Planning & Zoning Commission

Wednesday, September 17, 2025, 7:00 p.m.
Village Hall, 70 East Main Street

AGENDA

1. CALL TO ORDER AND ROLL CALL: Chairperson Orlando Stratman, Vice-Chair Antonio Castillo, Joe Giannini, Sean Glowacz, Vladimir Kovacevic, Scott Morrison, Mike Muir and Ildiko Schultz.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

   A. Minutes of the Planning and Zoning Commission Meeting, on August 20, 2025.
   Motion to approve the minutes.

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

   No items 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. 511 North Country Ridge Court – Variation (2025-15)
   Application for a Variation to allow for the construction of a 5-foot high fence within a corner side yard setback in the R-5 single-family Residential District..
   Applicant and Owner: Dr. Konrad and Ms. Urszula Kaczmarski

   B. 911 North Rand Road – Annexation, Zoning, Subdivision and Planned Unit Development (PUD) (2025-18)
   Application for Annexation, Zoning and Subdivision of the property through a Planned Unit Development (PUD) to redevelop the property with an outpatient clinic.
   Applicant: Advocate Health and Hospitals Corporation
   Owner: Sandy's Corner, LLC

   C. 755 South Rand Road – Planned Unit Development (PUD) (2025-017)

Application for a Planned Unit Development (PUD) to redevelop the property with a mixed-use development containing multiple family rental residential buildings and a quick service restaurant.
Applicant: Continental 904 Fund LLC and Continental Properties Company, Inc.
Owner: Regal Cinemas, Inc.
This item is being continued to the October PZC meeting to allow staff and the Village's Development Review Team (DRT) additional time to evaluate the submittal before finalizing its recommendations.

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

A. Upcoming projects.

7. PUBLIC COMMENT
This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the Commission. Public Comment is limited to 30 minutes total and up to 5 minutes per speaker.

8. ADJOURNMENT

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

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

Wednesday, August 20, 2025, 7:00 p.m.

1. **CALL TO ORDER** at 7.00pm by Chairperson Orlando Stratman
ROLL CALL: Chairperson Orlando Stratman, Commissioners Sean Glowacz, Vladimir Kovacevic, Scott Morrison, Mike Muir, and Ildiko Schultz. Commissioners Antonio Castillo and Joe Giannini were absent. Also present: Community Development Director Sarosh Saher, Assistant Village Manager Michael Duebner, and Village Planner Colleen McCauley.

2. **CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION**

A. Minutes of the Planning and Zoning Commission Meeting on July 16, 2025.
Motion to approve the minutes was made by Commissioner Schultz, seconded by Commissioner Glowacz.
AYES: 4 Commissioners Glowacz, Kovacevic, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 2 Commissioners Morrison, Muir.
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

Dir. Saher stated that in the interest of efficiency, the order of the public hearing agenda items is being amended to the following order: 4.C, 4.B, then 4.A.

3. **PUBLIC MEETING**

A. **85 South Old Rand Road and 100 Park Avenue – Plat of Consolidation (2025-14):**
Application for a Plat of Consolidation to consolidate various parcels and lots and to provide for a public utility easement.
Applicant: Village of Lake Zurich
Owners: Village of Lake Zurich and Jump Co LLC Park Ave Series
Dir. Saher confirmed that proper notice was provided of this item and then briefly summarized the application. One condition for the sale of the property, was for the Plat of Consolidation to be prepared with the incorporation of the public utility and access easement.

Motion was made by Commissioner Schultz, seconded by Commissioner Muir to receive into the public record the staff review of compliance of this Application for a Plat of Consolidation with the zoning standards as presented by staff this evening, and to make these standards a part of the official record for the Application and recommend approval of the Plat of Consolidation for the parcels and lots at 85 South Old Rand Road and 100 Park Avenue and also provide for the public utility easement
AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0

ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

B. 0 Manchester Road – Meadow Wood East Subdivision – Final Plan (2025-09):

Application for Final Plan approval of a residential subdivision consisting of 15 single-family homes on approximately 8 acres.
Applicant: Mike Naumowicz
Owner: Mary Christine Misik
Dir. Saher confirmed that proper notice was provided of this item and then introduced Mr. Kirk Rustman who briefly summarized the application.

Motion was made by Commissioner Kovacevic, seconded by Commissioner Schultz to receive into the public record the staff review of compliance of this Application for Final Plan with the zoning standards as presented by staff this evening, and to make these standards a part of the official record for the Application and recommend approval of the Final Plan for the Meadow Wood East Subdivision.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

4. PUBLIC HEARING

Motion was made by Commissioner Schultz, seconded by Commissioner Giannini to open the public hearing for the following applications:
Application PZC 2025-12 for a Planned Unit Development (PUD) at 173 West Main Street.
Application PZC 2025-13 for an Annexation, Zoning, Subdivision and Planned Unit Development (PUD) at 2500 North Rand Road..
Application PZC 2025-16 for various amendments to the text of the Lake Zurich Zoning and Land Development Code.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

Public Hearing started at 7.09pm

Chairperson Stratman gave the Oath to those who were going to give testimony.

A. Miscellaneous Text Amendments (2025-16):

Application for various amendments to the text of the Lake Zurich Zoning and Land Development Code pertaining to extra jurisdictional streets.

Applicant: Village of Lake Zurich

Village Planner McCauley confirmed that proper notice was provided of this item and then briefly summarized the proposed amendments which further clarify the definitions pertaining to public and private streets.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-16 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Glowacz.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

On Application PZC 2025-16: A Motion was made by Commissioner Schultz, seconded by Commissioner Glowacz, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff; and to receive the testimony presented by members of the public, by the PZC Members, and to 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 for amendments to the text of the municipal code, to clarify the definitions of public and private streets.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

B. 2500 North Rand Road -- Annexation, Zoning, Subdivision and Planned Unit Development (PUD) (2025-13):

Application for Annexation, Zoning and Subdivision of the property through a Planned Unit Development (PUD) to redevelop the property with automobile condominiums and retail buildings.

Applicant: Luxe Corsa Partners LLC

Owner: Calabrese Family Living Trust

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. Romeo Kapudija of Luxe Corsa Partners who presented the proposed development, accompanied by Ms. Katie Lambert, the project's lead architect from OKW, and Mr. Andrew Bowen, traffic specialist with KLOA. The site plan, land use, design and operations of the development were explained in great detail.

Prompted by Commissioner Kovacevic, it was clarified that to be a member of the clubhouse, you must be an automobile condominium owner.

The car dealership will maintain a limited inventory on site. While automobiles may be purchased online, all sales will be finalized at the proposed location, contributing to the Village's tax base.
Mr. Andrew Bowen of KLOA confirmed that the traffic study determined a right-turn lane is not required under Illinois Department of Transportation standards.
Commissioner Glowacz asked about potential time restrictions for site access and general operations. Mr. Kapudija explained that automobile condominium owners may access the site at any time; however, overnight stays will not be permitted. The condo suites are primarily intended for vehicle storage and are designed to provide a country club–style environment and experience.
Chairperson Stratman inquired about the photometric plan, which will be submitted soon. All lighting will be required to comply with Village standards both on site and along the property line.

PUBLIC TESTIMONY.

James O'Neill, of 5 Brierwoods Lane in Hawthorn Woods, Stephanie Halen of 154 S Pleasant Road, Ethan Buti, of 1131 Honey Lake Road, and Grace Turcich, of 199 Alpine Drive, expressed concerns in regards to noise from the vehicle engines, lighting, and traffic

Motion to close the public hearing on Application PZC 2025-13 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Muir.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

On Application PZC 2025-13: A Motion was made by Commissioner Morrison, seconded by Commissioner Schultz, 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 Applicant, by members of the public, 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; including the conditions of all auto sales to be processed on-site and for the investigation of improved landscape screening along the west bank of the detention pond and to recommend that the Village Board approve the application for Annexation, Zoning, and Subdivision of the property through a Planned Unit Development (PUD) for automobile condominiums, a retail building and clubhouse at 2500 North Rand Road.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

C. 173 West Main Street – Planned Unit Development (2025-12)

Application for a Planned Unit Development (PUD) for the redevelopment of the vacant property with a new mixed-use development consisting of 19 single-family townhomes, an approximately 4,875 square-foot commercial building, associated parking areas and stormwater detention facilities, on the B-2 Central Business District and R-5 Single-Family Residential District to be known as the Waterfront of Lake Zurich.

Applicant: THG Holdings LLC – Series I

Owner: Village of Lake Zurich

Dir. Saher confirmed that proper notice had been provided for this item and introduced Mr. Derick Goodman of The Huron Group, who presented the proposed development.

Commissioner Schultz raised concerns regarding density and parking. Commissioner Kovacevic inquired about rental restrictions and stormwater management. Mr. Goodman explained that the units are for sale, with the Homeowners Association requiring a minimum rental period of 12 months. He also noted that the site will incorporate underground stormwater management.

Chairperson Stratman and Commissioner Muir commented that the project's inclusion of a public restaurant will provide community access and serve as a beneficial addition.

Assistant Village Manager Duebner added that the Village is exploring a comprehensive solution to increase parking availability in the Main Street area. The property is in a TIF District that is set to expire in 2038.

PUBLIC TESTIMONY.

Stephanie Halen of 154 S Pleasant Road, Ethan Buti of 1131 Honey Lake Road, Grace Turcich and Chris Napier of 199 Alpine Drive, and John Roach of 37 Mionski Drive, expressed concerns and asked questions in regards to parking, density, school capacity, and additional public space.

Motion to close the public hearing on Application PZC 2025-12 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Muir.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

Commissioner Kovacevic suggested that additional frontage of the site be dedicated to public space for residents to enjoy or, alternatively, that more commercial uses be incorporated along the frontage. He also expressed concerns regarding the proposed number of parking spaces.

Commissioner Morrison stated he would prefer to see business or community-oriented uses along the site's frontage.

Commissioner Muir noted that retail is currently struggling, and that adding more commercial space would only compound the parking shortage. His overall impression of the project is generally positive.

Commissioner Schultz expressed concern that the project includes too few parking spaces and is too dense.

Commissioner Glowacz stated that he is comfortable with the proposed density and height but would like to see additional elements for public enjoyment, such as greenspace or parkland.

On Application PZC 2025-12: A Motion was made by Commissioner Muir, seconded by Commissioner Glowacz, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff; and to receive the testimony presented by the Applicant, by members of the public, by the PZC Members and Staff, and to 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 for the PUD for the new mixed-use development consisting of 19 single-family townhomes and an approximately 4,875 square-foot commercial building at 173 West Main Street.

AYES: 2 Commissioner Muir and Chairperson Stratman.
NAYS: 4 Commissioners Glowacz, Kovacevic, Morrison, Schultz.
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

5. OTHER BUSINESS

Dir. Saher reported that two major projects will be reviewed at the September meeting: the Annexation, Zoning, and Subdivision for the Advocate Health Care Center at the northwest corner of Rand Road and Miller Road, and the Planned Unit Development for apartments proposed by Continental at the Regal property.

Village Planner McCauley added that a residential fence variation for construction in a corner side yard will also be considered.

6. STAFF REPORTS

There were none.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Muir, seconded by Commissioner Morrison.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

Meeting adjourned at 9.25 pm

Respectfully submitted:
Colleen McCauley, Village Planner

Approved by:

_____ _____

Chairperson Orlando Stratman. Date

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 2025-15 **AGENDA ITEM 4.A**
PZC Hearing Date: September 17, 2025

STAFF REPORT

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

From: Sarosh Saher, Community Development Director

CC: Colleen McCauley, Village Planner
David Modrzejewski, Building Services Supervisor

Date: September 17, 2025

Re: PZC 2025-18 Zoning Application for a Variation
511 North Country Ridge Court

SUBJECT

Dr. Konrad and Ms. Urszula Kaczmarski (the "Applicants" and "Owners") request a Variation from Zoning Code Section 8-11-1-I-1, Maximum Fence Height: Front and Corner Side Yards: Three Feet (3') to allow for the construction of a five-foot (5') high fence within the required corner side yard setback at the property commonly known as 511 North Country Ridge Court, legally described in Exhibit A attached hereto (the "Subject Property"). The property is located within Red Bridge Farm Subdivision.

GENERAL INFORMATION

Requested Action: Variation of Maximum Fence Height in Corner Side Yard

Current Zoning: R-5 Single Family Residential District

Current Use: Single Family Home

Property Location: 511 North Country Ridge Court

Applicant and Owner: Dr. Konrad and Ms. Urszula Kaczmarski

Staff Coordinator: Colleen McCauley, Village 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

Dr. Konrad and Ms. Urszula Kaczmarski (the "Applicants" and "Owners"), are the owners of the property located at 511 North Country Ridge Court, and legally described in Exhibit A attached hereto (the "Subject Property"). The Applicant filed an application with the Village of Lake Zurich received on August 14, 2025 (the "Application") seeking:

- A Variation from Zoning Code Section 8-11-1-I-1, Maximum Fence Height: Front and Corner Side Yards: Three Feet (3')

The Subject Property is located within the Village's R-5 Residential District that provides for single-family homes. The R-5 zoning district permits three-foot (3') high fences in the front and corner side yards. A fence higher than 3 feet, and up to 6 feet in height, is required to be located behind the setback line of the corner side lot line. In the case of the Subject Property, a five-foot (5') fence must be located 25 feet back from the corner side lot line according the bulk requirements of the code. The Applicants are proposing a five-foot (5') high fence that will begin at the southeastern corner of the home, extend along the southern property line facing Farm Bridge Road, continue along the western lot line, and then run across the northern lot line before connecting to the back corner on the north side of the home.

The owners will obtain the clearance from all utility companies to install the fence in their corner side yard prior to construction. There are no Village utility easement requirements or grade concerns that would prevent a fence from being constructed in this portion of the lot.

Pursuant to public notice published on August 30, 2025, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for September 17, 2025, to consider the Application. On August 26, 2025, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

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

B. **Zoning History.** The Subject Property is located within the Red Bridge Farm Subdivision on Lot 96 and the existing home was built in 1989.

C. **Surrounding Land Use and Zoning.** The Subject Property is zoned within the R-5 Single Family Residential District. The properties immediately adjacent to the Subject Property are similarly zoned within the R-5 Single Family Residential District and are improved with residences within Red Bridge Farm Subdivision which developed in the late 1980s.

D. **Trend of Development.** The residence at 511 North Country Ridge Court was constructed in 1989 in the second stage of development of the Red Bridge Farm Subdivision. It is a two-story home and is similar to other homes in the subdivision that were constructed in the late 1980s and early 1990s.

E. **Zoning District**. The zoning code provides for four (4) zoning districts for single-family residential development. The single-family districts provide for a limited range of single-family detached housing densities consistent with the village's established single-family residential neighborhoods. The R-5 district allows for somewhat higher density residential use and smaller lot sizes.

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.

GENERAL FINDINGS

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

9-17-4: STANDARDS FOR VARIATIONS.

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

Staff Response: Standard met. Applicant has shown proof that there is a practical difficulty in constructing the fence in compliance with the provisions of the current provisions of the zoning code and still be effective. The proposed fence is restricted in location due to the corner side yard dimensions and setbacks. The variation being

sought will provide utility to the yard and satisfy each of the standards set forth in this section.

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

Staff Response: Standard met. Lot 96 of the Red Bridge Farm Subdivision is a corner lot with frontage along Farm Bridge Road to the south and Country Ridge Court to the east. It has a relatively smaller rear yard based on its shape and configuration within the subdivision. This configuration of the setback lines greatly restricts utility of the rear yard. The Applicant is therefore requesting a variation to construct a higher fence within the corner yard setback and give the rear yard the necessary width to make it a usable space.

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

Staff Response: Standard met. The unique or extraordinary physical condition was not the result of any action of the property owner, rather a result of the design and configuration of the original developer.

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

Staff Response: Standard met. The owners are requesting a five-foot (5') fence to surround the rear yard of their property, which partially occupies the corner side yard. Denying the fence to be built would deny the property owners to opportunity to enjoy an outdoor area (rear yard) offered to other residents.

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

Staff Response: Standard met. The hardship does not involve the inability of the owner to enjoy any special privilege in using the property. Granting the variation will allow the current owners to enjoy fenced in outdoor space that is traditional and customary to the enjoyment and use of a residential property.

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

Staff Response: Standard met. Granting the variation would not change the residential use of the Subject Property. The location and design of the home, the fence and other accessory structures will continue to remain in harmony with the residential purpose of the zoning code and comprehensive plan.

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

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

   Staff Response: Standard met. Granting of the variation will not create a negative effect on public welfare, enjoyment, development, or value of property if the Applicant is granted the requested variation.

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

   Staff Response: Standard met. Granting of the variation would have no effect on the supply of light and air to the subject property or those properties in the vicinity as the Applicants only wish to construct a higher fence within the corner side yard. Moreover, the property owners already have an existing three-foot (3') fence within the corner side yard. The fence is proposed to be built to modern standards of the building and zoning code, and will not impede the drainage flow on the property.

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

   Staff Response: Not Applicable. Granting of the variation would not affect any congestion due to traffic or parking as the land use or density of the property is not being altered.

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

   Staff Response: Standard met. The proposed fence will conform to current building codes and therefore would not increase any risk of flood or fire.

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

   Staff Response: Standard met. No utilities are proposed to be connected to the proposed fence. Granting of the variation would therefore not cause the property to unduly tax public utilities or facilities in the area since its function would not change.

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

   Staff Response: Standard met. The proposed variation would not affect the public's health, safety or welfare.

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

Staff Response: Standard partially met. The fence is only being constructed at the proposed height to address the pronounced slope of the property which makes the three-foot (3') fence less effective in providing privacy. Privacy is important to the Applicants, as Farm Bridge Road serves as the subdivisions entrance and exit point, and experiences a high volume of traffic. The five-foot (5') fence would give the rear yard the desired privacy and utility.

The Subject Property currently has a compliant three-foot (3') fence in the proposed location within the corner side yard. However, the existing fence does not address the Applicant's desire for privacy, as well as the safety for their dogs and children.

Further, the owners of the adjacent properties have not objected to the construction of the fence as proposed.

Staff therefore recommends approval of the variation, despite the partial compliance with this standard.

RECOMMENDATION

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

- Section 9-17-4: Standards for Variations

Section 9-17-5 entitled "Variation less than requested" provides the PZC with the option of granting a variation less than or different from that requested when the record supports the applicant's right to some relief but not to the relief requested.

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

Further, based on the existing conditions and mitigation proposed by the owner as further described in the staff response to Standard H, Staff of the Community Development Department recommends the approval of PZC 2025-15, subject to the following conditions:

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

    a. Zoning Application prepared by Konrad and Urszula Kaczmarski, homeowners of 511 North Country Ridge Court; dated August 14, 2025.
    b. Cover letter addressed to Chairperson Orlando Stratman dated August 11, 2025.
    c. Exhibit A: Legal Description of the Subject Property
    d. Plat of Survey and Fence Proposal prepared by Konrad and Urszula Kaczmarski.

2. As mitigation for the variation, the Owner shall agree to install any future fences on the property whose maximum height is in compliance with the requirements of the codes.

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

Respectfully Submitted,

Colleen McCauley, Village Planner

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

511 NORTH COUNTRY RIDGE COURT
SEPTEMBER 17, 2025

The Planning & Zoning Commission recommends approval of Application PZC 2025-15, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated September 17, 2025 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 and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:

   e. Zoning Application prepared by Konrad and Urszula Kaczmarski, homeowners of 511 North Country Ridge Court; dated August 14, 2025.
   f. Cover letter addressed to Chairperson Orlando Stratman dated August 11, 2025.
   g. Exhibit A: Legal Description of the Subject Property
   h. Plat of Survey and Fence Proposal prepared by Konrad and Urszula Kaczmarski.

4. As mitigation for the variation, the Owner shall agree to install all future fences on the property whose maximum height is in compliance with the requirements of the codes.

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

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

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

_____

Planning & Zoning Commission Chairman

EXHIBIT A

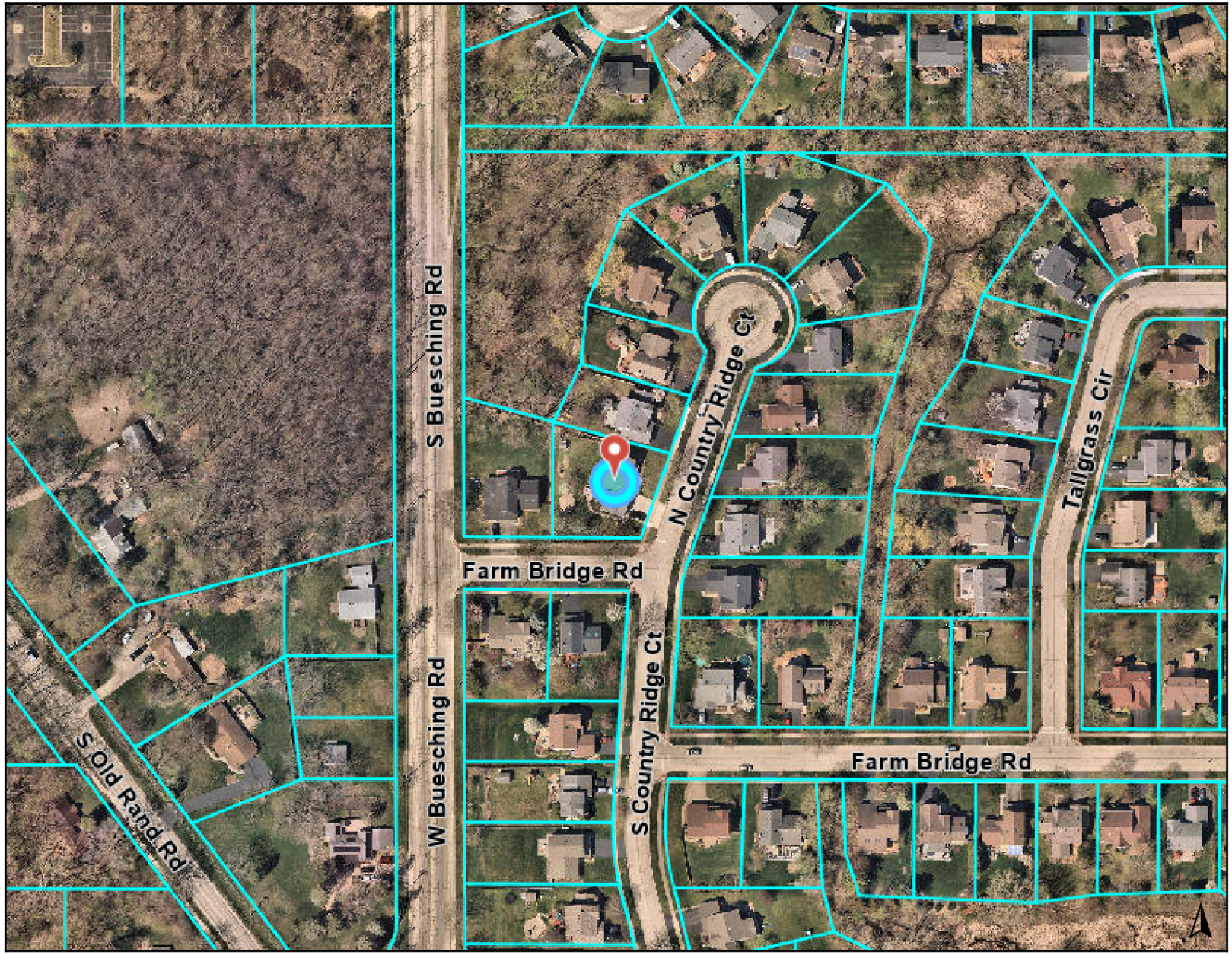
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 96 IN RED BRIDGE FARM, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1987 AS DOCUMENT 2605256, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B
HEARING SIGN ON SUBJECT PROPERTY



511 N Country Ridge Court - Fence Variation



Legend

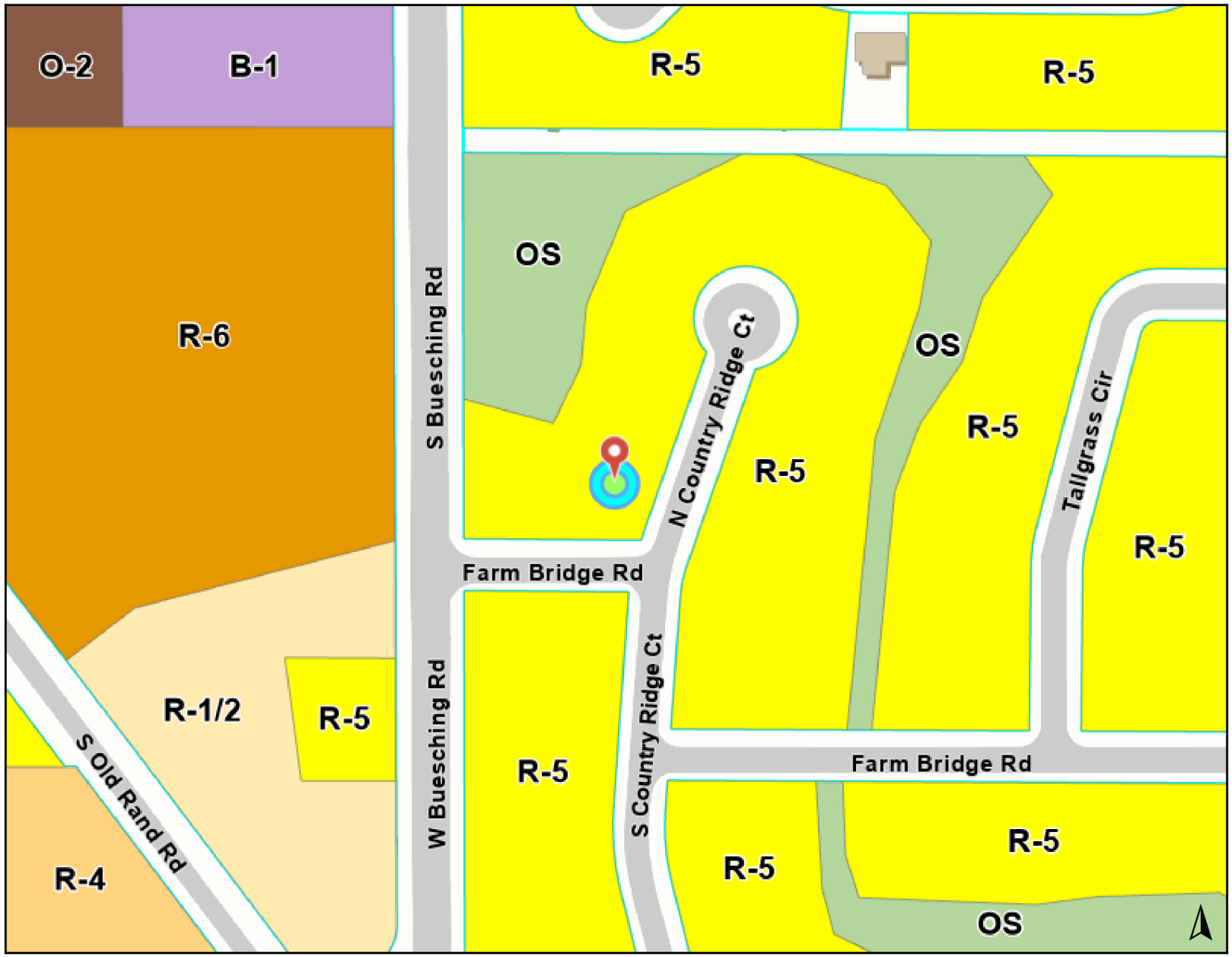
0 300 600 ft

Print Date: 8/28/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

511 N Country Ridge Court - Fence Variation



Legend

Zoning and Development

Zoning

- B-1: Local & Community Business
- O-2: Limited Office
- OS: Open Space
- R-1/2: Single Family Residential
- R-4: Single Family Residential
- R-5: Single Family Residential
- R-6: Multi Family Residential

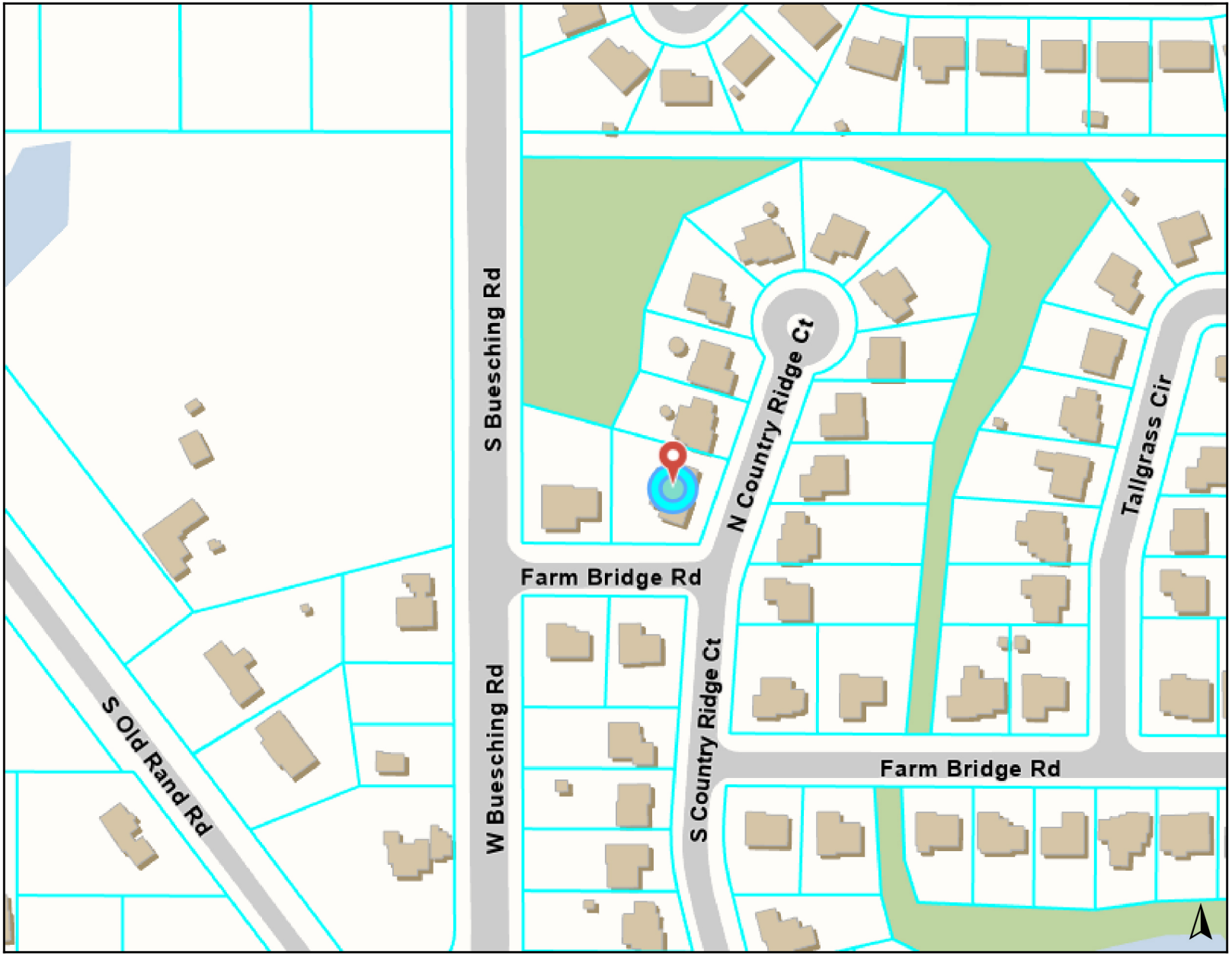
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511 N Country Ridge Court - Fence Variation



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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: 511 N Country Ridge Ct
2. **Please attach complete legal description**
3. Property Identification number(s): 14-21-313-007-0000
4. Owner of record is: Konrad Kaczmarski Phone: 8472247144
   E-Mail konrad.kaczmarski@gmail.com Address: 511 N Country Ridge Ct
5. Applicant is (**if different from owner**): _____ 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: Residential
8. The proposed uses on the property are: Extension of 3ft fence to 5ft fence for safety of family from wildlife and privacy.
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:
   Corner lot maximum fence height limitation to 3 feet
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.

KONRAD KACZMARSKI
(Name of applicant)

(Signature of applicant)

Subscribed and sworn to before me this 14 day of August, 2025.

(Notary Public)

My Commission Expires _____

"OFFICIAL SEAL"
NADINE J GERLING
Notary Public, State Of Illinois
Commission No. 835910
My Commission Expires July 03, 2028

_____
(**Name of Owner, if different**)

_____
(Signature of Owner, if different)

Subscribed and sworn to before me this _____ day of _____, 2025.

_____
(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 _____

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

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

☐ Special Use Permit/Amendment for _____

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

☐ Planned Unit Development/Major Adjustment/Amendment

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

☑ Variation for 5 foot cedar fence for privacy and safety of our family.

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

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

☐ Preliminary Plat of Subdivision

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

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

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

APPLICATION TO ANNEX CERTAIN TERRITORY

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

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

☐ Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

☐ Comprehensive Plan **Map** Amendment for _____

_____

☐ Comprehensive Plan **Text** Amendment for _____

_____

From: Dr. Konrad Kaczmarski
511 N Country Ridge Ct.
Lake Zurich, IL 60047
Konrad.Kaczmarski@gmail.com
847-224-7144
August 11th, 2025

To: Mr. Orlando Stratman, Chairperson
Village of Lake Zurich
Planning & Zoning Commission
70 East Main Street
Lake Zurich, Illinois 60047

Subject: Request for Fence Height Variance Due to Unique Physical Conditions



Figure 1 – One of two Coyotes jumping over the fence into our property

Dear Planning & Zoning Commission,

I am writing to formally request your approval for a variance to allow us to build a higher fence on our property at 511 N Country Ridge Court, Lake Zurich. This request is based on exceptional physical conditions inherent to our property that create significant, disproportionate challenges compared to other properties in our subdivision, and not merely on personal preference.

Our lot is subject to highly unusual topography, with a pronounced slope that creates inconsistent fence coverage and severely limits privacy. Pedestrians walking on sidewalk are at higher ground and can see directly into our backyard yard, leaving us fully exposed despite the presence of a current 3-foot fence. Additionally, our property is situated at the entrance to the subdivision, abutting a major roadway and experiencing unusually high vehicle and foot traffic from multiple directions. These circumstances increase not only our loss of privacy but also safety concerns for our family.

The current city setback requirements for 5-foot fence would also impose a substantial hardship on us if enforced without flexibility. Moving our fence back to comply with the setback line would eliminate approximately 33% of our usable backyard space (reduction from ~7240 sq ft to 5400 sq ft). It would push our children's play equipment outside the fenced area, which is the only shaded location in our yard where they can safely play. Moreover, maintaining and watering existing vegetation would become significantly more difficult if the fence were forced further back, undermining both the utility and appearance of our property.

Alternative privacy solutions such as planting shrubs or hedges are not feasible due to the presence of mature trees that cast dense shade over much of our yard. These trees prevent new plantings from taking root and thriving, leaving fencing as our only realistic option for achieving necessary screening and security. We have already invested over $1500 in shrubs that simply do not grow.

Safety is a paramount concern in this request. We own two dogs that at times get aggravated by other dogs walking along our 3-foot fence. They have already been attacked by other dogs while on our property, and we are gravely concerned about their safety as well as the safety of pedestrians who walk along our fence line. A higher fence is the only reliable way to keep our dogs contained, protect pedestrians, and ensure our children can play securely in the yard without fear of animals entering or leaving the property. Our back yard is frequently visited by dangerous wildlife, such as large Coyotes. I am attaching recent pictures (Figure 1) of these wild animals easily jumping our 3-feet fence.

Further complicating matters, our lot directly borders a busy main road, and there is new development planned across the street that will significantly increase foot and car traffic in the coming years. This anticipated growth will only heighten our existing challenges, making the need for an effective barrier even more urgent. The current fence has proven inadequate in providing the necessary security, privacy, and containment we need to reasonably and safely use our

property.
It is important to highlight that there is already a significant precedence for 3-foot fence variation in our immediate neighborhood (see Figure 2) with highlighted properties with the same property features and existing 5-foot fencing. One of the properties was recently approved for this variation by the Village Board for the same reasons we are now citing: high visibility, safety and security needs, and limitations imposed by topography and lot configuration. Granting our request would ensure equitable treatment of similarly situated properties and uphold the principle of consistent, fair zoning decisions.

We want to emphasize our commitment to maintaining neighborhood aesthetics and complying with local standards. We will use the same material and design as our existing fence to ensure visual consistency, and we will fully comply with all other village requirements for fencing. The sole aspect for which we seek relief is the height of the fence, in order to address the extraordinary, land-based hardships described here.

We respectfully request that you approve our variance application so that we may construct a higher fence that will allow us to secure our yard, protect our family and pets, maintain our landscaping, and enjoy our property in a safe, reasonable, and private manner consistent with other corner lots in our subdivision. Thank you for your thoughtful consideration of our request.

Sincerely,

Dr. Konrad Kaczmarski
Konrad.Kaczmarski@gmail.com
847-224-7144

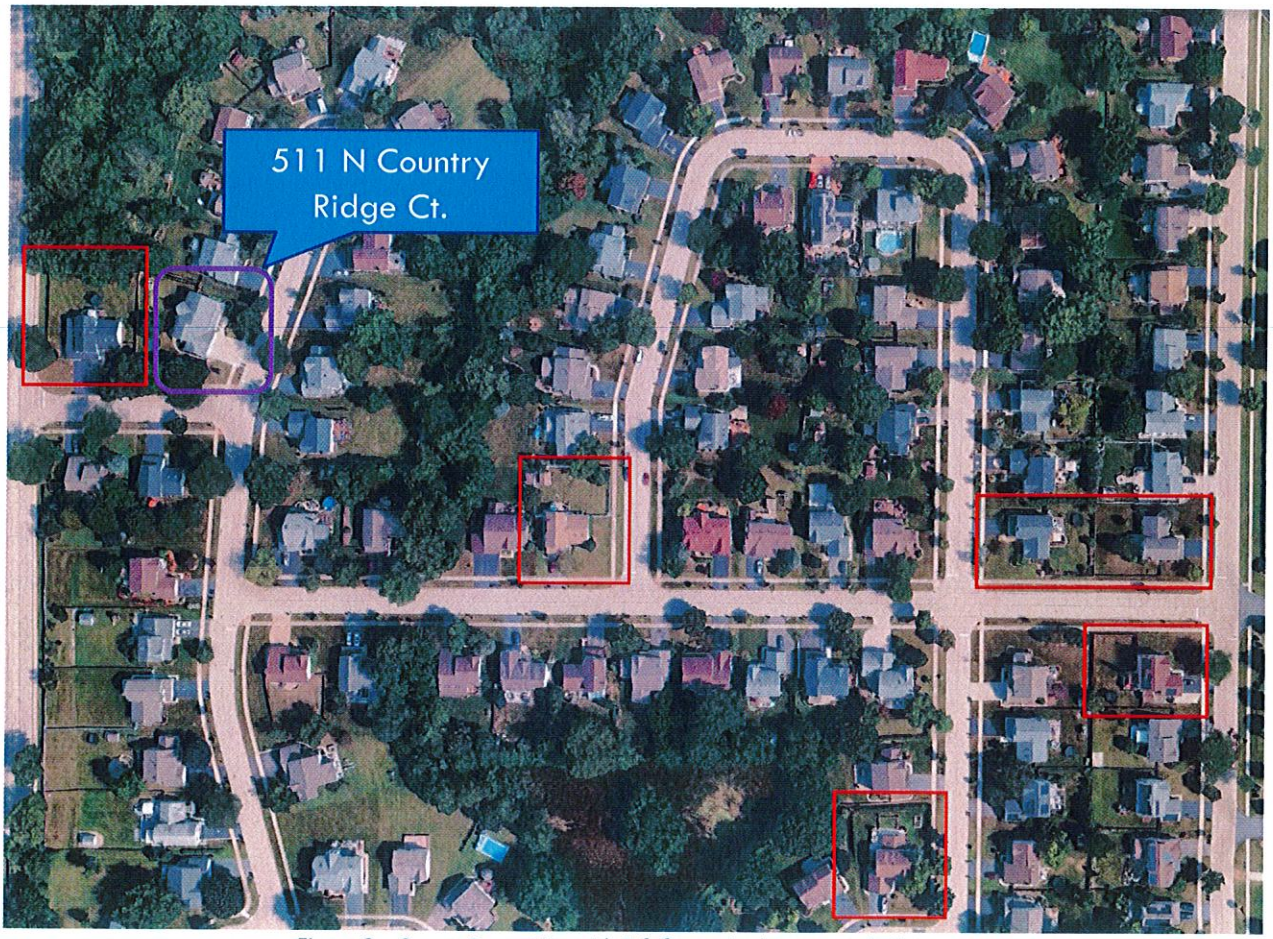


Figure 2 – Corner Properties with 5-ft fences in the same sub-division

CT 10/2/15 30/2032

WARRANTY DEED
Statutory (Illinois)

Mail to:

Konrad Kaczmarski
511 Country Ridge Ct
Lake Zurich, Il 60047

Image# 053585360002 Type: DW
Recorded: 01/14/2015 at 01:03:25 PM
Receipt#: 2015-00002228
Page 1 of 2
Fees: $39.00
IL Rental Housing Fund: $9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7162725

THE GRANTORS, **Karen M Wernette divorced and not since remarried** , of the Village of Lake Zuruch, County of Lake and State of Illinois, for the consideration of Ten & no./100 ($10.00) and other good & valuable consideration, in hand paid, does hereby CONVEY and WARRANT to **Konrad Kaczmarski** , a married man ,
the following described Real Estate, situated in the County of Lake State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Regarding the Property located at: 511 Country Ridge Ct Lake Zurich, Il 60047 PIN 14-21-313-007

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the state of Illinois .

DATED January 9,2015

X Karen M Wernette
Karen M Wernette

STATE OF ILLINOIS, COUNTY OF LAKE SS

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Karen M Wernette** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this January 9, 2015

OFFICIAL SEAL
ELLIOTT D HARTSTEIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES JANUARY 20, 2016

Elliott D Hartstein
Notary Public

Mail tax bills to: **Konrad Kaczmarski,511 Country Ridge Ct Lake Zurich, Il 60047**

THIS INSTRUMENT PREPARED BY:Elliott Hartstein 908 Providence Lane, Buffalo Grove,IL 60089

(2)
MG

CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 PST077032 VNC
STREET ADDRESS: 511 N COUNTRY RIDGE DT
CITY: LAKE ZURICH **COUNTY:** LAKE
TAX NUMBER: 14-21-313-007-0000

LEGAL DESCRIPTION:

LOT 96 IN RED BRIDGE FARM, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1987 AS DOCUMENT 2605256, IN LAKE COUNTY, ILLINOIS.

390,000.00

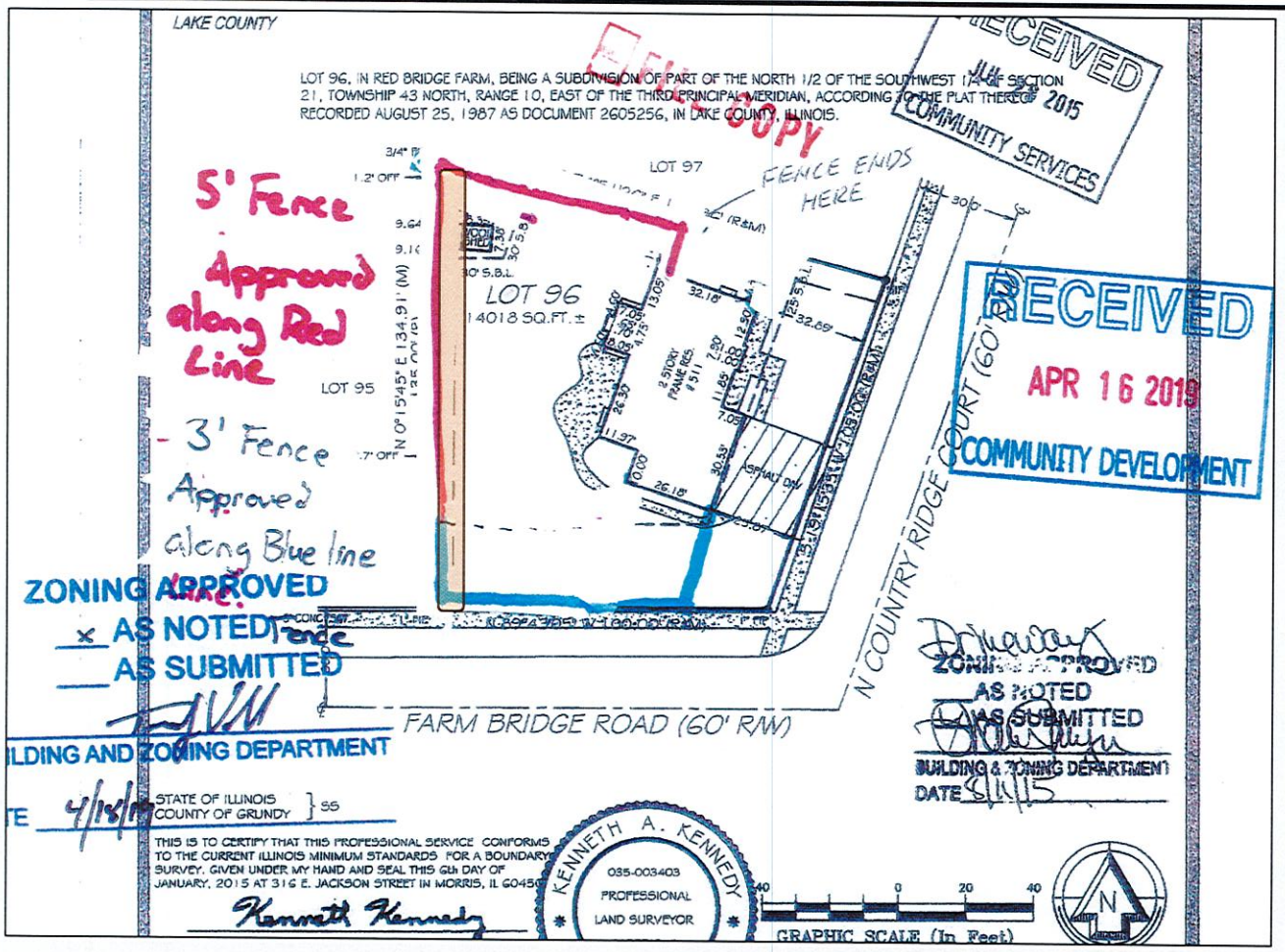
STATE & COUNTY TAX
STATE OF ILLINOIS
JAN.13.15
LAKE COUNTY
0000012128
REAL ESTATE TRANSFER TAX
00585.00
FP326708

FENCE HEIGHT VARIATION REQUEST



511 N Country Ridge Ct

CURRENTLY APPROVED PLAN, BUILT AND COMPLETED 2019



Significant cost impact to of move vs. change boards

25% usable backyard reduction for RED perimeter
~7200 sqft vs. 5400 sqft

ComEd and AT&T Utility easement forces slope on the indicated properly line further reducing available backyard area.

LACK OF PRIVACY INTO OUR BACKYARD



Lack of privacy from all sides of the property.
New subdivision will add more car and foot traffic.
Farm bridge is a main street: gateway to our subdivision
Trees on property and village apron prevent shrub and evergreen growth

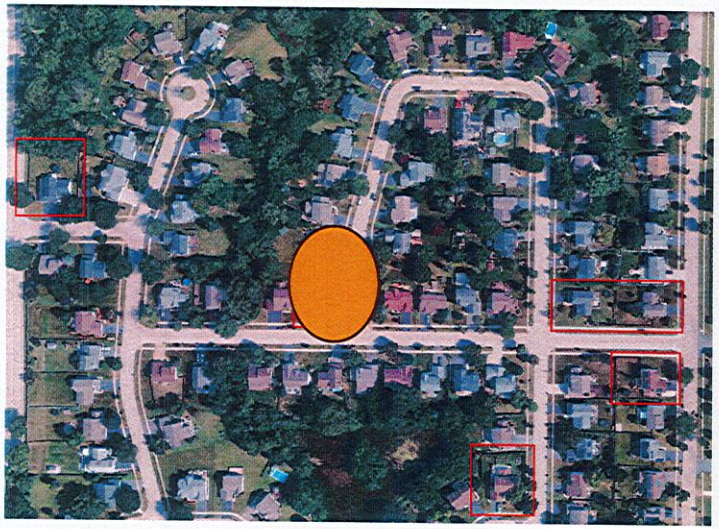


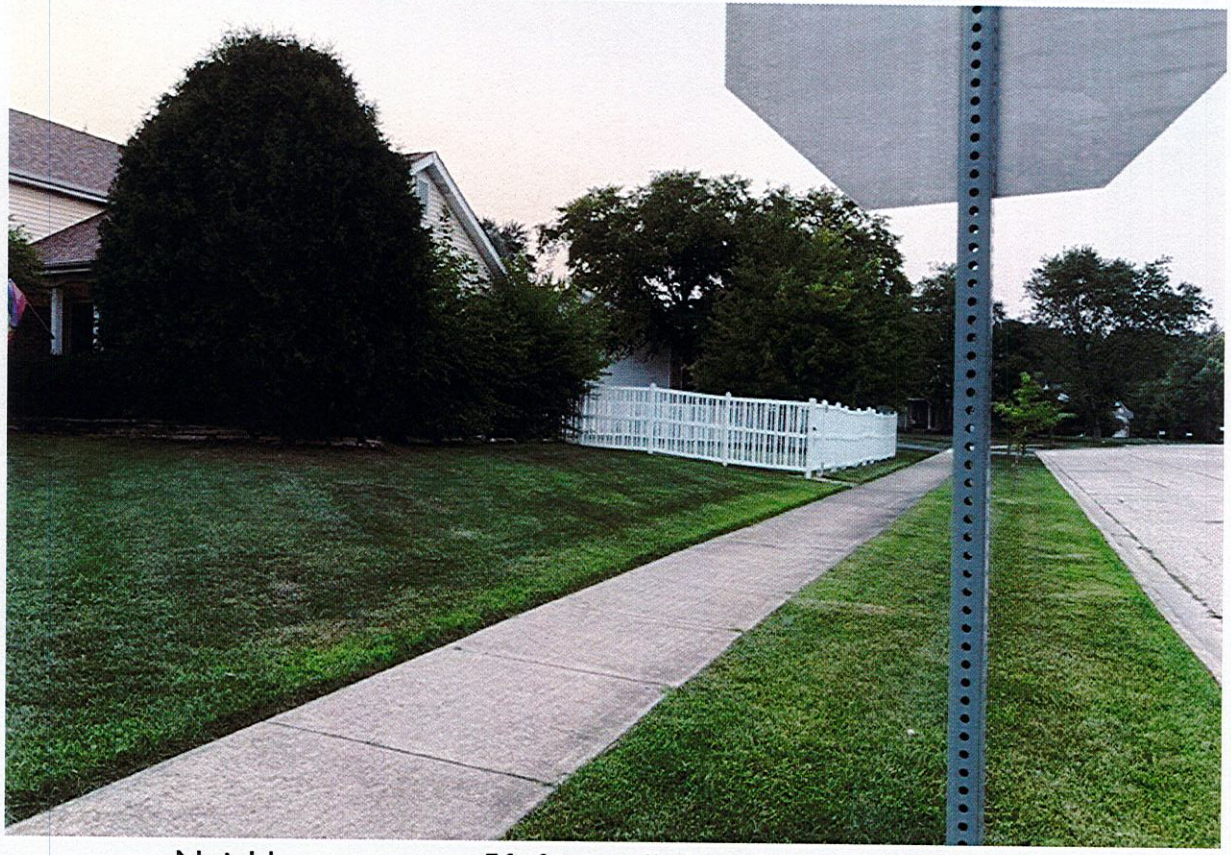
Highly unusual topography:
- Below street level on Farm Bridge
- Neighbor to West property significantly elevated
- Neighbor to the North significantly below

PRECEDENCE IN THE NEIGHBORHOOD



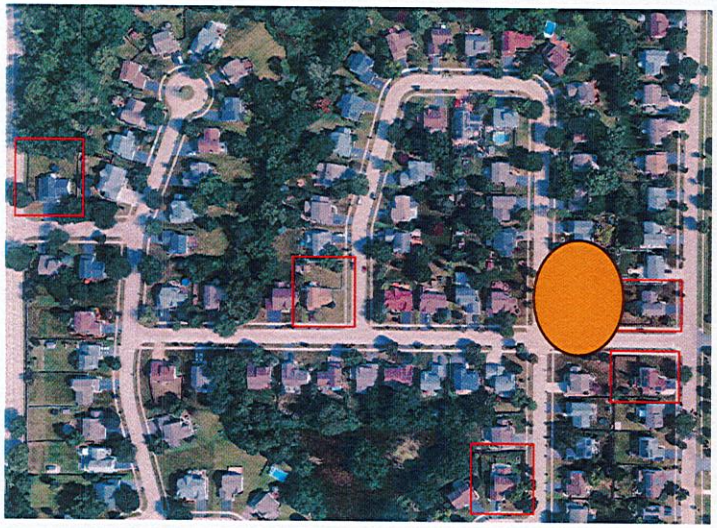
PRECEDENCE IN THE NEIGHBORHOOD

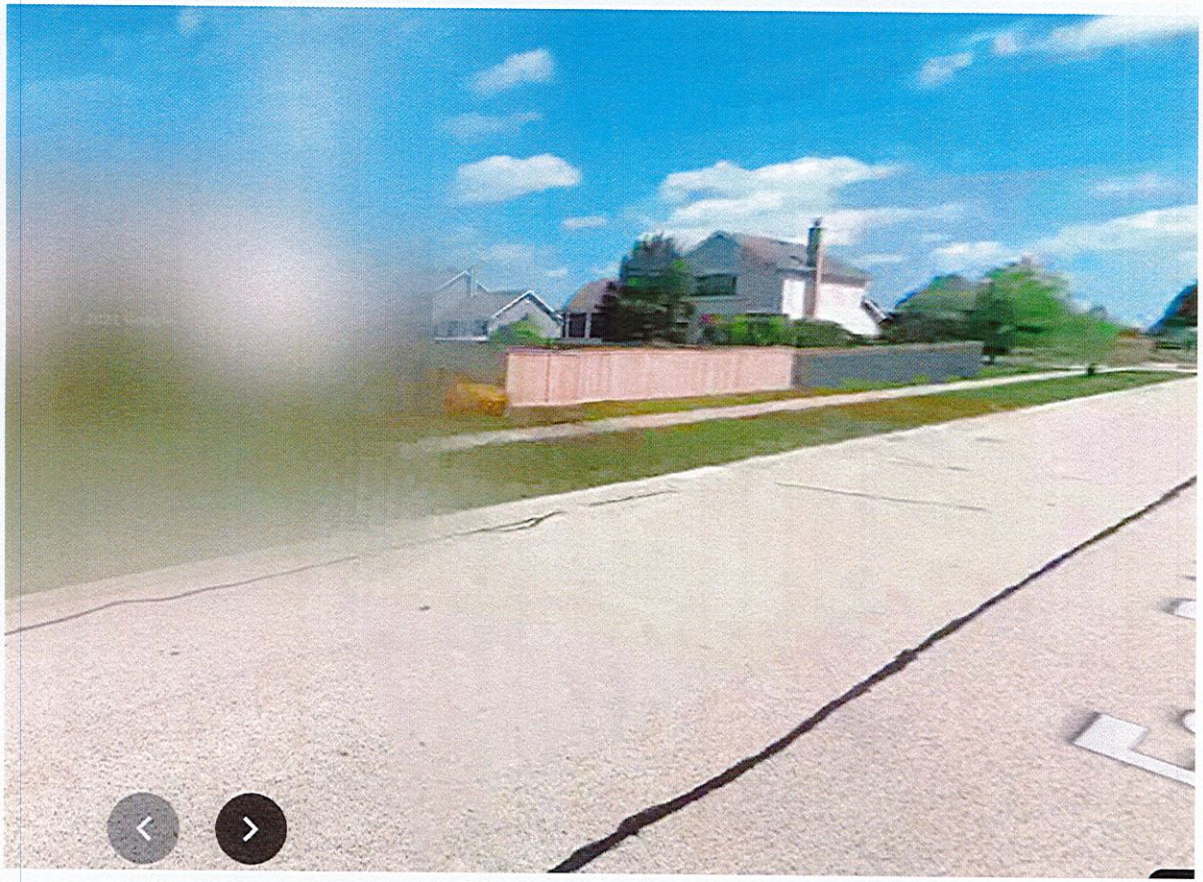




Neighbor property 5ft fence all the way to the sidewalk

PRECEDENCE IN THE NEIGHBORHOOD





Neighbor property 5ft fence all the way to the sidewalk

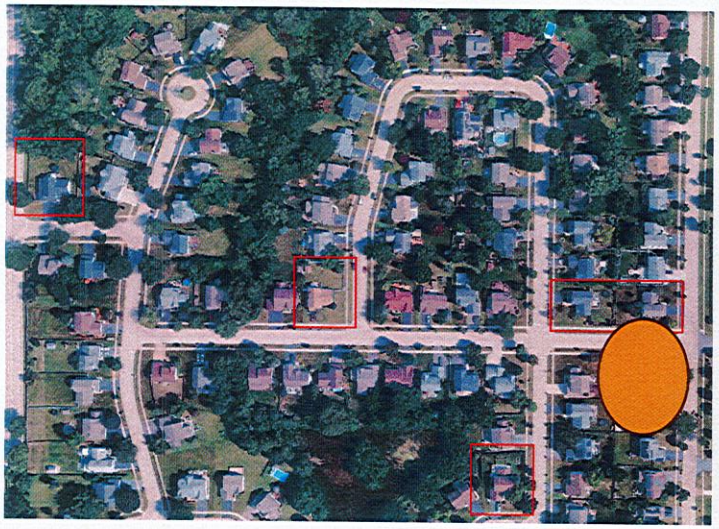
PRECEDENCE IN THE NEIGHBORHOOD





Neighbor property 5ft fence all the way to the sidewalk

PRECEDENCE IN THE NEIGHBORHOOD

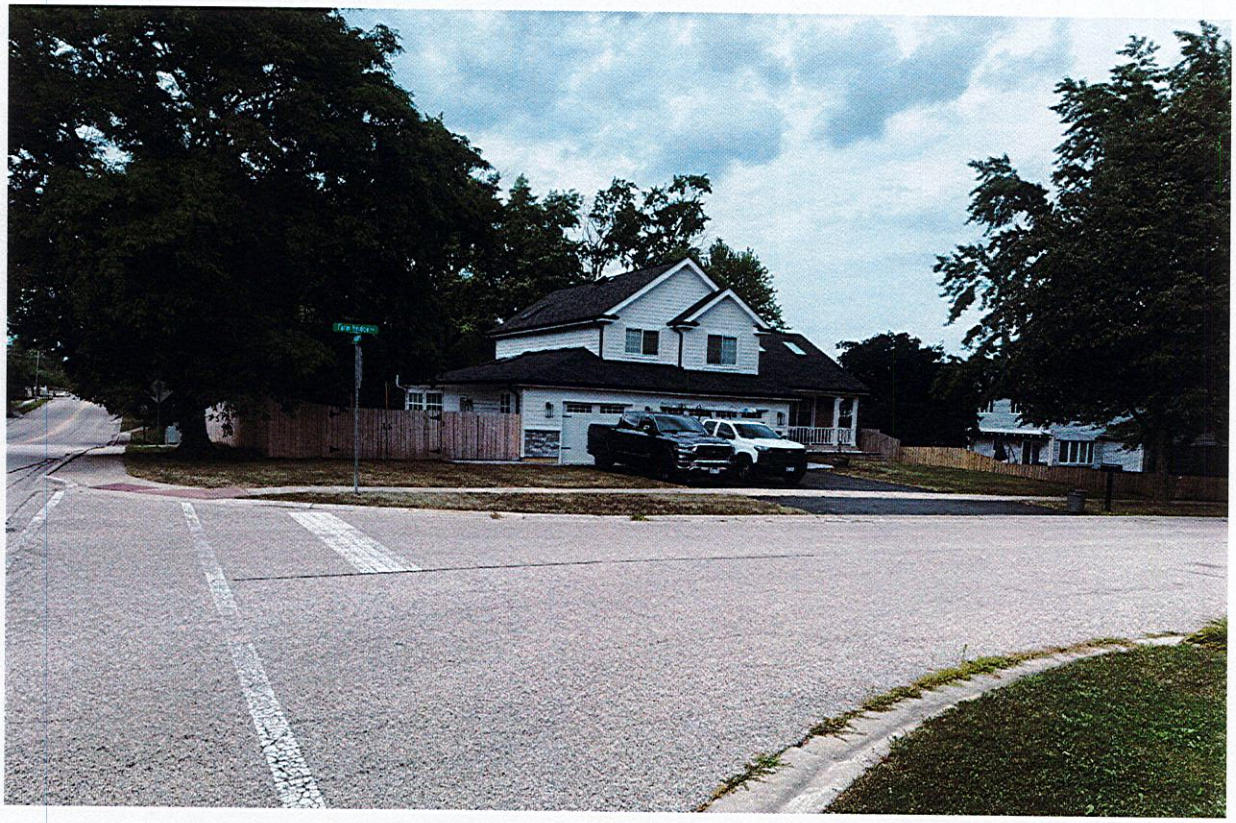




Neighbor property 5ft fence all the way to the sidewalk

PRECEDENCE IN THE NEIGHBORHOOD





Neighbor property recently installed 6ft fence by main road and 5ft towards the house

SAFETY: WILDLIFE – GERMAN SHEPPARD SIZE COYOTES



OUR DOG WERE ATTACKED BY OTHER DOGS JUMPING INTO OUR PROPERTY OVER THE FENCE LINE
INVISIBLE FENCE INSTALLED TO KEEP OUR ANIMALS AWAY FROM FENCE LINE

Dear Neighbor,

I hope this note finds you well. I'm reaching out to let you know that we're planning to install a higher fence along our property. We would like to make it 5 feet tall, which is 2 feet taller than the standard height in our area's corner lot and requires neighbors and village approval.

Our goal is to create a safe and private space for our family while maintaining a friendly and open feel in the neighborhood. The design we've chosen will match the current design and will be well-kept.

If you are comfortable with our plan, please let us know by signing the attached approval form. We truly appreciate your support and want to make sure everyone is on the same page before moving forward with variation application and public hearing.

Thank you for your time and consideration, and please feel free to reach out if you have any questions or would like to see the design details.

Warm regards,
Urszula and Konrad Kaczmarski

847-977-2982

511 N Country Ridge Ct.
Lake Zurich, IL 60047

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 452 N. Country Ridge Ct. Lake Zurich, IL 60047

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Kyle Hickey

Neighbor's Signature: Kyle Hickey

Date: 8/12/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 449 FARM BRIDGE RD

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): BILL HARTIG

Neighbor's Signature: Bill Hartig

Date: 8/12/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 457 S. Country Ridge CT

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): REGGIE CARTER

Neighbor's Signature: Reggie Carter

Date: 8/12/2025

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 503 N. Country Ridge Ct.

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Christina Gidley

Neighbor's Signature: Christina Gidley

Date: 8/10/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 474 N. Country Ridge Ct.

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): SANDRA BRAVATA

Neighbor's Signature: Sandra Bravata

Date: 8/10/2025

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 497 N. Country Ridge ct. LZ IL 60047

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Choon H. Cyapla

Neighbor's Signature: Choon H Cyapla

Date: 8/10/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 488 N. Country Ridge Ct. LZ, IL 60047

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): James Messerschmidt

Neighbor's Signature: [signature]

Date: 8/10/25

Notes or Comments (optional): No problem!

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 458 Farm Bridge Rd

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Pamela Radford

Neighbor's Signature: Pamela Radford

Date: 8/10/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 512 N. Country Ridge ct.

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Scott Schnur

Neighbor's Signature: [signature]

Date: 8/10/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 443 FARM BRIDGE

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): MARK L. O'ROURKE

Neighbor's Signature: Mark L. O'Rourke

Date: 8-10-2025

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 440 Farm Bridge Rd, Lake Zurich IL

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Seulgi Lim / Sung kuk kim

Neighbor's Signature:

Date: 8/10/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 496 N Country Ridge Ct

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Tiffany Morrison

Neighbor's Signature: [signature]

Date: 8/12/25

Notes or Comments (optional):

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 2025-17 **AGENDA ITEM 4.B**
PZC Hearing Date: September 17, 2025

STAFF REPORT

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

From: Sarosh Saher, Community Development Director

CC: Colleen McCauley, Village Planner
David Modrzejewski, Building Services Supervisor

Date: September 17, 2025

Re: PZC 2025-17 Zoning Application for 911 North Rand Road
Advocate Outpatient Center (AOC)

SUBJECT

Advocate Health and Hospitals Corporation (the "Applicant"), as the beneficiary of a donation of the property located at 911 North Rand Road, on the northwest corner of Miller Road and Rand Road (hereinafter referred to as the "Subject Property"), requests approval to develop the Subject Property with an ambulatory outpatient clinic building.

The Subject Property is currently addressed as 24528-24560 West Miller Road and 24058-24118 North Rand Road in unincorporated Lake County.

GENERAL INFORMATION

Requested Action:	Annexation, Zoning Classification, Subdivision, and Special Use Permit for a Planned Unit Development (PUD)
Current Zoning:	GC General Commercial (Unincorporated Lake County) RE Rural Estate District (Unincorporated Lake County) R-1 Residential District (Unincorporated Lake County)
Proposed Zoning:	B-1 Local & Community Business District

Existing Use: Vacant Unimproved Property

Proposed Use: Outpatient Clinic

Property Location: 911 North Rand Road

Applicant: Advocate Health and Hospitals Corporation

Owner: Sandy's Corner, LLC

Staff Coordinator: Colleen McCauley, Village Planner

LIST OF EXHIBITS

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

BACKGROUND

The Subject Property covers approximately 5 acres and is located west of the Village's municipal boundary, and is under the jurisdiction of Lake County. To facilitate development of the land and obtain access to Village utilities and services, the Applicant filed an application with the Village of Lake Zurich on July 30, 2025 (the "Application"), specifically seeking:

- Amendment to the Zoning Map of the Village of Lake Zurich for the annexation of the Subject Property
- Rezoning the Subject Property within the B-1 Local & Community Business District
- A Special Use Permit for a Planned Unit Development (PUD) and approval of a Development Concept Plan (Preliminary Plan) to develop the Subject Property
- Exterior Appearance and Site Plan Approval consistent with a Development Concept Plan

The Subject Property consists of approximately 5 acres, divided into six parcels located within unincorporated Lake County. The two parcels closest to the Miller Road and Rand Road intersection are currently zoned GC General Commercial, while the remaining parcels are zoned RE Rural Estate and R-1 Residential under the Lake County zoning map.

Historically, the site contained multiple structures spanning the length of the property, including residences, commercial buildings, and storage yards. In 2023, a single owner acquired all six parcels, and the structures were demolished the following year. After the demolition was complete, the property was seeded and blanketed, leaving it in optimal condition for future development.

Advocate Health is requesting annexation into the Village, along with the consolidation of six parcels into a single lot under the B-1 Local & Community Business zoning classification. This designation is consistent with the proposed office and clinic use.

Proposed Development
Advocate Health Care is proposing the development of a new one-story outpatient clinic that will provide a range of medical services, including primary care, immediate care, laboratory testing, and a small imaging suite for x-rays. The clinic will be operated as an ambulatory outpatient clinic that will not require overnight stays by patients.

The 12,500-square-foot clinic will be centrally located on the lot, with site access provided from Miller Road on the south side. A 52-space parking lot, including three ADA-accessible spaces and two spaces with electric vehicle charging stations, will be situated to the south of the building. A wide drop-off area will serve the main entrance at the front of the building.

The building will feature a contemporary design that incorporates brick, metal, and glass materials, consistent with the design and branding of Advocate Health Care facilities.

A stormwater detention area will be located east of the access drive on the southerly end of the Subject Property, providing a buffer between the parking lot and the Miller Road/Rand Road intersection. The west side of the building will contain the staff entrance, a small outdoor patio, and the dumpster enclosure. The northern portion of the site will remain undeveloped and vacant until the future expansion takes place.

The current plan proposes extensive landscaping along the roadway frontages of the development, along the periphery of the parking lot and around the foundation of the building. While the proposed landscape plan generally conforms to Village requirements, additional plantings will be needed along the lot line abutting the single-family residence to the west to ensure adequate screening to mitigate impact to that property.

Future Expansion
The site has been designed to accommodate a future expansion that would significantly increase the building's square footage, extend medical services, and enlarge the parking lot to the north, using the maximum allowable capacity of the site. To prepare for this addition, the clinic's northern elevation is proposed to be clad entirely in metal paneling, allowing for the expansion.

As part of the planned improvements, a new right-in/right-out access point will additionally be constructed along Rand Road. The parking lot will be expanded by 148 spaces, including nine ADA-accessible spaces, to support the increased patient and staff capacity. The building addition will double the clinic's overall square footage and further enhance the range of services offered at the site.

Pursuant to public notice published on August 30, 2025, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for September 17, 2025, to consider the Application. On August 26, 2025, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

A. **Courtesy Review.** The Applicant presented their project at a courtesy review of the Village Board on May 19, 2025. The feedback was generally positive and the Village Board recommended that the Applicant proceed with a formal application to the PZC for consideration at a public hearing. Information on the Courtesy Review is enclosed along with this report and the video stream of the meeting can be viewed at the following link: https://play.champds.com/lakezurichil/event/155

B. **Zoning History.** The Subject Property consisted of farm land with some tree cover, until the early 1950s when four structures were constructed, according to Lake County tax records. In the years that followed, the property's use expanded as additional land was cleared for a few additional structures and vehicle storage. The site is currently zoned GC General Commercial, RE Rural Estate, and R-1 Residential in unincorporated Lake County. As of 2024, the site has been cleared and is currently completely vacant.

C. **Surrounding Land Use and Zoning.** The Subject Property is located at the northwest corner of Miller Road and Rand Road, immediately west of the Village's municipal boundary. Across Rand Road to the east is a Walgreens, which is also zoned within the B-1 Local and Community Business District. Properties to the south and west are within unincorporated Lake County. To the south, across Miller Road, is a Shell gas station, while to the west are single-family homes and vacant land. Directly north of the Subject Property is the Wynstone Commercial and Office Park, located within the Village of North Barrington.

D. **Trend of Development.** The Subject Property is well-suited for this use, given its substantial size and its location within a mixed-use corridor along Rand Road that supports commercial development. The surrounding area has the potential to undergo future development, in particular with the Meadow Wood East single-family subdivision soon to begin construction.

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

The B-1 Local and Community Business District is intended to serve the everyday shopping needs of Village residents as well as to provide opportunities for specialty shops attractive to the wider suburban residential community around the Village. It permits uses that are necessary to satisfy most basic, frequently occurring shopping needs. It also

permits compatible uses that, although not used as frequently, would be desirably located in close proximity to potential users. The district is located principally on primary or secondary thoroughfares, is relatively small in size, and has bulk standards that provide for compatibility with nearby residential uses.

F. **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 the B-1 Local and Community Business District). 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 (B-1 Local and Community Business, 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 B-1 Local and Community Business District (through an amendment of the village zoning map) and Development Concept Plan (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) including the Village Engineer, 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.

9-18-3: STANDARDS FOR AMENDMENTS:

Amending the zoning map or the text of the zoning code is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the board of trustees (with the recommendation of the PZC) should act in what it reasonably believes to be in the best interest of the general public, and may consider, among other factors, the following factors as they may be relevant to the application:

A. The consistency of the proposed amendment with the purposes of this zoning code.

Staff Response: Standard met. The proposed map amendment meets the purpose of the zoning code whose overall purpose is to maintain Lake Zurich as a community with thriving services, in particular with respect to land use patterns, public infrastructure, community expectations and value.

The current Comprehensive Plan designates the Subject Property for annexation and future mixed-use development. The proposed development will serve as a medical clinic which qualifies as a commercial use and will provide a variety of medical services.

The amendment will continue to promote and protect the public health, safety, morals, and the general welfare of the village.

B. The community need for the proposed amendment and for the uses and development it would allow.

Staff Response: Standard met. The proposed use permitted by the zoning map amendment—commercial—is consistent with the purpose and intent of the zoning code, which encourages the development of property in appropriate locations. The expansion of the Village's boundary to include this property will generate additional property tax revenue and is consistent with its location within the Village's designated planning area.

C. If a specific parcel of property is the subject of the proposed amendment, then the following factors:

1. Existing Uses and Classifications: The existing uses and zoning classifications for properties in the immediate vicinity of the subject property.

   Staff Response: Standard met. To the east of the Subject Property is the Walgreens property (RENAULT PROPERTIES LLC), a commercial business zoned within the proposed B-1 Local & Community Business District. To the south, in unincorporated Lake County, is the Shell Gas Station (RMARTS LLC). To the north is the Wynstone Commercial Subdivision, a low-impact commercial and office center. To the west, the Subject Property abuts a single-family residence with a large rear yard. The proposed B-1 commercial zoning designation is the Village's least intensive business district and is compatible with surrounding land uses.

2. Trend of Development: The trend of development in the immediate vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.

Staff Response: Standard met. The Subject Property is situated along Rand Road, a regional arterial that supports key commercial, retail, and service uses for the community. The proposed development will serve as an extension of the established commercial corridor.

3. Diminution of Values: The extent to which the value of the subject property is diminished by the existing zoning classification applicable to it.

Staff Response: Standard met. The Subject Property's current GC General Commercial, RE Rural Estate, and R-1 Residential zoning in Lake County does not permit the proposed development. Annexation into the Village will enable connection to necessary utilities, and rezoning will allow the proposed development to proceed in compliance with Village regulations.

The proposed development will enhance the property's overall value, which is vacant, by allowing a productive uses consistent with market demand.

4. Increase in Health, Safety, And Welfare: The extent, to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

Staff Response: Standard met. There is no evidence that this diminution in value is offset by an increase in the overall public health, safety, and welfare.

5. Effects On Adjacent Properties: The extent to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

Staff Response. Standard met. The proposed development is designed to minimize any impact on surrounding properties. The requested zoning classification includes appropriate standards for land use and bulk, ensuring the development will not adversely affect neighboring properties. Additional measures, including supplemental landscaping, fencing, and lighting that conforms to Village standards will further protect adjacent properties and maintain the overall character of the area.

6. Value Of Adjacent Properties: The extent to which the value of adjacent properties would be affected by the proposed amendment.

Staff Response: Standard met. No evidence has been provided to demonstrate that the proposed development will have a negative impact on the value of adjacent properties. The development of the existing vacant property with an outpatient clinic will serve to enhance the Subject Property.

7. Future Development: The extent to which the future orderly development of adjacent properties would be affected by the proposed amendment.

Staff Response: Standard met. The properties to the north, east, and south are already improved with commercial land uses. The property to the west is improved with a single-family home with an expansive back yard which will be adjacent to the proposed development.

8. Suitability Of Text Amendment: The suitability of the proposed text amendment for the zoning district in which the amendment is being proposed.

Staff Response: Not Applicable.

9. Ingress and Egress: The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

Staff Response: Standard met. The Subject Property has direct frontage on both Miller Road and Rand Road, which serve as regional arterials connecting the Village to surrounding communities. The planned access point on Miller Road for the current phase of development will accommodate eastbound and westbound traffic. In the future with the completion of the full extent of development, an additional right-in/right-out access point will be added along Rand Road, allowing vehicles traveling south to enter the site and vehicles exiting the site to head southbound. The internal parking lot will be designed to Village standards and will provide adequate circulation and proper emergency access.

10. Utilities and Services: The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.

Staff Response: Standard met. The development will be served with new water, sanitary and storm water utilities in accordance with the standards provided in the land development code.

11. Length of Vacancy: The length of time that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

Staff Response: Standard met. The Subject Property has remained vacant since the existing structures were demolished in 2024.

12. Positive Effect: The proposed amendment creating a positive effect for the zoning district, its purposes, and adjacent properties shall be placed before the benefits of the petitioner.

Staff Response: Standard met. The proposed development will introduce additional medical services to Lake Zurich, enhancing the availability of these services in the community. In addition, the outpatient clinic will provide an economic benefit to the community.

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

Planned unit developments are included in the zoning code as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses and in recognition of the fact that traditional bulk, space, and yard regulations that may be useful in protecting the character of substantially developed and stable areas may impose rigidities on the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach.

A. Special Use Permit Standards: No special use permit for a planned unit development shall be recommended or granted pursuant to this chapter unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to chapter 19 of this title.

Staff Response: Standard met. 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. The entire property that is subject to the PUD is under contract to be donated by the owner, Sandy's Corner, LLC, to the applicant, Advocate Health. Ownership will be transferred following the approval of the annexation and zoning entitlements.

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 approximately 5-acre property has the size and configuration necessary to be developed as a single planned unit development. The site can accommodate the proposed clinic, and subsequent expansion.

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.

4. Public Open Space and Contributions: Whenever the official comprehensive plan, zoning map, or official map indicates that development of a planned unit development will create a need for land for public purposes of the village within the proposed planned unit development, the board of trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the village for such use. In addition, the board of trustees may require evidence that all requirements of village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned unit development.

   Staff Response: Not Applicable. The nature and scope of the development does not create a need for land for public purposes of the Village within the proposed planned unit development. The purpose and intent of such contributions are provided primarily for larger residential developments consisting of multiple properties with common areas to provide for or compensate for public amenities for the benefit of new residents that will move into the community to occupy such developments.

5. Common Open Space:

   a. Amount, Location, And Use: The failure of a planned unit development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this zoning code. When common open space is provided in a planned unit development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned unit development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the final plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

b. Preservation: Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved final plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the board of Trustees.

c. Ownership And Maintenance: The final plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the village.

d. Property Owners' Association: When the requirements of subsection B5c of this section are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

i. The bylaws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the final plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subsection B5d(1); and

ii. The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements; and

iii. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and

iv. Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and

v. Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with state statutes; and

vi. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds (2/3) of the members voting on the issue; and

vii. The village must be given the right to enforce the covenants; and

viii. The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Staff Response: Not Applicable. Based on the nature and scope of the development, and size of the subject property, the village has determined that the development is not required to provide any public open space at this time. The site is designed to function as a medical clinic with appropriate building placement, stormwater management areas, parking, and circulation that collectively meet the intent of the Village's standards.

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 partially met. The proposed landscape plan generally conforms to Village requirements; however, additional plantings are needed along the lot line abutting the single-family residence to the west to ensure adequate screening and compatibility.

The remaining developed portion of the property is proposed to be extensively landscaped. The east lot line along Rand Road and the south lot line along Miller Road are designed in conformance with the Village's landscaping standards, which require two plant units for every 100 feet of street frontage. In addition, the stormwater detention area will be appropriately planted and maintained.

7. Private Streets: Private streets are prohibited unless expressly approved by the board of trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the

condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in subsection B5d of this section

Staff Response: Not Applicable. The development is being proposed on a single site and therefore no internal private streets are proposed.

8. Sidewalks: A sidewalk meeting the standards of the Lake Zurich subdivision ordinance shall be provided along at least one side of every street in or abutting a planned unit development; provided, however, that such sidewalk may be constructed in a street right of way or as a specific element of the design of the planned unit development.

Staff Response. Standard partially met. No sidewalk is currently proposed along Miller Road or Rand Road. Sidewalk construction along the Subject Property's frontage is required and must be installed in accordance with Village policies, standards, and Comprehensive Plan.

The recently adopted comprehensive plan places a high priority on the establishment of sidewalks in the community. The plan designates Rand Road as an arterial roadway to be enhanced with shared-use paths (Bicycle and pedestrian paths). While a number of properties along the arterial are already served by such paths, the plan recommends the filling of sidewalk gaps, thereby expanding multimodal connectivity, and enhancing access and safety as part of public and private development.

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.

10. 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 development within the B-1 Local & Community Business District.

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

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

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

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

   Staff Response: Standard met. The proposed development is in substantial conformance with the purpose and intent of the Rand Road Corridor as outlined in the adopted 2025 Comprehensive Plan. The Subject Property lies within the Village's Planning Boundary and its development as a commercial use is consistent with the Comprehensive Plan's vision.

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: The developer has incorporated an on-site stormwater detention facility to mitigate potential flooding impacts on the Subject Property and surrounding properties. The proposed development will not have a substantial or undue adverse effect on adjacent properties.

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

   Staff Response: Standard met. The land use and its operation is proposed to be conducted entirely on the Subject Property. The new building is proposed as a single-story commercial building, and will not dominate or interfere with the street-facing character of the surrounding properties. Adequate parking will be provided on the premises for employees and users of the clinic.

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. Existing utilities currently run in the vicinity of the Subject Property and the Applicant will ensure with the Village Engineer and Village's Public Works Utilities Staff that the most efficient and viable layout for underground utilities are provided – including stormwater management, water and sanitary mains.

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

   Staff Response: Standard met. The proposed Advocate Outpatient Clinic will be properly served by Miller Road and Rand Road, particularly with the recent intersection improvements and roadway upgrades. The site's traffic demand, estimated at 88 to 116 vehicles per peak hour at full buildout, can be accommodated by the existing roadway system with minimal impact on the surrounding area. The site plan provides the required number of parking spaces, including ADA-accessible spaces, to ensure safe and efficient circulation for patients and staff.

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

   Staff Response: Standard met. The proposed development will not result in the destruction, loss, or damage of any natural, scenic, or historic features of significance. The Subject Property was previously occupied by existing buildings and storage structures, which were demolished but were not designated as historic properties. Any removal of trees of significance will be mitigated through the proposed landscape plan and replacement requirements within the Planned Unit Development.

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

   Staff Response: Standard met. The proposed development will comply with all other additional standards imposed through the building codes for commercial developments.

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 revitalize an underutilized parcel and facilitate its annexation into the Village.

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 Subject Property is for the establishment of the commercial lot.

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 Advocate Outpatient Clinic development will provide additional medical services to the Village. The development will serve both local residents and the broader community, contributing to economic activity and the diversification of land uses along the Rand Road corridor.

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 land use, and is based on its consistency with the land uses, comprehensive plan, architecture, and design surrounding the proposed development. No alternate locations are currently proposed.

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

   Staff Response: Standard met. All steps necessary will be taken to minimize any substantial adverse effects of the proposed development.

RECOMMENDATION

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

- Section 9-18-3: Standards for Amendments
- 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 or will be met through granting of modifications to the code and recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2025-17, 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 July 30, 2025, on behalf of Advocate Health and Hospitals Corporation
    b. Petition for Annexation dated July 30, 2025 on behalf of Advocate Health and Hospitals Corporation
    c. Cover Letter addressed to Chairperson Orlando Stratman dated August 1, 2025, prepared by Mr. Pete Bleser on behalf of Advocate Health Care.
    d. Exhibit A: Legal Description
    e. Plat of Survey dated May 01, 2025, and prepared by R.E. Allen and Associates, LTD
    f. Plat of Annexation dated May 01, 2025, and prepared by R.E. Allen and Associates, LTD
    g. Advocate Health Care AOC Lake Zurich Drawing Submission dated August 01, 2025, and prepared by HDR Architecture, BOLDT, IMEG Corporation, Eriksson Engineering Associates, LTD., including the following sheets:
        i. Civil Engineering Cover Sheet (Sheet C_000)
        ii. Site Work Notes (Sheet C_001)
        iii. Site Demolition Plan (Sheet C_100)
        iv. Site Geometry Plan (Sheet C_200)
        v. Site Utility Plan (Sheet C_300)
        vi. Site Grading and Paving Plan (Sheet C_400)
        vii. Site Erosion and Sediment Control Plan (Sheet C_500)
        viii. Site Work Details (Sheets C_600 – C_604)
    h. AOC Lake Zurich Medical Office Building Traffic and Parking Study dated August 01, 2025, and prepared by Eriksson Engineering Associates, LTD.
    i. Exterior Material Specifications dated August 01, 2025, and prepared by HDR Architecture

j. Advocate Health Care AOC Lake Zurich Preliminary Stormwater Report dated August 01, 2025, and prepare by Eriksson Engineering Associates, LTD.

2. The Developer shall enter into a binding Annexation Agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village.

3. The Developer shall submit a Final Plan to the Village to particularize the details of the on-site and off-site improvements related to the development of the site including landscape material, stormwater management and flood mitigation, and pedestrian sidewalk construction.

4. All sidewalks within and along the frontage of the Development on the Subject Property shall be constructed by the Developer as part of the development. Additionally, a 5-foot wide sidewalk shall be constructed along the frontage of the property along Miller Road and Rand Road.

5. All signage shall conform to the requirements of the sign regulations at Title 12 of the Municipal Code. Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.

6. The development as a PUD 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 including those 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,

Colleen McCauley
Village Planner

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

911 North Rand Road
September 17, 2025

The Planning & Zoning Commission recommends approval of Application PZC 2025-17, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated September 17, 2025 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:
   - k. Zoning Application dated July 30, 2025, on behalf of Advocate Health and Hospitals Corporation
   - l. Petition for Annexation dated July 30, 2025 on behalf of Advocate Health and Hospitals Corporation
   - m. Cover Letter addressed to Chairperson Orlando Stratman dated August 1, 2025, prepared by Mr. Pete Bleser on behalf of Advocate Health Care.
   - n. Exhibit A: Legal Description
   - o. Plat of Survey dated May 01, 2025, and prepared by R.E. Allen and Associates, LTD
   - p. Plat of Annexation dated May 01, 2025, and prepared by R.E. Allen and Associates, LTD
   - q. Advocate Health Care AOC Lake Zurich Drawing Submission dated August 01, 2025, and prepared by HDR Architecture, BOLDT, IMEG Corporation, Eriksson Engineering Associates, LTD., including the following sheets:
     - i. Civil Engineering Cover Sheet (Sheet C_000)
     - ii. Site Work Notes (Sheet C_001)
     - iii. Site Demolition Plan (Sheet C_100)
     - iv. Site Geometry Plan (Sheet C_200)
     - v. Site Utility Plan (Sheet C_300)
     - vi. Site Grading and Paving Plan (Sheet C_400)
     - vii. Site Erosion and Sediment Control Plan (Sheet C_500)
     - viii. Site Work Details (Sheets C_600 – C_604)
   - r. AOC Lake Zurich Medical Office Building Traffic and Parking Study dated August 01, 2025, and prepared by Eriksson Engineering Associates, LTD.
   - s. Exterior Material Specifications dated August 01, 2025, and prepared by HDR Architecture
   - t. Advocate Health Care AOC Lake Zurich Preliminary Stormwater Report dated August 01, 2025, and prepare by Eriksson Engineering Associates, LTD.

2. The Developer shall enter into a binding Annexation Agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village.

3. The Developer shall submit a Final Plan to the Village to particularize the details of the on-site and off-site improvements related to the development of the site including landscape material, stormwater management and flood mitigation, and pedestrian sidewalk construction.

4. All sidewalks within and along the frontage of the Development on the Subject Property shall be constructed by the Developer as part of the development. Additionally, a 5-foot wide sidewalk shall be constructed along the frontage of the property along Miller Road and Rand Road.

5. All signage shall conform to the requirements of the sign regulations at Title 12 of the Municipal Code. Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.

6. The development as a PUD 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 including those 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

Parcel 1:
THE SOUTH 1/2 OF LOT 16 IN CLOVER HILL FARMS, UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND THE NORTH 828 FEET OF THE EAST 1360 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF), ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092 IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

PIN: 14-07-302-014

Parcel 2:
THE NORTH HALF OF LOT 16 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 7 AND OF PART OF THE NORTH WEST QUARTER OF SECTION 18 ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 19, 1948, AS DOCUMENT 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9; (EXCEPT THAT PART THEREOF TAKEN FOR ROAD PURPOSES BY INSTRUMENT RECORDED JULY 10, 1948 AS DOCUMENT NUMBER 647622), IN LAKE COUNTY, ILLINOIS.

PIN: 14-07-302-013-0000

Parcel 3:
THE SOUTH 147.60 FEET OF LOT 15 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 1360 FEET OF THE NORTHWEST 1/4 OF SECTION 18, (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF), ALL IN THE TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19,1948, AS DOCUMENT 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9, EXCEPT THAT PART TAKEN FOR ROAD PURPOSES BY INSTRUMENT RECORDED JULY 19, 1948 AS DOCUMENT NUMBER 648288) IN LAKE COUNTY, ILLINOIS.

PIN: 14-07-302-012

Parcel 4:
LOT 15 (EXCEPT THE SOUTH 147.60 FEET THEREOF) IN CLOVER HILL FARMS, UNIT NO. 1 BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER

OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 1360 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF) ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED . JANUARY 19, 1948, AS DOCUMENT NUMBER 635092 IN BOOK 31, OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

PIN: 14-07-302-011

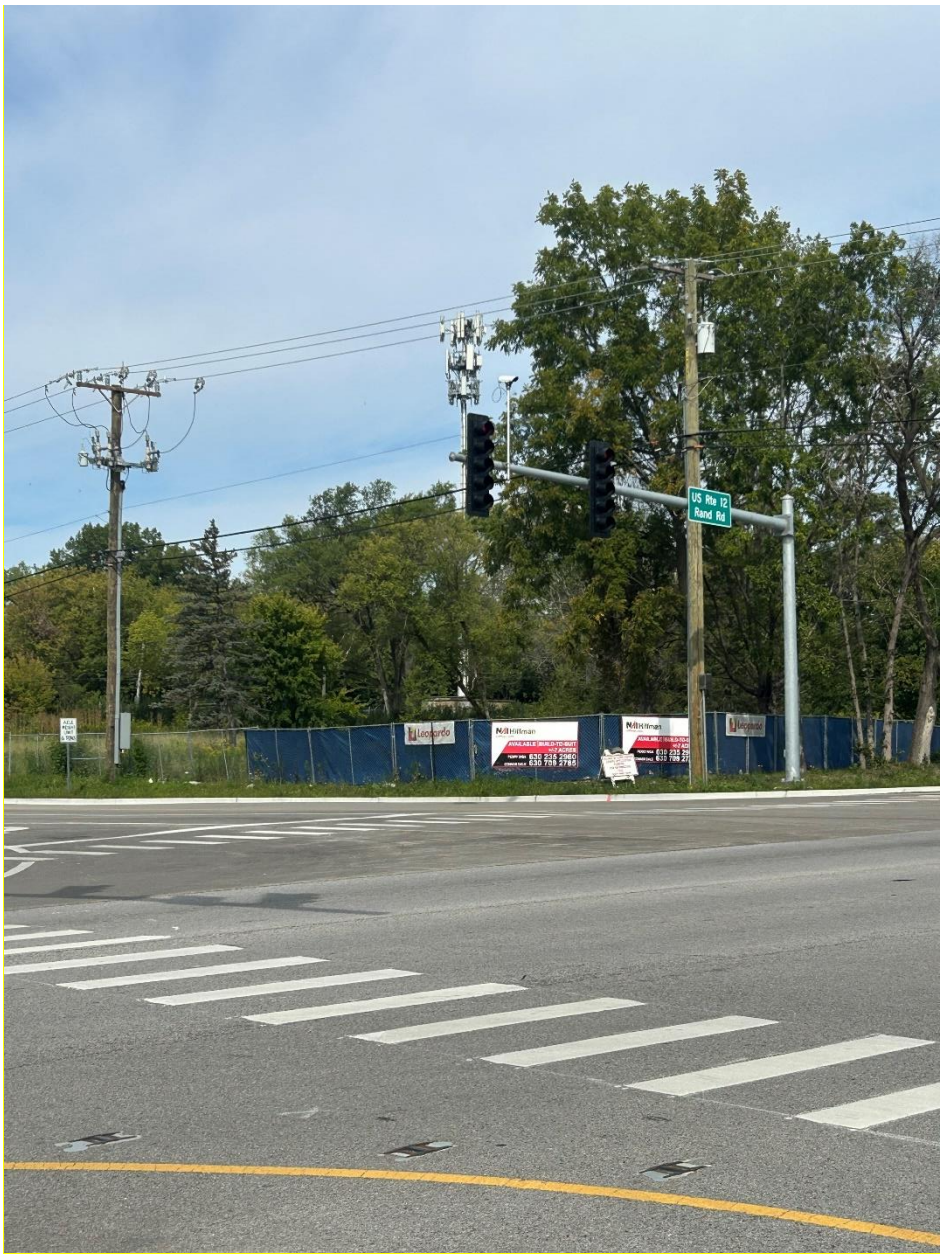
Parcel 5:
PARCEL 1: LOT 17 IN CLOVER HILL FARMS, UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND THE NORTH 828 FEET OF THE 1360 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF), ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092 IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.
PARCEL 2: THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 10 RODS; THENCE NORTH 12 RODS; THENCE EAST 10 RODS; THENCE SOUTH 12 RODS TO THE PLACE OF BEGINNING; (EXCEPT THAT PART THEREOF LYING EASTERLY OF A LINE EXTENDING ACROSS SAID TRACT AND WHICH IS 100 FEET WESTERLY OF, MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE CENTER LINE OF FEDERAL AID HIGHWAY ROUTE 60, SAID CENTER LINE SHOWN ON A PLAT OF SURVEY RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, AS DOCUMENT 639882, IN BOOK 862 OF RECORDS, PAGE 159), IN LAKE COUNTY, ILLINOIS.
EXCEPTING THEREFROM PARCELS 1 AND 2 THE FOLLOWING DESCRIBED LAND CONVEYED TO LAKE COUNTY DIVISION OF TRANSPORTATION BY TRUSTEE'S DEED DATED OCTOBER 15, 2020 AND RECORDED ON JANUARY 23, 2021 AS DOCUMENT 7742321; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BEARINGS AND DISTANCES ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) EAST ZONE, WITH A COMBINATION FACTOR OF 0.9999447337, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 17 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 130 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.70 FEET THEREOF) ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS

DOCUMENT NUMBER 635092, THENCE NORTH 00 DEGREES 07 MINUTES 41 SECONDS WEST ALONG SAID WEST LINE, 10.00 FEET TO A LINE THAT IS 10.00 FEET NORTH OF AND PARALLEL WITH SAID RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 05 MINUTES 29 SECONDS EAST ALONG SAID LINE, 247.34 FEET; THENCE NORTH 83 DEGREES 15 MINUTES 09 SECONDS EAST, 64.66 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF RAND ROAD (US ROUTE 12) DEDICATED PER DOCUMENT 639882 AND THAT IS 51.62 FEET NORTH OF THE EXISTING CENTERLINE OF MILLER ROAD AS DEDICATED PER SAID DOCUMENT NUMBER 635092 ; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE AND EXTENSION THEREOF, 51.62 FEET TO SAID EXISTING CENTERLINE OF MILLER ROAD; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE OF MILLER ROAD, 38.76 TO THE EAST LINE OF SAID LOT 17 EXTENDED; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST ALONG SAID LINE EXTENDED, 33.01 FEET TO THE SOUTH LINE OF SAID LOT 17, ALSO BEING THE NORTH RIGHT OF WAY LINE OF MILLER ROAD PER SAID DOCUMENT NUMBER 635092; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS WEST ALONG SAID LINE, 272.67 FEET TO THE POINT OF BEGINNING.

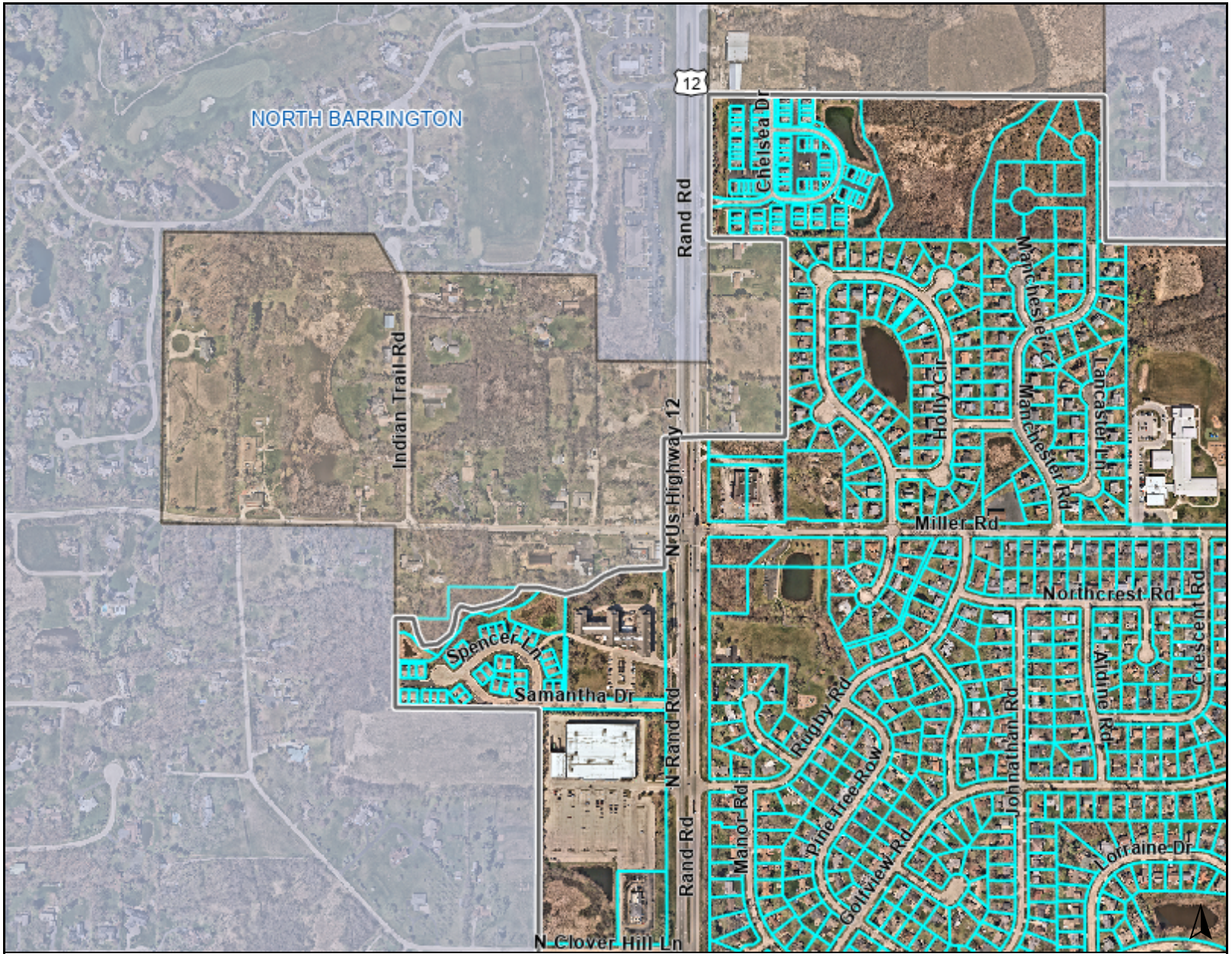
PINS: 14-07-300-003 and 14-07-302-015

EXHIBIT B

PUBLIC HEARING SIGNS PRESENT AT SUBJECT PROPERTY



Advocate - Annexation & PUD



Legend

VILLAGE OF LAKE ZURICH

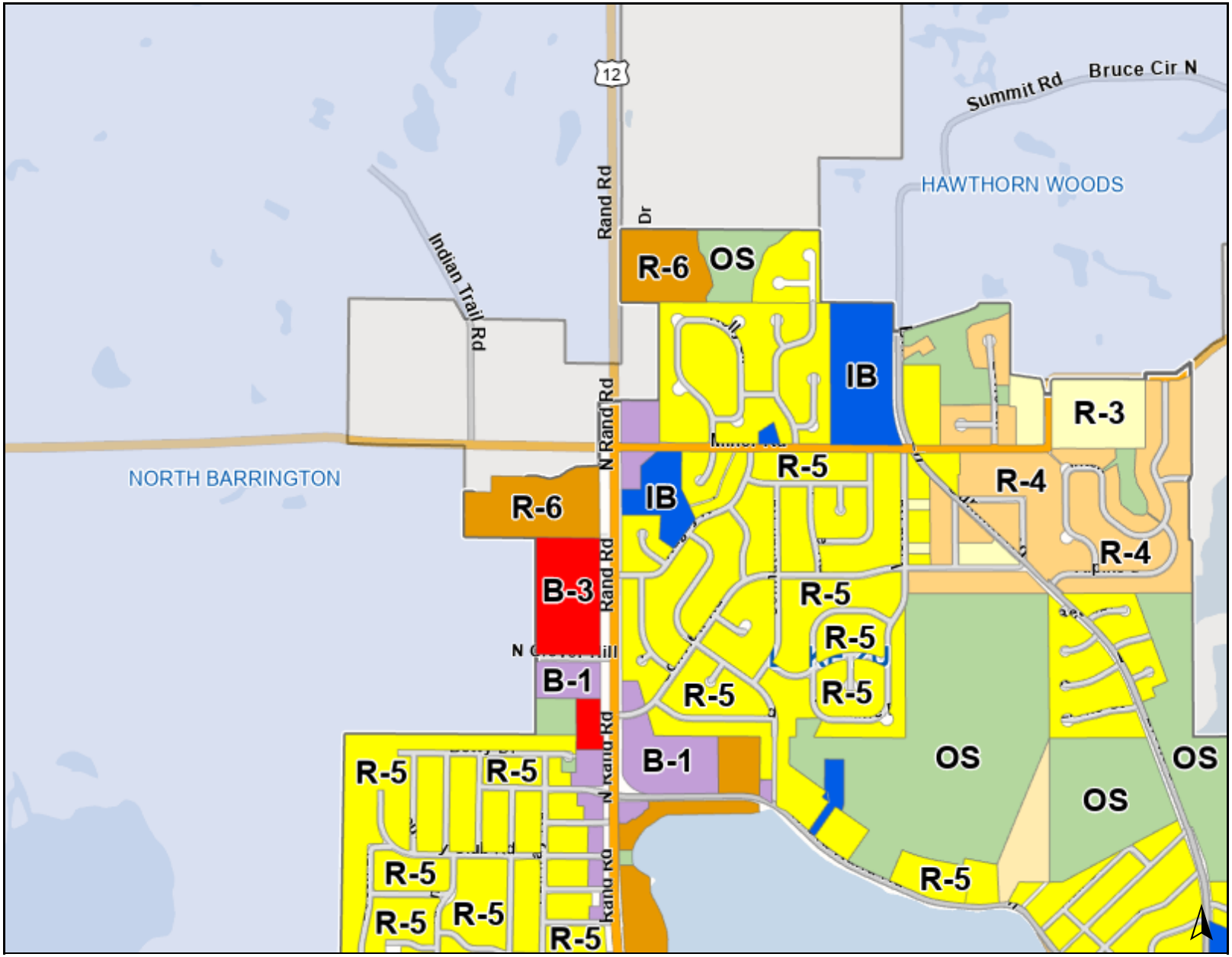
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Print Date: 8/28/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Advocate - Annexation & PUD



Legend

Zoning and Development

Zoning

- B-1: Local & Community Business
- B-3: Regional Shopping
- IB: Institutional Buildings
- OS: Open Space
- R-1/2: Single Family Residential
- R-3: Single Family Residential
- R-4: Single Family Residential
- R-5: Single Family Residential
- R-6: Multi Family Residential

VILLAGE OF LAKE ZURICH

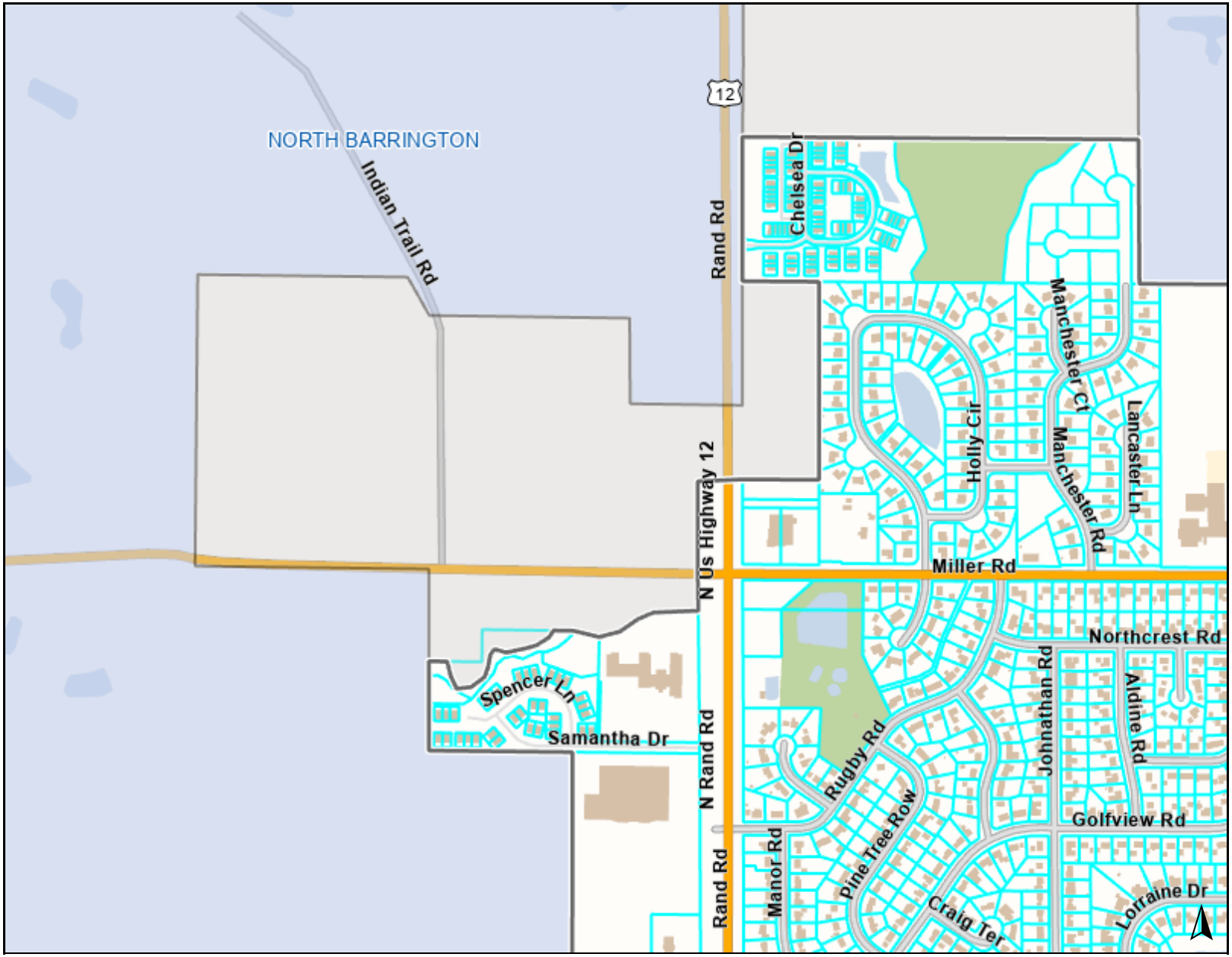
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Advocate - Annexation & PUD



Legend

VILLAGE OF LAKE ZURICH

0 1000 2000 ft

Print Date: 8/28/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Lake Zurich PZC Application:

Advocate Outpatient Center (AOC)

Lake Zurich Rand

August 1, 2025

hdrinc.com 225 West Wacker, Suite 2750, Chicago, IL 60606-1228
(312) 470-9501

August 1st, 2025

Mr. Orlando Stratman
Chairperson, Planning and Zoning Commission
Village of Lake Zurich
70 East Main Street
Lake Zurich, IL 60047

Re: Planning and Zoning Commission Package submission
Advocate Health Care – Proposed Annexation & Development of Outpatient Clinic Building

Mr. Stratman

On behalf of Advocate Health we submit this package to the Planning and Zoning Commission for your review and comments. We are seeking Annexation of the current properties at the Northwest corner of Miller Road and Rand Road (US-12) in Lake County, Illinois. The enclosed material may be found within:

1. Letter of intent and description of request.
2. Enclosed documents

Thank you for your consideration and prompt review of this submittal. We look forward to meeting with you to present our proposed project at the next scheduled Planning and Zoning Commission meeting on
If you have any questions please contact myself at peter.bleser@aah.org or feel free to reach out via phone.

Sincerely,
On Behalf of Advocate Health



Peter Bleser
Design Manager,
Midwest Non-Acute Services

August 1st 2025

Attention: Planning and Zoning Commission

Advocate Health Care submits this Planning and Zoning Commission package for review and approval of the properties at the Northwest Corner of Rand Road (US-12) and Miller Road.

Proposal:
Advocate health is seeking the following from the Village of Lake Zurich Planning and Zoning Commission:

1. Annexation of the following property (5 Acres) into the Village of Lake Zurich.
2. Special Use Permit for a Planned Unit Development (PUD) accommodating B-1 use type for offices and clinics.
3. A Final Plat of Annexation and Subdivision.

Existing Location and Property:
The subject site comprises five parcels totaling just over five acres, currently zoned for residential use and located in unincorporated Lake County. These parcels are owned by the Foglia Foundation and fall within the North Rand/Miller Road area, which is identified in the Village of Lake Zurich's Comprehensive Plan as a future annexation priority.
As part of the proposed development, and contingent upon securing the necessary approvals, ownership of the parcels will be transferred to Advocate Health. The annexation process will include a rezoning request to change the land use designation from residential to B-1 (Business District), allowing for office and clinic uses within a Planned Unit Development (PUD) framework.

Annexation and Zoning:
Advocate Health is requesting annexation into the Village of Lake Zurich and is seeking to rezone the subject parcels to the B-1 Local and Community Business District designation. These five parcels, currently zoned for residential use and located in unincorporated Lake County, are not yet owned by Advocate Health. However, ownership will be transferred through a donation agreement following the approval of the annexation and rezoning request.
As part of this process, Advocate Health proposes to consolidate the five parcels into a single lot through a map amendment and boundary line survey. The proposed development aligns with the permitted uses under the B-1 zoning designation. The intended use includes office and clinic facilities within a Planned Unit Development framework, consistent with the Village's zoning objectives and land use planning.

Proposed Development:
Advocate Health seeks to build a new Ambulatory Outpatient Clinic to bring high quality access to care for the surrounding community. The development will include a new Outpatient Clinic of roughly 12,500 square feet and consist of a number of medical services, including but not limited to, Primary Care practice, Immediate Care, Draw & Lab and small Imaging suite consisting of x-ray. The site would be planned to provide future expansion capabilities for additional building square footage to accommodate growth of future ambulatory medical services to the community.

Developer of the Property:
Advocate Health Care is an eleven-hospital health system in Illinois associated with Advocate Health, the third largest not-for-profit health system in the country serving patients in six states. Our current medical offerings in Lake Zurich and Wauconda are at capacity and we need to expand our locations to meet the expanding needs of the community.

Additional Property Details

Access to the Site:

The overall site is approximately 5 acres total, 3.88 acres when excluding the building setbacks. The site is located at the northwest corner of Miller Road and Rand Road (US-12), providing adequate access to the site for traffic and circulation. Primary entry access to the site will be from the south off Miller Road with a right turn lane in.

Surrounding areas:

The properties to the directly west are currently located in unincorporated Lake County and consist of individual residential properties with an easement for a located telecommunications tower. West of those are additional residential properties a part of Lake County. Adjacent and to the North are properties located in North Barrington and associated with the Wynstone Commercial Development group. Across Miller Road directly to the South is a commercial property located in unincorporated Lake County consisting of a service station. Additionally, to the East across Rand Road are located commercial properties consistent with Lake Zurich's comprehensive plan for the Rand Road Corridor.

Utilities

Existing water and sewer connections and services are located on the east side of the site along Rand Road (US-12). Connections would be made to these and brought over the new development on the south side along Miller Road in coordination with local Authorities in Lake County, Lake Zurich and IDOT. Existing overhead electric runs parallel Miller Road and are expected to provide connections for this development. We plan to upsize these utilities connections for our site and potential future expansion within the site.

Sincerely,
Advocate Health

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: 24560 W Miller Road, Barrington, IL 60010 Miller Road and Rand Road, Lake County

2. **Please attach complete legal description**

3. Property Identification number(s): 14-07-302-014, 14-07-302-013-0000, 14-07-302-012, 14-07-302-011, 14-07-300-003, 14-07-302-015

4. Owner of record is: Sandy's Corner, LLC (fka1000 Miller Road LLC) Phone: (312) 346-4101
   E-Mail sheridan@mjms.com Address: 190 S. LaSalle St, Suite 1700, Chicago, IL 60603

5. Applicant is **(if different from owner)**: Advocate Health & Hospitals Corporation Phone: 630-929-8155
   E-Mail james.slinkman@aah.org Address: 2025 Windsor Drive, Oak Brook, IL 60523

6. Applicant's interest in the property (owner, agent, realtor, etc.): Owner

7. All existing uses and improvements on the property are: currently zoned as residential, future use is to consolidate all properties into one plat, annex to Lake Zurich

8. The proposed uses on the property are: B-1 Commercial for Office/Clinic use

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:
Donor agreement

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.

ADVOCATE HEALTH AND HOSPITALS CORPORATION
(Name of applicant)

1 [signature] its Asst Secretary
(Signature of applicant)

Subscribed and sworn to before me this 30th day of July, ~~2024~~. 2025

[signature]
(Notary Public)

My Commission Expires 4-19-2026

MARIA DEFRANK
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
April 19, 2026

Sandy's Corner, LLC (fka1000 Miller Road LLC)
(Name of Owner, if different)

2 [signature]
(Signature of Owner, if different)

Subscribed and sworn to before me this 30 day of July, 2025

[signature]
(Notary Public)

My Commission Expires 5/8/2029

Official Seal
ANN FISHER SCHIRK
Notary Public, State of Illinois
Commission No. 1009840
My Commission Expires May 8, 2029

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

☑ Zoning Code **Map** Amendment to change zoning of Subject Property from R1 to B1

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

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

☐ Special Use Permit/Amendment for _____

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

☑ Planned Unit Development/Major Adjustment/Amendment

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

☐ Variation for _____

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

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

☑ Preliminary Plat of Subdivision

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

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

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

APPLICATION TO ANNEX CERTAIN TERRITORY

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

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

☐ Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

☐ Comprehensive Plan **Map** Amendment for _____

_____

☐ Comprehensive Plan **Text** Amendment for _____

_____

VILLAGE OF LAKE ZURICH ILLINOIS

At the Heart of Community

Village of Lake Zurich
Zoning Application Guide

PETITION FOR ANNEXATION
TO THE VILLAGE OF LAKE ZURICH
Pursuant to Illinois Municipal Code, 65 ILCS 5/7-1-8

TO: The Mayor and Board of Trustees of the Village of Lake Zurich Lake County, Illinois

THIS PETITION is made pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8. The Petitioners, under oath, state the following:

a. The Owners of record of all of the territory requested to be annexed declare that such territory is legally described on Exhibit A attached hereto and, by this reference, incorporated herein (the "Territory").

b. The Territory is not located within the corporate limits of any municipality, is unincorporated, and is contiguous to the Village of Lake Zurich ("Lake Zurich").

c. The Owners of record signing this petition constitute at least 51 percent of the electors residing within the Territory.

The Petitioners hereby request that the Territory be annexed to Lake Zurich by an ordinance passed and approved by the President and the Board of Trustee of Lake Zurich, pursuant to Section 7-1-8 of the Illinois Municipal Code, subject only to payment of the Annexation Fee of $1,200/acre.

The Petitioners hereby further request that Lake Zurich give any and all notices required by statute and ordinance, and take all such further action as may be necessary or appropriate to effectuate such annexation of the Territory to Lake Zurich.

DATED this 30th day of July, 2025.

Attested by:

ADVOCATE HEALTH AND HOSPITALS CORPORATION
(Name of Petitioner if different than owner)

1 its Asst Secretary
(Signature of Petitioner)

2025 WINDSOR DRIVE OAK BROOK, IL 60523
(Address of Petitioner)

2

Sandy's Corner, LLC (fka1000 Miller Road LLC)
(Name of Owner)

3
(Signature of Owner)

101 S. Wynstone Park Dr. N. Barrington, IL 60010
(Address of Owner)

Memorandum

TO: Village Of Lake Zurich

FROM: Dan Nate, E.I.T.
Eriksson Engineering Associates, LTD
229 E Wisconsin Avenue, Suite 1102
Milwaukee, WI 53202

CC: Peter Bleser
Advocate Health Care

DATE: August 1, 2025

RE: MEMORANDUM OF CORRESPONDENCE WITH AUTHORITIES HAVING JURISDICTION

To whom it may concern,

Regarding the project at the northwest corner of the intersection of Miller Road and Rand Road (US-12), Eriksson Engineering Associates, LTD has engaged or will engage the following authorities having jurisdiction.

- Illinois Environmental Protection Agency
  - EcoCAT Review Has Been Completed. No Adverse Environmental Impacts Are Anticipated.
  - Sanitary Permit Required
  - Water Permit Required
- Illinois Historic Preservation Agency
  - IHPA Review In Progress
- Lake County Department of Transportation
- Illinois Department of Transportation
- Village of Lake Zurich

Warm Regards,

Dan Nate, E.I.T.

Eriksson Engineering Associates, LTD.
229 E Wisconsin Avenue, Suite 1102
Milwaukee, WI 53202
(O) 414-249-6108
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ADVOCATE HEALTH CARE
AOC LAKE ZURICH
W MILLER ROAD & S RAND ROAD (US-12)
LAKE ZURICH, ILLINOIS 60047



SITE LOCATION MAP (N.T.S.)

INDEX OF SHEETS

C_000 Civil Engineering Cover Sheet
C_001 Site Work Notes
C_100 Site Demolition Plan
C_200 Site Geometry Plan
C_300 Site Utility Plan
C_400 Site Grading And Paving Plan
C_500 Site Erosion And Sediment Control Plan
C_600 Site Work Details
C_601 Site Work Details
C_602 Site Work Details
C_603 Site Work Details
C_604 Site Work Details

SURVEY PROVIDED BY:

Plat of Survey Provided By R.E. Allen And Associates, LTD. For Eriksson Engineering Associates, Ltd. on 05-01-2025. Order Number 70-25

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

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Sheet Name
CIVIL ENGINEERING COVER SHEET

Sheet Number
C_000

Project Status
Project Status

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2"
1"
1/2"
0

DEMOLITION NOTES

1. All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
6. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
8. All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
9. Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
10. Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
11. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

GEOMETRY NOTES

1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
3. All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
6. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

UTILITY NOTES

1. Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
2. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
3. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
4. Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
5. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
6. Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
7. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
8. Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
9. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
10. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

STRUCTURE NOTES

1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
2. All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
   - 4' Diameter Structure- 4"
   - 5' Diameter Structure- 6"
   - 6' Diameter Structure- 8"
3. All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
5. Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
6. All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
7. For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
8. All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.
9. All Flared End Sections Shall Be Concrete.
10. All Sanitary Manholes Shall Include a Chimney Seal.

GRADING NOTES

1. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
2. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
3. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
4. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
5. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

PAVING & SURFACE LEGEND

- Asphalt Pavement Section
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  4" Aggregate Base Course, Type B, Crushed, CA-6
  4" Drainage Course, CA-7
  Non-Woven Geotextile Fabric, 5 oz/sy
- Concrete Driveway Section
  8" Portland Cement Concrete
  Curing and Sealing Compound
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section
  5" Portland Cement Concrete
  Curing and Sealing Compound
  6"x6" W1.4xW1.4 Welded Wire Fabric
  4" Aggregate Base Course, Type B, Crushed
- Heavy-Duty Asphalt Pavement Section
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  3 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed, CA-6
  4" Drainage Course, CA-7
  Non-Woven Geotextile Fabric, 8 oz
- Pavement Restoration in Public Way See Detail
- Stormwater Overland Flow Path
- Ridge Line/High Point

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
3. Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
7. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
8. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.
9. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge into Waterways.
10. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II And Lake County DECI Requirements.
11. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
12. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
13. Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
14. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
15. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
16. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
17. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
18. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
19. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. Install Stabilized Construction Entrance
2. Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
3. Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.
4. Cover and Stabilize Disturbed Areas As Soon As Possible.
5. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
6. Construct Sedimentation Basins and Structures.
7. Perform Grading Operations and Installation of Site Infrastructure and Pavement.
8. Install Permanent Seeding and Plantings.
9. Remove Accumulated Sediment From Basins and Along Silt Fence.
10. Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
11. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
- Erosion Control Ditch Check
- Catch-All, Park Chop Sediguard (or equal) Paved or Existing Stabilized Areas
- Erosion Eel (Temporary Silt Barrier Paved Areas - Location by Contractor Dependent on Construction Sequencing/Phasing)

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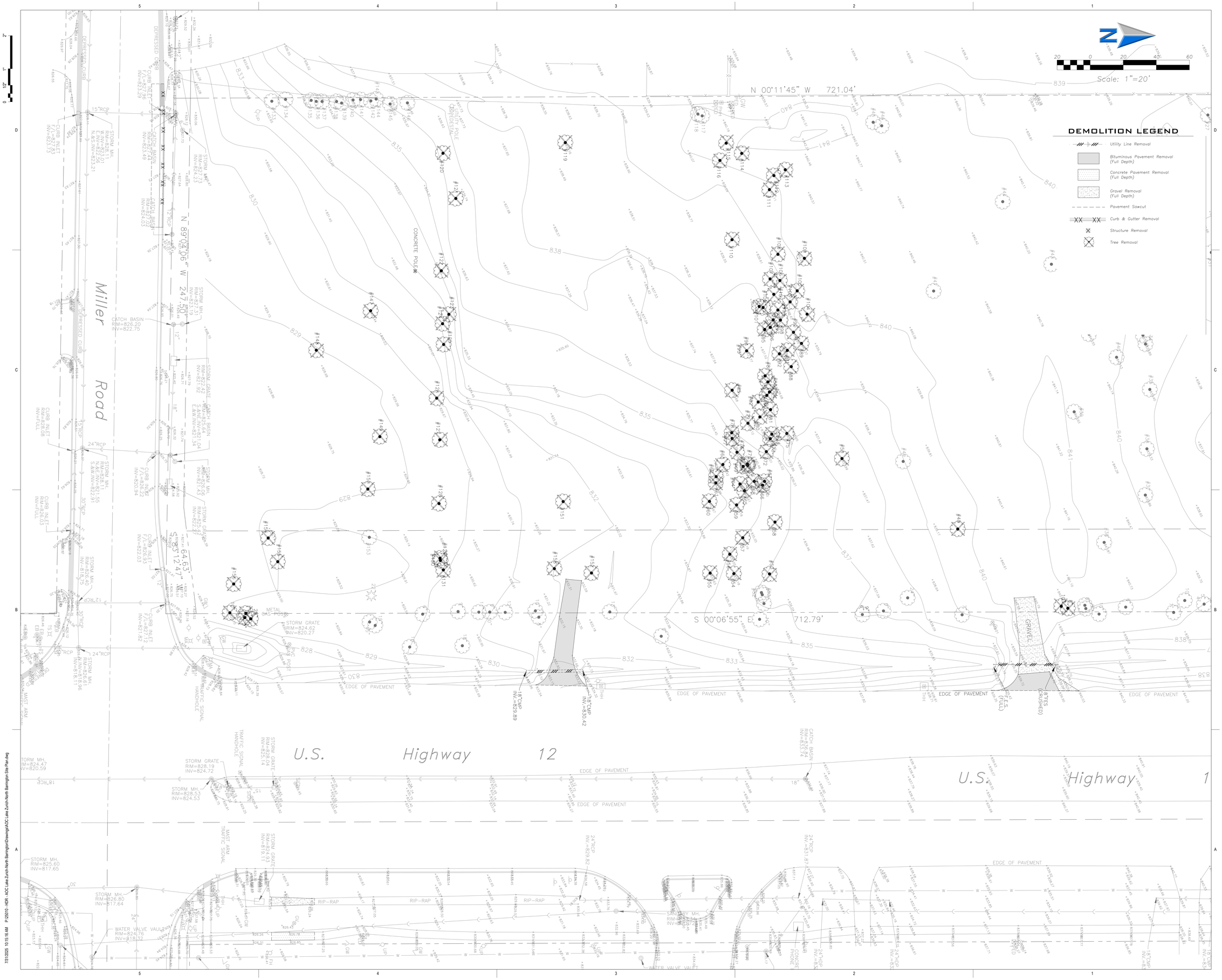
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Sheet Name
SITE WORK NOTES

Sheet Number
C_001

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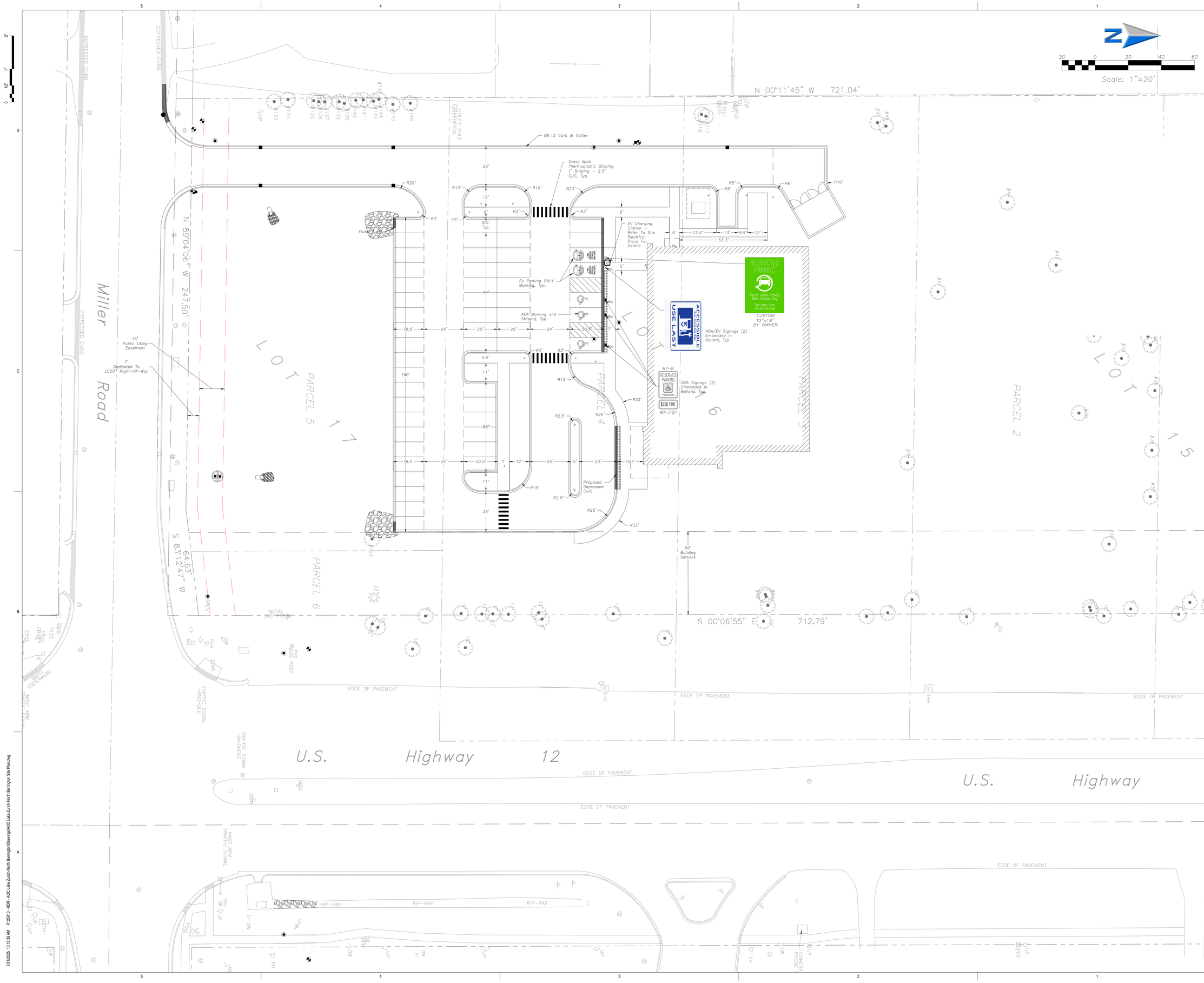
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Sheet Name
SITE DEMOLITION PLAN

Sheet Number
C_100

Project Status
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Sheet Name
SITE GEOMETRY PLAN

Sheet Number
C_200

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N 00°11'45" W 721.04'

S 00°06'55" E 712.79'

N 89°04'06" W 247.50'

S 83°12'47" W 84.63'

Scale: 1"=20'

Miller Road

U.S. Highway 12

DEPRESSED CURB

15"RCP

12"RCP

18"RCP

24"RCP

30"RCP

EDGE OF PAVEMENT

RIP-RAP

5'ø Valve Vault

4'ø MH D
Rim 829.00
Inv 821.23

243-LF 10"
PVC @ 1.00%

12" PVC C900

45° Bends

4'ø MH F
Rim 837.70
Inv 823.66

80-LF 12"
RCP @ 1.00%

Utility Crossing
T/Wat 832.70
B/Wat 831.65
T/Stm 829.85
Inv/Stm 828.68

4'ø CB 9
Rim 835.10
Inv 829.23

4'ø CB 4
Rim 829.35
Inv 826.42

80-LF 12"
RCP @ 1.00%

4'ø CB 5
Rim 833.50
Inv 827.22

121-LF 12"
RCP @ 1.00%

4'ø MH 7
Rim 836.90
Inv 828.43

Fire Hydrant
And Valve

4'ø CB 6
Rim 832.10
Inv 827.45

23-LF 12"
RCP @ 1.00%

23-LF 6"
PVC @ 1.00%

19-LF 12"
RCP @ 1.00%

4'ø Water Quality CB 3
Rim 829.35
Inv 826.19

12" F.E.S. 2
Rim 827.17
Inv 826.00

275-LF 10"
PVC @ 1.00%

Utility Crossing
Inv/Stm 828.58
B/Stm 828.41
T/Son 824.58
Inv/San 823.70

116-LF 12"
RCP @ 1.00%

45° Bends

110-LF
10" PVC
@ 1.00%

4'ø MH F
Rim 837.05
Inv 824.75

17-LF 10"
PVC @ 1.00%

10" Sanitary Service Connection
Inv 824.93

10" Storm Connection
Inv 829.91

4'ø MH 8
Rim 836.80
Inv 829.59

32-LF
12" RCP
@ 1.00%

15'
Public Utility
Easement

7'
Dedicated To
LCDOT Right-Of-Way

Core And Boot New
Hole In Structure For
12" RCP Connection At
Inv 822.12

Utility Crossing
Inv/Stm 822.32
B/Stm 822.16
T/San 820.09
Inv/San 819.21

26-LF 12"
RCP @ 1.00%

6'ø O.C.S. 0
Rim 829.50
Inv 822.48 (E)
Inv 822.36 (W)

12" F.E.S. 2
Rim 823.91
Inv 822.74

Utility Crossing
Inv/Stm 825.19
B/Stm 822.02
T/Wat 820.00

24-LF 12"
RCP @ 1.00%

57-LF 10"
PVC @ 1.00%

4'ø MH C
Rim 828.40
Inv 818.48

Utility Crossing
T/Wat 824.00
B/Wat 822.90
T/San 819.13
Inv/San 818.25

12" PVC C900

STORM GRATE
RIM=824.62
INV=824.27

5'ø Valve Vault

6'ø MH B
Rim 827.90
Inv 817.91

Auger & Jack New Sanitary Service Connection

Utility Crossing
Inv/Stm 825.62
B/Stm 825.35±
T/San 818.01
Inv/San 817.13

Utility Crossing
Inv/Stm 826.00
B/Stm 825.73±
T/Wat 824.60

STORM GRATE
RIM=828.19
INV=824.72

170-LF 10"
PVC @ 1.00%

Auger & Jack New Water Service Connection

4'ø MH A
Rim 826.65±
Inv 816.21

Utility Crossing
Inv/Stm 822.19
B/Stm 822.02
T/Wat 820.00

Pressure Connection In Vault

CATCH BASIN
RIM=826.20
INV=822.75

CURB INLET
RIM=828.08
INV=FULL

CURB INLET
RIM=826.03
INV=FULL

CURB INLET
RIM=827.73
INV=823.29

CATCH BASIN
RIM=827.44
INV=823.49

STORM MH
RIM=826.40
INV=823.01
S.W. INV=823.21

STORM MH
RIM=827.79
INV=824.20

CATCH BASIN
RIM=827.02
INV=824.03

STORM MH
RIM=826.40
INV=818.75

STORM MH
RIM=826.61
INV=818.96
S.W. INV=818.11

CURB INLET
RIM=821.82

CURB INLET
RIM=822.03

STORM MH
RIM=825.42
INV=822.77

STORM MH
RIM=824.93
INV=819.11

STORM MH
RIM=824.04
INV=821.14
E.W. INV=821.34

STORM MH
RIM=824.47
INV=820.59

STORM MH
RIM=828.53
INV=824.53

STORM MH
RIM=825.60
INV=817.65

STORM MH
RIM=826.80
INV=817.64

WATER VALVE VAULT
RIM=824.76
INV=818.32

CATCH BASIN
RIM=826.74
INV=821.55

CATCH BASIN
RIM=826.74
INV=821.55

CATCH BASIN
RIM=835.84
INV=833.74

SANITARY MH.
RIM=833.34
INV=820.72

24"RCP
INV=829.82

24"RCP
INV=831.87

24"HDP
INV=833.

24"HDP
INV=833.

18"CMP
INV=83.

TRAFFIC SIGNAL HANDHOLE

MAST ARM TRAFFIC SIGNAL

POST

SIGN

TRAFFIC SIGNAL CABINET

TRAFFIC SIGNAL METER

EB

TS

UP

THH

GW

FH

CONCRETE PHONE

FIBER OPTIC

OHU

W

SAN

STM

WA

GAS

FES

CB

MA

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PAVING & SURFACE LEGEND

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  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  4" Aggregate Base Course, Type B, Crushed, CA-6
  4" Drainage Course, CA-7
  Non-Woven Geotextile Fabric, 5 oz/sy
- Concrete Driveway Section
  8" Portland Cement Concrete
  Curing and Sealing Compound
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section
  5" Portland Cement Concrete
  Curing and Sealing Compound
  6"x6" W1.4xW1.4 Welded Wire Fabric
  4" Aggregate Base Course, Type B, Crushed
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Project Number	10423107
Original Issue	10/3/2018

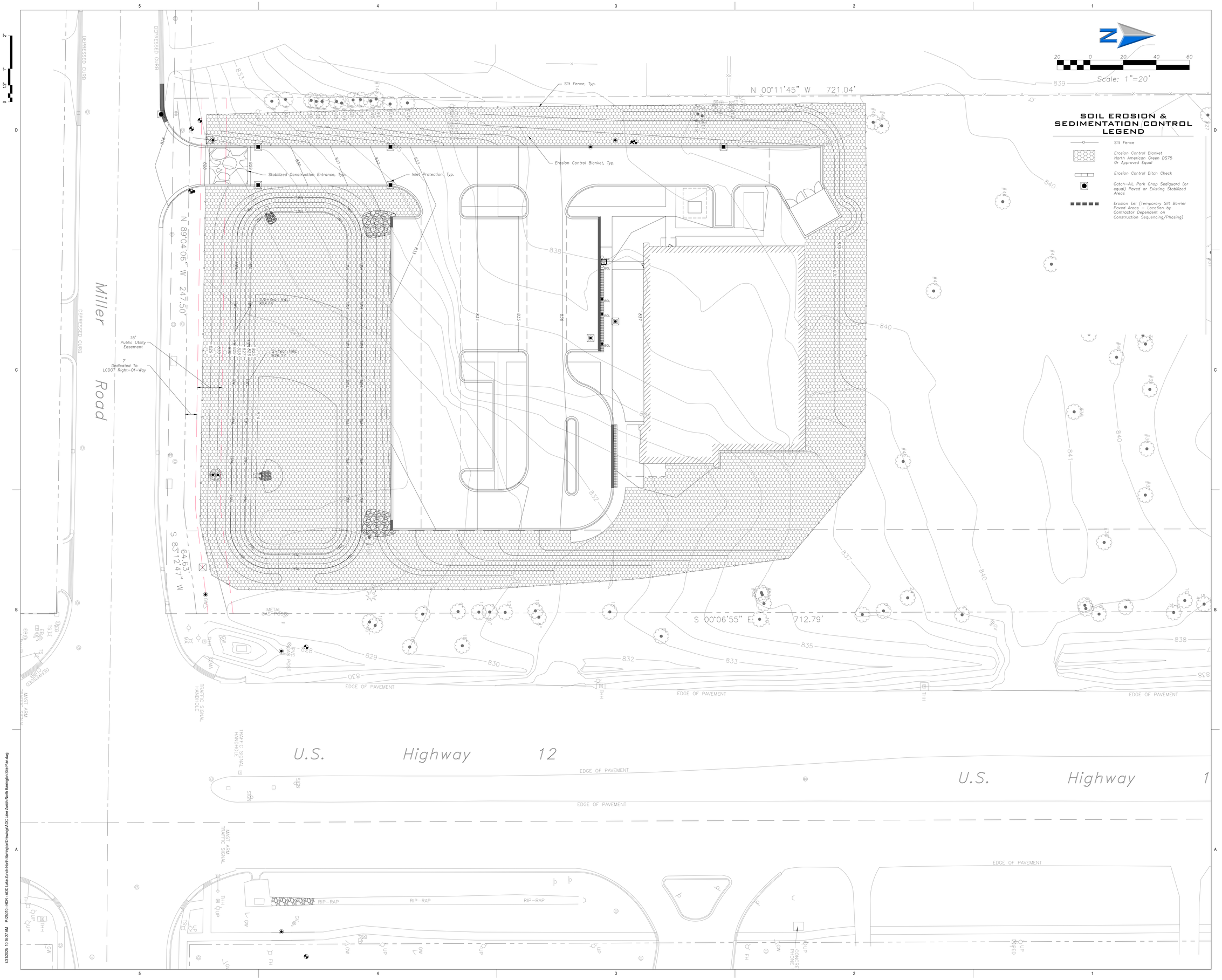
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
SITE GRADING AND PAVING PLAN

Sheet Number
C_400

Project Status
Project Status

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SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
- Erosion Control Ditch Check
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas
- Erosion Eel (Temporary Silt Barrier Paved Areas – Location by Contractor Dependent on Construction Sequencing/Phasing)

HDR Architecture
225 West Wacker Drive
Chicago, IL 60606

ADVOCATE HEALTH CARE
AOC Lake Zurich

99 Main Street
City, State Zip

MARK	DATE	DESCRIPTION
	07/11/2025	100% DD
	08/01/2025	ISSUE FOR LAKE ZURICH PZC

Project Number	10423107
Original Issue	10/3/2018

PRELIMINARY
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Sheet Name

SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet Number

C_500

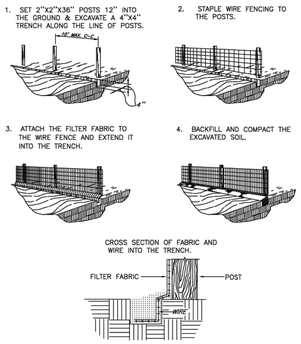
Project Status

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SILT FENCE DETAILS

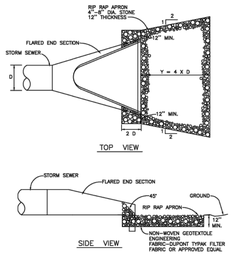
1. SET 2"X2"X36" POSTS 12" INTO THE GROUND & EXCAVATE A 4"X4" TRENCH ALONG THE LINE OF POSTS.
2. STAPLE WIRE FENCING TO THE POSTS.
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



NOTES:

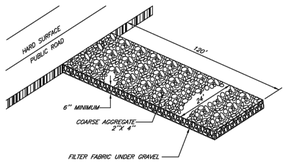
1.SILT FENCE TO MEET THE APPLICABLE SECTIONS OF THE ASSHTO STANDARD SPECIFICIATION 288-00, OR EQUIVALENT CONTROL MEASURES.

FLARED END SECTION DETAILS

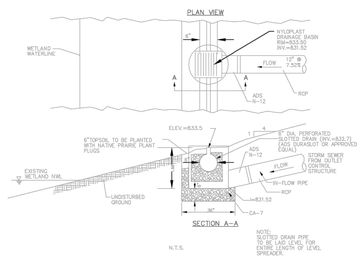


NOTE: D = PIPE I.D.
SEE EXHIBIT NO. 9 FOR FLARED END SECTION FOUNDATION

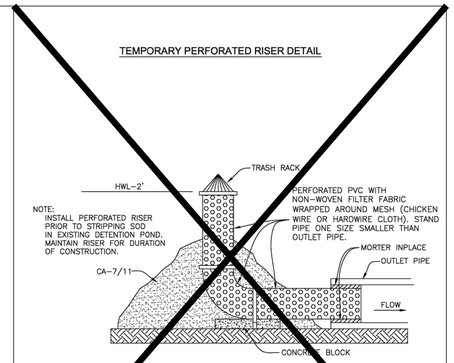
CONSTRUCTION ENTRANCE



LEVEL SPREADER

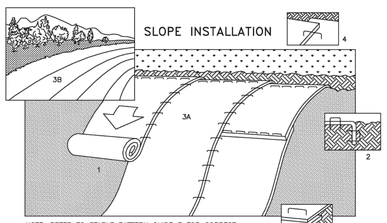


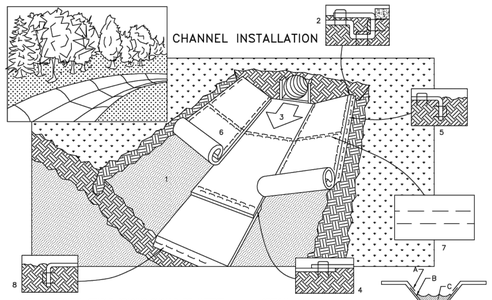
TEMPORARY PERFORATED RISER DETAIL



NOTE:
INSTALL PERFORATED RISER PRIOR TO STRIPPING SOD IN EXISTING DETENTION POND. MAINTAIN RISER FOR DURATION OF CONSTRUCTION.

EROSION CONTROL BLANKET





NOTE: REFER TO STAPLE PATTERN GUIDE E FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

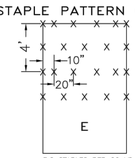
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

STAPLE PATTERN GUIDE



3.8 STAPLES PER SQ YD

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711
USA 1-800-772-2040 CANADA 1-800-448-2040
QUESTIONS REGUARDING INSTALLATION MAY BE DIRECTED TO:
DAN SALSINGER @ GEO-SYNTHETICS, INC. (708) 399-9781.

NORTH AMERICAN GREEN
OR APPROVED EQUIVALENT

BLANKET TYPE: SC150 STRAW/COCONUT MIX
STAPLE PATTERN: E

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTES

CONTRACTORS

The Storm Water Pollution Prevention Plan must clearly identify for each measure identified in the plan, the contractor(s) or subcontractor(s) that will implement the measure. All contractors and subcontractors identified in the plan must sign a copy of the certification statement in paragraph B of the plan. All certifications must be included in the Storm Water Pollution Prevention Plan except for Owners that are acting as contractor.

Certification Statement. All contractors and subcontractors identified in a Storm Water Pollution Prevention Plan shall sign a copy of the following Certification Statement before conducting any service at the site identified in the Storm Water Pollution Prevention Plan. I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR100000) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.
The certification must include the name and title of the person providing the signature; the name, address, and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification is made.

Certification Statement. All contractors and subcontractors identified in a Storm Water Pollution Prevention Plan shall sign a copy of the following Certification Statement before conducting any service at the site identified in the Storm Water Pollution Prevention Plan: I, certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR100000) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Name Signature

Title Date

Telephone

Address

SOIL EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS:

1. GENERAL
   A. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE PROVISIONS OF THE MUNICIPAL CODE, THE ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL, AND EPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL. THESE SPECIFICATIONS SHALL BE FOLLOWED AT THE DISCRETION OF THE MUNICIPALITY.
   B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.
   C. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.

2. IMPLEMENTATION
   A. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCES SHALL BE INSTALLED AS SHOWN ON THE PLANS. IF DIRECTED BY THE MUNICIPAL ENGINEER, THE CONTRACTOR SHALL INSTALL ADDITIONAL SILT FENCES WHERE NEEDED.
   B. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MONITORED PERIODICALLY FOR ITS EFFECTIVENESS TO COLLECT DIRT WHICH COULD LEAVE THE SITE VIA CONSTRUCTION VEHICLES. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
   C. GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES, IF NECESSARY, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY, AT THE OWNERS EXPENSE.
   D. ANY PUBLIC AND/OR PRIVATE ROADS THAT ARE ADJACENT TO THE SITE AND USED FOR INGRESS AND EGRESS, SHALL BE MONITORED AND CLEANED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.
   E. STAKED STRAW BALES SHALL BE INSTALLED AND MAINTAINED AROUND INTAKE STRUCTURES (I.E., INLETS, CATCH BASINS) AS REQUIRED BY THE ABOVE SPECIFICATIONS.
   F. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 10 DAYS, SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED AROUND SUCH STOCKPILE. IF MORE THAN 2 MONTHS, THEN IT IS REQUIRED THAT THE STOCKPILE BE SEEDED SO AS TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
   G. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.
   H. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING, INCLUDING STORM WATER RUNOFF, SHALL BE FILTERED TO THE SATISFACTION OF THE MUNICIPALITY, AT THE CONTRACTORS EXPENSE.

3. INSPECTION AND MAINTENANCE
   A. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE AND WORK EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.
   B. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2 " RAINFALL. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
   C. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS PRIOR TO FINAL ACCEPTANCE. THE SEDIMENT SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND PROPERLY DISPOSED OF OFFSITE BY THE CONTRACTOR, AT HIS EXPENSE. DIRT AND DEBRIS SHALL NOT BE WASHED OUT INTO THE MUNICIPAL STORM SEWER SYSTEM.

MAINTENANCE

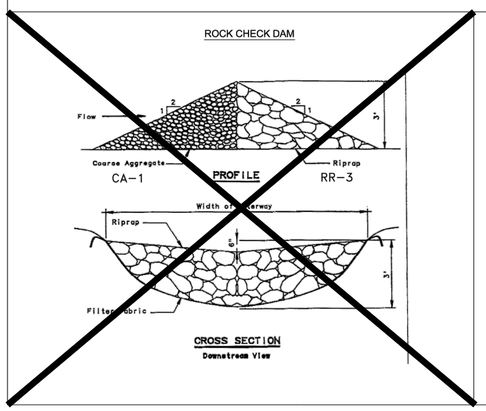
The excavating and underground contractor shall be responsible for the initial construction of the erosion control measures shown in the plan, and shall be responsible for the maintenance of said facilities until the completion of his final grading operations after construction of those improvements in his contract. The contractor shall request in writing a release from the Owner for maintenance of the site upon completion of this work. The Owner shall issue said release within 15 days of the contractor's request, providing the contractor has completed all work required under the contract. The contractor's erosion control maintenance responsibilities shall be exclusive of the construction warranty and/or guarantee period.

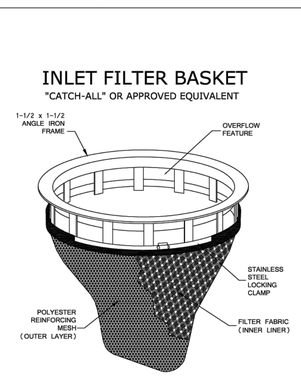
Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inch or greater or equivalent snowfall.

Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
Based on the results of the inspection, the description of potential pollutant sources identified in the plan and pollution prevention measures identified in the plan shall be revised as appropriate as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the plan with seven (7) calendar days following the inspection.
A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the Storm Water Pollution Prevention Plan, and actions taken shall be made and retained as part of the Storm Water Pollution Prevention Plan for at least three (3) years after the date of inspection.
The permittee shall complete and submit within five days an Incidence of Non-Compliance (ION) report for any violation of the Storm Water Pollution Prevention Plan observed during an inspection conducted, including those not required by the plan. Submission shall be on forms provided by the Agency and shall include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact which may have resulted from the non-compliance.

CONSTRUCTION SEQUENCING

1. INSTALL SEDIMENT CONTROL DEVICES
   A. STABILIZED CONSTRUCTION ENTRANCES
   B. PERIMETER SILT FENCE
   C. BEGIN EROSION CONTROL MAINTENANCE AND INSPECTIONS
2. CLEARING (TREE REMOVAL) AND GRUBBING
3. CONSTRUCT AND STABILIZE DETENTION BASIN AND INSTALL TEMPORARY PERFORATED RISER
4. MASS EARTHWORK ENTIRE SITE/STOCKPILE TOPSOIL
   A. DIVERT STORMWATER RUNOFF
   B. CONSTRUCT VEGETATED SWALES (NCLUDING SEEDING AND EROSION BLANKET)
   C. INSTALL AGGREGATE DITCH CHECKS
   D. TOPSOIL PLACEMENT AND PERMANENT SEEDING ON OPEN SPACE SLOPES WHEN FINAL GRADING IS COMPLETE
   E. DUST CONTROL (WATERING)
   F. INSTALL EROSION CONTROL BLANKETS
   G. CONSTRUCT BUILDINGS AREAS NOT TO BE EXPOSED LONGER THAN 60 DAYS
5. INSTALL STORMWATER MANAGEMENT MEASURES
   A. CONSTRUCT STORM SEWERS AND OTHER UNDERGROUND UTILITIES
   B. RIPRAP
   C. INLET PROTECTION
   D. OUTLET PROTECTION
   E. STORM SEWER RESTRICTORS AND OUTLETS
6. TEMPORARY VEGETATIVE STABILIZATION
   A. TEMPORARY SEEDING
   B. MULCHING/EROSION BLANKETS
7. SITE CONSTRUCTION WORK
   A. INSTALL PUBLIC UTILITIES (I.E., GAS, TELEPHONE, ELECTRIC)
   B. AGGREGATE SUBBASE
   C. CONSTRUCT BUILDINGS
   D. REMOVE ACCUMULATED SEDIMENT FROM STRUCTURES
8. COMPLETE FINAL PAVING
9. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS
   A. PERMANENT SEEDING
   B. SODDING
10. PERFORM CONTINUING POST-CONSTRUCTION MAINTENANCE OF TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL ALL UPSTREAM AREAS ARE COMPLETELY VEGETATED





PRAIRIE BUFFER

Andropogon scoparius	Lespedeza capita	Andropogon gerardii	Leersia oryzoides
Allium cernuum	Liatris aspera	Asclepias incarnata	Lycopus americanus
Amorpha canescens	Parthenium integrifolium	Aster novae angliae	Lythrum alatum
Asclepias sullivantii	Penstemon digitalis	Aster puniceus	Panicum virgatum
Asclepias verticillata	Petalostemum candidum	Bidens spp.	Penthorum sedoides
Aster laevis	Petalostemum purpureum	Carex bebbii	Polygonum pensylvanicum
Aster oricoides	Rosa carolina	Carex bebbii	Pycnanthemum virginianum
Aster ohloglifius	Rudbeckia hirta	Chelone glabra	Solidago patula
Boutelous curtipendula	Solidago juncea	Calamagrostis canadensis	Solidago riddellii
Canis fasciculata	Solidago nemoralis	Eupatorium maculatum	Tradescantia ohiensis
Coreopsis palmata	Sorghastrum nutans	Glyceria striata	Verbena hastata
Echinacea purpurea	Tradescantia ohiensis	Helenium autumnale	Vernonia fasciculata
Elymus virginicus	Verbena stricta	Juncus torreyi	Zizia aurea
Eryngium yuccifolium	Zizia aptera		

EMERGENT PLANTING

Alisma plantago aquatica	Scirpus acutus
Carex lacustris	Scirpus americanus
Carex bebbii	Scirpus atrovirens
Juncus balticus	Scirpus cyperinus
Juncus effusus	Scirpus lineatus
Pontaderia cordata	Scirpus validus
Sagittaria latifolia	Sparganium eurycarpum

AQUATIC PLANTING FOR OPEN WATER

Nymphae tuberosa	Pontederia cordata
Nelumbo lutea	Sagittaria lacifolia

REVN	DATE	INT

Village of Lake Zurich Est 1896

THE VILLAGE OF LAKE ZURICH
ENGINEERING DIVISION

Project: EROSION CONTROL DETAILS
Drawn: RSK
Date: 05/06
Scale: 1:40
Drawing Title: STANDARD DETAILS
Drawing No: 2 OF 2

DISCLAIMER
All information is given as approximate only. The recipient should verify all information to his/her satisfaction. The Village of Lake Zurich will not be held liable for any misrepresentations, error or omission in this respect.

HDR Architecture
225 West Wacker Drive
Chicago, IL 60606

BOLDT

IMEG

ADVOCATE HEALTH CARE
AOC Lake Zurich

99 Main Street
City, State Zip

Advocate Aurora Health

MARK	DATE	DESCRIPTION
	07/11/2025	100% DD
	08/01/2025	ISSUE FOR LAKE ZURICH PZC

Project Number 10423107
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PRELIMINARY NOT FOR CONSTRUCTION

Sheet Name
SITE WORK DETAILS

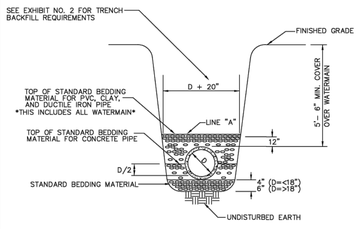
Sheet Number
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Project Status
Project Status

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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.

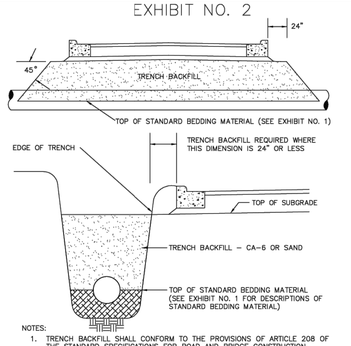
EXHIBIT NO. 1



NOTES:
1. STANDARD BEDDING MATERIAL FOR NON-PLASTIC PIPE INCLUDING ALL WATERMAIN SHALL BE 1/4" TO 3/4" CRUSHED STONE, ASTM 448, SIZE CA-7 TO CA-11.
2. STANDARD BEDDING MATERIAL FOR PLASTIC PIPE SHALL CONFORM TO ASTM D2321, CLASS II NON-ANGULAR AGGREGATE.
3. SELECT, WELL COMPACTED EXCAVATED MATERIAL SHALL BE PLACED TO LINE "A" IF STANDARD BEDDING MATERIAL IS NOT REQUIRED TO LINE "A."
4. VOIDS LEFT BY SHEETING SHALL BE FILLED WITH STANDARD BEDDING MATERIAL AS THE SHEETING IS REMOVED.

TYPICAL TRENCH AND STANDARD BEDDING

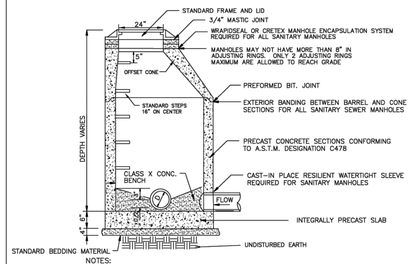
EXHIBIT NO. 2



NOTES:
1. TRENCH BACKFILL SHALL CONFORM TO THE PROVISIONS OF ARTICLE 208 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. TRENCH DIMENSIONS AS DETAILED ELSEWHERE SHALL BE USED TO CALCULATE PAYMENT LIMITS. ADDITIONAL TRENCH BACKFILL NECESSARY TO FILL A TRENCH WIDER THAN THAT DETAILED SHALL BE PROVIDED AND PLACED AT NO ADDITIONAL COST TO THE DEVELOPER, OWNER, OR VILLAGE.

TRENCH BACKFILL

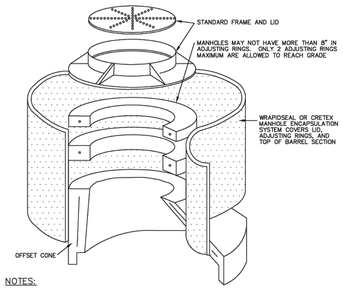
EXHIBIT NO. 3



NOTES:
1. FOR SEWERS 24 INCHES OR LESS IN DIAMETER, USE 48 INCH MANHOLES; FOR SEWERS MORE THAN 24" INCHES IN DIAMETER, USE 60" INCH MANHOLES.
2. FOR VITRIFIED CLAY PIPE SEWERS, LOCATE A BELL OR SPIGOT AS APPROPRIATE JUST OUTSIDE THE MANHOLE WALL TO PROVIDE A PIVOT POINT FOR ANY DIFFERENT MOVEMENT.
3. WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM REQUIRED FOR ALL SANITARY SEWER MANHOLES. (SEE EXHIBIT NO. 4)
4. WATER TIGHT SEALENT REQUIRED FOR ALL SANITARY SEWER MANHOLES.

STANDARD MANHOLE

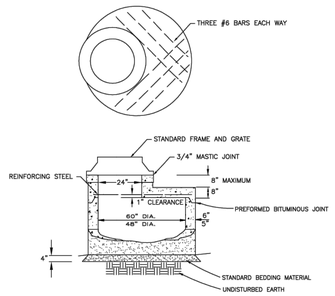
EXHIBIT NO. 4



NOTES:
1. WRAPIDSEAL OR CRETEX SHALL BE INSTALLED ON ALL SANITARY SEWER MANHOLES.
2. WRAPIDSEAL OR CRETEX MANHOLE ENCAPSULATION SYSTEMS ARE REQUIRED. ANY OTHER PRODUCTS ON OTHER DESIGN SOLUTIONS SHALL REQUIRE THE APPROVAL OF THE VILLAGE ENGINEER OR DIRECTOR OF PUBLIC WORKS.
3. WRAPIDSEAL OR CRETEX SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND INSTRUCTIONS.

WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM

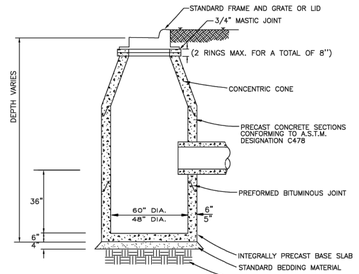
EXHIBIT NO. 5



NOTES:
1. A 6" THICK SLAB TOP MAY BE ALLOWED FOR 48" DIAMETER RESTRICTED DEPTH CATCH BASINS NOT IN PAVEMENT.
2. A WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM SHALL BE REQUIRED IN LOCATIONS WHERE WRAPIDSEAL IS CALLED FOR.
3. NO STEPS ARE REQUIRED IN RESTRICTED DEPTH CATCH MANHOLES.

FLAT TOP FOR RESTRICTED DEPTH MANHOLE

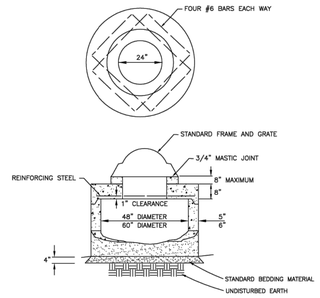
EXHIBIT NO. 7



NOTES:
1. FOR SEWER PIPES 24 INCHES OR LESS IN DIAMETER, USE 48 INCH DIAMETER CATCH BASIN; FOR SEWER PIPES MORE THAN 24 INCHES IN DIAMETER, USE 60 INCH DIAMETER CATCH BASIN.
2. OUTLET PIPE SHALL BE NO LESS THAN 12 INCHES IN DIAMETER.
3. STEPS ARE REQUIRED IF THE CATCH BASIN IS OVER 7' IN DEPTH.
4. STEPS ARE TO BE 16" ON CENTER, ON THE OPPOSITE SIDE FROM THE OUTLET PIPE.

TRENCH BACKFILL

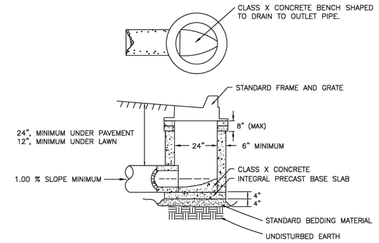
EXHIBIT NO. 8



NOTES:
1. A 6" THICK SLAB TOP MAY BE ALLOWED FOR 48" DIAMETER RESTRICTED DEPTH CATCH BASINS NOT IN PAVEMENT.
2. NO STEPS ARE REQUIRED IN RESTRICTED DEPTH CATCH BASINS.

FLAT SLAB TOP FOR RESTRICTED DEPTH C.B.

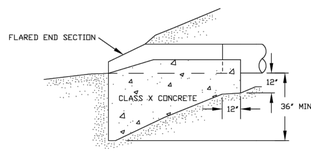
EXHIBIT NO. 9



NOTES:
1. INLET BARREL SECTIONS SHALL CONFORM TO A.S.T.M. DESIGNATION C478.
2. MINIMUM PIPE SIZE FOR INLETS IN PUBLIC STREETS IS 10" DIAMETER.
3. DUCTILE IRON PIPE SHALL BE USED IN PAVED AREAS OF PUBLIC STREETS FOR INLET PROTECTION IF LESS THAN 3 FEET OF COVER IS PROVIDED.

INLET

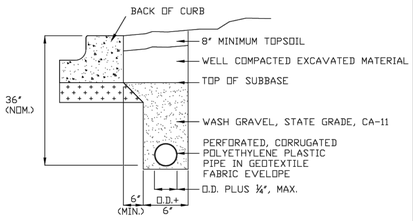
EXHIBIT NO. 10



NOTES:
1. WIDTH OF THE FOUNDATION SHALL BE THE SAME AS THE WIDTH OF THE FLARED END SECTION. THE TOP OF FOUNDATION SHALL EXTEND HALF-WAY UP THE SIDE OF THE FLARED END SECTION.
2. THE BOTTOM OF THE FOUNDATION SHALL REST ON UNDISTURBED EARTH. THE BOTTOM OF THE FOUNDATION SHALL BE NO LESS THAN THREE (3') DEEP AT THE OPEN END OF THE FLARED END SECTION.
3. A FOUNDATION SIMILAR TO THIS FOUNDATION SHALL BE CONSTRUCTED UNDER ALL PRECAST HEADWALLS.

FOUNDATION FOR FLARED END SECTION

EXHIBIT NO. 11



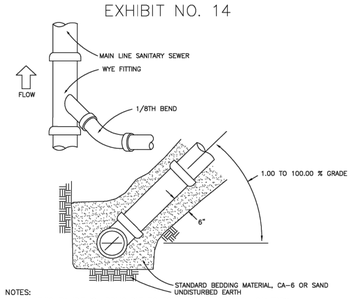
UNDERDRAIN

EXHIBIT NO. 12

STREET	PAVEMENT DESIGN
MAJOR	4" GRANULAR SUB-BASE 9" BITUMINOUS AGGREGATE MIXTURE 2" BITUMINOUS BINDER COURSE 2" BITUMINOUS SURFACE COURSE
COLLECTOR	3" GRANULAR SUB-BASE 6" BITUMINOUS AGGREGATE MIXTURE 2" BITUMINOUS BINDER COURSE 1 1/2" BITUMINOUS SURFACE COURSE
MINOR	3" AGGREGATE SUB COURSE 5" BITUMINOUS AGGREGATE MIXTURE 2" BITUMINOUS BINDER COURSE 1 1/2" BITUMINOUS SURFACE COURSE
CUL-DE-SAC	SAME AS MINOR
MARGINAL ACCESS	SAME AS MINOR
IN BUSINESS AND INDUSTRIAL DISTRICTS	3" GRANULAR SUB-BASE 8" BITUMINOUS AGGREGATE MIXTURE 3" BITUMINOUS CONCRETE

MINIMUM STANDARDS FOR STREET DESIGN

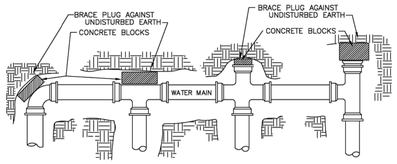
EXHIBIT NO. 14



NOTES:
1. THIS EXHIBIT IS APPLICABLE TO FOUR (4) OR (6) INCH SANITARY SERVICE CONNECTIONS ONLY. LARGER DIAMETER SANITARY SEWER CONNECTIONS SHALL BE MADE AT MANHOLES ONLY.
2. THE BEDDING UNDER THE WYE FITTING AND STUB SHALL BE CAREFULLY COMPACTED TO PREVENT THE WYE FITTING FROM ROTATING.
3. THE SANITARY SERVICE CONNECTION PIPE SHALL BE LAID IN A STRAIGHT LINE AND AT A UNIFORM GRADIENT FROM THE TOP OF THE RISE FROM THE MAIN LINE TO THREE (3) FEET BEYOND THE RIGHT-OF-WAY LINE.
4. SECURELY PLUG THE END OF THE SERVICE CONNECTION.

SANITARY SERVICE CONNECTION

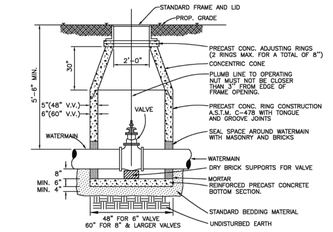
EXHIBIT NO. 15



NOTES:
1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT ALL BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER.
2. ALL BLOCKING SHALL BE MADE WITH CONCRETE BLOCKS AGAINST UNDISTURBED VERTICAL EARTH SURFACE.
3. ALTERNATE METHODS OF RESTRAINING WATER MAIN COMPONENTS SHALL REQUIRE THE APPROVAL OF THE VILLAGE ENGINEER.
4. NO WOOD IS ALLOWED IN THE THRUST BLOCKS.
5. MEGALUGS SERIES 1100 OR APPROVED EQUAL ARE REQUIRED AT ALL JOINTS.

THRUST BLOCK

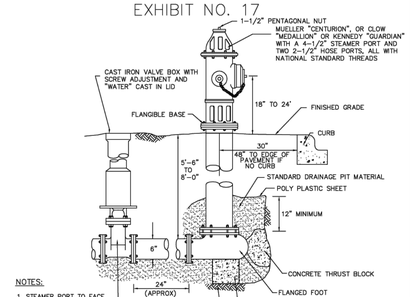
EXHIBIT NO. 16



NOTES:
1. WATER MAIN 8 INCHES OR MORE IN DIAMETE SHALL REQUIRE A 60 INCH DIAMETER VALVE VAULT; WATER MAIN LESS THAN 8 INCHES IN DIAMETER SHALL REQUIRE A 48 INCH VALVE VAULT
2. INSTALL MINIMUM 4" OF SELECTED GRANULAR BACKFILL UNDER STRUCTURE BOTTOM SECTION AND FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING MATERIAL.
3. PIPE OPENINGS SHALL BE CAST INTO WALL.
4. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL.
5. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
6. VALVE VAULT BARREL SECTIONS SHALL CONFORM TO A.S.T.M. 478 AS DESCRIBED IN THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, 5TH EDITION MAY 1996.

VALVE VAULT

EXHIBIT NO. 17



NOTES:
1. STEAMER PORT TO FACE PAVEMENT
2. PROVIDE 2 FOOT DIAMETER BY 2 FEET DEEP DRAINAGE PIT FILLED WITH 1 INCH WASHED STONE BELOW AND ADJACENT TO HYDRANT
3. HYDRANT TO BE PAINTED ALKYD ENAMEL SAFETY RED

FIRE HYDRANT

VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540-1694

REVISIONS

VILLAGE OF LAKE ZURICH DETAILS

SHEET 1

PROJECT NO. DETAILS
DATE 1/10/03
SCALE NTS
DESIGNED BY DESIGN
DRAWN BY DTM
CHECKED BY EL

SHEET 1 / 3

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VILLAGE OF LAKE ZURICH DETAILS

HDR Architecture
225 West Wacker Drive
Chicago, IL 60606

ADVOCATE HEALTH CARE
AOC Lake Zurich

99 Main Street
City, State Zip

MARK	DATE	DESCRIPTION
	07/11/2025	100% DD
	08/01/2025	ISSUE FOR LAKE ZURICH PZC

Project Number 10423107
Original Issue 10/3/2018

PRELIMINARY NOT FOR CONSTRUCTION

Sheet Name
SITE WORK DETAILS

Sheet Number
C_601

Project Status
Project Status

7/31/2025 10:26:48 AM P:\25\10 - HDR - AOC Lake Zurich-North Barrington\Drawings\AOC Lake Zurich-North Barrington Site Plan.dwg

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

LAKE ZURCH UTILITY MATERIAL STANDARDS

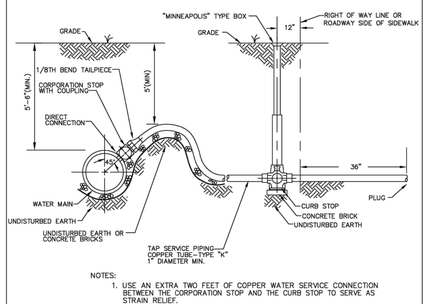
SANITARY SEWER	
Pipe	PVC, SDR – 26, meeting requirements of ASTM – 3034 Gasketed Joint / Cell Classification 12454 – B Depth over 15 feet – SDR 12 or 18 Service Laterals: PVC SCH 40 or better, SDR 35 or 26.
Bedding Materials	1/4" to 3/4" crushed stone, size CA–7 to CA–11, 12" over the top of pipe
Manholes	Pre–Cast Concrete with Bench and Rubber Boots Cast Iron Frames and Lids: Neenah Type 1 self–sealing Marked "Sanitary Sewer" WrapidSeal Manhole Encapsulation System is required on all sanitary manholes Contractor shall be qualified by manufacturer's rep. to install WrapidSeal Exterior bonding between barrel and cone sections is required Manhole must be water tight and sealed from the outside Fiberglass steps
Casing	The casing must be ductile iron or steel Manufactured pipe chocks must be used between the pipe and casing Pea gravel must be jetted through the casing, with concrete mortar on the ends Casing to be installed as required by the "Standard Specifications for Water and Sewer Construction in Illinois" 5th Edition, 1996, with all services considered as mains
Forcemain	If PVC pipe (C900) is used, #6 solid copper tracing wire is required for locating purposes
WATERMAIN	
Fire Hydrants	Clow Medallion, 5 1/4 " with Auxiliary Valve Kennedy Guardian, 5 1/4 " with Auxiliary Valve Mueller Centurian A – 423 with Auxiliary Valve 5 1/4 " three–way (2 hose nozzles and 1 pumper nozzle) Painted Safety Red
Pipe	Class 52 Ductile Iron, cement lined, Megalugs Series 1100 required at all fittings Wrapping the watermain with polyethylene film is not permitted
Bedding Materials	1/4" to 3/4" crushed stone, size CA–7 to CA–11, 12" over the top of pipe
Valves	Clow, American Flow Control Kennedy Resilient Wedge American Flow Control AFC series 500 NRS Resilient Wedge Valve UL/FM General Mueller Resilient Wedge Valve Non–Rising Stem, Mechanical Joint
Manholes	Cast Iron Frames and Lids: Neenah Type 1 self–sealing Marked "Water"
Casing	The casing must be ductile iron or steel Manufactured pipe chocks must be used between the pipe and casing Pea gravel must be jetted through the casing, with concrete mortar on the ends Casing to be installed as required by the "Standard Specifications for Water and Sewer Construction in Illinois" 5th Edition, 1996, with all services considered as mains
Corporation Stop	Mueller H – 15000 – 1" Size AY McDonald 4701
Roundway	Mueller H–15154 – 1" Stop, Minneapolis Pattern AY McDonald 6104
B–Box	Mueller H – 10300 Upper section inside diameter 1 1/4" Mueller H – 10302 Upper section inside diameter 1 1/2"
Service Line	1" Type K Copper, or as required by plumbing code
Tapping Saddle	Double Banded Stainless Steel Tapping Sleeve with 1" corporation stop
Hardware	All nuts and bolts below grade shall be stainless steel

WATERMAIN INSTALLATION SPECIFICATIONS

1. Watermains shall not be exposed for any reason without the approval of the Superintendent – Utilities.
2. Filling mains, pressure connections, pressure tests, tie–ins, and chlorintions require 48–hour notification to the Superintendent – Utilities.
3. Pressure connections and tie–ins to the Village systems will be scheduled and witnessed by the Utilities Division personnel.
4. Once mains are tied to the Village system, no valves or hydrants shall be operated by anyone other than Utility Division personnel.
5. Filling and flushing will be done by the Utilities Division only.
6. Water for pressure tests will be supplied by the Utilities Division, but it is the responsibility of the contractor to provide a backflow preventer or an approved anti–siphon method before the pump.
7. Corporation cocks and 1" copper lines for the chlorination and sampling shall be installed at locations determined by the Utilities Division.
8. Chlorination will not be performed on service lines until all first permanent water valves are installed.
9. Water vaults for 8" valves and larger must have an inside diameter of 60".

UTILITY MATERIAL STANDARDS

EXHIBIT NO. 18



NOTES:
1. USE AN EXTRA TWO FEET OF COPPER WATER SERVICE CONNECTION BETWEEN THE CORPORATION STOP AND THE CURB STOP TO SERVE AS STRAIN RELIEF.
2. CURB BOX SHALL HAVE A PLUG TYPE LID.
3. SEE EXHIBIT NO. 13 FOR APPROVED FITTING DESCRIPTIONS.

WATER SERVICE CONNECTION

EXHIBIT NO. 19

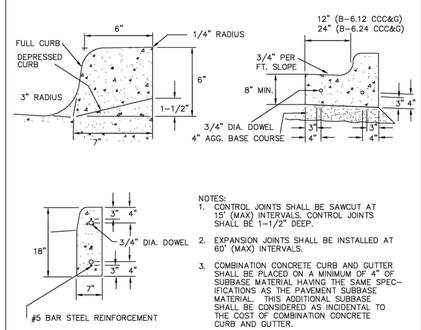
STREET	RIGHT–OF WAY WIDTH	PAVEMENT WIDTH*	RADIUS OF HORIZ. CURVES	LENGTH OF VERT. CURVES	TANGENT BETWEEN HORIZ. REVERSE CURVES	MAXIMUM GRADIENT	MINIMUM GRADIENT	CLEAR SIGHT DISTANCE
MAJOR	100 FT.	54 FT.	500 FT.	200 FT. (a)	200 FT.	5%	0.5%	500 FT.
COLLECTOR	80 FT.	44 FT.	400 FT.	200 FT. (a)	200 FT.	5%	0.5%	400 FT.
MINOR	60 FT.	30 FT.	150 FT.	100 FT. (b)	–	6%	0.5%	200 FT.
CUL–DE–SAC	120 FT.	88 FT.	150 FT.	100 FT. (b)	–	6%	0.5%	200 FT.
MARGINAL ACCESS	60 FT.	30 FT.	400 FT.	200 FT. (b)	100 FT.	6%	0.5%	200 FT.
IN BUSINESS AND INDUSTRIAL DIST.	80–100 FT.	54 FT.	500 FT.	200 FT. (b)	200 FT.	2%	0.5%	500 FT.

*PAVEMENT WIDTHS ARE MEASURED BACK OF CURB TO BACK OF CURB AND INCLUDE ADDITIONAL WIDTH FOR ON–STREET PARKING.

(a) FIFTY (50) FEET FOR EACH ONE (1) PERCENT ALGEBRAIC DIFFERENCE OF GRADE BUT IN NO CASE LESS THAN TWO HUNDRED (200) FEET.
(b) FORTY (40) FEET FOR EACH ONE (1) PERCENT ALGEBRAIC DIFFERENCE OF GRADE BUT IN NO CASE LESS THAN ONE HUNDRED (100) FEET.

MINIMUM STANDARDS FOR STREET DESIGN

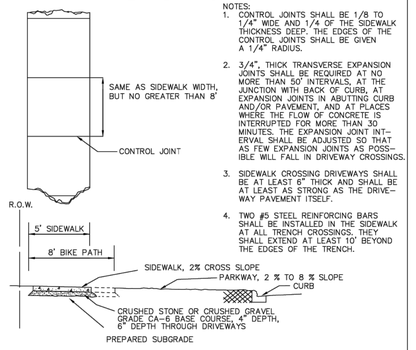
EXHIBIT NO. 24



NOTES:
1. CONTROL JOINTS SHALL BE SAWCUT AT 15' (MAX) INTERVALS. CONTROL JOINTS SHALL BE 1–1/2" DEEP.
2. EXPANSION JOINTS SHALL BE INSTALLED AT 60' (MAX) INTERVALS.
3. COMBINATION CONCRETE CURB AND GUTTER SHALL BE PLACED ON A MINIMUM OF 4" OF SUBBASE MATERIAL HAVING THE SAME SPECIFICATIONS AS THE PAVEMENT SUBBASE MATERIAL. THIS ADDITIONAL SUBBASE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF COMBINATION CONCRETE CURB AND GUTTER.
4. SUBBASE IS TO BE CA–6 OR GRADE 9.

BARRIER CURB

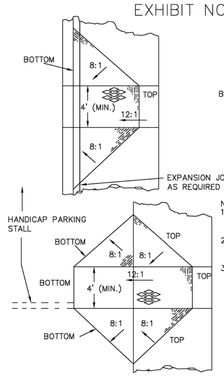
EXHIBIT NO. 25



NOTES:
1. CONTROL JOINTS SHALL BE 1/8 TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGES OF THE CONTROL JOINTS SHALL BE GIVEN A 1/4" RADIUS.
2. 3/4", THICK TRANSVERSE EXPANSION JOINTS SHALL BE REQUIRED AT NO MORE THAN 50' INTERVALS, AT THE JUNCTION WITH BACK OF CURB, AT EXPANSION JOINTS IN ABUTTING CURB AND/OR PAVEMENT, AND AT PLACES WHERE THE FLOW OF CONCRETE IS INTERRUPTED FOR MORE THAN 30 MINUTES. THE EXPANSION JOINT INTERVAL SHALL BE ADJUSTED SO THAT AS FEW EXPANSION JOINTS AS POSSIBLE WILL FALL IN DRIVEWAY CROSSINGS.
3. SIDEWALK CROSSING DRIVEWAYS SHALL BE AT LEAST 6" THICK AND SHALL BE AT LEAST AS STRONG AS THE DRIVEWAY PAVEMENT ITSELF.
4. TWO #5 STEEL REINFORCING BARS SHALL BE INSTALLED IN THE SIDEWALK AT ALL TRENCH CROSSINGS. THEY SHALL EXTEND AT LEAST 10' BEYOND THE EDGES OF THE TRENCH.

SIDEWALK

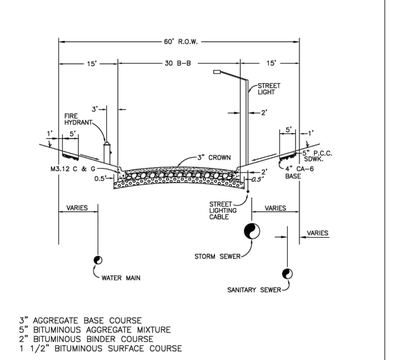
EXHIBIT NO. 26



NOTES:
1. WHERE 12:1 SLOPES ARE NOT POSSIBLE, SLOPES NO STEEPER THAN 8:1 MAY BE USED.
2. EXPANSION JOINT MATERIAL SHALL NOT PROTRUDE ABOVE THE LEVEL OF THE ADJACENT SIDEWALK OR HANDICAP RAMP.
3. RAMP TEXTURING IS TO BE DONE WITH AN EXPANDED METAL GRATE PLACED AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. THE LONG AXIS OF THE PATTERN SHALL BE PERPENDICULAR TO THE CURB. GROOVES SHALL BE 1/8" DEEP AND 1/4" WIDE. ALL SLOPES ARE TO HAVE DIAMOND TEXTURE.

RAMP TEXTURE DETAIL
DIAMONDS ARE TO BE 1/2" WIDE, 1 1/4" LONG, WITH 1/4" BETWEEN THEM, OR AS APPROVED.

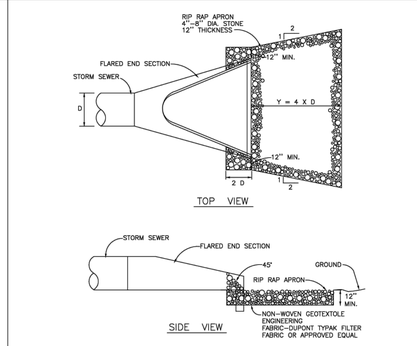
HANDICAP RAMP



3" AGGREGATE BASE COURSE
5" BITUMINOUS AGGREGATE MIXTURE
2" BITUMINOUS BINDER COURSE
1 1/2" BITUMINOUS SURFACE COURSE

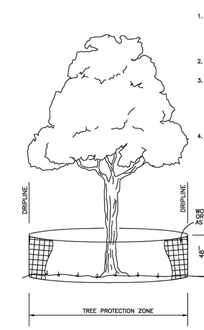
SEE EXHIBIT 12 AND EXHIBIT 19 FOR OTHER STREET DIMENSIONS

TYPICAL MINOR STREET DESIGN DETAIL



NOTE: D = PIPE I.D.
SEE EXHIBIT NO. 10 FOR FLARED END SECTION FOUNDATION

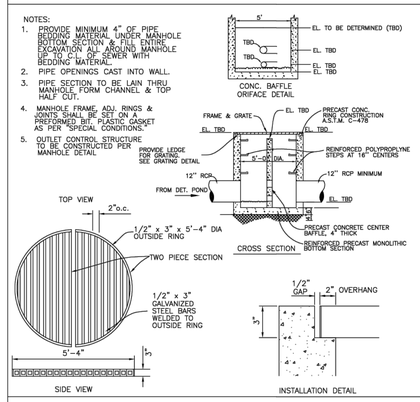
FLARED END SECTION RIP RAP



1. THE CONTRACTOR SHALL ERECT A TEMPORARY FENCE AROUND ALL TREES WITHIN THE CONSTRUCTED AREA TO ESTABLISH A "TREE PROTECTION ZONE" BEFORE ANY WORK BEGINS. NO WORK IS TO BE PERFORMED, MATERIALS STORED OR VEHICLES DRIVEN OR PARKED WITHIN THE "TREE PROTECTION ZONE."
2. THE FENCE SHALL BE ERECTED AT THE DRIP–LINE OF THE TREE OR AS APPROVED BY ENGINEER.
3. TREES DESIGNATED FOR PROTECTION SHOULD BE WATERED DURING PERIODS OF DROUGHT WHEN THERE IS LESS THAN ONE INCH OF RAIN FALL DURING ANY 30 DAY PERIOD. THE AMOUNT OF WATER PER TREE SHOULD BE BASED UPON 50 GALLONS PER INCH DIAMETER. APPLICATION SHOULD BE MADE SO THAT THE WATER SLOWLY SOAKS INTO THE GROUND AND DOES NOT RUN OFF.
4. IN AREAS WHERE THE "TREE PROTECTION ZONE" FENCING CANNOT BE MAINTAINED WOOD CHIPS OR OTHER APPROVED MULCH MUST BE APPLIED TO A DEPTH OF 12" OVER THE AREA NOT PROTECTED BY FENCING OVER THE REMAINDER OF THE ZONE. PLACEMENT AND REMOVAL OF THE MULCHED AREA SHALL BE INCIDENTAL TO THE ESTABLISHMENT OF THE "TREE PROTECTION ZONE".

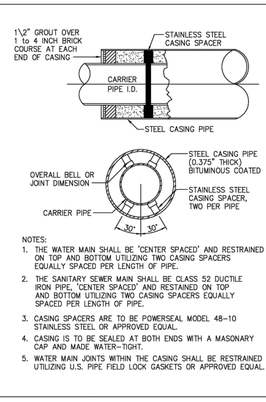
WOOD LATH SNOW FENCE OR PLASTIC POLYPYE OR AS APPROVED BY ENGINEER

SIDEWALK



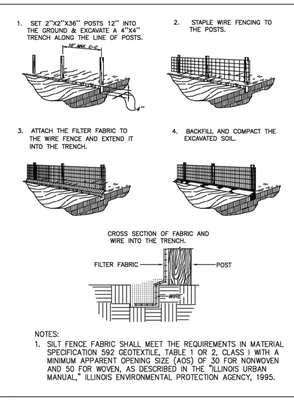
NOTES:
1. PROVIDE MINIMUM 4" OF PIPE BEDDING MATERIAL UNDER MANHOLE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND MANHOLE UP TO 1' OF SEWER WITH BEDDING MATERIAL.
2. PIPE OPENINGS CAST INTO WALL.
3. PIPE SECTION TO BE LAIN THRU MANHOLE, FORM CHANNEL & TOP HALF CUT.
4. MANHOLE FRAME, ADJ. RINGS & JOINTS SHALL BE SET ON A PREFORMED BIT. PLASTIC GASKET AS PER "SPECIAL CONDITIONS."
5. OUTLET CONTROL STRUCTURE TO BE CONSTRUCTED PER MANHOLE DETAIL.

OUTLET CONTROL STRUCTURE



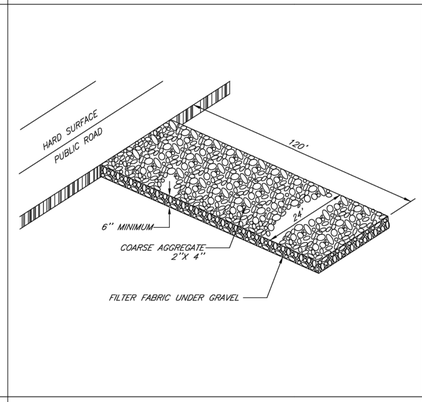
NOTES:
1. THE WATER MAIN SHALL BE "CENTER SPACED" AND RESTRAINED ON TOP AND BOTTOM UTILIZING TWO CASING SPACERS EQUALLY SPACED PER LENGTH OF PIPE.
2. THE SANITARY SEWER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE, "CENTER SPACED" AND RESTAINED ON TOP AND BOTTOM UTILIZING TWO CASING SPACERS EQUALLY SPACED PER LENGTH OF PIPE.
3. CASING SPACERS ARE TO BE POWERSEAL MODEL 48–10 STAINLESS STEEL OR APPROVED EQUAL.
4. CASING IS TO BE SEALED AT BOTH ENDS WITH A MASONARY CAP AND MADE WATER–TIGHT.
5. WATER MAIN JOINTS WITHIN THE CASING SHALL BE RESTRAINED UTILIZING U.S. PIPE FIELD LOCK GASKETS OR APPROVED EQUAL.

PIPE CASING DETAIL

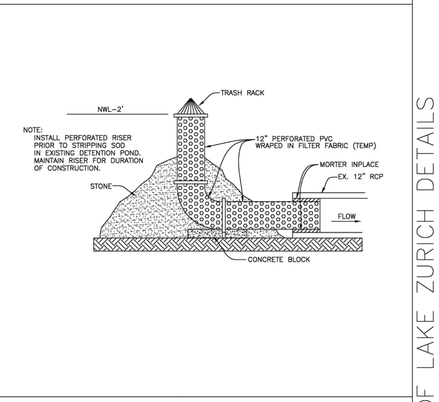


NOTES:
1. SILT FENCE FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I WITH A MINIMUM APPARENT OPENING SIZE (AOS) OF 30 FOR NONWOVEN AND 50 FOR WOVEN, AS DESCRIBED IN THE "ILLINOIS URBAN MANUAL," ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, 1995.

SILT FENCE DETAIL



GRAVEL CONSTRUCTION ENTRANCE



TEMPORARY PERFORATED RISER DETAIL

VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540–1694

REVISIONS

VILLAGE OF LAKE ZURICH DETAILS

SHEET 2

PROJECT NO. DETAILS
DATE 1/10/03
SCALE NTS
DESIGNED BY DESIGN
DRAWN BY DTM
CHECKED BY EL

SHEET 2 3

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VILLAGE OF LAKE ZURICH DETAILS

HDR Architecture
225 West Wacker Drive
Chicago, IL 60606

ADVOCATE HEALTH CARE
AOC Lake Zurich

99 Main Street
City, State Zip

MARK	DATE	DESCRIPTION
	07/11/2025	100% DD
	08/01/2025	ISSUE FOR LAKE ZURICH PZC

Project Number 10423107
Original Issue 10/3/2018

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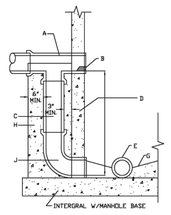
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SITE WORK DETAILS

Sheet Number
C_602

Project Status
Project Status

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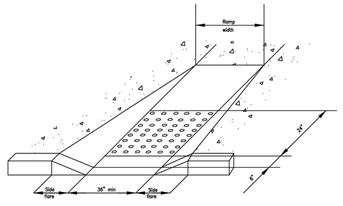
NOTE: DETAILS ARE NOT TO BE CHANGED IN ANY WAY. LEAVE ALL DETAILS ON SHEET EVEN IF THEY DO NOT APPLY TO CURRENT IMPROVEMENTS. CHANGING OF DETAILS DOES NOT CHANGE REQUIREMENTS.



LEGEND:
A. DUCTILE IRON PIPE
B. BRICK AND MORTAR DAM HEIGHT EQUALS 1/3 DIAMETER OF SEWER.
C. OUTSIDE DROP PIPE: 8" DIA UNLESS OTHERWISE NOTED ON THE PLANS.
D. MANHOLE SIDEWALL: PRECAST REINFORCED CONCRETE RISERS, MINIMUM 5" THICKNESS.
E. MAINLINE SEWER (LARGEST DIAMETER)
F. RISER PIPE: PVC SDR 35, 8" DIAMETER UNLESS OTHERVISE NOTED IN THE PLANS.
G. MANHOLE BENCH FILLET: POURED IN PLACE CONCRETE.
H. MANHOLE WALL: PRECAST REINFORCED CONCRETE BASE AND BOTTOM WALL.
I. CLASS X CONCRETE IN ACCORDANCE WITH THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
J. 90 DEGREE BEND DUCTILE IRON PIPE.

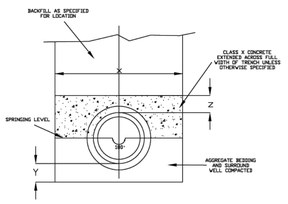
NOTES:
1. ALL JOINTS SHALL CONFORM TO A.S.T.M. C-425 SPECIFICATIONS EXCEPT "3" BELOW.
2. JUTE AND MORTAR OR BITMINOUS MASTIC JOINT ALLOWED ONLY AS SHOWN
3. RISERS SHALL BE CONSTRUCTED WHERE MAIN LINE SEWER EXCEEDS 10' UNLESS OTHERWISE NOTED.
4. RISERS SHALL BE CONSTRUCTED IN UNDISTURBED SIDEBANK EARTH.

OUTSIDE DROP PIPE DETAIL

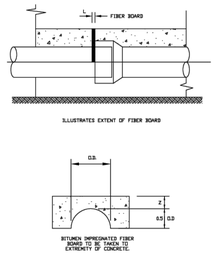


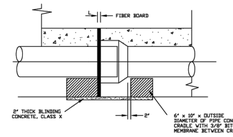
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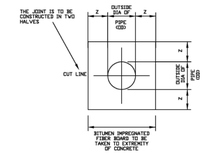
HANDICAP RAMP DETAIL



MASS CONCRETE ARCH







FLEXIBLE JOINT

PIPE DIA	Y MIN		Z MIN	DESIGN TRENCH WIDTH RANGE	L
	Y1 MIN	Y2 MIN			
4"	4"	8"	4"	1.6' - 2.6'	
6"	4"	8"	4"	1.6' - 2.6'	
8"	4"	8"	4"	1.8' - 3.0'	
10"	4"	8"	4"	2.0' - 3.0'	
12"	4"	8"	4"	2.3' - 3.3'	
15"	4"	8"	4"	2.6' - 3.9'	
18"	6"	8"	6"	3.0' - 4.3'	
20"	6"	8"	6"	3.3' - 4.3'	
21"	6"	10"	6"	3.3' - 4.6'	
24"	6"	10"	6"	3.3' - 4.9'	
27"	9"	12"	9"	4.3' - 5.2'	
30"	9"	12"	9"	4.3' - 5.2'	
36"	9"	12"	9"	4.9' - 7.0'	
42"	6"	10"	9"	5.6' - 7.9'	
48"	6"	10"	9"	6.6' - 8.5'	

L = 18" for PIPE DIA 4" - 24"
L = 36" for PIPE DIA 27" - 48"

NOTES
1. Y1 SHALL BE USED IN ALL OCCASSIONS EXCEPT WHERE Y2 IS SPECIFIED, OR DIRECTED BY THE ENGINEER.
2. Y2 IS TO BE USED IN LIEU OF Y1 WHERE THE EXCAVATION IS ROCK OR HARD SOILS CONTAINING BOULDERS, LARGE FLINTS, STONES OR OTHER IRREGULAR HARD SPOTS
3. DIMENSION Y2 SHALL BE INCREASED AT A RATE OF 3" PER ADDITIONAL 3LF COVER IN EXCESS OF 16'.
4. ALL DIMENSIONS ARE IN INCHES AND FEET.
5. CONSTRUCTION WIDTHS FOR PIPE TRENCHES MUST BE WITHIN THE DESIGN RANGES GIVEN INCLUSIVE OF TEMPORARY WORKS AND PIPE SURROUND MATERIALS UNLESS OTHERWISE APPROVED BY THE ENGINEER FOLLOWING A COMPLETE DESIGN CHECK ON ANY ALTERNATIVE PROPOSAL
6. JOINT HOLES SHALL BE PROVIDED IN TRENCHES AT SOCKETS.

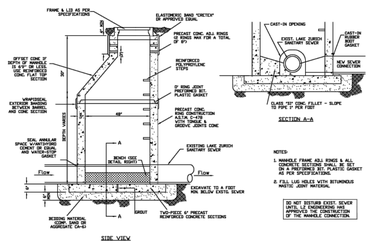
BEDDING DETAILS: PIPES IN SINGLE TRENCHES

LAKE ZURICH ENGINEERING DEVISION SANITARY MANHOLE CONSTRUCTION SEQUENCING

THE CONTRACTOR SHALL EXCAVATE AT LEAST 10" BELOW THE BOTTOM OF THE EXISTING SANITARY SEWER MAIN AND SET IN PLACE A 6" THICK TWO-PIECE PRE-CAST REINFORCED CONCRETE BOTTOM (SPLIT BOTTOM) ON A MINIMUM OF 4" THICK COMPACTED AGGREGATE BASE (CA-6). TWO-PIECE BOTTOM SHALL BE LEVEL AND THE SEAM ORIENTATED PERPENDICULAR TO THE MAIN SEWER.

SET-IN PLACE A 48" (INSIDE DIMENSION) PRE-CAST REINFORCED CONCRETE RISER SECTION WITH SUFFICIENTLY SIZED OPENINGS CAST-IN (DOG HOUSE) TO PREVENT DIRECT CONTACT WITH THE EXISTING SEWER PIPE. THE RISER SECTION SHALL BE SET ON MASTIC STROPS TO FORM A TIGHT SEAL BETWEEN THE RISER SECTION AND THE SPLIT BOTTOM. THE ANNULAR SPACE BETWEEN THE RISER SECTION AND THE SEWER PIPE SHALL BE FILLED WITH SOLID AND SEALED WITH NON-SHRINK CEMENT. THE REMAINING SECTIONS OF THE PROPOSED MANHOLE SHALL BE INSTALLED UPON FINISHED GRADE AS INDICATED.

THE REMAINING SPACE AT THE INSIDE BOTTOM OF THE PROPOSED MANHOLE SHALL BE FILLED WITH CLASS "SI" CONCRETE AND BE TROWELED SMOOTH TO FORM A SLOPED BOTTOM (BENCH) AT THE CENTERLINE OF THE EXISTING SEWER PIPE. UPON ACCEPTANCE OF THE NEW SERVICE AND MANHOLE BY A LAKE ZURICH ENGINEERING OFFICIAL, THE CONTRACTOR SHALL REMOVE THE TOP HALF OF THE EXISTING SEWER PIPE AND SMOOTH ALL SHARP EDGES WITH HYDRAULIC CEMENT. THE INVERT OF THE NEW PIPE SHALL BE FORMED SO AS TO DIRECT SEWAGE INTO THE FLOW OF THE MAIN SEWER.



STANDARD MH CONSTRN. OVER EXSTG SEWER

VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540-1694

REVISIONS

VILLAGE OF LAKE ZURICH DETAILS

SHEET 3

PROJECT NO. DETAILS
DATE 7/31/03
SCALE NTS
DESIGNED BY RK
DRAWN BY RK
CHECKED BY EL

SHEET 3 3

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VILLAGE OF LAKE ZURICH DETAILS

HDR Architecture
225 West Wacker Drive
Chicago, IL 60606

ADVOCATE HEALTH CARE
AOC Lake Zurich

99 Main Street
City, State Zip

MARK	DATE	DESCRIPTION
	07/11/2025	100% DD
	08/01/2025	ISSUE FOR LAKE ZURICH PZC

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Original Issue 10/3/2018

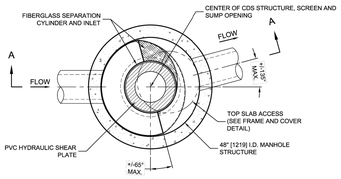
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SITE WORK DETAILS

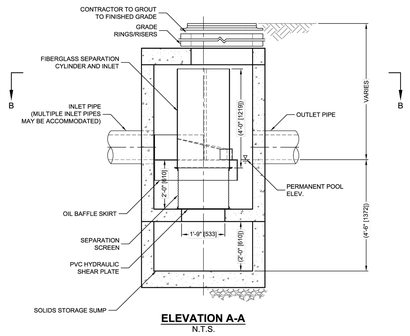
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C_603

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Project Status

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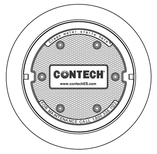


PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

CDS2015-4-C DESIGN NOTES
THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
	*		*
NOTES/SPECIAL REQUIREMENTS: * PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

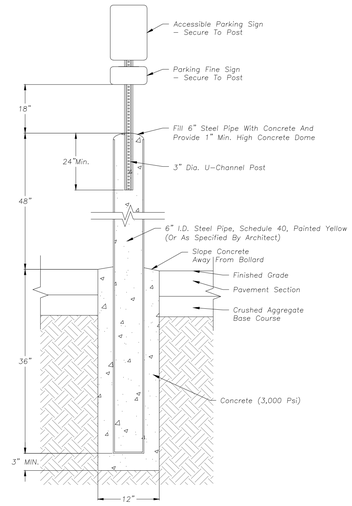
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

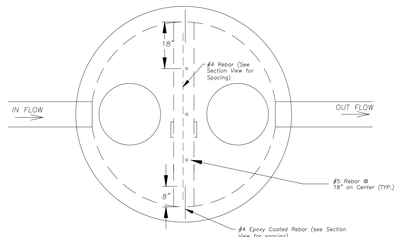
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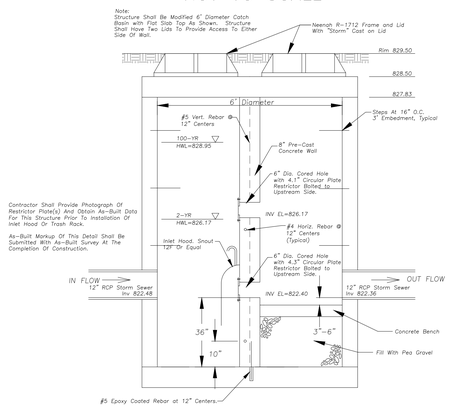
WATER QUALITY CB 3



SIGN IN BOLLARD



PLAN VIEW
NOT TO SCALE



RESTRICTOR STRUCTURE

HDR Architecture
225 West Wacker Drive
Chicago, IL 60606

ADVOCATE HEALTH CARE
AOC Lake Zurich

99 Main Street
City, State Zip

MARK	DATE	DESCRIPTION
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Project Number 10423107
Original Issue 10/3/2018

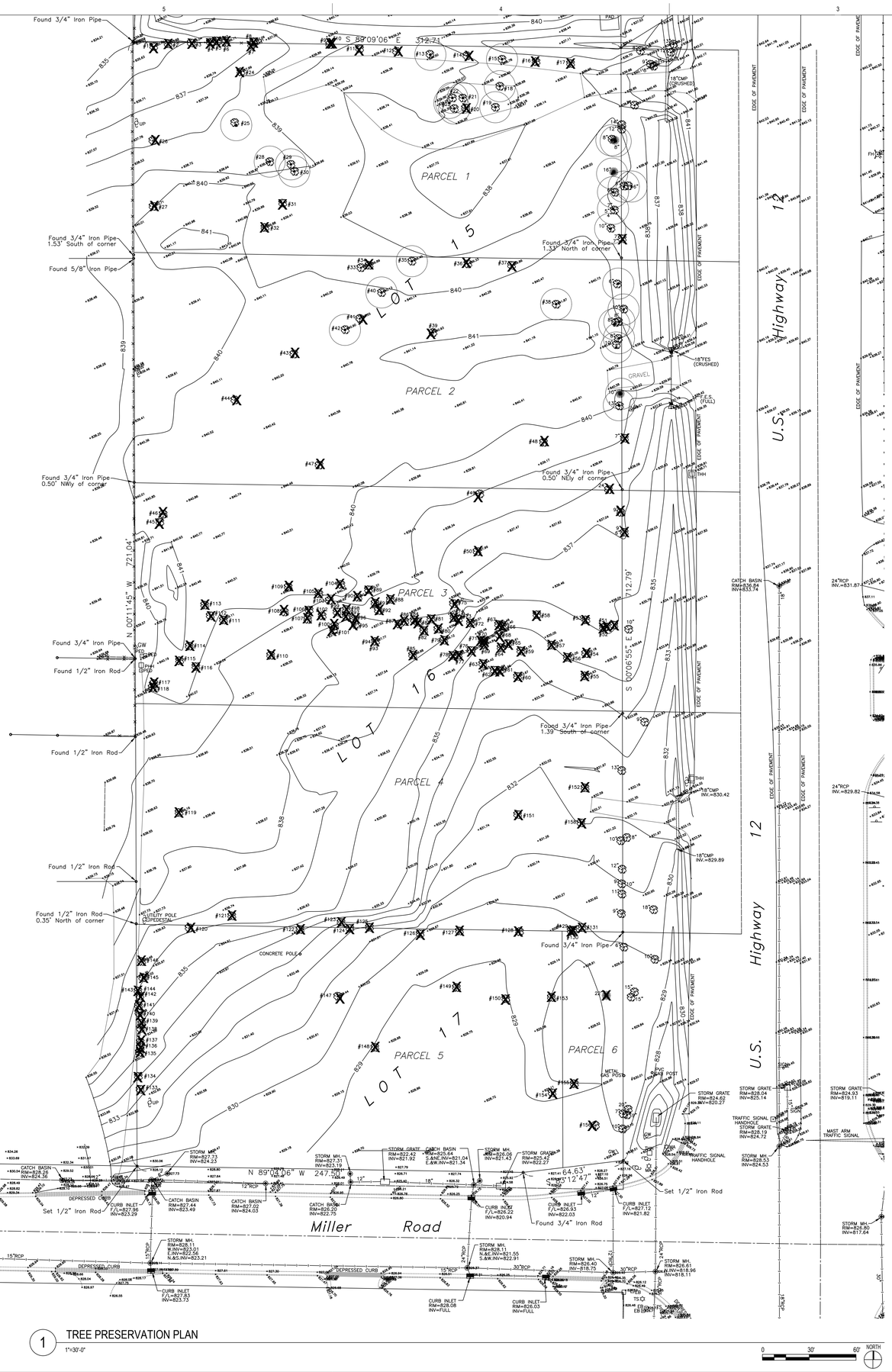
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Sheet Name
SITE WORK DETAILS

Sheet Number
C_604

Project Status
Project Status

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1 TREE PRESERVATION PLAN

1"=30'-0"

TREE INVENTORY LIST

Tag #	Common Name	Scientific Name	DBH (inches)	Tree Condition (poor = 3 or more points, fair = 1 or 2 points, good = 0 points)	Defect Catgories (1 point each category)	Protect/Remove
1	Box Elder	Acer negundo	16"; 5"	Poor - deadwood	4	Remove
2	Box Elder	Acer negundo	10"	Poor - deadwood, poor tree architecture	5	Remove
3	Siberian Elm	Ulmus pumilla	8"	Poor- poor tree architecture	4	Remove
4	Black Walnut	Juglans nigra	10"	Poor - poor tree architecture, deadwood	5	Remove
5	Buck Thorn	Rhamnus cathartica	4"; 4"	Poor - poor tree architecture	4	Remove
6	Box Elder	Acer negundo	3"; 3"	Poor - poor tree architecture	4	Remove
7	Box Elder	Acer negundo	6"; 6"; 6"	Poor - poor tree architecture	4	Remove
8	Buck Thorn	Rhamnus cathartica	5"	Poor - poor tree architecture	4	Remove
9	Eastern Cottonwood	Populus deltoides	19"; 18"	Poor - deadwood, poor tree architecture	5	Remove
10	Green Ash	Fraxinus pennsylvanica	6"	Poor - poor tree artitecture	4	Protect
11	Silver Maple	Acer saccharinum	17"	Fair - cavities, deadwood	3	Protect
12	Silver Maple	Acer saccharinum	16"	Fair - cavities	2	Protect
13	Silver Maple	Acer saccharinum	19"	Good	0	Protect
14	Silver Maple	Acer saccharinum	17"	Poor - deadwood	4	Remove
15	Silver Maple	Acer saccharinum	17"	Fair	1	Protect
16	Silver Maple	Acer saccharinum	17"	Poor - cavities, deadwood	5	Remove
17	Silver Maple	Acer saccharinum	18"	Poor - deadwood	4	Remove
18	Eastern Red Cedar	Sabina virginiana	6"	Fair	1	Protect
19	Royal Magnolia	Magnolia stellata	3"; 2"; 2"; 1"	Good	0	Protect
20	Arborvitae	Thuja occidentalis	9"	Fair - cavities	2	Protect
21	Arborvitae	Thuja occidentalis	9"	Good	0	Protect
22	Arborvitae	Thuja occidentalis	8"	Good	0	Protect
23	Arborvitae	Thuja occidentalis	8"	Good	0	Protect
24	Eastern Cottonwood	Populus deltoides	28"	Poor - cavities, deadwood	5	Remove
25	Box Elder	Acer negundo	24"	Fair - deadwood	2	Protect
26	Box Elder	Acer negundo	8"	Poor - poor tree architecture	4	Remove
27	Siberian Elm	Ulmus pumilla	17"	Poor - cavities, deadwood	5	Remove
28	Sycamore	Platanus occidentalis	25"	Good	0	Protect
29	White Spruce	Picea glauca	9"	Good	0	Protect
30	White Spruce	Picea glauca	11"	Good	0	Protect
31	Eastern Cottonwood	Populus deltoides	28"	Poor - poor tree architecture	4	Protect
32	Eastern Cottonwood	Populus deltoides	33"	Fair - canker	2	Protect
33	Eastern Red Cedar	Sabina virginiana	7"; 7"	Fair	1	Protect
34	Black Cherry	Prunus serotina	13"	Poor - deadwood, poor tree architecture	5	Remove
35	Green Ash	Fraxinus pennsylvanica	10"	Good	0	Protect
36	Siberian Crab Apple	Malus baccata	11"; 7"; 8"; 7"; 6"; 9"; 8"	Fair - poor tree architecture	2	Protect
37	Red Maple	Acer rubrum	17"; 17"	Poor - poor tree architecture	4	Protect
38	Honey Locust	Gleditsia triacanthos	28"	Good	0	Protect
39	Siberian Elm	Ulmus pumilla	21"	Poor - deadwood	4	Remove
40	Eastern Red Cedar	Sabina virginiana	6"; 7"	Fair	1	Protect
41	Silver Maple	Acer saccharinum	46"; 13"	Fair - poor tree architecture, deadwood, cavity	4	Remove
42	Red Pine	Pinus resinosa	10"	Good	0	Protect
43	Siberian Elm	Ulmus pumilla	27"	Poor - deadwood	4	Remove
44	Siberian Elm	Ulmus pumilla	9"	Good	0	Remove
45	Box Elder	Acer negundo	15"	Fair	1	Remove
46	Box Elder	Acer negundo	18"	Fair - deadwood	2	Remove
47	Arborvitae	Thuja occidentalis	6"; 7";	Poor - deadwood	4	Remove
48	Honey Locust	Gleditsia triacanthos	19"	Good	0	Remove
49	Eastern Red Cedar	Sabina virginiana	11"	Fair	1	Remove
50	Silver Maple	Acer saccharinum	50"	Fair - deadwood	2	Remove
51	Eastern Cottonwood	Populus deltoides	21"; 11"	Fair	1	Remove
52	Eastern Cottonwood	Populus deltoides	11;	Fair	1	Remove
53	Black Cherry	Prunus serotina	11"	Poor - deadwood	4	Remove
54	Eastern Persimmon	Diospyros virginiana	6"	Poor - deadwood	4	Remove
55	White Mulberry	Morus alba	10"	Fair	1	Remove
56	Box Elder	Acer negundo	10"	Fair - deadwood	2	Remove
57	Eastern Cottonwood	Populus deltoides	13"	Fair	1	Remove
58	American Elm	Ulmus americana	10"	Fair	1	Remove
59	Silver Maple	Acer saccharinum	10"	Fair	1	Remove
60	Silver Maple	Acer saccharinum	11"	Fair	1	Remove
61	Silver Maple	Acer saccharinum	12"	Fair	1	Remove
62	Silver Maple	Acer saccharinum	6"	Fair	1	Remove
63	Silver Maple	Acer saccharinum	6"	Fair	1	Remove
64	Buck Thorn	Rhamnus cathartica	5"	Poor - cavities	4	Remove
65	Silver Maple	Acer saccharinum	8"; 7"	Fair - cavities	2	Remove
66	Silver Maple	Acer saccharinum	7"	Fair	1	Remove
67	Silver Maple	Acer saccharinum	5"	Fair	1	Remove
68	Silver Maple	Acer saccharinum	8"	Fair	1	Remove
69	Silver Maple	Acer saccharinum	6"	Fair	1	Remove
70	Silver Maple	Acer saccharinum	6"	Fair	1	Remove
71	Silver Maple	Acer saccharinum	5"	Fair	1	Remove
72	Silver Maple	Acer saccharinum	11"	Good	0	Remove
73	Silver Maple	Acer saccharinum	6"	Fair	1	Remove
74	Silver Maple	Acer saccharinum	7"	Good	0	Remove
75	Silver Maple	Acer saccharinum	14"	Poor - cavities	4	Remove
76	Silver Maple	Acer saccharinum	10"	Good	0	Remove
77	Silver Maple	Acer saccharinum	9"	Poor - cavities	4	Remove
78	Silver Maple	Acer saccharinum	21"	Poor - cavities	4	Remove
79	Silver Maple	Acer saccharinum	8"	Good	0	Remove
80	Box Elder	Acer negundo	8"	Fair - poor tree architecture	2	Remove
81	Silver Maple	Acer saccharinum	16"	Poor - cavities	4	Remove
82	Silver Maple	Acer saccharinum	12"	Good	0	Remove
83	Box Elder	Acer negundo	8"	Fair	1	Remove
84	Silver Maple	Acer saccharinum	7"	Good	0	Remove
85	Eastern Cottonwood	Populus deltoides	23"	Poor - deadwood	4	Remove
86	Silver Maple	Acer saccharinum	11"	Good	0	Remove
87	Silver Maple	Acer saccharinum	14"	Good	0	Remove
88	Silver Maple	Acer saccharinum	16"	Poor - poor tree architecture, splits/cracks	5	Remove
89	Silver Maple	Acer saccharinum	23"	Poor - poor tree architecture, cavities	5	Remove
90	Box Elder	Acer negundo	11"	Poor - poor tree architecture	4	Remove
91	Box Elder	Acer negundo	8"	Fair - poor tree architecture	2	Remove
92	Box Elder	Acer negundo	7"	Poor - poor tree architecture, cavities	5	Remove
93	Box Elder	Acer negundo	7"	Poor - poor tree architecture	4	Remove
94	Silver Maple	Acer saccharinum	21"	Fair	1	Remove
95	Box Elder	Acer negundo	8"	Fair - poor tree architecture	2	Remove
96	Box Elder	Acer negundo	7"	Fair	1	Remove
97	Buck Thorn	Rhamnus cathartica	6"	Fair - deadwood	2	Remove
98	Box Elder	Acer negundo	5"	Poor - deadwood	4	Remove
99	Box Elder	Acer negundo	5"	Good	0	Remove
100	Box Elder	Acer negundo	5"	Fair - poor tree architecture	2	Remove
101	Box Elder	Acer negundo	10"	Fair - poor tree architecture	2	Remove
102	Box Elder	Acer negundo	10"	Fair - cavities	2	Remove
103	Eastern Cottonwood	Populus deltoides	22"	Poor - deadwood, cavities	5	Remove
104	Silver Maple	Acer saccharinum	17"	Fair - poor tree architecture	2	Remove
105	Box Elder	Acer negundo	8"	Poor - deadwood, cavities	5	Remove
106	Box Elder	Acer negundo	6"	Fair - poor tree architecture	2	Remove
107	Box Elder	Acer negundo	8"	Fair	1	Remove
108	Box Elder	Acer negundo	10"	Poor - deadwood, poor tree architecture	5	Remove
109	Silver Maple	Acer saccharinum	22"	Fair - deadwood, splits/crack	3	Remove
110	Silver Maple	Acer saccharinum	42"	Fair	1	Remove
111	Silver Maple	Acer saccharinum	6"	Fair - poor tree architecture	2	Remove
112	Box Elder	Acer negundo	10"	Poor - poor tree architecture	4	Remove
113	Eastern Cottonwood	Populus deltoides	16"	Poor - poor tree architecture, cavities	5	Remove
114	Box Elder	Acer negundo	19"	Fair - deadwood, poor tree architecture	3	Remove
115	Box Elder	Acer negundo	20"	Fair - poor tree architecture	2	Remove
116	Box Elder	Acer negundo	18"	Poor - poor tree architecture	4	Remove
117	Eastern Cottonwood	Populus deltoides	17"	Good	0	Remove
118	Eastern Cottonwood	Populus deltoides	11"	Fair - splits/cracks	2	Remove
119	Silver Maple	Acer saccharinum	46"	Good	0	Remove
120	Box Elder	Acer negundo	18"	Poor - insect problems, disease, deadwood	6	Remove
121	Box Elder	Acer negundo	12"; 17"; 14"	Poor - insect problems, disease, cavities	6	Remove
122	Eastern Cottonwood	Populus deltoides	31"	Good	0	Remove
123	Box Elder	Acer negundo	13"	Poor - poor tree architecture	4	Remove
124	Box Elder	Acer negundo	15"; 12"; 15"	Poor - poor tree architecture	4	Remove
125	Box Elder	Acer negundo	17"	Poor - insect problems, disease, poor tree architecture	6	Remove
126	Eastern Red Cedar	Sabina virginiana	12"; 11"	Fair	1	Remove
127	Eastern Red Cedar	Sabina virginiana	13"	Fair - deadwood	2	Remove
128	Eastern Red Cedar	Sabina virginiana	6"	Good	0	Remove
129	Eastern Red Cedar	Sabina virginiana	8"	Good	0	Remove
130	Eastern Red Cedar	Sabina virginiana	11"	Good	0	Remove
131	Eastern Red Cedar	Sabina virginiana	10"; 7"; 6"	Fair	1	Remove
132	Buck Thorn	Rhamnus cathartica	3"	Poor	3	Remove
133	Buck Thorn	Rhamnus cathartica	4"; 3"; 3"	Poor	3	Remove
134	Buck Thorn	Rhamnus cathartica	4"; 4"; 3"	Poor	3	Remove
135	Buck Thorn	Rhamnus cathartica	3"; 3"; 3"	Poor	3	Remove
136	Buck Thorn	Rhamnus cathartica	3"; 3"; 3"	Poor	3	Remove
137	Buck Thorn	Rhamnus cathartica	3"; 2"	Poor	3	Remove
138	American Elm	Ulmus americana	9"; 5"; 4"	Fair - poor tree architecture, deadwood	3	Remove
139	American Elm	Ulmus americana	6"; 4"; 5"; 10"	Poor - poor tree architecture	4	Remove
140	Buck Thorn	Rhamnus cathartica	2"; 3"	Poor	3	Remove
141	Buck Thorn	Rhamnus cathartica	3"	Poor	3	Remove
142	Buck Thorn	Rhamnus cathartica	3"; 3"	Poor	3	Remove
143	Buck Thorn	Rhamnus cathartica	2"; 2"	Poor	3	Remove
144	Box Elder	Acer negundo	5"	Poor - cavities	4	Remove
145	Buck Thorn	Rhamnus cathartica	2"; 2"	Poor	3	Remove
146	Box Elder	Acer negundo	6"; 6"	Poor - cavities	4	Remove
147	Red Maple	Acer rubrum	12"	Fair - deadwood, cavities	3	Remove
148	Norway Spruce	Picea abies	9"; 14"	Fair - poor tree architecture	2	Remove
149	Sugar Maple	Acer saccharum	20"	Fair - deadwood, splits/crack	3	Remove
150	White Spruce	Picea glauca	13"	Good	0	Remove
151	Norway Maple	Acer platanoides	23"; 21"	Fair - cavities	2	Remove
152	Norway Maple	Acer platanoides	21"; 20"	Fair - deadwood, cavities	3	Remove
153	Red Maple	Acer rubrum	20"	Fair	1	Remove
154	Eastern Red Cedar	Sabina virginiana	10"; 8"	Good	0	Remove
155	Sugar Maple	Acer saccharum	23"	Fair - deadwood	2	Remove
156	Green Ash	Fraxinus pennsylvanica	16"	Good	0	Remove
157	Norway Maple	Acer platanoides	20"; 20"	Fair - deadwood, cavities	3	Remove

2 TREE INVENTORY LIST

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING SHADE TREE TO REMAIN AND BE PRESERVED
- X EXISTING SHADE TREE TO BE REMOVED

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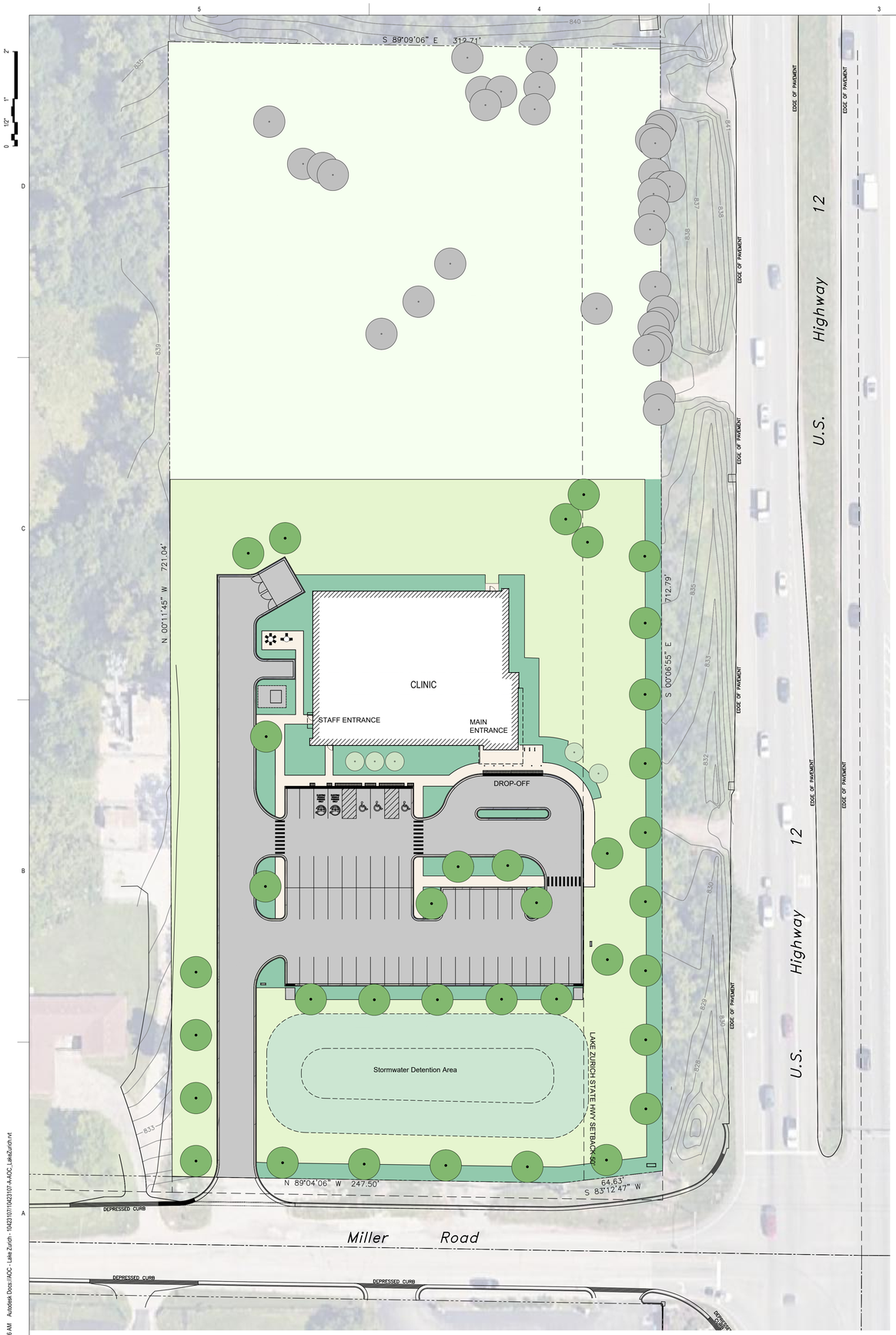
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Sheet Name
TREE REMOVAL AND PRESERVATION PLAN

Sheet Number
L-100

Project Status
Project Status

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1 OVERALL LANDSCAPE PLAN
1"=30'-0"

0 30' 60' NORTH

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SIGN
- NATIVE SEED AREA
- SEEDED LAWN AREA
- STORMWATER DETENTION AREA
- GROUNDCOVER / SHRUBS
- CONCRETE
- PROPOSED TREE
- EXISTING TREE
- ORNAMENTAL TREE

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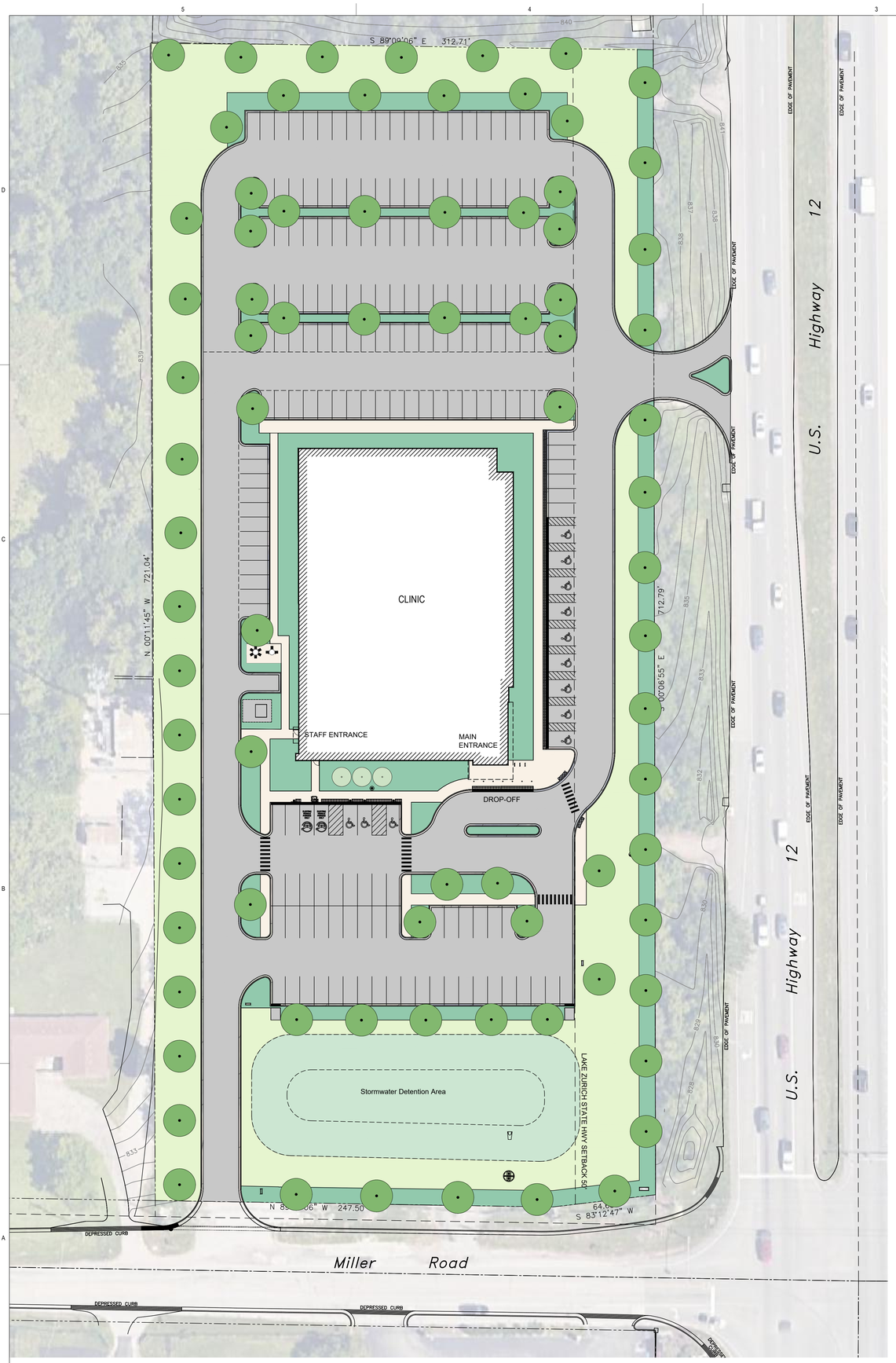
PRELIMINARY
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Sheet Name
OVERALL SITE PLAN

Sheet Number
L-102

Project Status
Project Status

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1 OVERALL LANDSCAPE PLAN (EXPANSION)

1"=30'-0"

0 30' 60' NORTH

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SIGN
- NATIVE SEED AREA
- SEEDED LAWN AREA
- STORMWATER DETENTION AREA
- GROUNDCOVER / SHRUBS
- CONCRETE
- PROPOSED TREE
- EXISTING TREE
- ORNAMENTAL TREE

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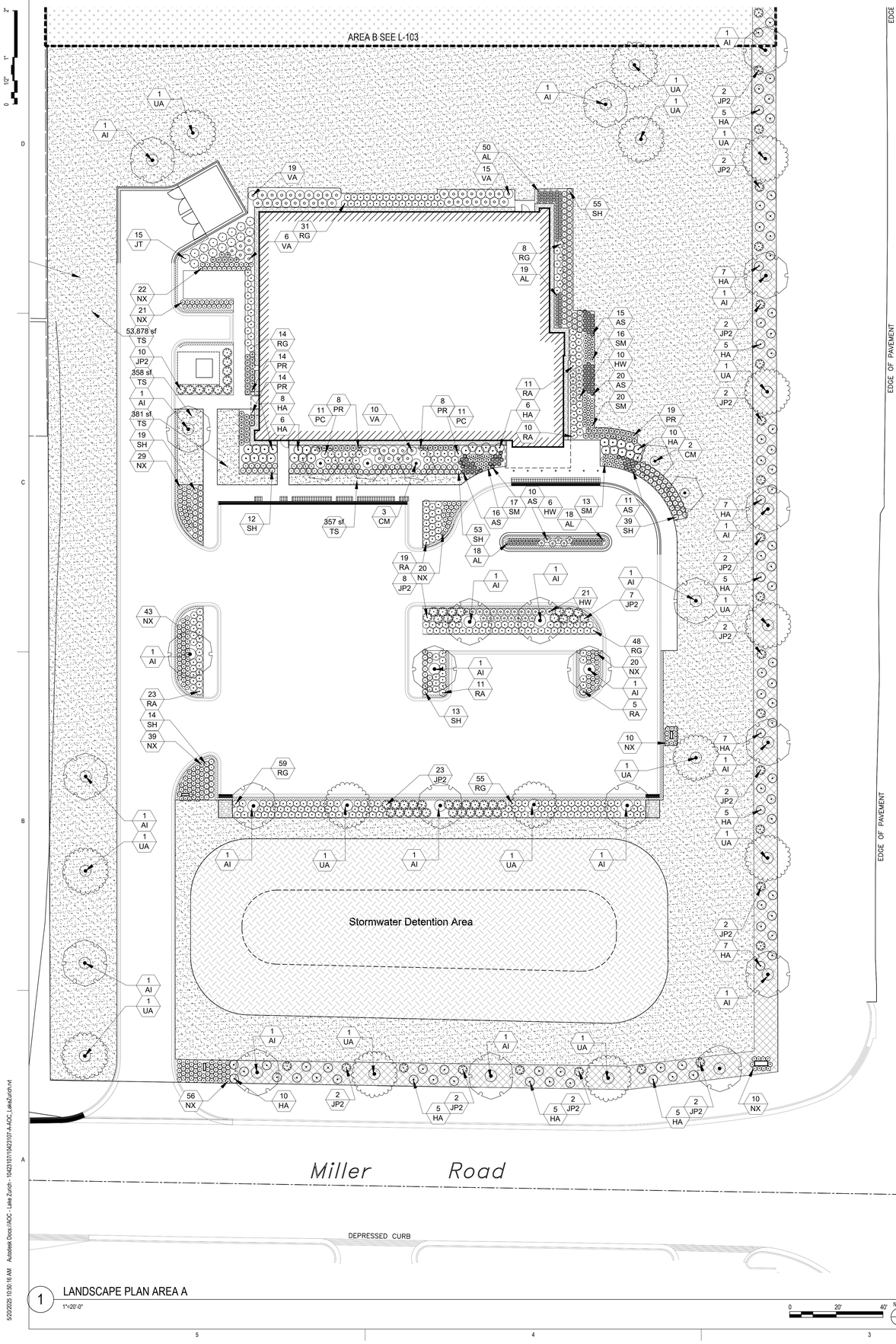
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Sheet Name
OVERALL SITE PLAN (EXPANSION)

Sheet Number
L-102E

Project Status
Project Status

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1 LANDSCAPE PLAN AREA A

1"=20'-0"

0 20' 40' NORTH

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SIGN
- MULCH AREA
- NATIVE SEED AREA
- SEEDED LAWN AREA
- STORMWATER DETENTION AREA

PLANT SCHEDULE AREA A					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	QTY
DECIDUOUS TREES					
	AI	Acer saccharum Green Mountain / Green Mountain Sugar Maple	3" Caliper	B&B	22
	UA	Ulmus x 'Morton' / Accolade™ Elm	3" Caliper	B&B	14
FLOWERING TREES					
	CM	Cornus mas / Cornelian Cherry	3" CAL	B&B	5
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
PERENNIALS					
	AS	Allium x 'Summer Beauty' / Summer Beauty Ornamental Onion	#1	2`	72
	NX	Nepeta x faassenii 'Early Bird' / Early Bird Catmint	#1	2`	270
	SM	Salvia x sylvestris 'May Night' / May Night Sage	#1	2`	66
DECIDUOUS SHRUBS					
	AL	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	#3	18"	105
	HA	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	4`	103
	HW	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	#5	3`	37
	RA	Rhus aromatica 'Gro-Low' / 'Gro-Low' Fragrant Sumac	#3	3`	79
	RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	#3	3`	215
	VA	Viburnum dentatum 'Christom' / Blue Muffin® Arrowwood Viburnum	#5	4`	50
EVERGREEN SHRUBS					
	JP2	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	#5	4`	72
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	#7	5'	15
	PC	Pinus mugo 'Valley Cushion' / Valley Cushion Mugo Pine	#5	3`	22
ORNAMENTAL GRASS					
	PR	Panicum virgatum 'Rotstrahlbusch' / Rotstrahlbusch Red Switch Grass	#1	30"	69
	SH	Sporobolus heterolepis / Prairie Dropseed	#1	30"	204
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
GROUND COVERS					
		DETENTION PLANTING			15,250 sf
	BC	Bouteloua curtipendula / Side Oats Grama	#1		991
	CS3	Carex spicata / Prickly Sedge	#1		1,761
	CS4	Carex stricta / Tussock Sedge	#1		1,761
	CV2	Carex vulpinoidea / Fox Sedge	#1		913

2 PLANT SCHEDULE AREA A

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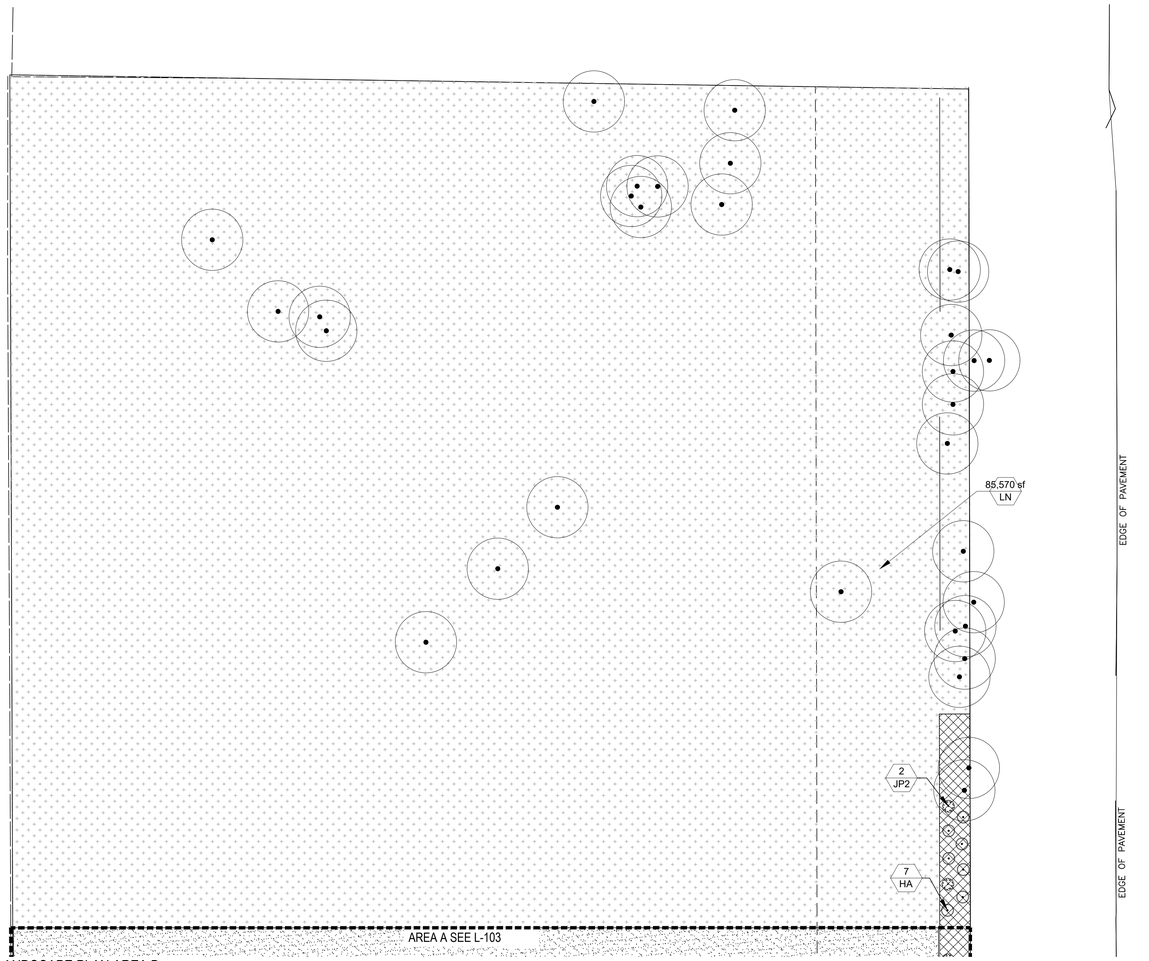
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Sheet Name
PLANTING PLAN
AREA A

Sheet Number
L-103

Project Status
Project Status

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1 LANDSCAPE PLAN AREA B

1"=20'-0"

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING TREE
- SIGN
- MULCH AREA
- NATIVE SEED AREA
- SEEDED LAWN AREA

PLANT SCHEDULE AREA B					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
DECIDUOUS SHRUBS					
	HA	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	4'	7
EVERGREEN SHRUBS					
	JP2	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	#5	4'	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
SEED MIX					
	LN	LOW-MOW LAWN NATIVE SEED MIX	seed		85,570 sf

2 PLANT SCHEDULE AREA B

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Sheet Name
PLANTING PLAN
AREA B

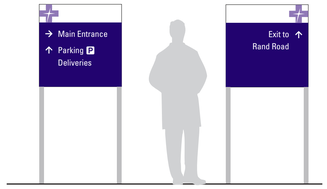
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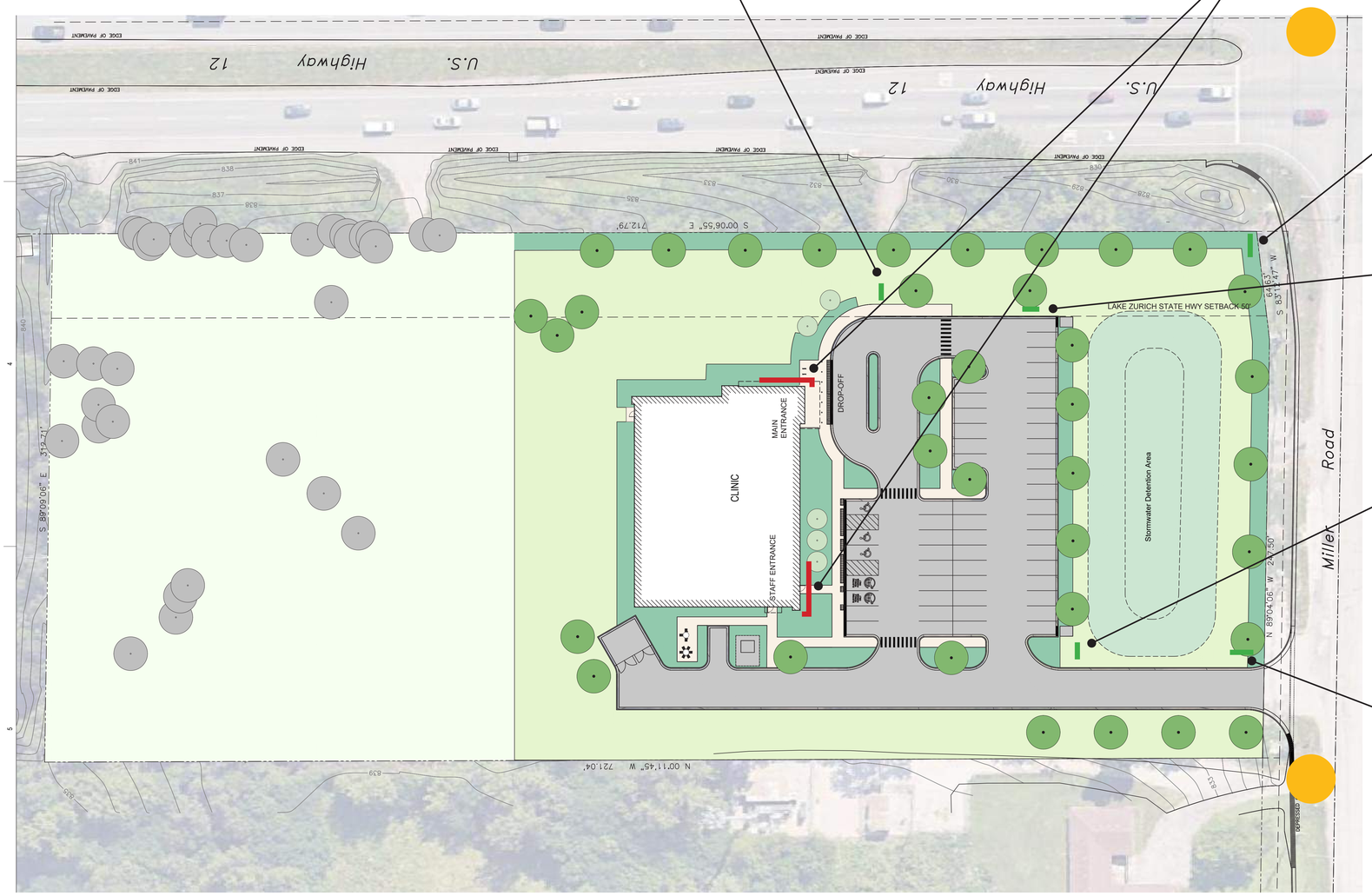
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Expected Viewing Distance - Minimum 2’Tall Cross or Letter Required

Currently proposed monument signs and building-mounted logos meet this requirement









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Sheet Name
SITE SIGNAGE AND WAYFINDING

Sheet Number

Project Status
Project Status

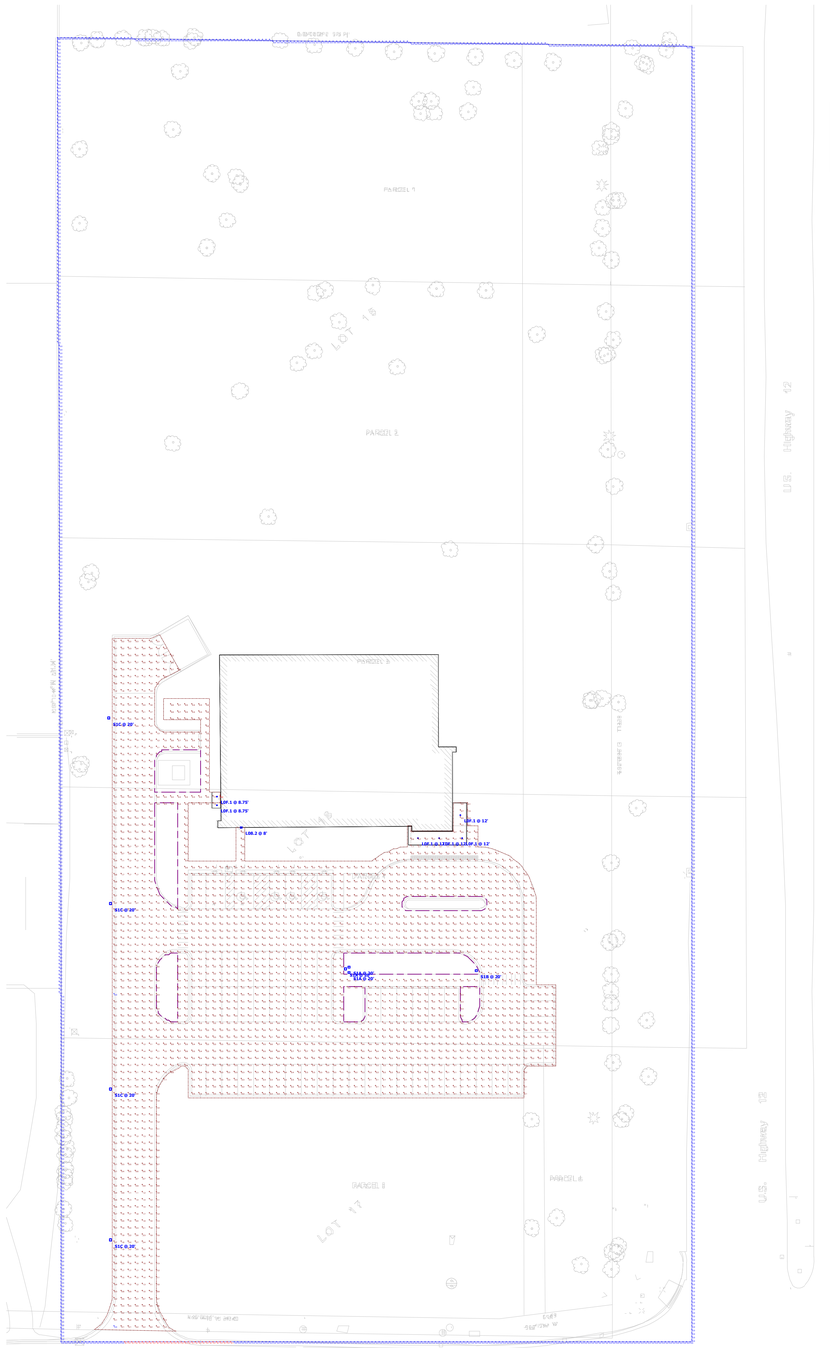
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VILLAGE OF LAKE ZURICH SITE LIGHTING ORDINANCES CHAPTER 8, ARTICLE B:

1. MAXIMUM ILLUMINATION AT ANY POINT WITHIN INTERIOR OF PROPERTY SHALL BE 10.0 FOOT-CANDLES.
2. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO PREVENT DIRECT GLARE OF BEAMS TO ANY POINT OFF THE PROPERTY.
3. MAXIMUM ILLUMINATION AT PROPERTY LINE WHERE LUMINAIRE CUTOFF IS LESS THAN 90 DEGRESS SHALL BE 0.5 FOOT-CANDLES IN ALL NONRESIDENTIAL DISTRICTS.
4. MAXIMUM LUMINAIRE HEIGHT WHERE LUMINAIRE CUTOFF IS LESS THAN 90 DEGREES SHALL BE 50 FEET IN ALL NONRESIDENTIAL DISTRICTS.

GENERAL NOTES:

1. POLE HEIGHT OF ALL NEW POLE MOUNTED LUMINAIRES SHALL BE 20'-0".
2. COLOR TEMPERATURE OF NEW EXTERIOR LUMINAIRES SHALL BE 3000K.
3. ALL POLE MOUNTED LUMINAIRES SHALL BE PROVIDED WITH AN EXTERNAL GLARE SHIELD.
4. LIGHT LEVELS ARE MEASURED IN FOOT-CANDLES AT 3'-6" ABOVE FINISHED GRADE.


PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
L0F. 1 6
L08. 2 2
L08. 2 0 8"
L08. 2 0 12"
L0F. 1 0 8.75"
L0F. 1 0 8.75"
L08. 2 0 8"
L08. 2 0 12"
L08. 2 0 12"
L08. 2 0 12"
L08. 2 0 8"
L08. 2 0 8"
L08. 2 0 8



A5 OVERALL PLAN - LEVEL 01

1/8" = 1'-0"

FLOOR PLAN LEGEND

- XXXX — DOOR IDENTIFICATION NUMBER. SEE A-601.
- XX — PARTITION TYPE. SEE A-720.
- PARTITION RATING GRAPHIC. REFER TO LIFE SAFETY PLANS.
- FEC — FIRE EXTINGUISHER CABINET - SEE 10 44 00.
- DC — DEFIBRILLATOR CABINET.
- TA## — TOILET ACCESSORY IDENTIFICATION NUMBER
- RECESSED FLOOR RECEPTACLE
- NAME — ROOM NAME
- #### — ROOM NUMBER
- ROOM REFERENCE, REFER TO REFERENCED DETAILSHEET FOR ADDITIONAL ROOM DETAILS AT TYPICAL ROOM
- FACE OF BUILDING
- EDGE OF SLAB
- FACE OF EXTERIOR SHEATING
- PREFABRICATED/ MODULAR ROOMS

FLOOR PLAN GENERAL NOTES

1. DRAWINGS & SPECIFICATIONS ARE COMPLIMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS, REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS, IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. ALL DIMENSIONS ARE TO COLUMN CENTERLINES OR FACE OF FINISHED WALLS OR SURFACES UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES ARE TO BE INSTALLED 4" AWAY OF ADJACENT PERPENDICULAR WALLS UNLESS NOTED OTHERWISE.
5. REFER TO LIFE SAFETY DRAWINGS FOR ADDITIONAL FIRE / SMOKE RATING REQUIREMENTS.
6. REFER TO INTERIOR FINISH DRAWINGS FOR ADDITIONAL INTERIOR FINISH SPECIFIC INFORMATION.
7. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL SPECIFIC INFORMATION.
8. REFER TO MEP DRAWINGS FOR ADDITIONAL MEP SPECIFIC INFORMATION.
9. ALL NON-LOAD BEARING INTERIOR WALLS WITH TWO EXPOSED SURFACES ARE TYPE "G3" UNLESS NOTED OTHERWISE.
10. PARTITIONS WITH ONE EXPOSED SURFACE ARE TYPE "J3" UNLESS NOTED OTHERWISE.
11. CONTRACTORS OF ALL DISCIPLINES SHALL REFER TO SHEET G-002 FOR STANDARD MOUNTING HEIGHTS OF ACCESSORIES, DEVICES, AND...
12. CONTRACTORS OF ALL DISCIPLINES SHALL COORDINATE THEIR WORK WITH FIRE RESISTANCE RATING REQUIREMENTS INDICATED ON G-101 LIFE SAFETY PLAN.
13. PROVIDE IN-WALL BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT AND FURNITURE. SEE SPECIFICATION SECTION 12 32 00.
14. HIGHER RATED FIRE WALLS TAKE PRECEDENCE OVER LOWER RATED WALLS & ARE TO CONTINUE THROUGH ALL SUCH INTERSECTIONS. SEE DETAIL D5/A-722.
15. INTERIOR GYPSUM BOARD AT EXTERIOR WALLS SHALL BE INSTALLED 6" ABOVE SCHEDULED CEILING.
16. COORDINATE INSTALLATION AND LOCATION OF FURNITURE FLOOR BOXES WITH FURNITURE MANUFACTURER.

SHEET KEYNOTES

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N RAND ROAD
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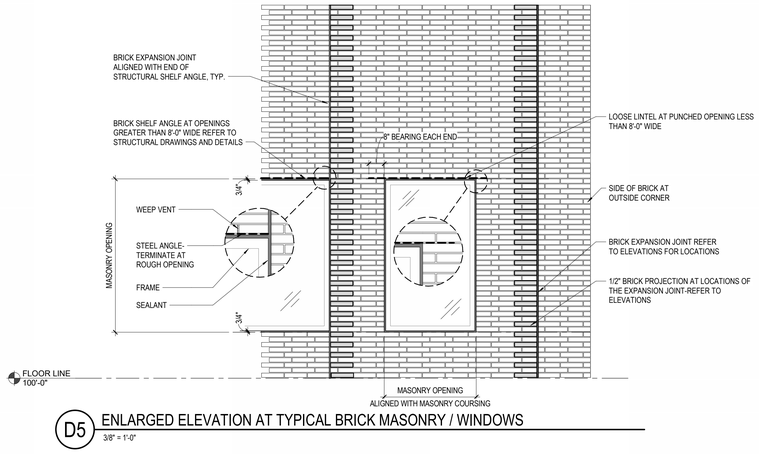
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Sheet Name
FLOOR PLAN - LEVEL 01

Sheet Number
A-101

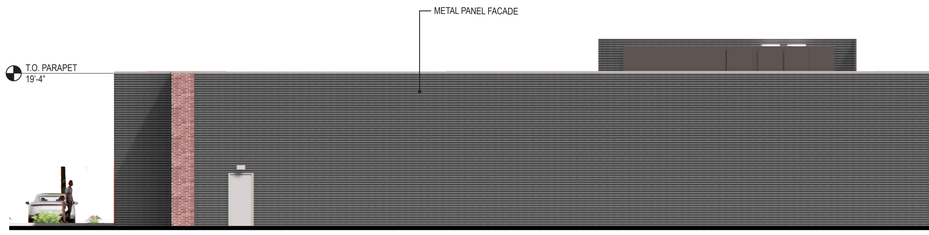
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DESIGN DEVELOPMENT

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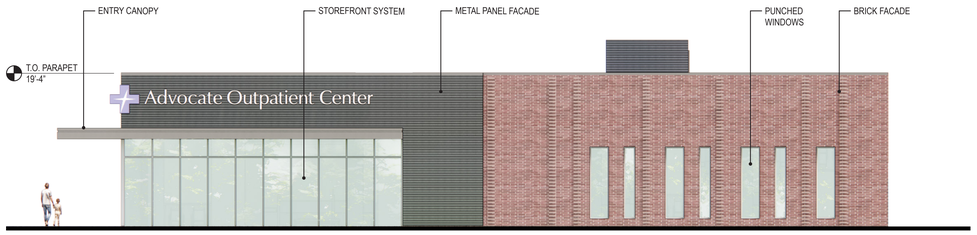
D5 ENLARGED ELEVATION AT TYPICAL BRICK MASONRY / WINDOWS

3/8" = 1'-0"



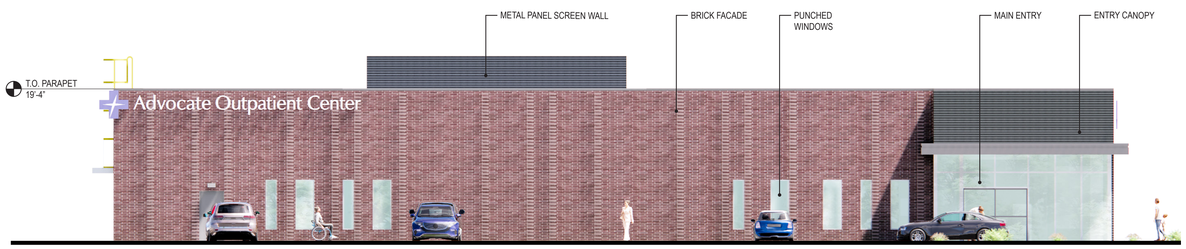
B5 ELEVATION - NORTH

1/8" = 1'-0"



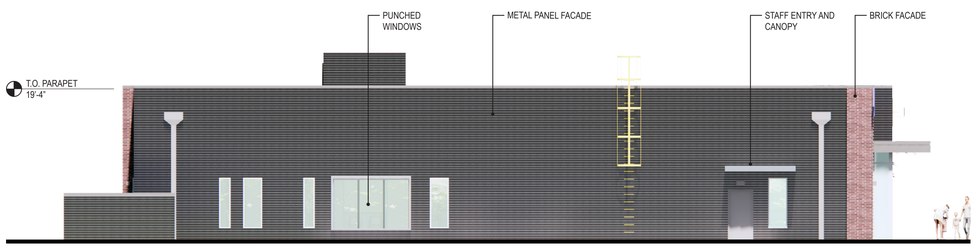
B2 ELEVATION - EAST

1/8" = 1'-0"



A5 ELEVATION - SOUTH

1/8" = 1'-0"



A2 ELEVATION - WEST

1/8" = 1'-0"

0 4' 8' 16'

HDR Architecture
225 West Wacker Drive
Chicago, IL 60606

BOLDT

IMEG

ADVOCATE HEALTH CARE
AOC Lake Zurich Rand

N RAND ROAD
LAKE ZURICH, IL 60047

MARK	DATE	DESCRIPTION
1	08/01/2025	ISSUE FOR LAKE ZURICH PZC

Project Number 10433249
Original Issue 10/3/2018

PRELIMINARY NOT FOR CONSTRUCTION

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A-202

Project Status
DESIGN DEVELOPMENT

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AERIAL VIEW - SOUTHEAST



VIEW FROM RAND ROAD AND MILLER ROAD INTERSECTION



VIEW FROM RAND ROAD



VIEW FROM MILLER ROAD ENTRY



ENTRY / DROP OFF VIEW

HDR Architecture
225 West Wacker Drive
Chicago, IL 60606

BOLDT

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ADVOCATE HEALTH CARE
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PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A-203

Project Status
DESIGN DEVELOPMENT

0 4' 8' 16'

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AOC Lake Zurich Medical Office Building
Traffic and Parking Study
Lake Zurich, Illinois



Prepared For:

Advocate Aurora Health
and
HDR

Prepared By:

Eriksson Engineering Associates, Ltd.

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 Commerce Avenue
Grayslake, Illinois 60030
(847) 223-4804

www.eea-ltd.com

1 – INTRODUCTION AND EXISTING TRAFFIC CONDITIONS

Eriksson Engineering Associates, Ltd. was retained by Advocate Aurora Health and HDR. to conduct a traffic impact and parking study for a proposed medical office building in Lake Zurich, Illinois. The proposed facility will be located on the northwest corner of the Miller Road at Rand Road intersection. The purpose of the study was to observe the existing and future traffic patterns around the site, determine the traffic and parking characteristics of the proposed development, and develop access recommendations.

Site Location and Area Land-Use

The medical office building will be located on the site of five vacant single family lots in unincorporated Lake County and will be annexed into the Village of Lake Zurich. The site is at the northwest quadrant of the Rand Road (US 12) and Miller Road signalized intersection. It is bordered on the north by office buildings and single-family homes, a Walgreens and single-family homes to the east, a townhome community and gas station to the south, and a church and single-family homes to the west. **Figure 1** illustrates the site location, surrounding land-uses, and area roadways.

Roadway Characteristics

A description of the area roadways around the site is provided below:

Rand Road (US 12) is a north-south other principal arterial and strategic regional arterial with two travel lanes in each direction and has a posted speed limit of 50 mph. It has full width paved shoulders on the outside of the road. At its signalized intersection with Miller Road, it has dedicated left and right turn lanes on the north and south legs of the intersection. Additionally, there are crosswalks and pedestrian signals on all four legs of the intersection. It is under the jurisdiction of the Illinois Department of Transportation (IDOT).

Miller Road is an east-west major collector road with one travel lane in each direction and has a posted speed limit of 35 mph. West of Rand Road, it is classified as a low mobility roadway by the Lake County Division of Transportation (LCDOT). At its signalized intersection with Miller Road, it has dedicated left- and right-turn lanes on the east and west legs of the intersection. It is under the jurisdiction of the Village of Lake Zurich east of Rand Road and LCDOT west of Rand Road.

Figure 2 illustrates the existing intersection traffic control and travels lanes around the site.

Existing Traffic Volumes

EEA conducted traffic counts on Rand Road at Miller Road in April 2025. Based on the traffic count data, the peak hours of traffic occurred from 7:15 to 8:15 AM and from 4:30 to 5:30 PM. The existing traffic volumes are shown in **Figure 3** and included in the **Appendix**.

Miller Road and Rand Road Crash Data

EEA requested crash data for the intersection of Miller Road and Rand Road from IDOT for the Years 2019 thru 2023. **Table 1** summarizes the number of crashes per year, fatalities, injuries, property damage, and the type of crash. Copies of the IDOT report can be found in the **Appendix**. There were 38 crashes over the five-year period or 7.6 crashes/year. There were no fatalities, 9 crashes with injuries, and 29 with property damage. The intersection is not a high crash location. The majority of the crashes were rear-ended or involving vehicles performing turning maneuvers. Please note that these crashes occurred before the recent widening project on Miller Road that added separate eastbound and westbound left-turn lanes, crosswalks, pedestrian signals, and modified the signal phasing. These improvements will help reduce crashes at the intersection.

Table 1
Miller Road and Rand Road Crash Data

Year	Fatality	Injury			Property Damage	Total	Type of Crash					
		A	B	C			Turning Left	Turning Right	Rear End	Fixed Object	Angle	Animal
2019				1	8	**9**			8		1	
2020			1		6	**7**	2		4		1	
2021			1		3	**4**			2	1	1	
2022			1	1	6	**8**	2		5			1
2023			2	2	6	**10**		1	8		1	
Totals(1)			**5**	**4**	**29**	**38**	**4**	**1**	**27**	**1**	**4**	**1**
Average	-	-	1.0	0.8	5.8	**7.6**	0.8	0.2	5.4	0.2	0.8	0.2

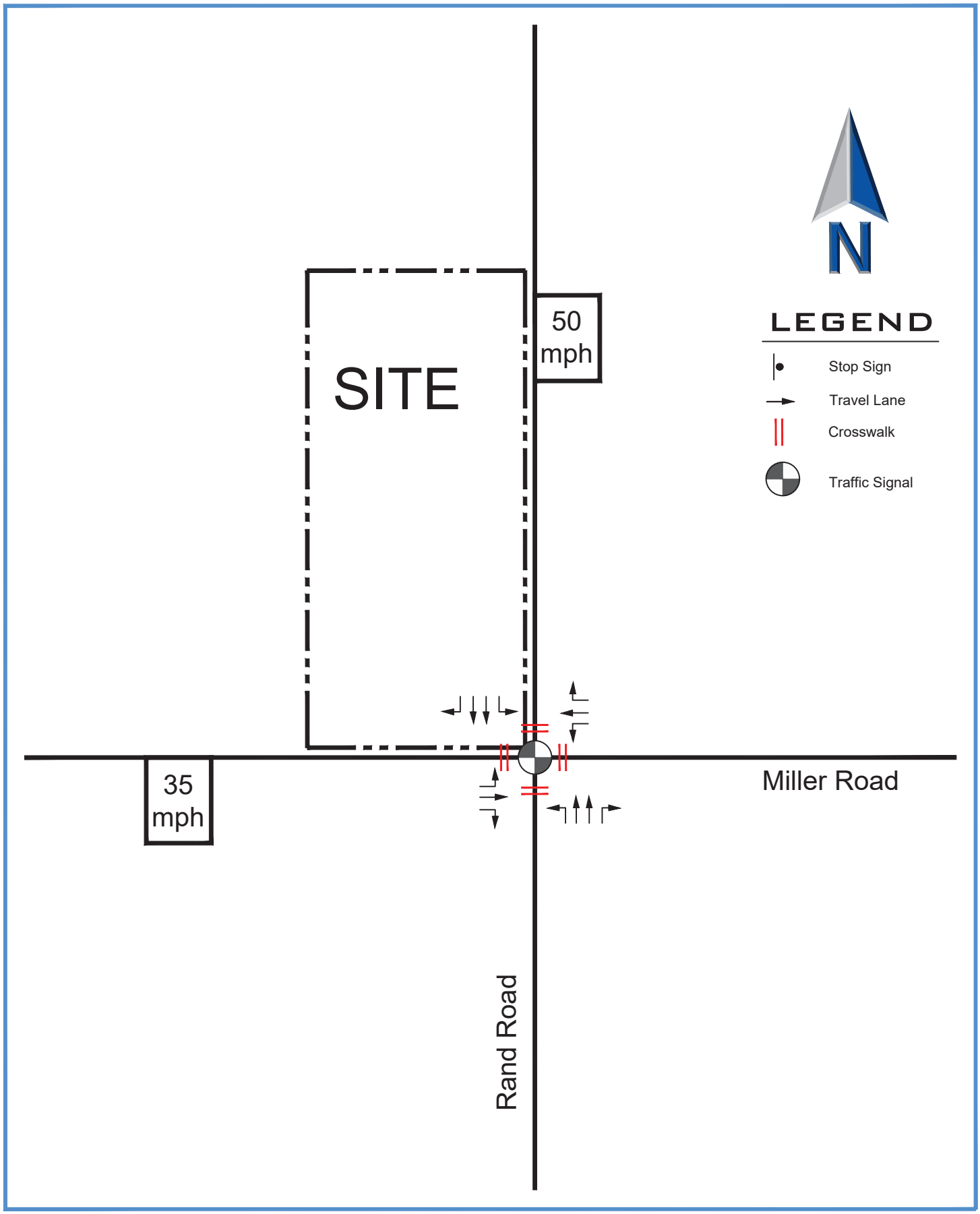
(1) DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.



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Site Location & Area Roadways

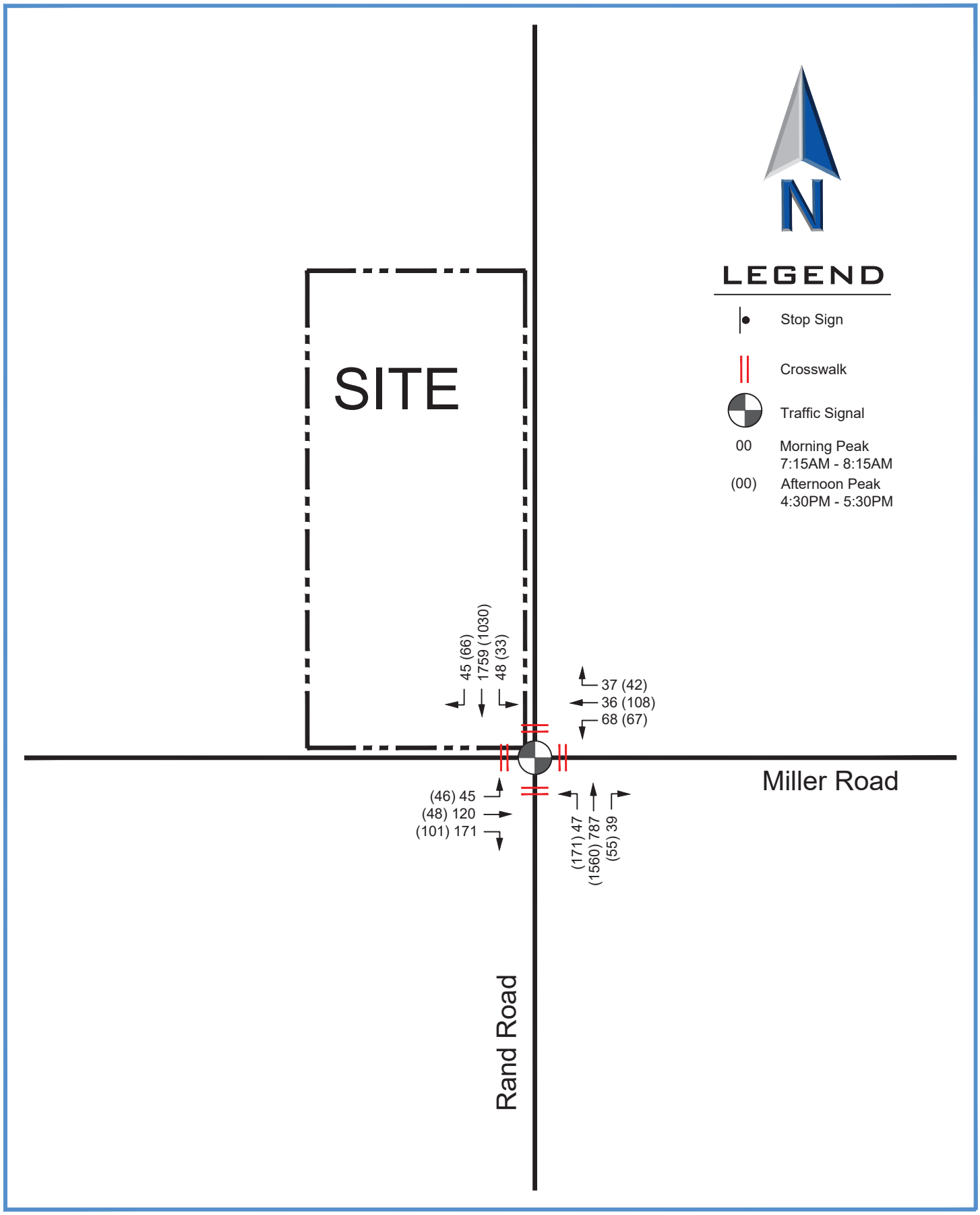
Figure 1



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Existing Roadway Geometrics

Figure 2



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Existing Traffic Volumes

Figure 3

2 - SITE TRAFFIC CHARACTERISTICS

Site Plan

The site plan calls for the construction of a medical office building with parking. It will be developed in two phases with Phase 1 having 12,700 square feet of gross floor area and Phase 2 will have 17,300 square feet. The initial construction and occupancy to be completed by the Year 2026. For purposes of this traffic study, three analyses were conducted based on the building phase and the access provided. These phases are:

- **Phase 1** – Construction of the Phase 1 building (12,700 sq. ft.) with a full access drive on Miller Road. No access on Rand Road.
- **Phase 2A** – Construction of the Phase 2 expansion (17,300 sq. ft.) with a full access drive on Miller Road. No access on Rand Road.
- **Phase 2B** – Construction of the Phase 2 expansion (17,300 sq. ft.) and a Miller Road full access drive and a right-in and -out drive on Rand Road.

Trip Generation

Traffic estimates were made using data provided by the Institute of Transportation Engineer's Trip Generation 11th Ed. manual which contains trip generation surveys of similar medical offices. The rate of vehicle trip generation was applied to the total buildout and the results are shown in **Table 2**. Copies of the trip generation calculations are in the **Appendix**.

Table 2
Site Traffic Volumes

Use	Phase	Size (sq. ft.)	Morning Peak			Evening Peak		
			In	Out	Total	In	Out	Total
Medical Office (ITE Code 720)	1	12,700	30	8	38	15	34	49
	2	17,300	39	11	50	20	47	67
	Total	30,000	69	19	88	35	81	116

Trip Distribution

The trip distribution for the medical office is based on a combination of the existing traffic conditions, the distribution of employees and patients in the area, and the road network. The distribution of traffic for the medical office building is shown on **Table 3** and **Figure 4**.

Table 3
Directional Distribution

Direction	Percentage
North on Rand Road	45%
South on Rand Road	45%
West on Miller Road	5%
East on Miller Road	5%
Total	**100%**

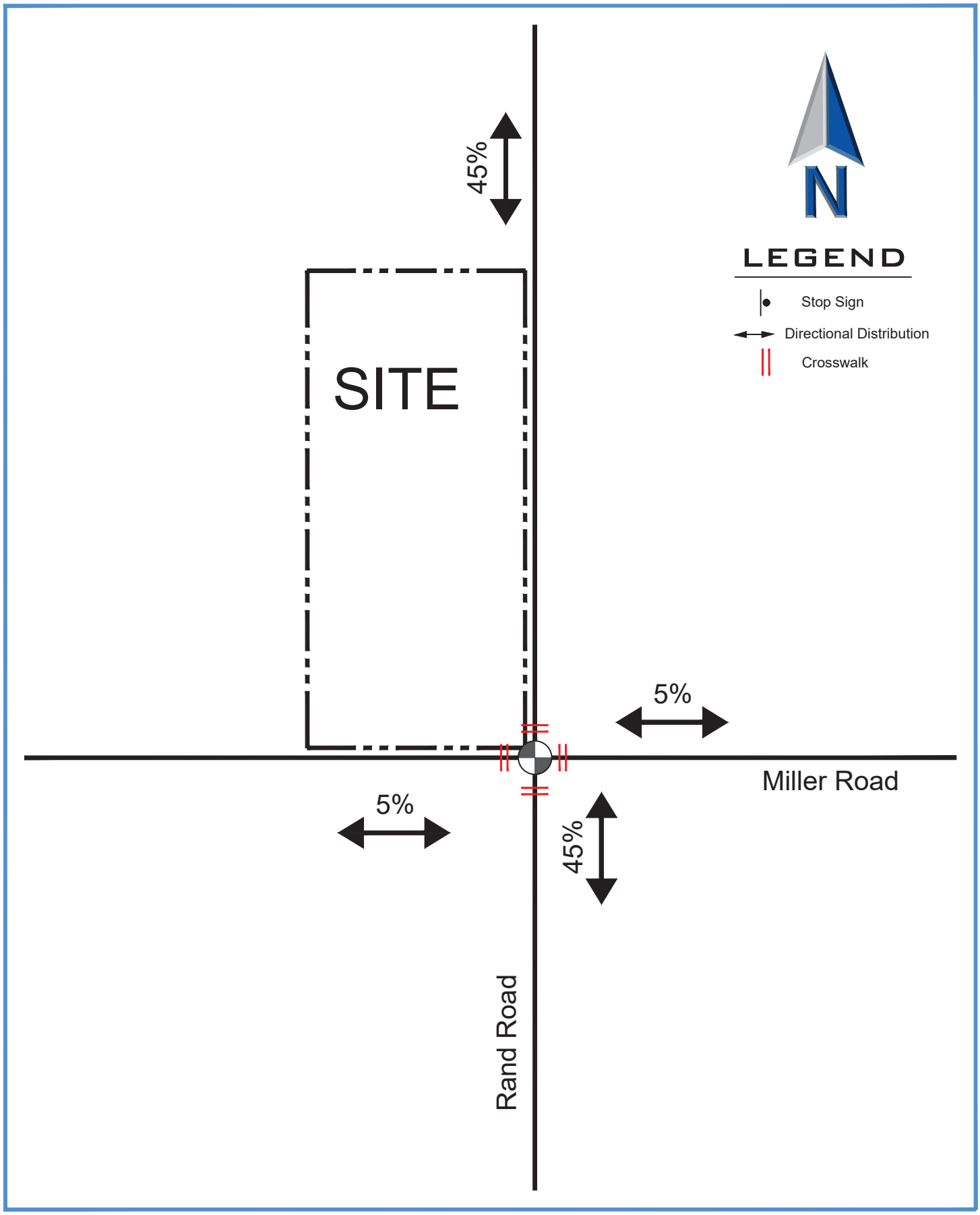
Site Traffic Assignments

The future vehicular trips that are generated by the medical office building was distributed to the area roadways based on the directional distribution analysis and the proposed site access plan. **Figures 5, 6, and 7** displays the trip assignment for each building and access phases.

Total Roadway Traffic Volumes

The total future traffic volumes on the adjacent road system are a combination of the existing traffic volumes, projected regional traffic growth, traffic from other developments, and the site traffic. Total traffic volumes are estimated for a period five years after the projected opening which would be the Year 2031.

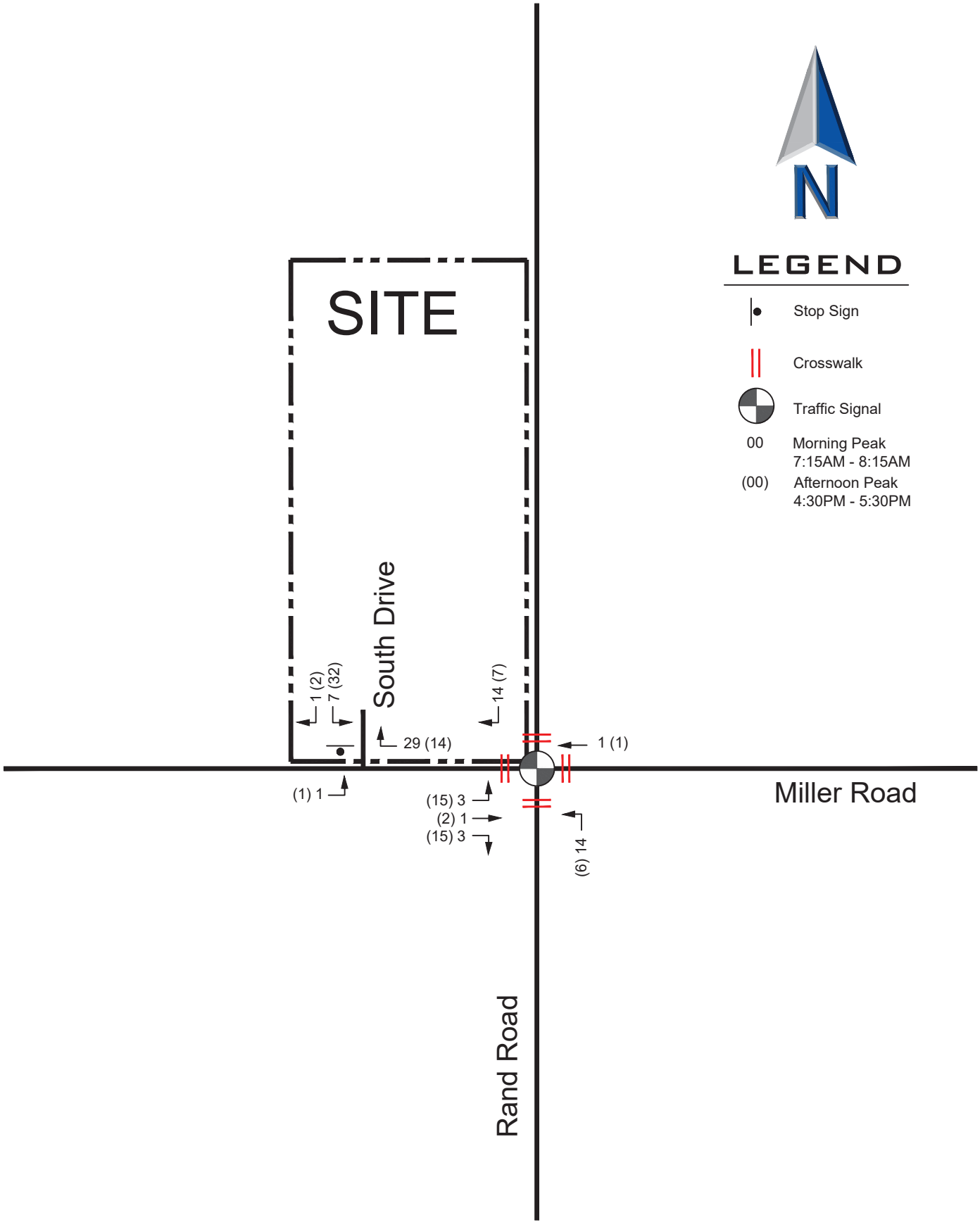
Data was provided by the Chicago Metropolitan Agency for Planning (CMAP) on the projected regional growth rates on Rand Road of 0.3% per year. A growth rate of 3% per year was applied to Miller Road traffic volumes as required by the Lake County Access Ordinance. These growth rates were applied to the existing traffic volumes to obtain the base 2031 volumes without any other development. Site traffic volumes were combined with the site and base traffic volumes to develop the total traffic volumes in the Year 2031 (**Figures 8, 9, 10, and 11**).



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Directional Distribution

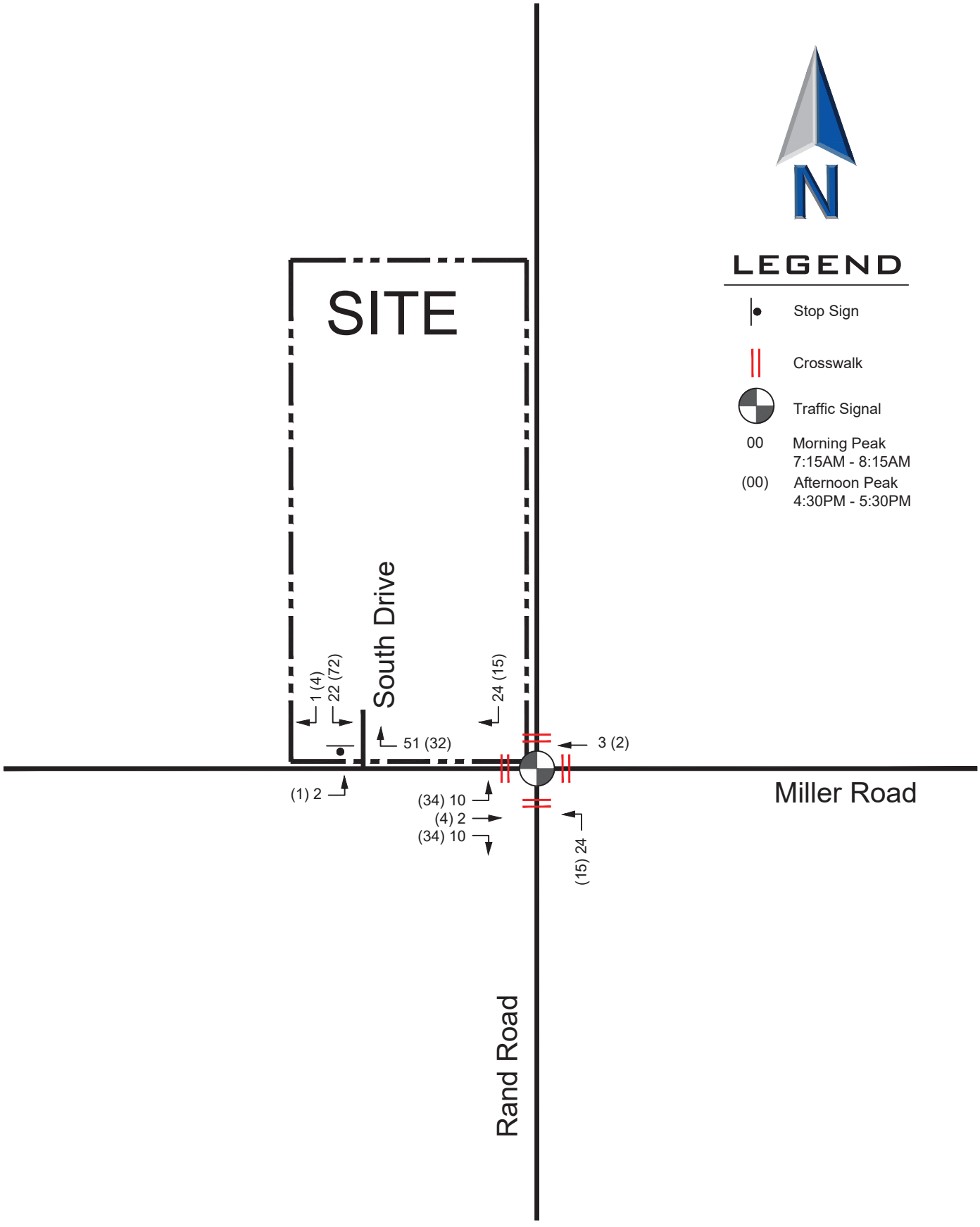
Figure 4



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Phase 1 Site Traffic Volumes

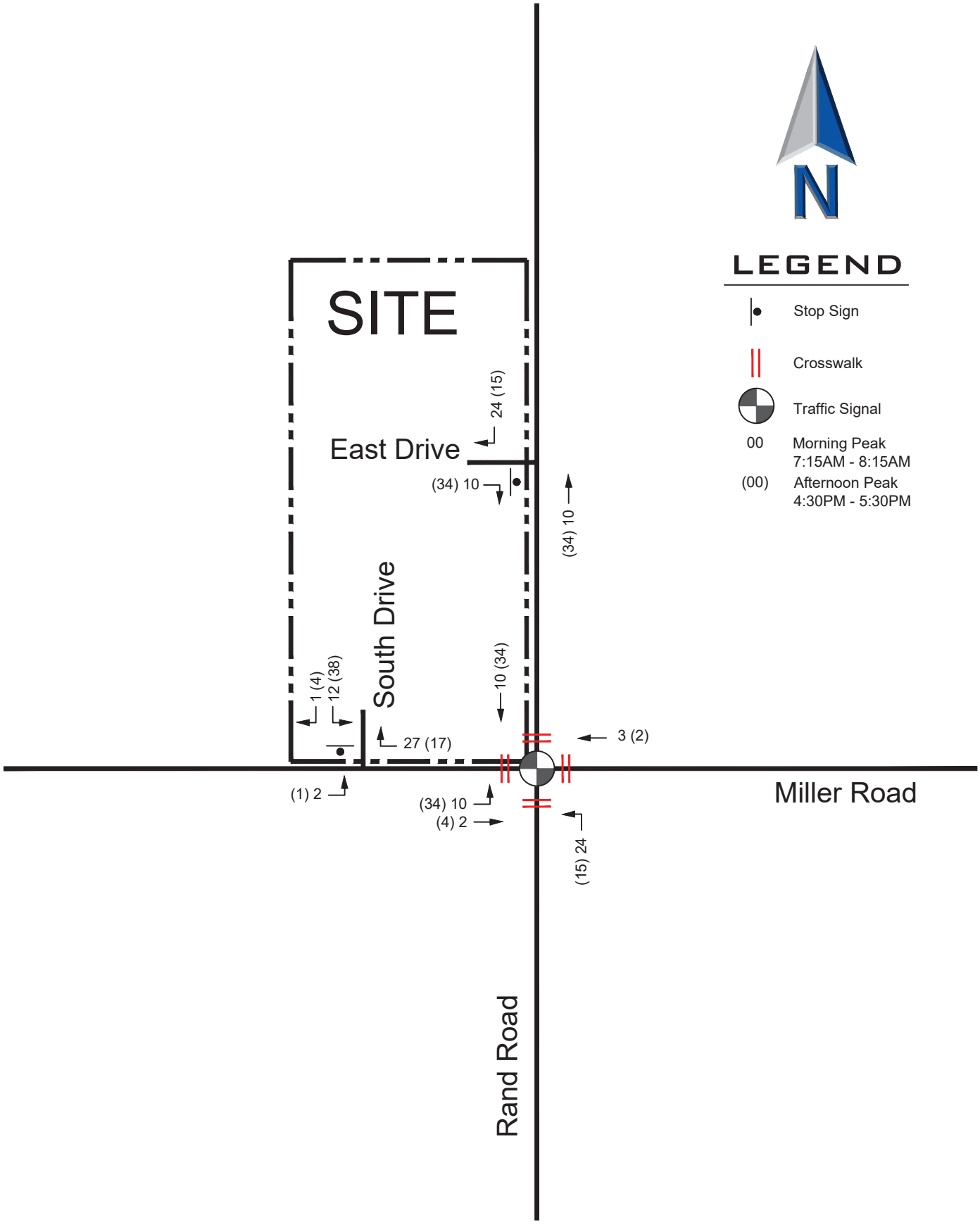
Figure 5



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Phase 2A Site Traffic Volumes

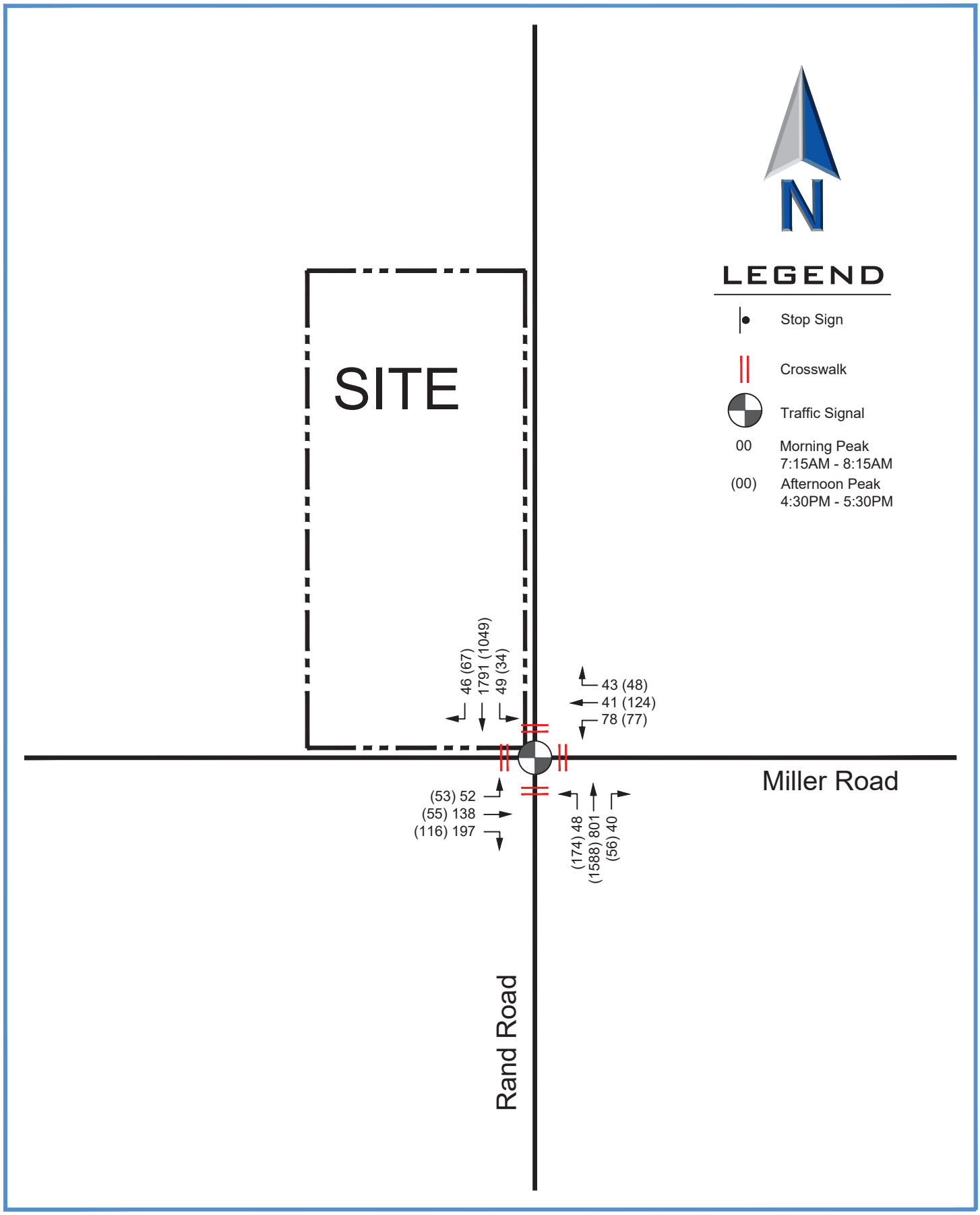
Figure 6



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Phase 2B Site Traffic Volumes

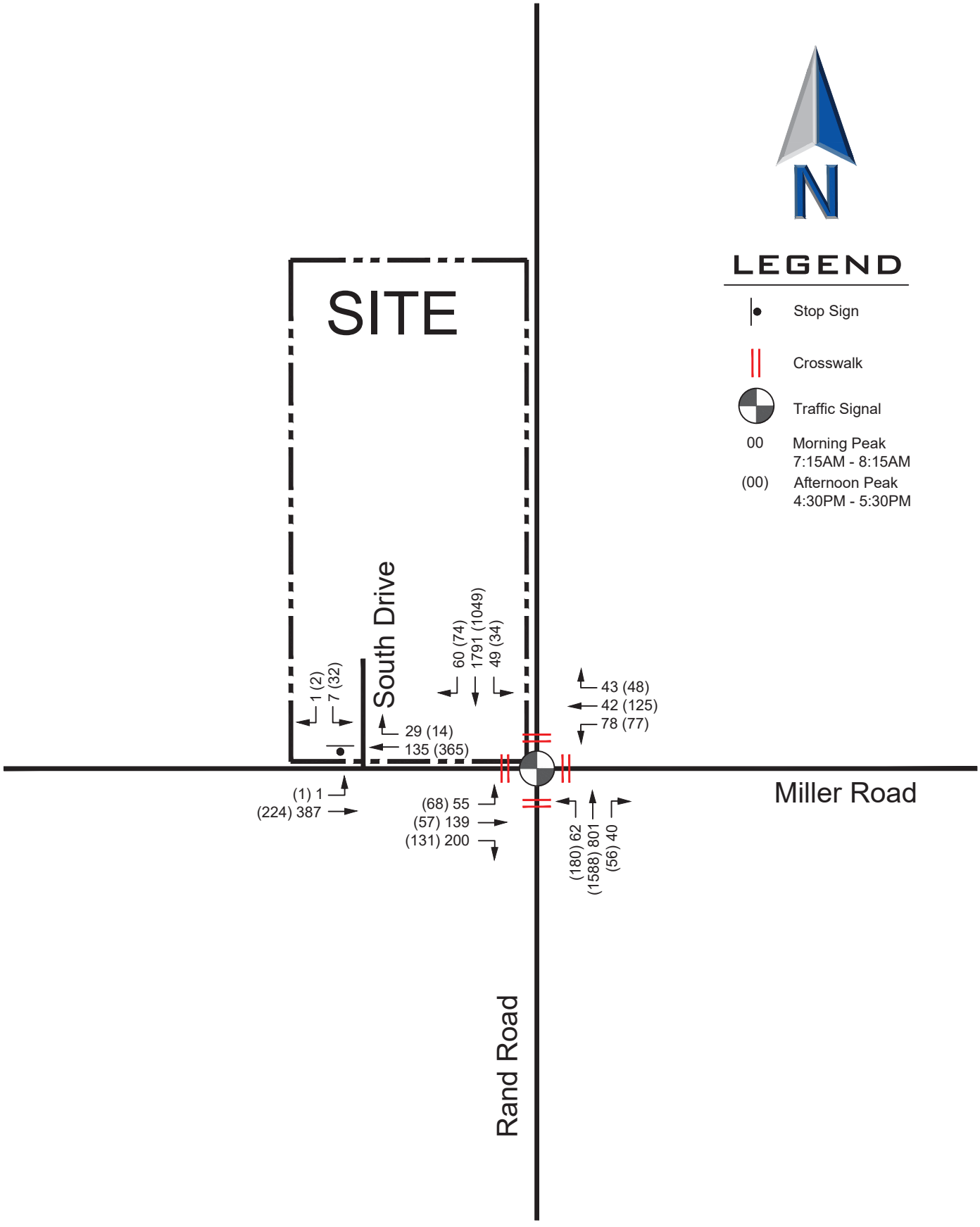
Figure 7



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2031 Base Traffic Volumes

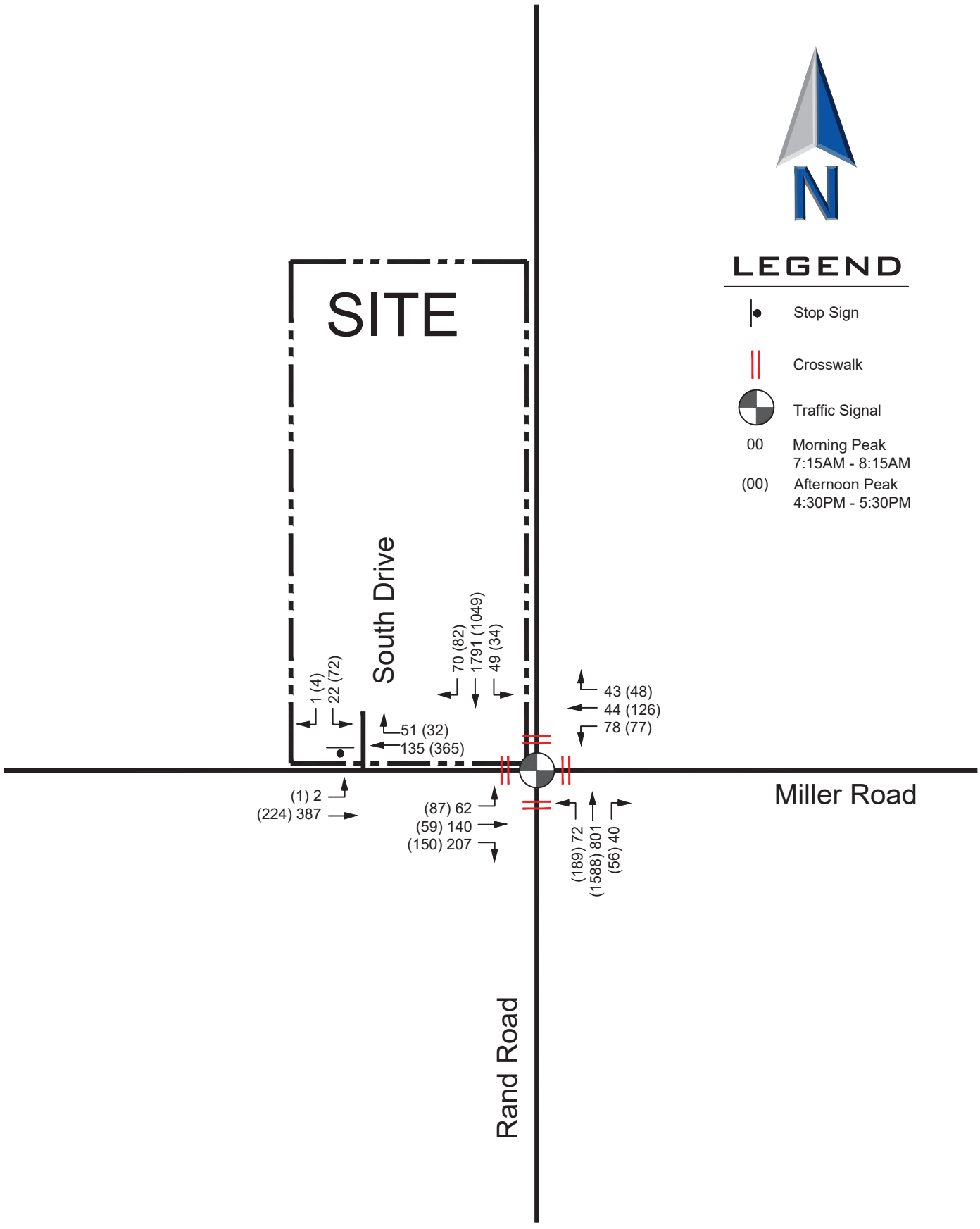
Figure 8



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Phase 1 Total Volumes

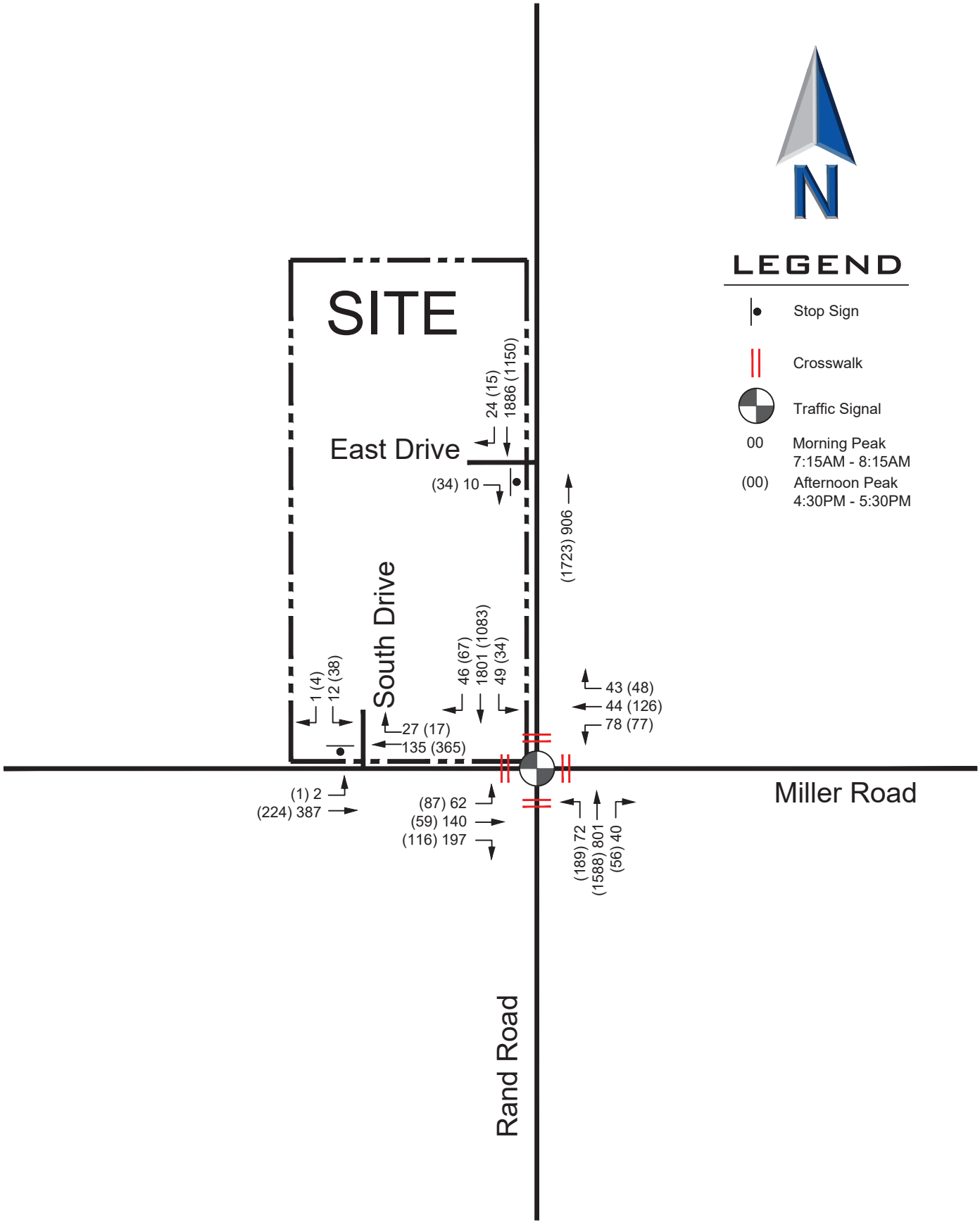
Figure 9



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Phase 2A Total Volumes

Figure 10



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Phase 2 Total Volumes

Figure 11

3 - ANALYSES

Intersection Capacity Analyses

An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 4**.

Capacity analyses were conducted for each intersection using the Synchro micro-simulation software to determine the existing and future operating conditions of the road system. These analyses were performed for the weekday peak-hours. Copies of the capacity analyses are included in the **Appendix**.

Table 4
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)		
		Signals	Stop Signs	Roundabouts
A	Minimal delay and few stops	<10	<10	<10
B	Low delay with more stops	>10-20	>10-15	>10-15
C	Light congestion	>20-35	>15-25	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35	>25-35
E	High delays and number of stops	>55-80	>35-50	>35-50
F	Unacceptable delays and over capacity	>80	>50	>50

Source: Highway Capacity Manual

Miller Road at Rand Road

The signalized intersection of Miller Road at Rand Road currently operates at level of service C during the morning peak-hour and in the evening peak. With the proposed increase in background traffic volumes and the medical office building traffic, vehicular delay will increase slightly as shown in **Tables 5, 6, and 7**. No further improvements are recommended.

East Site Drive on Rand Road

The proposed east drive on Rand Road serving the medical parking lot will have one right-inbound lane and one right-outbound lane under stop sign control. It is part of the Phase 2 expansion and may or may not be built. A separate southbound right-turn lane will be striped on the existing paved shoulder which is typical of the right-turn lanes in this corridor. The taper length should be a minimum of 150 feet with 125 feet of storage. This intersection will operate at an acceptable level of service for Phase 2.

South Site Drive on Miller Road

The proposed South Site Drive serving the medical parking lot will be full access. Exiting site traffic will operate at a level of service B in the morning and in the evening. The drive will operate at and acceptable level of service. No left-turn lane on Miller Road is warranted due to the low volume of left-turns expected from the neighborhood.

Table 5
2031 Intersection Level of Service and Delay – Phase 1– Miller Road Access

Intersection	Movement	AM	PM
		2031	2031
Rand Road at Miller Road (Traffic Signal)	Intersection	C – 30.2	C – 29.0
Miller Road at South Drive (Two-way Stop)	EB Left	A – 7.6	A – 8.1
	SB Left/Right	B – 12.1	B – 13.8

Table 6
2031 Intersection Level of Service and Delay – Phase 2A – Miller Road Access

Intersection	Movement	AM	PM
		2031	2031
Rand Road at Miller Road (Traffic Signal)	Intersection	C – 31.5	C – 29.2
Miller Road at South Drive (Two-way Stop)	EB Left	A – 7.6	A – 8.2
	SB Left/Right	B – 12.3	B – 14.2

Table 7
2031 Intersection Level of Service Delay – Phase 2B - Miller/Rand Access

Intersection	Movement	AM	PM
		2031	2031
Rand Road at Miller Road (Traffic Signal)	Intersection	C – 30.4	C – 29.4
Miller Road at South Drive (Two-way Stop)	EB Left	A – 7.6	A – 8.1
	SB Left/Right	B – 12.6	B – 13.5
Rand Road at East Drive (Two-way Stop)	EB Right	C – 20.9	B – 13.9

4 - PARKING

This chapter calculates the amount of parking needed for the project based on the zoning code, and national parking surveys.

Zoning Requirement

The number of parking spaces required by Village of Lake Zurick Zoning Code for “Health Service Offices” is one space for every 175 square feet of net floor area. Phase 1 has 9,000 square feet of net floor area and requires 52 parking spaces and a total of 123 spaces for Phases 1 and 2 (21,480 sq. ft. NFA) combined.

National Parking Data

A national source of medical clinic parking data was reviewed to estimate the parking demand for proposed medical building. The Institute of Transportation of Engineers’ publication Parking Generation, 6th Edition provides parking survey data on medical clinics from around the country. Copies of the parking calculations are included in the **Appendix.** The ITE data showed a parking demand of 36 spaces for Phase 1 and 79 spaces for full buildout.

Parking Provided

A total of 52 spaces are provided for Phase 1 and meets the code requirement. Three accessible parking spaces are required for Phase 1 and are provided. Two electric charging spaces are also provided.

The preliminary Phase 2 plan shows 186 regular spaces, 2 electric charging spaces, and 12 accessible spaces for 200 space total. This would exceed the code requirement of 124 spaces.

5 - CONCLUSIONS

This report summarizes the results of a traffic and parking study for the proposed medical building in Lake Zurich, Illinois. The findings of the study are:

1. The proposed medical office building can be accommodated by the area roadway system.
2. Traffic generated by the proposed medical office building would add 88 to 116 vph to the road system at full buildout. In context to the area traffic volumes, these volumes have a minimal impact on area conditions.
3. The intersection of Miller Road and Rand Road, with its recent improvements, operates at a good level of service and will continue in the future with the proposed project.
4. The Phase 2 site drive on Rand Road will be right-in and -out only with one inbound and one outbound lane under stop sign control. A southbound right-turn-lane will be striped on the paved shoulder of Rand Road.
5. The site drive on Miller Road will be full access only with one inbound and one outbound lane under stop sign control. A westbound right-turn lane will be provided on Miller Road.
6. The Village of Lake Zurich Zoning Code requires a total of 52 parking spaces for Phase 1 which are provided on the site plan. Phase 1 and 2 requires 123 parking spaces which is exceeded by the preliminary plan showing 200 spaces.
7. National parking data for medical office buildings estimated a demand of 36 to 79 vehicles for the project.
8. Phase 1 requires and provides three accessible spaces. Phase 2 required 6 accessible spaces and 12 are shown.

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Appendix

- **Existing 2025 Traffic Counts**
- **IDOT Crash Data**
- **CMAP Letter**
- **ITE Trip and Parking Calculations**
- **Intersection Capacity Analyses**
    - **2025 Existing Conditions**
    - **2031 Total Traffic Volumes**

US 12 Rand Road at Miller Road

Lake Zurivh, Illinois															
	Rand Road (US 12) Southbound			Miller Road Westbound			Rand Road (US 12) Northbound			Miller Road Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Tuesday April 8, 2025														
7:00 AM	6	431	3	11	3	14	8	179	8	19	16	10	708	3123	0.89
7:15 AM	9	472	7	5	8	19	3	186	8	42	25	12	796	**3202**	**0.91**
7:30 AM	10	433	7	5	13	7	11	168	15	33	31	7	740	3131	0.89
7:45 AM	11	475	12	10	6	20	6	212	11	61	39	16	879	3107	0.88
8:00 AM	15	379	22	17	9	22	19	221	13	35	25	10	787	2913	0.93
8:15 AM	8	389	17	7	8	20	17	174	14	41	18	12	725		
8:30 AM	9	371	3	7	6	12	7	224	13	35	15	14	716		
8:45 AM	9	358	2	11	6	8	8	197	18	44	10	14	685		
Total	77	3308	73	73	59	122	79	1561	100	310	179	95			
7:15-8:15 AM	**45**	**1759**	**48**	**37**	**36**	**68**	**39**	**787**	**47**	**171**	**120**	**45**	**3202**		
	Tuesday April 8, 2025														
4:00 PM	20	258	1	14	23	24	8	293	47	27	13	6	734	3121	0.96
4:15 PM	13	236	9	7	23	21	6	383	48	37	8	11	802	3234	0.95
4:30 PM	17	278	8	13	25	16	9	372	40	21	9	9	817	**3327**	**0.93**
4:45 PM	12	274	8	8	31	14	8	326	36	18	21	12	768	3280	0.92
5:00 PM	24	232	9	17	29	21	19	409	38	31	7	11	847	3283	0.92
5:15 PM	13	246	8	4	23	16	19	453	57	31	11	14	895		
5:30 PM	17	245	8	9	18	21	12	366	27	21	13	13	770		
5:45 PM	19	200	8	11	20	13	15	389	47	27	9	13	771		
Total	135	1969	59	83	192	146	96	2991	340	213	91	89			
4:30-5:30 PM	**66**	**1030**	**33**	**42**	**108**	**67**	**55**	**1560**	**171**	**101**	**48**	**46**	**3327**		

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Injuries C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201901393634																				
11/5/2019 4:02 PM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	15.83	2853309.93659238 2026559.29734648										
											Passenger	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
201901120248																				
4/20/2019 3:59 PM	Clear	Dry	0	0	3	0	Front to Rear	Daylight	25.71	2853305.54354972 2026741.51145256										
											Passenger	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	2
											SUV	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	3
201901026404																				
1/17/2019 8:35 AM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	25.75	2853355.32720066 2026509.62851905										
											Passenger	West	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Van/Mini-Van	West	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
201901103246																				
4/3/2019 9:50 AM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	25.75	2853365.8771453 2026487.71807928										
											Tractor With Semi-Trailer	North	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
201901192048																				
6/16/2019 8:40 AM	Fog/Smoke/Haze	Wet	0	0	0	0	Front to Rear	Daylight	25.75	2853311.69379752 2026486.41170792										
											Passenger	South	Skidding/Control Loss	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1

Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
											SUV	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
											Passenger	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	3
201901330860																				
9/19/2019 5:45 AM	Clear	Dry	0	0	0	0	Front to Rear	Darkness, Lighted Road	25.75	2853311.69379752 2026486.41170792										
											Passenger	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Truck Single Unit	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
201901403145																				
11/12/2019 7:39 AM	Clear	Snow or Slush	0	0	0	0	Angle	Daylight	25.75	2853365.8771453 2026487.71807928										
											SUV	North	Skidding/Control Loss	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	West	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
201901369880																				
10/10/2019 10:03 AM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	25.76	2853366.7558309 2026451.2752604										
											Tractor With Semi-Trailer	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Tractor With Semi-Trailer	North	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
201901221022																				
7/5/2019 2:14 PM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	25.77	2853367.6345148 2026414.83244206										
											SUV	North	Avoiding Vehicle/Objects	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	North	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	Guardrail Face	Off Pavement - Right	Motor Vehicle In Traffic	On Pavement (Roadway)	2
											SUV	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	3

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
9	0	0	0	1	8	0	3	0	0	3

Type of Crash	*Total*	*%*
Angle	1	11.1%
Front to Rear	8	88.9%
TOTAL:	***9***	

Dayof Wk	*Total*	*%*
Tuesday	2	22.2%
Wednesday	1	11.1%
Thursday	3	33.3%
Friday	1	11.1%
Saturday	1	11.1%
Sunday	1	11.1%
TOTAL:	***9***	

Hour of Day	*Total*	*%*
05 AM	1	11.1%
07 AM	1	11.1%
08 AM	2	22.2%
09 AM	1	11.1%
10 AM	1	11.1%
2 PM	1	11.1%
3 PM	1	11.1%
4 PM	1	11.1%
TOTAL:	***9***	

Vehicle Type	*Total*	*%*
Passenger	8	38.1%
SUV	8	38.1%
Tractor With Semi-Trailer	3	14.3%
Truck Single Unit	1	4.8%
Van/Mini-Van	1	4.8%
TOTAL:	***21***	

Weather Cond	*Total*	*%*
Clear	8	88.9%
Fog/Smoke/Haze	1	11.1%
TOTAL:	***9***	

Light Cond	*Total*	*%*
Darkness, Lighted Road	1	11.1%
Daylight	8	88.9%
TOTAL:	***9***	

Road Surface	*Total*	*%*
Dry	7	77.8%
Snow or Slush	1	11.1%
Wet	1	11.1%
TOTAL:	***9***	

DIRP	*Total*	*%*
North	8	38.1%
South	10	47.6%
West	3	14.3%
TOTAL:	***21***	

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2020 to 12/31/2020

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Injuries C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202001213560																				
8/20/2020 1:24 PM	Clear	Dry	0	1	0	0	Front to Rear	Daylight	15.80	2853305.54354972 2026741.51145256										
											Pickup	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Pickup	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	2
											Passenger	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	3
202001041865																				
2/5/2020 8:00 AM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	25.75	2853296.28516659 2026508.76759509										
											Passenger	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Pickup	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
202001053374																				
2/13/2020 10:07 PM	Clear	Dry	0	0	0	0	Front to Rear	Darkness, Lighted Road	25.75	2853292.44237045 2026675.54475504										
											Passenger	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202001349934																				
9/25/2020 2:00 PM	Clear	Dry	0	0	0	0	Turning	Daylight	25.75	2853296.28516659 2026508.76759509										
											Passenger	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	East	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202001136813																				
5/31/2020 1:40 PM	Clear	Dry	0	0	0	0	Turning	Daylight	25.76	2853366.7558309 2026451.2752604										
											Pickup	Southwest	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1

Coordinate Collision Diagram Report

1/1/2020 to 12/31/2020

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
											SUV	East	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
202001244809																				
9/21/2020 3:34 PM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	25.77	2853368.513197 2026378.38962429										
											Passenger	North	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202001351041																				
12/29/2020 5:17 PM	Snow	Snow or Slush	0	0	0	0	Angle	Darkness	25.78	2853369.39187749 2026341.94680706										
											Passenger	South	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Van/Mini-Van	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2020 to 12/31/2020

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
7	0	0	1	0	6	0	1	0	1	0

Type of Crash	*Total*	*%*
Angle	1	14.3%
Front to Rear	4	57.1%
Turning	2	28.6%
TOTAL:	***7***	

Dayof Wk	*Total*	*%*
Monday	1	14.3%
Tuesday	1	14.3%
Wednesday	1	14.3%
Thursday	2	28.6%
Friday	1	14.3%
Sunday	1	14.3%
TOTAL:	***7***	

Hour of Day	*Total*	*%*
08 AM	1	14.3%
1 PM	2	28.6%
2 PM	1	14.3%
3 PM	1	14.3%
5 PM	1	14.3%
10 PM	1	14.3%
TOTAL:	***7***	

Vehicle Type	*Total*	*%*
Passenger	8	53.3%
Pickup	4	26.7%
SUV	2	13.3%
Van/Mini-Van	1	6.7%
TOTAL:	***15***	

Weather Cond	*Total*	*%*
Clear	6	85.7%
Snow	1	14.3%
TOTAL:	***7***	

Light Cond	*Total*	*%*
Darkness	1	14.3%
Darkness, Lighted Road	1	14.3%
Daylight	5	71.4%
TOTAL:	***7***	

Road Surface	*Total*	*%*
Dry	6	85.7%
Snow or Slush	1	14.3%
TOTAL:	***7***	

DIRP	*Total*	*%*
East	6	40.0%
North	2	13.3%
South	6	40.0%
Southwest	1	6.7%
TOTAL:	***15***	

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2021 to 12/31/2021

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202101373714																				
11/19/2021 5:07 PM	Clear	Dry	0	0	0	0	Front to Rear	Darkness, Lighted Road	15.80	2853306.42216166 2026705.06863023										
											Passenger	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202101024151																				
1/15/2021 8:53 AM	Clear	Wet	0	1	1	0	Angle	Daylight	15.84	2853311.69379752 2026486.41170792										
											SUV	East	Starting In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	South	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
202101424109																				
12/30/2021 7:26 AM	Cloudy/Overcast	Snow or Slush	0	0	0	0	Fixed Object	Daylight	25.75	2853365.8771453 2026487.71807928										
											Passenger	North	Skidding/Control Loss	Ran Off Roadway	Off Pavement - Left	Other Pole or Post	Off Pavement - Left	(UNK)	(UNK)	1
202101365943																				
11/1/2021 8:21 AM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	25.78	2853369.39187749 2026341.94680706										
											Pickup	North	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Truck Single Unit	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	2
											Passenger	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	3

Coordinate Collision Diagram Report

1/1/2021 to 12/31/2021

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
4	0	0	1	0	3	0	2	0	1	1

Type of Crash	*Total*	*%*
Angle	1	25.0%
Fixed Object	1	25.0%
Front to Rear	2	50.0%
TOTAL:	***4***	

Dayof Wk	*Total*	*%*
Monday	1	25.0%
Thursday	1	25.0%
Friday	2	50.0%
TOTAL:	***4***	

Hour of Day	*Total*	*%*
07 AM	1	25.0%
08 AM	2	50.0%
5 PM	1	25.0%
TOTAL:	***4***	

Vehicle Type	*Total*	*%*
Passenger	3	37.5%
Pickup	1	12.5%
SUV	3	37.5%
Truck Single Unit	1	12.5%
TOTAL:	***8***	

Weather Cond	*Total*	*%*
Clear	3	75.0%
Cloudy/Overcast	1	25.0%
TOTAL:	***4***	

Light Cond	*Total*	*%*
Darkness, Lighted Road	1	25.0%
Daylight	3	75.0%
TOTAL:	***4***	

Road Surface	*Total*	*%*
Dry	2	50.0%
Snow or Slush	1	25.0%
Wet	1	25.0%
TOTAL:	***4***	

DIRP	*Total*	*%*
East	1	12.5%
North	4	50.0%
South	3	37.5%
TOTAL:	***8***	

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2022 to 12/31/2022

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202201029916																				
1/23/2022 11:55 AM	Snow	Snow or Slush	0	0	0	0	Front to Rear	Daylight	0.00	2853344.05730261 2026268.40797405										
											Passenger	North	Skidding/Control Loss	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Van/Mini-Van	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202201254724																				
8/11/2022 9:07 PM	Clear	Dry	0	0	0	0	Turning	Darkness, Lighted Road	0.00	2853420.06049375 2026489.02457791										
											Passenger	North	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	East	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
202201389349																				
11/30/2022 6:15 PM	Clear	Dry	0	0	0	0	Front to Rear	Darkness, Lighted Road	15.82	2853308.17938043 2026632.18298724										
											Pickup	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202201335792																				
10/14/2022 1:55 PM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	15.84	2853311.69379752 2026486.41170792										
											Other Vehicle With Trailer	North	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	1
											SUV	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
											SUV	Northeast	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	3
											SUV	Northeast	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	4

Coordinate Collision Diagram Report

1/1/2022 to 12/31/2022

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ Injuries A	B	C ------	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202201323443																				
10/10/2022 10:27 AM	Clear	Dry	0	0	1	0	Front to Rear	Daylight	25.75	2853365.8771453 2026487.71807928										
											SUV	North	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202201139871																				
5/5/2022 3:17 PM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	25.76	2853366.7558309 2026451.2752604										
											Van/Mini-Van	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Van/Mini-Van	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202201365576																				
11/5/2022 10:29 PM	Clear	Dry	0	4	0	0	Turning	Darkness, Lighted Road	3.05	2853355.45692107 2026509.63041057										
											Passenger	North	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	East	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
202201384577																				
11/6/2022 1:50 AM	Clear	Dry	0	0	0	0	Animal	Darkness	3.05	2853355.15019199 2026509.62593799										
											Passenger	North	Straight Ahead	Deer	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2022 to 12/31/2022

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
8	0	0	1	1	6	0	5	0	4	1

Type of Crash	*Total*	*%*
Animal	1	12.5%
Front to Rear	5	62.5%
Turning	2	25.0%
TOTAL:	***8***	

Dayof Wk	*Total*	*%*
Monday	1	12.5%
Wednesday	1	12.5%
Thursday	2	25.0%
Friday	1	12.5%
Saturday	1	12.5%
Sunday	2	25.0%
TOTAL:	***8***	

Hour of Day	*Total*	*%*
01 AM	1	12.5%
10 AM	1	12.5%
11 AM	1	12.5%
1 PM	1	12.5%
3 PM	1	12.5%
6 PM	1	12.5%
9 PM	1	12.5%
10 PM	1	12.5%
TOTAL:	***8***	

Vehicle Type	*Total*	*%*
Other Vehicle With Trailer	1	5.9%
Passenger	6	35.3%
Pickup	1	5.9%
SUV	6	35.3%
Van/Mini-Van	3	17.6%
TOTAL:	***17***	

Weather Cond	*Total*	*%*
Clear	7	87.5%
Snow	1	12.5%
TOTAL:	***8***	

Light Cond	*Total*	*%*
Darkness	1	12.5%
Darkness, Lighted Road	3	37.5%
Daylight	4	50.0%
TOTAL:	***8***	

Road Surface	*Total*	*%*
Dry	7	87.5%
Snow or Slush	1	12.5%
TOTAL:	***8***	

DIRP	*Total*	*%*
East	2	11.8%
North	11	64.7%
Northeast	2	11.8%
South	2	11.8%
TOTAL:	***17***	

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2023 to 12/31/2023

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Injuries C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202301052604																				
2/15/2023 4:01 AM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	0.00	2853394.72627453 2026415.48567502										
											Van/Mini-Van	North	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202301240305																				
8/2/2023 3:20 PM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	0.00	2853448.82671259 2026486.84331945										
											Passenger	West	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	West	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202301012538																				
1/3/2023 1:22 PM	Rain	Wet	0	0	0	0	Front to Rear	Daylight	15.83	2853295.64555797 2026536.52639555										
											Passenger	South	Skidding/Control Loss	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202301050991																				
2/8/2023 10:05 AM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	15.83	2853309.93659238 2026559.29734648										
											Passenger	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202301040184																				
2/2/2023 8:28 AM	Clear	Dry	0	0	2	0	Turning	Daylight	15.84	2853294.51593187 2026508.76005829										
											SUV	South	Turning Right	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Truck Single Unit	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2

Coordinate Collision Diagram Report

1/1/2023 to 12/31/2023

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202301068303																				
2/28/2023 12:36 PM	Clear	Dry	0	1	0	0	Front to Rear	Daylight	15.84	2853295.54234712 2026508.76443074										
											Truck Single Unit	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202301116520																				
4/11/2023 8:17 PM	Clear	Dry	0	1	1	0	Front to Rear	Darkness	15.84	2853297.06382668 2026508.77894916										
											Pickup	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202301205261																				
6/26/2023 10:20 AM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	15.84	2853295.73926758 2026532.45942982										
											Pickup	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202301015183																				
1/7/2023 11:09 PM	Clear	Dry	0	0	0	0	Front to Rear	Darkness	3.05	2853355.35527516 2026509.62892842										
											Van/Mini-Van	North	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	2
											SUV	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	3
202301368101																				
11/10/2023 8:20 AM	Clear	Dry	0	0	2	0	Angle	Daylight	3.05	2853353.54225014 2026509.60249172										
											Van/Mini-Van	North	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	West	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2023 to 12/31/2023

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
10	0	0	2	2	6	0	7	0	2	5

Type of Crash	*Total*	*%*
Angle	1	10.0%
Front to Rear	8	80.0%
Turning	1	10.0%
TOTAL:	***10***	

Dayof Wk	*Total*	*%*
Monday	1	10.0%
Tuesday	3	30.0%
Wednesday	3	30.0%
Thursday	1	10.0%
Friday	1	10.0%
Saturday	1	10.0%
TOTAL:	***10***	

Hour of Day	*Total*	*%*
04 AM	1	10.0%
08 AM	2	20.0%
10 AM	2	20.0%
Noon	1	10.0%
1 PM	1	10.0%
3 PM	1	10.0%
8 PM	1	10.0%
11 PM	1	10.0%
TOTAL:	***10***	

Vehicle Type	*Total*	*%*
Passenger	7	33.3%
Pickup	2	9.5%
SUV	7	33.3%
Truck Single Unit	2	9.5%
Van/Mini-Van	3	14.3%
TOTAL:	***21***	

Weather Cond	*Total*	*%*
Clear	9	90.0%
Rain	1	10.0%
TOTAL:	***10***	

Light Cond	*Total*	*%*
Darkness	2	20.0%
Daylight	8	80.0%
TOTAL:	***10***	

Road Surface	*Total*	*%*
Dry	9	90.0%
Wet	1	10.0%
TOTAL:	***10***	

DIRP	*Total*	*%*
North	6	28.6%
South	12	57.1%
West	3	14.3%
TOTAL:	***21***	

Coordinate Collision Diagram Report

1/1/2023 to 12/31/2023

For XCoordinate 2853289.466 : YCoordinate 2026513.194 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Notes

DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

April 16, 2025

Kevin Morales
Traffic Engineer
Eriksson Engineering Associates, Ltd
135 South Jefferson Street
Suite 135
Chicago, IL 60661

Subject: South Rand Road (US 12) at Miller Road
IDOT

Dear Mr. Morales:

In response to a request made on your behalf and dated April 16, 2025, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2023)	Year 2050 ADT	
S Rand Rd at Miller Rd, north leg	32,200	34,700	.3%/year
S Rand Rd at Miller Rd, south leg	37,800	40,800	.3%/year

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2024 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
S:2025_trafficForecasts\LakeZurich\la-15-25\la-15-25.docx

TRAFFIC FORECAST RECORD

Record Number: la-15-25
Type of Report: Projection
Year Sought: 2050
Analyst: JAR
Organization Requestion Forecast: Eriksson Engineering Associates
Contact: Kevin Morales
Email or Phone: kmorales@eea-ltd.com
Sponsor: IDOT
Date request was received: 4/16/2025
Date that response was emailed: 4/16/2025
Facility Location: South Rand Road (US 12) at Miller Road
Municipality: Lake Zurich

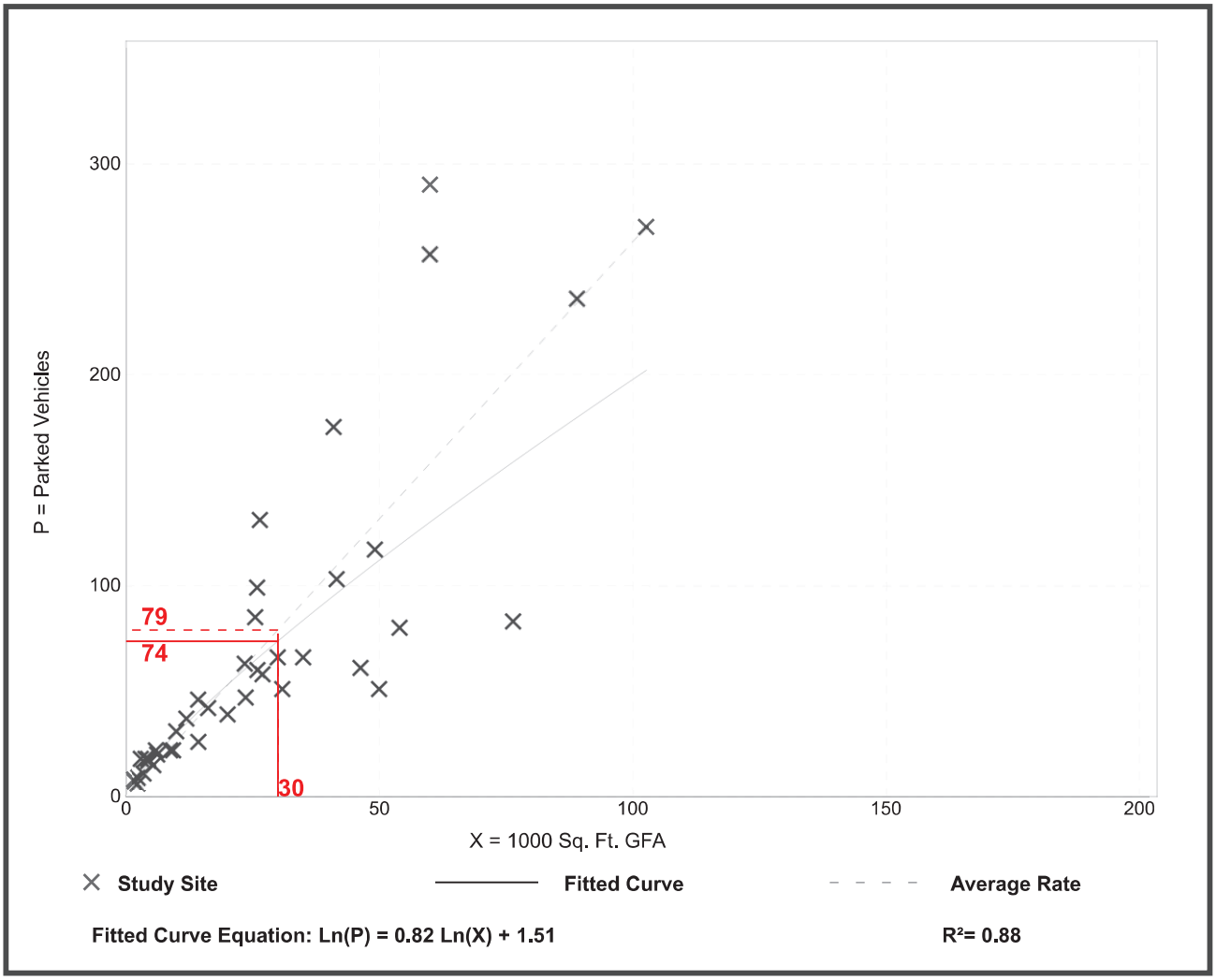
Medical-Dental Office Building - Standalone
(720)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 27

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.63	1.02 - 5.97	2.38 / 4.28	2.28 - 2.98	1.15 (44%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

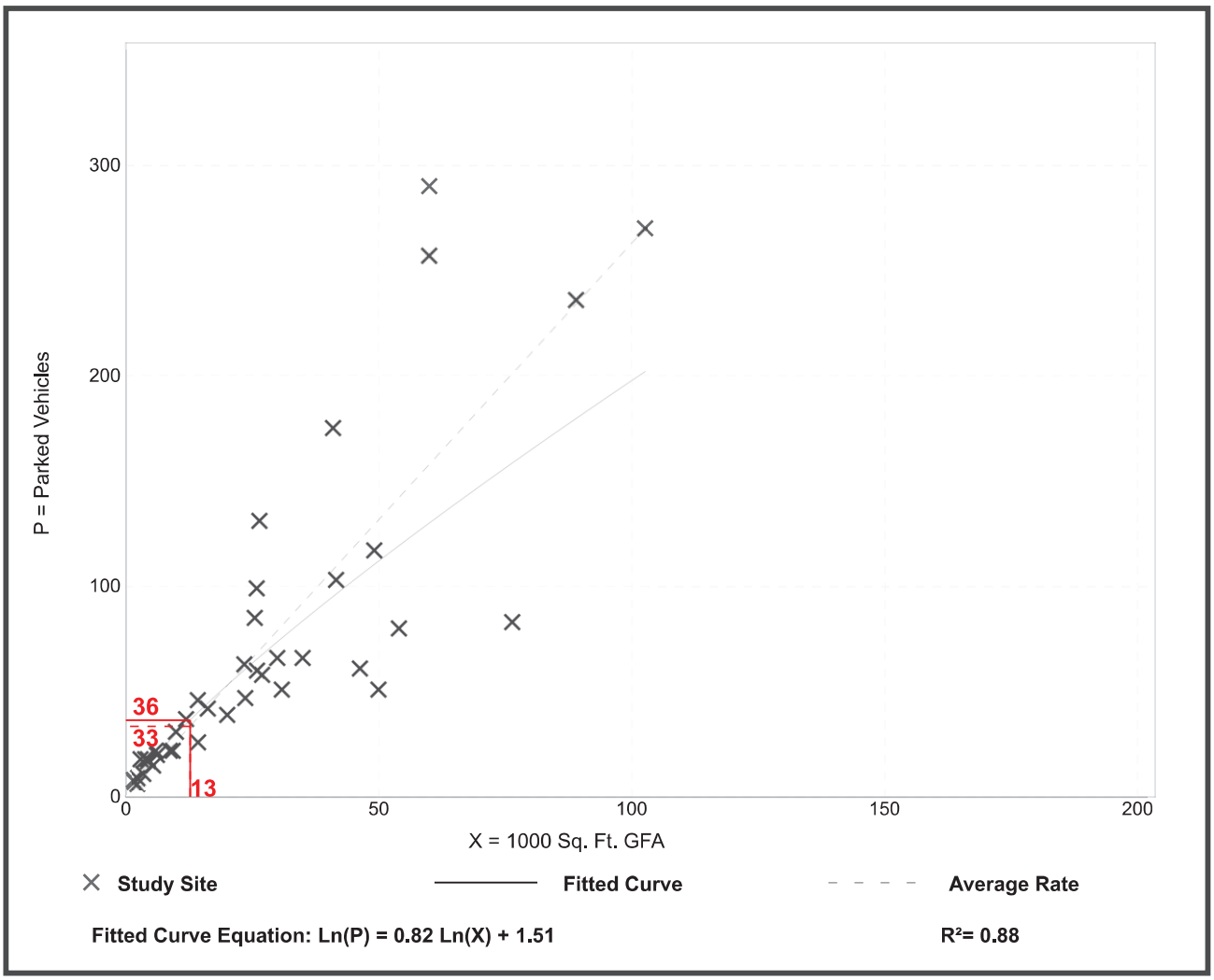
Medical-Dental Office Building - Standalone
(720)

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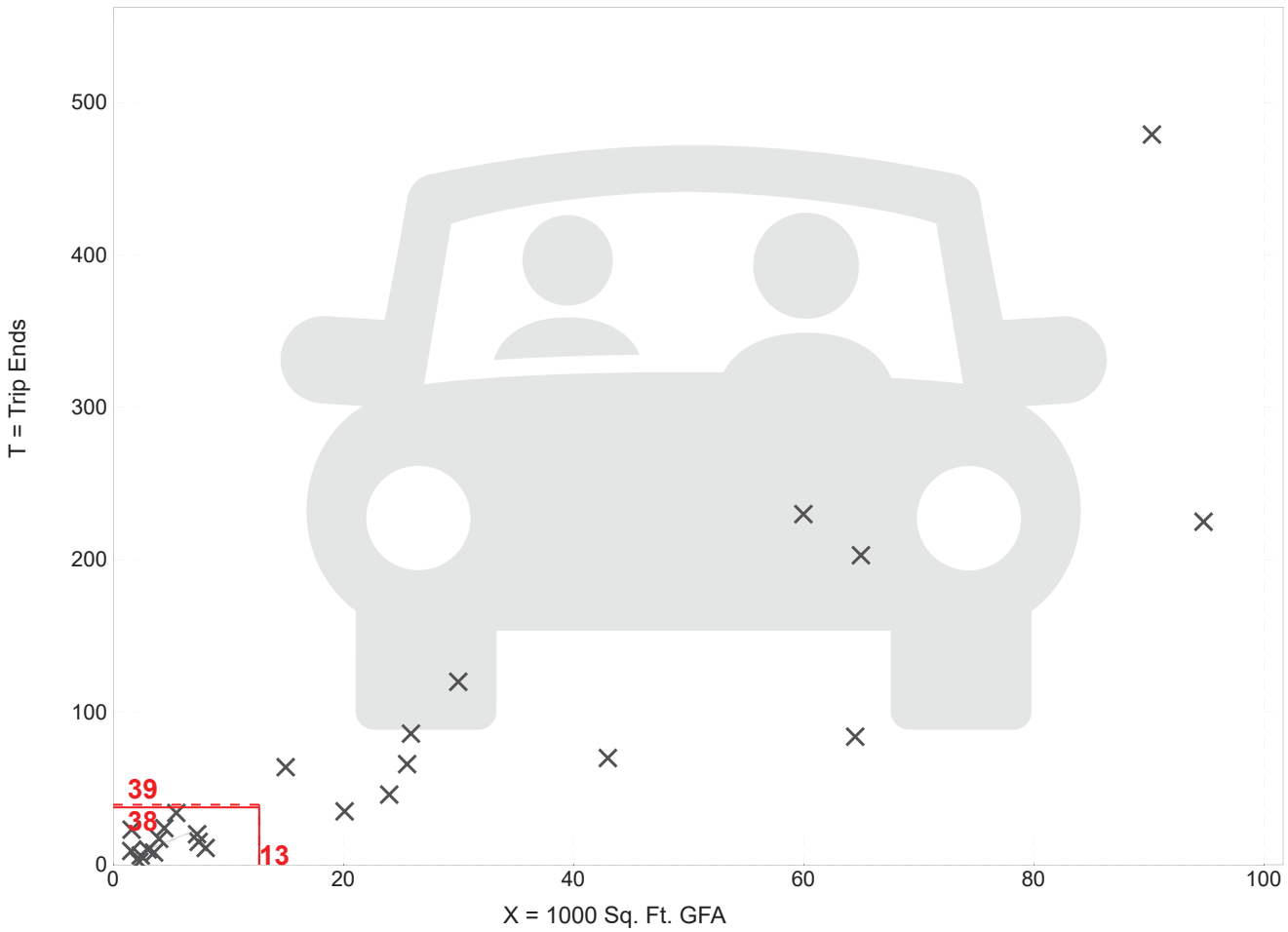
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	24
Avg. 1000 Sq. Ft. GFA:	25
Directional Distribution:	79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.90 Ln(X) + 1.34

R^2= 0.80

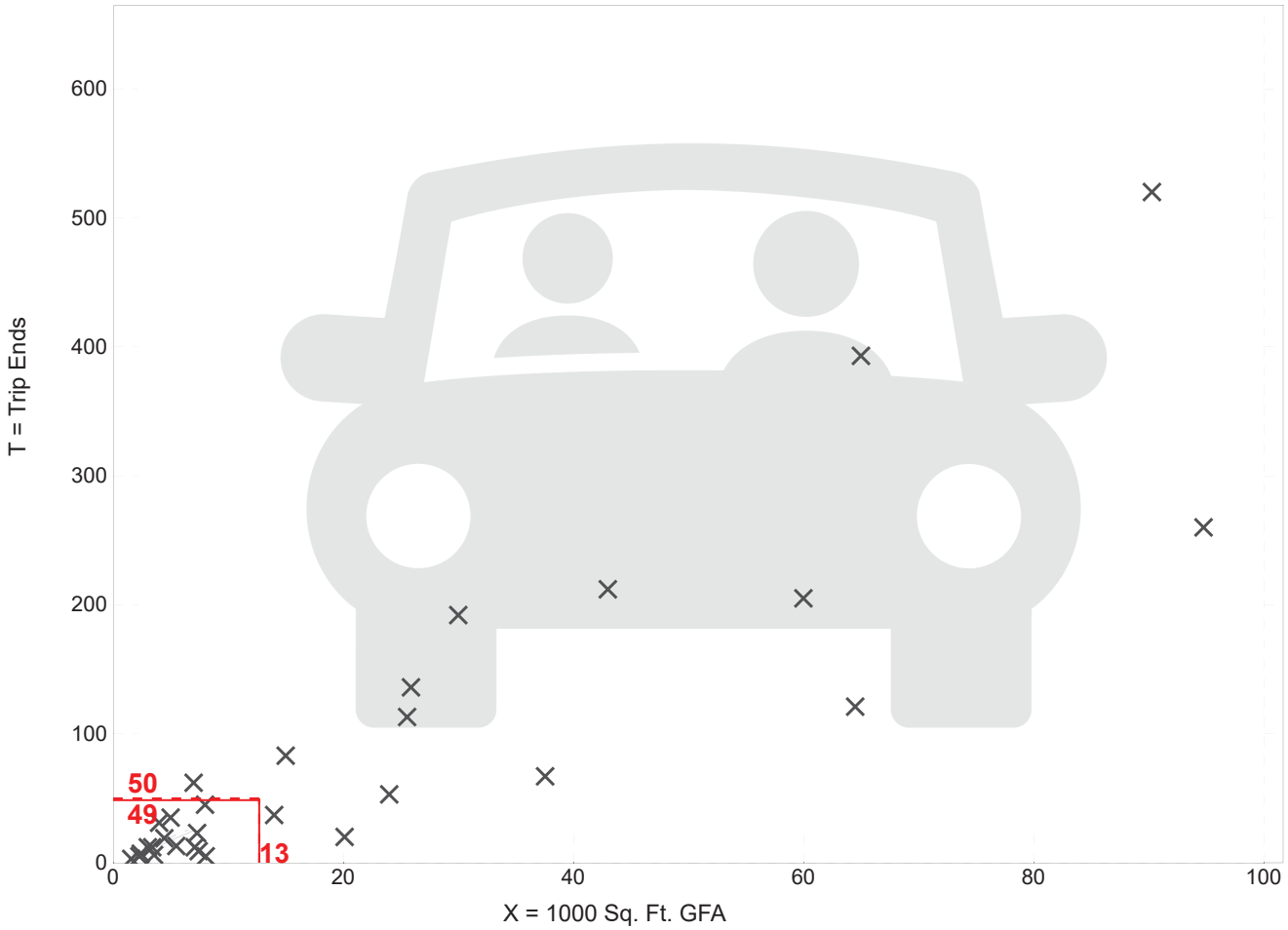
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	30
Avg. 1000 Sq. Ft. GFA:	23
Directional Distribution:	30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Fitted Curve Equation: T = 4.07(X) - 3.17

R^2= 0.77

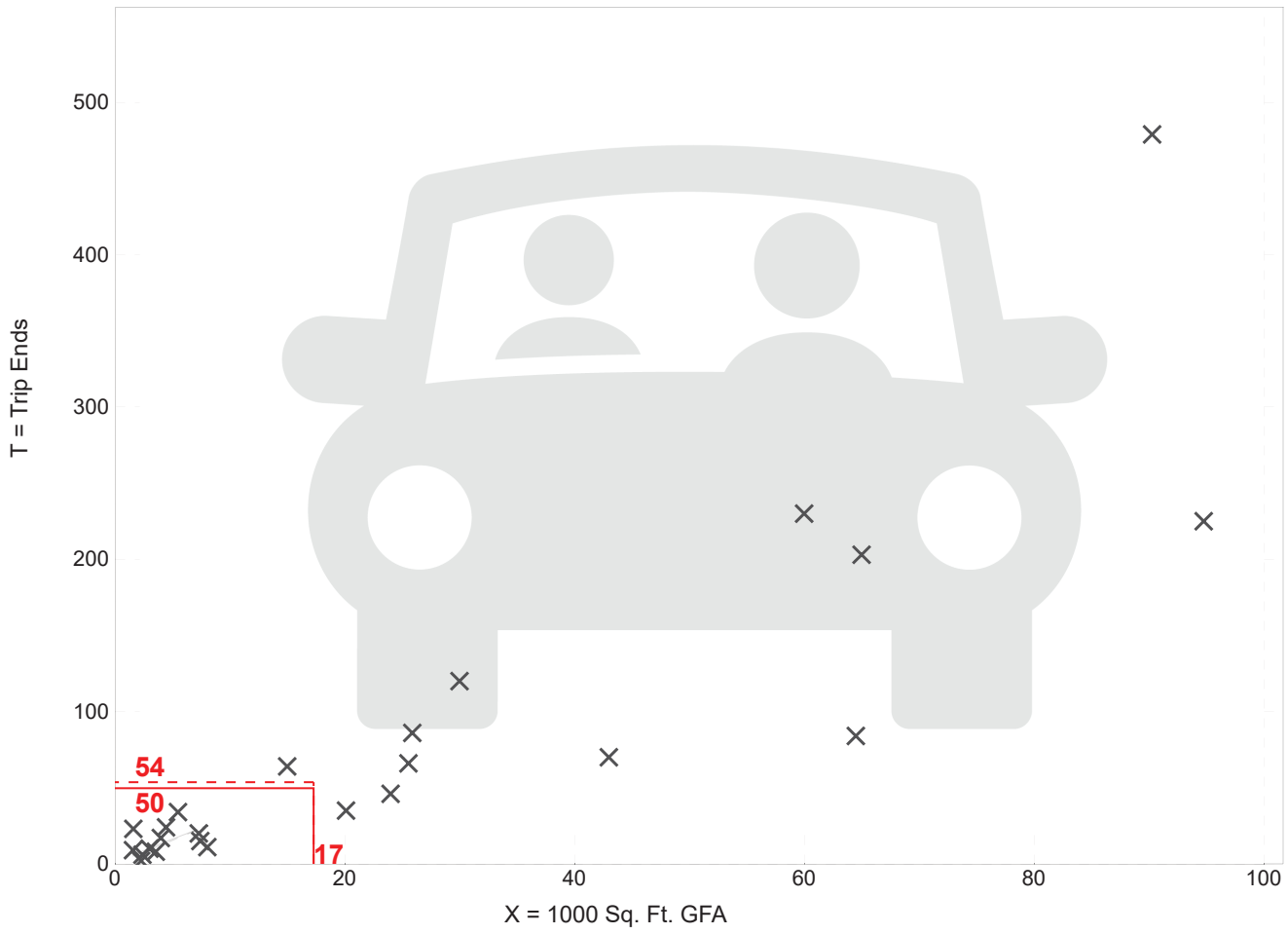
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	24
Avg. 1000 Sq. Ft. GFA:	25
Directional Distribution:	79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.90 Ln(X) + 1.34

R^2= 0.80

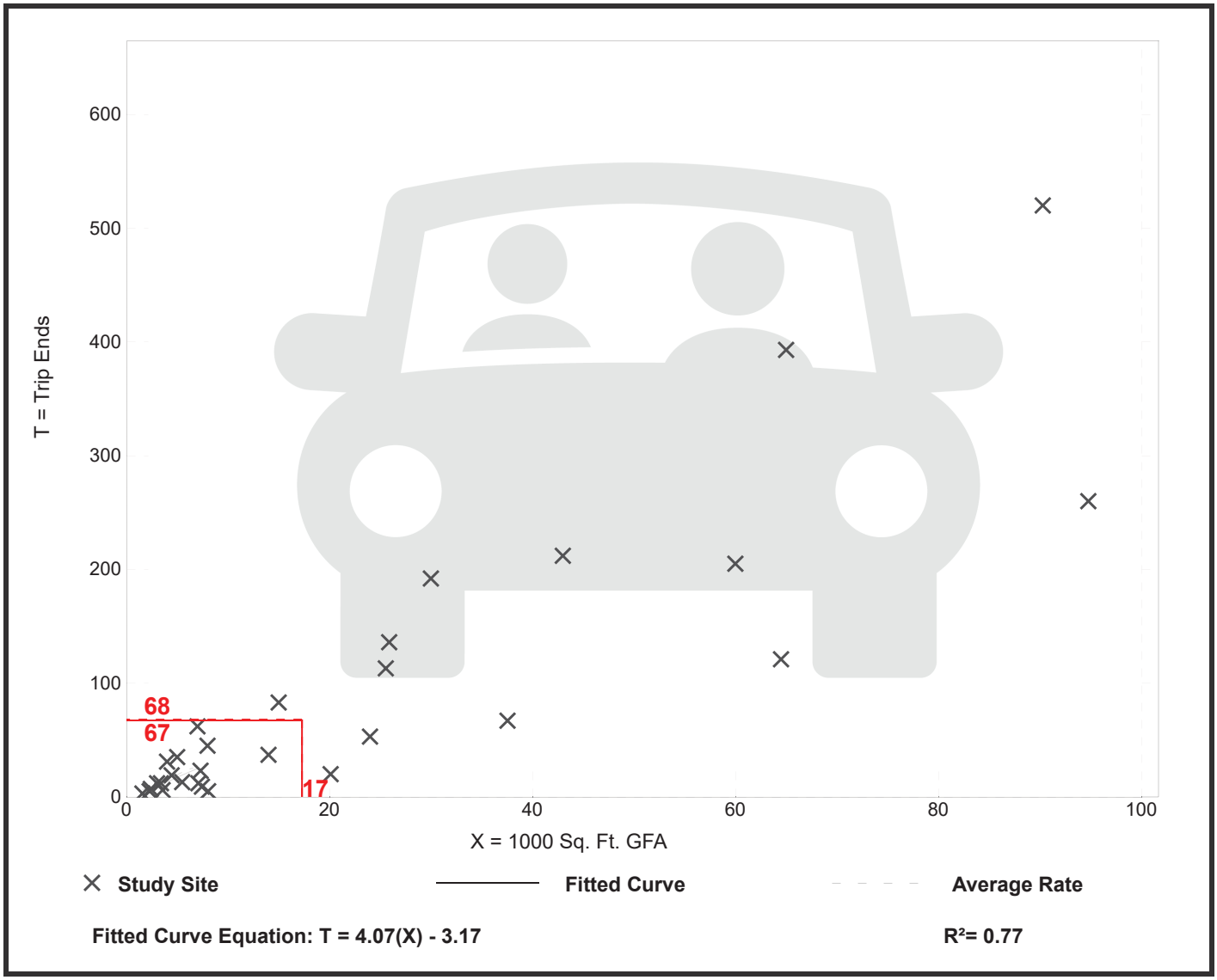
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	30
Avg. 1000 Sq. Ft. GFA:	23
Directional Distribution:	30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Fitted Curve Equation: T = 4.07(X) - 3.17

R^2= 0.77



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	45	120	171	68	36	37	47	787	39	48	1759	45
Future Volume (vph)	45	120	171	68	36	37	47	787	39	48	1759	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		225	0		85	250		105	185		115
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			160			245		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.731			0.452			0.950			0.950		
Satd. Flow (perm)	1362	1863	1583	842	1863	1583	1770	3539	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			129			84			80			80
Link Speed (mph)		35			35			50			50	
Link Distance (ft)		1973			2097			1810			2815	
Travel Time (s)		38.4			40.9			24.7			38.4	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	49	132	188	75	40	41	52	865	43	53	1933	49
Shared Lane Traffic (%)												
Lane Group Flow (vph)	49	132	188	75	40	41	52	865	43	53	1933	49
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	8.0	8.0	3.0	8.0	8.0	3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	10.0	14.5	14.5	10.0	14.5	14.5	9.5	25.0	25.0	9.0	25.0	25.0
Total Split (s)	10.0	24.0	24.0	10.0	24.0	24.0	13.0	102.0	102.0	14.0	103.0	103.0
Total Split (%)	6.7%	16.0%	16.0%	6.7%	16.0%	16.0%	8.7%	68.0%	68.0%	9.3%	68.7%	68.7%
Maximum Green (s)	7.0	17.5	17.5	7.0	17.5	17.5	8.5	95.0	95.0	9.5	97.0	97.0
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.5	5.0	5.0	3.5	5.0	5.0
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0	2.0	1.0	2.0	2.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.0	6.5	6.5	3.0	6.5	6.5	4.5	7.0	7.0	4.5	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	25.2	14.9	14.9	26.0	16.9	16.9	8.2	100.5	100.5	8.6	102.0	102.0
Actuated g/C Ratio	0.17	0.10	0.10	0.17	0.11	0.11	0.05	0.67	0.67	0.06	0.68	0.68
v/c Ratio	0.19	0.71	0.68	0.39	0.19	0.16	0.54	0.36	0.03	0.52	0.80	0.04
Control Delay (s/veh)	51.6	86.1	35.1	57.4	63.1	1.3	89.4	12.1	0.2	86.6	21.6	0.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	51.6	86.1	35.1	57.4	63.1	1.3	89.4	12.1	0.2	86.6	21.6	0.5
LOS	D	F	D	E	E	A	F	B	A	F	C	A
Approach Delay (s/veh)		55.6			44.2			15.8			22.8	
Approach LOS		E			D			B			C	
Queue Length 50th (ft)	40	126	55	62	36	0	50	200	0	51	727	0
Queue Length 95th (ft)	79	200	141	111	75	0	99	247	2	100	845	5
Internal Link Dist (ft)		1893			2017			1730			2735	
Turn Bay Length (ft)			225			85	250		105	185		115
Base Capacity (vph)	249	217	298	189	224	263	103	2372	1087	113	2406	1101
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.20	0.61	0.63	0.40	0.18	0.16	0.50	0.36	0.04	0.47	0.80	0.04

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 34.5 (23%), Referenced to phase 2:NBT and 6:SBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.80			
Intersection Signal Delay (s/veh): 25.3		Intersection LOS: C	
Intersection Capacity Utilization 76.7%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: Rand Rd & Miller Rd





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	48	101	67	108	42	171	1560	55	33	1030	66
Future Volume (vph)	46	48	101	67	108	42	171	1560	55	33	1030	66
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		225	0		85	250		105	185		115
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			160			245		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.620			0.660			0.950			0.950		
Satd. Flow (perm)	1155	1863	1583	1229	1863	1583	1770	3539	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			116			116			80			113
Link Speed (mph)		35			35			50			50	
Link Distance (ft)		1973			2097			1810			2815	
Travel Time (s)		38.4			40.9			24.7			38.4	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	49	52	109	72	116	45	184	1677	59	35	1108	71
Shared Lane Traffic (%)												
Lane Group Flow (vph)	49	52	109	72	116	45	184	1677	59	35	1108	71
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	8.0	8.0	3.0	8.0	8.0	3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	10.0	14.5	14.5	10.0	14.5	14.5	9.5	25.0	25.0	9.5	25.0	25.0
Total Split (s)	10.0	25.0	25.0	10.0	25.0	25.0	32.0	103.0	103.0	12.0	83.0	83.0
Total Split (%)	6.7%	16.7%	16.7%	6.7%	16.7%	16.7%	21.3%	68.7%	68.7%	8.0%	55.3%	55.3%
Maximum Green (s)	7.0	18.5	18.5	7.0	18.5	18.5	27.5	96.0	96.0	7.5	77.0	77.0
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.5	5.0	5.0	3.5	5.0	5.0
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0	2.0	1.0	2.0	2.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.0	6.5	6.5	3.0	6.5	6.5	4.5	7.0	7.0	4.5	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	24.3	14.1	14.1	25.1	16.0	16.0	20.7	102.4	102.4	7.5	88.3	88.3
Actuated g/C Ratio	0.16	0.09	0.09	0.17	0.11	0.11	0.14	0.68	0.68	0.05	0.59	0.59
v/c Ratio	0.22	0.29	0.43	0.31	0.58	0.16	0.75	0.69	0.05	0.39	0.53	0.07
Control Delay (s/veh)	52.5	66.3	13.9	54.8	76.1	1.3	80.7	17.5	1.0	81.9	20.9	0.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	52.5	66.3	13.9	54.8	76.1	1.3	80.7	17.5	1.0	81.9	20.9	0.6
LOS	D	E	B	D	E	A	F	B	A	F	C	A
Approach Delay (s/veh)		36.0			55.1			23.1			21.5	
Approach LOS		D			E			C			C	
Queue Length 50th (ft)	41	48	0	60	111	0	176	524	0	34	332	0
Queue Length 95th (ft)	78	91	53	106	177	0	251	647	10	74	466	6
Internal Link Dist (ft)		1893			2017			1730			2735	
Turn Bay Length (ft)			225			85	250		105	185		115
Base Capacity (vph)	217	229	296	230	229	296	324	2416	1106	94	2082	977
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.23	0.37	0.31	0.51	0.15	0.57	0.69	0.05	0.37	0.53	0.07

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 111 (74%), Referenced to phase 2:NBT and 6:SBT, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.75			
Intersection Signal Delay (s/veh): 25.4		Intersection LOS: C	
Intersection Capacity Utilization 71.8%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 3: Rand Rd & Miller Rd





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	139	200	78	42	43	62	801	40	49	1791	60
Future Volume (vph)	55	139	200	78	42	43	62	801	40	49	1791	60
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		572	156		356	250		105	185		115
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	160			110			160			245		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.727			0.388			0.950			0.950		
Satd. Flow (perm)	1354	1863	1583	723	1863	1583	1770	3539	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			156			116			80			113
Link Speed (mph)		35			35			50			50	
Link Distance (ft)		256			2097			1810			474	
Travel Time (s)		5.0			40.9			24.7			6.5	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	60	153	220	86	46	47	68	880	44	54	1968	66
Shared Lane Traffic (%)												
Lane Group Flow (vph)	60	153	220	86	46	47	68	880	44	54	1968	66
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	8.0	8.0	3.0	8.0	8.0	3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	10.0	14.5	14.5	10.0	14.5	14.5	9.5	25.0	25.0	9.0	25.0	25.0
Total Split (s)	12.5	25.0	25.0	12.5	25.0	25.0	19.5	99.0	99.0	13.5	93.0	93.0
Total Split (%)	8.3%	16.7%	16.7%	8.3%	16.7%	16.7%	13.0%	66.0%	66.0%	9.0%	62.0%	62.0%
Maximum Green (s)	9.5	18.5	18.5	9.5	18.5	18.5	15.0	92.0	92.0	9.0	87.0	87.0
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.5	5.0	5.0	3.5	5.0	5.0
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0	2.0	1.0	2.0	2.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.0	6.5	6.5	3.0	6.5	6.5	4.5	7.0	7.0	4.5	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	28.3	16.2	16.2	29.7	18.6	18.6	11.0	97.3	97.3	8.5	95.9	95.9
Actuated g/C Ratio	0.19	0.11	0.11	0.20	0.12	0.12	0.07	0.65	0.65	0.06	0.64	0.64
v/c Ratio	0.21	0.76	0.70	0.41	0.20	0.15	0.52	0.38	0.04	0.54	0.87	0.06
Control Delay (s/veh)	49.0	88.3	32.9	54.5	62.0	1.1	80.5	13.8	0.3	88.6	29.2	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	49.0	88.3	32.9	54.5	62.0	1.1	80.5	13.8	0.3	88.6	29.2	0.2
LOS	D	F	C	D	E	A	F	B	A	F	C	A
Approach Delay (s/veh)		54.8			42.4			17.8			29.9	
Approach LOS		D			D			B			C	
Queue Length 50th (ft)	48	146	59	69	41	0	65	222	0	52	846	0
Queue Length 95th (ft)	89	227	154	120	83	0	116	267	3	102	#1138	2
Internal Link Dist (ft)		176			2017			1730			394	
Turn Bay Length (ft)	150		572	156		356	250		105	185		115
Base Capacity (vph)	289	229	331	209	237	303	177	2295	1054	108	2262	1052
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.67	0.66	0.41	0.19	0.16	0.38	0.38	0.04	0.50	0.87	0.06

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 34.5 (23%), Referenced to phase 2:NBT and 6:SBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.87			
Intersection Signal Delay (s/veh): 30.2		Intersection LOS: C	
Intersection Capacity Utilization 80.0%		ICU Level of Service D	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Rand Rd & Miller Rd





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	68	57	131	77	125	48	180	1588	56	34	1049	74
Future Volume (vph)	68	57	131	77	125	48	180	1588	56	34	1049	74
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		572	156		356	250		105	185		115
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	160			110			160			245		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.492			0.708			0.950			0.950		
Satd. Flow (perm)	916	1863	1583	1319	1863	1583	1770	3539	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			141			116			80			113
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		334			2097			1810			521	
Travel Time (s)		7.6			47.7			41.1			11.8	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	73	61	141	83	134	52	194	1708	60	37	1128	80
Shared Lane Traffic (%)												
Lane Group Flow (vph)	73	61	141	83	134	52	194	1708	60	37	1128	80
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	8.0	8.0	3.0	8.0	8.0	3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	10.0	14.5	14.5	10.0	14.5	14.5	9.5	25.0	25.0	9.5	25.0	25.0
Total Split (s)	13.0	26.0	26.0	13.0	26.0	26.0	30.0	96.0	96.0	15.0	81.0	81.0
Total Split (%)	8.7%	17.3%	17.3%	8.7%	17.3%	17.3%	20.0%	64.0%	64.0%	10.0%	54.0%	54.0%
Maximum Green (s)	10.0	19.5	19.5	10.0	19.5	19.5	25.5	89.0	89.0	10.5	75.0	75.0
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.5	5.0	5.0	3.5	5.0	5.0
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0	2.0	1.0	2.0	2.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.0	6.5	6.5	3.0	6.5	6.5	4.5	7.0	7.0	4.5	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	28.1	15.4	15.4	28.5	15.6	15.6	20.9	97.9	97.9	8.3	84.3	84.3
Actuated g/C Ratio	0.19	0.10	0.10	0.19	0.10	0.10	0.14	0.65	0.65	0.06	0.56	0.56
v/c Ratio	0.32	0.32	0.48	0.29	0.69	0.19	0.78	0.73	0.05	0.38	0.56	0.08
Control Delay (s/veh)	51.6	65.7	14.7	50.8	83.0	1.6	83.8	21.7	1.3	78.7	23.8	1.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	51.6	65.7	14.7	50.8	83.0	1.6	83.8	21.7	1.3	78.7	23.8	1.2
LOS	D	E	B	D	F	A	F	C	A	E	C	A
Approach Delay (s/veh)		35.9			57.4			27.3			24.0	
Approach LOS		D			E			C			C	
Queue Length 50th (ft)	59	56	0	67	128	0	185	597	0	36	373	0
Queue Length 95th (ft)	103	103	65	114	198	0	268	768	12	75	493	12
Internal Link Dist (ft)		254			2017			1730			441	
Turn Bay Length (ft)	150		572	156		356	250		105	185		115
Base Capacity (vph)	233	242	328	285	242	306	300	2309	1060	123	1988	939
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.31	0.25	0.43	0.29	0.55	0.17	0.65	0.74	0.06	0.30	0.57	0.09

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 111 (74%), Referenced to phase 2:NBT and 6:SBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.79			
Intersection Signal Delay (s/veh): 29.0		Intersection LOS: C	
Intersection Capacity Utilization 76.5%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: Rand Rd & Miller Rd



Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	387	135	29	7	1
Future Vol, veh/h	1	387	135	29	7	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	421	147	32	8	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	178	0	-	0	585	163
Stage 1	-	-	-	-	163	-
Stage 2	-	-	-	-	423	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1398	-	-	-	473	882
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	661	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1398	-	-	-	473	882
Mov Cap-2 Maneuver	-	-	-	-	473	-
Stage 1	-	-	-	-	866	-
Stage 2	-	-	-	-	661	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.02	0	12.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	5	-	-	-	502
HCM Lane V/C Ratio	0.001	-	-	-	0.017
HCM Control Delay (s/veh)	7.6	0	-	-	12.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	224	365	14	32	2
Future Vol, veh/h	1	224	365	14	32	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	243	397	15	35	2

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	412	0	-	0	650	404
Stage 1	-	-	-	-	404	-
Stage 2	-	-	-	-	246	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1147	-	-	-	434	646
Stage 1	-	-	-	-	674	-
Stage 2	-	-	-	-	795	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1147	-	-	-	433	646
Mov Cap-2 Maneuver	-	-	-	-	433	-
Stage 1	-	-	-	-	673	-
Stage 2	-	-	-	-	795	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.04	0	13.89
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	8	-	-	-	442
HCM Lane V/C Ratio	0.001	-	-	-	0.084
HCM Control Delay (s/veh)	8.1	0	-	-	13.9
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	58	138	197	78	44	43	64	801	40	49	1796	46
Future Volume (vph)	58	138	197	78	44	43	64	801	40	49	1796	46
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		572	156		356	250		105	185		115
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	160			110			160			245		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.726			0.393			0.950			0.950		
Satd. Flow (perm)	1352	1863	1583	732	1863	1583	1770	3539	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			156			116			80			113
Link Speed (mph)		35			35			50			50	
Link Distance (ft)		256			2097			1810			474	
Travel Time (s)		5.0			40.9			24.7			6.5	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	64	152	216	86	48	47	70	880	44	54	1974	51
Shared Lane Traffic (%)												
Lane Group Flow (vph)	64	152	216	86	48	47	70	880	44	54	1974	51
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	8.0	8.0	3.0	8.0	8.0	3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	10.0	14.5	14.5	10.0	14.5	14.5	9.5	25.0	25.0	9.0	25.0	25.0
Total Split (s)	12.5	25.0	25.0	12.5	25.0	25.0	19.5	99.0	99.0	13.5	93.0	93.0
Total Split (%)	8.3%	16.7%	16.7%	8.3%	16.7%	16.7%	13.0%	66.0%	66.0%	9.0%	62.0%	62.0%
Maximum Green (s)	9.5	18.5	18.5	9.5	18.5	18.5	15.0	92.0	92.0	9.0	87.0	87.0
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.5	5.0	5.0	3.5	5.0	5.0
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0	2.0	1.0	2.0	2.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.0	6.5	6.5	3.0	6.5	6.5	4.5	7.0	7.0	4.5	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	28.3	16.2	16.2	29.6	18.5	18.5	11.1	97.4	97.4	8.5	95.9	95.9
Actuated g/C Ratio	0.19	0.11	0.11	0.20	0.12	0.12	0.07	0.65	0.65	0.06	0.64	0.64
v/c Ratio	0.22	0.76	0.69	0.41	0.20	0.15	0.53	0.38	0.04	0.54	0.87	0.04
Control Delay (s/veh)	49.4	88.2	31.7	54.5	62.2	1.1	80.9	13.7	0.3	88.6	29.4	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	49.4	88.2	31.7	54.5	62.2	1.1	80.9	13.7	0.3	88.6	29.4	0.0
LOS	D	F	C	D	E	A	F	B	A	F	C	A
Approach Delay (s/veh)		54.2			42.7			17.9			30.3	
Approach LOS		D			D			B			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 34.5 (23%), Referenced to phase 2:NBT and 6:SBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.87			
Intersection Signal Delay (s/veh): 30.4		Intersection LOS: C	
Intersection Capacity Utilization 79.9%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: Rand Rd & Miller Rd



Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	3	387	135	19	6	0
Future Vol, veh/h	3	387	135	19	6	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	421	147	21	7	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	167	0	-	0	584	157
Stage 1	-	-	-	-	157	-
Stage 2	-	-	-	-	427	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1410	-	-	-	474	888
Stage 1	-	-	-	-	871	-
Stage 2	-	-	-	-	658	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1410	-	-	-	472	888
Mov Cap-2 Maneuver	-	-	-	-	472	-
Stage 1	-	-	-	-	869	-
Stage 2	-	-	-	-	658	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.06	0	12.73
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	14	-	-	-	472
HCM Lane V/C Ratio	0.002	-	-	-	0.014
HCM Control Delay (s/veh)	7.6	0	-	-	12.7
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	5	0	902	1886	14
Future Vol, veh/h	0	5	0	902	1886	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	5	0	980	2050	15

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	1025	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	232	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	232	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	20.86	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	232	-	-
HCM Lane V/C Ratio	-	0.023	-	-
HCM Control Delay (s/veh)	-	20.9	-	-
HCM Lane LOS	-	C	-	-
HCM 95th %tile Q(veh)	-	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	74	58	116	77	125	48	183	1588	56	34	1069	67
Future Volume (vph)	74	58	116	77	125	48	183	1588	56	34	1069	67
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		572	156		356	250		105	185		115
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	160			110			160			245		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.486			0.717			0.950			0.950		
Satd. Flow (perm)	905	1863	1583	1336	1863	1583	1770	3539	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			116			80			113
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		334			2097			1810			521	
Travel Time (s)		7.6			47.7			41.1			11.8	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	80	62	125	83	134	52	197	1708	60	37	1149	72
Shared Lane Traffic (%)												
Lane Group Flow (vph)	80	62	125	83	134	52	197	1708	60	37	1149	72
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	8.0	8.0	3.0	8.0	8.0	3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	10.0	14.5	14.5	10.0	14.5	14.5	9.5	25.0	25.0	9.5	25.0	25.0
Total Split (s)	13.0	26.0	26.0	13.0	26.0	26.0	30.0	96.0	96.0	15.0	81.0	81.0
Total Split (%)	8.7%	17.3%	17.3%	8.7%	17.3%	17.3%	20.0%	64.0%	64.0%	10.0%	54.0%	54.0%
Maximum Green (s)	10.0	19.5	19.5	10.0	19.5	19.5	25.5	89.0	89.0	10.5	75.0	75.0
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.5	5.0	5.0	3.5	5.0	5.0
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0	2.0	1.0	2.0	2.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.0	6.5	6.5	3.0	6.5	6.5	4.5	7.0	7.0	4.5	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	28.4	15.5	15.5	28.5	15.6	15.6	21.1	97.7	97.7	8.3	83.9	83.9
Actuated g/C Ratio	0.19	0.10	0.10	0.19	0.10	0.10	0.14	0.65	0.65	0.06	0.56	0.56
v/c Ratio	0.35	0.32	0.45	0.29	0.69	0.19	0.79	0.74	0.05	0.38	0.58	0.07
Control Delay (s/veh)	52.3	65.6	14.7	50.7	83.0	1.6	84.0	21.8	1.3	78.7	24.3	0.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	52.3	65.6	14.7	50.7	83.0	1.6	84.0	21.8	1.3	78.7	24.3	0.7
LOS	D	E	B	D	F	A	F	C	A	E	C	A
Approach Delay (s/veh)		37.8			57.4			27.4			24.6	
Approach LOS		D			E			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 111 (74%), Referenced to phase 2:NBT and 6:SBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.79			
Intersection Signal Delay (s/veh): 29.4		Intersection LOS: C	
Intersection Capacity Utilization 76.5%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: Rand Rd & Miller Rd



Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	20	0	1710	1150	9
Future Vol, veh/h	0	20	0	1710	1150	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	22	0	1859	1250	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	625	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	428	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	428	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	13.87	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	428	-	-
HCM Lane V/C Ratio	-	0.051	-	-
HCM Control Delay (s/veh)	-	13.9	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.2	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	224	365	10	24	3
Future Vol, veh/h	1	224	365	10	24	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	243	397	11	26	3

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	408	0	-	0	648	402
Stage 1	-	-	-	-	402	-
Stage 2	-	-	-	-	246	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1151	-	-	-	435	648
Stage 1	-	-	-	-	675	-
Stage 2	-	-	-	-	795	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1151	-	-	-	435	648
Mov Cap-2 Maneuver	-	-	-	-	435	-
Stage 1	-	-	-	-	675	-
Stage 2	-	-	-	-	795	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.04	0	13.54
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	8	-	-	-	451
HCM Lane V/C Ratio	0.001	-	-	-	0.065
HCM Control Delay (s/veh)	8.1	0	-	-	13.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	224	365	19	45	2
Future Vol, veh/h	1	224	365	19	45	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	243	397	21	49	2

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	417	0	-	0	653	407
Stage 1	-	-	-	-	407	-
Stage 2	-	-	-	-	246	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1142	-	-	-	432	644
Stage 1	-	-	-	-	672	-
Stage 2	-	-	-	-	795	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1142	-	-	-	432	644
Mov Cap-2 Maneuver	-	-	-	-	432	-
Stage 1	-	-	-	-	671	-
Stage 2	-	-	-	-	795	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.04	0	14.31
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	8	-	-	-	438
HCM Lane V/C Ratio	0.001	-	-	-	0.117
HCM Control Delay (s/veh)	8.2	0	-	-	14.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	57	139	201	78	42	43	66	801	40	49	1791	65
Future Volume (vph)	57	139	201	78	42	43	66	801	40	49	1791	65
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		572	156		356	250		105	185		115
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	160			110			160			245		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.727			0.390			0.950			0.950		
Satd. Flow (perm)	1354	1863	1583	726	1863	1583	1770	3539	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			156			116			80			113
Link Speed (mph)		35			35			50			50	
Link Distance (ft)		256			2097			1810			474	
Travel Time (s)		5.0			40.9			24.7			6.5	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	63	153	221	86	46	47	73	880	44	54	1968	71
Shared Lane Traffic (%)												
Lane Group Flow (vph)	63	153	221	86	46	47	73	880	44	54	1968	71
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	8.0	8.0	3.0	8.0	8.0	3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	10.0	14.5	14.5	10.0	14.5	14.5	9.5	25.0	25.0	9.0	25.0	25.0
Total Split (s)	12.5	25.0	25.0	12.5	25.0	25.0	19.5	99.0	99.0	13.5	93.0	93.0
Total Split (%)	8.3%	16.7%	16.7%	8.3%	16.7%	16.7%	13.0%	66.0%	66.0%	9.0%	62.0%	62.0%
Maximum Green (s)	9.5	18.5	18.5	9.5	18.5	18.5	15.0	92.0	92.0	9.0	87.0	87.0
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.5	5.0	5.0	3.5	5.0	5.0
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0	2.0	1.0	2.0	2.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.0	6.5	6.5	3.0	6.5	6.5	4.5	7.0	7.0	4.5	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	28.4	16.2	16.2	29.6	18.5	18.5	11.3	97.3	97.3	8.5	93.4	93.4
Actuated g/C Ratio	0.19	0.11	0.11	0.20	0.12	0.12	0.08	0.65	0.65	0.06	0.62	0.62
v/c Ratio	0.22	0.76	0.71	0.41	0.20	0.15	0.54	0.38	0.04	0.54	0.89	0.06
Control Delay (s/veh)	49.3	88.3	33.3	54.4	62.0	1.1	81.4	13.8	0.3	88.6	31.6	0.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	49.3	88.3	33.3	54.4	62.0	1.1	81.4	13.8	0.3	88.6	31.6	0.5
LOS	D	F	C	D	E	A	F	B	A	F	C	A
Approach Delay (s/veh)		54.9			42.4			18.2			32.1	
Approach LOS		D			D			B			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 34.5 (23%), Referenced to phase 2:NBT and 6:SBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.89			
Intersection Signal Delay (s/veh): 31.5		Intersection LOS: C	
Intersection Capacity Utilization 81.1%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: Rand Rd & Miller Rd



Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	387	135	38	10	1
Future Vol, veh/h	1	387	135	38	10	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	421	147	41	11	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	188	0	-	0	590	167
Stage 1	-	-	-	-	167	-
Stage 2	-	-	-	-	423	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1386	-	-	-	470	877
Stage 1	-	-	-	-	862	-
Stage 2	-	-	-	-	661	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1386	-	-	-	470	877
Mov Cap-2 Maneuver	-	-	-	-	470	-
Stage 1	-	-	-	-	861	-
Stage 2	-	-	-	-	661	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.02	0	12.53
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	5	-	-	-	490
HCM Lane V/C Ratio	0.001	-	-	-	0.024
HCM Control Delay (s/veh)	7.6	0	-	-	12.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	75	57	137	77	125	48	183	1588	56	34	1049	76
Future Volume (vph)	75	57	137	77	125	48	183	1588	56	34	1049	76
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		572	156		356	250		105	185		115
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	160			110			160			245		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.486			0.717			0.950			0.950		
Satd. Flow (perm)	905	1863	1583	1336	1863	1583	1770	3539	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			147			116			80			113
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		334			2097			1810			521	
Travel Time (s)		7.6			47.7			41.1			11.8	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	81	61	147	83	134	52	197	1708	60	37	1128	82
Shared Lane Traffic (%)												
Lane Group Flow (vph)	81	61	147	83	134	52	197	1708	60	37	1128	82
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	8.0	8.0	3.0	8.0	8.0	3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	10.0	14.5	14.5	10.0	14.5	14.5	9.5	25.0	25.0	9.5	25.0	25.0
Total Split (s)	13.0	26.0	26.0	13.0	26.0	26.0	30.0	96.0	96.0	15.0	81.0	81.0
Total Split (%)	8.7%	17.3%	17.3%	8.7%	17.3%	17.3%	20.0%	64.0%	64.0%	10.0%	54.0%	54.0%
Maximum Green (s)	10.0	19.5	19.5	10.0	19.5	19.5	25.5	89.0	89.0	10.5	75.0	75.0
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.5	5.0	5.0	3.5	5.0	5.0
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0	2.0	1.0	2.0	2.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.0	6.5	6.5	3.0	6.5	6.5	4.5	7.0	7.0	4.5	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	28.4	15.6	15.6	28.5	15.6	15.6	21.1	97.7	97.7	8.3	83.9	83.9
Actuated g/C Ratio	0.19	0.10	0.10	0.19	0.10	0.10	0.14	0.65	0.65	0.06	0.56	0.56
v/c Ratio	0.36	0.31	0.49	0.29	0.69	0.19	0.79	0.74	0.05	0.38	0.56	0.08
Control Delay (s/veh)	52.4	65.4	14.5	50.7	83.0	1.6	84.0	21.8	1.3	78.7	24.0	1.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	52.4	65.4	14.5	50.7	83.0	1.6	84.0	21.8	1.3	78.7	24.0	1.3
LOS	D	E	B	D	F	A	F	C	A	E	C	A
Approach Delay (s/veh)		35.9			57.4			27.5			24.2	
Approach LOS		D			E			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 111 (74%), Referenced to phase 2:NBT and 6:SBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.79			
Intersection Signal Delay (s/veh): 29.2		Intersection LOS: C	
Intersection Capacity Utilization 76.5%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: Rand Rd & Miller Rd



Advocate Health Care

AOC Lake Zurich

Project Manual

Exterior Material Specifications

Planning and Zoning Submission

August 1, 2025

HDR Project No. 10433249

TABLE OF CONTENTS

DIVISION 04 — MASONRY
04 21 13 - BRICK MASONRY

DIVISION 07 — THERMAL AND MOISTURE PROTECTION
07 42 16 - PREFORMED METAL PANELS
07 54 25 - FULLY ADHERED TPO ROOFING

DIVISION 08 — OPENINGS
08 41 13 - LOW-RISE ALUMINUM STOREFRONT
08 42 29 - AUTOMATIC SLIDING DOORS
08 44 13 - CURTAIN WALL SYSTEM (CWS)

SECTION 04 21 13
BRICK MASONRY

PART 1 - GENERAL

1.1 SUMMARY

A. Furnish labor, materials, tools, equipment, and services for Brick Masonry, as indicated, in accordance with provisions of Contract Documents.

B. Completely coordinate with work of other trades.

1.2 QUALITY ASSURANCE

A. Installer Qualifications:

1. More than five (5) years successful experience in installation of brick masonry systems similar to system required.
2. Include five (5) references with bid from similar size projects.

B. Reference Standards:

1. ASTM C216 – Facing Brick (Solid Masonry Units Made from Clay or Shale)
2. Brick Industry Association (BIA) Technical Notes for Brick Construction.
3. TMS 402/ACI 530/ASCE 5 – Building Code Requirements for Masonry Structures

C. Mockup Wall:

1. Include the following components:
   a. Outside corner.
   b. Vertical and horizontal Expansion Joints.
   c. Parapet.
   d. Shelf angle and flashing system.
   e. Brick lintel and flashing system.
   f. Base of wall and flashing system.
2. If not acceptable, construct additional sample walls.
3. Approved sample wall constitutes standard of quality for actual construction.
4. Maintain sample wall during construction.
5. Remove when directed.
6. Sample wall may be built into permanent wall, provided sample area is readily identifiable during construction.
7. Do not proceed with brick work until sample wall is approved by Architect.

D. Owner will hire masonry consultant to inspect masonry construction.

E. Inspection Agreement:

1. Masonry Inspection Agreement: One year after issuance Certificate of Substantial Completion, and annually for ten (10) years, installer:
   a. Inspect masonry: See BIA Technical Note 46, Table 2.
   b. Inform Owner of required repairs.
   c. Submit written reports to Owner, with copy to Architect, including:
      1) Date of inspection.
      2) Condition of masonry and associated accessories.
      3) Repairs recommended.
   d. During first year of occupancy: Make repairs as necessary at no cost to Owner.
   e. During nine (9) subsequent years:

1) Owner to utilize recommendations listed in annual report to determine corrective action to undertake.
2) Owner may contract repair work with masonry installer or a third party.
3) Owner to bear costs of repairs in this period.

F. Preinstallation Conference:

1. See Section 01 31 19.

G. Sustainability Requirements:

1. Refer to Section 01 81 14, HEALTHY SPACES ROADMAP REQUIREMENTS, for additional performance requirements that may apply to products specified in this section.

1.3 SUBMITTALS

A. Samples:

1. Brick for Architect review.
2. Sample wall.

B. Project Information:

1. Certification of brick type and grade.
1. Minutes from Preinstallation Conference.

C. Contract Closeout Information:

1. Annual inspection checklist.
2. Inspection Agreement.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Brick:

1. Base:
   a. Interstate Brick

B. Other manufacturers desiring approval comply with Section 00 26 00.

2.2 MATERIALS

A. Face Brick (FB-1):

1. Base Product:
   a. Interstate Brick Ironstone Smooth
2. Size:
   a. Norman.
3. Type: FBX, Grade-SW, ASTM C216.
4. Include special shaped, sized or cut brick as required for complete installation.

B. Mortar: See Section 04 05 16.

C. Masonry accessories: See Section 04 05 23.

D. Sealants: See Section 07 92 13.

PART 3 - EXECUTION

3.1 INSPECTION

A. Verify suitability of substrate to accept work.

B. Verify anchors and flashings for proper installation and location.

C. Installation constitutes acceptance of substrate and responsibility for performance.

3.2 INSTALLATION

A. Build walls to thickness indicated.

B. Build in flashing, reinforcing, weeps and related items.

C. Cut units as required to provide patterns indicated.

1. Make cuts clean, square and free of jagged edges.
2. Do not expose cut edges to view.
3. Units installed in normal orientation and cut to length or width:
   a. Perform cutting with masonry saws.
4. Units installed in a rotated orientation:
   a. Hand cutting is permitted.

D. Use solid units where holes would be exposed in finish work.

E. Install in 1/3 overlap running bond.

F. Avoid use of less than 1/3 size units.

G. Wet brick having absorption rates greater than 30 G/30 SQIN/MIN in compliance with BIA recommendations.

H. Install brick work in conjunction with exterior stud wall work.

I. Protect against weather when work is not in progress.

J. Cover top of walls with waterproof membrane, extending 4 FT down both sides of walls, anchored in place.

K. Protect against cold weather as specified in Section 04 05 05.

3.3 LAYING AND TOOLING

A. General:

1. Lay out walls in advance for uniform and accurate spacing of bond patterns and joints.
2. Properly locate openings, movement joints, returns and offsets.
3. Lay brick with completely filled bed and head joints.
4. Butter ends with sufficient mortar to fill head joints and shove into place. Do not slush head joints.
5. Maintain nominal 3/8 IN joint widths.
   a. Cut joints flush where concealed.
   b. Tool concave joints.
   c. Compress mortar in below grade joints.
6. Remove brick units disturbed after laying.
   a. Clean and relay in fresh mortar.
   b. Do not pound units to fit.
   c. If adjustments are required, remove units, clean and reset in fresh mortar.
7. Where work is stopped and later resumed, rack back 0.5 brick unit length in each course.
   a. Wet units lightly.
   b. Remove loose units and mortar prior to laying fresh masonry.
   c. Do not tooth.

B. Erection Tolerances:

1. Maximum variation in alignment from unit to adjacent unit: 1/16 IN .
2. Maximum variation of mortar joint thickness: 1/8 IN every 3 FT .

3. Maximum variation from plumb in vertical lines and surfaces of columns, walls and arises:
    a. 1/4 IN in 10 FT .
    b. 3/8 IN in a story height not to exceed 20 FT.
    c. 1/2 IN in 40 FT or more.
4. Maximum variation from plumb for external corners, expansion joints and other conspicuous lines:
    a. 1/4 IN in any story or 20 FT maximum.
    b. 1/2 IN in 40 FT or more.
5. Maximum variation from level of grades for exposed lintels, sills, parapets, horizontal grooves and other conspicuous lines:
    a. 1/4 IN in any bay or 20 FT.
    b. 1/2 IN in 40 FT or more.
6. Maximum variation from plan location of related portions of columns, walls and partitions:
    a. 1/2 IN in any bay or 20 FT.
    b. 3/4 IN in 40 FT or more.
7. Maximum variation in cross sectional of columns and thicknesses of walls from dimension indicated:
    a. Minus 1/4 IN.
    b. Plus 1/2 IN.

3.4 REINFORCING

A. General:

1. Coordinate with backer material to provide required reinforcement.
2. See Section 04 05 23 Masonry Accessories.
3. Locate reinforcing, and other embedded items such that a minimum cover of mortar is maintained as follows:
    a. 5/8 IN on exterior side of walls.
    b. 1/2 IN at other locations.
4. Lap ends minimum of 6 IN.
5. Do not bridge expansion joints or control joints with reinforcing.
6. Make corners and wall intersections by use of prefabricated “L” and “T” sections.
7. Cut and bend units as required.
8. Install at 16 IN OC vertically.
9. Install at 8 IN OC vertically in starter courses.

B. Reinforce masonry openings over 12 IN wide, where control joints are not provided:

1. Utilize horizontal joint reinforcing placed in 2 horizontal joints directly above lintel and in 2 horizontal joints directly below sill.
2. Extend reinforcing minimum of 24 IN beyond jambs of opening.

C. Brick Veneer over Stud Wall Backup:

1. Anchor veneer to metal studs using veneer anchors at maximum 1.77 SQFT per anchor.
    a. Embed ties not less than 2 IN into bed joint.
    b. Horizontal spacing: Provide ties at each stud with maximum spacing 16 IN OC.
    c. Vertical spacing: Maximum 16 IN OC.
2. Install horizontal joint reinforcing at not over 16 IN OC vertically.

3.5 MOVEMENT JOINTS, FLASHING AND SEALANTS

A. General:

1. Form movement joints by leaving head joints between stacked units void of mortar, ready for application of backer and joint sealant.

B. Horizontal Expansion Joints:

1. Locate as indicated.
2. Where not indicated:
    a. Locate immediately below shelf angles.
    b. For brick infill, place between the top of brickwork and structural frame.
    c. Parapets which do not have a shelf angle (where parapet veneer bears directly on veneer of floor below):
        1) Lay brick normally in full bed joint of mortar.
        2) Rake out the face of joint to a depth of 3/4 IN while still plastic.
        3) Install backer rod and sealant.

C. Vertical Expansion Joints (EJ) and Control Joints (CJ):

1. Locate where indicated.
2. Where not indicated:
    a. Corners:
        1) Provide vertical CJ's within 2 FT of corners.
    b. Further subdivide remaining portions of walls (between corners) as follows:
        1) Walls with Openings: Provide vertical CJ's at maximum 20 FT O.C.
        2) Walls without Openings: Provide vertical CJ's at maximum 25 FT O.C.
    c. Parapets:
        1) At parapets, extend primary CJ's thru parapets to wall caps.
        2) Provide an additional vertical CJ's halfway between primary vertical CJ's.
            a) Intermediate CJ's are not required when distance between primary CJ's is less than 15 FT O.C.
        3) Extend intermediate parapet CJ's down from cap to logical termination at nearest horizontal CJ.
    d. Walls at building Expansion Joints:
        1) Provide vertical EJ's at building structural expansion joint locations.

D. Form movement joints by leaving head joints between stacked units void of mortar, ready for application of backer and joint sealant.

E. Do not continue horizontal joint reinforcing across movement joints.

F. Install horizontal control joints where indicated.

G. See Section 04 05 23 for flashing and weep installation requirements.

H. See Section 07 92 13 for sealant installation requirements.

1. Seal joints between brick and relieving lintels.
2. Seal spaces at end of relieving lintels.
3. Seal Expansion Joints and Control Joints.

3.6 REPAIR, POINTING AND CLEANING

A. Remove and replace loose, stained, or damaged bricks.

1. Provide new units to match.
2. Install in fresh mortar.
3. Point to eliminate evidence of replacement.

B. Clean in accordance with Section 04 05 10.

END OF SECTION

SECTION 07 42 16
PREFORMED METAL PANELS

PART 1 - GENERAL

1.1 SUMMARY

A. Furnish labor, materials, tools, equipment, and services for Preformed Metal Panels, as indicated, in accordance with provisions of Contract Documents.

B. Completely coordinate with work of other trades.

1.2 QUALITY ASSURANCE

A. Installer Qualifications:

1. Installer franchised or approved in writing by manufacturer.

B. ASTM International (ASTM):

1. ASTM A653 Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process
2. ASTM A755 Specification for Steel Sheet, Metallic Coated by the Hot-Dip Process and Prepainted by the Coil-Coating Process for Exterior Exposed Building Products
3. ASTM B117 Standard Practice for Operating Salt Spray (Fog) Apparatus
4. ASTM B209 Specification for Aluminum and Aluminum Alloy Sheet and Plate
5. ASTM C645 Specification for Nonstructural Steel Framing Members
6. ASTM C754 Specification for Installation of Steel Framing Members to Receive Screw Attached Gypsum Panel Products
7. ASTM C920 Specification for Elastomeric Joint Sealants
8. ASTM C1363 Standard Test Method for Thermal Performance of Building Materials and Envelope Assemblies by Means of a Hot Box Apparatus
9. ASTM D968 Standard Test Methods for Abrasion Resistance of Organic Coatings by Falling Abrasive
10. ASTM E72 Standard Test Methods of Conducting Strength Tests of Panels for Building Construction
11. ASTM E84 Test Methods for Surface Burning Characteristics of Building Materials
12. ASTM E119 Test Methods for Fire Tests of Building Construction and Materials
13. ASTM E1996 Specification for Performance of Exterior Windows, Curtain Walls, Doors and Impact Protective Systems Impacted by Windborne Debris in Hurricanes

C. American Architectural Manufacturer's Association (AAMA):

1. AAMA 501.1 Standard Test Method for Exterior Windows, Curtain Walls and Doors for Water Penetration Using Dynamic Pressure
2. AAMA 501.2 Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefronts, Curtain Walls and Sloped Glazing Systems.
3. AAMA 508-07 Voluntary Test Method and Specification for Pressure Equalized Rain Screen Wall Cladding Systems
4. AAMA 605.2 Voluntary Specification for High Performance Organic Coatings
5. AAMA 2605 Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels

D. American Society of Civil Engineers (ASCE):

1. ASCE 7 Minimum Design Loads for Buildings and Other Structures.

E. National Fire Protection Association (NFPA):

1. NFPA 285 Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components.
2. NFPA 286 Standard Methods of Fire Tests for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth.

F. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA):

1. Architectural Sheet Metal Manual.

G. UL:

1. UL 263 Fire Resistance Tests of Building Construction and Materials.
2. UL 723 Test for Surface Burning Characteristics of Building Materials.
3. UL 1040 Fire Test of Insulated Wall Construction.
4. UL 1715 Room Corner Test.

H. Provide Preformed Metal Panels engineered to support dead, live, and lateral, wind or seismic, loads indicated.

1. Comply with Section 01 71 21, Specialty Engineering Requirements.
2. Include headers and reinforcing members around openings.
3. Required details defining method of fastening throughout system and attachments to supporting primary structure included in engineering requirement.

I. Mock-up:

1. Construct mockup wall assembly on site for Architect review.
   a. 4 x 6 FT 1.2 x 1.8 M minimum to include standard horizontal, vertical joints as well as end conditions where occurs at dissimilar materials.
   b. Assembly may be built into permanent construction provided area is readily identifiable during construction.
   c. Mockup wall to include:
      1) Specified panel color.
      2) Specified panel profile.
      3) Connection to adjacent construction.
      4) Inside corner.
      5) Outside corner.
      6) Joint detail.
   d. Mockup wall constitutes standard of quality for balance of cladding work.
   e. If not acceptable, reconstruct mock-up wall.
   f. Do not proceed with work until mock-up wall approved by Architect.

J. Sustainability Requirements:

1. Refer to Section 01 81 14, HEALTHY SPACES ROADMAP REQUIREMENTS, for additional performance requirements that may apply to products specified in this section.

1.3 SUBMITTALS

A. Shop drawings:

1. Elevations showing each metal panel and attachment point.
2. Details of each condition of installation and attachment.
3. Details of each transition and termination.

B. Samples:

1. Manufacturers complete range of colors for selection.
2. Three 4 x 6 IN samples of panel in finish selected by Architect.

3. Mockup Wall.

C. Project Information:

1. Structural calculations for Preformed Metal Wall Panels indicating design conforms to specified design criteria, sealed by the Specialty Structural Engineer.
   a. Submit concurrent with Shop Drawings.
2. Certification of installer qualifications.
3. Field Water Infiltration Test reports.

D. Contract Closeout Information:

1. Warranty.

1.4 WARRANTY

A. Provide five (5) year warranty on wall panels, flashing and associated work.

B. Warranty to cover waterproof integrity of panel system against leaks through wall.

C. Warranty signed by Contractor and Installer.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Preformed Metal Panels:

1. Base:
   a. Morin
2. Optional:
   a. Centria

B. Other manufacturers desiring approval comply with Section 00 26 00.

2.2 DESIGN CRITERIA

A. Design Loads:

1. Design Preformed Metal Panels and anchorage to meet design loads.
   a. Wind Loads:
      1) Wind Pressures as required per local building code based on wind speed, exposure factor and importance factor noted in the Structural Drawings.
      2) 20 PSF minimum.
   b. Deflection Values: Use the most restrictive of the following:
      1) Limit deflection to values specified for Uniform Design Load Test.
      2) Limit deflection to comply with Building Code as locally adopted and amended.
      3) Limit deflection to L/175 or 3/4 IN maximum.

B. Thermal Expansion and Structural Movement:

1. Expansion and contraction caused by surface temperature changes equal to DT (delta T).
   a. Delta T for this project: 200 DEGF .
   b. Thermal contraction/expansion in this range shall not cause buckling, stresses on glass, failure of joint seals, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or other detrimental effects over this temperature range.
   c. Operating windows and doors shall function normally over this temperature range.

C. Structural Movements of Building Structure:

1. Inter-story drift caused by wind or earthquake forces.
   a. h/500 or 1/2 IN maximum.

2. Live load deflection of the supporting members.
    a. L/600 or 3/8 IN maximum.

D. Drainage:

1. Design Preformed Metal Panels to intercept, collect, contain, and drain water which may infiltrate system to exterior.

2.3 MATERIALS

A. Preformed Metal Panels:

1. Steel sheets: G90 coated per ASTM A653.
2. Nominal 30 IN wide.
3. Smooth.
4. Concealed fasteners.
5. Exposed fasteners.
6. Joints factory caulked or gasketed.

B. Profiles:

1. PMP 2:
    a. F-12-0 preformed panel by Morin
        1) Concealed fastener
        2) Panel depth: 1 ½ IN
        3) Panel width: 12 IN
    b. IW 10A by Centria.
        1) IW Series, concealed fastener panels.
        2) Panel depth: 1 ½ IN.
        3) Panel width: 12 IN.
    c. For use at canopy soffits/ ceilings.
2. PMP 3:
    a. BR-35-S profile B by Morin
        1) Exposed fasteners
        2) Panel depth: 1 ½ IN
        3) Panel width: 36 IN
    b. CS-660 by Centria.
        1) Concept Series, concealed fastener panels.
        2) Panel depth: 7/8 IN.
        3) Panel width: 16 IN.
    c. For use at exterior walls. See drawings for locations and details.
3. See drawings for location, profile and model information.
4. Minimum 22 GA .
5. Exterior finish:
    a. Minimum 70 PCT Kynar 500.
    b. Color: See drawings for color information
        1) Match control sample
    c. Base: PPG Duranar FC XL Ultra-Cool.
6. Interior finish:
    a. Prime coat of manufacturer’s standard light color.

C. Perimeter Trim, Flashing and Accessories:

1. As required to complete entire wall panel installation.
2. Shop fabricated corners.
3. Match gage, color and finish of wall panels.

D. Fastening System as approved by Manufacturer to meet Design Criteria.

1. Exposed components shall match finish of panels.

E. Subgirts and Supports:

1. G60 galvanized subgirts and intermediate support items as required for installation.

F. Insulation:

1. Specified in Section 07 21 00

PART 3 - EXECUTION

3.1 INSPECTION

A. Verify suitability of substrate to receive installation.

B. Installation constitutes acceptance of responsibility for performance.

3.2 INSTALLATION

A. Erect system, per reviewed shop drawings.

B. Erect with concealed fasteners, except where indicated as exposed.

C. Use fasteners which lock entire unit to structural supports and prohibit negative load pulloff under design loads.

D. Touch up galvanized coatings and remove all ferrous debris to prevent corrosion and staining.

3.3 FIELD TESTING

A. Upon completion of walls, perform field water test in accordance with AAMA 501.2 - Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefronts, Curtain Walls and Sloped Glazing Systems.

B. Spray entire surface of exterior walls.

C. Repair leaks.

3.4 PROTECTION

A. Provide required temporary closures and flashings to maintain weather integrity, during and after erection.

END OF SECTION

SECTION 07 54 25
FULLY ADHERED TPO ROOFING

PART 1 - GENERAL

1.1 SUMMARY

A. Furnish labor, materials, tools, equipment, and services for Fully Adhered TPO Roofing in accordance with provisions of Contract Documents.

B. Completely coordinate with work of other trades.

1.2 QUALITY ASSURANCE

A. Manufacturer authorized roofing installer.

B. Component products made by single manufacturer or approved for use with warranted system.

C. ASTM International (ASTM):

1. ASTM C1289, Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board.
2. ASTM C1303 Standard Test Method for Predicting Long-Term Thermal Resistance of Closed-Cell Foam Insulation
3. ASTM D6878 .

D. American National Standards Institute (ANSI) / Single Ply Roofing Industry (SPRI):

1. ANSI/SPRI ES-1 Wind Design Standard for Edge Systems Used with Low Slope Roofing Systems

E. National Roofing Contractors Association (NRCA):

1. Roofing and Waterproofing Manual.

F. Sheet Metal and Air Conditioning Contractors' National Association (SMACNA):

1. Architectural Sheet Metal Manual.

G. Underwriters Laboratories (UL):

1. UL 790, Standard for Tests for Fire Resistance of Roof Covering Materials.

H. Factory Mutual (FM) Research Corporation (FM):

1. FM 4470 Approval Standard for Class I Roof Covers.

I. Fire Resistance Rating:

1. UL 790, Class A.
2. Assembly in conformance with fireproofing as specified.

J. Preinstallation Conference:

1. See Section 01 31 19.

K. Sustainability Requirements:

1. Refer to Section 01 81 14, HEALTHY SPACES ROADMAP REQUIREMENTS, for additional performance requirements that may apply to products specified in this section.

1.3 SUBMITTALS

A. Shop Drawings:

1. Roof layout showing insulation thicknesses and details.
2. Indicate location of expansion joints, crickets, saddles, curbs, walkways, safety tiebacks, vents, drains and other penetrations.

3. Indicate slope direction, slope amount, and key vertical elevation points.
4. Profiles of flashing assemblies.
5. Installation Drawings.

B. Product Data:

1. Manufacturer standard literature for vapor barrier, insulation, and roofing system components, including adhesives and accessories indicating compliance with specification requirements.
2. Manufacturer standard literature for roof coping system indicating components and accessories including anchor plate configuration.

C. Samples:

1. Roofing manufacturer's facsimile of each sheet metal color for pre-selection.
2. 3 inches x 5 inches samples of roofing manufacturer's sheet metal color for final approval.

D. Project Information:

1. Minutes from Preinstallation Conference.
2. Provide FM endorsed confirmation of uplift ratings utilized in roof and coping system design.

E. Contract Closeout Information:

1. Warranty.
2. Maintenance Data:
   a. See Section 01 78 23.

1.4 WARRANTY

A. Twenty (20) year warranty of weathertightness signed by roofing materials manufacturer.

1. Warranty to include coverage for peak gusts of wind to:
   a. 55 mph at 33 feet above ground.
2. Warranty to include the entire system: membrane, flashings, adhesives, sealants, counterflashings, insulation, fasteners, fastener plates, fastener strips, hard rubber or metal edging, metal termination bars, sheet metal copings and edge metal, and other material authorized by manufacturer.

B. Twenty (20) year warranty on 70 percent PVDF (Kynar 500) coatings on edge metal and copings.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Fully Adhered TPO Roofing:

1. Base:
   a. Carlisle SynTec
2. Optional:
   a. Firestone Building Products, Holcim Elevate
   b. GAF
   c. Johns Manville

B. Sheathing:

1. Base:
   a. Georgia-Pacific.
2. Optional:
   a. Same as Membrane Manufacturer.

b. USG Corporation.
c. National Gypsum.

C. Vapor Retarder (VR):
1. Base:
a. Same as Membrane Manufacturer.

D. Walkways and Pavers:
1. Base:
a. Same as Membrane Manufacturer.

E. Sheet Metal Coping and Edge Metal:
1. Base:
a. Provided by manufacturer of roofing system.

F. Other Materials:
1. Manufacturers as noted.

G. Other manufacturers desiring approval comply with Section 01 61 00.

2.2 DESIGN CRITERIA

A. Determine per Wind Load Design Guide for Low Sloped Flexible Membrane Roofing Systems published by SPRI.

B. Design roof system and anchorage fastener type and spacing needed to resist uplift pressures including roof covering and metal edge securement to meet design loads and satisfy requirements of applicable building codes, local amendments, and ANSI/SPRI ES-1.

C. Wind loads: Use the greater of the following:
1. Wind pressures as required per local building code based on wind speed, exposure factor and importance factor noted in Structural Drawings.
2. Wind pressures defined by Building Code as locally adopted and amended.
3.

D. Requirements applicable to designated warranty.

E. Roof height and parapet height: As indicated.

F. Static pressure of building interior: Less than 0.5 inches water.

G. Design Fully Adhered TPO roofing and coping system uplift pressure to comply with:
1. FM 1-90.

2.3 MATERIALS

A. Sheathing:
1. Install over steel deck or existing roofing materials.
2. Moisture resistant gypsum core with fiberglass mat and non-asphaltic surfacing.
3. Minimum Thickness: 5/8 inches.
4. Base Product: DensDeck Prime Roof Board by Georgia-Pacific.

B. Vapor Retarder:
1. Rubberized asphalt membrane adhered to polyethylene or polyolefin top sheet.
2. 30 mil thick, minimum.
3. Vapor Permeance: Not exceeding 0.05 Perm.
4. UV protected for 90 day exposure.
5. Primer or adhesive as recommended for substrate by manufacturer.

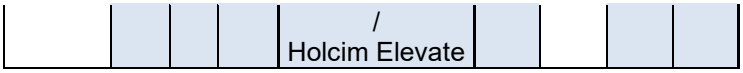
6. Base Product: Carlisle 725TR.

C. Roof Insulation:

1. Furnished by roofing manufacturer.
2. UL listed for assembly indicated.
3. Provide crickets and saddles as required.
4. Polyisocyanurate (PISO) roof insulation:
   a. Rigid, closed cell foam core bonded to heavy-duty glass fiber mat facers.
   b. ASTM C1289 Type II, Class 1.
   c. R-value: 5.6 per inch in accordance with ASTM C1303, CAN/ULC S770.
   d. Compressive strength: 25 psi minimum per ASTM D1621, Grade 3.
   e. Dimensional stability: 2 percent maximum linear change in seven days per ASTM D2126.
   f. Minimum insulation thickness:
      1) Areas where tapered insulation is indicated:
         a) Minimum R-30 at roof drains.
         b) Taper to provide slope of 1/4 inches per FT.
      2) Areas with uniform insulation thickness (sloped structures):
         a) Minimum R-30 at roof drains.
   g. Base product:
      1) InsulBase polyisocyanurate by Carlisle SynTec Systems.
   h. Optional:
      1) SecurShield HD Composite by Carlisle Syn Tec Systems
      2) 1/2-IN high-density polyiso cover board laminated during the manufacturing process to SecurShield rigid polyiso roof insulation.
      3) Cover Board (below) not required with HD Composite.

D. Cover Board:

1. Moisture resistant gypsum core with fiberglass mat and non-asphaltic surfacing.
2. Minimum Thickness: 5/8 inches.
3. Base Product: DensDeck Prime Roof Board by Georgia-Pacific.



E. TPO Roofing Membrane:

1. Material: Thermoplastic Polyolefin (TPO) single-ply roofing membrane.
   a. Fire Retardant.
   b. Polyester fabric reinforced.
2. Color: White.
3. Thickness: 60 mil thick.
4. Minimum Physical Properties:
   a. Thickness over scrim: 15 mil by ASTM D4637.
   b. Tearing Strength: 55 pounds MIN by ASTM D751.
   c. Breaking Strength: 225 pounds MIN by ASTM D751.
   d. Heat Aging: retain 90 percent of original Breaking Strength and Elongation values.
   e. Weather Resistance: 10,080 kJ/m2 by ASTM G155.
5. Base Product: SureWeld by Carlisle SynTec.

F. Membrane flashings, fasteners, adhesives, tapes, cements, and sealants:

1. Roofing manufacturer's standard.

G. Edge Metal and Coping:

1. Roofing Manufacturer's pre-engineered, prefabricated system for termination of roofing membrane.
2. Obtain approval in writing by roofing manufacturer for field fabricated components to ensure a warranted system.
3. Fasteners concealed from view.
4. Concealed splice plates, with color matching snap-on covers.
5. Anchor cleats:
    a. Material: G90 galvanized steel.
    b. Thickness: 20 GA.
    c. Length: Splice cleats for continuous length of roof edge.
6. Snap-on cover:
    a. Material: G90 galvanized steel.
    b. Thickness:
        1) For dimensions less than 10 inches: 24 GA.
        2) For dimensions 10 to 24 inches: 22 GA.
    c. Finish: 70 percent PVDF Kynar 500.
    d. Color:
        1) Custom Color: Mica or Metallic color to match metal panel color.
7. Wind Rating: Design for pressure indicated for balance of roof system.
8. Coverage of these items to be included in roof system warranty.
9. Comply with applicable standards.
10. Roof Edge/Fascia:
    a. Match profiles indicated.
    b. Include accessories such as pre-fabricated inside and outside corners, spill out, overflow and downspout scuppers, edging extensions, fascia sumps, and other items indicated.
    c. Base: SecurEdge 2000 Fascia by Carlisle SynTec.
11. Coping:
    a. Match profiles indicated.
    b. Include accessories such as pre-fabricated inside and outside corners (seamed), end caps, saddles, tees, crosses, transition pieces and radius copings, and other items indicated.
    c. Base Product: SecurEdge 200 Coping by Carlisle SynTec.

H. Fasteners:

1. Type, spacing and quantity as recommended by manufacturer.
    a. Designed to resist uplift forces generated by specified wind speed.
2. Minimum pullout values per fastener:
    a. For use with 22 GA steel decks: 350 LBS each.
    b. For use with normal weight concrete decks: 800 LBS each.
3. Fasteners shall be capable of providing a static back-out resistance of at least 10 IN-LBS.

I. Warning Strips:

1. 30 mil non-reinforced TPO flashing laminated to 30 mil thick pressure sensitive adhesive.
2. Width: 6 inches.
3. Color: Yellow.

4. Base: Yellow Pressure-Sensitive Warning Strip by Carlisle SynTec.

J. TPO Walkway Roll:

1. Manufacturer's standard walkway roll stock, designed to protect TPO roof membrane.
   a. Slip-resistant surface.
2. Nominal Thickness: 160 mil.
3. Size: 34 inches x 50 feet roll.
4. Secure to roof membrane by heat welding.
5. Discontinue walkway at roof membrane seams.
6. Color:
   a. To be selected from manufacturers standard colors by Architect.
7. Base Product: Sure-Weld Walkway Roll by Carlisle SynTec.

K. Nailing Strips:

1. As detailed and required.

L. Pipe Flashings:

1. Provide for each pipe penetration; include clamps, adhesive and sealants.

M. Underlayment for Pavers:

1. As recommended by roofing manufacturer.

N. Adhesives, Cleaners, and Primers:

1. As recommended by roofing manufacturer.

O. Fire-Retardant Treated (FRT) Wood Blocking:

1. See Section 06 10 00.

P. Other Materials as required by manufacturer for complete system warranty.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine entire area to be roofed for acceptability.

B. Ensure substrate for insulation or roofing membrane is clean, smooth, dry, and free of projections or contaminants that would prevent proper application of or be incompatible with the new installation, such as fins, sharp edges, and foreign materials.

C. Correct unsatisfactory conditions.

D. Commencement of roofing activities constitutes acceptance of all conditions affecting installation and roofing system performance.

3.2 INSTALLATION

A. Sheathing:

1. Install per UL requirements.
2. Lay sheathing tightly butted and cut to fit around penetrations.
3. Attach sheathing to deck in accordance with roofing manufacturer's recommendations.

B. Vapor Retarder:

1. Install in largest practical widths.
2. Bond vapor retarder to substrate using approved adhesive.
3. Install continuously.
   a. Ensure surfaces to be taped are clean and dry.

b. Ensure that no discontinuities occur, including at seams, penetrations, and edge terminations.
c. Join sections of vapor retarder and lap seams in direction of water flow.
d. Continuously seal roof vapor retarder to wall air and moisture retarder.

4. Seal around pipes, conduits, curbs, safety tie-backs, and other penetrations with pipe boots in accordance with manufacturer's instructions.
5. Maintain continuity of vapor retarder over expansion joints.
6. Repair holes in vapor retarder with method and material recommended by manufacturer.
7. Protect vapor retarder from damage until covered with insulation.

C. Wood Nailers:

1. Design to resist a minimum of 200 pounds/LF in any direction per SPRI Test Method RE-1.
2. Provide where indicated or required for proper securement of roofing system.
3. Install top of blocking flush with top of insulation.

D. Insulation:

1. Where required thickness of insulation is greater than 2 inches: Install insulation in at least 2 layers.
2. Stagger board joints in successive layers laterally and longitudinally.
3. Butt joints tightly.
4. Cut insulation neatly to fit around roof penetrations and projections.
5. Secure insulation with approved adhesive.

E. Membrane:

1. Unroll and position membrane without stretching.
   a. Allow membrane to relax prior to bonding.
2. Position sheets to accommodate contours of roof deck.
3. Apply bonding adhesive in accordance with the manufacturer's instructions, to exposed underside of the membrane and the corresponding substrate area.
4. Protect membrane from stains/discoloring caused by adhesives.
5. Membrane Splices:
   a. Hot air weld TPO membrane sheets using Automatic Hot Air Welding Machine or Hot Air Hand Welder in accordance with the manufacturer's hot air welding procedures.
   b. Locate field splices away from low areas and drain sumps.
   c. Shingle field splices to avoid bucking water.
   d. Probe seams once the hot air welds have thoroughly cooled.
   e. Repair seam deficiencies same day they are discovered.
   f. Apply sealant of type recommended by membrane manufacturer on cut edges of reinforced membrane where scrim reinforcement is exposed after seam probing is complete.
6. Secure membrane along the perimeter of each roof level, roof section, curb, skylight, penthouse, and other penetrations as recommended by membrane manufacturer.
7. Flashing:
   a. Follow manufacturer's typical flashing procedures for wall, curb, and penetration flashing including metal edging/coping and roof drain applications.
   b. Flashing of parapets, curbs, expansion joints and other parts of roof must be performed using reinforced TPO membrane.
   c. Manufacturer's standard, non-reinforced TPO membrane can be used for flashing pipe penetrations, sealant pockets, scuppers, as well as inside and outside corners when use of pre-fabricated accessories is not feasible.

d. Terminate base-of-wall flashings in accordance with manufacturer's approved details.
e. Pre-flashing at sheet metal parapet copings:
1) Extend TPO membrane, flashing or both over top of parapet prior to capping with sheet metal.
f. Expansion Joints:
1) Extend TPO membrane across roofing expansion joints.
2) Include adequate slack in membrane to accommodate anticipated movement.
8. Hot or Cold Weather Procedures:
a. Comply with manufacturer's instructions.

3.3 INSTALLATION - EDGE METAL AND COPING

A. Sub-flash details with a layer of TPO membrane prior to installation of edge metal or coping system.

B. Secure anchor cleat to blocking as recommended, using corrosion-resistant fasteners.

C. Install splice plates and snap-on covers.

3.4 INSTALLATION – WALKWAYS

A. Install walkways at traffic concentration points, such as roof hatches, access doors, rooftop ladders, or locations as indicated.

B. Do not locate within 10 feet of roof edge.

C. Clean surfaces to be bonded.

D. Secure by heat welding as recommended by membrane manufacturer.

3.5 PROTECTION

A. When completion of flashings and terminations is not achieved by end of workday, seal system to temporarily prevent water infiltration.

B. Remove temporary water cutoffs prior to proceeding with Work.

C. Remove and replace wet insulation.

3.6 SCHEDULE OF ROOF SYSTEMS

A. Roof System 1 – Fully Adhered TPO over Steel Deck:

1. Gypsum Sheathing.
2. Vapor Retarder.
3. Insulation.
4. Cover Board.
5. TPO Membrane.

END OF SECTION

SECTION 08 41 13
LOW-RISE ALUMINUM STOREFRONT

PART 1 - GENERAL

1.1 SUMMARY

A. Furnish labor, materials, tools, equipment, and services for Aluminum Storefront, as indicated, in accordance with provisions of Contract Documents.

B. For interior applications, non-thermal equivalent systems may be substituted with appropriate glazing pockets for thickness of interior glass.

C. Completely coordinate with work of other trades.

1.2 QUALITY ASSURANCE

A. Provide aluminum storefront engineered by specialty structural engineer to support superimposed loads indicated.

1. Comply with Section 01 71 21, Specialty Engineering Requirements.
2. Include headers and reinforcing members around openings.
3. Required details defining method of fastening throughout system and attachments to supporting primary structure included in engineering requirement.

B. Installer Qualifications:

1. Firm with not less than ten (10) years successful experience in erection and installation of storefront systems similar in design and scale of systems proposed for this project.
2. Certified by storefront manufacturer in erection and installation of manufacturer's products.
3. Submit a minimum of five (5) references of projects similar in size and scope.
4. Submit results of monthly onsite inspections conducted by manufacturer's field service representative, to assure proper installation, to Architect.
5. Upon completion of project, submit report from manufacturer's field service representative.
   a. See Submittals, Contract Closeout Information, below.

C. Welding and Welders:

1. Utilize skilled and qualified welders, licensed where required in accordance with local building regulations.
2. Perform welding in conformance with AWS structural welding code.

D. ASTM International (ASTM):

1. ASTM E1332 Standard Classification for Rating Outdoor-Indoor Sound Attenuation

E. Preinstallation Conference:

1. See Section 01 31 19.

A. Sustainability Requirements:

1. Refer to Section 01 81 14, HEALTHY SPACES ROADMAP REQUIREMENTS, for additional performance requirements that may apply to products specified in this section.

1.3 PERFORMANCE REQUIREMENTS

A. Air Infiltration:

1. Test in accordance with AAMA/WDMA/CSA 101/I.S.2/A440, NFRC 400, or ASTM E283, as applicable.
2. Maximum Air Infiltration:

a. Fixed wall areas:
   1) 0.06 CUFTM/FT2 when tested at 6.24 PSF.

B. Water Infiltration:
   1. Test in accordance with ASTM E331.
   2. No uncontrolled water penetration through area of wall.
   3. Differential static pressure 20 PCT of inward acting design wind load pressure specified but not less than 8 PSF.

C. Structural Performance:
   1. Uniform Load Deflection Test:
      a. Conduct at Design Test Pressure both positive and negative in accordance with ASTM E330.
      b. Apply inward and outward test pressures equal to design wind pressures.
      c. Deflection of framing member in direction normal to plane of wall not exceeding L/175 for span under 13 FT - 6 IN and L/240 + 1/4 IN for span over 13 FT - 6 IN.
      d. Maximum deflection at cantilevers not to exceed 2L/175.
      e. No air and water infiltration, no glass breakage, no damage to fasteners, or anchors and main members, or disengagement.
      f. Deflection of thin metal panel walls not exceeding 1/60 of span.
      g. Measure deflection from gauges located on vertical mullions and horizontal members.
      h. Deflection of member in direction parallel to plane of wall, when carrying full dead load, not exceeding an amount which will reduce glass bite below 75 PCT of design dimension.
      i. Provide minimum 1/8 IN clearance between member and top of fixed panel, glass, or other fixed part immediately below.
      j. Clearance between member and door or operable window, minimum 1/16 IN.
   2. Uniform Load Structural Test:
      a. Conduct at 1.5 x Design Test Pressure both positive and negative, acting normal to plane of wall in accordance with ASTM E330.
      b. No glass breakage; permanent damage to fasteners, hardware parts, or anchors; or permanent deformation of main frame member in excess of 0.2 PCT of its clear span.
   3. Vertical Inter-Story Movement:
      a. No air and water infiltration, no glass breakage, no damage to fasteners, or anchors and main members, or disengagement resulting from vertical displacement of intermediate level support in the plane of the main wall 1/2 IN up and down six complete cycles in accordance with AAMA 501.7.
   4. Dynamic Lateral Racking – Parallel to Wall:
      a. No air and water infiltration in excess of primary performance requirements, no breakage, no damage, or disengagement resulting from lateral displacement of the intermediate level support in plane of the main wall at +/-0.5 PCT of story height for three complete cycles in accordance with AAMA 501.6.
   5. Static Lateral Racking – Parallel to Wall:
      a. No glass breakage, framing member or trim disengagement, catastrophic failure or fall-out resulting from lateral displacement of intermediate level support in plane of main wall at +/-1.5 PCT of story height for three complete cycles in accordance with AAMA 501.4.
   6. Thermal Cycling:
      a. No air and water infiltration in excess of primary performance requirements, no breakage, no damage, or disengagement resulting from three thermal cycles of -10 DEGF exterior ambient temperature to +180 DEGF exterior surface temperature, each held for a two-hour period after equilibrium has been reached.

1) Interior ambient air temperature controlled at 70 DEGF +/-5 DEGF during cold and hot cycles respectively.
2) Test in accordance with AAMA 501.5.

D. Condensation Resistance and Thermal Transmittance Performance:

1. Perform thermal tests in accordance with NFRC 102 and/or AAMA 1503, or provide finite element computer thermal modeling and calculations per NFRC 100, NFRC 705 or AAMA 507, using DOE/LBL THERM, WINDOW, and/or CMAST software.
   a. Thermal Transmittance (U-Factor) for overall window area:
      1) 0.34 BTUH/SF/DEGF.
   b. Solar Heat Gain Coefficient (SHGC) for overall window area:
      1) 0.62 maximum.
   c. Condensation Resistance Factor (CRF) requirements:
      1) Frame: 58 minimum.
      2) Glass: 61 minimum.

E. Acoustic Performance:

1. Perform acoustical tests in accordance with ASTM E90 and ASTM E1425 on glass type specified in Section 08 81 23, rigidly supported in aluminum framing of same type.
2. Glass-only test results are not acceptable.
3. Outdoor-Indoor Transmission Class (OITC): Not less than 25.

F. Swinging doors:

1. Air infiltration: Not more than 0.30 CUFTM/LF at 1.60 PSF static air pressure differential, when tested in accordance with ASTM E283.
2. Water Leakage: No uncontrolled water entry at 0 PSF test pressure per ASTM E331.
3. Structural Performance: Structural performance per ASTM E330 shall be based on an actual deflection of 0.02 IN at test pressure of 30.09 PSF.
4. Thermal Transmittance:
   a. Thermal transmittance due to conduction (U-value) shall not be greater than 0.651 BTU/HR/FT2/DEGF per AAMA 1503.
   b. Condensation resistance factor (CRF) shall not be less than 56 per AAMA 1503.
5. Pairs:
   a. Less than 1.0 CUFTM/FT2 of perimeter crack, when tested at 1.56 PSF.

1.4 SUBMITTALS

A. Shop Drawings:

1. Prepared and signed by, or reviewed and approved by curtainwall manufacturer.
2. Elevations, sections and details for review of design intent and anchorage to building frame.
3. Indicate member type, location, spacing, size of members and method of attachment to support structure.
4. Indicate supplemental bracing, strapping, splices, bridging, accessories, and details.

B. Product Data:

1. Manufacturer product literature.

C. Samples:

1. Range samples of aluminum finishes.

D. Project Information:

1. Engineering calculations indicating design moments, shears, and other forces sealed by Specialty Structural Engineer.

a. Submit concurrent with Shop Drawings.

2. Communicate special requirements, changes, or modifications to storefront and interface between storefront support system and building structural frame.
3. Sample of Special Warranty demonstrating compliance with specified requirements.
4. Meeting minutes from Preinstallation Conference.
5. Installer Qualifications per Quality Control, above.
6. Certified independent laboratory test reports verifying compliance with performance characteristics.

E. Contract Closeout Information:

1. Special Warranty.
   a. See Section 01 78 36.
2. Maintenance data.
   a. See Section 01 78 43.
3. Warrantable report by manufacturer's field service representative stating storefront systems have been installed in accordance with manufacturer's published specifications, drawings, details and project design requirements.

1.5 SPECIAL WARRANTY

A. Written ten (10) year warranty signed jointly by manufacturer and installer, agreeing to repair or replace defective materials or workmanship, including noncompliance with specification requirements and industry standards, which result in failure of the storefront system, finish, glass or parts.

1. Failure includes but not limited to:
   a. Defects in materials, workmanship, water infiltration of assembly, air infiltration of assembly, glazing, sealant or defects which influence system capacity to perform as a weather tight envelope.
2. Glass:
   a. Free from obstruction of vision as a result of dust or film formation on internal glass surfaces caused by failure of hermetic seal.
   b. Warranty period: Ten (10) years.
3. Finish:
   a. Cracking, crazing, flaking, blistering, or combination of Anodized finishes:
      1) Warranty period: Ten (10) years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Aluminum Storefront:

1. Base:
   a. Wausau Window and Wall Systems
2. Optional:
   a. EFCO Corporation
   b. Oldcastle Building Envelope
   c. Schuco USA LLLP
   d. PittCo Architectural Metals, Inc.

B. Other manufacturers desiring approval comply with Section 01 61 00.

2.2 DESIGN CRITERIA

A. Design and fabricate storefront systems under responsibility of one manufacturer.

B. Movements of Building Structure:

1. Inter-story drift caused by wind or earthquake forces.
   a. h/400 or 1/2 INmaximum.
2. Live load deflection of the supporting members.
   a. L/500 or 3/8 INmaximum.

C. Design Wind Loads - Allowable Stress Design (ASD):

1. Use most restrictive of following:
   a. Wind pressures as required per local building code based on wind speed, exposure factor and importance factor noted in the Structural Drawings.
   b. Wind Pressures defined by Building Code as locally adopted and amended.
   c. Deflection values: Use the most restrictive of the following:
      1) Limit deflection to values specified for Uniform Design Load Test.
      2) Limit deflection to comply with Building Code as locally adopted and amended.
      3) Limit deflection to L/175 or 3/4 IN maximum.
2. Design structural components, including transoms, mullions and anchors, complying with deflection and stress requirements.

D. Thermal Expansion and Structural Movement:

1. Expansion and contraction, caused by changes in surface temperature equal to delta T.
   a. Delta T for this project: 200 DEGF.
   b. Thermal contraction/expansion in this range shall not cause buckling, stresses on glass, failure of joint seals, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or other detrimental effects over this temperature range.
   c. Operating windows and doors shall function normally over this temperature range.

2.3 MATERIALS

A. Extruded Aluminum:

1. ASTM B221, alloy 6063-T6 for extrusions ASTM B209, alloy 5005-H16 for sheets.
2. Member wall thickness: Each framing member shall provide structural strength to meet specified performance requirements.
3. Tolerances: Reference to tolerances for wall thickness and other cross-sectional dimensions of storefront members are nominal and in compliance with AA Aluminum Standards and Data.

B. Framing System:

1. T14000 Series Flush Glaze by Wausau Window and Wall Systems
2. Position of glass in frame:
   a. Center glazed.
3. Size of framing members: 2 IN x 4-1/2 IN.
4. Provide system to receive 1 IN insulating glass.
5. Provide strike boxes at openings in framing system.
6. Provide adaptors, sill flashing and thermal pocket fillers as required for installation.

C. Internal Reinforcing:

1. ASTM A36 for carbon steel.
2. Shapes and sizes to suit installation.
3. Steel components factory coated with alkyd type zinc chromate primer complying with FS TT-P-645.

D. Anchorage Devices:

1. Manufacturer's standard formed or fabricated steel or aluminum assemblies of shapes, plates, bars and tubes.
2. Hot-dip galvanize steel assemblies per ASTM A123: 2.0 ounce minimum coating.

E. Fasteners:

1. Anodized aluminum or non-magnetic 300 series stainless steel which will not cause electrolytic action or corrosion.
2. Provide Phillips flat head screws where exposed.
3. Finish exposed aluminum fasteners to match aluminum finish.

F. Sealants:

1. See Section 07 92 13.
2. Use exposed sealants of color to match aluminum finish.
3. Include sealants and caulking required within and around storefront.

G. Glass:

1. See Section 08 81 23 and drawings for glass to be installed under this section.

H. Brackets, anchors and reinforcements:

1. Aluminum wherever possible.
2. Where steel is used: Include dissimilar metals protection to prevent galvanic action.

I. Sill Receiver:

1. Continuous, extruded aluminum finished to match frames.
2. Thermal break for improved performance.
3. Seal seams and dam ends per manufacturer’s instructions.

J. Flashings:

1. Manufacturer standard at sill or as indicated.
2. Minimum 0.040 IN aluminum.
3. Finish to match storefront if exposed.
4. Mill finish if concealed.

K. Anodic Finish:

1. Architectural Class I per AAMA 611.
   a. 2-step electrolytic.
2. Minimum Coating Thickness: 0.7 mils.
3. Color:
   a. No. 14, Clear, AAM10C21A41.

2.4 FABRICATION

A. Fabricate components with minimum clearances and shim spacing around perimeter of assembly.

B. Accommodate expansion and structural movement of adjacent materials.

C. Fit and assemble work at shop to maximum extent possible.

1. Accurately fit and secure joints and corners.
2. Make joints flush, hairline and weatherproof.
3. Weld by methods recommended by manufacturer and AWS to avoid discoloration.
4. Grind exposed welds smooth and restore finish.
5. Ease corners of cut edges to radius of 1/64 IN.
6. Reinforce work as necessary to withstand wind loadings and to support system.

7. Separate dissimilar metals with bituminous paint or separators to prevent corrosion.
8. Separate metal surfaces at moving joints with plastic inserts or other non-abrasive concealed inserts to prevent joint freeze-up.

D. Arrange fasteners and attachments to conceal from view.

E. Fully degrease and clean members prior to assembly or application of sealing compound or protective coatings.

F. Reinforce frames and doors for hardware.

PART 3 - EXECUTION

3.1 INSPECTION

A. Verify building substrates permit installation of Mid-rise Aluminum Storefront according to manufacturer's instructions, approved shop drawings, calculations and contract documents.

B. Do not install storefront until unsatisfactory conditions are corrected.

3.2 INSTALLATION

A. Set units plumb, level and true to line, without warp or rack of frame.

1. Erection tolerances:
   a. 1/8 IN in 10 FT vertically.
   b. 1/8 IN in 20 FT horizontally.
2. Limit variations from theoretical locations: 1/4 IN for any member at any location.
3. Limit offsets in theoretical end-to-end and edge-to-edge alignment: 1/16 IN from flush surfaces not more than 2 IN apart or out-of-flush by more than 1/4 IN.

B. Separate dissimilar materials at contact points, including metal in contact with masonry, concrete, bituminous paint or pre-formed separators.

C. Allow for required movement, including expansion and contraction.

D. Anchor interior side of frame to insulated construction.

E. Install doors and hardware in accordance with manufacturer's instructions.

F. Sealant:

1. Set sill members in full bed of sealant.
2. Place members with internal sealants and baffles in accordance with manufacturer’s instructions.
3. Install perimeter sealant and backing materials between assemblies and adjacent construction.
4. See Section 07 92 13.

G. Water Drainage:

1. Compartmentalize each light of glass using joint plugs and silicone sealant to divert water to horizontal weep locations.
2. Provide weep holes or drainage slots within glazing pockets to drain any condensation or accumulating water within system to exterior.

H. Glazing:

1. See 08 81 23.

3.3 FIELD QUALITY CONTROL

A. Field Tests:

3.4 PROTECTION AND CLEANING

A. Protection:

1. Protect finish surfaces from damage during construction.
2. Protect from damage of grinding, polishing, plaster, lime, acid, cement and other harmful contaminants.

B. Cleaning:

1. Repair or replace damaged components.
2. Clean in accordance with manufacturer’s instructions.
3. Remove construction debris and legally dispose offsite.

END OF SECTION

SECTION 08 42 29
AUTOMATIC SLIDING DOORS

PART 1 - GENERAL

1.1 SUMMARY

A. Furnish labor, materials, tools, equipment, and services for Automatic Sliding Doors, as indicated, in accordance with provisions of Contract Documents.

B. Completely coordinate with work of other trades.

1.2 QUALITY ASSURANCE

A. ASTM International:

1. ASTM B221 Aluminum-Alloy Extruded Bars, Rods, Shapes and Tubes.
2. ASTM C1036 Flat Glass
3. ASTM C1048 Heat Treated Flat Glass, Kind HS, Kind FT Coated and Uncoated Glass
4. ASTM E 283 - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.
5. ASTM E 330 - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls By Uniform Static Air Pressure Difference.
6. ASTM F 842 - Standard Test Methods for Measuring the Forced Entry Resistance of Sliding Door Assemblies, Excluding Glazing Impact.

B. National Fire Protection Association:

1. NFPA 101 Life Safety Code.

C. UL:

1. UL 325 Electrical Door, Drapery, Gate, Louver, and Window Operators and Systems.

D. American National Standards Institute:

1. ANSI Z97.1 Safety Glazing Materials Used in Buildings - Methods of Test.
2. ANSI A156.10 For Power Operated Pedestrian Doors; Sliding Doors section.
3. ANSI A156.5 - Standard for Auxiliary Locks and Associated Products

E. American Architectural Manufacturer’s Association:

1. AAMA 101 Appendix Dissimilar Materials.

F. American Association of Automatic Door Manufacturer’s (AAADM).

G. The Aluminum Association:

1. AA Aluminum Finishes Manual.

H. American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE):

1. ASHRAE Standard/IES 90A Energy Conservation In New Building Design

I. Sustainability Requirements:

1. Refer to Section 01 81 14, HEALTHY SPACES ROADMAP REQUIREMENTS, for additional performance requirements that may apply to products specified in this section.

1.3 SUBMITTALS

A. Shop Drawings:

1. Submit drawings showing layout, profiles, product components including anchorage and accessories.

2. Submit wiring diagram showing security connection points to control module.

B. Samples:

1. Finishes.

C. Product Data:

1. Manufacturer’s literature for listed materials.
2. Technical data for each type of door.

D. Contract Closeout Information:

1. Manufacturer's Operation and Maintenance Data.
2. AAADM inspection compliance form completed and signed by certified AAADM inspector prior to doors being placed in operation as proof of compliance with ANSI A156.10.
3. Owner instruction report.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Automatic Sliding Doors:

1. Base:
   a. Horton Automatics.

B. Actuation and Safety Devices:

1. Base:
   a. Horton Automatics.

C. Other manufacturers desiring approval comply with Section 00 26 00.

2.2 MATERIALS

A. Base Product:

1. ProSlide 2003 Series by Horton Automatics

B. Automatic Sliding Doors and Frames:

1. Sliding entrances, consisting of sliding aluminum doors, carrier frame, track and hanger assembly, door jambs, trim, guides, roller assembly, activation and safety devices, and hardware.
2. Comply with ANSI/BHMA 156.10.
3. Extruded aluminum, Alloy 6063-T5.
4. Steel components: Per manufacturer's requirements.
5. Configuration:
   a. Single Slide
6. Profile:
   a. Narrow stile.
7. Threshold:
   a. ADA compliant.
   b. Include where indicated.
8. Glass:
   a. Comply with ANSI standard Z 97.1.
   b. Insulating Glass Units; 25mm 1 IN clear tempered.

C. Operator:

1. Power: 120 VAC, Single Phase, 20 AMP.

2. Electro-mechanical by means of self-contained unit, complete with pressure regulators.
3. Provide adjustments for speed, power and delay.
4. Recycle operation to return door instantly to full open from any point in closing cycle.
5. Remote power units not acceptable.
6. Unit capable of operating to minus 30 DEGF for exterior doors.
7. Master Control: 16 bit microprocessor controller with dual on-board seven-segment alphanumeric diagnostic display and position encoder. Encoder shall monitor revolutions of the operator shaft and send signals to microprocessor controller to define door position and speed. Control shall have minimum of 28 programmable parameters including the following functions as required by ANSI A156.10:
    a. Adjustable opening and closing speeds.
    b. Adjustable back-check and latching.
    c. Adjustable braking.
    d. Adjustable hold-open time between 1 to 30 seconds.
    e. Adjustable Reversing Circuit will reopen door unit if closing path is obstructed.
    f. Separate day and night modes of operation with security over-ride.

D. Emergency Break-away function:

1. Slide-swing panels shall require no more than 50 lbf. (222 N) of force to swing open.
2. Interlocking breakaway assembly permitting door to swing 90 DEG from any position of slide movement.
3. Emergency feature to comply with requirements of applicable codes, ordinances, and NFPA.
4. Slide-swing panels and swing-out sidelites shall have torsion spring designed to re-close panel if pushed open in the direction of egress.
5. Header of carrier frame to interlock with door top by means of spring loaded catch releases.
6. Emergency operation deactivates automatic circuits.
7. Closing of door automatically resets controls.
8. See Drawings for indication of which leaves require break-away.

E. Warning decals: Provide at both sides of doors.

2.3 COMPONENTS

A. On/Off Switch:

1. Key switch:
    a. Locate on operator housing.
    b. Locate on wall where indicated.
    c. Include status indicator LED’s.

B. Actuation and Safety Devices:

1. General:
    a. Anti-vandalism design and concealed adjustments for zone size and sensitivity.
    b. Finish to match door frame.
    c. Unit capable of operating to minus 30 DEGF for exterior doors.
    d. Adjusted and installed in compliance with ANSI A156.10.
2. Combination Motion (activation) and Presence (safety) Sensors:
    a. Located on door head and centered over opening.
    b. Activation using K-band microwave technology.
        1) Detects motion, causing door to open.

2) Conventional infrared technology which is sensitive to Fire Alarm Strobes will NOT be allowed.

c. Safety using focused, active infrared.

1) Stops door when pedestrians or other foreign objects are in path of closing door leaves.

d. Units to be capable of deactivating the activation mode, where an alternative device such as manual wall switch is scheduled.

3. Dedicated Presence Sensors:

a. Used to protect the area where and opening sliding panel bypasses a fixed sidelight panel.

b. Door to stop when presence is detected near sidelight.

C. Cardreaders:

1. Provided by Owner's security vendor.
2. Coordinate control module operations with security vendor wiring in accordance with wiring diagram.

D. Electric Locking Mechanism with break-away exiting:

1. Electric Lock:

a. Automatically locks slide function of door when in closed position. Additional power supply for autolock not acceptable.

1) Fail Secure.

b. Door to re-lock after exiting to maintain security.

2. Panic Exit Device:

a. Surface mounted panic exit device to override lock for exiting.

3. Keyswitch:

a. Locate on jamb frame or wall where indicated on drawings.

b. Used by Staff to select among modes of operation.

c. Coordinate wiring of keyswitch with programming of control module and connections to Owner's security system.

4. Functional description of operation modes:

a. OFF Mode:

1) Doors are locked.
2) Power to operator is de-energized.
3) All activation devices disabled.
4) Exiting by Panic Device only.
5) No ingress is permitted.

b. EXIT Mode:

1) Doors are locked.
2) Normal exterior activation devices are disabled, except for card reader which remains enabled.
3) Free exiting by auto operator.
4) Free access not permitted, but selective access permitted by card reader.
5) Owner's security system capable of over-riding Exit Mode so door operates in Auto mode.

a) By time schedule, programed into central system.
b) By double-swipe signal at card reader.

c. AUTO Mode:

1) Doors are unlocked.

2) All activation devices are enabled.
3) Access and exiting by auto operator.
4) Owner's security system capable of over-riding Auto Mode so door operates in Exit mode.
a) By time schedule, programed into central system.
b) By double-swipe signal at card reader.

d. ENERGY SAVING CONTROL Mode:
1) Doors will open to a predetermined, reduced width for inclement weather, single person access width, etc.

e. OPEN Mode:
1) Doors held in full open position.

E. Finish:

1. Anodic Coatings:
a. AAMA 611 Architectural Class I:
b. Type AA-M10 C22 A41: Clear.

PART 3 - EXECUTION

3.1 INSPECTION

A. Verify suitability of substrate to accept installation.

B. Installation constitutes acceptance of responsibility for performance.

3.2 INSTALLATION

A. Perform complete installation of automatic door control equipment.

B. Include electrical connections between components.

C. Cooperate with electrician on control wiring.

D. Leave work ready to operate.

E. Turn over to Owner, adjusted and correctly operating.

END OF SECTION

SECTION 08 44 13
CURTAIN WALL SYSTEM (CWS)

PART 1 - GENERAL

1.1 SUMMARY

A. Furnish labor, materials, tools, equipment, and services for Curtain Wall System (CWS), as indicated, in accordance with provisions of Contract Documents.

B. Completely coordinate with work of other trades.

1.2 QUALITY ASSURANCE

A. Provide Curtain Wall System engineered by specialty structural engineer to support superimposed loads indicated.

1. Comply with Section 01 71 21, Specialty Engineering Requirements.
2. Include headers and reinforcing members around openings.
3. Required details defining method of fastening throughout system and attachments to supporting primary structure included in engineering requirement.

B. Installer Qualifications:

1. Firm with not less than ten (10) years successful experience in erection and installation of curtain wall systems similar in design and scale of systems proposed for this project.
2. Certified by curtain wall manufacturer in erection and installation of manufacturer's products.
3. Submit a minimum of five (5) references of projects similar in size and scope.
4. Submit results of monthly onsite inspections conducted by manufacturer's field service representative, to assure proper installation, to Architect.
5. Upon completion of project, submit report from manufacturer's field service representative.
    a. See Submittals, Contract Closeout Information, below.

C. Welding and Welders:

1. Utilize skilled and qualified welders, licensed where required in accordance with local building regulations.
2. Perform welding in conformance with AWS structural welding code.

D. ASTM International (ASTM):

1. ASTM E1332 Standard Classification for Rating Outdoor-Indoor Sound Attenuation

E. Preinstallation Conference:

1. See Section 01 31 19.

F. Mockup:

1. Erect mockup wall 2 bays wide and 2 stories high.
2. Install complete with glass, glazing, insulation, spandrels, anchors and other components required to create entire assembly.
3. Mockup wall may be retained in place as a permanent part of building.
4. If constructed separate from building, mockup wall shall remain intact during balance of curtain wall installation and used for comparative purposes.

G. Sustainability Requirements:

1. Refer to Section 01 81 14, HEALTHY SPACES ROADMAP REQUIREMENTS, for additional performance requirements that may apply to products specified in this section.

1.3 PERFORMANCEREQUIREMENTS

A. Air, Water, and Structural Performance:

1. Air Infiltration:
   a. Test in accordance with AAMA/WDMA/CSA 101/I.S.2/A440, NFRC 400, or ASTM E283, as applicable.
   b. Maximum Air Infiltration:
      1) Fixed wall areas:
         a) 0.06 CUFTM/FT2 when tested at 6.24 PSF .
      2) Swinging doors:
         a) Air infiltration: Not more than 0.30 CUFTM/LF at 1.60 PSF static air pressure differential, when tested in accordance with ASTM E283.
         b) Water Leakage: No uncontrolled water entry at 0 PSF test pressure per ASTM E331.
         c) Structural Performance: Structural performance per ASTM E330 shall be based on an actual deflection of 0.02 IN at test pressure of 30.09 PSF (1441 Pa).
         d) Thermal Transmittance:
            (1) Thermal transmittance due to conduction (Uc) shall not be greater than 0.651 BTU/HR/FT2/degF per AAMA 1503.
            (2) Condensation resistance factor (CRF) shall not be less than 56 Insulbar only per AAMA 1503.
         e) Pairs:
            (1) Less than 1.0 CUFTM/FT2 of perimeter crack, when tested at 1.56 PSF .
2. Water Infiltration under Static Pressure:
   a. Test in accordance with ASTM E331.
   b. No uncontrolled water penetration through area of wall.
   c. Differential static pressure 20 PCT of inward acting design wind load pressure specified but not less than 15 PSF .
3. Structural Performance:
   a. Uniform Load Deflection Test:
      1) Conduct at Design Test Pressure both positive and negative in accordance with ASTM E330.
      2) Apply inward and outward test pressures equal to design wind pressures.
      3) Deflection of framing member in direction normal to plane of wall not exceeding L/175 for span under 13FT-6 IN and L/240 + 1/4 IN for span over 13FT-6 IN Maximum deflection at cantilevers not to exceed 2L/175.
      4) No air and water infiltration, no glass breakage, no damage to fasteners, or anchors and main members, or disengagement.
      5) Deflection of thin metal panel walls not exceeding 1/60 of span.
      6) Measure deflection from gauges located on vertical mullions and horizontal members.
      7) Deflection of member in direction parallel to plane of wall, when carrying full dead load, not exceeding an amount which will reduce glass bite below 75 PCT of design dimension.
      8) Provide minimum 1/8 IN clearance between member and top of fixed panel, glass, or other fixed part immediately below.
      9) Clearance between member and door or operable window, minimum 1/16 IN .
   b. Uniform Load Structural Test:
      1) Conduct at 1.5 x Design Test Pressure both positive and negative, acting normal to plane of wall in accordance with ASTM E330.

2) No glass breakage; permanent damage to fasteners, hardware parts, or anchors; damage to make curtain wall insert vents inoperable; or permanent deformation of main frame member in excess of 0.2 PCT of its clear span.

c. Vertical Inter-Story Movement:

1) No air and water infiltration, no glass breakage, no damage to fasteners, or anchors and main members, or disengagement resulting from vertical displacement of intermediate level support in the plane of the main wall 1/2 IN up and down six complete cycles.

d. Dynamic Lateral Racking – Parallel to Wall:

1) No air and water infiltration in excess of primary performance requirements, no breakage, no damage, or disengagement resulting from lateral displacement of the intermediate level support in plane of the main wall at +/-0.5 PCT of story height for three complete cycles in accordance with AAMA 501.6.

e. Static Lateral Racking – Parallel to Wall:

1) No glass breakage, framing member or trim disengagement, catastrophic failure or fall-out resulting from lateral displacement of intermediate level support in plane of main wall at +/-1.5 PCT of story height for three complete cycles in accordance with AAMA 501.4.

f. Thermal Cycling:

1) No air and water infiltration in excess of primary performance requirements, no breakage, no damage, or disengagement resulting from three thermal cycles of -10 DEGF exterior ambient temperature to +180 DEGF +exterior surface temperature, each held for a two-hour period after equilibrium has been reached.

a) Interior ambient air temperature controlled at 70 DEGF +/-5 DEGFduring cold and hot cycles respectively.

b) Test in accordance with AAMA 501.5.

B. Condensation Resistance and Thermal Transmittance Performance:

1. Perform thermal tests in accordance with NFRC 102 and/or AAMA 1503, or provide finite element computer thermal modeling and calculations per NFRC 100, NFRC 705 or AAMA 507, using DOE/LBL THERM, WINDOW, and/or CMAST software.

a. Thermal Transmittance (U-Factor) for overall window area:

1) 0.37 BTUH/SF/degF.

b. Solar Heat Gain Coefficient (SHGC) for overall window area:

1) ____ maximum.

c. Condensation Resistance Factor (CRF) requirements:

1) Frame: 76 minimum.

2) Glass: ____ minimum.

C. Acoustic Performance:

1. Perform acoustical tests in accordance with ASTM E90 and ASTM E1425 on glass type specified in Section 08 81 23, rigidly supported in aluminum framing of same type.
2. Glass-only test results are not acceptable.
3. Sound Transmission Class (STC): Not less than 31.
4. Outdoor-Indoor Transmission Class (OITC): Not less than 25.

1.4 SUBMITTALS

A. Shop Drawings:

1. Elevations, sections and details for review of design intent and anchorage to building frame.
2. Indicate member type, location, spacing, size and method of attachment to support structure.
3. Indicate supplemental bracing, strapping, splices, bridging, accessories, and details.

B. Product Data:

1. Manufacturer product literature.

C. Samples:

1. Range samples of aluminum finishes.

D. Project Information:

1. Engineering calculations indicating design moments, shears, and other forces sealed by Specialty Structural Engineer.
    a. Submit concurrent with Shop Drawings.
2. Communicate special requirements, changes, or modifications to curtain wall and interface between curtain wall support system and building structural frame.
3. Sample of Special Warranty demonstrating compliance with specified requirements.
4. Meeting minutes from Preinstallation Conference
5. Installer Qualifications per Quality Control
6. Certified independent laboratory test reports verifying compliance with performance characteristics.

E. Contract Closeout Information:

1. Special Warranty.
    a. See Section 01 78 36.
2. Maintenance data
    a. See Section 01 78 43.
3. Warrantable report by manufacturer's field service representative stating curtain wall systems have been installed in accordance with manufacturer's published specifications, drawings, details and project design requirements.

1.5 SPECIAL WARRANTY

A. Written two year warranty signed by [manufacturer] [installer], agreeing to repair or replace defective materials or workmanship, including noncompliance with specification requirements and industry standards, which result in failure of the curtain wall system, finish, glass or parts.

1. Failure includes but not limited to:
    a. Defects in materials or workmanship, water infiltration of assembly, air infiltration of assembly, glazing, sealant, or defects which influence system capacity to perform as a weathertight envelope.
2. Glass:
    a. Free from obstruction of vision as a result of dust or film formation on internal glass surfaces caused by failure of hermetic seal.
    b. Warranty period: Five years.
3. Finish:
    a. Cracking, crazing, flaking, blistering, or combination of Anodized finishes:
    b. Warranty period: Ten years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Curtain Wall System (CWS):

1. Base:
    a. Wausau Window and Wall Systems
2. Optional:
    a. EFCO Corporation

b. Oldcastle Building Envelope
c. Schuco USA LLLP
d. YKK AP America Inc.

B. Other manufacturers desiring approval comply with Section 00 26 00.

2.2 DESIGN CRITERIA

A. Design and fabricate Curtain Wall Systems under responsibility of one manufacturer, with components sized for ease of shipping, distribution and erection.

B. Movements of Building Structure:

1. Inter-story drift caused by wind or earthquake forces.
   a. h/500 or 1/2 IN maximum for wind.
   b. h/250 or 3/4 IN maximum for earthquake.
2. Live load deflection of the supporting members.
   1) Live Load L/600 or 3/8 IN maximum.
   2) Post Composite superimposed Dead Load plus Live Load L/500 or 1/2 inch maximum.

C. Design Wind Loads - Allowable Stress Design (ASD):

1. Use most restrictive of following:
   a. Wind pressures as required per local building code based on wind speed, exposure factor and importance factor noted in the Structural Drawings.
   b. Wind Pressures defined by Building Code as locally adopted and amended.
   c. Deflection values: Use the most restrictive of the following:
      1) Limit deflection to values specified for Uniform Design Load Test.
      2) Limit deflection to comply with Building Code as locally adopted and amended.
      3) Limit deflection to L/175 or 3/4 IN maximum.
2. Design structural components, including transoms, mullions and anchors, complying with deflection and stress requirements.

D. Thermal Expansion and Structural Movement:

1. Expansion and contraction, caused by changes in surface temperature equal to delta T.
   a. Delta T for this project: 200 DEGF.
   b. Thermal contraction/expansion in this range shall not cause buckling, stresses on glass, failure of joint seals, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or other detrimental effects over this temperature range.
   c. Operating windows and doors shall function normally over this temperature range.

2.3 MATERIALS

A. SuperWall by Wausau Window and Wall Systems.

1. Captured four sides.
2. Captured two sides and two sides structurally glazed.

B. Aluminum Framing and Components:

1. Extruded aluminum, ASTM B221, 6063-T5 alloy and temper.
2. Sizes, shapes and profiles as indicated.
3. Provide framing member wall thickness to meet specified structural performance requirements.
4. Thermal Barrier:
   a. Silicone compatible elastomer extrusion.

5. 6250 SuperWall Series Thermal Curtain Wall and Window Wall by Wausau Window and Wall Systems.
    a. 2–1/2 IN x 6-1/4 IN
6. 7250 SuperWall Series Thermal Curtain Wall and Window Wall by Wausau Window and Wall Systems.
    a. 2–1/2 IN x 7-1/4 IN
7. Vertical mullions:
    a. Captured and/or structural glazed as indicated on Drawings.
8. Horizontal intermediate framing members:
    a. Captured and/or structural glazed as indicated on Drawings.
9. Polyamide or composite pressure plate option for improved thermal performance
10. Provide exterior accent trim at locations indicated on Drawings.
    a. Snap-on covers:
        1) Manufacturer standard profile between expansion joints.

C. Steel:
1. Smooth and free from surface blemishes.
2. Structural Shapes, Plates, and Bars: ASTM A36.
3. Cold Formed Hollow Structural Sections: ASTM A500, structural tubing
4. Cold Rolled Sheet and Strip: ASTM A1008.
5. Hot Rolled Sheet and Strip: ASTM A1011.
6. Provide steel reinforcement to meet performance requirements.
7. Finish exposed reinforcing steel to match the glazing system.

D. Brackets and Reinforcements:
1. Manufacturer's high strength aluminum units or,
2. Nonmagnetic stainless steel or,
3. Hot-dip galvanized steel.
    a. Comply with ASTM A386.
4. 1/4 IN thick minimum stainless steel plates at threaded fasteners.
5. Non-staining, nonferrous shims.

E. Embedments:
1. Adjustable connections between curtain wall and building structure:
    a. Toothed channel with toothed tee-bolts where channel direction is parallel to primary gravity or wind forces.
    b. ASTM A283 Grade D hot-rolled channel sections with hot-rolled anchors.
    c. Comply with ASTM A123 or ASTM A153.
    d. Design as required for project specific conditions.

F. Fasteners:
1. Screws and bolts connecting aluminum parts:
    a. ASTM A666 type 300 series, non-magnetic stainless steel.
2. Tee bolts, steel parts, or aluminum and steel parts connecting to embedment:
    a. ISO 898 Grade 4.6 minimum hot dip galvanized steel.
3. Remaining fasteners and connection parts:
    a. ASTM A666 type 304 or 316 stainless steel.
4. Fastener alloys and coatings:
    a. Compatible with adjacent materials to prevent galvanic action and corrosion.

b. Restrict use of self-drilling screw fasteners to connections where access cannot be arranged to place a bolt.

5. Use exposed fasteners only where unavoidable for application of hardware.
   a. Match finish of adjoining metal.
   b. Countersink flat head machine screws for exposed fasteners.
6. Use self-locking devices where fasteners are subject to loosening or turning out from thermal and structural movements, wind loads, or vibration.
7. Reinforce members as required to receive fastener threads.
8. Jacket fasteners to prevent thermal shorts.

G. Glazing Gaskets:

1. Comply with ASTM C864.
2. Extruded EPDM rubber.
3. Silicone compatible.

H. Perimeter Anchors:

1. Aluminum.
2. Provide dissimilar metals protection between steel and aluminum material.

I. Back Pans:

1. 0.050 IN minimum, aluminum sheet.
   a. Class I anodic coating in accordance with AAMA 611.
   b. Finish: Clear.
2. Welded or soldered joints with integral flanges.
3. Depth: 4 IN.
4. Profile: Coordinate with application.
5. Reinforcing: Integral stiffeners at 12 IN O.C. for units exceeding 25 SQFT .
6. Spandrel insulation:
   a. 4 IN mineral wool.
   b. R-value: 4.2 per IN .
   c. 4.0 PCF density.
   d. Insulation adhesive as recommended by insulation manufacturer.
   e. Provide at spandrel glass panels.
   f. Base product: Firespan 40 by Thermafiber.
   g. Optional product: Curtainrock 40 by Rockwool.

J. Aluminum Interior Stools (unless noted otherwise on drawings):

1. Aluminum extrusions and associated clips and fasteners.
2. Prefinished to match curtain wall frames.
3. Profiles indicated.

K. Doors:

1. Fabricate of extruded sections assembled with tension rods, aluminum lugs and lock nuts.
   a. Wall thickness: 0.125 IN minimum.
2. Thermal:
   a. Depth:
      1) 2-1/4 IN .
   b. Stiles and top rail:
      1) Wide: 5 IN .

c. Bottom rail:
    a) 10 IN .
d. Base product: Thermal Entrance Series by Wausau Window and Wall Systems.

3. Offset pivots:
    a. Single acting, top and bottom offset pivots, with intermediate pivot.
    b. Offset: 3/4 IN .
4. Provide manufacturer's standard weatherstripping at edges and door bottom.
5. Prepare and reinforce doors to receive additional hardware specified in Section 08 71 00 and Section 08 71 13.

L. Finish:

1. AAM 10C21A41, Clear Class 1, AAMA 611, Clear.

M. Thermal Break:

1. Continuous extruded 3/8 IN EPDM spacer.
2. Sponge neoprene zone dams.

N. Weatherstripping:

1. Dual durometer PVC, polypropylene, TPE, EPDM, neoprene, or silicone as approved by curtain wall manufacturer.
2. Fin-type weather-strip at interlocking vertical mullion members to provide isolation for horizontal movement.

O. Glass:

1. See Section 08 81 23.

P. Sealant:

1. See Section 07 92 13.
2. Match color of aluminum.

Q. Perimeter Fire Containment System:

1. See Section 07 84 53.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify building substrates permit installation of curtain wall according to manufacturer's instructions, approved shop drawings, calculations and contract documents.

B. Do not install curtain wall until unsatisfactory conditions are corrected.

3.2 INSTALLATION

A. Design to accommodate total of plus or minus 1/2 IN interstory vertical movement, including fabrication tolerance, without damage.

1. Fully pressure-equalized at interior plane of glazing pocket.
2. Compartmentalize glazing pocket at each glass lite.

B. Allow thermal movement of materials from –10 DEGF exterior ambient temperature to +180 DEGF exterior surface temperature.

C. Install in accordance with manufacturer approved shop drawings, installation instructions, specifications, and AAMA MCWM-1 Metal Curtain Wall Manual.

D. Install plumb, level, and true to line to 1 IN 1000 tolerance, without warp or rack of frames in accordance with manufacturer tolerances.

E. Provide interlocking male/female type vertical mullion stack joints at adjacent frame members.

F. Provide separation of aluminum materials from sources of corrosion or electrolytic action at contact points and nylon or neoprene washers to allow thermal movement and at points of attachment to structure.

G. Conceal fasteners at vertical to horizontal main framing connections and trim except as otherwise required and approved.

H. Install flashing and sealants within and at perimeter with splices and end dams designed and installed to insure weathertight installation.

I. Back Pans:

1. Install in spandrel glazing pocket inboard of glass unit and seal to frame with silicone sealant.

J. Water Drainage:

1. Compartmentalize each light of glass using joint plugs and silicone sealant to divert water to horizontal weep locations.
2. Locate weep holes in horizontal pressure plates and covers to divert water to exterior of building.
3. Provide weep holes or drainage slots within glazing pockets to drain any condensation or accumulating water within system to exterior.

3.3 FIELD TESTING

A. Architect shall select curtain wall to be tested when representative portion of curtain wall has been installed, glazed, perimeter caulked and cured.

B. Test for water penetration in accordance with AAMA 501.2, Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefronts, Curtain Walls, and Sloped Glazing Systems.

C. Where test results do not meet requirements: Correct deficiencies, and implement improved installation procedures for completing balance of curtain wall system.

D. Submit results of tests to Architect.

3.4 PROTECTION AND CLEANING

A. Protection:

1. Protect finish surfaces from damage during construction.
2. Repair or replace damaged components.
3. Clean in accordance with manufacturer’s instructions.

END OF SECTION

Parcel 1:
THE SOUTH 1/2 OF LOT 16 IN CLOVER HILL FARMS, UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND THE NORTH 828 FEET OF THE EAST 1360 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF), ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092 IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

PIN: 14-07-302-014

Parcel 2:

THE NORTH HALF OF LOT 16 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 7 AND OF PART OF THE NORTH WEST QUARTER OF SECTION 18 ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 19, 1948, AS DOCUMENT 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9; (EXCEPT THAT PART THEREOF TAKEN FOR ROAD PURPOSES BY INSTRUMENT RECORDED JULY 10, 1948 AS DOCUMENT NUMBER 647622), IN LAKE COUNTY, ILLINOIS.

PIN: 14-07-302-013-0000

Parcel 3:

THE SOUTH 147.60 FEET OF LOT 15 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 1360 FEET OF THE NORTHWEST 1/4 OF SECTION 18, (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF), ALL IN THE TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19,1948, AS DOCUMENT 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9, EXCEPT THAT PART TAKEN FOR ROAD PURPOSES BY INSTRUMENT RECORDED JULY 19, 1948 AS DOCUMENT NUMBER 648288) IN LAKE COUNTY, ILLINOIS.

PIN: 14-07-302-012

Parcel 4:

LOT 15 (EXCEPT THE SOUTH 147.60 FEET THEREOF) IN CLOVER HILL FARMS, UNIT NO. 1 BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 1360 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF) ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED . JANUARY 19, 1948, AS DOCUMENT NUMBER 635092 IN BOOK 31, OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

PIN: 14-07-302-011

Parcel 5:

PARCEL 1: LOT 17 IN CLOVER HILL FARMS, UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND THE NORTH 828 FEET OF THE 1360 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF), ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092 IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 10 RODS; THENCE NORTH 12 RODS; THENCE EAST 10 RODS; THENCE SOUTH 12 RODS TO THE PLACE OF BEGINNING; (EXCEPT THAT PART THEREOF LYING EASTERLY OF A LINE EXTENDING ACROSS SAID TRACT AND WHICH IS 100 FEET WESTERLY OF, MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE CENTER LINE OF FEDERAL AID HIGHWAY ROUTE 60, SAID CENTER LINE SHOWN ON A PLAT OF SURVEY RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, AS DOCUMENT 639882, IN BOOK 862 OF RECORDS, PAGE 159), IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM PARCELS 1 AND 2 THE FOLLOWING DESCRIBED LAND CONVEYED TO LAKE COUNTY DIVISION OF TRANSPORTATION BY TRUSTEE'S DEED DATED OCTOBER 15, 2020 AND RECORDED ON JANUARY 23, 2021 AS DOCUMENT 7742321; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BEARINGS AND DISTANCES ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) EAST ZONE, WITH A COMBINATION FACTOR OF 0.9999447337, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 17 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 130 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.70 FEET THEREOF) ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092, THENCE NORTH 00 DEGREES 07 MINUTES 41 SECONDS WEST ALONG SAID WEST LINE, 10.00 FEET TO A LINE THAT IS 10.00 FEET NORTH OF AND PARALLEL WITH SAID RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 05 MINUTES 29 SECONDS EAST ALONG SAID LINE, 247.34 FEET; THENCE NORTH 83 DEGREES 15 MINUTES 09 SECONDS EAST, 64.66 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF RAND ROAD (US ROUTE 12) DEDICATED PER DOCUMENT 639882 AND THAT IS 51.62 FEET NORTH OF THE EXISTING CENTERLINE OF MILLER ROAD AS DEDICATED PER SAID DOCUMENT NUMBER 635092 ; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE AND EXTENSION THEREOF, 51.62 FEET TO SAID EXISTING CENTERLINE OF MILLER ROAD; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE OF MILLER ROAD, 38.76 TO THE EAST LINE OF SAID LOT 17 EXTENDED; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST ALONG SAID LINE EXTENDED, 33.01 FEET TO THE SOUTH LINE OF SAID LOT 17, ALSO BEING THE

NORTH RIGHT OF WAY LINE OF MILLER ROAD PER SAID DOCUMENT NUMBER 635092; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS WEST ALONG SAID LINE, 272.67 FEET TO THE POINT OF BEGINNING.

PINS: 14-07-300-003 and 14-07-302-015

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

25006503WF

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 2441 Warrenville Rd, Suite 100 Lisle, IL 60532 Main Phone: (630)871-3500 Email: CTLisle@ctt.com	Chicago Title and Trust Company 2441 Warrenville Rd, Suite 100 Lisle, IL 60532 Main Phone: (630)871-3500 Main Fax: (630)871-3587

Issued By: Chicago Title Company, LLC
2441 Warrenville Rd, Suite 100
Lisle, IL 60532

Order Number: 25006503WF

Property Ref.: 24102 N. US Highway 12, Lake Zurich, IL 60047-8927
24118 N. US Hwy.12, Lake Zurich, IL 60047-2226
24528 W. Miller Road, North Barrington, IL 60010
24058 N. US Hwy. 12, Lake Zurich, IL 60047
24076 N U.S Highway 12, Lake Zurich, IL 60047

SCHEDULE A

1. Commitment Date: July 9, 2025
2. Policy to be issued:

   (a) ALTA Owner's Policy 2021
   Proposed Insured: Advocate Health and Hospitals Corporation
   Proposed Amount of Insurance: $100,000.00
   The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Sandy's Corner, LLC, a Wyoming Limited Liability Company, formerly known as 1000 Miller Road, LLC, a Wyoming Limited Liability Company

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

PARCEL 1:

THE SOUTH 147.60 FEET OF LOT 15 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 1360 FEET OF THE NORTHWEST 1/4 OF SECTION 18, (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF), ALL IN THE TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19,1948, AS DOCUMENT 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9, (EXCEPT THAT PART TAKEN FOR ROAD PURPOSES BY INSTRUMENT RECORDED JULY 19, 1948 AS DOCUMENT NUMBER 648288) IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

LOT 15 (EXCEPT THE SOUTH 147.60 FEET THEREOF) IN CLOVER HILL FARMS, UNIT NO. 1 BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 1360 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF) ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948, AS DOCUMENT NUMBER 635092 IN BOOK 31, OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

LOT 17 IN CLOVER HILL FARMS, UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND THE NORTH 828 FEET OF THE 1360 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF), ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092 IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 10 RODS; THENCE NORTH 12 RODS; THENCE EAST 10 RODS; THENCE SOUTH 12 RODS TO THE PLACE OF BEGINNING; (EXCEPT THAT PART THEREOF LYING EASTERLY OF A LINE EXTENDING ACROSS SAID TRACT AND WHICH IS 100 FEET WESTERLY OF, MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE CENTER LINE OF FEDERAL AID HIGHWAY ROUTE 60, SAID CENTER LINE SHOWN ON A PLAT OF SURVEY RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, AS DOCUMENT 639882, IN BOOK 862 OF RECORDS, PAGE 159), IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM PARCELS 1 AND 2 THE FOLLOWING DESCRIBED LAND CONVEYED TO LAKE COUNTY DIVISION OF TRANSPORTATION BY TRUSTEE'S DEED DATED OCTOBER 15, 2020 AND RECORDED ON JANUARY 23, 2021 AS DOCUMENT 7742321; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS,

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EXHIBIT "A"

Legal Description

BEARINGS AND DISTANCES ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) EAST ZONE, WITH A COMBINATION FACTOR OF 0.9999447337, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 130 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.70 FEET THEREOF) ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092, THENCE NORTH 00 DEGREES 07 MINUTES 41 SECONDS WEST ALONG SAID WEST LINE, 10.00 FEET TO A LINE THAT IS 10.00 FEET NORTH OF AND PARALLEL WITH SAID RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 05 MINUTES 29 SECONDS EAST ALONG SAID LINE, 247.34 FEET; THENCE NORTH 83 DEGREES 15 MINUTES 09 SECONDS EAST, 64.66 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF RAND ROAD (US ROUTE 12) DEDICATED PER DOCUMENT 639882 AND THAT IS 51.62 FEET NORTH OF THE EXISTING CENTERLINE OF MILLER ROAD AS DEDICATED PER SAID DOCUMENT NUMBER 635092 ; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE AND EXTENSION THEREOF, 51.62 FEET TO SAID EXISTING CENTERLINE OF MILLER ROAD; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE OF MILLER ROAD, 38.76 TO THE EAST LINE OF SAID LOT 17 EXTENDED; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST ALONG SAID LINE EXTENDED, 33.01 FEET TO THE SOUTH LINE OF SAID LOT 17, ALSO BEING THE NORTH RIGHT OF WAY LINE OF MILLER ROAD PER SAID DOCUMENT NUMBER 635092; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS WEST ALONG SAID LINE, 272.67 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THE SOUTH 1/2 OF LOT 16 IN CLOVER HILL FARMS, UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND THE NORTH 828 FEET OF THE EAST 1360 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF), ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092 IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

PARCEL 6:

THE NORTH HALF OF LOT 16 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 7 AND OF PART OF THE NORTH WEST QUARTER OF SECTION 18 ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 19, 1948, AS DOCUMENT 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9; (EXCEPT THAT PART THEREOF TAKEN FOR ROAD PURPOSES BY INSTRUMENT RECORDED JULY 10, 1948 AS DOCUMENT NUMBER 647622), IN LAKE COUNTY, ILLINOIS.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

7. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.

8. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

9. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

10. The Company should be provided a statement from the borrower(s) relative to any mortgage identified in Schedule B disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.

END OF SCHEDULE B, PART I

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

C 8. Taxes for the years 2024 and 2025.

Taxes for the year 2024 are payable in two installments.

The first installment amounting to $7,332.48 is paid of record.

The second installment amounting to $7,332.48 is not delinquent before September 4, 2025.

Taxes for the year 2025 are not yet due and payable.

Permanent Tax No.: 14-07-302-012

(Affects Parcel 1)

D 9. Taxes for the years 2024 and 2025.

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SCHEDULE B, PART II - Exceptions
(continued)

Taxes for the year 2024 are payable in two installments.

The first installment amounting to $6,651.28 is paid of record.

The second installment amounting to $6,651.28 is not delinquent before September 4, 2025.

Taxes for the year 2025 are not yet due and payable.

Permanent Tax No.: 14-07-302-011

(Affects Parcel 2)

E 10. Taxes for the years 2024 and 2025.

Taxes for the year 2024 are payable in two installments.

The first installment amounting to $6,805.63 is paid of record.

The second installment amounting to $6,805.63 is not delinquent before September 4, 2025.

Taxes for the year 2025 are not yet due and payable.

Permanent Tax No.: 14-07-302-050

(Affects part of Parcel 3 and 4)

F 11. Taxes for the years 2024 and 2025.

Taxes for the year 2024 are payable in two installments.

The first installment amounting to $148.72 is paid of record.

The second installment amounting to $148.72 is not delinquent before September 4, 2025.

Taxes for the year 2025 are not yet due and payable.

Permanent Tax No.: 14-07-300-004

(Affects part of Parcel 3 and 4)

G 12. Taxes for the years 2024 and 2025.

Taxes for the year 2024 are payable in two installments.

The first installment amounting to $7,255.27 is paid of record.

The second installment amounting to $7,255.27 is not delinquent before September 4, 2025.

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SCHEDULE B, PART II - Exceptions
(continued)

Taxes for the year 2025 are not yet due and payable.

Permanent Tax No.: 14-07-302-014

(Affects Parcel 5)

H 13. Taxes for the years 2024 and 2025.

Taxes for the year 2024 are payable in two installments.

The first installment amounting to $6,624.41 is paid of record.

The second installment amounting to $6,624.41 is not delinquent before September 4, 2025.

Taxes for the year 2025 are not yet due and payable.

Permanent Tax No.: 14-07-302-013

(Affects Parcel 6)

I 14. Note for information:

The "mail to" address on the current tax bill differs from the property address referenced here in this commitment. As an anti-fraud measure, an "absentee owner" letter has been sent to the address noted on the tax bill requesting that the property owner confirm their intent to sell the property. Additional steps will be taken prior to closing to confirm the identity of the seller. Those steps may involve the use of Mitek, a third party identity verification service, or the use of Remote Online Notarization.

AL 15. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

J 16. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

K 17. Any right of the United States to recover funds from the owner or from any transferee of said Land, or any portion thereof, by reason of the advance of federal funds.

L 18. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Sandy's Corner, LLC f/k/a 1000 Miller Rd LLC

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

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SCHEDULE B, PART II - Exceptions
(continued)

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which
the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

M 19. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Advocate Health and Hospitals Corporation

a) A Copy of the corporation By-laws and Articles of Incorporation

b) An original or certified copy of a resolution authorizing the transaction contemplated herein

c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws
of the parent

d) A current dated certificate of good standing from the proper governmental authority of the state in which the
entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

N 20. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)

O 21. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes, together with utility rights therein.

P 22. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

Q 23. Designation and establishment of Federal Aid Route No. 60 as a "Freeway" (pursuant to statutes of State

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SCHEDULE B, PART II - Exceptions
(continued)

of Illinois) by instrument recorded April 21, 1959 as document 1027587 denying new highway, Street, road, alley, or other public way to the Land herein from U.S. Route No. 12, except upon written consent of Department of Public Works and buildings.

(Affects Parcels 1, 2, 3, 4, 5 and 6)

R 24. Agreement by and between Angelo Villa and Bonita J. Villa, his wife and Kevin F. Garvey recorded August 31, 1976 as document 1789113 relating to the use of a well on premises not now in question by the owners and occupants of premises in question and to the Payment of Construction and Maintenance of said well and monthly charge for the use of water from said well. Note: Nothing in this commitment is to be construed as insuring the right to use said well.

(Affects Parcel 1)

S 25. Encroachment over said Land of the well located on the Land Northerly and adjoining by about 1.89 feet as revealed by the survey.

(Affects Parcel 1)

T 26. Terms and conditions of Ordinance No. 2009-08-648 recorded August 7, 2009 as Document No. 6508311, recapture fee for the Meadow Wood Subdivision for Certain Water Main and Sanitary Sewer Improvements.

(Affects Parcels 1, 2, 3, 4, 5 and 6)

U 27. Possible unrecorded easements in favor of public and quasi-public utility companies for the right to maintain and repair overhead wires and miscellaneous manholes, together with the right of access thereto, and disclosed by survey presented at closing, prepared by Sight on Solutions, Inc. dated September 20, 2022 known as survey number 22285.

(Affects Parcel 1)

V 28. Possible unrecorded easement for gravel driveway as depicted on the survey aforesaid.

(Affect the South line of the land) (Affects Parcel 1)

W 29. Encroachment of a well located on the Land herein over and onto the Land lying South and adjoining by approximately 1.89 feet as disclosed by survey dated June 11, 1975.

(Affects Parcel 2)

X 30. Agreement by and between Angelo Villa and Bonita J. Villa, his wife and Kevin F. Garvey dated August 27, 1976 and recorded August 31, 1976 as document number 1789112 relating to the use of a well located on the Land herein by owners or occupants of the Land herein and the owners or occupants of the Land lying South and adjoining with provisions and conditions therein contained as to cost, maintenance and access.

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SCHEDULE B, PART II - Exceptions
(continued)

(Affects Parcel 2)

Y 31. Perpetual non exclusive easement for ingress and egress over, under and across so much of the Land herein as may be necessary for maintenance and repair of a well, equipment and pipeline located on the Land herein for the use and benefit of Land lying South and adjoining as granted by warranty deed made by Angelo Villa and Bonita J. Villa, his wife, to Kevin F. Garvey dated August 17, 1976 and recorded August 31, 1976 as document number 1789112.

(Affects Parcel 2)

Z 32. Perpetual non exclusive easement for ingress and egress over, under and across so much of the Land lying South and adjoining as may be necessary for maintenance and repair of the well, equipment and pipeline located on the Land herein as reserved in the warranty deed noted herein at Exception No. 31.

Note: Nothing in this commitment is to be construed as insuring the right to use said easement.

(Affects Parcel 2)

AA 33. Possible easement along the West line of the land disclosed by overhead wires shown on the survey prepared by Sight on Solutions Inc. dated September 20, 2022.

(Affects Parcel 2)

AB 34. An encroachment of the fence situated on said Land into or onto the adjoining land on the North by approximately 0.3 feet and West by approximately 0.4 feet, as disclosed by survey prepared by Sight on Solutions Inc. dated September 20, 2022.

(Affects Parcel 2)

AC 35. Adverse encroachmet of gravel surface over the easetern boundary as referenced on Sight on Solutions, Inc.'s September 22, 2022 survey, Job No. 22285.

(Affects Parcel 3 and 4)

AD 36. Notice of water well variance made by and between the Lake County Health Department and Laurence Mordawski recorded September 21, 1994 as Document No. 3594703 and the terms, provisions and conditions contained therein.

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SCHEDULE B, PART II - Exceptions
(continued)

(Affects Parcel 5)

AE 37. Possible easements along the West line of the land disclosed by overhead wires shown on the survey prepared by Sight on Solutions Inc. dated September 20, 2022.

(Affects Parcel 5)

AF 38. An encroachment of the aggregate situated on land adjoining to the West by approximately 5.4 feet into or onto said Land, as disclosed by survey prepared by Sight on Solutions Inc. dated September 20, 2022.

(Affects Parcel 5)

AG 39. Note: It does not appear that owners or occupants of the premises in question have means of ingress and egress to the premises in question from a public highway (except State Bond Issue No. 60) which was limited access as noted above in Document No. 1027587. Nothing in this commitment/policy is, therefore, to be construed that the owners of occupants of the premises in question to a public highway except as may be permitted by the State of Illinois pursuant to said ordinance noted in Document No. 1027587.

(Affects Parcel 6)

AH 40. An encroachment of the gravel surfaces situated on land adjoining to the North and Southwest into or onto said Land, as disclosed by survey dated September 20, 2022 by Sight on Solutions, Inc. as job no. 22285.

(Affects Parcel 6)

AI 41. Rights of public and quasi-public utilities in the Land, disclosed by overhead wires, utility pole, manhole and telecom pedestal in the West part of the Land, as shown on survey dated September 20, 2022 by Sight on Solutions, Inc. as job no. 22285.

(Affects Parcel 6)

AJ 42. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.
(This note will be waived for policy).

AK 43. Informational note: To schedule closings in the Lisle office (formerly located in Wheaton) please call: (630) 871-3500. Naperville office please call: (630) 871-3800. For inquiries relating to this commitment, call examining unit at (630) 871-3500. Also directions on reaching the Lisle office (2441 Warrenville Road, Lisle) The Lisle office is located approximately one mile East of Naperville Road on Warrenville Road. It is located on the South side of the street and is in a complex called Westwood of Lisle. From Warrenville Road, turn South onto Corporate West Drive and the office is on the Left side of the street. To the downtown Naperville office 55 S. Main Street., Suite 396: from I-88 coming from the east: exit at Naperville Rd. Turn right (south) go to Diehl Rd. Turn right (west) continue to Washington St. and turn left (south) take to Van Buren turn right (west) continue to our building "Main Street Promenade". Our suite is located at the west end of the building above Chase Bank on the 3rd floor. From I-88 coming from the west: exit at Winfield Rd. Turn right (south) to Diehl Rd. Turn left (east) to Washington turn right (south) to Van Buren turn right (west) continue to our building "Main Street Promenade". Our suite is located at the

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SCHEDULE B, PART II - Exceptions
(continued)

west end of the building above Chase Bank on the 3rd floor.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars ($2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:
Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Ticor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Ticor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Request website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Policy Number:

22CNW485092LZ

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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AMERICAN LAND TITLE ASSOCIATION

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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Issued By: Menges, Attorney at Law, PC
26460 N. Main Sreet
Wauconda, IL 60084

SCHEDULE A

Address Reference: 24058 N. US Hwy. 12, Lake Zurich, IL 60047

Date of Policy	Amount of Insurance
October 11, 2022	$650,000.00

1. Name of Insured:

   1000 Miller Road LLC, a Wyoming Limited Liability Company

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   1000 Miller Road LLC, a Wyoming Limited Liability Company

4. The Land referred to in this policy is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

THE SOUTH 1/2 OF LOT 16 IN CLOVER HILL FARMS, UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND THE NORTH 828 FEET OF THE EAST 1360 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF), ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092 IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by Public Records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Taxes or special assessments which are not shown as existing liens by the Public Records.

6. Taxes for the years 2022.

Taxes for the years 2022 are not yet due or payable.

Permanent Tax No.: 14-07-302-014

Note: Taxes for the year 2021 amounting to $7,440.74 are paid of record.

7. Notice of water well variance made by and between the Lake County Health Department and Laurence Mordawski recorded September 21, 1994 as Document No. 3594703 and the terms, provisions and conditions contained therein.

8. Designation and establishment of Federal Aid Route No. 60, as a "Freeway" (pursuant to statutes of the State of Illinois) by instrument recorded April 21, 1959 as Document No. 1027587, denying new highway, street, road, alley or other public way to the premises in question from State Route No. 60, except upon written request and consent of the Illinois Department of Transportation.

9. Ordinance No. 2009-08-648 establishing recapture fee for certain water main and sanitary sewers improvements recorded August 7, 2009 as Document No. 6508311 and the terms, provisions and conditions contained therein.

10. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

11. Possible easements along the West line of the land disclosed by overhead wires shown on the survey prepared by Sight on Solutions Inc. dated September 20, 2022.

12. An encroachment of the aggregate situated on land adjoining to the West by approximately 5.4 feet into or onto said Land, as disclosed by survey prepared by Sight on Solutions Inc. dated September 20, 2022.

END OF SCHEDULE B

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

Title Insurance Agent:

Menges, Attorney at Law, PC
26460 N. Main Sreet
Wauconda, IL 60084
Phone: (847)865-5879
Fax: (847)886-4164

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by Ten percent (10%), and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ENDORSEMENT - SE 287

POLICY MODIFICATION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

22CNW485092LZ

General Exception number(s) 1-5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: October 11, 2022

ENDORSEMENT - SE 32-06

HOMEOWNER'S INFLATION PROTECTION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

22CNW485092LZ

The Company, recognizing the current effect of inflation on real property valuation and intending to provide additional monetary protection to the Insured Owner named in said Policy, hereby modifies said Policy, as follows:

1. Notwithstanding anything contained in said Policy to the contrary, the amount of insurance provided by said Policy, as stated in Schedule A thereof, is subject to cumulative annual upward adjustments in the manner and to the extent hereinafter specified.
2. "Adjustment Date" is defined, for the purpose of this Endorsement, to be 12:01 a.m. on the first January 1 which occurs more than six (6) months after the Date of Policy, as shown in Schedule A of the Policy to which this Endorsement is attached, and on each succeeding January 1.
3. An upward adjustment will be made on each of the Adjustment Dates, as defined above, by increasing the maximum amount of insurance provided by said Policy (as said amount may have been increased theretofore under the terms of this Endorsement) by the same percentage, if any, by which the United States Department of Commerce Composite Construction Cost Index (base period 1967) for the month of September immediately preceding exceeds such Index for the month of September one year earlier; provided, however, that the maximum amount of insurance in force shall never exceed One Hundred and Fifty percent (150%) of the amount of insurance stated in Schedule A of said Policy, less the amount of any claim paid under said Policy which, under the terms of the Conditions and Stipulations, reduces the amount of insurance in force. There shall be no annual adjustment in the amount of insurance for years in which there is no increase in said Construction Cost Index.
4. In the settlement of any claim against the Company under said Policy, the amount of insurance in force shall be deemed to be the amount which is in force as of the date on which the insured claimant first learned of the assertion or possible assertion of such claim, or as of the date of receipt by the Company of the first notice of such claim, whichever shall occur first.

PROVIDED, HOWEVER, this endorsement shall be effective only if one of the following conditions exists at Date of Policy:

a. The land described in this policy is a parcel on which there is only a one to-four family residential structure, including all improvements on the land related to residential use, in which the Insured Owner resides or intends to reside; or,

b. The land consists of a residential condominium unit, together with the common elements appurtenant thereto and related to residential use thereof, in which the Insured Owner resides or intends to reside.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: October 11, 2022

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Policy Number:

22008487OK

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By:



Michael J. Nolan, President



Attest:



Marjorie Nemzura, Secretary

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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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Issued By: Chicago Title Company, LLC
1100 Lake Street, Suite 165
Oak Park, IL 60301

SCHEDULE A

Address Reference: 24076 N U.S highway 12, Lake Zurich, IL 60047

Date of Policy	Amount of Insurance
September 29, 2022	$500,000.00

1. Name of Insured:

   1000 Miller Road, LLC a Wyoming limitied liability company

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   1000 Miller Road, LLC a Wyoming limitied liability company

4. The Land referred to in this policy is described as follows:

   THE NORTH HALF OF LOT 16 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 7 AND OF PART OF THE NORTH WEST QUARTER OF SECTION 18 ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 19, 1948, AS DOCUMENT 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9; (EXCEPT THAT PART THEREOF TAKEN FOR ROAD PURPOSES BY INSTRUMENT RECORDED JULY 10, 1948 AS DOCUMENT NUMBER 647622), IN LAKE COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Taxes or special assessments which are not shown as existing liens by the Public Records.

6. Taxes for the year 2022.

Taxes for the year 2021 are payable in two installments.

The first installment amounting to $1,037.08 is paid of record.

The second installment amounting to $1,037.08 is paid of record.

Taxes for the year 2022 are not yet due and payable.

Permanent Tax No.: 14-07-302-013-0000

7. Designation and establishment of Federal Aid Route No. 60, as a "Freeway" (pursuant to States xof the State of Illinois) by instrument recorded April 21, 1959 as Document Number 1027587 denying new highway, street, road, alley or other public way to the premises in question from State Route No. 60, except upon written request and consent of the Illinois Department of Transportation.

8. Note: It does not appear that owners or occupants of the premises in question have means of ingress and egress to the premises in question from a public highway (except State Bond Issue No. 60) which was limited access as noted above in Document No. 1027587. Nothing in this commitment/policy is, therefore, to be construed that the owners of occupants of the premises in question to a public highway except as may be permitted by the State of Illinois pursuant to said ordinance noted in Document No. 1027587.

9. Terms and provisions of Ordinance No. 2009-08-648 recorded August 7, 2009 as Document No. 6508311, establishing a recapture fee for the Meadow Wood Subdivision for certain water main and sanitary sewer improvements.

10. An encroachment of the gravel surfaces situated on land adjoining to the North and Southwest into or onto said Land, as disclosed by survey dated September 20, 2022 by Sight on Solutions, Inc as job no. 22285.

11. Rights of public and quasi-public utilities in the Land, disclosed by overhead wires, utility pole, manhole and telecom pedestal in the West part of the Land, as shown on survey dated September 20, 2022 by Sight on Solutions, Inc as job no. 22285.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

END OF SCHEDULE B

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by Ten percent (10%), and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ENDORSEMENT - SE 32-06

HOMEOWNER'S INFLATION PROTECTION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

22008487OK

The Company, recognizing the current effect of inflation on real property valuation and intending to provide additional monetary protection to the Insured Owner named in said Policy, hereby modifies said Policy, as follows:

1. Notwithstanding anything contained in said Policy to the contrary, the amount of insurance provided by said Policy, as stated in Schedule A thereof, is subject to cumulative annual upward adjustments in the manner and to the extent hereinafter specified.
2. "Adjustment Date" is defined, for the purpose of this Endorsement, to be 12:01 a.m. on the first January 1 which occurs more than six (6) months after the Date of Policy, as shown in Schedule A of the Policy to which this Endorsement is attached, and on each succeeding January 1.
3. An upward adjustment will be made on each of the Adjustment Dates, as defined above, by increasing the maximum amount of insurance provided by said Policy (as said amount may have been increased theretofore under the terms of this Endorsement) by the same percentage, if any, by which the United States Department of Commerce Composite Construction Cost Index (base period 1967) for the month of September immediately preceding exceeds such Index for the month of September one year earlier; provided, however, that the maximum amount of insurance in force shall never exceed One Hundred and Fifty percent (150%) of the amount of insurance stated in Schedule A of said Policy, less the amount of any claim paid under said Policy which, under the terms of the Conditions and Stipulations, reduces the amount of insurance in force. There shall be no annual adjustment in the amount of insurance for years in which there is no increase in said Construction Cost Index.
4. In the settlement of any claim against the Company under said Policy, the amount of insurance in force shall be deemed to be the amount which is in force as of the date on which the insured claimant first learned of the assertion or possible assertion of such claim, or as of the date of receipt by the Company of the first notice of such claim, whichever shall occur first.

PROVIDED, HOWEVER, this endorsement shall be effective only if one of the following conditions exists at Date of Policy:

a. The land described in this policy is a parcel on which there is only a one to-four family residential structure, including all improvements on the land related to residential use, in which the Insured Owner resides or intends to reside; or,

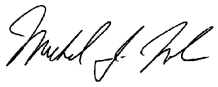
b. The land consists of a residential condominium unit, together with the common elements appurtenant thereto and related to residential use thereof, in which the Insured Owner resides or intends to reside.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: September 29, 2022

Countersigned By:



Michael J. Nolan
Authorized Officer or Agent

ENDORSEMENT - SE 287

POLICY MODIFICATION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

22008487OK

General Exception number(s) 1-5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: September 29, 2022

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Policy Number:

22GND269064LZ

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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Issued By: Kelleher & Holland, LLC
102 S. Wynstone Park Dr
North Barrington, IL 60010

SCHEDULE A

Address Reference: 24102 N. US Highway 12, Lake Zurich, IL 60047-8927

Date of Policy	Amount of Insurance
November 15, 2022	$745,000.00

1. Name of Insured:

   1000 Miller Road, LLC, a wyoming Limited Liability Company

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   1000 Miller Road, LLC, a wyoming Limited Liability Company

4. The Land referred to in this policy is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

THE SOUTH 147.60 FEET OF LOT 15 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 1360 FEET OF THE NORTHWEST 1/4 OF SECTION 18, (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF), ALL IN THE TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19,1948, AS DOCUMENT 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9, EXCEPT THAT PART TAKEN FOR ROAD PURPOSES BY INSTRUMENT RECORDED JULY 19, 1948 AS DOCUMENT NUMBER 648288) IN LAKE COUNTY, ILLINOIS.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by Public Records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Taxes or special assessments which are not shown as existing liens by the Public Records.

6. Taxes for the years 2021 and 2022.

Taxes for the years 2022 are not yet due or payable.

Permanent Tax No.: 14-07-302-012

Note: Taxes for the year 2021 amounting to $3,717.26 are paid of record.

7. Designation and establishment of federal aid route No. 60 as a "Freeway" (pursuant to statutes of State of Illinois) by instrument recorded April 21, 1959 as document 1027587 denying new highway, Street, road, alley, or other public way to the Land herein from U.S. Route No. 12, except upon written consent of Department of Public Works and buildings.

8. Agreement by and between Angelo Villa and Bonita J. Villa, his wife and Kevin F. Garvey recorded August 31, 1976 as document 1789113 relating to the use of a well on premises not now in question by the owners and occupants of premises in question and to the Payment of Construction and Maintenance of said well and monthly charge for the use of water from said well. Note: Nothing in this commitment is to be construed as insuring the right to use said well.

9. Encroachment over said Land of the well located on the Land Northerly and adjoining by about 1.89 feet as revealed by the survey.

10. Terms and conditions of Ordinance No. 2009-08-648 recorded August 7, 2009 as Document No. 6508311, recapture fee for the Meadow Wood Subdivision for Certain Water Main and Sanitary Sewer Improvements.

11. Possible unrecorded easements in favor of public and quasi-public utility companies for the right to maintain and repair overhead wires and miscellaneous manholes, together with the right of access thereto, and disclosed by survey presented at closing, prepared by Sight on Solutions, Inc. dated September 20, 2022 known as survey number 22285.

12. Possible unrecorded easement for gravel driveway as depicted on the survey aforesaid.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

(affect the South line of the land).

END OF SCHEDULE B

Title Insurance Agent:

Kelleher & Holland, LLC
102 S. Wynstone Park Dr
North Barrington, IL 60010
Phone: (847)382-9130
Fax: (847)382-9135

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by Ten percent (10%), and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

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(continued)

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ENDORSEMENT - SE 32-06

HOMEOWNER'S INFLATION PROTECTION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

22GND269064LZ

The Company, recognizing the current effect of inflation on real property valuation and intending to provide additional monetary protection to the Insured Owner named in said Policy, hereby modifies said Policy, as follows:

1. Notwithstanding anything contained in said Policy to the contrary, the amount of insurance provided by said Policy, as stated in Schedule A thereof, is subject to cumulative annual upward adjustments in the manner and to the extent hereinafter specified.
2. "Adjustment Date" is defined, for the purpose of this Endorsement, to be 12:01 a.m. on the first January 1 which occurs more than six (6) months after the Date of Policy, as shown in Schedule A of the Policy to which this Endorsement is attached, and on each succeeding January 1.
3. An upward adjustment will be made on each of the Adjustment Dates, as defined above, by increasing the maximum amount of insurance provided by said Policy (as said amount may have been increased theretofore under the terms of this Endorsement) by the same percentage, if any, by which the United States Department of Commerce Composite Construction Cost Index (base period 1967) for the month of September immediately preceding exceeds such Index for the month of September one year earlier; provided, however, that the maximum amount of insurance in force shall never exceed One Hundred and Fifty percent (150%) of the amount of insurance stated in Schedule A of said Policy, less the amount of any claim paid under said Policy which, under the terms of the Conditions and Stipulations, reduces the amount of insurance in force. There shall be no annual adjustment in the amount of insurance for years in which there is no increase in said Construction Cost Index.
4. In the settlement of any claim against the Company under said Policy, the amount of insurance in force shall be deemed to be the amount which is in force as of the date on which the insured claimant first learned of the assertion or possible assertion of such claim, or as of the date of receipt by the Company of the first notice of such claim, whichever shall occur first.

PROVIDED, HOWEVER, this endorsement shall be effective only if one of the following conditions exists at Date of Policy:

a. The land described in this policy is a parcel on which there is only a one to-four family residential structure, including all improvements on the land related to residential use, in which the Insured Owner resides or intends to reside; or,

b. The land consists of a residential condominium unit, together with the common elements appurtenant thereto and related to residential use thereof, in which the Insured Owner resides or intends to reside.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 15, 2022

ENDORSEMENT - SE 287

POLICY MODIFICATION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

22GND269064LZ

General Exception number(s) 1-5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 15, 2022

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Policy Number:

22GND269065LZ

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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AMERICAN LAND TITLE ASSOCIATION

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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Issued By: Kelleher & Holland, LLC
102 S. Wynstone Park Dr
North Barrington, IL 60010

SCHEDULE A

Address Reference: 24118 N. US Hwy.12, Lake Zurich, IL 60047-2226

Date of Policy	Amount of Insurance
October 11, 2022	$450,000.00

1. Name of Insured:

   1000 Miller Road LLC, a Wyeming limited liability company

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   1000 Miller Road LLC, a Wyeming limited liability company

4. The Land referred to in this policy is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

LOT 15 (EXCEPT THE SOUTH 147.60 FEET THEREOF) IN CLOVER HILL FARMS, UNIT NO. 1 BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 1360 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF) ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED . JANUARY 19, 1948, AS DOCUMENT NUMBER 635092 IN BOOK 31, OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by Public Records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Taxes or special assessments which are not shown as existing liens by the Public Records.

6. Taxes for the years 2021 and 2022.

Taxes for the years 2021 are not yet due or payable.

Permanent Tax No.: 14-07-302-011

Note: Taxes for the year 2022 amounting to $6,971.04 are paid of record.

7. Designation and establishment of Federal Aid Route No. 60, as a "Freeway" (pursuant to statutes of the State of Illinois) by instrument recorded April 21, 1959 as document number 1027587, denying new highway, street, road, alley or other public way to the premises in question from State Route No. 60, except upon written request and consent of the Illinois Department of Transportation.

8. Encroachment of a well located on the Land herein over and onto the Land lying South and adjoining by approximately 1.89 feet as disclosed by survey dated June 11, 1975.

9. Agreement by and between Angelo Villa and Bonita J. Villa, his wife and Kevin F. Garvey dated August 27, 1976 and recorded August 31, 1976 as document number 1789112 relating to the use of a well located on the Land herein by owners or occupants of the Land herein and the owners or occupants of the Land lying South and adjoining with provisions and conditions therein contained as to cost, maintenance and access.

10. Perpetual non exclusive easement for ingress and egress over, under and across so much of the Land herein as may be necessary for maintenance and repair of a well, equipment and pipeline located on the Land herein for the use and benefit of Land lying South and adjoining as granted by warranty deed made by Angelo Villa and Bonita J. Villa, his wife, to Kevin F. Garvey dated August 17, 1976 and recorded August 31, 1976 as document number 1789112.

11. Perpetual non exclusive easement for ingress and egress over, under and across so much of the Land lying South and adjoining as may be necessary for maintenance and repair of the well, equipment and pipeline located on the Land herein as reserved in the warranty deed noted herein at Exception J.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

Note: Nothing in this commitment is to be construed as insuring the right to use said easement.

12. Ordinance no. 2009-08-648 establishing recapture fee for certain water main and sanitary sewers improvments recorded August 7, 2009 as document number 6508311 and the terms, provisions and conditions contained therein.

13. Possible easement along the West line of the land disclosed by overhead wires shown on the survey prepared by Sight on Solutions Inc. dated September 20, 2022.

14. An encroachment of the fence situated on said Land into or onto the adjoining land on the North by approximately 0.3 feet and West by approximately 0.4 feet, as disclosed by survey prepared by Sight on Solutions Inc. dated September 20, 2022.

END OF SCHEDULE B

Title Insurance Agent:

Kelleher & Holland, LLC
102 S. Wynstone Park Dr
North Barrington, IL 60010
Phone: (847)382-9130
Fax: (847)382-9135

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by Ten percent (10%), and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ENDORSEMENT - SE 287

POLICY MODIFICATION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

22GND269065LZ

General Exception number(s) 1-5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: October 11, 2022

ENDORSEMENT - SE 32-06

HOMEOWNER'S INFLATION PROTECTION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

22GND269065LZ

The Company, recognizing the current effect of inflation on real property valuation and intending to provide additional monetary protection to the Insured Owner named in said Policy, hereby modifies said Policy, as follows:

1. Notwithstanding anything contained in said Policy to the contrary, the amount of insurance provided by said Policy, as stated in Schedule A thereof, is subject to cumulative annual upward adjustments in the manner and to the extent hereinafter specified.
2. "Adjustment Date" is defined, for the purpose of this Endorsement, to be 12:01 a.m. on the first January 1 which occurs more than six (6) months after the Date of Policy, as shown in Schedule A of the Policy to which this Endorsement is attached, and on each succeeding January 1.
3. An upward adjustment will be made on each of the Adjustment Dates, as defined above, by increasing the maximum amount of insurance provided by said Policy (as said amount may have been increased theretofore under the terms of this Endorsement) by the same percentage, if any, by which the United States Department of Commerce Composite Construction Cost Index (base period 1967) for the month of September immediately preceding exceeds such Index for the month of September one year earlier; provided, however, that the maximum amount of insurance in force shall never exceed One Hundred and Fifty percent (150%) of the amount of insurance stated in Schedule A of said Policy, less the amount of any claim paid under said Policy which, under the terms of the Conditions and Stipulations, reduces the amount of insurance in force. There shall be no annual adjustment in the amount of insurance for years in which there is no increase in said Construction Cost Index.
4. In the settlement of any claim against the Company under said Policy, the amount of insurance in force shall be deemed to be the amount which is in force as of the date on which the insured claimant first learned of the assertion or possible assertion of such claim, or as of the date of receipt by the Company of the first notice of such claim, whichever shall occur first.

PROVIDED, HOWEVER, this endorsement shall be effective only if one of the following conditions exists at Date of Policy:

a. The land described in this policy is a parcel on which there is only a one to-four family residential structure, including all improvements on the land related to residential use, in which the Insured Owner resides or intends to reside; or,

b. The land consists of a residential condominium unit, together with the common elements appurtenant thereto and related to residential use thereof, in which the Insured Owner resides or intends to reside.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: October 11, 2022

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Policy Number:

22CND262013LZ

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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AMERICAN LAND TITLE ASSOCIATION

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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Issued By: Salvi, Salvi & Wifler, P.C.
335 Chancery Ln
Lake Zurich, IL 60047

SCHEDULE A

Address Reference: 24528 W. Miller Road, North Barrington, IL 60010

Date of Policy	Amount of Insurance
October 26, 2022	$1,100,000.00

1. Name of Insured:

   1000 Miller Road, LLC, a wyoming Limited Liability Company

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   1000 Miller Road, LLC, a wyoming Limited Liability Company

4. The Land referred to in this policy is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

PARCEL 1:

LOT 17 IN CLOVER HILL FARMS, UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND THE NORTH 828 FEET OF THE 1360 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.7 FEET THEREOF), ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092 IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 10 RODS; THENCE NORTH 12 RODS; THENCE EAST 10 RODS; THENCE SOUTH 12 RODS TO THE PLACE OF BEGINNING; (EXCEPT THAT PART THEREOF LYING EASTERLY OF A LINE EXTENDING ACROSS SAID TRACT AND WHICH IS 100 FEET WESTERLY OF, MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE CENTER LINE OF FEDERAL AID HIGHWAY ROUTE 60, SAID CENTER LINE SHOWN ON A PLAT OF SURVEY RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, AS DOCUMENT 639882, IN BOOK 862 OF RECORDS, PAGE 159), IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM PARCELS 1 AND 2 THE FOLLOWING DESCRIBED LAND CONVEYED TO LAKE COUNTY DIVISION OF TRANSPORTATION BY TRUSTEE'S DEED DATED OCTOBER 15, 2020 AND RECORDED ON JANUARY 23, 2021 AS DOCUMENT 7742321; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BEARINGS AND DISTANCES ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) EAST ZONE, WITH A COMBINATION FACTOR OF 0.9999447337, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 130 FEET OF THE NORTHWEST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.70 FEET THEREOF) ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092, THENCE NORTH 00 DEGREES 07 MINUTES 41 SECONDS WEST ALONG SAID WEST LINE, 10.00 FEET TO A LINE THAT IS 10.00 FEET NORTH OF AND PARALLEL WITH SAID RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 05 MINUTES 29 SECONDS EAST ALONG SAID LINE, 247.34 FEET; THENCE NORTH 83 DEGREES 15 MINUTES 09 SECONDS EAST, 64.66 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF RAND ROAD (US ROUTE 12) DEDICATED PER DOCUMENT 639882 AND THAT IS 51.62 FEET NORTH OF THE EXISTING CENTERLINE OF MILLER ROAD AS DEDICATED PER SAID DOCUMENT NUMBER 635092 ; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE AND EXTENSION THEREOF, 51.62 FEET TO SAID EXISTING CENTERLINE OF MILLER ROAD; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE OF MILLER ROAD, 38.76 TO THE EAST LINE OF SAID LOT 17 EXTENDED; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST ALONG SAID LINE EXTENDED, 33.01 FEET TO THE SOUTH LINE OF SAID LOT 17, ALSO BEING THE NORTH RIGHT OF WAY LINE

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EXHIBIT "A"

Legal Description

OF MILLER ROAD PER SAID DOCUMENT NUMBER 635092; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS WEST ALONG SAID LINE, 272.67 FEET TO THE POINT OF BEGINNING.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by Public Records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Taxes or special assessments which are not shown as existing liens by the Public Records.

6. Taxes for the years 2021 and 2022.

Taxes for the year 2021 are payable in two installments.

The first installment amounting to $142.60 is paid of record.

The second installment amounting to $142.60 is paid of record

Taxes for the year 2022 are not yet due and payable.

Permanent Tax No.: 14-07-300-003

Note: New PIN 14-07-300-004 will be in collection for the 2022 taxes.

7. Taxes for the years 2021 and 2022.

Taxes for the year 2021 are payable in two installments.

The first installment amounting to $4,419.52 is paid of record.

The second installment amounting to $4,419.52 is paid of record.

Taxes for the year 2022 are not yet due and payable.

Permanent Tax No.: 14-07-302-015

Note: New PIN 14-07-302-050 will be in collection for the 2022 taxes.

8. Rights of the public, the State of Illinois and the municipality in and to that part of the Land taken or used for road purposes, if any.

9. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

10. Designation and establishment of Federal Aid Route No. 60, as a "Freeway" (pursuant to States of the State of Illinois) by instrument recorded April 21, 1959 as Document Number 1027587 denying new highway, street, road, alley or other public way to the premises in question from State Route No. 60, except upon written request and consent of the Illinois Department of Transportation.

11. Ordinance no. 2009-08-648 establishing recapture fee for certain water main and sanitary sewers improvments recorded August 7, 2009 as Document Number 6508311 and the terms, provisions and conditions contained therein.

12. Adverse encroachmet of gravel surface over the easetern boundary as referenced on Sight on Solutions, Inc.'s September 22, 2022 survey, Job No. 22285.

END OF SCHEDULE B

Title Insurance Agent:

Salvi, Salvi & Wifler, P.C.
335 Chancery Ln
Lake Zurich, IL 60047
Phone: (847)438-6153
Fax: (847)343-8617

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by Ten percent (10%), and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

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(continued)

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ENDORSEMENT - SE 287

POLICY MODIFICATION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

22CND262013LZ

General Exception number(s) 1-5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: October 26, 2022

ENDORSEMENT - SE 32-06

HOMEOWNER'S INFLATION PROTECTION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

22CND262013LZ

The Company, recognizing the current effect of inflation on real property valuation and intending to provide additional monetary protection to the Insured Owner named in said Policy, hereby modifies said Policy, as follows:

1. Notwithstanding anything contained in said Policy to the contrary, the amount of insurance provided by said Policy, as stated in Schedule A thereof, is subject to cumulative annual upward adjustments in the manner and to the extent hereinafter specified.
2. "Adjustment Date" is defined, for the purpose of this Endorsement, to be 12:01 a.m. on the first January 1 which occurs more than six (6) months after the Date of Policy, as shown in Schedule A of the Policy to which this Endorsement is attached, and on each succeeding January 1.
3. An upward adjustment will be made on each of the Adjustment Dates, as defined above, by increasing the maximum amount of insurance provided by said Policy (as said amount may have been increased theretofore under the terms of this Endorsement) by the same percentage, if any, by which the United States Department of Commerce Composite Construction Cost Index (base period 1967) for the month of September immediately preceding exceeds such Index for the month of September one year earlier; provided, however, that the maximum amount of insurance in force shall never exceed One Hundred and Fifty percent (150%) of the amount of insurance stated in Schedule A of said Policy, less the amount of any claim paid under said Policy which, under the terms of the Conditions and Stipulations, reduces the amount of insurance in force. There shall be no annual adjustment in the amount of insurance for years in which there is no increase in said Construction Cost Index.
4. In the settlement of any claim against the Company under said Policy, the amount of insurance in force shall be deemed to be the amount which is in force as of the date on which the insured claimant first learned of the assertion or possible assertion of such claim, or as of the date of receipt by the Company of the first notice of such claim, whichever shall occur first.

PROVIDED, HOWEVER, this endorsement shall be effective only if one of the following conditions exists at Date of Policy:

a. The land described in this policy is a parcel on which there is only a one to-four family residential structure, including all improvements on the land related to residential use, in which the Insured Owner resides or intends to reside; or,

b. The land consists of a residential condominium unit, together with the common elements appurtenant thereto and related to residential use thereof, in which the Insured Owner resides or intends to reside.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: October 26, 2022

PLAT OF SURVEY
OF

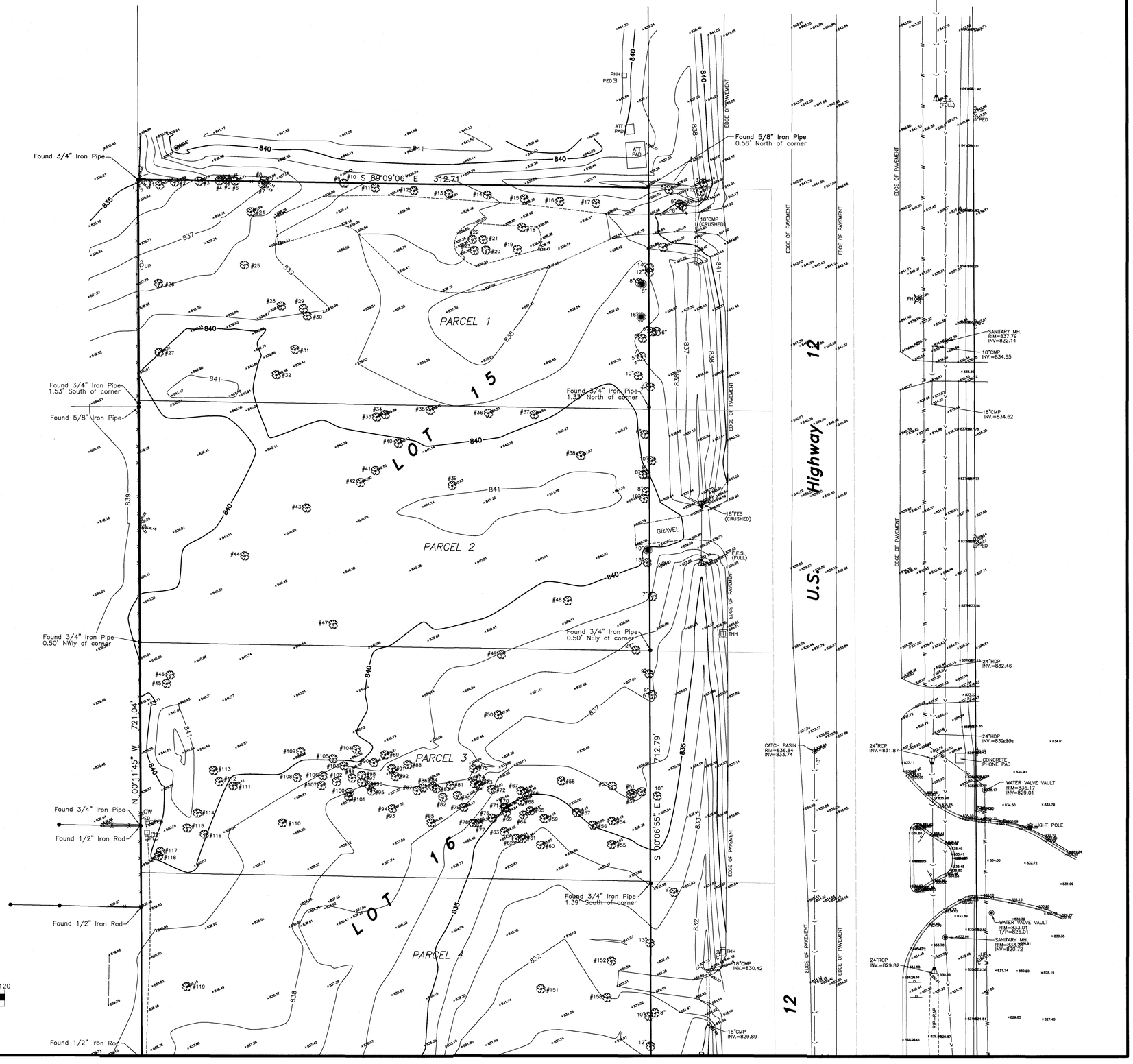
PARCEL 1: (PIN: 14-07-302-011)
LOT 15 (EXCEPT THE SOUTH 147.60 FEET) IN CLOVER HILL FARMS, UNIT NO. 1; BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

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THE SOUTH 147.60 FEET OF LOT 15 IN CLOVER HILL FARMS, UNIT NO. 1; BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: (PIN: 14-07-302-013)
THE NORTH HALF OF LOT 16 IN CLOVER HILL FARMS, UNIT NO. 1; BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

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THE SOUTH HALF OF LOT 16 IN CLOVER HILL FARMS, UNIT NO. 1; BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

PARCEL 5: (PIN: 14-07-302-050)
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PARCEL 6:
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 10 RODS; THENCE NORTH 12 RODS; THENCE EAST 10 RODS; THENCE SOUTH 12 RODS TO THE PLACE OF BEGINNING; (EXCEPT THAT PART THEREOF LYING EASTERLY OF A LINE EXTENDING ACROSS SAID TRACT AND WHICH IS 100 FEET WESTERLY OF, MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE CENTERLINE OF FEDERAL AID HIGHWAY ROUTE 60, SAID CENTERLINE SHOWN ON A PLAT OF SURVEY RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, AS DOCUMENT 639882, IN BOOK 862 OF RECORDS, PAGE 159), IN LAKE COUNTY, ILLINOIS.
EXCEPTION THEREFROM PARCELS 5 AND 6 THE FOLLOWING DESCRIBED LAND CONVEYED TO LAKE COUNTY DIVISION OF TRANSPORTATION BY TRUSTEE'S DEED DATED OCTOBER 15, 2020 AND RECORDED ON JANUARY 23, 2021 AS DOCUMENT 7742321; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BEARINGS AND DISTANCES ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) EAST ZONE, WITH A COMBINATION FACTOR OF 0.9999447337, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 17 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 130 FEET OF THE NORTHEAST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.70 FEET THEREOF) ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092; THENCE NORTH 00 DEGREES 07 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE, 10.00 FEET TO A LINE THAT IS 10.00 FEET NORTH OF AND PARALLEL WITH SAID RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 05 MINUTES 29 SECONDS EAST ALONG A LINE, 247.34 FEET; THENCE NORTH 83 DEGREES 15 MINUTES 09 SECONDS EAST, 64.66 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF RAND ROAD (US ROUTE 12) DEDICATED PER DOCUMENT 639882 AND THAT IS 51.62 FEET NORTH OF THE EXISTING CENTERLINE OF MILLER ROAD AS DEDICATED PER SAID DOCUMENT NUMBER 635092; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE AND EXTENSION THEREOF, 51.62 FEET TO SAID EXISTING CENTERLINE OF MILLER ROAD; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS WEST, ALONG SAID CENTERLINE OF MILLER ROAD, 38.76 FEET TO THE EAST LINE OF SAID LOT 17 EXTENDED; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST ALONG SAID LINE EXTENDED, 33.01 FEET TO THE SOUTH LINE OF SAID LOT 17, ALSO BEING THE NORTH RIGHT OF WAY LINE OF MILLER ROAD PER SAID DOCUMENT NUMBER 635092; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS WEST ALONG SAID LINE, 272.67 FEET TO THE POINT OF BEGINNING.



SYMBOL LEGEND:

EB ⊡ = ELECTRIC BOX
MA ☼ = MAST ARM TRAFFIC SIGNAL
TS ☼ = TRAFFIC SIGNAL
UP ⌀ = UTILITY POLE
⊡ PED = UTILITY PEDESTAL
THH ☐ = TRAFFIC SIGNAL HANDHOLE
—— = SIGN
>GW = GUY WIRE
FH = FIRE HYDRANT
GV ⧋ = GAS VALVE
PHH ☐ = PHONE HANDHOLE

—C—C—C— UNDERGROUND CABLE
—E—E—E— UNDERGROUND ELECTRIC
—T—T—T— UNDERGROUND TELEPHONE
—G—G—G— UNDERGROUND GAS
—W—W—W— UNDERGROUND WATERMAIN
—)—)—)— UNDERGROUND STORM SEWER
—>—>—>— UNDERGROUND SANITARY SEWER

NORTH

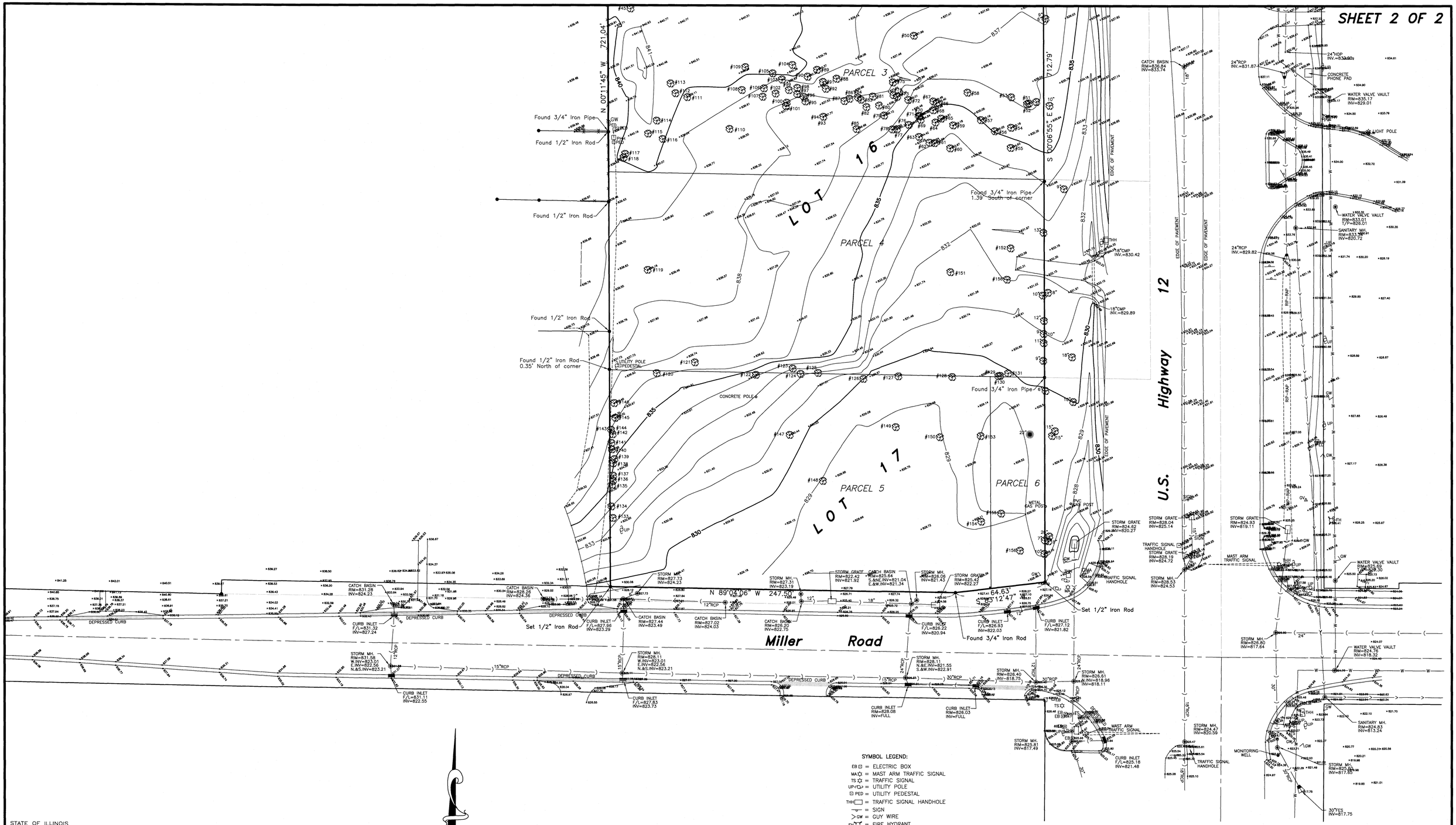
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.
File No. 70-25
P7025.DWG

FIELDWORK COMPLETED: 05-01-2025
CLIENT NAME: Erikkson Engineering Associates, Ltd.
ADDRESS: 145 Commerce Drive, Suite A
Grayslake, IL 60030

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear. Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980



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—C—C—C—
—E—E—E—
—T—T—T—
—G—G—G—
—W—W—W—
—)—)—)—
—>—>—>—

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.
File No. 70-25
F7025.DWG

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION; ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-26
PROFESSIONAL DESIGN FIRM NO. 184-002732

FIELDWORK COMPLETED: 05-01-2025
CLIENT NAME: Erikkson Engineering Associates, Ltd.
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GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

PLAT OF ANNEXATION

TO THE VILLAGE OF LAKE ZURICH



PARCEL 1: (PIN: 14-07-302-011)
LOT 15 (EXCEPT THE SOUTH 147.60 FEET) IN CLOVER HILL FARMS, UNIT NO. 1; BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9, ALSO ALL THAT PART OF U.S. ROUTE 12 LYING EASTERLY OF AND ADJACENT THERETO NOT PREVIOUSLY ANNEXED, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: (PIN: 14-07-302-012)
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THE PREMISES COMMONLY KNOWN AS:
24076 N. U.S. HIGHWAY 12, LAKE ZURICH, IL

PIN'S: 14-07-302-011
14-07-302-012
14-07-302-013
14-07-302-014
14-07-302-050

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.
File No. 70-25
P7025 ANNEX.DWG

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT OF ANNEXATION FROM EXISTING RECORDS AS OF THIS DATE AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID ANNEXATION.

DATED AT GRAYSLAKE, ILLINOIS THIS 29TH DAY OF JULY, A.D. 20 25 .

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-26
PROFESSIONAL DESIGN FIRM NO. 184-002732

FIELDWORK COMPLETED: 05-01-2025
CLIENT NAME: Erikkson Engineering Associates, Ltd.
ADDRESS: 145 Commerce Drive, Suite A
Grayslake, IL 60030

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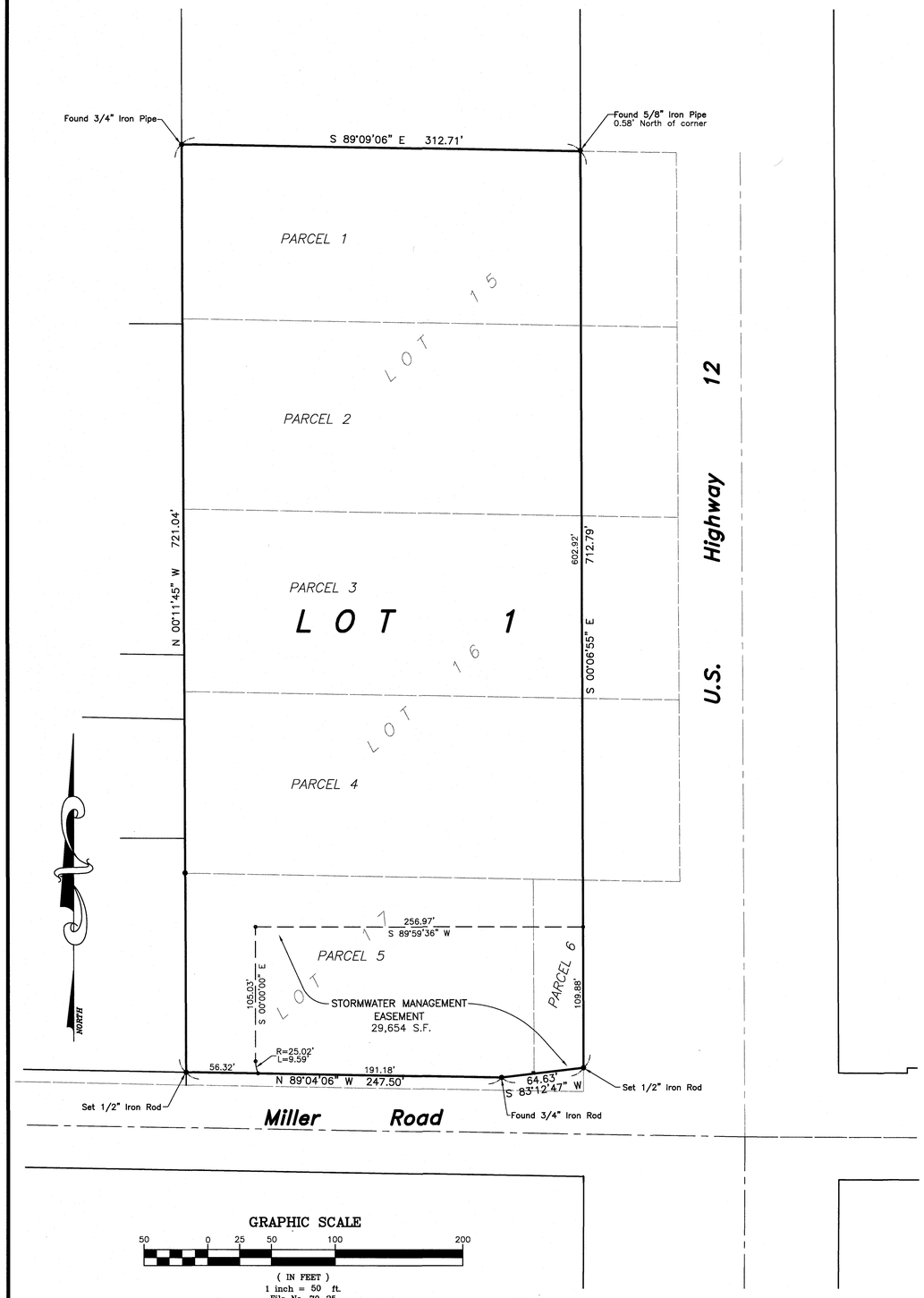
R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

THE PREMISES COMMONLY KNOWN AS:
24076 N. U.S. HIGHWAY 12, LAKE ZURICH, IL
PARCEL AREA = 224,867 S.F.
(5.162 ACRES)
PIN'S: 14-07-302-011
14-07-302-012
14-07-302-013
14-07-302-014
14-07-302-050

ADVOCATE RESUBDIVISION

OF

THAT PART OF THE SOUTH HALF OF GOVERNMENT LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.
File No. 70-25
F7025.DWG

OWNERS CERTIFICATE

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

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 THE 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 DETERMINED 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.

DATED THIS_____ DAY OF _____ A.D. 20_____.

SIGNATURE_____ ADDRESS: _____

PRINTED NAME:_____ _____

TITLE _____ _____

NOTARY PUBLIC

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

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT OF_____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID _____, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____ DAY OF _____ A.D. 20_____.

NOTARY PUBLIC_____

SURVEYORS CERTIFICATE

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

I, BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 3616, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: (PIN: 14-07-302-011)
LOT 15 (EXCEPT THE SOUTH 147.60 FEET) IN CLOVER HILL FARMS, UNIT NO. 1; BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092, IN BOOK 31 OF PLATS, PAGES 8 AND 9, IN LAKE COUNTY, ILLINOIS.

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PARCEL 6:
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 10 RODS; THENCE NORTH 12 RODS; THENCE EAST 10 RODS; THENCE SOUTH 12 RODS TO THE PLACE OF BEGINNING; (EXCEPT THAT PART THEREOF LYING EASTERLY OF A LINE EXTENDING ACROSS SAID TRACT AND WHICH IS 100 FEET WESTERLY OF, MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE CENTERLINE OF FEDERAL AID HIGHWAY ROUTE 60, SAID CENTERLINE SHOWN ON A PLAT OF SURVEY RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, AS DOCUMENT 639882, IN BOOK 862 OF RECORDS, PAGE 159), IN LAKE COUNTY, ILLINOIS.
EXCEPTION THEREFROM PARCELS 5 AND 6 THE FOLLOWING DESCRIBED LAND CONVEYED TO LAKE COUNTY DIVISION OF TRANSPORTATION BY TRUSTEE'S DEED DATED OCTOBER 15, 2020 AND RECORDED ON JANUARY 23, 2021 AS DOCUMENT 7742321; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BEARINGS AND DISTANCES ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) EAST ZONE, WITH A COMBINATION FACTOR OF 0.9999447337, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 17 IN CLOVER HILL FARMS UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7 (EXCEPT THE SOUTH 12 RODS OF THE EAST 10 RODS THEREOF) AND OF THE NORTH 828 FEET OF THE EAST 130 FEET OF THE NORTHEAST QUARTER OF SECTION 18 (EXCEPT THE NORTH 208.7 FEET OF THE WEST 208.7 FEET OF THE EAST 1168.70 FEET THEREOF) ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1948 AS DOCUMENT NUMBER 635092; THENCE NORTH 00 DEGREES 07 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE, 10.00 FEET TO A LINE THAT IS 10.00 FEET NORTH OF AND PARALLEL WITH SAID RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 05 MINUTES 29 SECONDS EAST ALONG A LINE, 247.34 FEET; THENCE NORTH 83 DEGREES 15 MINUTES 09 SECONDS EAST, 64.66 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF RAND ROAD (US ROUTE 12) DEDICATED PER DOCUMENT 639882 AND THAT IS 51.62 FEET NORTH OF THE EXISTING CENTERLINE OF MILLER ROAD AS DEDICATED PER SAID DOCUMENT NUMBER 635092; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE AND EXTENSION THEREOF, 51.62 FEET TO SAID EXISTING CENTERLINE OF MILLER ROAD; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS WEST, ALONG SAID CENTERLINE OF MILLER ROAD, 38.76 FEET TO THE EAST LINE OF SAID LOT 17 EXTENDED; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST ALONG SAID LINE EXTENDED, 33.01 FEET TO THE SOUTH LINE OF SAID LOT 17, ALSO BEING THE NORTH RIGHT OF WAY LINE OF MILLER ROAD PER SAID DOCUMENT NUMBER 635092; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS WEST ALONG SAID LINE, 272.67 FEET TO THE POINT OF BEGINNING.

AS SHOWN ON THE ANNEXED PLAT, WHICH IS TRUE AND CORRECT REPRESENTATION THEREOF. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON TRUE NORTH DETERMINED BY GPS MEASUREMENT, AND THE AREA OF THE SUBDIVISION IS 5.162 ACRES. I HAVE MONUMENTED THE CORNERS OF THE LOTS SHOWN HEREON AND ALL POINTS OF CURVATURE AND POINTS OF TANGENCY WITH IRON RODS. CONCRETE MONUMENTS SET AT OPPOSITE CORNERS OF SUBDIVISION.

I FURTHER CERTIFY THAT THE PROPERTY BASED UPON EXAMINATION OF THE F.E.M.A. MAPS, HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE " X ") AS PORTRAYED ON FLOOD INSURANCE RATE MAP NO.17097C0228K, EFFECTIVE DATE: SEPT. 18, 2013 AND I HEREBY DESIGNATE THE VILLAGE OF LAKE ZURICH TO RECORD THIS PLAT OF SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF AUGUST A.D. 20 25 .

I ALSO CERITFY THAT THIS SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LAKE ZURICH.

BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-26
PROFESSIONAL DESIGN FIRM NO. 184-002732

COUNTY CLERK CERTIFICATE

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

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

DATED THIS_____ DAY OF _____, 20____.

LAKE COUNTY CLERK_____

OWNERS SURFACE WATER DRAINAGE CERTIFICATE

THIS IS TO CERTIFY THAT THE 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 SUBDIVIDE HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION

DATED THIS_____ DAY OF _____, 20_____.

_____
OWNER OR OWNERS ATTORNEY

ENGINEERS SURFACE WATER DRAINAGE CERTIFICATE

THIS IS TO CERTIFY THAT I, 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 OF ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH WATERS IN TO 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 LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS_____ DAY OF _____, 20_____.

_____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
LICENSE NO.

PLAN COMMISSION CERTIFICATE

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

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION HAVE REVIEWED AND APPROVED THE ANNEXED PLAT.

DATED AT LAKE ZURICH, LAKE COUNTY, ILLINOIS THIS_____ DAY OF _____ A.D. 20_____.

_____
PLAN COMMISSION CHAIRMAN

VILLAGE CLERK CERTIFICATE

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

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. 20_____.

_____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

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

I,_____, VILLAGE ENGINEER FOR THE VILLAGE OF LAKE ZURICH, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED 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. 20____.

_____
VILLAGE ENGINEER

MAYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNT OF LAKE) S.S.

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. 20_____.

_____
VILLAGE MAYOR

CERTIFICATE AS TO SPECIAL ASSESSMENTS

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

I, FINANCE DIRECTOR OF THE VILLAGE OF LAKE ZURICH, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT LAKE ZURICH, LAKE COUNTY, ILLINOIS, THIS_____ DAY OF _____ A.D. 20_____.

_____
FINANCE DIRECTOR

EASEMENT PROVISIONS

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

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL , RETENTION POND OR MECHANICAL EQUIPMENT.

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

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS THERETO, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LAKE ZURICH AND TO ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO ENTER IN, ON, UPON, UNDER, OVER, THROUGH, ALONG, AND ACROSS THE AREAS DESIGNATED ON THE PLAT AS STORMWATER MANAGEMENT EASEMENT FOR THE PURPOSE OF INSPECTING SUCH AREAS TO DETERMINE WHETHER THE IMPROVEMENTS AND SYSTEMS WHICH CONSTITUTE THE SAME HAVE BEEN AND ARE BEING PROPERLY MAINTAINED IN CONFORMITY WITH THE APPLICABLE ORDINANCES AND REGULATIONS.
THE VILLAGE OF LAKE ZURICH TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RETAINS THE RIGHTS, BUT NOT THE OBLIGATION, TO ENTER THE EASEMENT AND PERFORM ANY NECESSARY MAINTENANCE IF THE OWNER FAILS TO ADEQUATELY MAINTAIN THE AREA. THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE MAINTENANCE OF SAID FACILITY THAT THE VILLAGE INCURS. THE PERFORMANCE OF ANY SUCH SERVICE BY THE VILLAGE OF LAKE ZURICH SHALL NOT CONSTITUTE ACCEPTANCE OF SUCH AREAS AS PUBLIC PROPERTY NOR BE DEEMED TO BE A TACIT DECLARATION THEREOF.
NO BUILDINGS, SIGNS, CONDUITS, CABLES, WIRES, SEWERS, PIPES, WATERMAINS, VAULTS, TRANSMISSION LINES, FENCING, LANDSCAPING, OR OTHER SUCH FEATURES, FACILITIES OR STRUCTURES SHALL BE CONSTRUCTED OR MAINTAINED FOR ANY PURPOSE WITHIN THE SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE VILLAGE OF LAKE ZURICH. THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF. NOTHING SHALL BE CONSTRUCTED OR PLACED WITHIN, ABOVE, OR OVERHEAD WITHOUT THE WRITTEN PERMISSION OF THE VILLAGE OF LAKE ZURICH. THE EASEMENT DESCRIBED IN THIS SECTION IS AN EASEMENT APPURTENANT, RUNNING WITH THE LANDS, IT SHALL BE AT ALL TIMES BINDING UPON THE OWNER AND ALL OF ITS GRANTEES AND THEIR RESPECTIVE HEIRS, SUCCESSORS ASSIGNS, AND TRANSFEREES. THIS EASEMENT MAY NOT BE AMENDED IF IT WOULD RESULT IN NONCOMPLIANCE WITH ANY ORDINANCES OR REGULATIONS (OR OTHER APPLICABLE REQUIREMENTS) CONCERNING THE STORMWATER MANAGEMENT EASEMENT AND THAT RESPONSIBILITY FOR CONTINUED MAINTENANCE, OPERATION, AND PRESERVATION OF SAID STORMWATER MANAGEMENT EASEMENT SHALL NOT BE ABROGATED EXCEPT BY APPROVAL OF THE VILLAGE OF LAKE ZURICH.

PLAT SUBMITTED BY CERTIFICATE

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

THE PERSON LISTED IN THE FOLLOWING NOTE IS HEREBY GRANTED PERMISSION TO RECORD THIS PLAT ON BEHALF OF BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR.

_____
BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
DATED:
MY LICENSE EXPIRES 11-30-26
PROFESSIONAL DESIGN FIRM NO. 184-002732

THIS PLAT SUBMITTED FOR RECORDING BY:

NAME:_____

BUSINESS:_____

ADDRESS:_____

CITY:_____

STATE/ZIP:_____

DATE:_____

THIS PLAT SUBMITTED FOR RECORDING BY, AND RETURN TO:

NAME:_____

ADDRESS:_____

CITY:_____ STATE:_____ ZIP:_____

FIELDWORK COMPLETED: 05-01-2025
CLIENT NAME: Erikkson Engineering Associates, Ltd.
ADDRESS: 145 Commerce Drive, Suite A
Grayslake, IL 60030

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

Advocate Health Care
AOC Lake Zurich
Preliminary Stormwater Report

Advocate Health Care

August 1, 2025



Prepared by:

Dan Nate, EIT
Spencer Craig, PE
Eriksson Engineering Associates, Ltd.

145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.4804

ERIKSSON ENGINEERING ASSOCIATES, LTD.

www.eea-ltd.com

August 1, 2025

TABLE OF CONTENTS

- Existing Conditions
- Proposed Conditions
  - Volume Control
  - Detention Storage
- Appendix 1 – Preliminary Stormwater Calculations
  - Lake County WDO Detention Curve Number Method
  - Detention Storage Provided
- Appendix 2 – Stormwater Management Exhibits
  - CX_100 – Existing Impervious Area Exhibit
  - CX_200 – Proposed Impervious Area Exhibit

August 1, 2025

PRELIMINARY STORM WATER NARRATIVE

The proposed Advocate Health project is located at the northwest corner of Miller Road and Rand Road (US Highway 12) currently in unincorporated Lake County, IL. The project is being pursued as a planned unit development and the property is intended to be annexed into the Village of Lake Zurich. Miller Road forms the south boundary of the site, Rand Road bounds the site to the east, the north boundary of the site is formed by the Wynstone development, and the western boundary is formed by residential properties located in the Village of North Barrington.

The project includes the construction of a new 1-story Ambulatory Outpatient Clinic building, a new parking lot, stormwater management facilities, and utility main extensions. Demolition of several trees and grading of the site will be necessary. There will be one driveway installed at the southwest corner of the site providing access to Miller Road.

EXISTING CONDITIONS

The site currently contains six individual parcels. All parcels have been vacated prior to the design phase of this project. Historically, five parcels have been used as residential homes, and one parcel contained a mechanic shop. The consolidated property is 5.16-acres and consists of roughly 3.14% impervious surfaces, however, the area which contains the proposed improvements, the "project area", consists of only 2.909 acres of the property, which is around 0.02% impervious. There are no existing stormwater management facilities within the property, which conveys stormwater runoff to the west and south via overland flow paths into Miller Road and Rand Road stormwater facilities.

PROPOSED CONDITIONS

GEOMETRICS

The proposed site will consist of a new 1-story Ambulatory Outpatient Clinic building a new parking lot area with pedestrian walks, and stormwater management facilities. There will be one two-way access drive on the west side of the site connecting to Miller Road. The proposed plat of subdivision will include a 7-foot dedication to the Lake County DOT right-of-way along Miller Road. Along with this dedication, a 15-foot public utility easement is proposed along the frontage of Miller Road for the extension of water and sanitary mains.

UTILITIES

<u>Water</u>

A new water service will be needed to provide the new building addition with sufficient domestic and fire flows. To construct this service, and at the request of the Village of Lake Zurich, the water main is proposed to be extended across Rand Road, along the frontage of Miller Road, and within the proposed utility easement. The water service is proposed to connect to the end of the extended water main along Miller Road, leaving no dead ends to discourage growth of Legionella bacteria. The service will extend north along the proposed access drive and connect to the building on its south face. One fire hydrant is proposed along Miller Road connected to the extended water main, and another is proposed on-site, within 100 feet of the FDC on the building.

Sanitary

A new sanitary sewer service will be needed to accommodate the proposed wastewater flow from the new building. Along with the water main extension, an extended sanitary main is also proposed to cross Rand Road and be constructed within the proposed utility easement along Miller Road. The service runs along the access drive from Miller Road, maintaining separation from the water service, and connects to the south face of the building.

STORMWATER MANAGEMENT

The proposed project will add roughly 40% impervious surface coverage to the 2.909-acre project area. The Village of Lake Zurich is a certified community within Lake County, which means this project is subject to the Village of Lake Zurich's review to obtain a Lake County Watershed Development Ordinance (WDO) permit. The stormwater flows mostly overland from the parking lot towards the south, where it is directed into two curb cuts acting as collection structures for the proposed dry-bottom stormwater basin. On the west side of the site, there are a number of structures proposed to collect surface runoff and direct it into the stormwater basin. Stormwater management requirements will need to be met by maintaining the existing drainage patterns and storm sewer conveyance directions. The site flows towards the northwest corner of the intersection of Miller Road and Rand Road (US-12). At that location, the runoff is collected in a number of structures maintained by the Village of Lake Zurich. Discharge from the dry-bottom detention basin is conveyed through pipes and a restrictor structure to a manhole connected to the same existing system that is collecting the runoff currently.

Detention Storage

Storm water detention for the proposed project area will be provided through a dry-bottom detention basin. The dry-bottom detention basin will be located on the south side of the site, directly adjacent to the access drive from Miller Road. The runoff from the proposed building will be collected via internal roof drains/downspouts and will be discharged from the south side of the building to the storm sewers that convey the storm water from the west side of site. One outlet control structure will be designed to ensure the runoff from the 100-year, 24-hour rainfall event will not exceed regulatory requirements. This site is tributary to the Flint Creek SMC watershed, which has the maximum allowable release rate of 0.150 cfs/acre for the 100-year storm event, and 0.040 cfs/acre for the 2-year storm event per the Lake County WDO. The stormwater management facility will be modeled to determine the volumes and water levels required to meet the WDO requirements given the existing site and public sewer system constraints. Per the WDO, the following are the required detention volumes for the 2-year and 100-year storms based on the proposed improved site's curve number.

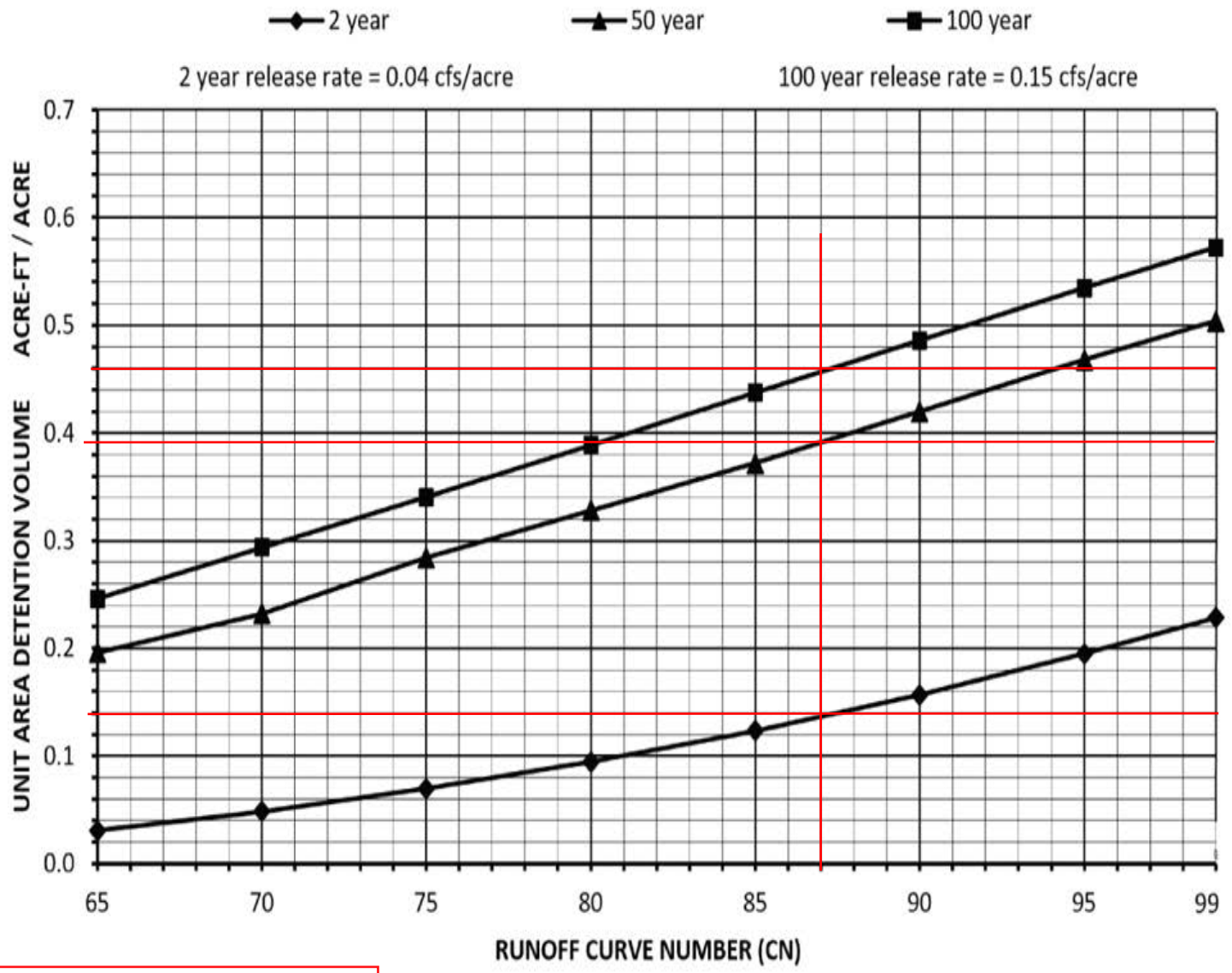
Detention Volume Requirement Per Lake County WDO					
2-year Storm		**10-year Storm**		**100-year Storm**	
(ac-ft/acre)	(ac-ft)	(ac-ft/acre)	(ac-ft)	(ac-ft/acre)	(ac-ft)
0.14	0.41	0.39	1.14	0.46	1.34

August 1, 2025

APPENDIX 1

PRELIMINARY STORMWATER CALCULATIONS

Appendix K: Detention Volume Versus Curve Number



100-year Volume	=	0.46 ac-ft/ac	1.34 ac-ft
10-year Volume	=	0.39 ac-ft/ac	1.14 ac-ft
2-year Volume	=	0.14 ac-ft/ac	0.41 ac-ft

Based On 2.91 Acre Project Area with CN 87

DETENTION VOLUME PROVIDED

PROJECT: Advocate Health AOC Lake Zurich **PERMIT NUMBER:**

LOCATION: Lake Zurich **DATE:** 8/1/2025

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
823.00	191.40			0.00
		907.86	0.02	
824.00	1624.32			0.02
		4860.02	0.11	
825.00	8095.71			0.13
		10074.80	0.23	
826.00	12053.88			0.36
		12824.49	0.29	
827.00	13595.09			0.66
		14393.98	0.33	
828.00	15192.86			0.99
		15977.99	0.35	
828.95	16763.11			1.34
		16805.14	0.02	
829.00	16847.16			1.36

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	1.36
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**1.36**

August 1, 2025

APPENDIX 2

STORMWATER MANAGEMENT EXHIBITS



Scale: 1"=20'

EXHIBIT LEGEND

IMPERVIOUS DEVELOPMENT AREA
CN 98
C 0.90

PERVIOUS AREA
CN 80
C 0.75

DEVELOPMENT AREA

EXHIBIT SUMMARY

Total Development Area	2.909 Acres
Impervious Area	0.005 Acres
Pervious Area	2.905 Acres
Composite CN	80.03

HDR Architecture
225 West Wacker Drive
Chicago, IL 60606

BOLDT

IMEG

ADVOCATE HEALTH CARE
AOC Lake Zurich

99 Main Street
City, State Zip

Advocate Aurora Health

MARK	DATE	DESCRIPTION
	07/11/2025	100% DD
	08/01/2025	ISSUE FOR LAKE ZURICH PZC

Project Number 10423107
Original Issue 10/3/2018

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name

EXISTING IMPERVIOUS AREA EXHIBIT

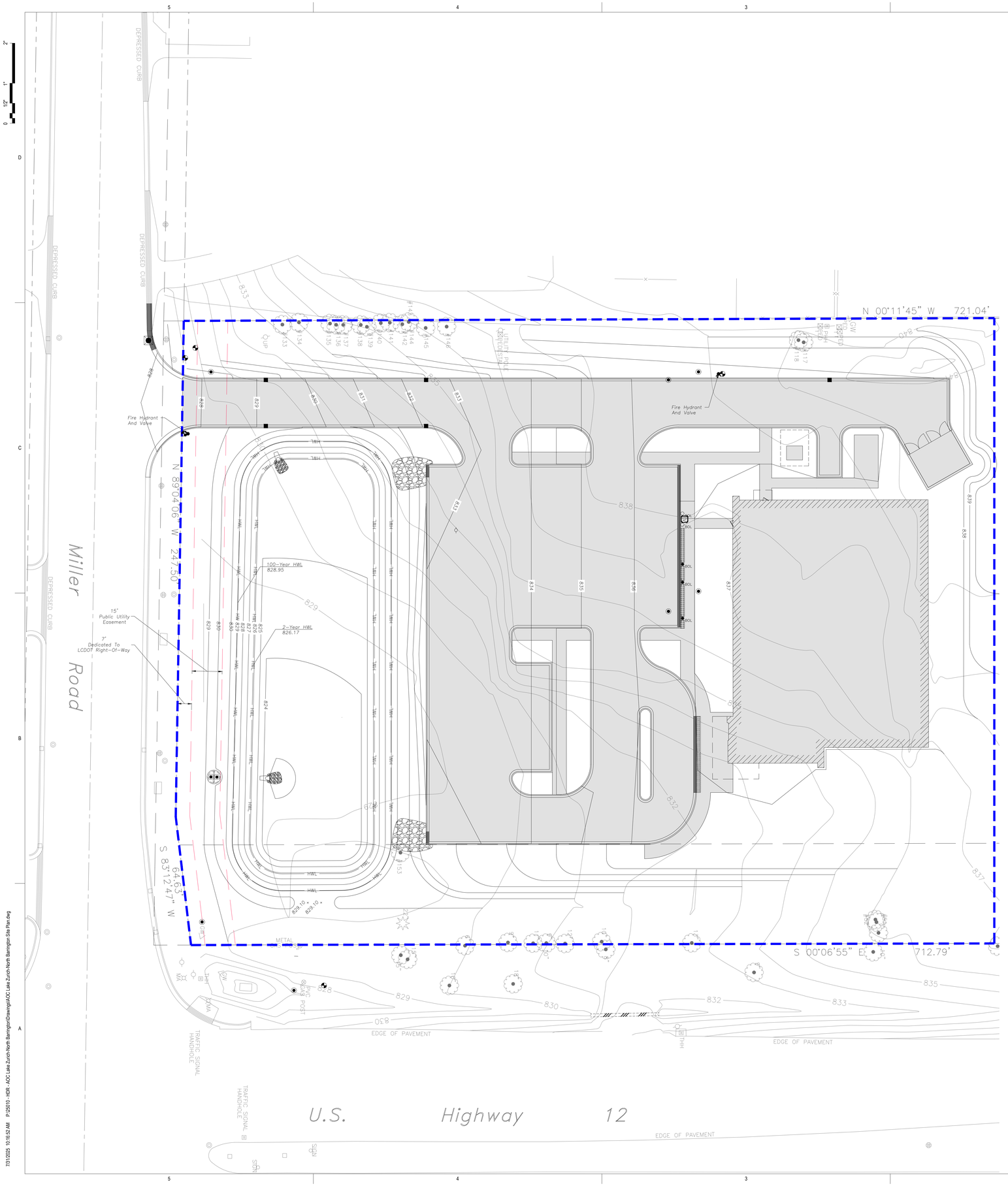
Sheet Number

CX_100

Project Status

Project Status

7/31/2025 10:18:10 AM P:\Civil 3D\10423107 - AOC Lake Zurich-North Barrington\Drawings\ARCH\CX_Lake Zurich-North Barrington Site Plan.dwg


N 00°11'45" W 721.04'
S 00°06'55" E 712.79'
N 89°04'06" W 247.30'
S 83°12'47" W 64.63'
Fire Hydrant And Valve
Fire Hydrant And Valve
DEPRESSED CURB
DEPRESSED CURB
DEPRESSED CURB
Miller Road
15' Public Utility Easement
7' Dedicated To LCDOT Right-Of-Way
100-Year HWL 828.95
2-Year HWL 826.17
HWL
METAL POST
EDGE OF PAVEMENT
EDGE OF PAVEMENT
EDGE OF PAVEMENT
TRAFFIC SIGNAL HANDHOLE
TRAFFIC SIGNAL HANDHOLE
U.S. Highway 12
SIGN
SIGN
UTILITY POLE
UTILITY POLE
UTILITY POLE

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At the Heart of Community

APPLICATION PZC 2025-18 **AGENDA ITEM 4.C**
PZC Hearing Date: September 17, 2025

STAFF REPORT

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

From: Sarosh Saher, Community Development Director

CC: Colleen McCauley, Village Planner
David Modrzejewski, Building Services Supervisor

Date: September 17, 2025

Re: 2025-18 – 755 South Rand Road
Springs at Lake Zurich – Mixed-Use Development
Request for Continuance to the October 15, 2025 meeting of the PZC

SUBJECT

Continental 904 Fund, LLC and Continental Properties Company, Inc., represented by Ms. Jennifer Patton of Continental Properties (the "Applicants") and contract purchasers of the property located at 755 South Rand Road (the "Subject Property"), request consideration to develop the site with a new mixed-use project. The multifamily residential component will be known as "*The Springs at Lake Zurich*."

BACKGROUND

The item was originally scheduled to be considered at the September 17, 2025, meeting of the PZC. However, due to the magnitude and complexity of the project, staff require additional time to evaluate the submittal before finalizing their recommendations. By mutual agreement between Continental and staff, a request has been made to continue the public hearing to the October 15 PZC meeting. Interested parties have been notified of the continuance and are invited to participate in the process at that time.

RECOMMENDATION

Staff recommends that consideration of this item (Application No. 2025-18) be continued to the **October 15, 2025** meeting of the Planning and Zoning Commission.