwater Use Restrict:	No		
Groundwater Use Restriction:	Yes		
Highway Authority Agreement:	No		
Land Use:	Industrial/Commercial		

5	3 of 4	E	0.30 / 1,580.81	856.72 / 34	**A1 Cleaners** **73 South Rand Road** **Lake Zurich IL 60047**	INST

I EPA ID:	0970850009	**Longitude:**	-88.112228
US EPA ID:	ILD982637720	**Latitude:**	42.196935
County:	Lake		

Site Applicant / Consultant Information

RA Title:	Mr.	**Received SA Date:**	12/27/2004 12:00:00 AM
RA First Name:	Ki Do	**PM ID:**	Russell Irwin
RA Last Name:	Huh	**Foury Letter Date:**	
RA Company:		**Active Site:**	No
RA Address1:	73 South Rand Road	**Consultant Address1:**	5403 Patton Drive
RA Address2:		**Consultant Address2:**	#215
RA City:	Lake Zurich IL	**Consultant City:**	Lisle IL
RA Zip:	60047	**Consultant Zip:**	60532
Consultant Contact:	Yong H. Yu		
Consultant Company:	Hydrodynamics Consultants Inc.		

Letters Information

NFR Site Name:	A1 Cleaners	**Indust Commercial:**	Yes
NFR Letter Date:	6/5/2007 12:00:00 AM	**Worker Caution:**	Yes
Effective:	True	**Slab on Grade:**	No
NFR Recorded Date:	6/27/2007 12:00:00 AM	**BCT:**	No
Comp Focus:	Focused	**Inst Control Other:**	No
RA First Name:	Ki Do	**Building Slab:**	Yes
RA Last Name:	Huh	**Asphalt Used:**	Yes
RA Company:	A1 Cleaners	**Concrete Used:**	No
RA Address1:	73 South Rand Road	**Clean Soil Three ft:**	No
RA Address2:		**Clean Soil Ten ft:**	No
RA City:	Lake Zurich IL	**Alternate Barrier:**	No
RA Zip:	60047	**Other Barrier:**	No
Acres:	0.0800	**ELUC Other:**	No
Ordinance:	No		
ELUC Groundwater Use Restrict:	No		
Groundwater Use Restriction:	Yes		
Highway Authority Agreement:	No		
Land Use:	Industrial/Commercial		

5	4 of 4	E	0.30 / 1,580.81	856.72 / 34	**A1 Cleaners** **73 South Rand Road** **Lake Zurich IL 60047**	SRP

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

I EPA ID:	0970850009	**Longitude:**	-88.112228
US EPA ID:	ILD982637720	**Latitude:**	42.196935
County:	Lake		

Site Applicant / Consultant Information

RA Title:	Mr.	**Received SA Date:**	12/27/2004 12:00:00 AM
RA First Name:	Ki Do	**PM ID:**	Russell Irwin
RA Last Name:	Huh	**Foury Letter Date:**	
RA Address1:	73 South Rand Road	**Active Site:**	No
RA Address2:		**Consultant Address1:**	5403 Patton Drive
RA City:	Lake Zurich IL	**Consultant Address2:**	#215
RA Zip:	60047	**Consultant City:**	Lisle IL
Consultant Contact:	Yong H. Yu	**Consultant Zip:**	60532
RA Company:			
Consultant Company:	Hydrodynamics Consultants Inc.		

Letter Information

NFR Site Name:	A1 Cleaners	**Indust Commercial:**	Yes
NFR Letter Date:	6/5/2007 12:00:00 AM	**Worker Caution:**	Yes
Effective:	True	**Slab on Grade:**	No
NFR Recorded Date:	6/27/2007 12:00:00 AM	**BCT:**	No
Comp Focus:	Focused	**Inst Control Other:**	No
RA First Name:	Ki Do	**Building Slab:**	Yes
RA Last Name:	Huh	**Asphalt Used:**	Yes
RA Company:	A1 Cleaners	**Concrete Used:**	No
RA Address1:	73 South Rand Road	**Clean Soil Three ft:**	No
RA Address2:		**Clean Soil Ten ft:**	No
RA City:	Lake Zurich IL	**Alternate Barrier:**	No
RA Zip:	60047	**Other Barrier:**	No
Acres:	0.0800	**ELUC Other:**	No
Ordinance:	No		
ELUC Groundwater Use Restrict:	No		
Groundwater Use Restrict:	Yes		
Highway Authority Agreement:	No		
Land Use:	Industrial/Commercial		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	1 of 1	ESE	0.41 / 2,185.18	850.84 / 28	JEWEL OSCO 2505 345 S RAND RD LAKE ZURICH IL 60047	ECHO

Registry ID:	110060279041
Air IDs:	
NPDES IDs:	
RCRA IDs:	ILR000184515
SDWA IDs:	
FEC Case IDs:	
Fac FIPS Code:	17097
Fac EPA Region:	05
Fac SIC Codes:	
Fac NAICS Codes:	44611 44511
Fac Federal Flg:	
Fac Indian Cntry Flg:	No
Fac Us Mex Border Flg:	
Fac Chesapeake Bay Flg:	
Fac NAA Flag:	Yes
Fac Percent Minority:	13.415
Fac Pop Den:	1478.14
Fac Major Flag:	
Fac Active Flag:	Yes
Fac Imp Water Flg:	
Air Flag:	No
Fac Derived Tribes:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac Federal Agency:						
Fac Myrtk Universe:	NNN					
Fac Inspection Count:	0					
Fac Date Last Inspection:						
Fac Days Last Inspection:						
Fac Informal Count:	0					
Fac Dt Lst Informal Act:						
Fac Formal Action Count:	0					
Fac Dt Lst Formal Action:						
Fac Total Penalties:	0					
Fac Penalty Count:	0					
Fac Date Last Penalty:						
Fac Last Penalty Amt:						
Fac Qtrs in NC:	0					
Fac Programs in SNC:	0					
Curr Compliance Status:	No Violation					
Fac Curr SNC Flg:	No					
Fac 3yr Compliance Status:	_____					
Fac Reference Point:	CENTER OF A FACILITY OR STATION					
Fac Dt Lst Inspection EPA:						
Dt Lst Inspection State:						
Fac Dt Lst Formal Act EPA:						
Fac Dt Lst Formal Act St:						
Dt Lst Informal Act EPA:						
Fac Dt Lst Informal Act St:						
Fac County:	LAKE					
Fac Lat:	42.19216					
Fac Long:	-88.10865					
Fac Map Icon:	RCRA-IC-MN-N.png					
Fac Collection Method:	ADDRESS MATCHING-HOUSE NUMBER					
Fac Accuracy Meters:	30					
Fac Derived HUC:	07120006					
Fac Derived WBD:						
Fac Derived Stcty FIPS:	17097					
Fac Derived Zip:	60047					
Fac Derived CD113:	06					
Fac Derived CB2010:	170978644083025					
NPDES Flag:	No					
FEC No of Cases:						
FEC Last Case Date:						
FEC Total Penalties:						
CAA Permit Types:						
CAA NAICS:						
CAA SICS:						
CAA Evaluation Count:						
CAA Days Last Evaluation:						
CAA Informal Count:						
CAA Formal Action Count:						
CAA Dt Lst Formal Action:						
CAA Penalties:						
CAA Last Penalty Date:						
CAA Last Penalty Amt:						
CAA Qtrs in NC:						
CAA Curr Compliance Status:						
CAA Curr HPV Flag:	No					
CAA 3yr Compl Qtrs Status:						
CWA Permit Types:						
CWA Compliance Tracking:						
CWA NAICS:						
CWA SICS:						
CWA Inspection Count:						
CWA Inspection Count:						
CWA Informal Count:						
CWA Formal Action Count:						
CWA Dt Lst Formal Action:						
CWA Penalties:						
CWA Last Penalty Date:						
CWA Last Penalty Amt:						
CWA Qtrs in NC:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

CWA Curr Compliance Status:
CWA Curr SNC Flag: No
CWA 13qtrs Compl Status:
CWA 13qtrs Effint Exceedances:
CWA 3 Yr Qncr Codes:
DFR Url: http://echo.epa.gov/detailed-facility-report?fid=110060279041

--Details--
RCRA Flag: Yes
Rcra Permit Types: CESQG
RCRA NAICS: 44511 44611
RCRA Inspection Count:
RCRA Days Last Eval:
RCRA Informal Count:
RCRA Formal Action Unt:
RCRA Dt Lst Formal Action:
RCRA Penalties:
RCRA Last Penalty Date:
RCRA Last Penalty Amt:
RCRA Qtrs in NC: 0
RCRA Curr Cmpliance Stat: No Violation
RCRA Curr SNC Flag: No
RCRA 3yr Compl Qtrs Status: _____
SDWIS Flag: No
SDWA System Types:
SDWA Informal Count:
SDWA Frmal Action Cnt:
SDWA Curr Compliance Status:
SDWA Curr SNC Flag: No
TRI Flag: No
TRI Ids:
TRI Releases Transfers:
TRI On Site Releases:
TRI Off Site Transfers:
TRI Reporter in Past:
TRI Reporter:
GHG Ids:
GHG Flag: No
GHG Co2 Releases:

7	***1 of 1***	***SE***	***0.42 / 2,222.32***	***830.46 / 7***	***PETCO STORE 645 787 W MAIN ST LAKE ZURICH IL 60047***	***ECHO***

Registry ID: 110055928019
Air IDs:
NPDES IDs:
RCRA IDs: ILR000178103
SDWA IDs:
FEC Case IDs:
Fac FIPS Code: 17097
Fac EPA Region: 05
Fac SIC Codes:
Fac NAICS Codes: 45391
Fac Federal Flg:
Fac Indian Cntry Flg: No
Fac Us Mex Border Flg:
Fac Chesapeake Bay Flg:
Fac NAA Flag: Yes
Fac Percent Minority: 13.515
Fac Pop Den: 1490.31
Fac Major Flag:
Fac Active Flag: Yes
Fac Imp Water Flg:
Air Flag: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac Derived Tribes:						
Fac Federal Agency:						
Fac Myrtk Universe:	NNN					
Fac Inspection Count:	0					
Fac Date Last Inspection:						
Fac Days Last Inspection:						
Fac Informal Count:	0					
Fac Dt Lst Informal Act:						
Fac Formal Action Count:	0					
Fac Dt Lst Formal Action:						
Fac Total Penalties:	0					
Fac Penalty Count:	0					
Fac Date Last Penalty:						
Fac Last Penalty Amt:						
Fac Qtrs in NC:	0					
Fac Programs in SNC:	0					
Curr Compliance Status:	No Violation					
Fac Curr SNC Flg:	No					
Fac 3yr Compliance Status:	_____					
Fac Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION					
Fac Dt Lst Inspection EPA:						
Dt Lst Inspection State:						
Fac Dt Lst Formal Act EPA:						
Fac Dt Lst Formal Act St:						
Dt Lst Informal Act EPA:						
Fac Dt Lst Informal Act St:						
Fac County:	LAKE					
Fac Lat:	42.19035					
Fac Long:	-88.1097					
Fac Map Icon:	RCRA-IC-MN-N.png					
Fac Collection Method:	ADDRESS MATCHING-HOUSE NUMBER					
Fac Accuracy Meters:	50					
Fac Derived HUC:	07120006					
Fac Derived WBD:	071200061104					
Fac Derived Stcty FIPS:	17097					
Fac Derived Zip:	60047					
Fac Derived CD113:	06					
Fac Derived CB2010:	170978644083025					
NPDES Flag:	No					
FEC No of Cases:						
FEC Last Case Date:						
FEC Total Penalties:						
CAA Permit Types:						
CAA NAICS:						
CAA SICS:						
CAA Evaluation Count:						
CAA Days Last Evaluation:						
CAA Informal Count:						
CAA Formal Action Count:						
CAA Dt Lst Formal Action:						
CAA Penalties:						
CAA Last Penalty Date:						
CAA Last Penalty Amt:						
CAA Qtrs in NC:						
CAA Curr Compliance Status:						
CAA Curr HPV Flag:	No					
CAA 3yr Compl Qtrs Status:						
CWA Permit Types:						
CWA Compliance Tracking:						
CWA NAICS:						
CWA SICS:						
CWA Inspection Count:						
CWA Inspection Count:						
CWA Informal Count:						
CWA Formal Action Count:						
CWA Dt Lst Formal Action:						
CWA Penalties:						
CWA Last Penalty Date:						
CWA Last Penalty Amt:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

CWA Qtrs in NC:
CWA Curr Compliance Status:
CWA Curr SNC Flag: No
CWA 13qtrs Compl Status:
CWA 13qtrs Effint Exceedances:
CWA 3 Yr Qncr Codes:
DFR Url: http://echo.epa.gov/detailed-facility-report?fid=110055928019

--Details--
RCRA Flag: Yes
Rcra Permit Types: CESQG
RCRA NAICS: 45391
RCRA Inspection Count:
RCRA Days Last Eval:
RCRA Informal Count:
RCRA Formal Action Unt:
RCRA Dt Lst Formal Action:
RCRA Penalties:
RCRA Last Penalty Date:
RCRA Last Penalty Amt:
RCRA Qtrs in NC: 0
RCRA Curr Cmpliance Stat: No Violation
RCRA Curr SNC Flag: No
RCRA 3yr Compl Qtrs Status: _____
SDWIS Flag: No
SDWA System Types:
SDWA Informal Count:
SDWA Frmal Action Cnt:
SDWA Curr Compliance Status:
SDWA Curr SNC Flag: No
TRI Flag: No
TRI Ids:
TRI Releases Transfers:
TRI On Site Releases:
TRI Off Site Transfers:
TRI Reporter in Past:
TRI Reporter:
GHG Ids:
GHG Flag: No
GHG Co2 Releases:

8	***1 of 1***	***NE***	***0.47 / 2,499.12***	***847.04 / 24***	***AMOCO 15765 20896 N RAND AND QUENTIN B LAKE ZURICH IL 60047***	***ECHO***

Registry ID: 110007552576
Air IDs:
NPDES IDs:
RCRA IDs: ILD984925784
SDWA IDs:
FEC Case IDs:
Fac FIPS Code: 17097
Fac EPA Region: 05
Fac SIC Codes:
Fac NAICS Codes:
Fac Federal Flg:
Fac Indian Cntry Flg: No
Fac Us Mex Border Flg:
Fac Chesapeake Bay Flg:
Fac NAA Flag: Yes
Fac Percent Minority: 27.131
Fac Pop Den: 1942.1
Fac Major Flag:
Fac Active Flag: Yes
Fac Imp Water Flg:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Air Flag:		No				
Fac Derived Tribes:						
Fac Federal Agency:						
Fac Myrtk Universe:		NNN				
Fac Inspection Count:		0				
Fac Date Last Inspection:						
Fac Days Last Inspection:						
Fac Informal Count:		0				
Fac Dt Lst Informal Act:						
Fac Formal Action Count:		0				
Fac Dt Lst Formal Action:						
Fac Total Penalties:		0				
Fac Penalty Count:		0				
Fac Date Last Penalty:						
Fac Last Penalty Amt:						
Fac Qtrs in NC:		0				
Fac Programs in SNC:		0				
Curr Compliance Status:		No Violation				
Fac Curr SNC Flg:		No				
Fac 3yr Compliance Status:		_____				
Fac Reference Point:						
Fac Dt Lst Inspection EPA:						
Dt Lst Inspection State:						
Fac Dt Lst Formal Act EPA:						
Fac Dt Lst Formal Act St:						
Dt Lst Informal Act EPA:						
Fac Dt Lst Informal Act St:						
Fac County:		LAKE				
Fac Lat:		42.166812				
Fac Long:		-88.064375				
Fac Map Icon:		RCRA-IC-MN-N.png				
Fac Collection Method:		ADDRESS MATCHING-HOUSE NUMBER				
Fac Accuracy Meters:		180				
Fac Derived HUC:		07120004				
Fac Derived WBD:		071200040502				
Fac Derived Stcty FIPS:		17097				
Fac Derived Zip:		60047				
Fac Derived CD113:		06				
Fac Derived CB2010:		170978644122032				
NPDES Flag:		No				
FEC No of Cases:						
FEC Last Case Date:						
FEC Total Penalties:						
CAA Permit Types:						
CAA NAICS:						
CAA SICS:						
CAA Evaluation Count:						
CAA Days Last Evaluation:						
CAA Informal Count:						
CAA Formal Action Count:						
CAA Dt Lst Formal Action:						
CAA Penalties:						
CAA Last Penalty Date:						
CAA Last Penalty Amt:						
CAA Qtrs in NC:						
CAA Curr Compliance Status:						
CAA Curr HPV Flag:		No				
CAA 3yr Compl Qtrs Status:						
CWA Permit Types:						
CWA Compliance Tracking:						
CWA NAICS:						
CWA SICS:						
CWA Inspection Count:						
CWA Inspection Count:						
CWA Informal Count:						
CWA Formal Action Count:						
CWA Dt Lst Formal Action:						
CWA Penalties:						
CWA Last Penalty Date:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

CWA Last Penalty Amt:
CWA Qtrs in NC:
CWA Curr Compliance Status:
CWA Curr SNC Flag: No
CWA 13qtrs Compl Status:
CWA 13qtrs Effint Exceedances:
CWA 3 Yr Qncr Codes:
DFR Url: http://echo.epa.gov/detailed-facility-report?fid=110007552576

--Details--
RCRA Flag: Yes
Rcra Permit Types: SQG
RCRA NAICS:
RCRA Inspection Count:
RCRA Days Last Eval:
RCRA Informal Count:
RCRA Formal Action Unt:
RCRA Dt Lst Formal Action:
RCRA Penalties:
RCRA Last Penalty Date:
RCRA Last Penalty Amt:
RCRA Qtrs in NC: 0
RCRA Curr Cmpliance Stat: No Violation
RCRA Curr SNC Flag: No
RCRA 3yr Compl Qtrs Status: _____
SDWIS Flag: No
SDWA System Types:
SDWA Informal Count:
SDWA Frmal Action Cnt:
SDWA Curr Compliance Status:
SDWA Curr SNC Flag: No
TRI Flag: No
TRI Ids:
TRI Releases Transfers:
TRI On Site Releases:
TRI Off Site Transfers:
TRI Reporter in Past:
TRI Reporter:
GHG Ids:
GHG Flag: No
GHG Co2 Releases:

Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
ECHO	OFFICES & DEER PARK TOWN CTR	SWC OLD RAND RD & LONG GROVE R	DEER PARK IL	60010	857029883
PCS	OFFICES @ DEER PARK TOWN CTR	SWC OLD RAND RD & LONG GROVE R	DEER PARK IL	60010	855024589

Unplottable Report

Site: ***OFFICES & DEER PARK TOWN CTR***
SWC OLD RAND RD & LONG GROVE R DEER PARK IL 60010

ECHO

Registry ID:	110032940272
Air IDs:	
NPDES IDs:	ILR10I942
RCRA IDs:	
SDWA IDs:	
FEC Case IDs:	
Fac FIPS Code:	17097
Fac EPA Region:	05
Fac SIC Codes:	
Fac NAICS Codes:	
Fac Federal Flg:	N
Fac Indian Cntry Flg:	No
Fac Us Mex Border Flg:	
Fac Chesapeake Bay Flg:	
Fac NAA Flag:	Yes
Fac Percent Minority:	18.415
Fac Pop Den:	1776.09
Fac Major Flag:	
Fac Active Flag:	
Fac Imp Water Flg:	
Air Flag:	No
Fac Derived Tribes:	
Fac Federal Agency:	
Fac Myrtk Universe:	NNN
Fac Inspection Count:	0
Fac Date Last Inspection:	
Fac Days Last Inspection:	
Fac Informal Count:	0
Fac Dt Lst Informal Act:	
Fac Formal Action Count:	0
Fac Dt Lst Formal Action:	
Fac Total Penalties:	0
Fac Penalty Count:	0
Fac Date Last Penalty:	
Fac Last Penalty Amt:	
Fac Qtrs in NC:	0
Fac Programs in SNC:	0
Curr Compliance Status:	No Violation
Fac Curr SNC Flg:	No
Fac 3yr Compliance Status:	UU_____
Fac Reference Point:	
Fac Dt Lst Inspection EPA:	
Dt Lst Inspection State:	
Fac Dt Lst Formal Act EPA:	
Fac Dt Lst Formal Act St:	
Dt Lst Informal Act EPA:	
Fac Dt Lst Informal Act St:	
Fac County:	LAKE
Fac Lat:	42.161111
Fac Long:	-88.081111
Fac Map Icon:	CWA-IC-MN-N.png
Fac Collection Method:	
Fac Accuracy Meters:	17444
Fac Derived HUC:	07120004
Fac Derived WBD:	071200040502
Fac Derived Stcty FIPS:	17097
Fac Derived Zip:	60010
Fac Derived CD113:	06

Fac Derived CB2010:	170978644122027
NPDES Flag:	Yes
FEC No of Cases:	
FEC Last Case Date:	
FEC Total Penalties:	
CAA Permit Types:	
CAA NAICS:	
CAA SICS:	
CAA Evaluation Count:	
CAA Days Last Evaluation:	
CAA Informal Count:	
CAA Formal Action Count:	
CAA Dt Lst Formal Action:	
CAA Penalties:	
CAA Last Penalty Date:	
CAA Last Penalty Amt:	
CAA Qtrs in NC:	
CAA Curr Compliance Status:	
CAA Curr HPV Flag:	No
CAA 3yr Compl Qtrs Status:	
CWA Permit Types:	Minor
CWA Compliance Tracking:	Off
CWA NAICS:	
CWA SICS:	
CWA Inspection Count:	
CWA Inspection Count:	
CWA Informal Count:	
CWA Formal Action Count:	
CWA Dt Lst Formal Action:	
CWA Penalties:	
CWA Last Penalty Date:	
CWA Last Penalty Amt:	
CWA Qtrs in NC:	0
CWA Curr Compliance Status:	No Violation
CWA Curr SNC Flag:	No
CWA 13qtrs Compl Status:	_UU_____
CWA 13qtrs Efflnt Exceedances:	
CWA 3 Yr Qncr Codes:	
DFR Url:	http://echo.epa.gov/detailed-facility-report?fid=110032940272

--Details--

RCRA Flag:	No
Rcra Permit Types:	
RCRA NAICS:	
RCRA Inspection Count:	
RCRA Days Last Eval:	
RCRA Informal Count:	
RCRA Formal Action Unt:	
RCRA Dt Lst Formal Action:	
RCRA Penalties:	
RCRA Last Penalty Date:	
RCRA Last Penalty Amt:	
RCRA Qtrs in NC:	
RCRA Curr Cmpliance Stat:	
RCRA Curr SNC Flag:	No
RCRA 3yr Compl Qtrs Status:	
SDWIS Flag:	No
SDWA System Types:	
SDWA Informal Count:	
SDWA Frmal Action Cnt:	
SDWA Curr Compliance Status:	
SDWA Curr SNC Flag:	No
TRI Flag:	No
TRI Ids:	
TRI Releases Transfers:	
TRI On Site Releases:	
TRI Off Site Transfers:	
TRI Reporter in Past:	
TRI Reporter:	

GHG Ids:
GHG Flag: No
GHG Co2 Releases:

Site: ***OFFICES @ DEER PARK TOWN CTR***
SWC OLD RAND RD & LONG GROVE R DEER PARK IL 60010

PCS

USGS HUC Code:
SIC Code Description:
NPDES ID: ILR10I942
Facility Name: OFFICES @ DEER PARK TOWN CTR
Address: SWC OLD RAND RD & LONG GROVE R
City: DEER PARK
State: IL
Zip Code: 60010
County: LAKE
Latitude: 42.161111
Longitude: -88.081111
Permit Issued Date: NOV-06-2007
Permit Expired Date: MAY-31-2008
SIC Code:
Discharge Report URL: http://oaspub.epa.gov/enviro/pcs_det_reports_v2.detail_report?npdesid=ILR10I942

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Jul 3, 2018

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Jul 3, 2018

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Jul 3, 2018

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Jun 8, 2018

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Jun 8, 2018

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Apr 12, 2018

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Apr 12, 2018

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Apr 12, 2018

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Apr 12, 2018

RCRA Conditionally Exempt Small Quantity Generators List: RCRA CESQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

Government Publication Date: Apr 12, 2018

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Apr 12, 2018

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 20, 2016

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jan 20, 2016

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 8, 2017

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 20, 2018

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Jun 8, 2018

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Jun 8, 2018

State

State Response Action Program Database: SSU

The State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit. The State Response Action Program database made available by Illinois Environmental Protection Agency. This database is state equivalent CERCLIS.

Government Publication Date: Dec 29, 2017

Delisted State Response Action Program: DELISTED SSU

List of sites removed from the State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit.

Government Publication Date: Dec 29, 2017

Solid Waste Landfills Subject to State Surcharge Database: SWF/LF

The Bureau of Land maintains a list of solid waste facilities and landfills throughout the state. This list made available by Illinois Environmental Protection Agency's Bureau of land.

Government Publication Date: Mar 2, 2018

Special Waste Site List: SWF/LF SPECIAL

The following landfills are those that as of January 1, 1990, accept non-hazardous special waste pursuant to the Illinois Environmental Protection Agency Non-Hazardous Special Waste Definition. List A includes landfills that may receive any non-hazardous waste. Non-Regional Pollutant Control Facilities are so noted. List B includes landfills designed to receive specific non-hazardous wastes. List B landfills are designated as a Regional Pollutant Control Facility by RPCF, or Non-regional Pollutant Control Facility by Non-RPCF.

Government Publication Date: Jan 1, 1990

Northeastern Illinois Planning Commission Historical Inventory of Solid Waste Disposal Sites in Northeastern Illinois: NIPC

Historical inventory of solid waste disposal sites in northeastern Illinois prepared by the Northeastern Illinois Planning Commission (NIPC).

Government Publication Date: Dec 1987

Clean Construction or Demolition Debris: CCDD

This is a list of CCDD Fill Operations with Approved Permits. Beginning July 1, 2008, no person can use CCDD as fill material in a current or former quarry, mine, or other excavation unless they have obtained a permit from the Illinois EPA.

Government Publication Date: Dec 9, 2017

Leaking Underground Storage Tanks (LUST): LUST

The Leaking Underground Storage Tank Incident Tracking (LIT) database identifies the status of all Illinois LUST incidents reported to the Illinois Emergency Management Agency (IEMA) and to the Illinois Environmental Protection Agency.

Government Publication Date: Jul 18, 2018

Delisted Leaking Underground Storage Tank Sites: DELISTED LUST

List of sites removed from the Leaking Underground Storage Tank Incident Tracking (LIT) database made available by the Illinois Environmental Protection Agency.

Government Publication Date: Jul 18, 2018

Underground Storage Tank Fund Payment Priority List: LUST TRUST

In case sufficient funds are not available in the Underground Storage Tank Fund, requests for payment are entered on the Payment Priority List by "queue date" order. As required by the Environmental Protection Act, the queue date is the date that a complete request for partial or final payment was received by the Agency. The queue date is "officially" confirmed at the end of the payment review process when a Final Decision Letter is sent to the site owner. The Underground Storage Tank Fund Priority list made available by Illinois Environmental Protection Agency.
Government Publication Date: Nov 01, 2016

Underground Storage Tank Database (UST): UST
This database maintained by Division of Petroleum & Chemical Safety, contains information derived from tank registration information supplied to the Office of the Illinois State Fire Marshal (OSFM) from outside sources.
Government Publication Date: Jul 17, 2018

Aboveground Storage Tanks (AST): AST
A list of aboveground storage tanks inspected by the Office of State Fire Marshal (OSFM).
Government Publication Date: Jul 2, 2018

Delisted Storage Tanks: DELISTED TANK
This database contains a list of closed storage tank sites that were removed from the illinois Department of Enivornmental Quality.
Government Publication Date: Jul 17, 2018

Sites with Engineering Controls: ENG
Sites in the Illinois Environmental Protection Agency (IEPA)'s Site Remedition Program (SRP) database with engineering controls in place.
Government Publication Date: Jul 4, 2018

Institutional Controls: INST
Sites in the Illinois Environmental Protection Agency (IEPA)'s Site Remedition Program (SRP) database with institutional controls in place.
Government Publication Date: Jul 4, 2018

Illinois Site Remediation Program Database: SRP
The Site Remediation Program (SRP) database identifies the status of all voluntary remediation projects administered through the Pre-Notice Site Cleanup Program (1989 to 1995) and the Site Remediation Program (1996 to the present). This Site Remediation program database made available by Illinois Environmental Protection Agency.
Government Publication Date: Jul 4, 2018

Brownfields Redevelopment Assessment Database: BROWNFIELDS
The Office of Site Evaluations Redevelopment Assessment database identifies the status of properties within the State in which the Illinois EPA's Office of Site Evaluation has conducted a Municipal Brownfields Redevelopment Grant (MBRG) project.
Government Publication Date: May 31, 2018

Municipal Brownfields Redevelopment Grant Program (MBRGP) project sites administered through OBA: BROWN MBRGP
The Office of Brownfields Assistance (OBA) database identifies the status of all Municipal Brownfields Redevelopment Grant Program (MBRGP) project sites administered through OBA. Office of Brownfields Assistance Database search made available by Illinois Environmental Protection Agency's Bureau of Land Data-Center.
Government Publication Date: Mar 31, 2013

Tribal

Leaking Underground Storage Tanks on Indian Lands: INDIAN LUST
List of Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands in EPA Region 5, which includes Michigan, Minnesota and Wisconsin. There no LUST records in Illinois at this time.
Government Publication Date: Oct 16, 2017

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST
Underground Storage Tanks (USTs) on Tribal/Indian Lands in EPA Region 5. There are no UST records in Illinois at this time.
Government Publication Date: Oct 16, 2017

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

County

Chicago Storage Tanks: TANKS CHICAGO

This dataset contains Aboveground Storage Tank (AST) and Underground Storage Tank (UST) information from the City of Chicago Department of Public Health's (CDPH) Tank Asset Database. The Tank Asset Database contains tank information from CDPH AST and UST permit applications as well as UST records imported from the historic City of Chicago Department of Environment (DOE) database. This dataset also includes AST records from the historic DOE and pre-1992 UST records from the Building Department.

Government Publication Date: Jan 22, 2018

Chicago Environmental Permits: PERMITS CHICAGO

Permits issued by the City of Chicago Department of Environment (DOE) from January 1993 to December 31, 2011 and by the City of Chicago Department of Public Health (CDPH) since January 1, 2012. On January 1, 2012, the DOE was disbanded and all its inspection, permitting, and enforcement authorities were transferred to the CDPH.

Government Publication Date: Jul 17, 2018

Additional Environmental Record Sources

Federal

Civil Enforcement Action Cases without Associated Facilities: CEA2

This database tracks civil, judicial, and administrative federal EPA enforcement cases, and is from the Integrated Compliance Information System. ICIS tracks enforcement actions taken against companies or individuals. Therefore, the ICIS case name may not exactly correspond to the facility name for ICIS records linked via FRS to facility records from other program office data systems.This dataset is provided by the EPA. This is a listing of cases where there are no facilities associated with a case.

Government Publication Date: Jan 15, 2018

Facility Registry Service/Facility Index: FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Apr 17, 2018

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2016

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: May 23, 2018

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.
Government Publication Date: Jul 18, 2018

Toxic Substances Control Act: TSCA
The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).
Government Publication Date: Jun 30, 2017

Hist TSCA: HIST TSCA
The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.
Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN
An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP
An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP
Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.
Government Publication Date: Oct 10, 2017

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER
The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.
Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS
The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.
Government Publication Date: Nov 18, 2016

Drycleaner Facilities: FED DRYCLEANERS
A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.
Government Publication Date: Sep 14, 2016

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Sep 14, 2016

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Nov 22, 2016

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Jun 30, 2017

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Jan 30, 2018

Alternative Fueling Stations: ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Jul 24, 2018

Integrated Compliance Information System for Air: ICIA

ICIS-Air contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners (automobiles and other mobile air pollution sources are tracked by a different EPA system). ICIS-Air records included in the download files are those where the operating status is planned (has applied for a construction permit), under construction, operating, temporarily closed, seasonal, or permanently closed. This is provided by the EPA.

Government Publication Date: Oct 13, 2017

Occupational Safety and Health Administration Enforcement Data: OSHA

This dataset includes information regarding the impetus for conducting the inspection, and details on citations and penalty assessments resulting from violations of OSHA standards. Additionally, accident investigation information is provided, including textual descriptions of the accident, and details regarding the injuries and fatalities which occurred. Provided by the US Department of Labor.

Government Publication Date: Nov 7, 2017

Civil Enforcement Actions: CEA

This database tracks civil, judicial, and administrative federal EPA enforcement cases, and is from the Integrated Compliance Information System. ICIS tracks enforcement actions taken against companies or individuals. Therefore, the ICIS case name may not exactly correspond to the facility name for ICIS records linked via FRS to facility records from other program office data systems.This dataset is provided by the EPA.

Government Publication Date: Jan 15, 2018

Criminal Enforcement Actions: CRIM

Criminal Enforcement Actions database that is maintained by the US environmental protection agency (EPA) which reports criminal enforcement cases for all environmental statutes

Government Publication Date: Dec 7, 2017

Permit Compliance System (PCS): PCS

Permit Compliance System (PCS) database that is maintained by US Environmental Protection Agency (EPA) provides historic water discharge permit information by state. The Permit Compliance System (PCS) is gradually being replaced by the modernized system called Integrated Compliance Information System (ICIS).

Government Publication Date: Nov 12, 2012

Federal National Pollutant Discharge Elimination System (NPDES): NPDES

ICIS-NPDES is an information management system maintained by the Office of Compliance at the US Environmental Protection Agency (EPA) to track permit compliance and enforcement status of facilities regulated by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act (CWA). ICIS-NPDES is designed to support the NPDES program at the state, regional, and national levels.

Government Publication Date: Nov 7, 2017

Financial Assurance Summary: FINA

RCRA regulated Treatment, Storage, & Disposal (TSD) sites with Financial Assurance coverage, listed on the Financial Assurance Summary made available by the US Environmental Protection Agency (EPA).

Government Publication Date: Nov 7, 2017

Biennial Reporting System (BRS): BRS

The Biennial Reporting System (BRS) database manitained by the Environmental Protection Agency (EPA) that contains biennial reports submitted by generators of hazardous wastes and facilities that treat, store or dispose of hazardous wastes.

Government Publication Date: Dec 16, 2016

Enforcement and Compliance Data (ECHO): ECHO

ECHO data focuses on compliance and enforcement-related information for regulated facilities, including permit data, inspection/compliance evaluation dates and findings, violations of environmental regulations, enforcement actions, and penalties assessed. The data encompasses facilities related to air emissions, surface water discharges, hazardous waste, and drinking water systems. The information contained in ECHO is made available to the public by the U.S. Environmental Protection Agency (EPA) for information purposes only.

Government Publication Date: Oct 30,2016

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 1, 2018

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Nov 30, 2017

Civil Cases and Settlements: CIVIL CASES

A listing of significant civil and cleanup cases and settlements from 1998 and onwards. This data is made available by the United States Environmental Protection Agency (US EPA).

Government Publication Date: Jun 4, 2018

State

Financial Assurance for Hazard Waste Facilities: FINAN ASSURANCE

Financial Assurance information for Hazard Waste Facilities that is maintained by the Illinois Environmental Protection Agency (IEPA).

Government Publication Date: Sep 14, 2017

Spills and Incidences: SPILLS

A list of reports taken by Illinois Emergency Management Agency (IEMA) of Hazardous Material spills in Illinois.

Government Publication Date: May 17, 2018

Emergency Response Releases & Spills Database: SPILLS2

The Office of Emergency Response (OER) maintains the Emergency Response Releases & Spills Database.
The Emergency Operations Unit, within OER, coordinates Illinois EPA's response to environmental emergencies involving oil or hazardous materials and ensures that any environmental contamination is cleaned up. EOU works with other response agencies including the Illinois Emergency Management Agency (IEMA), which is the initial contact for responses to an emergency or disaster in Illinois.
Government Publication Date: Apr 20, 2018

Drycleaner Facilities: DRYCLEANERS

A list of licensed drycleaners facilities provided by Drycleaner Environmental Response Trust Fund of Illinois.
Government Publication Date: Jun 4, 2018

Delisted Drycleaners: DELISTED DRYC

List of sites removed from the drycleaners database made available by the Drycleaner Environmental Response Trust Fund of Illinois.
Government Publication Date: Jun 4, 2018

Clandestine Drug Labs: CDL

List of clandestine drug lab locations made available by the Illinois Department of Public Health. The Department maintains a list of properties from reports it receives from the Illinois State Police through the Illinois Emergency Management Agency.
Government Publication Date: Jun 6, 2018

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

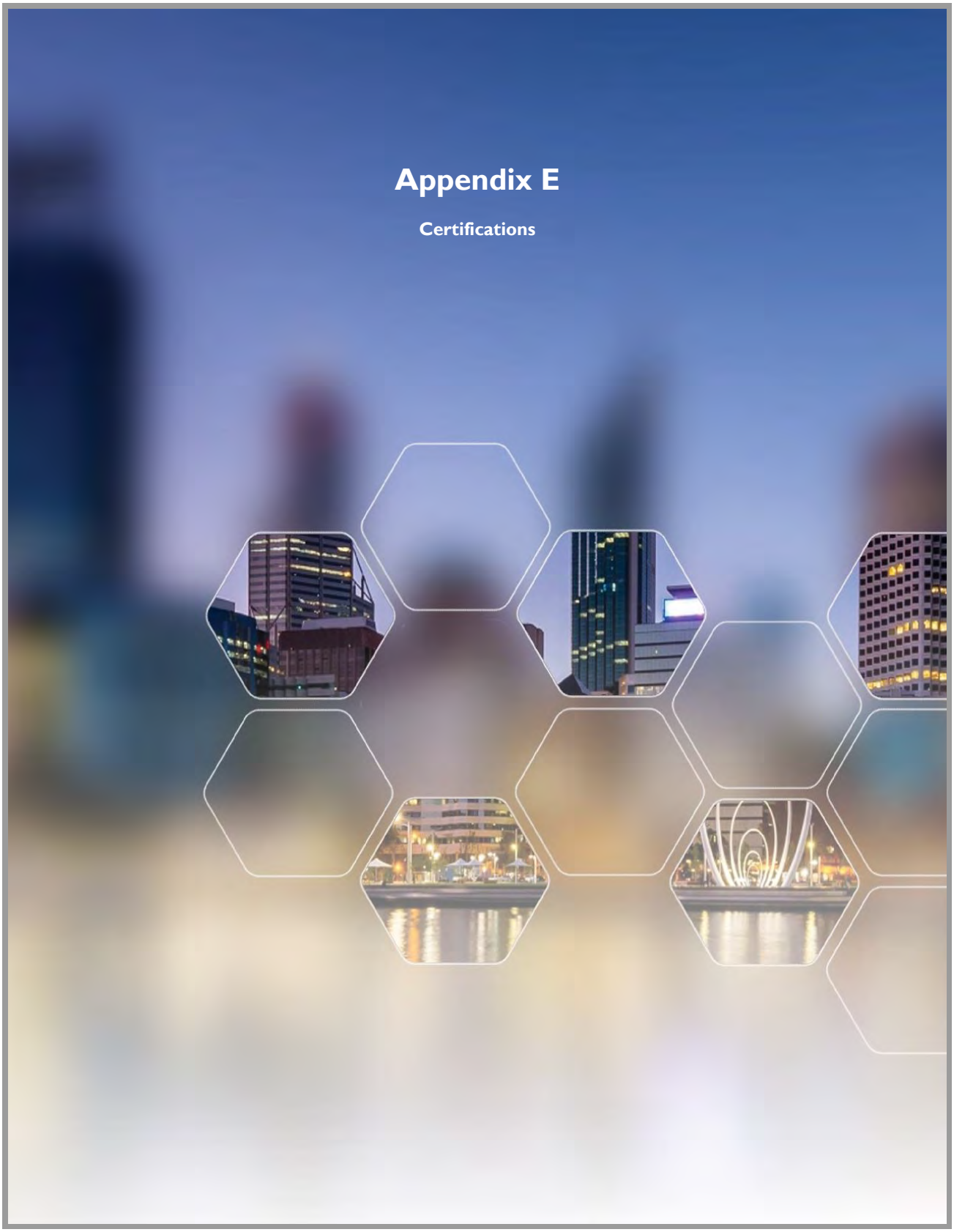
Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Appendix E

Certifications



Tim Fyalkowski

Principal Consultant

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Mr. Fyalkowski is a Principal Consultant in the Transaction Advisory Services Group in RPS's Chicago, Illinois office. In this role, he completes and reviews Phase I Environmental Site Assessments (ESAs), regulatory compliance audits, corporate reviews and desktop audits for transaction involving refinancing, insurance, property transfers, foreclosures, and mergers and acquisitions. He conducts site inspections, compliance reviews, historical research, potential liability reviews, and report writing for these projects, Mr. Fyalkowski completes risk-based analyses, identifies areas of concern, prioritizes potential liabilities, and provides risk management recommendations.

SUMMARY

- 11+ years environmental due diligence experience
- Coordinated activities for multi-site and international projects
- Conducted 200+ corporate reviews, PRP reviews, and desktop audits
- Performed and managed 200+ Phase I ESAs and compliance audits
- Scoped and coordinated follow-up activities, including subsurface investigations and abatement of compliance deficiencies

EDUCATION

Bachelor of Science in Communication, Minor in English Literature, University of Illinois, Urbana-Champaign, 2003

Master of Environmental Science, Sydney University, Sydney, Australia, 2006

Relevant Experience

M&A Advisory Services

- Review environmental policies, procedures, and compliance obligations.
- Research current and historical environmental claims and quantify potential environmental liabilities.
- Review State and Federal environmental sources for former and current facilities to identify environmental impact or compliance deficiencies.
- Evaluate the potential for future liability associated with off-site disposal facilities and Potentially Responsible Party (PRP) claims.

Phase I ESAs and Compliance Audits

- Conduct Phase I ESAs that encompassed both ASTM and compliance elements for a variety of residential, commercial, and industrial sites.
- Complete environmental regulatory compliance reviews and assist facilities with their environmental permitting requirements.
- Coordinate and facilitate the completion of deals covering multiple locations and project types.

Deal Coordination

- Coordinate day-to-day activities involved in running multi-site and multi-phase projects.
- Ensure consistency of in-house work and communicate information between involved parties.
- Source and coordinate with local and international subcontractors and associates.

RPS

Robert Sheehy

Environmental Consultant

Robert.Sheehy@rpsgroup.com

Mr. Sheehy is an Environmental Consultant in the Transaction Advisory Services (TAS) Group at the RPS Chicago office. In this role, he conducts and assists in the set-up, execution, and review of Phase I Environmental Site Assessments (ESAs), for transactions involving refinancing, insurance, property transfers, and mergers & acquisitions; conducting site inspections, historical research, and potential liability reviews.

SUMMARY

- Environmental Consultant in Chicago
- Phase I Investigations
- Prior field experience

EDUCATION

Bachelors of Science, Natural Resources and Environmental Sciences, University of Illinois Champaign-Urbana

Relevant Experience

Environmental Consultation

- Provides in-depth environmental consultation services for real estate owners and investors during transactions and during on-going operations.
- Performed historical background research on various sites that differed drastically in size and scope.
- Identifies and reviews the financial impact of known and potential environmental risks that may affect transactions.
- Has a deep understanding of environmental laws and legislative acts that may impede or otherwise effect a transaction.

Field Experience

- Designed plans for the creation of new wetlands to be created on lands with a prior designated use of heavy agriculture.
- Performed water and soil tests taken from both urban and rural areas.

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ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Illinois Department of **Natural Resources**

JB Pritzker, Governor
Colleen Callahan, Director

www.dnr.illinois.gov

Mailing address: State Historic Preservation Office, 1 Old State Capitol Plaza, Springfield, IL 62701

Lake County
Lake Zurich
24909 West Signal Hill Road/Honey Lake Road
Section:19-Township:43N-Range:10E
IEPA, LTI-19-252L
New construction, residential subdivision - Wildwood Subdivision

PLEASE REFER TO: SHPO LOG #004082020

September 2, 2020

Dana DuBois
Land Technology, Inc.
3922 W. Main St.
McHenry, IL 60050

Dear Mr. DuBois:

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural or archaeological resources are located within the proposed project area.

According to the information you have provided concerning your proposed project, apparently there is no federal involvement in your project. However, please note that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

This clearance remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the IL Human Skeletal Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

If further assistance is needed please contact Jeff Kruchten, Chief Archaeologist at 217/785-1279 or Jeffery.kruchten@illinois.gov.

Sincerely,

Robert F. Appleman
Deputy State Historic
Preservation Officer

At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

APPLICATION PZC 2020-01 **AGENDA ITEM 4.C**
PZC Hearing Date: June 17, 2020

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: March 17, 2020

Re: Zoning Application – "The Wildwood Estates of Lake Zurich"
Residential Development by Prestige Development LLC
24909 West Signal Hill Road (South Side of Honey Lake Road)

SUBJECT

Mr. Greg and Ms. Mona Schmitt of Prestige Development LLC (the "Applicant"), is proposing to develop a portion of the approximately 34-acre property on the south side of Honey Lake Road with a new residential subdivision to be known as "The Wildwood Estates of Lake Zurich," and legally described in Exhibit A attached hereto (the "Subject Property"). The owner of the property is C & H Enterprises, LLC, represented by Mr. Robert Hummel, Mr. Rick Cortopassi and Mr. Ronald L. Spiekhout.

GENERAL INFORMATION

Requested Action:	Annexation, Zoning and Subdivision Special Use for a Planned Unit Development (PUD)
Current Zoning:	E Estate Zoning in Unincorporated Lake County
Requested Zoning:	R-6 Multiple-Family Residential District OS Open Space District
Existing Use	Open Space (Previously Farmed)
Proposed Uses:	Duplex Multifamily Residential Units and Open Space

Staff Report **Community Development Department**
APPLICATION PZC 2020-01 **PZC Hearing Date: June 17, 2020**

Property Location: 24909 West Signal Hill Road

Applicant: Greg and Mona Schmitt d/b/a Prestige Development LLC

Owner: C & H Enterprises, 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

Mr. Greg and Ms. Mona Schmitt (the "Applicant"), filed an application with the Village of Lake Zurich dated February 18, 2020 (the "Application") to annex the approximately 34.5-acre property on the south side of Honey Lake Road and develop it with a new residential subdivision to be known as "The Wildwood Estates of Lake Zurich." The Applicants have requested zoning entitlements to develop the northerly 6.2 acres of the property along Honey Lake Road with duplex (two-family) residences, while leaving the southerly approximately 28.3 acres as undeveloped open space. The approximately 6.2-acre area will also contain on-site stormwater detention facilities to further ameliorate the effects of the development on the wetlands and stormwater release areas to the south.

Specifically, the Applicant is seeking the following zoning entitlements:

- Annexation of the 34.553-acre property to the Village of Lake Zurich. The provisions, terms and conditions of the annexation and development will be contained within an annexation agreement.
- Development Concept Plan (Preliminary Plan) Approval including the following:
  - Zoning classification as follows:
    - The developed portion of the property to be zoned within the R-6 multiple-family residential district to allow for the construction of duplex homes.
    - The natural open space that comprises the wetland area and wooded areas to the south to be zoned within the OS-Open Space district.
  - Special Use Permit for a Planned Unit Development (PUD) to allow for the residential development of the property.
  - Preliminary Plat of Subdivision

- Modifications to the existing bulk requirements of the R-6 multiple-family residential district, related to a reduction in side yard setbacks and a reduction in the minimum landscaped surface area percentage.

The property commonly referred to as the "Hummel Property," is addressed as 24909 West Signal Hill Road and is currently located in unincorporated Lake County. It is located on the south side of Honey Lake Road and to the west of Rand Road (Route 12). It was previously subject to an intergovernmental agreement between the Village of Lake Zurich and Village of North Barrington which expired in 2014. Since that time, there have been a number of inquiries from developers interested in developing the property.

Previous inquiries and attempts at development.
Since 2014, Pulte Homes and ESE Consultants, Inc., a subsidiary of Toll Brothers, Inc., both indicated interest in developing residential subdivisions on the property. However, neither proposal was ever formalized through annexation and zoning entitlements. Other concepts did not materialize into anything more than discussion. Staff has also met with the owner's representative, Mr. Rick Cortopassi on a number of occasions to discuss potential development interest in the property. Since 2017, the property had been included in the village's development opportunities booklet that is updated annually for the ICSC trade show in October.

In November 2018, Taylor Morrison had expressed interest in developing the property. The developer initially proposed a 40-lot single-family residential subdivision to be known as Pine Ridge. After negotiations regarding on- and off-site improvement requirements to ensure that the development minimized the negative impact on existing utilities, roadways and stormwater management facilities, the developers revised their plans to propose developing only the northerly 5 acres of the 34 acre property with a higher density development in the form of duplex (two-family) residences. They presented a concept for 22 duplex homes on 11 multiple-family lots through the courtesy review process. The greatly reduced footprint of development did not require significant infrastructure upgrades to cross over the stormwater release area at the NW corner of the property, thereby minimizing the impacts on the property's wetlands or its storm water management functions. However, shortly thereafter, the developers indicated that they were unable to proceed and terminated their contract with the property owner.

Prestige Development, LLC, owned by Mr. Greg and Ms. Mona Schmitt are now in contract with the owners to develop the property. Prestige has acquired Taylor Morrison's design concept to develop the approximately 6 acres along Honey Lake Road. Mr. Greg and Ms. Mona Schmitt have over 50 years of combined experience in the real estate market, as both appraisers and realtors. Mr. Schmitt has been developing both residential and commercial properties in the Chicagoland area for 30+ years, from custom homes to large condo office developments. He has developed this concept in Fox River Grove and Arlington Heights, and is currently proposing a similar development in Barrington.

The proposal by Prestige Development LLC is similar in configuration to what Taylor Morrison proposed, but with their own product.

Existing Conditions

The property is vacant and currently contains wetland areas along its central and eastern portions. These wetlands are associated with the Willow Ponds Tributary (alternatively referred to as the Signal Hill Tributary) to Honey Lake which is located approximately 2,000 feet to the northwest of the subject property. Stormwater enters the property from the southeast and leaves it at the northwest corner. The development is proposed to be entirely implemented north of the stormwater release area on the property.

The village is requiring annexation of the entire 34-acre property to ensure that all future development, maintenance, and/or habitat restoration on the entire property is conducted under the control of Lake Zurich. This property has significant bearing on the drainage and control of flooding of a number of tributary (up-stream) properties in the region and therefore its careful and controlled maintenance under the supervision of the village is imperative. The Village is exploring different mechanisms to fund the long-term maintenance of the wetlands and natural areas, one of which is to establish an active Special Service Area (SSA) on the property.

Proposal

Prestige proposes to use their designs for duplex residences constructed in masonry and wood/composite siding, with three different models either as a one story, a two story with a first floor master bedroom and a two story with a second floor master bedroom. The models have been designed so they can be configured in any combination. The three models and their combinations are proposed to be offered on the 24 duplex home parcels. In light of the continuous lineup of homes along the street, the developer proposes to prevent monotony of design by staggering the setbacks of the facades of the building along the street. The developer will also ensure that no two similar models and their options will be constructed immediately adjacent to each other.

Prestige has also agreed to the same additional terms for development that were either agreed upon by Taylor Morrison or recommended by the Village Board and staff, which are as follows:

1. Sidewalk Improvements – Sidewalks will be constructed and parkway trees will be planted along the south side of the right of way of Honey Lake Road. The new sidewalk will extend eastward to connect to the existing sidewalk that terminates just east of Clubhouse Lane, a private drive located approximately 650 feet to the east of the subject property.

2. Street Improvements – Honey Lake Road will be improved for its entire width along the frontage of the property. This will involve the installation of curb and gutter along the southerly edge of the right-of-way. The village is not requiring curb and gutter along the northerly edge of the right-of-way due to topographical and stormwater issues.

   A streetlight will be installed along Honey Lake Road approximately midway between the two existing lights along the street.

3. RSR Lift Station on Honey Lake Road – The developer will contribute towards the upgrade of the lift station in the amount of $100,000 or actual cost, whichever is less. The

lift station will be upgraded by the Village prior to the first sewer connection within the development.

Pursuant to public notice published on June 1, 2020, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for June 17, 2020, to consider the Application. On May 29, 2020, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

A. **Courtesy Update.** On December 16, 2019, the applicant provided the Village Board with a concept description of the project at a Courtesy Review. The video recording from the December 16 meeting can be viewed via the following link: https://view.earthchannel.com/PlayerController.aspx?&PGD=lakezurichil&eID=437

B. **Zoning History.** The property is located at 24909 West Signal Hill Road and is currently located within unincorporated Lake County. The existing land use is open space, with Lake County zoning classification E-Estate. Using documents from the Lake County's collection of aerial photographs, Staff was able to conclude that there has never been development on the property. Earliest aerials dating back to 1946 show that the property was farmed. It was at that time that drain tile was installed to facilitate the flow of stormwater off the site. Farming ceased in the 1970s after which the land was left untouched, which allowed the wetland areas and existing vegetation to establish on the property.

C. **Surrounding Land Use and Zoning.** The areas to the north and east are located within the municipal boundaries of Lake Zurich and are developed with residential uses. The single-family residences across Honey Lake Road to the north were constructed during the late 1960s and early 1970s and obtain their access from Honey Lake Road. The area to the east is developed within Knollwood subdivision with its townhomes backing up to approximately two-thirds of the east lot line and its single-family homes backing up to the remaining one-third of the east lot line. With the exception of the townhomes at Knollwood which are zoned within the R-6 multiple-family residential district, the single-family homes surrounding the subject property are zoned within the R-5 single-family residential district.

The areas to the west of the subject property are located within the municipal boundaries of the Village of North Barrington and are developed with estate lots of approximately 1.3 acres on average. Currently only one lot will back up to the proposed development. The property to the south is located within unincorporated Lake County and is similarly vacant and undeveloped due to a large portion consisting of a high quality wetland.

D. **Trend of Development.** The subject property is located in an area currently developed primarily with single- and multifamily residential uses and other vacant land. The proposed residential development is consistent with its surrounding uses. The density of the proposed development will reflect the adjacent Knollwood subdivision to the east.

E. **Zoning District**. The zoning code provides for five (5) zoning districts are provided for all types of residential development. Taken as a whole, the residential district regulations are intended to preserve established neighborhoods and encourage new residential development, but only in a manner consistent with the overall character of the village. One zoning district is provided for townhouse, two-family, and multiple-family residential development. The R-6 district is intended to function principally as a transition between single-family detached houses and other zoning districts and to provide for lower density townhouse and two-family building types, which may result in higher densities than in single-family developments. The existing multiple-family development in the village is mapped in the R-6 district.

F. **Annexation of Property.** Annexation is a function of the corporate authorities (Village Board) of the municipality. By statute, all land annexed to the village is typically classified automatically after such annexation within the R-1/2 single-family residential district, unless the owner requests a different classification (which in this case is R-6 zoning). The process of annexation involves the undertaking of an annexation agreement requiring a public hearing of the Village Board. For every annexation agreement hearing, there must also be a notice of public hearing held before the Village Board. An annexation agreement can only be approved by a two-thirds vote of the Village Board (5 out of 7). Once approved, an annexation agreement can only be amended after the appropriate public hearings and by a similar extra majority vote. An annexation agreement is typically authorized for a period not exceeding 20 years.

Additionally, when an annexation agreement contains a promise of a zoning classification (R-6, as in this case), all public hearings regarding zoning, including special uses and variances where necessary, need to take place before the annexation agreement can be considered and approved.

The Planning and Zoning Commission reviews a petition for annexation with a proposed development only if a zoning classification other than R-1/2, special use or otherwise a variation or modification in the zoning and/or subdivision ordinance is sought. In the case of the subject development, the request for classification within the R-6 zoning district (through an amendment of the village zoning map) and Preliminary Plan approval requires the review by the Planning and Zoning Commission at this public hearing.

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.

9-22-5: STANDARDS FOR PLANNED UNIT DEVELOPMENTS.

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. The Planned Unit Development is being requested as a Special Use Permit. 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. All owners of the property are included as joint applicants on the application and all approvals will bind all owners.

The entire property is currently proposed to be annexed and subject to the planned unit development treatment under such unified control. Following annexation, the developer intends to donate the remaining approximate 28.3 acres to a non-profit conservation group "Citizens for Conservation" (CFC) in Barrington.

Staff is currently in discussion with the developer and CFC to ensure that all future development, maintenance, and/or habitat restoration on the entire property is conducted under the jurisdictional control of Lake Zurich. This property has significant bearing on the drainage and control of flooding of a number of tributary (up-stream) properties in the region and therefore its careful and controlled maintenance under the supervision of the village is imperative.

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 34.55-acre piece of land will accommodate 24 single family duplex homes, and each home will have access from Honey Lake Road. The configuration of the development is intended to maximize the buildable areas while minimizing impact on the wetland area and impacts on the adjacent properties.

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. There are currently no covenants associated with the property. The Village will ensure that all future covenants, deed restrictions and easements that are established for the location, design and maintenance of the entire property are properly prepared, reviewed, recorded and enforceable by the Village. Such declarations of covenants, rights and restrictions will need to be established prior to approval of the Final Plan.

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: Standard met. The official comprehensive plan does not require the dedication of land for public purposes such as a park or public facility at this location. The Applicant intends to develop the northern 6.2 acres for private use, and donate the remaining 28.3 acres to a conservation group (CFC) to remain as open land. The developer has also proposed constructing a 5-foot limestone walkway on the far west side of the property leading to a gazebo in the conservation area.

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: Standard Met. The property currently contains wetland areas along the central and eastern portions of the property. These wetlands are associated with the Willow Ponds Tributary (alternatively referred to as the Signal Hill Tributary) to Honey Lake which is located approximately 2,000 feet to the northwest of the subject property. Stormwater enters the subject property from the southeast and leaves it at the northwest corner. The current development is proposed to be entirely implemented north of the stormwater release area on the property. The approximately 6.2-acre area to be developed with homes will also contain on-site stormwater detention facilities to further ameliorate the effects of the development on the wetlands and stormwater release areas to the south.

The developer had initially intended to donate the remaining approximately 28 acres to the Village of Lake Zurich. However, due to the lack of additional resources to take on and maintain additional property, the Applicant is now discussing the donation of the portion of land to a non-profit conservation group "Citizens for Conservation" (CFC) in Barrington. CFC is a volunteer-based, 501(c)(3) not-for-profit organization dedicated to preserving and restoring native habitats that once covered northeast Illinois. The group is a member of Chicago Wilderness and the Land Trust Alliance and specializes in habitat restoration, both on properties it owns and within county forest preserves through donor funds and volunteer work.

The village has also obtained favorable feedback on the long-term preservation and management of the property as open land from the Lake County Stormwater Management Commission (LCSMC).

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. The development will be effectively separated from the property to the south by the larger 28-acre open space. The applicant has provided a typical landscape plan for each lot and will additionally need to provide a landscape plan for the entire subdivision that will detail the landscape screening from the properties to the east and west.

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. There will be no private streets in this development. Every duplex home will be provided with direct access to Honey Lake Road.

On completion of the development, the developer will re-surface Honey Lake Road and construct curb and gutter along the south side of the road. The property is currently served by Honey Lake Road. The road is a collector road that is controlled by the village. The paved portion of Honey Lake Road terminates at the northwest corner of the subject property in a cul-de-sac, while the right-of-way continues west in the form of a pedestrian path to its termination at the easterly extent of Signal Hill Road located within the Village of North Barrington.

A portion of the cul-de-sac at the westerly extent of Honey Lake Road that is currently on private property is to be dedicated as public right-of-way to provide access to the westerly lots within the proposed development. the dedication is pending recordation with the County Recorder.

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. There is no sidewalk along Honey Lake Road along the frontage of the subject property. The nearest existing sidewalk terminates just east of the private Clubhouse Lane approximately 650 feet to the east of the subject property. The developer will construct a new sidewalk along the southern side of Honey Lake Road along the frontage of the development and extend it along the south side of Honey Lake Road to connect to the existing sidewalk at Clubhouse Lane. Staff has determined that the sidewalk located in this manner would be utilized to its maximum potential, allowing residents to access the mailboxes and the front entrances.

9. Utilities: All utility lines shall be installed underground.

Staff Response: Standard Met. All proposed utilities including water and sanitary mains, electric, gas attributable to the development are proposed to be installed underground. Water and sanitary services are available along Honey Lake Road. The developer intends to connect to these services along Honey Lake Road. To mitigate the impact of the proposed residences on the existing sanitary system that will connect to the RSR lift station, the developer has agreed to offset the cost of upgrading the lift station.

Currently, the property is not subject to any recapture agreements for the provision of water or sanitary services.

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 a duplex multiple-family subdivision that are proposed within the R-6 district. Any conditions governing the development of the subdivision by the developer and home builder along with the future maintenance of common areas will be memorialized within a binding annexation agreement between the village and developer.

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

Staff has reviewed the plan and found that the proposed Planned Unit Development will continue to remain in substantial conformance with the standards for Special Use Permits as outlined below.

A. General Standards: No special use permit for a planned unit development 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 R-6 Multiple-Family Residential District. The currently adopted 2003 Comprehensive Plan land use map designates the subject property as Open Space with Natural

Resource Features. The proposed development occupying the northerly buildable 6.2 acres meets the intent of the plan as it proposes to allow the remaining 82% of the property to remain as open space with the preservation of the wetlands and other open space features.

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 developer has taken measures to reduce any impacts of flooding on the subject property and surrounding property through the installation of on-site stormwater management facilities.

Additionally, all development is proposed to take place north of the stormwater release area at the northwest corner of the property, thereby minimizing the impacts on the entire property's wetlands or its storm water management functions. The developer is in conversation with Citizens for Conservation (CFC), a private non-profit group, to propose the acquisition and maintenance of the open spaces on the remaining 28 acres of the subject property.

The subdivision will otherwise not have any substantial or undue adverse effect upon any adjacent properties. The proposed development is consistent with the surrounding development, both in use and in design.

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 proposed development will be constructed and arranged so as not to dominate the immediate vicinity, but instead work in harmony with surrounding uses.

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: Existing utilities currently run adjacent to the Subject Property along Honey Lake Road. The Applicant is also working with the Village's Public Works Utilities Staff to propose the most efficient layout for underground utilities.

The developer will contribute funds for the upgrade of the RSR Lift Station to accommodate the additional sanitary capacity needed to serve the proposed development.

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: The development is located along Honey Lake Road, a collector, which serves the residential areas to the north and experiences low volumes of traffic. The developer has proposed that the development have driveway access directly off Honey Lake Road in a manner similar to the homes along the north side of the road.

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 property had previously been farmed up to and as recently as the 1970s. The proposed development will not result in the destruction, loss, or damage of any natural, scenic, or historic features. Instead, the development has been arranged on the high and dry land to the north of the wetland and stormwater outflow in a manner that largely preserves the existing natural features.

   The additional impact of the maintenance of the property by CFC will only serve to enhance the water quality as it leaves the property to its destination at Honey Lake.

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 Duplex Multiple-Family Residences, with the exception of the setback modifications to the code that are being requested by the developer.

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 assist in redeveloping and revitalizing a long vacant parcel within a well-established area of the Village. The partnership with CFC will also serve to maintain a property that contributes to stormwater control and best management practices for a large tributary area to the south and southeast of the subject property.

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: Not Applicable. The development does not require the imposing of any special standards in addition to those that are currently in place as the proposed use of the property is for the establishment of single-family residential uses.

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 Subject Property, being surrounded by medium- to higher-density residential housing is the ideal location for additional residential uses. This development will provide new housing options for empty nesters who want to locate within the community.

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. The proposed location is suitable for this type of residential use, and is based on its consistency with the land uses, architecture, and design immediately surrounding the proposed development.

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. All steps necessary will be taken to minimize any substantial adverse effects of the proposed development.

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 areas that will require zoning relief.

1. **Bulk, Space and Yard Requirements.**

a. Minimum Yards: Side Yard: Section 9-3-11.C.2.A requires principal structures in the R-6 Multiple-Family Residential zoning district to have a minimum side yard setback of 7 feet. The Applicant is proposing a minimum setback of 6 feet throughout the proposed subdivision.

The proposed modifications are in keeping with the purpose and intent of the multiple-family district which provides for higher densities through the R-6 Districts in Lake Zurich.

b. Minimum Yards: Side Yard: Section 9-3-11.D requires lots in the R-6 Multiple-Family Residential zoning district to have a minimum landscaped surface area of 60 percent. The Applicant is proposing a variety of impervious surface calculations all between a maximum 40% and 50% landscaped area throughout the proposed subdivision.

The proposed modifications are mitigated by the retention and preservation of the remaining 82% of the property as open space which is proposed to be maintained by a land conservation non-profit organization.

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 9-22-5: Standards for Planned Unit Developments
- 9-19-3: Standards for Special Use Permits

Based on the review of staff, the standards for approval would be met if the annexation of the entire property is proposed. Staff therefore 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 2020-01, 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 dated February 18, 2020, and prepared by Mr. Greg Schmitt, Prestige Development, LLC
   b. Exhibit A: Legal Description
   c. Cover Letter dated February 18, 2020, and prepared by Mr. Greg Schmitt, Prestige Development, LLC.
   d. Preliminary Engineering Plan dated February 18, 2020, and prepared by Mr. Greg Schmitt, Prestige Development, LLC.
   e. Phase I Environment Site Assessment prepared by Taylor Morrison dated August, 2018.
   f. Existing Agricultural Drain Tile Investigation Plan dated September 3, 2018.
   g. Subdivision Plat prepared by Land Technology dated February 18, 2020.
   h. Tree Survey submitted dated February 18, 2020, and prepared by Mr. Greg Schmitt, Prestige Development, LLC
   i. Alta Survey prepared by Compass Surveying dated February 18, 2020.
   j. Proof of Ownership dated February 18, 2020, and prepared by Mr. Greg Schmitt, Prestige Development, LLC
   k. Home product elevations submitted dated February 18, 2020, and prepared by Mr. Greg Schmitt, Prestige Development, LLC

2. The entire 34.553-acre property shall be annexed into the Village of Lake Zurich and zoned within the pertinent zoning districts related to the proposed use of the land, namely R-6 Multiple-Family Residential District and OS Open Space District.

3. The terms and conditions for annexation, zoning, subdivision, land development, on- and off-site improvements, application and development impact fees and contributions shall be contained within an annexation agreement undertaken between the developer and Village of Lake Zurich.

4. The binding annexation agreement with the village shall contain provisions to install all the required improvements and providing surety for such improvements, in a format as

approved by the village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:

a. Establishment of a back-up stormwater management Special Service Area (SSA) to ensure that these areas within the developed portion of the subdivision are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.
b. Establishment of a long-term funding and maintenance plan for the maintenance of the open undeveloped land on the subject property.

5. The developer shall establish a Home Owners Association (HOA) which will be responsible for upkeep of the private common areas including the driveways, the on-site detention facilities and landscape material within common open space. The provisions for such HOA shall be established prior to approval of the Final Plan for the subdivision.

6. The developer shall cause the 28.3 acres of land that is proposed to remain undeveloped to be maintained in a state that continues to allow the flow of stormwater downstream towards Honey Lake. Such maintenance shall be conducted according to a maintenance plan reviewed and approved by the village and implemented either by a private consultant of the developer or an authorized land conservation agency/organization such as the Citizens for Conservation in Barrington, Illinois.

7. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for this Property.

Respectfully Submitted,

Tim Verbeke
Planner

Staff Report **Community Development Department**
APPLICATION PZC 2020-01 **PZC Hearing Date: June 17, 2020**

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

24909 WEST SIGNAL HILL ROAD
MARCH 18, 2020

The Planning & Zoning Commission recommends approval of Application PZC 2020-1, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated March 18, 2020 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:
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   b. Exhibit A: Legal Description
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7. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for this Property.

☑ 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

THE NORTH 1/2 OF GOVERNMENT LOT 2 OF THE NORTHWEST 1/4 OF SECTION 19 TOWNSHIP 43 RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

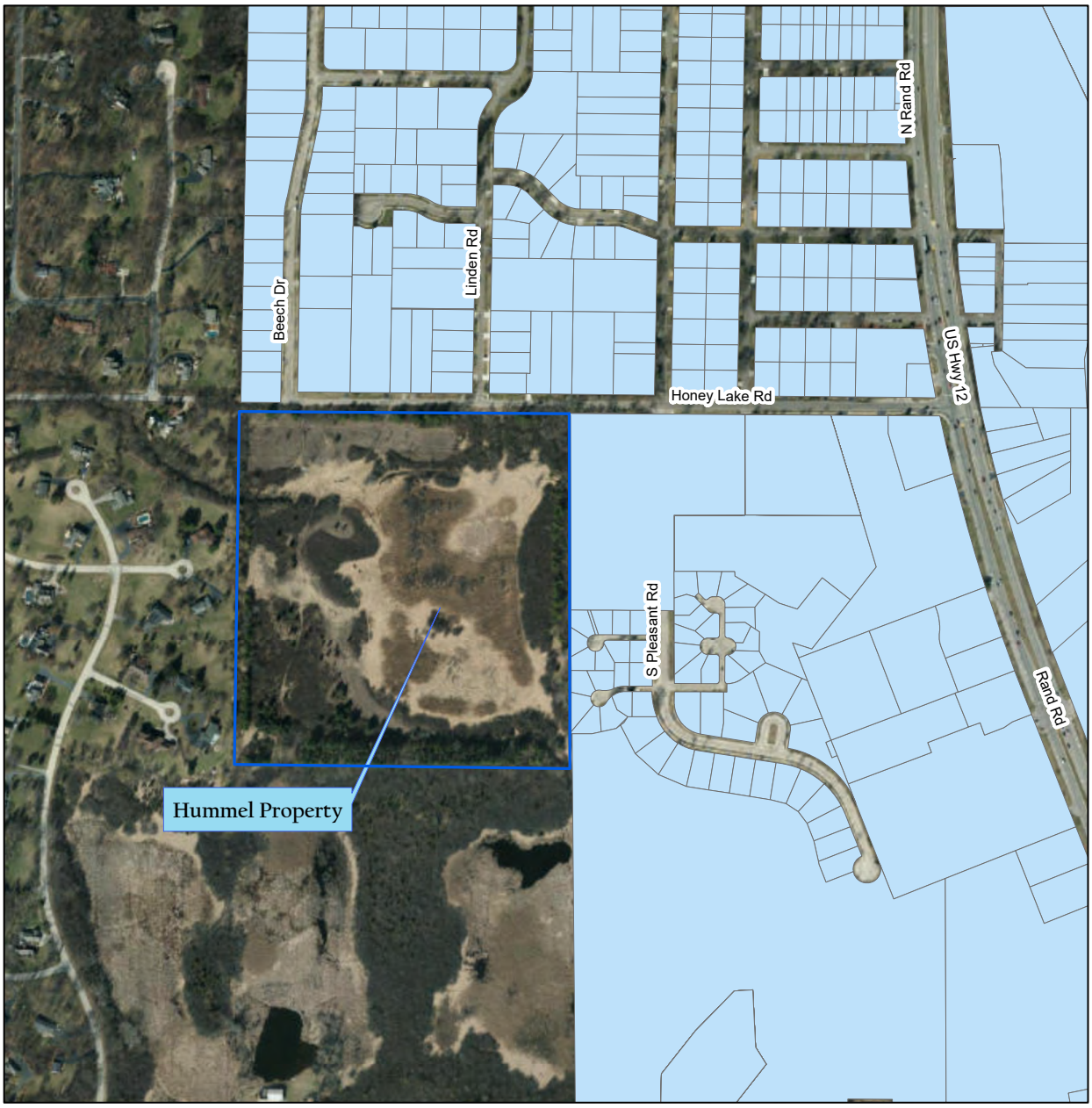
PUBLIC HEARING SIGN PRESENT AT SUBJECT PROPERTY

Hummel Property

COMMUNITY DEVELOPMENT DEPARTMENT
505 Telser Road, Lake Zurich, Illinois 60047
LakeZurich.org

(847) 540-1696
Fax: (847) 726-2182

Hummel Property Parcel Map



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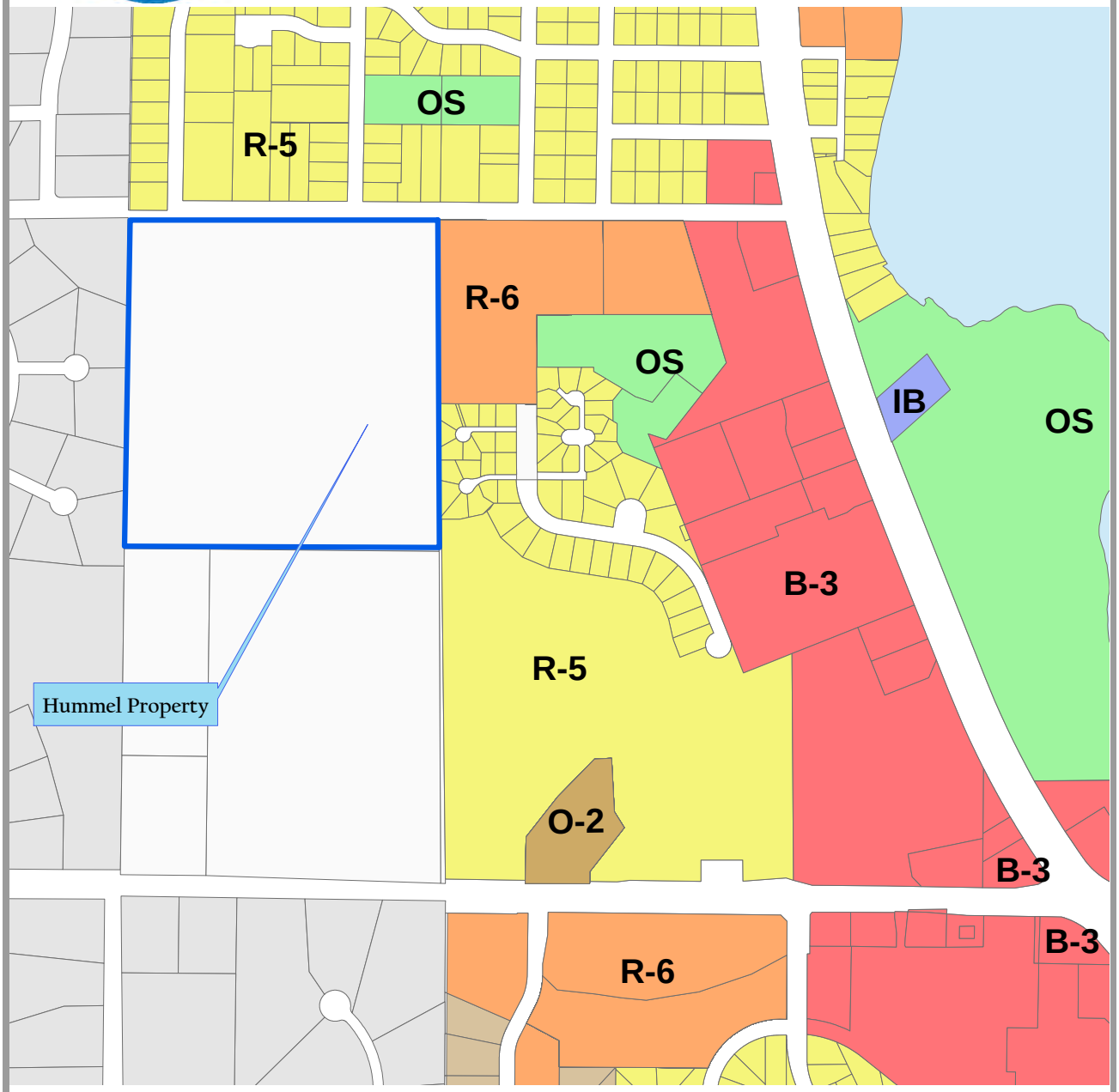
Hummel Property Zoning Map



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Lake Zurich Utility Locations

Hummel Property