AGENDA

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026 at 7:00 PM

Jeffrey S. Braiman Council Chambers, Village Hall
50 Raupp Blvd, Buffalo Grove, IL 60089

1. Call to Order

a. Pledge of Allegiance

b. Roll Call

2. Approval of Minutes

a. Minutes of the March 16, 2026 Village Board Regular Meeting

b. Minutes of the April 6, 2026 Village Board Committee of the Whole Meeting

3. Approval of Warrant

a. Approval of Warrant #1393 (Trustee Cesario, Chris Black)

4. Village President's Report

a. Recognition of Stem and Robotics Students from School District 96 (President Smith, Christopher Stilling)

b. Proclamation Recognizing May 2026 As Mental Health Awareness Month (Trustee Johnson, Christopher Stilling)

c. Proclamation Recognizing ALS Awareness Month (President Smith, Christopher Stilling)

d. Proclamation Recognizing Be Kind to Animals Week (Trustee Bocek, Christopher Stilling)

5. Village Manager's Report

a. 2025 Rotary Firefighter of the Year (Trustee Richards, Lawrence Kane)

b. Purchasing Manager Introduction (Trustee Bocek, Tyler Grace)

c. Introduction of the Police Department's Newest Police Officer (Trustee Richards, Brian Budds)

6. Special Business

7. Reports from Trustees

8. Consent Agenda

All items listed on the Consent Agenda, which are available in this room this evening, are considered to be routine by the Village Board and will be enacted by one motion. There will be no

separate discussion of these items unless a Board member or citizen so requests, in which event, the item will be removed from the General Order of Business and considered after all other items of business on the Regular Agenda under New Business.

a. Proclamation Recognizing Armenian Genocide Remembrance Day (President Smith, Christopher Stilling)

b. Proclamation Recognizing Jewish American Heritage Month (President Smith, Christopher Stilling)

c. O-2026-46 Ordinance Approving a Right-of-Way Access Agreement with Metro Fibernet, LLC (Trustee Weidenfeld, Briget Schwab)

d. Proclamation recognizing Building Safety Month in Buffalo Grove (Trustee Ottenheimer, Nicole Woods)

e. O-2026-47 Ordinance Authorizing a Development Improvement Agreement with SDG Lake Cook, LLC for the Chase Plaza Redevelopment Project (Trustee Weidenfeld, Briget Schwab)

f. O-2026-48 Ordinance Authorizing a Development Improvement Agreement with Pulte Home Company, LLC and a Final Plat of Subdivision for the Prairie View Towns Residential Development (Trustee Weidenfeld, Briget Schwab)

g. Proclamation Recognizing May 3-9, 2026 as the 57th Professional Municipal Clerks Week (Clerk Sirabian, Samina Shaikh)

h. Proclamation Recognizing International Compost Awareness Week (President Smith, Christopher Stilling)

i. Proclamation Recognizing Friday, April 24, 2026, as Arbor Day (Trustee Johnson, Chris Krase)

9. Ordinances and Resolutions

a. R-2026-7 Resolution Urging the General Assembly and the Governor to Preserve and Protect Municipal Zoning Authority (Trustee Ottenheimer, Nicole Woods)

b. R-2026-8 Resolution referring the proposed Comprehensive Plan to the Planning and Zoning Commission for a public hearing and requesting the Commission provide a recommendation to the Village Board. (Trustee Ottenheimer, Nicole Woods)

10. Unfinished Business

11. New Business

12. Public Comment

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Village Board business. All members of the public addressing the Village Board shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to

individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Village Board may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

13. Executive Session

14. Adjournment

The Village Board will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 847-459-2500 to allow the Village to make reasonable accommodations for those persons.

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 2.a.
Minutes of the March 16, 2026 Village Board Regular Meeting

Contacts

Liaison: Clerk Sirabian
Staff: Samina Shaikh

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the minutes of the March 16, 2026 Village Board Regular Meeting.

Summary

N/A

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. Minutes - 03/16/2026 Regular Meeting

MINUTES OF THE REGULAR MEETING OF THE VILLAGE PRESIDENT & BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS MONDAY, MARCH 16, 2026

CALL TO ORDER

President Smith called the meeting to order at 7:00 P.M. Those present stood and pledged allegiance to the Flag.

ROLL CALL

Roll call indicated the following present: President Smith; Trustees Johnson, Richards, Cesario, Ottenheimer and Bocek. Trustee Weidenfeld was absent.

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Mike Skibbe, Deputy Village Manager/Director of Public Works; Chris Krase, Deputy Public Works Director; Tyler Grace, Assistant Village Manager/Administrative Services; Christine Berman, Deputy Director of Finance; Nicole Woods, Director of Community Development; Briget Schwab, Village Engineer; Molly Gillespie, Director of Communications; Fire Chief Kane; and Police Chief Budds.

APPROVAL OF MINUTES

Moved by Bocek, seconded by Ottenheimer, to approve the minutes of the February 2, 2026, Regular Meeting. Upon roll call, Trustees voted as follows:

AYES: 4 – Johnson, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSTAIN: 1 – Richards
ABSENT: 1 - Weidenfeld
Motion declared carried.

Moved by Ottenheimer, seconded by Johnson, to approve the minutes of the March 2, 2026, Committee of the Whole Meeting. Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 - Weidenfeld
Motion declared carried.

WARRANT #1392

Ms. Berman read Warrant #1392. Moved by Cesario, seconded by Johnson, to approve Warrant #1392 in the amount of $11,031,709.87 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 - Weidenfeld
Motion declared carried.

VILLAGE PRESIDENT'S REPORT

There is no Village President's report tonight.

DRAFT

VILLAGE MANAGER'S REPORT

There is no Village Manager's report tonight.

TRUSTEE REPORTS

The Village Clerk urged those who have not voted as yet to be sure to do so tomorrow as the polls are open from 6:00 A.M until 7:00 P.M.

CONSENT AGENDA

President Smith explained the Consent Agenda, stating that any member of the audience or the Board could request that an item be removed for full discussion; there were no such requests. The Village Clerk read a brief synopsis of each of the items on the Consent Agenda.

Ordinance No. 26-21 - Parking Restrictions

Motion to pass Ordinance No. 26-21 amending Parking Restrictions to Checker Drive near Arlington Heights Road.

Ordinance No. 2026-22 - Breathing Air Compressor and Fill Station

Motion to pass Ordinance No. 2026-22 authorizing purchase of a Breathing Air Compressor and Fill Station from Air One Equipment.

Street Light Maintenance Services

Motion to Waive Bids and seek Proposals for Street Light Maintenance Services.

Ordinance No. 2026-23 - 2026 Sidewalk Cutting Project

Motion to pass Ordinance No. 2026-23 authorizing a contract with ASTI Sawing, Inc. for the 2026 Sidewalk Cutting Project.

Ordinance No. 2026-24 - 2026 Pavement Marking Project.

Motion to pass Ordinance No. 2026-24 authorizing a contract with High Star Traffic for the 2026 Pavement Marking Project.

Ordinance No. 2026-25 - Automated Truck Wash

Motion to pass Ordinance No. 2026-25 authorizing an Amendment to the Contract with Hydro-Chem Systems, Inc. for an Automated Truck Wash.

Ordinance No. 2026-26 - Sutton Ford

Motion to pass Ordinance No. 2026-26 authorizing the purchase of One (1) 2026 Ford F250 Fleet Replacement Vehicle for Public Works from Sutton Ford.

Ordinance No. 2026-27 - Standard Equipment Company

Motion to pass Ordinance No. 2026-27 authorizing the purchase of One (1) Tennant M20 Rider Sweeper Scrubber Replacement Equipment Unit for Public Works from Standard Equipment Company.

Ordinance No. 2026-28 - Title 5.20 Liquor Controls

Motion to pass Ordinance No. 2026-28 amending Title 5.20 Liquor Controls

DRAFT

Ordinance No. 2026-29 - 2026 Cracksealing Project

Motion to pass Ordinance No. 2026-29 authorizing a Contract with Patriot Pavement Maintenance Inc. for the 2026 Cracksealing Project.

Ordinance No. 2026-30 - 2026 Parking Lot Improvements

Motion to pass Ordinance No. 2026-30 authorizing a Contract with McGill Construction LLC for the 2026 Parking Lot Improvements Project.

Ordinance No. 2026-31 - 2026 Multi-Use Path Project

Motion to pass Ordinance No. 2026-31 authorizing a Contract with Maneval Construction Company Inc. for the 2026 Multi-Use Path Project.

Ordinance No.2026-32 - Buffalo Grove High School

Motion to pass Ordinance No.2026-32 authorizing an Amendment to a Development Improvement Agreement with High School District 214 for Athletic Field Renovations Phase 2 at Buffalo Grove High School.

Ordinance No. 2026-33 - Disposal of Surplus Property

Motion to pass Ordinance No. 2026-33 authorizing the Disposal of Surplus Property.

Resolution No. 2026-3 - Motor Fuel Tax

Motion to pass Resolution No. 2026-3 authorizing Motor Fuel Tax (MFT) Fund Allocation for 2026 General Maintenance.

Ordinance No. 2026-34 - Dutch Bros., LLC

Motion to pass Ordinance No. 2026-34 authorizing a Development Improvement Agreement with Dutch Bros., LLC for the Dutch Bros Coffee Shop.

Ordinance No. 2026-35 - Highbury Club

Motion to pass Ordinance No. 2026-35 authorizing a Development Improvement Agreement with M/I Homes of Chicago, LLC a Final Plat of Subdivision, and Final Plat of Easement Vacation for the Highbury Club Residential Development.

Resolution No. 2026-4 - 2026 Zoning Map

Motion to pass Resolution No. 2026-4 adopting the 2026 Zoning Map.

Resolution No. 2026-5 - 1425 Busch Parkway

Motion to pass Resolution No. 2026-5 authorizing Assignment and Assumption Agreement at 1425 Busch Parkway.

Proclamation - World Autism Day

Motion to approve a Proclamation recognizing World Autism Day.

Resolution No. 2026-6 - BRI Incorporated

Motion to pass Resolution No. 2026-6 authorizing the Village Manager to execute a Lease Amendment with BRI Incorporated for the property located at 48 Raupp Boulevard.

DRAFT

Moved by Richards, seconded by Bocek, to approve the Consent Agenda as presented. Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

ORDINANCE NO. 2026-36 – DREAM CLEAN CARWASH

Moved by Ottenheimer, seconded by Richards, to pass Ordinance No. 2026-36 granting an amendment to the Planned Development and Preliminary Plan, a Plat of Subdivision, and a Special Use well as Zoning and Sign variations for Dream Clean Carwash at 1355 Dundee Road in accordance with information contained in Board packets.

Ms. Woods reviewed the proposed ordinance, details of which are contained in the memo that she and Mr. Binder send to Mr. Bragg dated March 16, 2026.

Craig Krandel, Attorney representing Dream Clean Car Wash, reviewed a PowerPoint presentation with an expanded view of the proposed project, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

ORDINANCE NO. 2026-37 – PAVEMENT PATCHING

Moved by Johnson, seconded by Richards, to approve Ordinance No. 2026-37 authorizing the execution of a Contract with Brothers Asphalt Paving, Inc. for the 2026 Pavement Patching Project, pending final review by the Village Attorney.

Ms. Schwab reviewed the proposed ordinance, details of which are contained in the Agenda Item Summary that she prepared.

Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

ORDINANCE NO. 2026-38 – 2026 SIDEWALK IMPROVEMENTS

Moved by Johnson, seconded by Richards, to pass Ordinance No. 2026-38 authorizing the execution of a Contract with Globe Construction for the 2026 Sidewalk Improvements Project, pending review by the Village Attorney.

Ms. Schwab reviewed the proposed ordinance, details of which are contained in the Agenda Item Summary that she prepared, after which she answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

DRAFT

ORDINANCE NO. 2026-39 – 2026 PAVEMENT REJUVENATION

Moved by Johnson, seconded by Cesario, to pass Ordinance No. 2026-39 authorizing the execution of a Contract with Asphalt Materials for the 2026 Pavement Rejuvenation Project, pending review by the Village Attorney.

Ms. Schwab reviewed the proposed ordinance, details of which are contained in the Agenda Item Summary that she prepared, after which she answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

ORDINANCE NO. 2026-40 – FLEET REPLACMENT VEHICLE

Moved by Cesario, seconded by Richards, to pass Ordinance No. 2026-40 authorizing the purchase of one (1) 2027 Peterbilt 567 Dump Truck from JX Truck Center in an amount not to exceed $264,725.30, subject to final review and approval by the Village Attorney.

Mr. Krase reviewed the proposed ordinance, details of which are contained in the memo that he and Mr. Beitzel sent to Mr. Bragg dated February 27, 2026.

Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

ORDINANCE NO. 2026-41 – FLEET REPLACMENT VEHICLE

Moved by Cesario, seconded by Johnson, to pass Ordinance No. 2026-41 authorizing the purchase of one (1) 2026 Ford F-600 Dump Truck from Bonnell Industries, Inc. in an amount not to exceed $227,461.51, subject to final review and approval by the Village Attorney.

Mr. Krase reviewed the proposed ordinance, details of which are contained in the memo that he and Mr. Beitzel sent to Mr. Bragg dated February 27, 2026, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

ORDINANCE NO. 2026-42 – FIRE STATION 26

Moved by Richards, seconded by Johnson, to pass Ordinance No. 2026-42 authorizing the execution of an Agreement with FGM Architects for Architectural and Engineering Services for Fire Station 26.

Chief Kane reviewed the proposed ordinance, details of which are contained in his memo to Mr. Bragg dated March 16, 2026, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

DRAFT

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

ORDINANCE NO. 2026-43 – FLEET REPLACMENT VEHICLE

Moved by Cesario, seconded by Richards, to pass Ordinance No. 2026-43 authorizing the purchase of two (2) 2027 Peterbilt 548 Trucks through JX Truck Center for an amount not to exceed $320,903.46 as well as two (2) Snowfighter Upfit Packages from Bonnell Industries, Inc. in an amount not to exceed $462,470.51. The combined not to exceed amount for both purchases is $783,373.97, subject to final review and approval by the Village Attorney.

Mr. Krase reviewed the proposed ordinance, details of which are contained in the memo that he and Mr. Beitzel sent to Mr. Bragg dated February 27, 2026, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

ORDINANCE NO. 2026-45 – FIRE DEPARTMENT ENGINE

Moved by Richards, seconded by Johnson, to pass Ordinance No. 2026-45 authorizing the purchase of an Engine from MacQueen Equipment, LLC.

Chief Kane reviewed the proposed ordinance, details of which are contained in his memo to President Smith dated March 16, 2026, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

ORDINANCE NO. 2026-44 – VILLAGE MANAGER COMPENSATION

Moved by Cesario, seconded by Richards, to pass Ordinance No. 2026-44 establishing compensation for the Village Manager in accordance with materials contained in Board packets.

Board members commented on the accomplishments of the Village Manager and the attributes that he brings to the residents of Buffalo Grove.

Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

PUBLIC COMMENT

President Smith reviewed the parameters to be followed by speakers and asked if there were any questions from the audience on items not on tonight's agenda.

DRAFT

Craig Horowitz, Buffalo Grove resident, expressed several concerns and questions about the possible acquisition of the **1100 Lake Cook Road** building for the use of a Village Hall and Police Station. Staff answered his questions and noted that there will be properly posted notice and opportunity for public comment before an actual purchase is made.

ADJOURNMENT

Moved by Cesario, seconded by Johnson, to adjourn the meeting. Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

The meeting was adjourned at 7:50 P.M
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Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 20th DAY OF April 2026

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Village President

DRAFT

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 2.b.
Minutes of the April 6, 2026 Village Board Committee of the Whole Meeting

Contacts

Liaison: Clerk Sirabian
Staff: Samina Shaikh

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the minutes of the April 6, 2026 Village Board Committee of the Whole Meeting.

Summary

N/A

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. Minutes 04/06/2026 - COTW

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT & BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN COUNCIL CHAMBERS AT VILLAGE HALL, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS, MONDAY APRIL 6, 2026

CALL TO ORDER

President Smith called the meeting to order at 7:00 P.M. Those present stood and pledged allegiance to the Flag.

ROLL CALL

Roll call indicated the following present: President Smith; Trustees Johnson, Richards, Cesario, Ottenheimer, Bocek and Weidenfeld

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Mike Skibbe, Deputy Village Manager/Director of Public Works; Tyler Grace, Assistant Village Manager – Administrative Services; Katie Golbach, Director of Human Resources; Chris Black, Director of Finance; Nicole Woods, Director of Community Development; Molly Gillespie, Communications Director; Briget Schwab, Village Engineer; Chris Krase, Deputy Public Works Director; Geoff Tollefson, Director of Golf Operations; Police Chief Budds; Fire Chief Kane.

The **Committee of the Whole Meeting** consisted of staff reports and Board discussion on the listed topics, with staff answering questions from the Board on each topic.

VILLAGE PRESIDENT'S REPORT

President Smith noted a Proclamation recognizing **National Public Safety Telecommunications Month**, in honor of the men and women whose diligence and professionalism keep our Village and citizens safe, and a Proclamation recognizing **Distracted Driving Awareness Month**, urging all citizens to promote awareness of the distracted driving problem and to support programs and policies to reduce the incidence of distracted driving, after which Trustee Bocek read a Proclamation recognizing April as **Illinois Donate Life Month**, encouraging all residents to register their decision to be an organ, eye and tissue donor in the National Donate Life Registry.

SPECIAL BUSINESS

Mr. Krase reviewed the credentials, experience and accomplishments of our new **Superintendent of Utilities, Ryan Rivard**, who is also a graduate of Buffalo Grove High School. Having grown up in the area, Mr. Rivard stated that this is a homecoming to him and he is excited to be a part of the Village of Buffalo Grove staff. Mr. Rivard introduced his family as he was congratulated by the audience and the Board.

Mr. Skibbe announced the **Public Works Employee of the Year, Randy Kester**. Mr. Skibbe reviewed Mr. Kester's accomplishments within the Buffalo Grove Public Works Department, after which a video was presented highlighting Mr. Kester's work on a typical day in the Public Works Department as he was thanked and congratulated by the audience and the Board.

COMPREHENSIVE PLAN DRAFT

Referring to a PowerPoint presentation, Ms. Woods reviewed the Comprehensive Plan Draft and the process used to develop the document, thanking all staff involved, particularly Mr. Binder and Ms. Purvis. Further details may be found in her memo to Mr. Bragg dated April 1, 2026. Following the presentation, Ms. Woods answered questions and comments from the Board.

PUBLIC COMMENT

DRAFT

President Smith reviewed the parameters to be followed by speakers and asked if there were any questions from the audience on items not on tonight's agenda; there were no such questions.

ADJOURNMENT

Moved by Cesario, seconded by Richards, to adjourn the meeting. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

The meeting was adjourned at 7:47 P.M.

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Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 20th DAY OF April 2026

_____
Village President

DRAFT

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 3.a.
Approval of Warrant #1393

Contacts

Liaison: Trustee Cesario
Staff: Chris Black

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve Warrant #1393 in the amount of $10,384,246.24.

Summary

Warrant #1393 in the amount of $10,384,246.24.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. Summary Warrant 1393

VILLAGE OF BUFFALO GROVE WARRANT #1393
20-Apr-26

General Fund:	**2,220,861.32**
Parking Lot Fund:	**1,171.30**
Motor Fuel Tax Fund:	**0.00**
Debt Service Fund:	**0.00**
School & Park Donations:	**677,533.50**
Lake Cook Rd TIF Fund:	**11,190.00**
Capital Projects-Facilities:	**716,816.50**
Capital Projects-Vehicles/Equipment:	**670,925.37**
Capital Projects-Streets:	**344,045.76**
Retiree Health Savings (RHS):	**0.00**
Water Fund:	**2,477,803.89**
Buffalo Grove Golf Fund:	**56,977.43**
Arboretum Golf Fund:	**107,145.30**
Refuse Service Fund:	**76,896.00**
Information Technology Internal Service Fund:	**364,585.00**
Central Garage Internal Service Fund:	**121,678.16**
Building Maintenance Internal Service Fund:	**109,789.29**
	7,957,418.82
PAYROLL PERIOD ENDING 3/26/2026	**1,228,049.20**
PAYROLL PERIOD ENDING 4/09/2026	**1,198,778.22**
TOTAL WARRANT #1393	**10,384,246.24**

APPROVED FOR PAYMENT BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, ILLINOIS

Village Clerk

Village President

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 4.a.
Recognition of Stem and Robotics Students from School District 96

Contacts

Liaison: President Smith
Staff: Christopher Stilling

Staff Recommendation

Staff recommends presentation.

Recommended Motion

N/A

Summary

At the Illinois 2026 VIQRC MS State Championship held in Channahon on March 15th, the "Robo Rangers" team—comprising 8th graders Aaron Gonsalves, Advik Rai, Joel Jomy, and Vedh Iyer from Twin Groves Middle School—earned the Innovator Award. This prestigious recognition is presented to the team whose robot demonstrates exceptional creativity, engineering design, and innovative problem-solving. Due to their performance, the team has qualified for the VEX IQ Robotics World Championship 2026 in St. Louis, Missouri, this April.

Strategic Alignment

Guiding Principle

Principle 5: Partnership with Local Districts
Principle 6: Engages Our Residents

Goal

Goal 3: Strengthened Buffalo Grove community identity and pride

File Attachments

None

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 4.b.
Proclamation Recognizing May 2026 As Mental Health Awareness Month

Contacts

Liaison: Trustee Johnson
Staff: Christopher Stilling

Staff Recommendation

Staff recommends proclamation.

Recommended Motion

N/A

Summary

Proclamation Recognizing May 2026 As Mental Health Awareness Month

Strategic Alignment

Guiding Principle

Principle 6: Engages Our Residents

Goal

Goal 3: Strengthened Buffalo Grove community identity and pride

File Attachments

1. Proclamation - Mental Health Awareness Month - CS Revision

BUFFALO GROVE

PROCLAMATION

PROCLAMATION RECOGNIZING MAY 2026 AS MENTAL HEALTH AWARENESS MONTH

WHEREAS, mental health is an essential component of overall wellness, and mental illnesses are among the most common health conditions in the United States, with approximately 23% of U.S. adults—more than 60 million people—experiencing a mental illness each year; and

WHEREAS, serious mental illness affects approximately 1 in 20 U.S. adults, impacting their ability to carry out daily life activities; and,

WHEREAS, youth mental health remains a critical concern, with 1 in 6 children experiencing a mental health disorder, and many high school students reporting persistent feelings of sadness or hopelessness; and,

WHEREAS, mental health challenges are especially prevalent among young adults, with over 30% of individuals ages 18–25 experiencing mental illness, the highest rate among all age groups; and,

WHEREAS, many professionals—including first responders, healthcare workers, public safety personnel, and other community-serving roles—face repeated exposure to high-stress and traumatic situations, with a significant majority experiencing critical incidents over the course of their careers; and,

WHEREAS, individuals working in high-stress, service-oriented fields are at elevated risk for mental health challenges, with research showing the need for expanded awareness, prevention, and support resources across these professions; and

WHEREAS, despite the prevalence of mental health conditions, only about half of adults with mental illness receive treatment, due to barriers such as stigma, lack of access to care, and cost; and,

WHEREAS, Mental Health Awareness Month has been observed nationally each May since 1949 as a time to raise awareness, reduce stigma, and encourage individuals to seek help and support; and,

WHEREAS, the Village of Buffalo Grove is committed to supporting the mental well-being of its residents, including those who serve on the front lines of public safety, and to promoting access to appropriate mental health resources and services; and

NOW, THEREFORE, I, Eric N. Smith, Village President of the Village of Buffalo Grove, do hereby proclaim the month of May 2026 as Mental Health Awareness Month in the Village of Buffalo Grove and encourage all residents to support efforts that promote mental health, reduce stigma and strengthen community well-being.

Proclaimed this 20th day of April, 2026.

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Eric N. Smith
Village President

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 4.c.
Proclamation Recognizing ALS Awareness Month

Contacts

Liaison: President Smith
Staff: Christopher Stilling

Staff Recommendation

Staff recommends proclamation.

Recommended Motion

N/A

Summary

Proclamation Recognizing ALS Awareness Month

Strategic Alignment

Guiding Principle

Principle 6: Engages Our Residents
Principle 7: Builds Our Community

Goal

Goal 3: Strengthened Buffalo Grove community identity and pride

File Attachments

1. Proclamation - ALS Awareness Month - May 2026

BUFFALO GROVE

PROCLAMATION

PROCLAMATION RECOGNIZING MAY AS AMYOTROPHIC LATERAL SCLEROSIS AWARENESS MONTH

WHEREAS, Amyotrophic Lateral Sclerosis, also commonly known as Lou Gehrig's disease, is a progressive fatal neurodegenerative disease in which a person's brain loses connection with their muscles, slowly reducing a person's ability to walk, talk, eat, and eventually breathe; and,

WHEREAS, according to the United States Centers for Disease Control and Prevention, there are approximately 30,000 individulas living with Amyotrophic Lateral Sclerosis (ALS) in the United States and estimates show that every 90 minutes someone is diagnosed with ALS and someone passes away from ALS; and,

WHEREAS, on average, patients diagnosed with ALS survive only two to five years from the time of diagnosis; and,

WHEREAS, the exact causes of ALS are unknown and there is no known cure for ALS; and,

WHEREAS, people who have served in the military are more likely to develop ALS and die from the disease than those with no history of military service; and,

WHEREAS, securing access to new therapies, durable medical equipment, and communication technologies is of vital importance to people living with ALS; and,

WHEREAS, clinical trials play a pivotal role in evaluating new treatments, enhancing quality of life, and fostering assistive technologies for those living with ALS; and,

WHEREAS, the ALS Association is the largest philanthropic funder of ALS research globally and has committed more than $154 million to support more than 550 projects across the United States and 18 other countries; and,

WHEREAS, the ALS Association is committed to make ALS livable and cure it for everyone, everywhere; and,

WHEREAS, designating May as ALS Awareness Month provides an opportunity to educate the public about ALS, support individuals and families affected by the disease and promote research efforts to find effective treatments and a cure; and,

NOW, THEREFORE, I, Eric N. Smith, Village President of the Village of Buffalo Grove, do hereby proclaim the month of May 2026 as ALS Awareness Month. I encourage all residents to join in raising awareness, supporting ALS research, advocating for increased funding, and standing in solidarity with those affected by this relentless disease.

Proclaimed this 20th day of April, 2026.

_____

Eric N. Smith
Village President

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 4.d.
Proclamation Recognizing Be Kind to Animals Week

Contacts

Liaison: Trustee Bocek
Staff: Christopher Stilling

Staff Recommendation

Staff recommends proclamation.

Recommended Motion

N/A

Summary

Proclamation Recognizing Be Kind to Animals Week

Strategic Alignment

Guiding Principle

Principle 6: Engages Our Residents

Goal

Goal 3: Strengthened Buffalo Grove community identity and pride

File Attachments

1. Proclamation - Be Kind to Animals Week

BUFFALO GROVE

PROCLAMATION

PROCLAMATION RECOGNIZING BE KIND TO ANIMALS WEEK

WHEREAS, animals are an integral part of our community, bringing love, companionship, and comfort to thousands of families, and play a vital role in our ecosystem; and,

WHEREAS, the protection and welfare of animals – both domestic and wild – is a reflection of the compassion and character of our society; and,

WHEREAS, it is our collective responsibility to ensure pets are treated with kindness, provided with proper care, and protected from abuse and neglect; and,

WHEREAS, animal shelters, rescue groups, and volunteers work tirelessly to protect our community's animals; and,

NOW, THEREFORE, I, Eric N. Smith, Village President of the Village of Buffalo Grove, do hereby proclaim May 3-9, 2026, as Be Kind to Animals Week in Buffalo Grove, and encourage all residents to show compassion for all living creatures.

Proclaimed this 20th day of April, 2026.

_____

Eric N. Smith
Village President

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 5.a.
2025 Rotary Firefighter of the Year

Contacts

Liaison: Trustee Richards
Staff: Lawrence Kane

Staff Recommendation

Staff recommends presentation.

Recommended Motion

Staff reccomends presentation.

Summary

See attached.

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services
Principle 4: High Performing Village Team
Principle 5: Partnership with Local Districts
Principle 7: Builds Our Community

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services
Goal 3: Strengthened Buffalo Grove community identity and pride

File Attachments

1. 3-18-25 2025 FFOY

MEMORANDUM

DATE:	March 18, 2025
TO:	Shawn Collins, Buffalo Grove Rotary
FROM:	Lawrence J. Kane, Fire Chief
SUBJECT:	2025 Firefighter of the Year Selection

The Buffalo Grove nomination committee, comprised of DC Collins, FF/PM Dinsmore, FF/PM Gatto and FF/PM Manka met and reviewed the nominations for the Buffalo Grove Rotary 2025 Firefighter of the Year Award. Firefighter/Paramedic Brian Chrencik has been selected as the Buffalo Grove Fire Department recipient for 2025.

Firefighter/Paramedic Chrencik shows tremendous knowledge in the performance of his duties on a regular basis. He is both an example and mentor for those around him. Operationally, he is a member of the Hazardous Materials Response Team, participates in training personnel on topics such as hose loads and serves as a paramedic preceptor.

Administratively, he has spent countless hours working on the Image Trend reporting system as well as the transition to NERIS. He provides regular updates on software patches, programming changes and required items for successful report entry. Brian performs every duty and task recognizing the value this work will have in the Buffalo Grove Fire Department and focusing on the service level provided to our residents and visitors.

Based upon the reasons identified above, it is without hesitation that we proudly endorse the nomination of Firefighter/Paramedic Brian Chrencik as the Buffalo Grove Rotary 2025 Firefighter of the Year. His work ethic, skills and attitude proudly represent the ethics and attitudes of a Buffalo Grove Firefighter and he is worthy of recognition for these reasons.

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 5.b.
Purchasing Manager Introduction

Contacts

Liaison: Trustee Bocek
Staff: Tyler Grace

Staff Recommendation

Staff recommends presentation.

Recommended Motion

Staff recommends presentation.

Summary

Staff will introduce Jessica Price, the Administrative Services Department's new Purchasing Manager.

Strategic Alignment

Guiding Principle

Principle 4: High Performing Village Team

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

None

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 5.c.
Introduction of the Police Department's Newest Police Officer

Contacts

Liaison: Trustee Richards
Staff: Brian Budds

Staff Recommendation

Staff recommends presentation.

Recommended Motion

Staff recommends the presentation.

Summary

Police Chief Brian Budds will introduce the Department's newest police Officer, Jack Petit.

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services
Principle 3: Plan and Invest in the Future
Principle 4: High Performing Village Team

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services
Goal 3: Strengthened Buffalo Grove community identity and pride

File Attachments

None

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 8.a.
Proclamation Recognizing Armenian Genocide Remembrance Day

Contacts

Liaison: President Smith
Staff: Christopher Stilling

Staff Recommendation

Staff recommends proclamation.

Recommended Motion

N/A

Summary

Proclamation Recognizing Armenian Genocide Remembrance Day on April 24, 2026

Strategic Alignment

Guiding Principle

Principle 6: Engages Our Residents

Goal

Goal 3: Strengthened Buffalo Grove community identity and pride

File Attachments

1. Proclamation - Armenian Genocide Remembrance Day

BUFFALO GROVE

PROCLAMATION

PROCLAMATION RECOGNIZING ARMENIAN GENOCIDE REMEMBRANCE DAY

WHEREAS, the murder of 1.5 million Armenians and the forced deportation of countless others between the years of 1915 and 1923 by the Ottoman Turks is known as the Armenian Genocide; and,

WHEREAS, during the same period, hundreds of thousands of Greeks and Armenians in the Ottoman Empire were also victims of genocide; and,

WHEREAS, after being forced to witness the massacre of their relatives and suffering the loss of their ancestral homeland, survivors of this genocide and their descendants found refuge and began new lives in Illinois; and,

WHEREAS, many of the 20,000 Armenian Americans in Illinois are descendants of survivors of the Armenian Genocide, and have been forthright in their efforts to preserve their culture, heritage and language, while making significant contributions in all areas of American life including education, medicine, science, business, arts, government, and public service in Illinois; and,

WHEREAS, the State of Illinois has affirmed, through the establishment of a Holocaust and Genocide Commission and the creation of a public school genocide education curriculum mandate, that raising awareness of the Armenian Genocide and other such atrocities is crucial in the prevention of future crimes against humanity; and,

WHEREAS, the Armenian American community and people of good conscience around the world will commemorate the 111th Anniversary of the Armenian Genocide on April 24, 2026; and,

NOW, THEREFORE, I, Eric N. Smith, Village President of the Village of Buffalo Grove, do hereby proclaim April 24, 2026, as Armenian Genocide Remembrance Day in Buffalo Grove in honor of the 1.5 million victims of the Armenian Genocide.

Proclaimed this 20th day of April, 2026.

_____

Eric N. Smith
Village President

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 8.b.
Proclamation Recognizing Jewish American Heritage Month

Contacts

Liaison: President Smith
Staff: Christopher Stilling

Staff Recommendation

Staff recommends proclamation.

Recommended Motion

N/A

Summary

Proclamation Recognizing Jewish American Heritage Month

Strategic Alignment

Guiding Principle

Principle 6: Engages Our Residents

Goal

Goal 3: Strengthened Buffalo Grove community identity and pride

File Attachments

1. Proclamation - Jewish American Heritage Month - May 2026

BUFFALO GROVE

PROCLAMATION

PROCLAMATION RECOGNIZING
JEWISH AMERICAN HERITAGE MONTH - MAY 2026

WHEREAS, since their arrival on American shores as early as the 16th century, Jewish immigrants and their descendants have played a vital role in shaping the United States, contributing to the nation's creation, growth, freedom, prosperity, and enduring strength**;**

WHEREAS, the biblical and historical journey of the Jewish people - and the enduring values of the Jewish faith - have served as powerful sources of inspiration for the founding principles of the United States, the Civil Rights Movement, America's leadership in advancing global freedom, and the nation's ongoing pursuit of justice and equality;

WHEREAS, Jewish Americans have made profound and lasting contributions to every aspect of American life, including the arts, sciences, business, law, education, public service, entertainment, and culinary traditions - enriching the cultural fabric of our nation and helping define what it means to be American;

WHEREAS, for over four decades, Presidents of the United States have formally recognized the invaluable contributions of Jewish Americans to our country, and since 2006, the month of May has been officially designated as Jewish American Heritage Month through Presidential proclamation and bipartisan Congressional support;

NOW THEREFORE, I, Eric Smith, PRESIDENT OF THE VILLAGE OF BUFFALO GROVE, do hereby proclaim May 2026 as Jewish American Heritage Month. I call upon all residents to join in celebrating the remarkable history, heritage, and contributions of Jewish Americans to our city and our nation. I further encourage:

- All city departments and agencies to commemorate this occasion through public announcements and the display of educational materials;
- Our local schools, colleges, and universities to offer programming that highlights Jewish American heritage and its impact on our shared civic values;
- Museums, libraries, and cultural institutions throughout Buffalo Grove to host exhibitions and events that honor Jewish American history and achievements.
- This month to serve as a time to reflect, learn, and celebrate the resilience, creativity, and enduring contributions of Jewish Americans throughout our history.

Proclaimed this 20th day of April, 2026.

_____

Eric N. Smith,
Village President

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 8.c. O-2026-46
Ordinance Approving a Right-of-Way Access Agreement with Metro Fibernet, LLC

Contacts

Liaison: Trustee Weidenfeld
Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the execution of a right-of-way agreement with Metro Fibernet, LLC.

Summary

Background

This right-of-way access agreement specifies the conditions and uses of the right-of-way through a permitting process overseen by the Village Engineer. With multiple entities seeking access to the right-of-way for telecommunications uses in the near term, the Village drafted this agreement to ensure impartial and appropriate use of the space available. Staff recommends approval of the agreement as shown.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future
Principle 7: Builds Our Community

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods
Goal 4: Vibrant and innovative community: leading edge
Goal 5: More livable Buffalo Grove community with leisure experiences for all

File Attachments

1. DRAFT Ordinance - Metro Fibernet Agreement
2. DRAFT BG License Agreement passing Final Legal - 26_0318

smart. with heart.
50 Raupp Blvd, Buffalo Grove, IL 60089 847-459-2500 vbg.org

ORDINANCE 2026-xxx

AN ORDINANCE APPROVING A RIGHT-OF-WAY ACCESS AGREEMENT WITH METRO FIBERNET, LLC

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village seeks to enter into a right-of-way access agreement with Metro Fibernet, LLC.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The right-of-way access agreement attached herein is approved subject to review and approval by the Village Attorney and Village Engineer.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST:

_____
Janet M. Sirabian, Village Clerk

APPROVED:

_____
Eric N. Smith, Village President

DRAFT

RIGHT-OF-WAY ACCESS AGREEMENT

This Right-of-Way Access Agreement ("Agreement") is made and entered into this 1st day of December, 2025, by and between the Village of Buffalo Grove, an Illinois home rule municipal corporation ("Village"), and Metro Fiber, LLC, a Nevada limited liability company ("Licensee").

RECITALS

A. The Village owns, controls, and maintains public rights-of-way and has adopted Title 12 of its Municipal Code governing the use, construction, and occupancy of said rights-of-way.

B. Licensee is a communications provider duly authorized under federal and state law and seeks to install, operate, and maintain fiber optic or other communications facilities in the Village's rights-of-way.

C. Licensee desires to obtain from the Village a non-exclusive license to access certain portions of its rights-of-way and the Village is willing to grant such a license under the terms set forth herein, consistent with applicable laws and in the interest of the public welfare.

SECTION 1. GRANT OF LICENSE

1.1 The Village, acting through its Village Manager or Village Engineer pursuant to authority delegated by the Village Board of Trustees, grants to Licensee a non-exclusive, revocable license to install, operate, maintain, repair, replace, and remove communications facilities within the public rights-of-way identified in Exhibit A ("Licensed Area"), subject to the terms of this Agreement, Village ordinances, but not limited to Title 12 and Title 16 of the Village Code as amended from time to time, and all applicable federal and state laws.

1.2 Licensee shall not use or occupy any easement or property interest not owned by the Village without first obtaining lawful authority to do so and providing written evidence thereof to the Village.

1.3 Licensee shall not interfere with existing or future public utility infrastructure and shall coordinate installations to avoid conflict with existing easements or encroachments.

1.4 Licensee shall construct and maintain its facilities in a manner that preserves the safety and accessibility of the public rights-of-way. Facilities shall not impede visibility, ADA access, or emergency response operations.

SECTION 2. TERM

This Agreement shall be effective as of the date above and shall remain in effect for five (5) years. It may be renewed for one (1) additional five-year term upon mutual written agreement of the

parties unless either party provides written notice of non-renewal at least 180 days prior to expiration.

SECTION 3. COMPLIANCE AND PERMITS

3.1 Licensee shall obtain all required permits before commencing any work. All activity must comply with the Village Code, applicable safety standards, and any conditions attached to the permits. No facility may be installed or maintained outside of the Licensed Area without prior written approval.

3.2 Licensee shall not use or occupy any easement or property interest not owned by the Village without first obtaining lawful authority to do so and providing written evidence thereof to the Village.

3.3 Licensee shall not interfere with existing or future public utility infrastructure and shall coordinate installations to avoid conflict with existing easements or encroachments.

3.4 Licensee shall construct and maintain its facilities in a manner that preserves the safety and accessibility of the public rights-of-way. Facilities shall not impede visibility, ADA access, or emergency response operations.

3.5 Licensee shall post and maintain irrevocable letter of credit or other financial security in a form acceptable to the Village in the amount of $50,000.00, or such other amount as may be required under Section 12.04.100 of the Village Code. The security shall ensure compliance with the terms of this Agreement, restoration obligations, and indemnification commitments.

3.6 Licensee shall annually register with the Village as required by Section 12.04.030 of the Village Code, including current contact, emergency, and insurance information.

3.7 No person shall construct (as defined in this Chapter 12 of the Village Code) any facility on, over, above, along, upon, under, across, or within any Village right-of-way which: (1) changes the location of the facility, (2) adds a new facility, (3) disrupts the right-of-way (as defined in Chapter 12 of the Village Code), or (4) materially increases the amount of area or space occupied by the facility on, over, above, along, under across or within the right-of-way, without first filing an application with the Village Engineer and obtaining a permit from the Village therefor, except as otherwise provided in Chapter 12 of the Village Code. No permit shall be required for installation and maintenance of service connections to customers' premises where there will be no disruption of the right-of-way.

3.7.1 All applications for permits pursuant to Chapter 12 of the Village Code shall be filed on a form provided by the Village and shall be filed in such number of duplicate copies as the Village may designate. The applicant may designate those portions of its application materials that it reasonably believes contain proprietary or confidential information as "proprietary" or "confidential" by clearly marking each page of such materials accordingly.

3.7.2 Permit application length. All permit applications will be limited to 5,000 feet or as determined reasonable by the Village Engineer.

3.7.3 Minimum General Application Requirements. The application shall be made by the utility or its duly authorized representative and shall contain, at a minimum, the following:

3.7.3.1 The utility's name and address and telephone and telecopy numbers.

3.7.3.2 The applicant's name and address, if different than the utility, its telephone, telecopy numbers, e-mail address, and its interest in the work.

3.7.3.3 The names, addresses and telephone and telecopy numbers and e-mail addresses of all professional consultants, if any, advising the applicant with respect to the application.

3.7.3.4 A general description of the proposed work and the purposes and intent of the facility and the uses to which the facility will be put. The scope and detail of such description shall be appropriate to the nature and character of the work to be performed, with special emphasis on those matters likely to be affected or impacted by the work proposed.

3.7.3.5 Evidence that the utility has been placed on file with the Village:

3.7.3.6 A written traffic control plan demonstrating the protective measures and devices that will be employed consistent with the Illinois Manual on Uniform Traffic Control Devices, to prevent injury or damage to persons or property and to minimize disruptions to efficient pedestrian and vehicular traffic; and

3.7.3.7 An emergency contingency plan which shall specify the nature of potential emergencies, including, without limitation, construction and hazardous materials emergencies, and the intended response by the applicant. The intended response shall include notification to the Village and shall promote protection of the safety and convenience of the public. Compliance with ICC regulations for emergency contingency plans constitutes compliance with this section unless the Village finds that additional information or assurances are needed.

3.7.3.8 Drawings, plans and specifications showing the work proposed, including the certification of an engineer that such drawings, plans, and specifications comply with applicable codes, rules, and regulations; Drawings must include all existing utilities which should be obtained through a Design Stage JULIE locate ticket request.

3.7.3.9 Evidence of insurance as required herein.

3.7.3.10 Evidence of posting of the security fund as required in Section 12.04.100 of the Village Code.

3.7.3.11 Any request for a variance from one or more provisions of Chapter 12 of the Village Code; and

3.7.3.12 Such additional information as may be reasonably required by the Village.

3.7.4 In the case of the installation of a new electric power, communications, telecommunications, cable television service, video service or natural gas distribution system, evidence that any "Certificate of Public Convenience and Necessity" or other regulatory authorization that the applicant is required by law to obtain, or that the applicant has elected to obtain, has been issued by the ICC or other jurisdictional authority.

3.7.4 Applicant's Duty to Update Information. Throughout the entire permit application review period and the construction period authorized by the permit, any amendments to information contained in a permit application shall be submitted by the utility in writing to the Village within thirty days after the change necessitating the amendment.

3.8 Village Review of Permit Applications. Completed permit applications, containing all required documentation, shall be examined by the Village Engineer within a reasonable time after filing. If the application does not conform to the requirements of applicable ordinances, codes, laws, rules, and regulations, the Village Engineer shall reject such application. If the Village Engineer is satisfied that the proposed work conforms to the requirements of Chapter 12 of the Village Code and applicable ordinances, codes, laws, rules, and regulations, the Village Engineer shall issue a permit therefor as soon as practicable. In all instances, it shall be the duty of the applicant to demonstrate, to the satisfaction of the Village Engineer, that the construction proposed under the application shall be in full compliance with the requirements of Chapter 12 of the Village Code. The Village Engineer may also approve an application “As Noted”, which will demonstrate provisions of the permit that are required of the work.

3.9 Effect of Permit - Authority Granted. No Property Right or Other Interest Created. A permit from the Village authorizes a permittee to undertake only certain activities in accordance with Chapter 12 of the Village Code on Village rights-of-way and does not create a property right or grant authority to the permittee to impinge upon the rights of others who may have an interest in the rights-of-way.

3.10.1 Duration. No permit issued under Chapter 12 of the Village Code shall be valid for a period longer than six months unless construction is actually begun within that period and is thereafter diligently pursued to completion.

3.10.2 Pre-Construction Meeting at the Village Engineer’s option, no construction shall begin pursuant to a permit issued under Chapter 12 of the Village Code prior to attendance by the permittee and all major contractors and subcontractors who will perform any work under the permit at a pre-construction meeting. The pre-construction meeting shall be held at a date, time and place designated by the Village with such Village representatives in attendance as the Village deems necessary. The meeting shall be for the purpose of reviewing the work under the permit, and reviewing special considerations necessary in the areas where work will occur, including, without limitation, presence or absence of other utility facilities in the area and their locations,

procedures to avoid disruption of other utilities, use of rights-of-way by the public during construction, and access and egress by adjacent property owners.

3.10.3 Compliance with All Laws Required. The issuance of a permit by the Village does not excuse the permittee from complying with other requirements of the Village and applicable statutes, laws, ordinances, rules, and regulations.

3.10.4 Notice Before Commencement of Construction. A minimum of seventy-two hours prior written notice must be given to the Village Engineer before any work shall begin pursuant to a permit issued under Chapter 12 of the Village Code.

3.10.5 Copy of Permit at Site Location. A copy of the issued permit shall be kept at the work site at all times.

3.13 Revised Permit Drawings - If the actual locations of any facilities deviate in any material respect from the locations identified in the plans, drawings and specifications submitted with the permit application, the permittee shall submit a revised set of drawings or plans to the Village within ninety days after the completion of the permitted work. The revised drawings or plans shall specifically identify where the locations of the actual facilities deviate from the locations approved in the permit. If any deviation from the permit also deviates from the requirements of Chapter 12 of the Village Code it shall be treated as a request for variance in accordance with Section 12.04.210 of Chapter 12 of the Village Code. If the Village denies the request for a variance, then the permittee shall either remove the facility from the right-of-way or modify the facility so that it conforms to the permit and submit revised drawings or plans therefore.

3.14 Village Right to Revoke Permit. The Village may revoke or suspend a permit issued pursuant to Chapter 12 of the Village Code for one or more of the following reasons:

3.14.1 Fraudulent, false, misrepresenting, or materially incomplete statements in the permit application.

3.14.2 Noncompliance with Chapter 12 of the Village Code.

3.14.3 Permittee's physical presence or presence of permittee's facilities on, over, above, along, upon, under, across, or within the rights-of-way presents a direct or imminent threat to the public health, safety, or welfare; or

3.14.4 Permittee's failure to construct the facilities substantially in accordance with the permit and approved plans.

Incomplete or failure to perform on another permit within the Village.

3.15 Notice of Revocation or Suspension. The Village shall send written notice of its intent to revoke or suspend a permit issued pursuant to Chapter 12 of the Village Code stating the reason

or reasons for the revocation or suspension and the alternatives available to permittee under this section.

3.16 The Village may, in its discretion, for good cause shown, extend the time periods provided in this subsection.

3.16.1 Stop Work Order. In addition to the issuance of a notice of revocation or suspension, the Village may issue a stop work order immediately upon discovery of any of the reasons for revocation set forth within subsection A of this section.

3.16.2 Failure or Refusal of the Permittee to Comply. If the permittee fails to comply with the provisions of subsection C of this section, the Village or its designee may, at the option of the Village: (1) correct the deficiencies; (2) upon not less than twenty days' notice to the permittee, remove the subject facilities or equipment; or (3) after not less than thirty days' notice to the permittee of failure to cure the noncompliance, deem them abandoned and property of the Village. The permittee shall be liable in all events to the Village for all costs of removal.

SECTION 4. FEES AND COSTS

Licensee shall pay all applicable permit fees and reimburse the Village for any actual, reasonable third-party costs incurred for engineering review, inspections, or restoration oversight, as permitted under Title 12.

SECTION 5. INSURANCE

5.1 Licensee shall maintain insurance as required by Section 12.04.080 of the Village Code, naming the Village and its elected and appointed officials, employees, agents, and representatives as additional insureds. Certificates of insurance shall be filed prior to the commencement of work and updated annually. Nothing in this Agreement shall prevent the Village from requiring greater insurance coverage than specified in Section 12.04.080.

5.2 All insurance shall be effected under policies issued by carriers rated at least A- and Class VII by A.M. Best. Licensee may self-insure only upon written approval by the Village and demonstration of financial capacity consistent with Section 12.04.080(E) of the Village Code.

SECTION 6. INDEMNIFICATION

To the fullest extent permitted by law, Licensee shall defend, indemnify, and hold harmless the Village, its corporate authorities, officers, officials, employees, agents, representatives, and contractors (collectively, the "Indemnitees") from and against any and all claims, liabilities, obligations, damages, penalties, fines, costs, and expenses (including attorneys' fees and expert witness fees), of any kind or nature, whether direct or indirect, arising out of or resulting from:

(a) Licensee's or its contractors', subcontractors', employees', agents', or affiliates' acts or omissions in connection with the construction, installation, operation, maintenance, repair, relocation, or removal of Licensee's facilities.

(b) any breach or default by Licensee in the performance of its obligations under this Agreement.

(c) any violation by Licensee or its agents of applicable law.

(d) any claim for bodily injury, personal injury, death, property damage, or economic harm arising out of or in connection with Licensee's use or occupancy of the rights-of-way.

(e) any claim arising from or related to the relocation or removal of the Licensee's facilities in accordance with Section 7 or Section 8, including, but not limited to those brought by Licensee's customers or end users that assert injuries of any kind resulting from a loss or interruption of service in the licensed facility.

except to the extent caused by the gross negligence or willful misconduct of the Village. The obligations set forth in this section shall survive the expiration or earlier termination of this Agreement. Nothing herein shall waive any defense or immunity the Village may assert as it relates to any claim.

SECTION 7. RELOCATION AND REMOVAL

7.1 Village-Directed Relocation in the Public Interest.

Upon written notice from the Village Manager or their designee, Licensee shall, at its sole cost and expense, promptly relocate, remove, or adjust its facilities as directed when necessary to further the public interest. Examples include public works, utility improvements, transportation upgrades, or safety enhancements. Formal direction from the Village Board shall not be required to trigger Licensee's obligations under this Section.

7.2 Timing and Compliance.

Unless otherwise stated, Licensee shall complete the relocation within forty-five (45) days. Permitting and other requirements remain applicable to the relocation efforts. The Village Manager may grant an extension for good cause provided such an extension does not delay the remainder of the project to the detriment of the Village. The Village may assess any costs associated with an extension requested or otherwise occasioned by the Licensee on the Licensee.

7.3 Failure to Comply.

If Licensee does not comply, the Village may perform the work and invoice Licensee for all reasonable costs. Payment is due within thirty (30) days.

7.4 Emergency Relocation.

In emergencies, the Village may relocate facilities without prior notice. Licensee shall reimburse costs upon demand.

7.5 No Compensation.

Licensee waives any claim for compensation related to relocation or removal under this Section.

7.6 Interruption.

Licensee shall indemnify, defend, and hold the Village harmless from any and all claims by itself, its customers or third parties resulting from any interruption of service occasioned by the relocation or removal of the Licensees' facilities under this section

SECTION 8. ABANDONMENT AND REMOVAL UPON CESSATION OF OPERATIONS

8.1 Obligation to Remove Facilities.

Licensee shall remove its facilities and restore the right-of-way upon:

(a) Insolvency or bankruptcy.

(b) Cessation of operations within the Village; or

(c) Non-use of a facility for six (6) consecutive months without justification.

8.2 Notice of Cessation or Abandonment.

Licensee shall notify the Village within thirty (30) days of any such event.

8.3 Village Self-Help.

If Licensee does not remove the facilities within sixty (60) days of notice from the Village, the Village may perform the work and recover costs through any security provided and seek to recover any difference from Licensee.

8.4 Title to Abandoned Facilities.

The Village may elect to take title to abandoned facilities by written notice. At the Village's election, title may be limited to certain appurtenances.

8.5 Determination of Abandonment.

A facility will be deemed abandoned if:

- It is unused for six (6) consecutive months; and

- Licensee fails to demonstrate legitimate business plans or continued maintenance.

- Licensee fails to respond within thirty (30) days to a Village request for certification of use.

The Village may request an annual certification of use and intent to maintain.

SECTION 9. ASSIGNMENT

9.1 Assignment is prohibited without prior written consent of the Village.

9.2 Licensee shall notify the Village at least thirty (30) days prior to any transfer of ownership or control of the facilities. All obligations of this Agreement shall be binding on any successor.

SECTION 10. DEFAULT AND TERMINATION

10.1 The Village may revoke this License, in whole or in part, or suspend construction or operation of any Licensee facilities within the public right-of-way, if:

1. Licensee has made a materially false or misleading statement in its application.

2. Licensee fails to comply with any term, condition, or obligation under this Agreement or applicable Village ordinances, including Title 12.

3. The presence or condition of the Licensee's facilities presents an imminent threat to public health or safety; or

4. Licensee fails to construct or maintain its facilities substantially in accordance with the approved plans or applicable law.

5. Licensee fails to comply with JULIE law.

10.2 Prior to revocation, the Village shall give written notice to Licensee describing the default or violation. Licensee shall have thirty (30) days to cure the violation or, if it cannot reasonably be cured within such a period, to begin and diligently pursue the cure to completion.

10.3. If Licensee fails to cure within the required period, the Village may revoke the License or take such other enforcement action as authorized by law, including removal of facilities at Licensee's expense.

10.4 Nothing in this Agreement shall be construed to limit the Village's authority under Title 12.04.110 or other applicable law.

SECTION 11. NOTICES

All notices shall be in writing and delivered by personal service, certified mail, electronic mail, or courier to:

If to the Village:	If to Licensee:
Village Manager	Metro Fibernet, LLC

Village of Buffalo Grove
50 Raupp Blvd
Buffalo Grove, IL 60089

Attn: VP Construction
3701 Communications Way
Evansville, IN 47715

With a copy to:
Patrick T. Brankin, Village Attorney
Schain Banks Kenny & Schwartz, Ltd
70 W Madison St., Ste 5400
Chicago, IL 60601
(312) 345-5700
pbrankin@schainbanks.com

With a copy to:
Metro Fibernet, LLC
Attn: Legal
11880 College Boulevard, Ste. 100
Overland Park, KS 66210

SECTION 12. GOVERNING LAW AND VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to its conflicts of laws principles. Any litigation or proceeding arising out of or relating to this Agreement shall be brought exclusively in the Circuit Court of Cook County, Illinois, and the parties irrevocably submit to the jurisdiction and venue of that court.

SECTION 13. GENERAL CONSTRUCTION REQUIREMENTS

13.1 General Conditions

13.1.1 It is the policy of the Municipality and other governing agencies to set standards for the performance of construction. This agreement shall expressly adhere to the 'Standard Specifications for Road and Bridge Construction', latest edition, the 'Standard Specifications for Water and Sewer Main Construction in Illinois', latest edition, the 'Illinois Manual on Uniform Traffic Control Devices', latest edition, and Village Code unless otherwise specified herein.

13.2 JULIE Notification

13.2.1 The Contractor shall contact the Joint Utility Locating Information for Excavators (JULIE) a minimum of two (2) days (not including the day of the call) in advance before any project is started in accordance with Article 107.39 of the Standard Specifications and JULIE law.

13.3 Prosecution of the Work

13.3.1 The work shall be prosecuted in such a manner and with such a supply of materials, equipment and labor as is considered necessary to ensure successful completion according to the time specified.

13.3.2 The utility shall notify the Village Engineer in writing at least 72 hours in advance of construction commencement and 24 hours in advance of either discontinuing or resuming operations.

13.4 Construction Work Periods

13.4.1 Construction operations shall be completed in accordance with Title 9.38 of the Village Code. All work shall be confined to the period beginning at 7:00 AM and ending at 6:00 PM on weekdays. No work shall be done on Saturdays, Sundays or legal holiday periods as defined in article 107.09 of the Standard Specifications.

13.4.2 Construction operations on rights-of-way may, at the discretion of the Village Engineer, be required to be discontinued when such operations would create hazards to traffic or the public health, safety, and welfare. Such operations may also be required to be discontinued or restricted when conditions are such that construction would result in extensive damage to the right-of-way or other property.

Construction operations must coordinate with other project work and operations. The Village Engineer may require the discontinuation of work at any time to ensure projects are appropriately prioritized.

13.4.3 These restrictions may be waived by the Village Engineer when emergency work is required to restore vital utility services.

13.5 Emergency Contact

13.5.1 The utility shall appoint an emergency contact for the Village which shall be available twenty-four (24) hours a day, seven (7) days a week, regarding problems, or complaints resulting from the installation, operation, maintenance, or removal of the facilities. At a minimum, the utility shall provide a phone number for this person.

13.6 Progress Schedule

13.6.1 Prior to the start of construction, the Contractor shall submit to the Village Engineer a satisfactory progress schedule or critical path schedule which shall show the proposed sequence of work, and how the utility proposes to complete the various items of work within the timeframe allowed. Work may not begin prior to the Village Engineer approving this schedule.

13.7 Traffic Control Plan

13.7.1 Traffic Control shall be according to the applicable sections of the Standard Specifications, the Supplemental Specifications, the "Illinois Manual on Uniform Traffic Control Devices for Streets and Highways", any special details and Highway Standards contained in the plans, and the Special Provisions contained herein.

13.7.2 Special attention is called to Article 107.09 of the Standard Specifications and the following Highway Standards, Details, Quality Standard for Work Zone Traffic Control Devices, Recurring Special Provisions and Special Provisions contained herein, relating to traffic control.

13.7.3 The utility shall take immediate action to correct any deficiencies in traffic protection requirements that are brought to the utility's attention by the Village. Failure to

comply may result in a fine in accordance with Article 107.09 of the Standard Specifications and/or a termination of work activities.

13.8 Maintenance of Roadways and Erosion Control

13.8.1 The utility shall be required to control dust or air-borne dirt resulting from construction operations by utilizing a mechanical street sweeper on all pavements within or adjacent to the project work zone throughout the duration of the project. The resulting debris shall be disposed of off-site in accordance with Article 202.03 of the Standard Specifications. Individual fire hydrant use shall not be permitted to control dust at specific locations. The utility shall provide dust control operations daily, throughout the project limits and adjacent streets. At the direction of the Village Engineer, a professional street sweeper may be requested on a weekly basis or as deemed necessary.

13.8.2 No excavations shall be left open during non-work hours unless approved by the Engineer and adequately protected from the public.

13.8.3 The utility will be required over the course of construction to clean inlet filter baskets weekly or prior to a forecasted rain event. Many of the homes in the Village have lower garages and are susceptible to damage when streets flood. The utility shall be held liable for any damage to private structures if it is determined that the damage was due to the utilities neglect as specified herein. In the event water is not properly running through inlet filter baskets caused by debris, the Village crews may respond to resident calls about street flooding. Any Village expense occurred in labor or materials responding to these calls will be back charged to the utility.

13.8.4 The utility will be required to perform erosion control best management practices as listed on the plans, specifications, and details during construction. Discharge of sediment-laden water or construction debris into the storm sewer system or waterways will not be permitted and subjected to a monetary penalty as noted in the monetary penalties general condition. In addition, the utility will be responsible for cleaning all storm sewer systems and waterways to their preconstruction condition to the satisfaction of the Village Engineer. In the event of an illicit discharge, regardless of blame, the utility shall concentrate their work efforts on remedying the situation to correct the deficiency.

13.9 Construction Staging

13.9.1 No material shall be stored on the right-of-way without the prior approval of the Village Engineer. When such storage is permitted, all pipe, conduit, wire, poles, cross arms, or other materials shall be distributed along the right-of-way prior to and during installation in a manner to minimize hazards to the public or an obstacle to right-of-way maintenance or damage to the right-of-way and other property. If material is to be stored on right-of-way, prior approval must be obtained from the Village.

13.9.2 The plans submitted by the utility to the Village Engineer shall identify any hazardous materials that may be involved in the construction of the new facilities or removal of any existing facilities.

13.9.3 The utility shall make themselves aware of the surroundings and of private property. The Village will not tolerate entering private property or driving equipment/vehicles on a driveway within the public right of way to remain for any reason during construction unless prior approval has been granted by the property owner.

13.10 Boring or Jacking

13.10.1 Pits and Shoring. Boring or jacking under rights-of-way shall be accomplished from pits located at a minimum distance specified by the Village Engineer from the edge of the pavement. Pits for boring or jacking shall be excavated no more than forty-eight hours in advance of boring or jacking operations and backfilled within forty-eight hours after boring or jacking operations are completed. While pits are open, they shall be clearly marked and protected by barricades. Shoring shall be designed, erected, supported, braced, and maintained so that it will safely support all vertical and lateral loads that may be imposed upon it during the boring or jacking operation.

13.10.2 Wet Boring or Jetting. Wet boring or jetting shall not be permitted under the roadway.

13.10.3 Borings with Diameters Greater than Six Inches. Borings over six inches (fifteen one-hundredths m) in diameter shall be accomplished with an auger and following pipe, and the diameter of the auger shall not exceed the outside diameter of the following pipe by more than one inch (twenty-five mm).

13.10.4 Borings with Diameters Six Inches or Less. Borings of six inches or less in diameter may be accomplished by either jacking, guided with auger, or auger and following pipe method.

13.10.5 Tree Preservation. Any facility located within the drip line of any tree designated by the Village to be preserved or protected shall be bored under or around the root system.

13.11 Trenching

13.11.1 Trenching for facility installation, repair, or maintenance on rights-of-way shall be done in accord with the applicable portions of Section 603 of IDOT's "Standard Specifications for Road and Bridge Construction."

13.11.2 The length of open trench shall be kept to the practicable minimum consistent with requirements for pipe-line testing. Only one-half of any intersection may have an open trench at any time unless special permission is obtained from the Village Engineer.

13.11.3 Open Trench and Excavated Material. Open trench and windrowed excavated material shall be protected as required by Chapter 6 of the Illinois Manual on Uniform Traffic Control

Devices. Where practicable, the excavated material shall be deposited between the roadway and the trench as added protection. Excavated material shall not be allowed to remain on the paved portion of the roadway. Where right-of-way width does not allow for windrowing excavated material off the paved portion of the roadway, excavated material shall be hauled to an off-road location.

13.11.4 Drip Line of Trees. The utility shall not trench within the drip line of any tree designated by the Village to be preserved.

13.12 Backfilling

13.12.1 Any pit, trench, or excavation created during the installation of facilities shall be backfilled for its full width, depth, and length using methods and materials in accordance with IDOT's "Standard Specifications for Road and Bridge Construction." When excavated material is hauled away or is unsuitable for backfill, suitable granular backfill shall be used based upon Exhibit 109 of Title 16 of the Village Code.

13.12.2 For a period of three years from the date construction of a facility is completed, the utility shall be responsible to remove and restore any backfilled area that has settled due to construction of the facility. If so, ordered by the Engineer, the utility, at its expense, shall remove any pavement and backfill material to the top of the installed facility, place and properly compact new backfill material, and restore new pavement, sidewalk, curbs, and driveways to the proper grades, as determined by the Engineer.

13.13 Pavement Cuts

13.13.1 Pavement cuts for facility installation or repair shall be permitted on a highway only if that portion of the highway is closed to traffic. If a variance to the limitation set forth in this subsection is permitted under Section 12.04.210 of the Village Code, the following requirements shall apply:

13.13.2 Any excavation under pavements shall be backfilled and compacted as soon as practicable with IDOT approved granular material of CA-6 or CA-10 gradation, in accordance with Section 1004 of the Standard Specifications and as designated by the Engineer. All aggregates shall be compacted to 95% modified proctor density conforming to ASTM D-1557 or AASHTO T-180.

13.13.3 Restoration of pavement, in kind, shall be accomplished within ten days after any portion of the right-of-way or easement is disturbed, damaged or destroyed due to construction or maintenance by the utility, and temporary repair with bituminous mixture shall be provided immediately. Any subsequent failure of either the temporary repair or the restoration shall be rebuilt upon notification by the Village. All hot-mix asphalt shall be an IDOT approved mix and be compacted in accordance with Section 406 of the Standard Specifications. All portland cement

concrete shall be an IDOT approved mix in accordance with Sections 420, 423, and 424 of the Standard Specifications.

13.13.4 The utility shall be required to perform a perpendicularly straight joint by full-depth machine sawing of all proposed items to be removed prior to removal operations to prevent damage or spalling to existing hardscape to remain. Simple or partial depth scoring shall not be permitted. All sawcut slurry, regardless of the amount, shall be promptly removed to prevent tracking. Any slurry tracked or left on surfaces to remain shall be thoroughly cleaned or replaced, at the direction of the Village Engineer, by the utility.

13.13.5 For all rights-of-way which have been reconstructed with a concrete surface/base in the last seven years, or resurfaced in the last three years, permits shall not be issued unless such work is determined to be an emergency repair or other work considered necessary and unforeseen before the time of the reconstruction or unless a pavement cut is necessary for a JULIE locate.

Pavement cuts on surfaces rehabilitated or replaced in the last seven years will not be permitted without permission from the Village Engineer. In the event any hard surface is damaged by the Licensee or their contractor, the surface will be required to be replaced from cold joint to cold joint in each direction.

13.14 Encasement

13.14.1 Casing pipe shall be designed to withstand the load of the highway and any other superimposed loads. The casing shall be continuous either by one-piece fabrication or by welding or jointed installation approved by the Village.

13.14.2 The venting, if any, of any encasement shall extend within one foot (three-tenths m) of the right-of-way line. No above-ground vent pipes shall be located in the area established as clear zone for that particular section of the highway.

13.15 Landscape Restoration

13.15.1 The utility shall restore all turn and terrain within ten days after any portion of the right-of-way or easement is disturbed, damaged or destroyed due to construction or maintenance by the utility in accordance with Sections 211, 250, and 251 of the Standard Specifications. work shall include all labor, material, and equipment necessary to furnish and install pulverized topsoil, seed, fertilizer nutrients and Mulch Method 3A in accordance with Sections 211, 250, and 251 of the Standard Specifications and as specified herein.

13.15.2 Pulverized topsoil shall be placed to a maximum depth of four (4) inches and not be placed until the area has been shaped, trimmed, and finished to the lines and grades as directed by the Engineer. All irregularities, depressions, or high points in the surface shall be filled or smoothed out before topsoil is placed. The surface of the topsoil shall be blended to match the existing terrain and adjacent roadway, and be free from clods, stones, sticks, and debris.

13.15.3 The utility shall furnish and place IDOT Class 1A seed, and be produced and tested in the current year, be of good quality, and free of weeds. Nitrogen, Phosphorus, and Potassium Fertilizer nutrients shall be applied at a 1:1 ratio in accordance with Article 250.04 of the Standard Specifications. Within 24 hours of seed placement, erosion control blanket shall be placed in accordance with Article 251.04 of the Standard Specifications.

13.15.4 It is recommended that the utility water the area every other day at a rate of three (3) gallons per square yard, however, it is the sole and exclusive responsibility of the utility to make required adjustments to the watering rate or schedule.

13.15.5 To be acceptable for final acceptance, the landscaped areas shall undergo a 30-day period of establishment beginning on the last day that seed is sowed. During this period, the utility shall be responsible for watering, removing weeds and maintaining the seeded areas and repairing any damage to the seeded areas due to but not limited to, errant vehicles, severe weather or all other causes. At the end of the 30-day period of establishment, the Village or Engineer will inspect the landscaped area and if deemed unsatisfactory, the utility shall be required to provide means and methods necessary to establish a live, healthy turf area. Should the seed not germinate because of prevailing cool weather, the period of establishment may be adjusted as determined by the Engineer. It shall be the sole and exclusive responsibility of the utility, not the Village, for maintaining and monitoring the landscape restoration during the period of establishment.

13.15.6 Planting times shall be performed when the ambient temperature has been between 45°F and 80°F for a minimum of seven (7) consecutive days and is forecasted to be the same for the next five (5) days according to the National Weather Service.

13.16 Protection of Mailboxes

13.16.1 The utility shall take all necessary precautions when working near mailboxes. If at the utility's discretion, a mailbox will interfere with construction operations, a temporary mailbox shall be located per the United States Postal Service requirements and the permanent mailbox reinstalled following said operation. At no time shall a resident be without a mailbox or not receive mail due to a mailbox being removed, replaced or damaged. The utility shall replace any mailbox or post which has been damaged by the utility's operations due to neglect, misconduct or poor workmanship.

13.16.2 The utility must maintain access for both residents and mail carriers to all mailboxes throughout the duration of the project.

13.17 Use of Fire Hydrants

13.17.1 The indiscriminate use of fire hydrants is strictly prohibited. The utility can obtain non-potable water in bulk for a charge at Buffalo Grove's self-serve Water Station located at 851 Krause Drive. There is a credit card reader attached to the station for payment. The utility shall

provide a water truck or containment and driver to obtain and transport the water. If it is determined that the utility or its subcontractors operate or use a Village fire hydrant, a monetary penalty of $1,000 per occurrence will be imposed.

13.18 Existing Hardscape

13.18.1 Any damage to existing hardscape from tracked equipment or due to the utility's negligence, workmanship, or neglect shall be replaced at the utilities expense. It is recommended rubber tired or rubber tracked equipment is used. The Village shall determine the limit of removal and replacement operations, and all work shall be completed to the satisfaction of the Village Engineer.

13.19 Tree Protection and Preservation

13.19.1 Breaking off branches of plant material to remain during clearing or construction operations will not be allowed. Preceding any existing tree pruning or trimming operations, the utility shall demonstrate that there is no other practical method to complete the work and request permission from the Engineer. All pruning shall be done according to the current ANSI A300 (Part 1) – Pruning Standard.

13.19.2 All branches and foliage pruned or trimmed shall be disposed of off-site in accordance with Article 202.03 of the Standard Specifications.

13.19.3 All existing trees larger than 6" in diameter and not specifically designated for removal, which are removed or damaged due to the utilities neglect, shall be inspected by the Village Forester or his designated representative. For each infraction that causes damage to a tree, a monetary penalty of $1,000 may be imposed and the replacement of the damaged tree is required, depending on the extent of injury caused to each tree. No replacement tree shall have a diameter of less than 3" or more than 6", unless authorized by the Village of Buffalo Grove. All new plantings shall be completed in accordance with Section 253 of the Standard Specifications.

13.20 Use of the Work Site

13.20.1 The utility shall use the Work Site solely to complete the Work and such related activities as may be authorized or directed by the Village. Except as provided herein, the utility shall not (nor shall the utility cause or permit any employee or person under utilies control) display or broadcast commercial, political, or religious messages or advertisements of any nature at the Work Site or in connection with the Work. The foregoing shall not be construed to prohibit the following at the Work Site or in connection with the Work: (a) the use of equipment, materials, or other items (e.g. personnel uniforms and clothing) that identify the utility (such as by displaying the utilities name, logo, slogan, contact information, or similar messages) or that identify the maker or supplier of such equipment, material, or item; or (b) the use or display of signs, flags, cones, traffic control devices, markers, or other similar devices that reasonably relate to the Work, Work

Site safety, public safety, or regulatory compliance; or (c) personal speech, religious practice, or expression by any individual performing Work or at the Work Site; or (d) upon written approval or direction of the Village, the display of information regarding the sponsor of the Work or funding sources for the Work.

13.20.2 In addition, the utility shall not (nor shall the utility require or permit its personnel, subcontractors, or subcontractors' personnel to) conduct any prohibited political activity at the Work Site or while performing the Work. The utility and its personnel or subcontractors (including any subcontractor's personnel) shall not intentionally or knowingly use the Work Site or any other property or resources of the Village in connection with any prohibited political activity. For purposes of this section, the term "prohibited political activity" shall have the meaning set forth in Section 5 of the State Officials and Employees Ethics Act, 5 ILCS 430/1-5.

13.21 Water and Sewer Services

13.21.1 The Village of Buffalo Grove will not locate private water and sewer service lines as part of the JULIE notification system. The property owner is the owner of these services from the building to the main and are exempt from the JULIE system.

13.21.2 The utility is fully responsible for protecting all utilities near or in their excavation area and shall make themselves fully aware of the exact location of each utility; marked or not marked. The utility may elect to locate any and all utilities marked or unmarked, at their expense. Repeated damage to service lines will need to be repaired from the main to the right-of-way as directed by the Engineer. The utility shall be responsible for repairs to all damaged utilities incurred as determined by the Village or Engineer.

13.21.3 All repairs to damaged water and sewer service lines shall be completed with material equal to, including size, of the existing service. Connections of dissimilar materials shall be made with stainless steel non-shear mission couplings or appropriate flare couplings for water services. All fittings for copper water service lines shall be of the "flare" type regardless of temporary or permanent use. Any damage to existing water service lines during construction shall be repaired with the existing main under pressure. The utility shall have a crimping tool and e-z out or freeze kit on-site to make repairs as required. Repair of service lines in this manner shall only be performed on lines that will be abandoned as part of this project, if applicable.

13.21.4 The utility shall refer to the Village of Buffalo Grove's Exhibit 109 Materials List for all material requirements.

13.22 Red Line Record Drawings

13.22.1 Prior to initial acceptance of improvements, the utility shall supply the Village Engineer with red line as-built drawings of the installed and abandoned utility improvements including but not limited to depth and alignment of new utility, horizontal offsets of at-grade appurtenances, and

other underground utility deviations. The depth and alignment shall be noted at all utility crossings, and a minimum fifty (50) foot spacing along the utility.

13.22.2 The as-built drawings shall be submitted to the Village in red marked PDF file on the approved plan. As-builts with insufficient recorded information will be rejected.

13.23 Final Site Inspection

13.23.1 After the utility has submitted the notice of final completion to the Village, the Village may perform a final site inspection of the work performed.

13.23.2 Upon completion of the final site inspection, the Village Engineer will provide the utility a list of any deficiencies documented. The utility will have fourteen (14) calendar days to correct any deficiencies following the scheduled final inspection and punch list submittal by the Village Engineer.

In the event of a conflict between this section and the Village Code, the Village Engineer shall determine the proper clarification.

SECTION 14. TELECOMMUNICATION SPECIFIC REQUIREMENTS

14.1 Fiber Optic Cable

14.1.1.1 The Fiber Optic Cable and the installation shall meet the requirements of the National Electrical Code (NEC), particularly covered in Article 770.

14.1.1.2 All splices shall be secured in fiber optic splice trays within fiber optic distribution enclosures. No in-ground splices or terminations will be permitted.

14.1.1.3 Extra cable shall be left in each fiber optic enclosure. Storage of additional extra cable in each handhole shall be coiled. These coils shall be bound at a minimum of three points around the coil perimeter and supported in their static storage positions. The minimum of extra cable amounts shall be ten (10) feet in gulfboxes and junction boxes, fifty (50) feet in handholes, and one hundred (100) feet in double handholes, conduit risers, support poles, and any splice location.

In the event of a conflict between this section and the Village Code, the Village Engineer shall determine the proper clarification.

SECTION 15. COMMUNICATION REQUIREMENTS

15.1 Website Hosting

15.1.1 All providers are required to host and maintain a Village of Buffalo Grove specific website that shall include, but are not limited to, the following information:

15.1.1.1 Mapped projects in construction

15.1.1.2 Mapped projects in development. Showing planned design, permit and construction schedules.

15.1.1.3 Mapped projects designed and permitted. Showing planned construction schedules.

15.1.1.4 How does a resident find out more about services

15.2 Village Advertisement

15.2.1 No Licensee will be permitted to advertise within Village publications

15.2.2 Under no circumstances may a Licensee portray affiliation with the Village in its publications

15.3 Public Notification on Service Delivery

15.3.1 The utility shall be required to provide and distribute letters to residents or business owners anytime access will be affected to a home or business or utility service is interrupted. They are also required to notify residents or business owners if they will be working in the right-of-way directly adjacent to the property or through an easement on the property.

15.3.2 Letters shall be typed on standard 8.5" x 11" paper and an envelope may or may not be used. All letters shall be printed on the utilities letterhead and include the name, address, and telephone number of the utilities person in charge.

15.3.3 Letters shall be taped to a non-painted surface using painters' tape or approved equal, and will be placed in as many locations as needed to ensure they will be visible to residents. Distributing letters via mailbox is discouraged, however, must be compliant with all United States Postal Service federal regulations. Notification letters shall include, but are not limited to, the following information:

15.3.3.1 The exact day and time work is to begin that will affect access (weather permitting).

15.3.3.2 How the residents will know they may resume normal access to their property.

15.3.3.3 The anticipated length of the closure (no more than one week will be permitted).

15.3.3.4 Specific location where parking is permitted, both overnight and during the working day (as signed and normally permitted during daytime).

15.3.3.5 The Village of Buffalo Grove Police Department has been notified that overnight parking will be permitted. (It shall be the responsibility of the Contractor to confirm this with the Village.)

15.3.3.6 The utility will go door-to-door the moment prior to work is to begin to ensure all accommodation is made.

15.3.3.7 The utilities person in charge name and contact information for additional information or specific requests.

15.3.3.8 Specific documentation as to why they have access rights to the easement (if applicable.)

15.3.4 Notification letters shall be distributed a minimum of 24 hours prior to access being affected or otherwise. If this requirement is not met, work shall not commence. Additional letters may be required when weather or other unforeseen circumstances change the schedule. When requested, the utility is required to return or provide correspondence from a resident within 24 hours.

SECTION 16. ENTIRE AGREEMENT; AMENDMENT

This Agreement represents the full understanding between the parties and may only be amended by written instrument signed by both.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

VILLAGE OF BUFFALO GROVE

By: _____

Name: _____

Title: _____

LICENSEE

By: Stacy Jenkins (Mar 18, 2026 08:45:55 CDT)

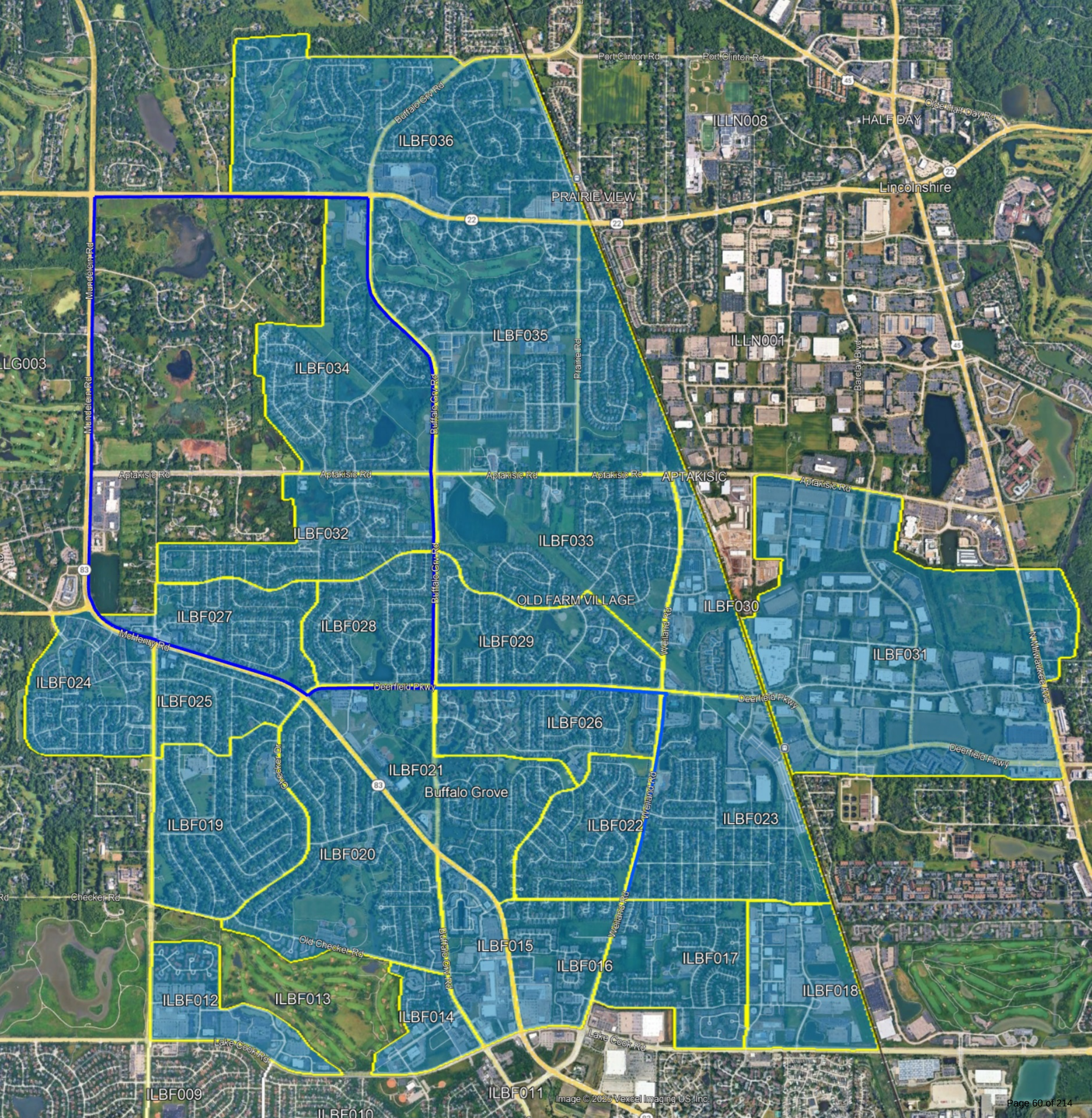
Name: Stacy Jenkins

Title: Senior VP Outside Plant

REVIEWED
By Johnny Chuang at 5:31 pm, 3/17/26

EXHIBIT A

[Attach schematic or detailed description of licensed locations]


Port Clinton Rd
Port Clinton Rd
Buffalo Grv Rd
ILBF036
ILLN008
HALF DAY
Olde Half Day Rd
PRAIRIE VIEW
Lincolnshire
22
45
Mundelein Rd
ILBF035
ILBF034
ILLN001
Barclay Blvd
Prairie Rd
LLG003
Aptakisic Rd
Aptakisic Rd
Aptakisic Rd
Aptakisic Rd
APTAKISIC
Aptakisic Rd
ILBF032
ILBF033
OLD FARM VILLAGE
ILBF030
ILBF031
Weiland Rd
Milwaukee Ave
83
McHenry Rd
ILBF027
ILBF028
ILBF029
ILBF024
ILBF025
ILBF026
Deerfield Pkwy
Deerfield Pkwy
Deerfield Pkwy
Checker Dr
ILBF021
Buffalo Grove
ILBF022
ILBF023
ILBF019
ILBF020
Checker Rd
Old Checker Rd
ILBF015
ILBF016
ILBF017
ILBF018
ILBF012
ILBF013
ILBF014
Lake Cook Rd
Lake Cook Rd
ILBF009
ILBF011
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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 8.d.
Proclamation recognizing Building Safety Month in Buffalo Grove

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends proclamation.

Recommended Motion

NA

Summary

Proclamation recognizing Building Safety Month in Buffalo Grove.

Strategic Alignment

Guiding Principle

Principle 5: Partnership with Local Districts

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. 2026 Building Safety Month Proclimation

BUFFALO GROVE

PROCLAMATION

Building Safety

Month – May 2026

WHEREAS, the Village of Buffalo Grove is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike, and;

WHEREAS, our confidence in the resilience of these buildings is achieved through the devotion of guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the industry––who work year-round to ensure the safe construction of buildings, and;

WHEREAS, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes and standards to protect us in the buildings where we live, learn, work and play, and;

WHEREAS, these building codes and standards include safeguards to protect the public from hazards such as snowstorms, tornadoes, wildland fires, floods and earthquakes, and;

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our code officials—who assure us of safe, sustainable and affordable buildings that are essential to our prosperity, and;

WHEREAS, "Built to Last," the theme for Building Safety Month 2026, encourages us all to get involved and raise awareness about building safety, and;

WHEREAS, each year, in observance of Building Safety Month, people worldwide are asked to consider the commitment to improve building safety, resilience and economic investment, and to acknowledge the service provided by building safety and fire prevention departments.

NOW THEREFORE, I, Eric Smith, Village President of the Village of Buffalo Grove, do hereby proclaim the month of May as Building Safety Month in the Village of Buffalo Grove. Accordingly, I encourage our citizens to join us as we participate in Building Safety Month activities.

Proclaimed this 20th of April, 2026.

_____

Eric N. Smith
Village President

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 8.e. O-2026-47
Ordinance Authorizing a Development Improvement Agreement with SDG Lake Cook, LLC for the Chase Plaza Redevelopment Project

Contacts

Liaison: Trustee Weidenfeld
Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the Development Improvement Agreement with SDG Lake Cook, LLC for the Chase Plaza Redevelopment, subject to review and approval by the Village Attorney.

Summary

Recommendation

Staff recommends the Village Board approve the Development Improvement Agreement (DIA) with SDG Lake Cook, LLC for the Chase Plaza Redevelopment located at 1160 W Lake Cook Road, subject to review and approval by the Village Attorney.

Background

At the January 5, 2026 Village Board meeting, the Board approved the Preliminary Plan for the Chase Plaza Redevelopment. Following that approval, SDG Lake Cook, LLC has submitted the final DIA for the property located at 1160 W Lake Cook Road.

The proposed redevelopment includes conversion of the former full-size Dominick's grocery store into a commercial center. The project also includes installation of EV charging stations and resurfacing of the existing parking lot.

The DIA is an agreement between the Developer and the Village that outlines the public and site improvements to be constructed as part of the project. These typically include stormwater management facilities, parking areas, and utility infrastructure such as water main and sanitary sewer. Under the agreement, the Developer is required to provide financial security, in accordance with Village Code, to guarantee completion of the required improvements.

Strategic Alignment

Guiding Principle

Principle 7: Builds Our Community

Goal

Goal 5: More livable Buffalo Grove community with leisure experiences for all

File Attachments

1. DRAFT Ordinance - Chase Plaza DIA
2. DRAFT DIA_Chase Plaza Redevelopment Final with Exhibits

ORDINANCE 2026-xxx

AN ORDINANCE AUTHORIZING A DEVELOPMENT IMPROVEMENT AGREEMENT WITH SDG LAKE COOK LLC, FOR THE CHASE PLAZA REDEVELOPMENT PROJECT

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village seeks to enter into a Development Improvement Agreement (DIA) with SDG LAKE COOK LLC ("Developer") for site improvements associated with the Chase Plaza Redevelopment.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Development Improvement Agreement, attached herein is approved subject to review and approval by the Village Attorney and Village Engineer.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST:

_____
Janet M. Sirabian, Village Clerk

APPROVED:

_____
Eric N. Smith, Village President

DRAFT

CHASE PLAZA REDEVELOPMENT

DEVELOPMENT IMPROVEMENT AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into as of this ____ day of _____, 20__ by and between the VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation, and having its office at Village Hall, 50 Raupp Boulevard, Buffalo Grove, Illinois (hereinafter called "Village"), and **SDG Lake Cook LLC and/or its assigns**, (hereinafter called "Developer").

WITNESSETH:

WHEREAS, Developer desires to improve the real property described in **Exhibit "A"** attached hereto and made a part hereof (the "Property"), and in compliance with the Village's Development Ordinance, Developer has submitted to the Village certain (i) plans prepared by **ARC Design Resources Inc.**, who are registered professional engineers (the "Site Plan"), which Plans were approved by the Village pursuant to Ordinance No. **2026-006** and (ii) additional plans and specifications prepared by **Progressive Companies** dated **January 23, 2026** and described in more detail in **Exhibit "C"** attached hereto and made a part hereof (the "Site Improvement Plans" and together with the Site Plan, the "Plans"); and,

WHEREAS, the Village is willing to approve said Plans, provided that this Agreement is executed to ensure the completion of certain site improvements, as a condition precedent to the issuance of building permits for any buildings to be constructed on the Property.

NOW, THEREFORE, it is mutually agreed as follows:

1. Completion of Improvement. Developer shall furnish, or cause to be furnished, at their own cost and expense, all the necessary material, labor, and equipment to complete the improvements listed on **Exhibit "B**" attached hereto, and all other site improvements not specifically set forth, which are required by applicable ordinances or agreements (collectively, the "Improvements"), all in a good and workmanlike manner and in accordance with all pertinent ordinances and regulations of the Village and in accordance with the Plans (including any subsequent revisions requested by the Developer and approved in writing by the Village pursuant to the Village's Development Ordinance). All utility lines and services to be installed in the street shall be installed prior to paving.

2. Estimate of Probable Costs. Attached hereto as **Exhibit "D"** is a complete cost estimate for the construction of the improvement described in **Exhibit "B"** hereto. No later than three (3) business days following the execution of this Agreement and prior to the issuance of Village Permits, the Developer shall deposit a **Letter of Credit** acceptable to and in a form and substance approved by the Village in the original amount of **Two million two hundred fifty-two thousand seven hundred thirty-two and 00/100 Dollars ($2,252,732.00),** as further described in Paragraph 9 herein (the "Letter of Credit").

3. Inspection. All work shall be subject to inspection by and the approval of the Village Engineer. It is agreed that the contractors who are engaged to construct the Improvements are to be approved by the Village Engineer and that such approval will not be unreasonably withheld.

4. Engineer's Review and Inspection Fee. The Developer has paid or will pay the Village a Review and Inspection Fee, as required by Ordinance. It is understood that said fee is based on the amount of the contracts or cost estimate for those items in **Exhibit "B".**

5. Insurance and Indemnification. Prior to the time the Developer or any of its contractors begin any of the work provided for herein, the Developer, and/or its contractors shall furnish the Village with evidence of insurance covering their employees in such amounts and coverage as is acceptable to the Village. Nothing herein shall waive any immunities the Village May assert in response to or defense of any such claim.

In addition, by its execution of this Agreement, the Developer agrees to protect, indemnify, save and hold harmless, and defend the Village and its employees, officials, and agents, against any and all claims, costs, causes, actions, and expenses, including but not limited to reasonable attorney's fees incurred by reason of a lawsuit or claim for damages or compensation arising in favor of any person, corporation or other entity, including the employees or officers or independent contractors or sub-contractors of the Developer or the Village, on account of personal injuries or death, or damages to property occurring, growing out of, incident to, or resulting directly or indirectly, from the performance of the work of the Developer, independent contractors or sub-contractors or their officers, agents, or employees. The Developer shall have no liability or damages for the costs incident thereto to the extent caused by the sole negligence or intentional misconduct of the Village, its independent contractors or sub-contractors or their

officers, agents, or employees.

6. Timing of Completion. Subject to Force Majeure (as defined herein), Developer shall cause the **Improvements to be completed within thirty-six (36) months following the date of this Agreement** (except any Improvements for which specified time limits are noted on the Plans, which shall be completed within the specified time limits shown on the Plans). "Force Majeure" as used herein shall mean a delay in Developer's performance hereunder caused by a strike or labor problem, energy shortage, governmental pre-emption or prescription, national emergency, or any other cause of any kind beyond the reasonable control of Developer. If work is not completed within the time prescribed herein, the Village shall have the right to call upon the Letter of Credit, in accordance with its terms, for the purpose of completing the Improvements. Upon completion of the Improvements herein provided for, as evidenced by the certificate or certificates of the Village President and Board of Trustees, the Village shall be deemed to have accepted said Improvements, and thereupon, the Letter of Credit shall automatically be reduced to serve as security for the obligations of the Developer as set forth in Paragraph 7 hereof. The Developer shall cause its consulting engineers to correct drawings to show work as actually constructed and said engineers shall turn over high quality Mylar reproducible copies thereof to the Village to become the Village's property prior to acceptance of the Improvements by the President and Board of Trustees.

7. Maintenance Guaranty. The Developer, for a period of one year beyond formal acceptance by the Village of any Improvement, described in **Exhibit "B"** hereof, shall be responsible for maintenance, repairs and corrections to such Improvements which may be required due to failures or on account of faulty construction or due to the Developer's negligence and/or its contractors' negligence. The obligation of the Developer hereunder shall be secured by the Letter of Credit as further described in Paragraph 9 hereof.

8. Utilities. It is agreed that no occupancy permit shall be granted by any official for the construction of any structure until all required utility facilities set forth in the Plans (to include, but not by way of limitation, sanitary sewer, water and storm sewer systems) have been installed and made ready to service the Property; and that all parking lots or access drives (to include curbs) set forth in the Plans that provide access to the Property have been completely constructed, except for the designed surface course.

It is understood and agreed that building permits may be granted for buildings on specific lots to which utility facilities have been installed and made ready for service and to which parking lots or access drives have been constructed as described above, notwithstanding the fact that all improvements within the Development may not be completed.

9. Letter of Credit.

A. The obligations of the Developer hereunder as to the deposit of security for the completion of the Improvements and the one-year maintenance of said Improvements after acceptance by the Village (Paragraph 7) shall be satisfied upon delivery to the Village of a Letter of Credit in favor of the Village in a form acceptable to the Village, in the amount set forth in Paragraph 2 above. The Letter of Credit shall be made subject to this Agreement. The Developer hereby waives its option pursuant to 30 ILCS 550/3 and 65 ILCS 5/11-39-3 to utilize any type of security other than a Letter of Credit.

B. In addition to the terms, conditions, and covenants of the Letter of Credit, the Village hereby agrees to draw funds or to call said performance guarantee under such security solely for the purpose of payment for labor and materials supplied or to be supplied, by engineers, contractors, or subcontractors, to, or for the benefit of the Developer or the Village, as the case may be, under the provisions of this Agreement and the said Improvements for which payment is being made shall have been completed, or will be completed, in substantial accordance with the Plans.

C. The Village further hereby agrees that to the extent that the Developer causes the commitments of this Agreement to be completed, the outstanding liability of the issuer of the Letter of Credit shall during the course of construction of the Improvements, approximate the cost of completing all Improvements and paying unpaid contract balances for the completion of the Improvements referred to in this Agreement.

Until all required tests have been submitted and approved by the Village for each of

the construction elements including, but not limited to, earthwork, street pavements, parking area pavements, sanitary sewers and water mains (as applicable), a minimum of that portion of the surety for each element shall be subject to complete retention. All Improvements are subject to a minimum fifteen (15%) percent retention until final acceptance by the Village.

D. In order to guarantee and warranty the obligations of Paragraph 7 herein, an amount equal to fifteen (15%) percent of the total amount of the Letter of Credit, or an amount equal to fifteen (15%) percent of the cost estimate of the individual Improvement(s) shall be retained in the Letter of Credit for a period of one-year beyond formal acceptance by the Village of the Improvement(s).

E. As a portion of the security amount specified in Paragraph 2, the Developer shall maintain a cash deposit with the Village Clerk in the amount of **Twenty-two thousand, five hundred twenty-seven dollars and thirty-two cents ($22,527.32).** If roads are not maintained with a smooth and firm surface reasonably adequate for access of emergency vehicles such as fire trucks and ambulances, or if any condition develops which is deemed a danger to public health or safety by the Village of Buffalo Grove due to the actions of the Developer or his failure to act; and after written notice of this condition, the Developer fails to immediately remedy the condition; then the Village may take action to remedy the situation and charge any expenses which results from the action to remedy the situation to the cash deposit. Upon notification that the cash deposit has been drawn upon, the Developer shall immediately deposit sufficient funds to maintain the deposit in the amount of **Twenty-two thousand, five hundred twenty-seven dollars and thirty-two cents ($22,527.32).** If the Developer has not made the additional deposit required to maintain the total cash deposit within three (3) days from the date he received notice that such additional deposit was required, it is agreed that the Village may issue a Stop Work Order or also may revoke all permits which the Developer had been granted. This cash deposit shall continue to be

maintained until the maintenance guarantee period has lapsed. The deposit may be drawn upon by the Village if the conditions of this Agreement are not met by the Developer within five (5) days after receipt of a written notice of noncompliance with the conditions of this Agreement, except in cases of danger to public health and safety as determined by the Village, in which case, the deposit may be drawn upon immediately following notice to the Developer and his failure to immediately remedy the situation. After termination of the one-year maintenance period and upon receipt by the Village Clerk of a written request for release of the deposit, the Village will either notify the Developer that the Improvements are not in a proper condition for final release of the deposit, or shall release the deposit within fifteen (15) days.

F. In addition to the terms, covenants, and conditions of the Letter of Credit, the Developer hereby agrees that no reduction shall occur in the outstanding liability of the issuer there under, except on the written approval of the Village; however, in all events, the Village shall permit such Letter of Credit to expire, either by its terms, or by return of such Letter of Credit to the Developer, upon the expiration of one-(1) year from the acceptance of the Improvements referred to herein by the Village. To the extent that the provisions of Paragraph 9 herein, and of the Letter of Credit, permit the Village to draw funds under such Letter of Credit, the Village hereby agrees to reduce the outstanding liability of the issuer of the Letter of Credit to the extent that funds are disbursed.

G. Any Letter of Credit shall provide that the issuer thereof shall not cancel or otherwise terminate said security without a written notice being given to the Village between thirty-(30) days and forty-five (45) days in advance of termination or cancellation.

10. Exterior Lighting. No occupancy permit shall be issued until all exterior lighting specified on **Exhibit "C**" is installed and operational.

11. Cleanliness and Maintenance. The Developer acknowledges that he is responsible for the proper control of weeds, grass, refuse, and junk on all property which he owns within the Village in

accordance with Chapter 8.32 of the Buffalo Grove Municipal Code. It is further agreed that the Developer shall continue to be responsible for the proper maintenance of any parcels of property for which the Developer transfers ownership to the Village until such time as the development's Improvements are accepted by the Village in writing in accordance with the provisions of this Agreement.

If the Developer fails to perform his maintenance responsibilities established in either this paragraph or Chapter 8.32, the Village may provide a written notice to the Developer of the improper maintenance condition. If proper maintenance is not completed within ten (10) days after the Developer is provided this notice, the Village may perform the maintenance and deduct the costs of the maintenance from the cash deposit described in Paragraph 9E.

12. No Recapture. The Developer agrees that no Improvements constructed in conjunction with this project are sized or located in such a way as to warrant any recapture payment to the Developer pursuant to any applicable previous agreements.

13. Term. This Agreement shall automatically terminate and be of no further force and effect with respect to Developer or the Property upon the expiration of the one-year maintenance period, and upon such termination the parties hereto shall have no further obligations to the other, except for the Village's obligation to return the Letter of Credit and cash deposit to Developer or otherwise notify the issuer of the Letter of Credit of the expiration of the Letter of Credit. The period commencing on the date set forth in the preamble to this Agreement and expiring on the expiration of the **one (1) year maintenance** period is referred to herein as the "Term".

14. Related Agreements. This Agreement and the obligations contained herein are in addition to, and not in limitation of, all other agreements between the Parties hereto including, without limitation, the **Planned Development and Preliminary Plan approved by Ordinance No. 84-028 and later amended by Ordinance No. 2026-006 dated January 5th, 2026,** and the obligations contained therein.

15. No Recordation. Neither party shall cause this Agreement (or any memorandum hereof) to be recorded against the Property.

16. Assignment. Neither party shall assign this Agreement or any of its terms without the prior, express and written consent of the other party. Furthermore, no assignment of the Developer's

obligations shall be effective unless and until the Village approves the language of any proposed assignment and substitute security in the amounts required by this Agreement.

IN WITNESS WHEREOF, the Village has caused this Agreement to be executed, as has the Developer, all as of the date first above written.

VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation

By _____

Village President

DEVELOPER:

SDG Lake Cook LLC
860 Milwaukee Avenue, Suite 100
Buffalo Grove, IL 60089

By: _____

Name: _____

Title: _____

CHASE PLAZA REDEVELOPMENT

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT A

LEGAL DESCRIPTION

Lots 2 and 4 in Dominick's Buffalo Grove Subdivision, being a Resubdivision of part of Lot 1 in Buffalo Grove Business Park Unit 2, being a Subdivision in the West Half of the Southeastern Quarter of Section 32, Township 43 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded September 5, 2001 as Document 475245, in Lake County, Illinois.

KNOWN AS: **1160 W LAKE COOK ROAD, BUFFALO GROVE, ILLINOIS 60089**

PERMANENT INDEX NUMBER: **15-32-308-019 (Lot 2) / 15-32-308-021 (Lot 4)**

AREA = **273,557 SQ. FT. OR 6.28 ACRES**

CHASE PLAZA REDEVELOPMENT

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT B

All improvements set forth and depicted in the Plans, both public and private, including (to the extent applicable) earthwork, grading, roads or streets, parking lots, areas and/or parking facilities, sidewalks, sanitary and storm sewers, water main, drainage and storm water detention facilities, site grading, street lighting, landscaping, survey monuments and benchmarks.

CHASE PLAZA REDEVELOPMENT

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT C

Final Engineering and Landscaping Plans prepared by: ARC DESIGN RESOURCES, INC

Entitled: CHASE PLAZA REDEVELOPMENT

Consisting of: 15 sheet(s), last revised April 8, 2026

(see following pages)

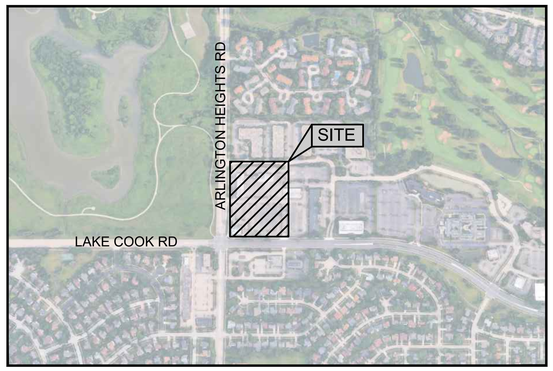
CHASE PLAZA REDEVELOPMENT

1160 W. LAKE COOK ROAD
BUFFALO GROVE, IL

GENERAL NOTES

1. The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
2. The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the Village, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
3. In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractors safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
4. Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and IDOT standards.
5. All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the the owner's "Description of Work", Village of Buffalo Grove, the State of Illinois, and this plan set.
6. The Village of Buffalo Grove must be notified at least two (2) working days prior to the commencement or resumption of any work.
7. The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
8. All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit.
9. The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
10. All structures, inlets, pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
11. Any field tiles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner shall be notified immediately upon encountering any tile.
12. The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
13. All elevations are on NAVD 88 datum.
14. Parking areas designated as A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements.
15. Tactile warning plates per IDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
16. The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, General Telephone, Commonwealth Edison, Northern Illinois Gas and cable television, if any. The J.U.L.I.E. number is 1-800-892-0123.
17. Property corners shall be carefully protected until they have been referenced by a Professional Land Surveyor.
18. The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the Village with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of his work.
19. Any excess dirt or materials shall be removed from the site and disposed of by the contractor or as indicated on the plans. The contractor is responsible to follow all local and Federal regulations for disposal of soils off-site, including any testing (if appropriate).
20. Notify the owner and Village of Buffalo Grove of any existing wells. Obtain permit form the Illinois Bureau of Minerals and the State Water Survey. Cap and abandon wells in accordance with local, state, and federal regulations.
21. Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur. Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.

VICINITY MAP



Call Before You Dig
JULIE
ILLINOIS ONE CALL SYSTEM
DIAL 811 OR (800) 892-0123

LICENSED PROFESSIONAL ENGINEER
MICHAEL J. HEITING
062-075701
OF ILLINOIS
Dated 04-08-2026
Expires 11-30-2027

Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
C101	GENERAL NOTES
C102	SWPPP SITE MAP
C103	SWPPP DETAILS
C104	EXISTING CONDITIONS & REMOVALS PLAN
C105	LAYOUT PLAN
C106	GRADING & DRAINAGE PLAN
C107	SPOT ELEVATION PLAN
C108	GRADING DETAILS
C109	UTILITY PLAN
C110	UTILITY PLAN DETAILS
C111	SITE DETAILS
C112	SITE DETAILS
C113	SITE DETAILS
L101	LANDSCAPE PLAN

APPROVAL	DATE
VILLAGE	PENDING
COUNTY	PENDING
STATE	PENDING

SITE DATA TABLE

ADDRESS:	1160 W LAKE COOK RD, BUFFALO GROVE, IL 60089
PINS:	1532308019, 1532308018
MUNICIPALITY:	VILLAGE OF BUFFALO GROVE
COUNTY:	LAKE
ZONING:	B-2; BUSINESS DISTRICT, GENERAL RETAIL
TOTAL SITE AREA:	6.54 AC
AREA OF DISTURBANCE:	4.06 AC
EXISTING IMPERVIOUS AREA:	5.88 AC
PROPOSED IMPERVIOUS AREA:	5.83 AC

OWNER:

SHOREWOOD DEVELOPMENT GROUP

860 N Milwaukee Ave., Suite 100
Buffalo Grove, IL 60089
(224) 532-2401

ENGINEER:

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:
VILLAGE OF BUFFALO GROVE PUBLIC WORKS
1650 LEIDER LANE
BUFFALO GROVE, IL 60089
MICHAEL SKIBBE
DIRECTOR OF PUBLIC WORKS
(847) 459-2545

SEWER & WATER
VILLAGE OF BUFFALO GROVE
1650 LEIDER LANE
BUFFALO GROVE, IL 60089
CHRIS KRASE
DEPUTY PUBLIC WORKS DIRECTOR
(847) 459-2545

TELEPHONE:
AT&T
(844) 977-4451

CABLE TELEVISION:
COMCAST
(844) 963-0293

ELECTRIC:
COMMONWEALTH EDISON COMPANY
DAVID LOWRY
DAVID.LOWRY@COMED.COM
(847) 870-2096

GAS:
NICOR GAS
SAKIBUL FORAH
SFORAH@SOUTHERNCO.COM
(630) 388-2903

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CHASE PLAZA REDEVELOPMENT

1160 W. LAKE COOK ROAD
BUFFALO GROVE, IL
LAKE COUNTY

SHOREWOOD DEVELOPMENT GROUP
860 N Milwaukee Ave., Suite 100
Buffalo Grove, IL 60089
(224) 532-2401

CONSULTANTS

ISSUED FOR

	DATE
1. VILLAGE REVIEW	01-26-2026
2. VILLAGE APPROVAL	03-16-2026
3. VILLAGE APPROVAL	04-08-2026
4. ---	---
5. ---	---
6. ---	---
7. ---	---
8. ---	---
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10. ###	###
11. ###	###
12. ###	###
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14. ###	###
15. ###	###
16. ###	###
17. ###	###

REVISIONS

ITEM	DATE
1. ---	---
2. ---	---
3. ---	---
4. ---	---
5. ---	---
6. ---	---
7. ---	---

SHEET TITLE
COVER SHEET

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER
25056
C100

GENERAL NOTES

1. Unless noted otherwise on this page, all earthwork, grading and paving shall be performed in accordance with Standard Specifications for Road and Bridge Construction in Illinois, State of Illinois Department of Transportation, Current Edition, and all revisions and supplements thereto, the specifications contained in this project manual, and the requirements and specifications of the Village of Buffalo Grove. In case of conflict between the Standard Specifications and the project specific specifications in this manual, the specifications in the manual shall govern.
2. Unless noted otherwise on this page, all sanitary sewer, water main, and storm sewer shall be constructed in accordance with "Standard Specifications for Water and Sewer Main Construction" in Illinois latest edition and the Standard Specifications and Requirements of Lake County Public Works (Sanitary) and Village of Buffalo Grove Water Department (Water). The Contractor is responsible for familiarizing themselves with the local agency requirements.
3. The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
4. The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the Village, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
5. In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractors safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
6. Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and IDOT standards.
7. Contractor is responsible to provide secure storage for their own equipment. Designated storage locations will be identified for the contractor. Contractor will have the option of installing secure trailer or fenced yard.
8. All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the the owner's "Description of Work", the Village of Buffalo Grove, the State of Illinois, and this plan set.
9. The Village of Buffalo Grove must be notified at least two (2) working days prior to the commencement or resumption of any work.
10. The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
11. All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit, but shall not be less than 12 months from the date of final acceptance by Owner.
12. The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
13. All structures, inlets, pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
14. Any field tiles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner shall be notified immediately upon encountering any tile.
15. The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
16. All elevations are on USGS datum.
17. Parking areas designated as A.D.A. and all sidewalk shall be compliant with federal, state, and local A.D.A. requirements.
18. Detectable warning plates per Article 424.09 of the IDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
19. The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, General Telephone, Commonwealth Edison, Northern Illinois Gas and cable television, if any. The J.U.L.I.E. number is 1-800-892-0123.
20. Property corners shall be carefully protected until they have been referenced by a Professional Land Surveyor.
21. The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the Village with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of their work.
22. Any excess dirt or materials shall be removed from the site at no cost to owner.
23. Notify the owner and Village of Buffalo Grove of any existing wells. Obtain permit form the Illinois Bureau of Minerals and the State Water Survey. Cap and abandon wells in accordance with local, state, and federal regulations.
24. Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur. Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.
25. The contractor shall utilize the owner's engineer, Arc Design Resources for construction layout services and shall contact Arc Design directly to negotiate required scope of services and fee. Contractor shall include all necessary construction layout in their bid. Contact Mr. Lee Sprecher at 815-484-4300 x238.

SANITARY SEWER NOTES

1. Sanitary Sewer shall be constructed in accordance with the following:
   A. "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), Seventh Edition dated 2014 (and all revisions and supplements thereto).
   B. All applicable state and local plumbing codes.
   C. Additional details and requirements provided in the contract documents, including this plan set.
   Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
2. Contact all public and private utility companies 48 hours prior to any excavation. Cost of replacement or repair of existing utilities damaged as a result of the contractor's operation shall be the contractor's responsibility.
3. The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify location, elevation and size of existing utilities, and verify floor, curb or pavement elevations where matching into existing work. The contractor shall field verify horizontal control by referencing shown coordinates to known property lines. Notify engineer of discrepancies in either vertical control prior to proceeding with work.
4. Refer to building plans for exact locations of new utility entries.
5. Install cleanouts and manholes in accordance with the standard details in this plan set and with the aforementioned standard specifications. The contractor shall adjust all cleanouts and manhole castings to final grade as defined in this plan set.
6. Cap ends of any conduits installed and mark ends.
7. All sanitary sewers under and within two feet of any existing or proposed pavement shall be backfilled with granular backfill material IDOT gradation FA-6 or approved equal (grade 8 or grade 9).
8. Sanitary sewer services shall be 6" watermain quality SDR 26 PVC in accordance with ASTM D2241, or solvent welded SCH. 40 PVC in accordance with ASTM D1785 and D2665. All services shall be sloped from the main at 1% minimum unless otherwise noted.
9. Sanitary mains shall be 8" SDR 26 PVC in accordance with ASTM D2241.
10. Joints for all sanitary sewer shall be solvent cemented joints in accordance with ASTM D2855 or flexible elastomeric seal in accordance with ASTM D3212.
11. All new sanitary manholes shall be vacuum tested in accordance with ASTM C1244.
12. Bedding class for flexible pipe shall be IA (CA-6 crushed stone in accordance with ASTM 2321-89. If trench bottom is wet, CA-7 shall be used.
13. Infiltration testing.
    A. It is the intent of this title to secure a sewer system with a minimum amount of infiltration. The maximum allowable infiltration shall not exceed two hundred gallons per inch of diameter of sewer per mile per twenty-four hour day at any time for any section of the system. The joints shall be tight and any joint with visible leakage or leakage in excess of the amount specified above shall be repaired at the contractor's expense.
    B. The repair must be of a permanent nature and of a quality equal to initial work which is constructed in conformance with the applicable specifications.
    C. Immediately after backfilling, the entire length of the sewer trench, including stubs, shall be inundated to normal ground water level or eighteen inches above the top of sewer pipe, whichever is higher. At that time, infiltration tests shall be made to determine compliance with the allowable infiltration criteria. To measure the amount of infiltration, the contractor shall furnish, install, and maintain a v-notch shape crested weir in a metal frame tightly secured at the lower end of each sewer test section as directed by the Village engineer or his / her authorized representative. The Village engineer or his / her authorized representative will check the infiltration by measuring the flow over such weirs. When infiltration is demonstrated to be within the allowable limits, the contractors shall remove such weirs.
14. Exfiltration testing:
    A. If during the construction of the sewer system the engineer determines that it is impractical to obtain a proper infiltration test, then a test for watertightness shall be made by bulkheading the sewer at the manhole at the lower end of the section under test and filling the sewer with water to eighteen inches above the top of the sewer in the manhole at the upper end of the section. Leakage will then be the measured amount of water added to maintain the above described level at a maximum allowable exfiltration rate of two hundred gallons per inch of diameter of sewer per mile per twenty-four hour day at any time for any section of the system.
15. Air testing:
    A. In lieu of infiltration or exfiltration testing, the Village engineer may permit air testing in accordance with ASTM C828.
16. Deflection testing for flexible conduit
    A. All sanitary sewer lines shall be deflection tested after 30 days following final backfill operations.
    B. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the base diameter of the pipe as described in ASTM D3034. The test shall be performed without mechanical pulling devices.
    C. Wherever possible and practical, the testing shall initiate at the downstream lines and proceed towards the upstream lines.
    D. Maximum allowable pipe deflection is 5%. Where deflection is found to be in excess of 5% of the original pipe diameter, the contractor shall excavate to the point of excess deflection and carefully compact around the point excess deflection was found. The line shall then be retested for deflection. If after the initial testing the deflected pipe fail to return to the original size (inside diameter), the line shall be replaced at the contractor's expense.

EARTHWORK NOTES

1. Boring samples have been taken at the proposed construction site and a boring report has been supplied with the construction documents.
2. Unsuitable Materials:
   Assume that if unsuitable materials are encountered and the replacement of these materials is required, this situation shall be handled as follows:
   A. The site contractor shall notify the general contractor immediately. The project superintendent, prior to the undercutting being completed, shall approve any additional undercutting. The quantities shall be verified by the engineer as the additional removal is being completed.
   B. If approved by the engineer, these materials shall be removed and replaced with compacted granular materials and compacted in accordance to required standards. The cost of this work shall be an extra to the contract, with the cost being adjusted by change order.
   C. If the site contractor is furnishing any off site materials, a representative sample of such materials shall be furnished to the general contractor's approved testing agency to determine a proctor.
   D. These materials shall be placed as homogeneously as possible to facilitate accurate compaction and moisture testing.
3. Definition for materials
   A. "Organic material" is defined as material having an organic content in excess of 8% or as determined by the project owner's engineer.
   B. Topsoil shall be friable and loamy (loam, sandy loam, silt loam, sandy clay loam, or clay loam).
      B.1. Sand content shall generally be less than 70% by weight.
      B.2. Clay content shall generally be less than 35% by weight.
      B.3. Organic soils, such as peat or muck, shall not be used as topsoil.
   C. Topsoil shall be relatively free from large roots, weeds, brush, or stones larger than 25 mm (1 inch). At least 90% shall pass the 2.00 mm (no. 10) sieve.
   D. Topsoil ph shall be between 5.0 and 8.0. Topsoil organic content shall not be less than 1.5% by weight. Topsoil shall contain no substance that is potentially toxic to plant growth.
   E. "Existing on-site material within moisture content limits" is defined as material of such a quality that the specified compaction can be met without any additional work other than "densifying" with a roller. Scarification and drying of this material will not need to be done prior to compaction.
   F. "Existing on-site material NOT within moisture content limits" is defined as material with a high moisture content that can not meet specified compaction requirements without scarification and drying, chemical stabilization, etc. of this material prior to compaction.
   G. "Unsuitable material" is defined as any materials that:
      G.1. Cannot be utilized as "topsoil" (organic) for landscape areas.
      G.2. Cannot be utilized as "engineered fill" regardless of moisture content and / or does not structurally meet the standards of the project owner's engineer's recommendations for "engineered fill".
      G.3. Can be defined as natural materials or materials from "demolition" and / or excavated areas (i.e., materials that would not be suitable for "engineered fill").
   H. "Off-site material" is defined as any materials that are brought from any area not indicated on this plan set.
   I. "Trench backfill" shall be defined as any materials used for the purposes of backfilling any trench and / or any excavation requiring backfilling. Refer to "Standards for fill areas" to determine acceptable materials and procedures.
   J. The term "stripping" or "strip" as used herein shall be defined as the removal of all "organic materials" from a given area. The term "organic materials" is defined as material having an organic content over 8% based on ASTM D2974, or as defined by the owner's engineer.
4. Standards for cut areas:
   A. A "cut area" is defined as any area where "engineered fill" is not required to bring the site to design subgrade elevation. Instead, excavation or "cutting" is required to achieve design subgrade elevation ("engineered fill" being defined as any material being "offsite material").
   B. In "cut areas" the site contractor shall perform one of the following procedures at the discretion and in the presence of a representative of the owner's engineer and the project architect:
      B.1. For exposed building or parking lot subgrades consisting primarily of granular soils, the exposed subgrade should be compacted / densified by at least one (1) pass of a smooth-drummed vibratory roller having a minimum gross weight of 10 tons.
      B.2. For exposed building or parking lot subgrades consisting primarily of cohesive soils, the exposed subgrades should be proof-rolled with a fully-loaded six-wheel truck having a minimum gross weight of 25 tons. The maximum allowable deflection under the specified equipment shall be 1/2".
   C. In the event that adequate stability of granular soils subgrades cannot be achieved by the procedures as outlined in item 1 above, or that deflections greater than 1/2" are observed during the "proof rolling" of cohesive soils subgrades (as outlined in item 2 above) additional corrective measures will be required. These measures could include, but not necessarily be limited to, scarification, moisture conditioning, re-compaction, undercutting and replacement with engineered fill or crushed stone (with or without geotextiles), or chemical stabilization.
   D. It shall be considered as part of the scope of these documents (and thus part of this contractor's responsibility) to perform scarification and drying of the subgrade per Illinois Department of Transportation (IDOT) standards (scarify a 16" depth for 3 days). If this does not work then additional drying measures shall be an extra to the contract.
   E. Any proposed corrective measures by the contractor should be reviewed by the owner's engineer and the project architect. In the event that in the opinion of the owner's engineer and / or the project architect proof rolling is not a good indicator of the subgrade stability, an alternative method shall be specified by the owner's engineer and / or the project architect.
5. Standards for fill areas:
   A. A "fill" area is defined as any area where material is required to adjust the existing elevation to a proposed subgrade elevation (these areas require installation of "engineered fill" to achieve design subgrade elevation). "Engineered fill" material can be defined as either "granular soil" or "soil" that is either from the construction site or is "offsite material". Materials having their origin from the construction site is referred to as "borrow". The composition and the compaction standards of the engineered fill for this project will be specified by owner's engineer and the project architect.
   B. In "fill" areas, "borrow" materials are allowed to be utilized as engineered fill such that the site contractor compacts the "borrow" areas to the specified compaction.
6. Compaction standards (for engineered fill and back filled areas)
   A. Prior to placement of fill in areas below the design grade, the exposed subgrade should be observed by a representative of the owner's engineer to evaluate that adequate stripping has been performed. Additionally, the proof rolling or compacting procedures outlined in the "standards for cut areas" section of these notes should be performed. It is typical practice to proof roll (and densify if necessary) exposed subgrades prior to filling. If soft or unstable subgrades are observed, these areas should be stabilized or undercut. Minimum compaction standards are based upon a percentage of the fill or backfill material's maximum standard proctor dry density (ASTM D698). All engineered subgrades should meet the following minimum compaction:
      A.1. Areas under foundations bases:
         A.1.A. 95% standard proctor for all fill placed below foundation base elevation in the building area.
      A.2. Areas under floor slabs and above foundations/footing bases:
         A.2.A. 95% standard proctor for all fill placed more than 12 inches below final grade for support of floor slabs and above foundation base elevation in the building area.
         A.2.B. 95% standard proctor for fill placed in the upper 12 inches of design subgrade below slabs. The granular fill under the floor slab should be compacted to a minimum of 95% standard proctor.
      A.3. Areas under pavement sections:
         A.3.A. 95% standard proctor for all fill placed more than 12 inches below passenger car pavement sections and 95% standard proctor for the top 12 inches.
      A.4. Landscaped areas:
         A.4.A. 90% standard proctor for all fill placed in landscape areas. These areas should be brought to grade with "topsoil" to a depth of 12 inches in areas to be seeded, 6 inches in areas to be sodded, and 24 inches for all interior curbed landscape islands.
      A.5. Base course portion of pavement sections:
         A.5.A. 95% standard proctor for all base course materials that are part of a "pavement section".
   B. The option of utilizing the modified proctor (ASTM D1557) in lieu of the specified standard proctor (ASTM D698) shall be at the discretion of the general contractor, contingent upon written approval by the architect and owner's engineer.
   C. All backfill and fill materials shall be placed in lifts not greater than 8" in loose depth. Before compacting, moisten or aerate each layer as necessary to provide optimum moisture content. Compact each layer to required percentage of maximum density of the area.
7. Finish grading:
   A. The term "finish grading" as used herein shall be defined as that condition that areas not receiving a finish product such as parking areas, driveways, roadways, sidewalks, etc. Finish graded areas would generally be those areas receiving "landscaping" such as seed, sod, trees, bushes, mulch, etc.
   B. The site contractor is responsible for "finish grading" all areas within the perimeter of the "construction site". The definition of the "construction site" is the area encompassing all disturbed areas that were disturbed as a result of the construction process relating to the general contract of which this site contract was part of.

STORM SEWER NOTES

1. Storm sewer shall be constructed in accordance with the following:
   A. "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), Seventh Edition dated 2014 (and all revisions and supplements thereto)
   B. Standards and requirements of Village of Buffalo Grove.
   C. Additional details and requirements provided in the contract documents, including this plan set.
   Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
2. All storm sewer pipe shall be reinforced concrete pipe unless otherwise specified in this plan set.
3. All storm sewer system elements shall conform to the following specifications:
   A. Storm pipe:
      A.1. Sump pump service connection and storm sewer extension (4" and 6"):
         A.1.a. ABS pipe shall be in accordance with ASTM D2751.
         A.1.b. SDR 35 PVC pipe shall be in accordance with ASTM D3034.
      A.2. Concrete sewer pipe (10" diameter and smaller) shall be Class III (minimum) in accordance with ASTM C14.
      A.3. Reinforced circular concrete pipe (12" diameter and larger) shall be Class III (minimum), wall B, in accordance with ASTM C76.
      A.4. Reinforced concrete arch culvert pipe shall be double-lined reinforced, Class III (minimum) in accordance with ASTM C506.
      A.5. Reinforced concrete elliptical culvert pipe shall be Class HE-III or VE-III (minimum) in accordance with ASTM C507.
      A.6. Underdrain pipe (4" and 6") shall be SDR 35 PVC pipe in accordance with ASTM D2729.
      A.7. Galvanized corrugated steel culvert pipe shall be type B, with a minimum wall thickness of 14 gauge per AASHTO M246 (shall only be used for culverts).
   B. Joints for storm pipe:
      B.1. ABS pipe joints shall be in accordance with ASTM D2235.
      B.2. PVC pipe joints shall be in accordance with ASTM 3121 (push-on type), except underdrain pipe, which shall have solvent welded joints.
   C. Casing Pipes.
      C.1. 1/4" thick steel in accordance with ASTM A252, grade 2, or ASTM A139, grade B, or approved equal having a minimum yield strength of 35,000 psi.
   D. Manholes and Catch Basins:
      D.1. Manholes and catch basins shall be precast reinforced concrete in accordance with ASTM C478.
      D.2. Manholes and catch basins shall be sized as follows:
         D.2.a. For sewers eighteen inches in diameter or less, manholes shall have a forty-eight inch inside diameter.
         D.2.b. For sewers twenty-one to thirty-six inches in diameter, manholes shall have a sixty inch inside diameter.
         D.2.c. For sewers greater than thirty-six inches in diameter, manholes shall have a seventy-two inch inside diameter or as specified in this plan set. ~~have an offset riser pipe of forty-eight inches inside diameter~~.
      D.3. Adjusting rings:
         D.3.a. No more than 2 precast concrete adjusting rings shall be allowed.
         D.3.b. Precast concrete adjusting rings shall have a maximum height of 6 inches.
      D.4. Pipe and Frame Seals:
         D.4.a. For pipe and frame seals, all pipe connection openings shall be made watertight with hydraulic cement. The hydraulic cement sealing pipe connections shall extend the full thickness of the structure wall. Hydraulic cement shall also be applied within the structure from the cone section, past all adjustment rings, to the frame.
      D.5. All bottom sections shall be monolithically precast including bases and invert flowlines.
   E. Inlets.
      a. Inlets shall be precast reinforced concrete in accordance with ASTM C478 and ASTM C443.
      b. Inlets shall have a twenty-four inch inside diameter and a maximum depth of four feet.
      c. Adjusting rings:
         c.1. No more than 2 precast concrete adjusting rings shall be allowed.
         c.a. Precast concrete adjusting rings shall have a maximum height of 6 inches.
      d. Only one pipe connection shall be allowed, and it shall be precast with resilient rubber watertight pipe to manhole sleeves or seals. External flexible watertight sleeves shall also extend from the manhole cone to the manhole frame.
      e. Bottom sections: All bottom sections shall be monolithically precast including bases and invert flowlines.
   F. Castings (Unless otherwise noted within the plans):
      F.1. Unless otherwise specified as a "closed lid", manhole frames and covers shall be as listed below. Close lid frame and covers shall be Neenah R-1916-C embossed "STORM SEWER".
         e.a. Manhole steps shall be Neenah R-1981-N.
         f. Six inch curb and gutter inlet shall be Neenah R-3278-A
         g. Yard inlets shall be Neenah R-4340-B.
         h. Parking lot inlets shall be Neenah R-2595-A.
   G. Crushed Granular Bedding shall be crushed gravel or crushed stone course aggregate in accordance with ASTM C33 (Size No. 67).
4. All end sections 24" and greater shall come equipped safety bars per IDOT detail Standard 542411.
5. Inspect pipe for defects and cracks before being lowered into the trench, piece by piece. Remove and replace defective, damaged or unsound pipe or pipe that has had its grade disturbed after laying. Protect open ends with a stopper to prevent earth or other material from entering the pipe during construction. Remove dirt, excess water, and other foreign materials from the interior of the pipe during the pipe laying progress.
6. Install pipe in accordance with manufacturer's written recommendations.
7. Commence installation at the lowest point for each segment of the route. Lay RCP with the groove or bell end up-stream.
8. Lay pipe to the required line and slope gradients with the necessary fittings, bends, manhole, risers and other appurtenances placed at the required location as noted on Drawings.
9. All storm sewers under and within two feet of any existing or proposed pavement shall be backfilled with granular backfill material IDOT gradation FA-6 or approved equal (Grade 8 or Grade 9).
10. Compact backfill to 98 percent of maximum density in accordance with ASTM D698, (or 95 percent of maximum density, in accordance with ASTM D1557) obtained at optimum moisture as determined by AASHTO T180.
11. Do not backfill trenches until required tests are performed and utility systems comply with and are accepted by applicable governing authorities.
12. Backfill trenches to contours and elevations shown on the drawings.

GENERAL PAVING NOTES

1. All pavement shall be constructed in accordance with the following:
   A. Concrete pavement shall be constructed in accordance with the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction" (Standard Specifications), latest edition, including all updates and standards thereto.
   B. Standards and requirements of Village of Buffalo Grove.
   C. Additional details and requirements provided in the contract documents, including this plan set.
2. All proposed pavements areas shall be stripped of all topsoil and unsuitable material and excavated or filled to within 0.10 feet of design subgrade.
3. The subgrade of pavement areas shall be free of all unsuitable material and shall be compacted to a minimum 95 per cent of Standard proctor density.
4. The subgrade shall be proof rolled, inspected and approved by the Village of Buffalo Grove prior to placing the base material. Notify the engineer at least 48 hours prior to finished subgrade preparation.
5. The earthwork contractor shall be responsible for removal of spoil material from the underground contractors, preparing the roadway subgrade, proof rolled, placing topsoil to a minimum depth of 4 inches to finished grade in the parkways areas only, grading of drainage swales, and all other tasks as directed by the owner or engineer.
6. The quantities contained in these documents are approximate and estimated, and are presented as a guide to the contractor in determining the scope of work. It is the Contractor's responsibility to determine all quantities and to become familiar with the site and soil conditions.
7. The paving Contractor is responsible for the final subgrade preparation, proof rolling, the pavement base, binder, and surface, and all final clean-up and related work associated with the paving operation.
8. The proposed pavement shall be of the type and thickness as specified in the engineering drawings, and constructed in strict conformance with the previously referenced IDOT standard specifications and Village of Buffalo Grove.
9. Areas of deficient paving, including compaction, smoothness, thickness, and asphalt mixture, shall be delineated, removed, and replaced in compliance with Specifications requirements unless corrected otherwise as directed and approved by the owner.
10. Field quality control tests specified herein will be conducted by the owner's Independent Testing Laboratory (ITL) at no cost to the contractor. Any testing and inspection resulting from the requirements of necessary permits by Village of Buffalo Grove or the State of Illinois shall be at the contractor's expense. The contractor shall perform additional testing as considered necessary by the contractor for assurance of quality control. Retesting required as a result of failed initial tests shall be at the contractor's expense.
    A. Field testing, frequency, and methods may vary as determined by and between the owner, the ITL and Village of Buffalo Grove.
    B. Testing shall be performed on finished surface of each asphalt concrete course for smoothness, using 10'-0" straightedge applied parallel with, and at right angles to centerline of paved area. The following tolerances in 10 ft shall not be exceeded: Base Course Surface: 1/4-inch, Wearing Course Surface: 1/8-inch.
    C. No ponding shall occur on paved surfaces.

PAVEMENT MARKING NOTES

1. Material description: a fast drying, high hiding marking paint for concrete, brick, and bituminous surface, suitable for painting centerlines and edgelines of highways, Village of Buffalo Grove crosswalks and stop zones, parking lots, traffic aisles, etc. Do not apply to in temperatures below 50 °F.

WATER UTILITY NOTES

1. Water mains and services shall be constructed in accordance with the following:
   A. "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), Seventh Edition dated 2014 (and all revisions and supplements thereto).
   B. All applicable state and local plumbing codes.
   C. Additional details and requirements provided in the contract documents, including this plan set.
   D. Village of Buffalo Grove watermain codes.
   Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
2. Contact all public and private utility companies 48 hours prior to any excavation. Cost of replacement or repair of existing utilities damaged as a result of the contractor's operation shall be the contractor's responsibility.
3. All water main and service pipe greater than 2" in diameter shall be ductile iron pipe conforming to AWWA C151, class or thickness per AWWA C150, seal coated and / or cement line per AWWA C104, with mechanical or rubber ring (slip seal or push on) joints. Fittings shall comply with AWWA C110. Joints shall comply with AWWA C111.
4. The minimum cover for all water main and water service pipe is 6' from finished grade to top of pipe.
5. All water mains under and within two feet of any existing or proposed street pavement or curb shall be backfilled with IDOT approved granular backfill material.
6. Trench backfill shall be placed in lifts not to exceed 12" compacted to 95% of maximum Standard proctor density.
7. All valves shall be resilient gate Mueller model A-2361 or approved equal. All valves shall open left.
8. Water main separation from storm and sanitary sewer shall conform to section 41-2.01 of the Standard Specifications.
9. The water service pipe shall be type K copper tubing in accordance with ASTM B88 and ASTM 251 up to 2" in diameter.
10. All corporation stops and curb stops shall be fabricated of brass and shall be provided with outlets suitable for copper connections. The corporation stop, curb stop, and the service box shall be of type and manufacture acceptable to the Village of Buffalo Grove.
11. No object may be constructed, maintained or installed within 48 inches of a fire hydrant. No trees, bushes, walls, or other obstacles which may hide or impede the use of a fire hydrant will not be permitted.
12. Hydrants shall be painted in conformity to AWWA C502. The contractor shall verify color of paint with the Village of Buffalo Grove prior to procurement.
13. All fire hydrants shall comply with AWWA Standard C502 and Village of Buffalo Grove requirements. The contractor shall contact the Village of Buffalo Grove for specific requirements. All public hydrants shall have a "breakaway" design and shall be placed so that the center of the pumper nozzle is 18 to 24 inches above the ground line. A hole of 1/2 cubic yard volume shall be dug at each hydrant and filled with washed gravel to act as a drain for two (2) bronze lined outlets. Hydrants shall be Mueller Centurion model A-423 unless a different model is approved in advance by Village of Buffalo Grove.
14. Fire hydrants shall be placed at least 3 feet off the edge of pavement.
15. Connections to Existing Mains. All connections to the Village water distribution system shall be made under full water service pressure unless otherwise approved by the Village Engineer at locations approved by the Village Engineer.
16. Pressure Test.
    A. As part of the construction, the water mains shall be pressure tested in accordance with Section 41-2.12 of the Standard Specifications.
    B. All newly laid pipe shall be subjected to a hydrostatic pressure of 150 pounds per square inch. Duration of each pressure test shall be for a period of not less than two hours. Each valved section of pipe shall be filled with water and the specified test pressure shall be applied by means of a pump connected to the pipe.
    C. Before applying the specified test pressure, all air shall be expelled from the pipe. All leaks shall be repaired until tight. Any cracked or defective pipes, fittings, valves, or hydrants discovered in consequence of this pressure test shall be removed and replaced and the test repeated until satisfactory results are obtained.
17. All testing shall be done after the installation of service lines. Suitable means shall be provided for determining the quantity of water lost by leakage under the specified test pressure in accordance with Section 41-2.14C of the Standard Specifications.
18. Disinfection.
    A. Water from the existing distribution system or other source of supply shall be controlled so as to flow slowly into the newly laid pipeline during the application of chlorine gas. The rate of chlorine mixture flow shall be in such proportion to the rate of water entering the pipe that the chlorine dose applied to the water entering the newly laid pipe shall be at least forty to fifty ppm, or enough to meet the requirements during the retention period. This may require as much as one hundred ppm of chlorine in the water left in the line after chlorination.
    B. Valves shall be manipulated so that the strong chlorine solution in the line being treated will not flow back into the line supplying the water.
    C. Treated water shall be retained in the pipe long enough to destroy all spore-forming bacteria. This retention period shall be at least twenty-four hours. After the chlorine-treated water has been retained for the required time, the chlorine residual at the pipe extremities and at other representative points should be at least ten ppm.
    D. In the process of chlorinating newly laid pipe, all valves or other appurtenances shall be operated while the pipeline is filled with the chlorinating agent.
    E. All water mains and services shall be disinfected and tested according to the requirements of the Standards for Disinfecting Water Mains, AWWA C601. All disinfection shall be performed by an independent firm exhibiting experience in the methods and techniques of this operation, and shall be approved by the Village.
19. Final Flushing and Testing.
    A. Following chlorination, all treated water shall be thoroughly flushed from the newly laid pipeline at its extremities until the replacement water, throughout its length shall, upon test, be approved as safe water by the Village Engineer. This quality of water delivered by the new main should continue for a period of at least two full days as demonstrated by laboratory examination of samples taken from a tap located and installed in such a way as to prevent outside contamination. Samples should never be taken from an unsterilized hose or from a fire hydrant, because such samples seldom meet current bacteriological standards.
    B. After disinfecting and flushing, water samples shall be collected by the contractor on two successive days, with notice given, so that the collection may be witnessed by the Village. Bacteriological sampling and analysis of the samples shall be performed by a laboratory approved by the Illinois Department of Public Health and the Village. Should the initial treatment result in an unsatisfactory bacterial test, the procedure shall be repeated until satisfactory results are obtained. The contractor or developer shall pay for the sampling and analysis. Results of the analysis shall be transmitted by the laboratory directly to the Village Engineer. Test results shall indicate the date the sample was collected, the date the analysis was made, the exact locations at which samples were taken, the firm submitting the sample, and the project at which the samples were collected. Sufficient samples shall be collected in order to insure that the system is bacteriologically safe.
20. Any areas where solid rock is encountered when laying the water main, approved bedding material shall be used.

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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CHASE PLAZA REDEVELOPMENT

1160 W. LAKE COOK ROAD
BUFFALO GROVE, IL
LAKE COUNTY

SHOREWOOD DEVELOPMENT GROUP
860 N Milwaukee Ave., Suite 100
Buffalo Grove, IL 60089
(224) 532-2401

CONSULTANTS

ISSUED FOR

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1. VILLAGE REVIEW	01-26-2026
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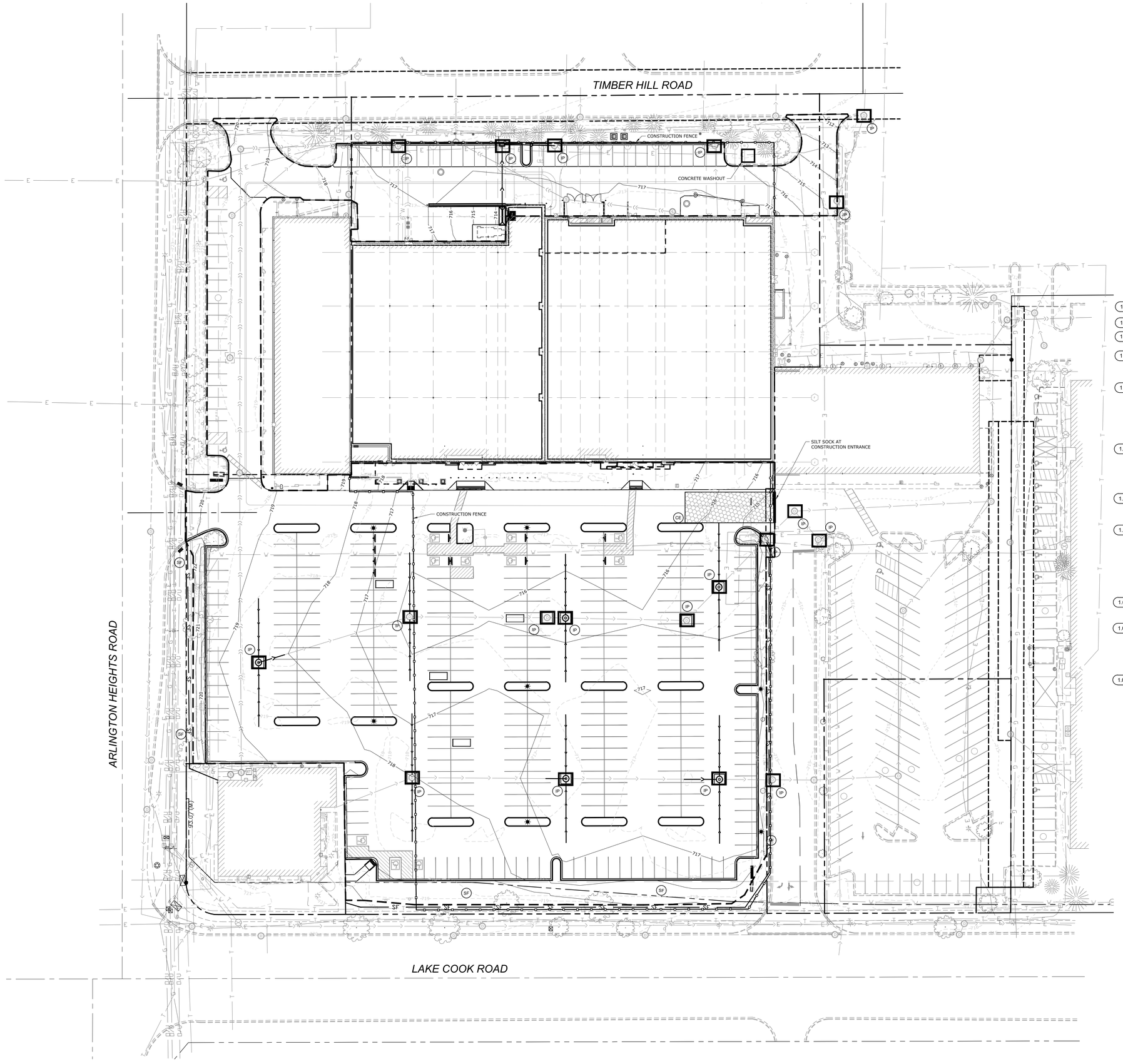
REVISIONS

ITEM	DATE
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SHEET TITLE
GENERAL NOTES

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER
25056
C101



LEGEND

SEE SITE PLAN SET FOR EXISTING SYMBOLS

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PERMANENT STORM SEWER FLOWING TO THE LEFT. SEE SITE DRAINAGE PLAN FOR PERMANENT STORM SEWER INFORMATION
- 800 PROPOSED CONTOUR LINE
- 800 EXISTING CONTOUR LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONSTRUCTION FENCE
- PROPOSED CATCH BASIN OR MANHOLE
- DIRECTION OF OVERLAND FLOOD ROUTE
- DIRECTION OF OVERLAND FLOW AND SLOPE
- TURF AREA (SEE LANDSCAPING PLAN FOR TYPE)
- X.XX SEE SPECIFIC KEY NOTE ON THIS SHEET

EROSION DETAILS (SEE SWPPP DETAILS SHEET FOR ITEMS BELOW)

- 1.01 CE — TEMPORARY STONE CONSTRUCTION EXIT
- 1.02 SF — SF — TEMPORARY SILT FENCE
- 1.03 IP — INLET PROTECTION PER STRUCTURE TYPE
- 1.04 OCP — OUTLET CONTROL PROTECTION
- CD — TEMPORARY CHECK DAM
- 1.05 BLS — SHORT TERM SLOPE EROSION CONTROL BLANKET

EROSION CONTROL REFERENCE NOTES

1.01 SEE CONSTRUCTION EXIT DETAIL IL-630 FROM THE ILLINOIS URBAN MANUAL (THIS DETAIL AND OTHERS CAN BE FOUND IN THE SWPPP BINDER FOR THIS SITE). THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 24' IN WIDTH AND 50' FEET IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXITS PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.

1.02 THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.

1.03 NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE INLET PROTECTION. UPON INSTALLATION OF THE GRATE, INLET PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF LID. CONTRACTOR SHALL NOTE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 3/4" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DEWATERED PRIOR TO REMOVING THE BULKHEAD.

1.04 OCP SHALL BE PLACED TO PROTECT THE UPSTREAM END OF THE PERMANENT OUTFALL PIPE PRIOR TO PIPE INSTALLATION. SEE PLAN FOR FINAL LOCATION AND TOP OF OCP ELEVATION. FOLLOWING BASIN SIDE SLOPE STABILIZATION, THE OCP SHALL BE REPLACED WITH THE PERMANENT RIPRAP PAD SPECIFIED ON THE SITE DRAINAGE PLAN.

1.05 SHORT TERM EROSION CONTROL FABRIC NAG SC150 SHALL BE APPLIED TO ALL SLOPES 4:1 OR STEEPER THAN 4:1 AFTER PERMANENT SEEDING. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. CONTRACTOR SHALL NOTE ALL AREAS WHERE NAG SC150 HAS BEEN INSTALLED RELATIVE TO ASBUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL BASIN GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.

1.06 OFFSITE UTILITY TRENCHING SPOILS MUST BE TREATED AS STOCKPILES FOR SWPPP PURPOSES. BMPS MUST PROTECT THE SIDE OF THE SPOIL STOCKPILE THAT IS FARTHEST AWAY FROM THE TRENCH. INTERMEDIATE BMPS SHALL BE LOCATED IN THE FIELD TO PREVENT DOWNSTREAM SEDIMENT RUNOFF. NO MORE THAN 100 LF OF TRENCH MAY REMAIN OPEN AT ANY ONE TIME. CONTRACTOR IS RESPONSIBLE FOR RESTORING GRADE AND VEGETATION THROUGHOUT THE DISTURBED AREA. THE CONTRACTOR SHALL ENSURE THAT THE OFFSITE WORK ZONES POSE NO PUBLIC SAFETY HAZARDS.

SEQUENCE OF CONSTRUCTION

1. PLACE SWPPP BOX ON SITE. SWPPP BOX SHALL CONTAIN A COPY OF THE LETTER OF COVERAGE AND ILLINOIS GENERAL PERMIT. SWPPP BOX SHALL CONSIST OF LARGE MAILBOX WITH THE LETTERS "SWPPP" ON THE SIDES. MAILBOX SHALL BY SUPPORTED BY A 4"X4" POST IN A 5-GALLON BUCKET OF CONCRETE, TO ALLOW THE BOX TO BE PORTABLE AND REUSABLE.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS:TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE. INSTALL INLET PROTECTION DEVICES IN EXISTING STRUCTURES.
4. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
5. INSTALL UTILITIES, UNDERDRAINS, AND STORM SEWERS. INSTALL INLET PROTECTION CONCURRENTLY.
6. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. PREPARE AREA OF SITE FOR PAVING FOR PARKING AREAS.
8. PAVE AREA OF SITE.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
10. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED.)

N
0 30' 45' 60'

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SHEET TITLE

SWPPP SITE MAP

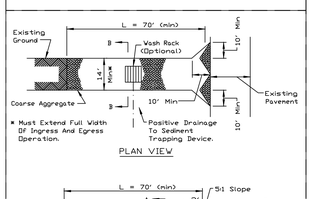
DRAWN	MJH
CHECKED	JSL
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PROJECT NUMBER
SHEET NUMBER

25056

C102

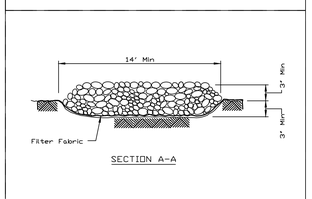
STABILIZED CONSTRUCTION ENTRANCE PLAN



NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class **I**, **II** or **IV** and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class **III** compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

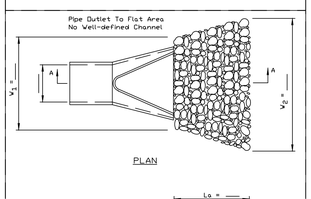
REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-630
Designed Date		SHEET 1 OF 2
Checked Date		DATE 8-18-94
Approved Date		

STABILIZED CONSTRUCTION ENTRANCE PLAN



REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-630
Designed Date		SHEET 2 OF 2
Checked Date		DATE 8-18-94
Approved Date		

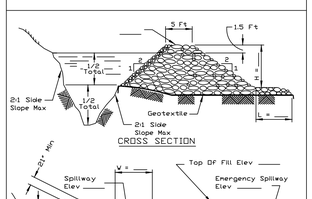
PIPE OUTLET TO FLAT AREA



NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table I or 2, class **I**, **II** or **III**.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR _____, Quality _____, Class **III**.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-610
Designed Date		SHEET 1 OF 1
Checked Date		DATE 9-15-93
Approved Date		

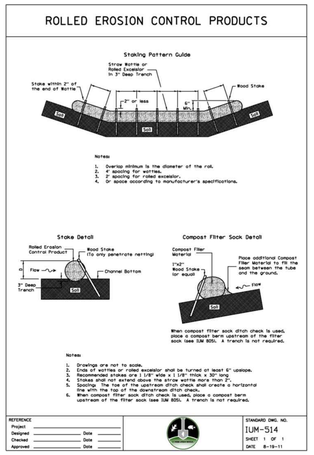
TEMPORARY SEDIMENT TRAP



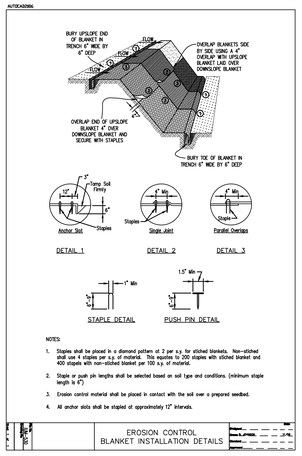
NOTES:
1. If the sediment pool is formed or enlarged the side slope will be 2:1 or flatter.
2. The fill shall be constructed using IDOT RR-4 stone size. A 1'layer of IDOT CA-2 should be placed on the inside face to reduce the flow rate.
3. The rock will be placed according to construction specification 25 ROCKFILL. Placement will be by Method 1 and compaction will be class **III**.
4. The geotextile shall meet the requirements in material specification 592 GEOTEXTILE table 1 or 2, class **I**, **II** or **IV**.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-660
Designed Date		SHEET 1 OF 1
Checked Date		DATE 11-20-01
Approved Date		

ROLLED EROSION CONTROL PRODUCTS

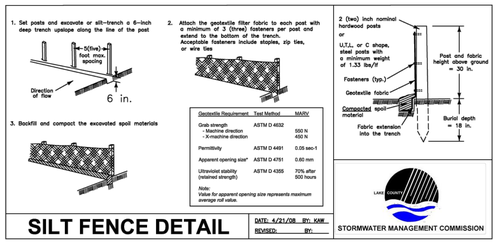


REFERENCE		STANDARD DWG. NO.
Project		IUM-514
Designed Date		SHEET 1 OF 1
Checked Date		DATE 8-19-11
Approved Date		



NOTES:
1. Staples shall be placed in a diamond pattern at 3 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 300 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

REFERENCE		STANDARD DWG. NO.
Project	EROSION CONTROL BLANKET INSTALLATION DETAILS	IL-280
Designed Date		SHEET 1 OF 1
Checked Date		DATE 8-19-11
Approved Date		



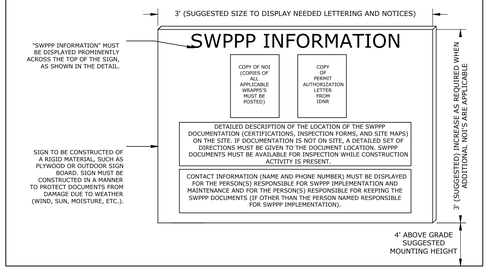
SILT FENCE DETAIL

DATE: 4/21/08 BY: KAW
REVISED: BY:

LAKE COUNTY
STORMWATER MANAGEMENT COMMISSION

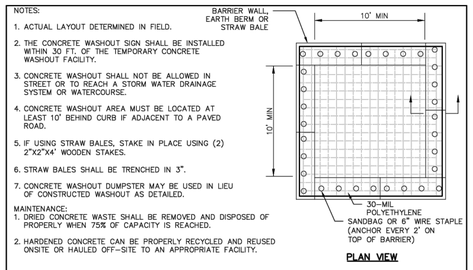
SWPPP INFORMATION SIGN (EXAMPLE)

NOT TO SCALE



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. CONCRETE WASHOUT SHALL NOT BE ALLOWED IN STREET OR TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE.
4. CONCRETE WASHOUT AREA MUST BE LOCATED AT LEAST 10' BEHIND CURB IF ADJACENT TO A PAVED ROAD.
5. IF USING STRAW BALES, STAKE IN PLACE USING (2) 2"X2"X4' WOODEN STAKES.
6. STRAW BALES SHALL BE TRENCHED IN 3".
7. CONCRETE WASHOUT DUMPSTER MAY BE USED IN LIEU OF CONSTRUCTED WASHOUT AS DETAILED.

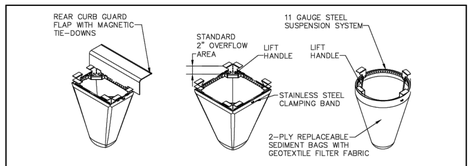
MAINTENANCE:
1. DRIED CONCRETE WASTE SHALL BE REMOVED AND DISPOSED OF PROPERLY WHEN 75% OF CAPACITY IS REACHED.
2. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND REUSED ONSITE OR HAULED OFF-SITE TO AN APPROPRIATE FACILITY.



APPROVED: DATE: VILLAGE ENGINEER

CONCRETE WASHOUT

BUFFALO GROVE Where Life Feels Right
STANDARD CONSTRUCTION DWG.
REVISED: 01-23-2026 DRAWING NO.: BMP-01



Material Property	Test Method	Value (min. ave.)	
> Inner Filter Bag Specs (2ply min vol)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4535	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0/sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft.	145gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sqyd +/-15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
A36 Structural Steel; 11 Gauge, Zinc Plated	ASTM A 576	Tensile Strength > 58,000 psi Yield Strength > 36,000 psi	

INSTALLATION
INLET FILTERS SHALL BE INSTALLED ON ALL INLETS PRIOR TO EROSION CONTROL WALK-THROUGH AND BEFORE ANY ON-SITE WORK IS PERFORMED.

REMOVAL
INLET FILTERS SHALL BE REMOVED AT THE DIRECTION OF THE ENGINEER OR ON-SITE DESIGNATED EROSION CONTROL INSPECTOR.

MAINTENANCE
CLEAN OUT WHEN FILTER REACHES 50% CAPACITY OR AS DIRECTED BY THE ENGINEER.

APPROVED: DATE: VILLAGE ENGINEER

INLET FILTER BASKET DETAIL

BUFFALO GROVE Where Life Feels Right
STANDARD CONSTRUCTION DWG.
REVISED: 02-13-2026 DRAWING NO.: BMP-02

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1160 W. LAKE COOK ROAD
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LAKE COUNTY

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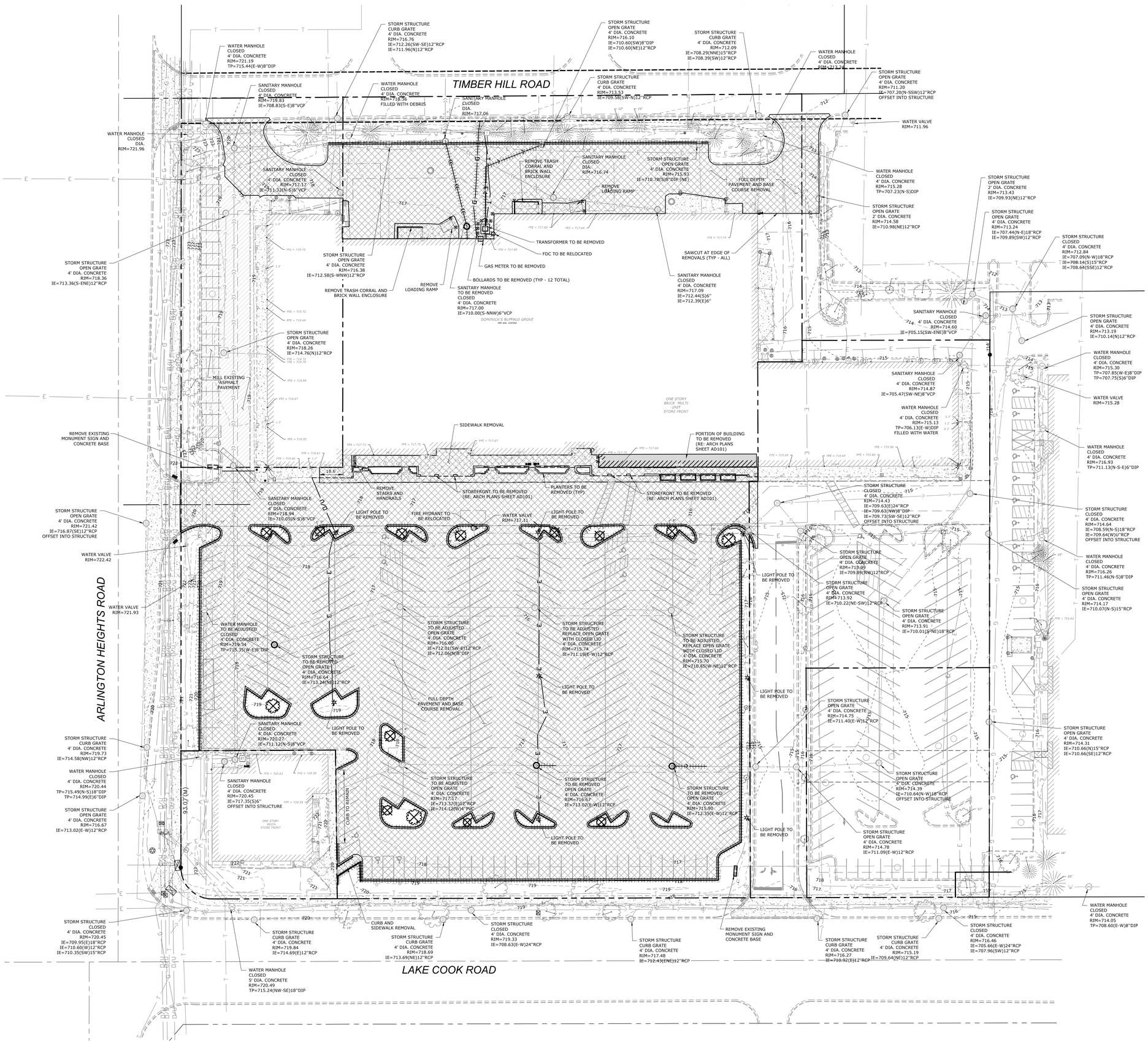
REVISIONS

ITEM	DATE
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SHEET TITLE
SWPPP DETAILS

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER
25056
C103



LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING CURB AND GUTTER
- REMOVE EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER TO REMAIN
- REMOVE EXISTING SANITARY SEWER
- EXISTING STORM SEWER TO REMAIN
- REMOVE EXISTING STORM SEWER
- EXISTING WATER TO REMAIN
- REMOVE EXISTING WATER
- EXISTING OVERHEAD UTILITIES TO REMAIN
- REMOVE EXISTING OVERHEAD UTILITIES
- EXISTING GAS MAIN TO REMAIN
- REMOVE EXISTING GAS MAIN
- EXISTING FENCE TO REMAIN
- REMOVE EXISTING FENCE
- EXISTING CONTOUR LINE
- REMOVE EXISTING PAVEMENT, CONCRETE SIDEWALKS OR FOUNDATIONS
- MILL EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING BUILDINGS AND APPURTENANCES
- (SVG) "SALVAGE"
- (TYP) "TYPICAL" FOR ALL SIMILAR ITEMS
- EXISTING WATER TO REMAIN
- REMOVE EXISTING WATER
- EXISTING SIGN TO REMAIN
- REMOVE EXISTING SIGN
- EXISTING GAS METER TO REMAIN
- REMOVE EXISTING GAS METER
- EXISTING ELECTRIC METER TO REMAIN
- REMOVE EXISTING ELECTRIC METER
- EXISTING STORM SEWER TO REMAIN
- REMOVE EXISTING STORM SEWER
- EXISTING SANITARY SEWER TO REMAIN
- REMOVE EXISTING SANITARY SEWER
- BENCHMARK
- EXISTING TRAFFIC SIGNAL MAST ARM
- EXISTING SIGNAL CONTROLLER
- EXISTING LIGHT POLE TO REMAIN
- REMOVE EXISTING LIGHT POLE
- REMOVE EXISTING SHRUBS
- REMOVE EXISTING TREE
- EXISTING TREE TO REMAIN

N
0 30' 45' 60'

ARC DESIGN RESOURCES INC.
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VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CHASE PLAZA REDEVELOPMENT

1160 W. LAKE COOK ROAD
BUFFALO GROVE, IL
LAKE COUNTY

SHOREWOOD DEVELOPMENT GROUP
860 N Milwaukee Ave., Suite 100
Buffalo Grove, IL 60089
(224) 532-2401

CONSULTANTS

ISSUED FOR

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2. VILLAGE APPROVAL	03-16-2026
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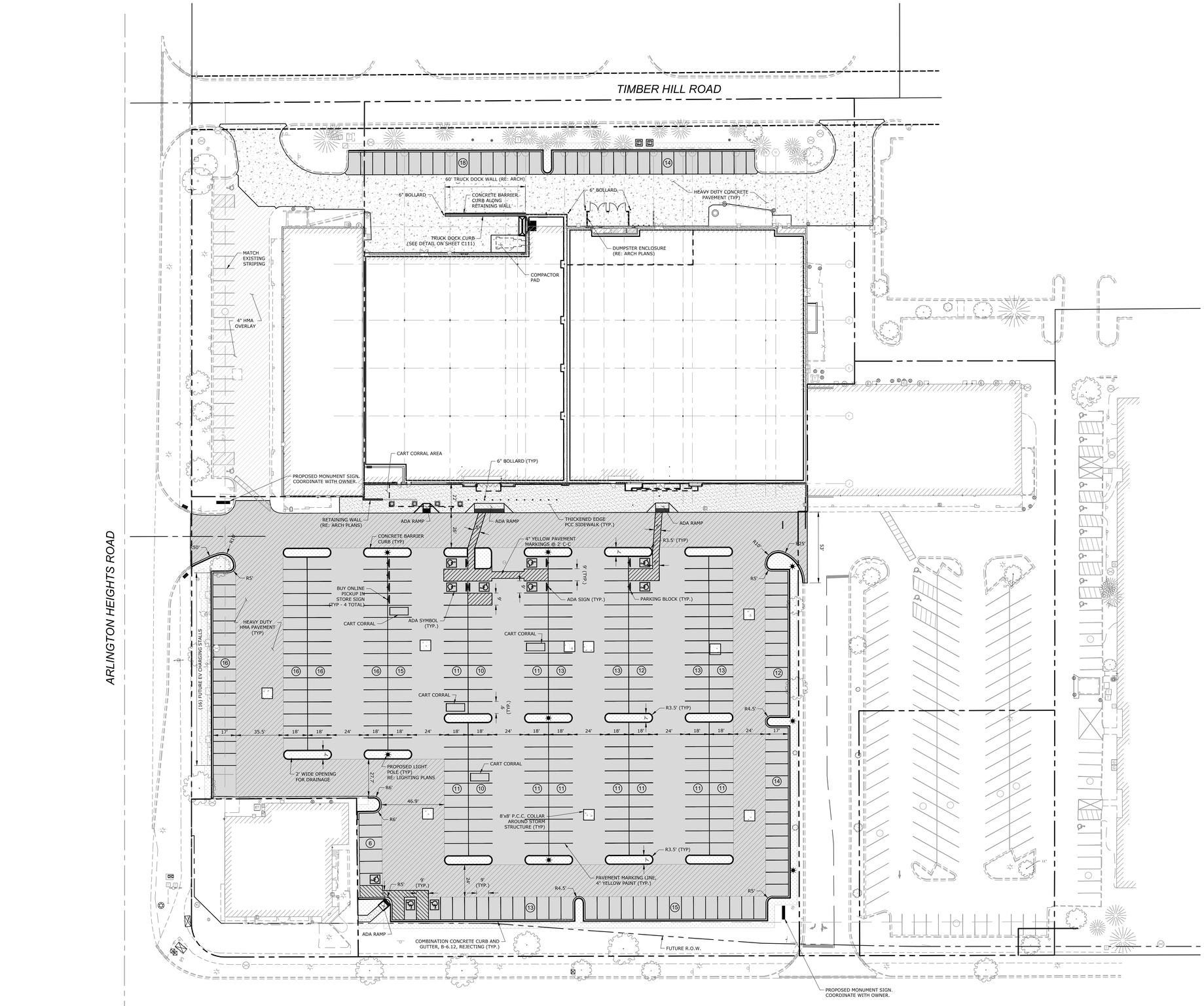
EXISTING CONDITIONS & REMOVALS PLAN

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

25056

C104



LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING FENCE
- LIGHT POLE AND FIXTURE
- PROPOSED ADA PARKING SPACE
- NUMBER OF PROPOSED PARKING SPACES IN A ROW
- PROPOSED PARKING STALLS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 4" ASPHALT OVERLAY
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED TURF AREA

LAYOUT NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
4. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
5. ALL RADII ARE DIMENSIONED TO THE EDGE OF PAVEMENT.
6. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
7. ELECTRICAL CIRCUITRY TO SITE LIGHTING AND MONUMENT SIGN SHOWN ON ARCHITECTURAL PLANS.
8. ALL PAVEMENT MARKINGS SHALL BE 4" YELLOW UNLESS OTHERWISE NOTED.

354 PARKING STALLS PROVIDED
8 ADA STALLS REQUIRED
10 ADA STALLS PROVIDED

N
0 30' 45' 60'

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CHASE PLAZA REDEVELOPMENT

1160 W. LAKE COOK ROAD
BUFFALO GROVE, IL
LAKE COUNTY

SHOREWOOD DEVELOPMENT GROUP
860 N Milwaukee Ave., Suite 100
Buffalo Grove, IL 60089
(224) 532-2401

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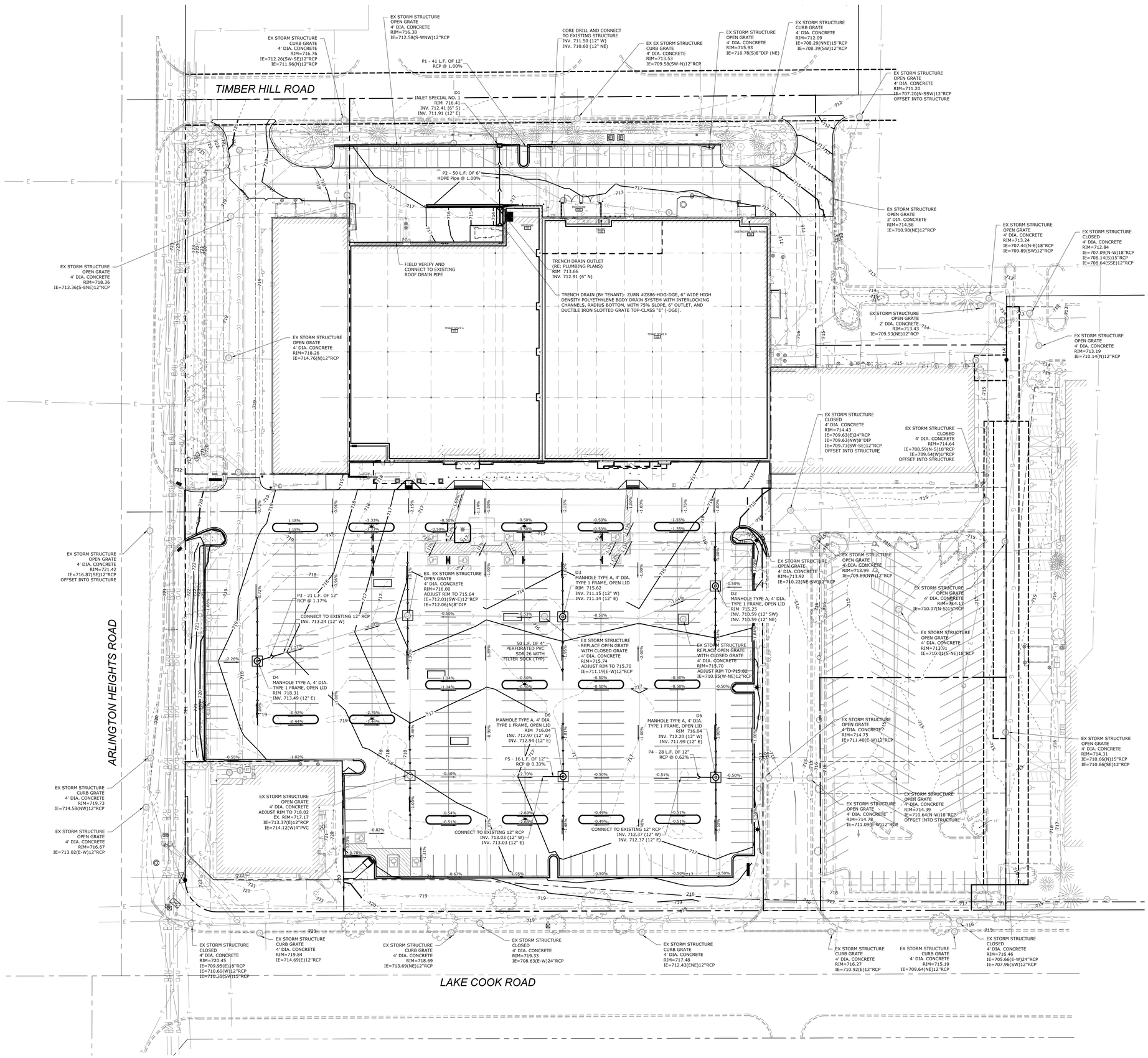
LAYOUT PLAN

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

25056

C105



LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE BREAK LINE
- 800 PROPOSED CONTOUR LINE
- 800 EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- CO PROPOSED CLEANOUT
- 1.6% DIRECTION OF SHEET FLOW
- BENCHMARK
- EMERGENCY OVERLAND FLOW ROUTE

GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SODDED (OR SEEDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
4. THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3.5 HORIZONTAL TO 1 VERTICAL.
5. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
7. ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
8. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
9. ROOF AND CANOPY DRAIN SHALL INCORPORATE BOOT PER DETAIL. 6" PVC PIPE SHALL EXTEND TO A MAIN AS SHOWN ON THE PLAN. POSITIVE DRAINAGE SHALL BE MAINTAINED TOWARD MAIN AT 1.0% MINIMUM SLOPE. 6" PVC CONNECTION TO BE MADE WITH INSERT-A-TEE OR ENGINEER APPROVED EQUIVALENT BETWEEN DISSIMILAR MATERIALS.

N
0 30' 45' 60'

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PROJECT NAME
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CHASE PLAZA REDEVELOPMENT

1160 W. LAKE COOK ROAD
BUFFALO GROVE, IL
LAKE COUNTY

SHOREWOOD DEVELOPMENT GROUP
860 N Milwaukee Ave., Suite 100
Buffalo Grove, IL 60089
(224) 532-2401

CONSULTANTS

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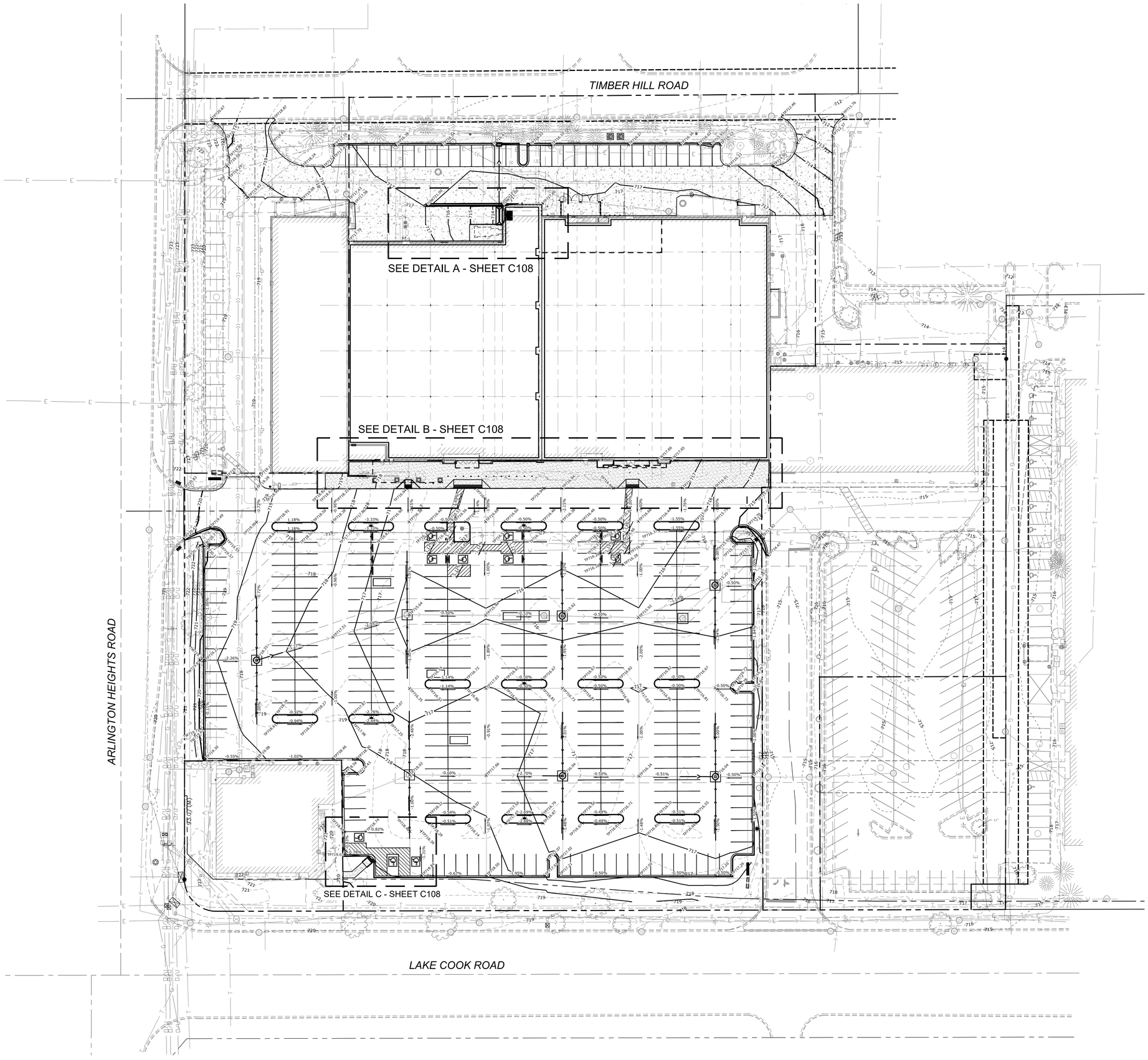
GRADING & DRAINAGE PLAN

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

25056

C106



LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE BREAK LINE
- 800 PROPOSED CONTOUR LINE
- 800 EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- CO PROPOSED CLEANOUT
- 1.6% DIRECTION OF SHEET FLOW
- TW000.00 TOP OF WALK ELEVATION
- TP000.00 TOP OF PAVEMENT ELEVATION
- FG000.00 FINISHED GRADE ELEVATION
- TO00000.00 TOP OF WALL ELEVATION
- BW000.00 BOTTOM OF WALL ELEVATION
- BENCHMARK
- EMERGENCY OVERLAND FLOW ROUTE

N
0 30' 45' 60'

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SHEET TITLE

SPOT ELEVATION PLAN

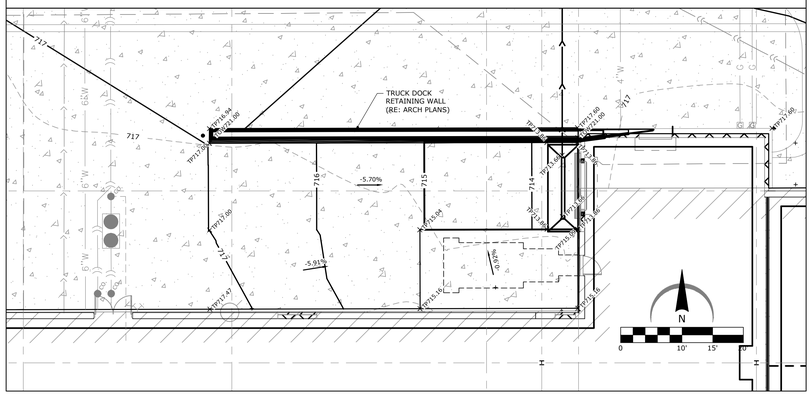
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CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

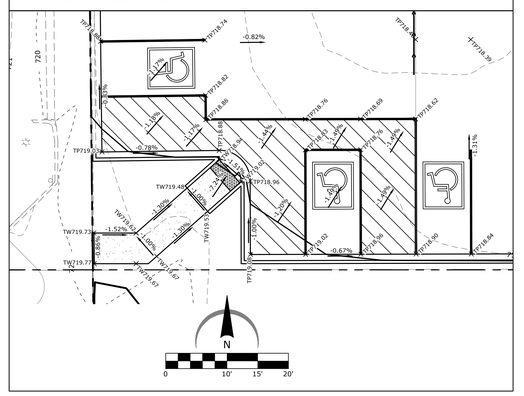
25056

C107

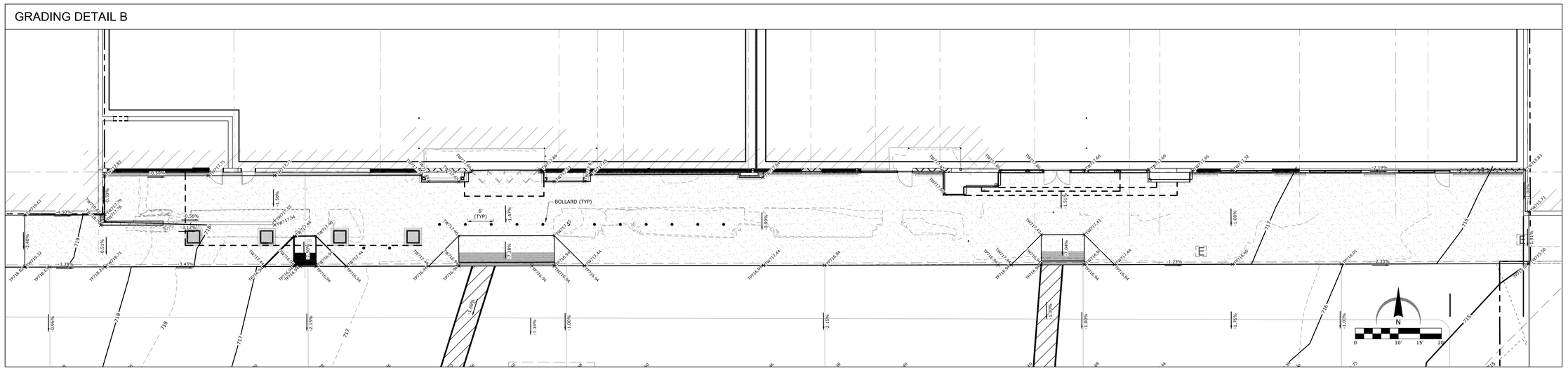
GRADING DETAIL A



GRADING DETAIL C



GRADING DETAIL B



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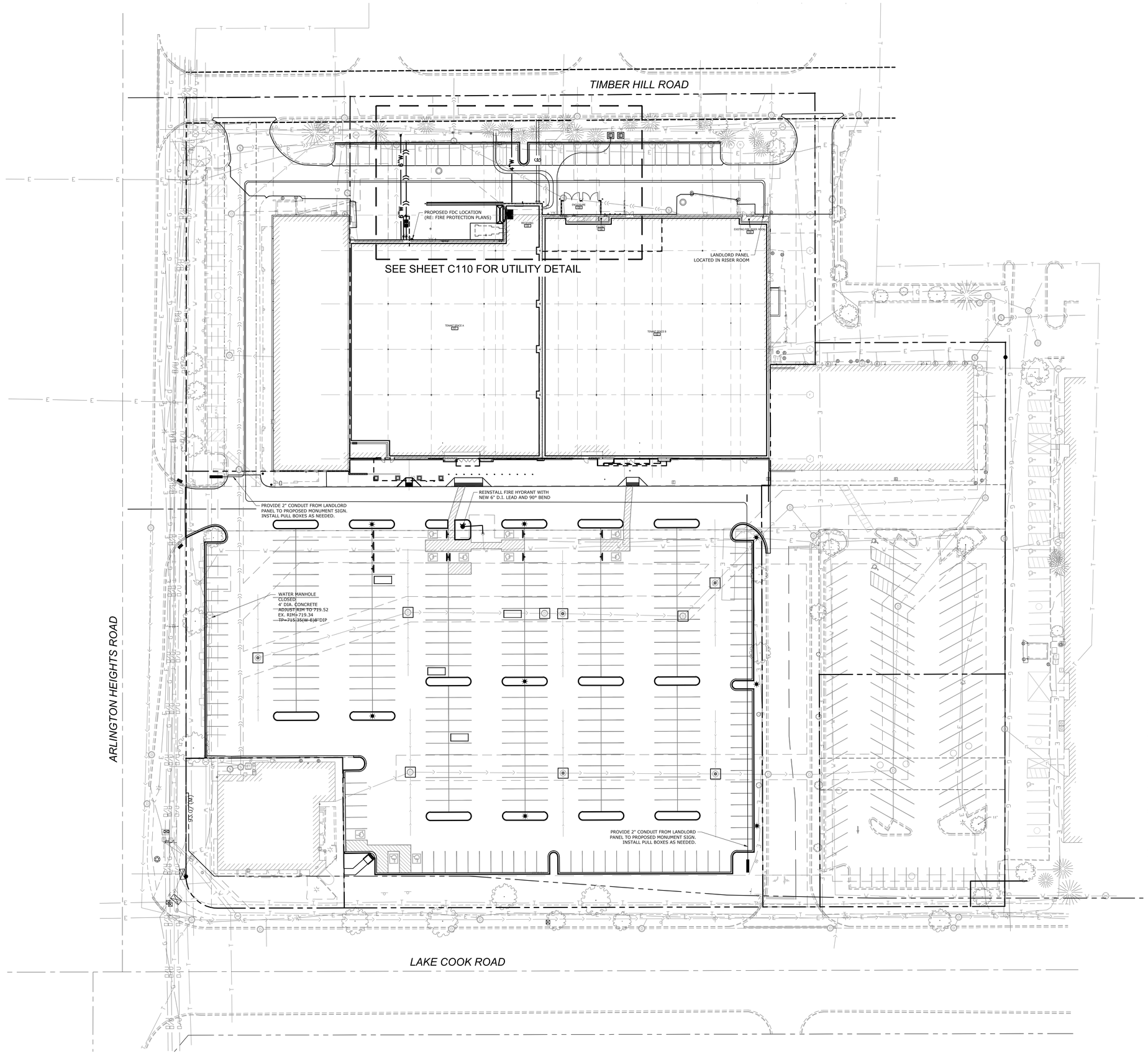
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SHEET TITLE
GRADING DETAILS

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER
25056
C108



LEGEND

- PROPERTY LINE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- PROPOSED TELEPHONE SERVICE
- EXISTING OVERHEAD UTILITY LINES
- PROPOSED TRANSFORMER
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING MANHOLE OR CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED GREASE TRAP (SEE ARCH PLANS FOR DETAIL)
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE (RE: LIGHTING PLANS)

UTILITY NOTES

1. THE CONTRACTOR SHALL PROVIDE PROPER SAFETY DEVICES IN ACCORDANCE WITH OSHA STANDARDS FOR ALL STAFF WORKING IN OPEN TRENCH CONDITIONS. TRENCH BOXES AND OTHER SHORING SHALL BE REQUIRED FOR ALL TRENCH WORK, IN THE RIGHT-OF-WAY, AND ON PRIVATE PROPERTY, WHILE THE SITE IS UNDER CONSTRUCTION.
2. ALL PRIVATE WATER MAINS CONSTRUCTED ON THE PROPERTY ARE TO BE CONSTRUCTED WITH MATERIALS THAT FOLLOW THE STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL REQUIREMENTS FOR PIPE MATERIAL AND OTHER WATER MAIN APPURTENANCES PRIOR TO THE START OF CONSTRUCTION.
3. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK BY OTHERS, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
4. CONTACT ALL PUBLIC AND PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
5. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL CONTROL PRIOR TO PROCEEDING WITH WORK.
6. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
7. CONTRACTOR SHALL SET ALL CLEANOUT, CASTINGS, AND VALVE BOXES TO FINISHED GRADE.

N

0 30' 45' 60'

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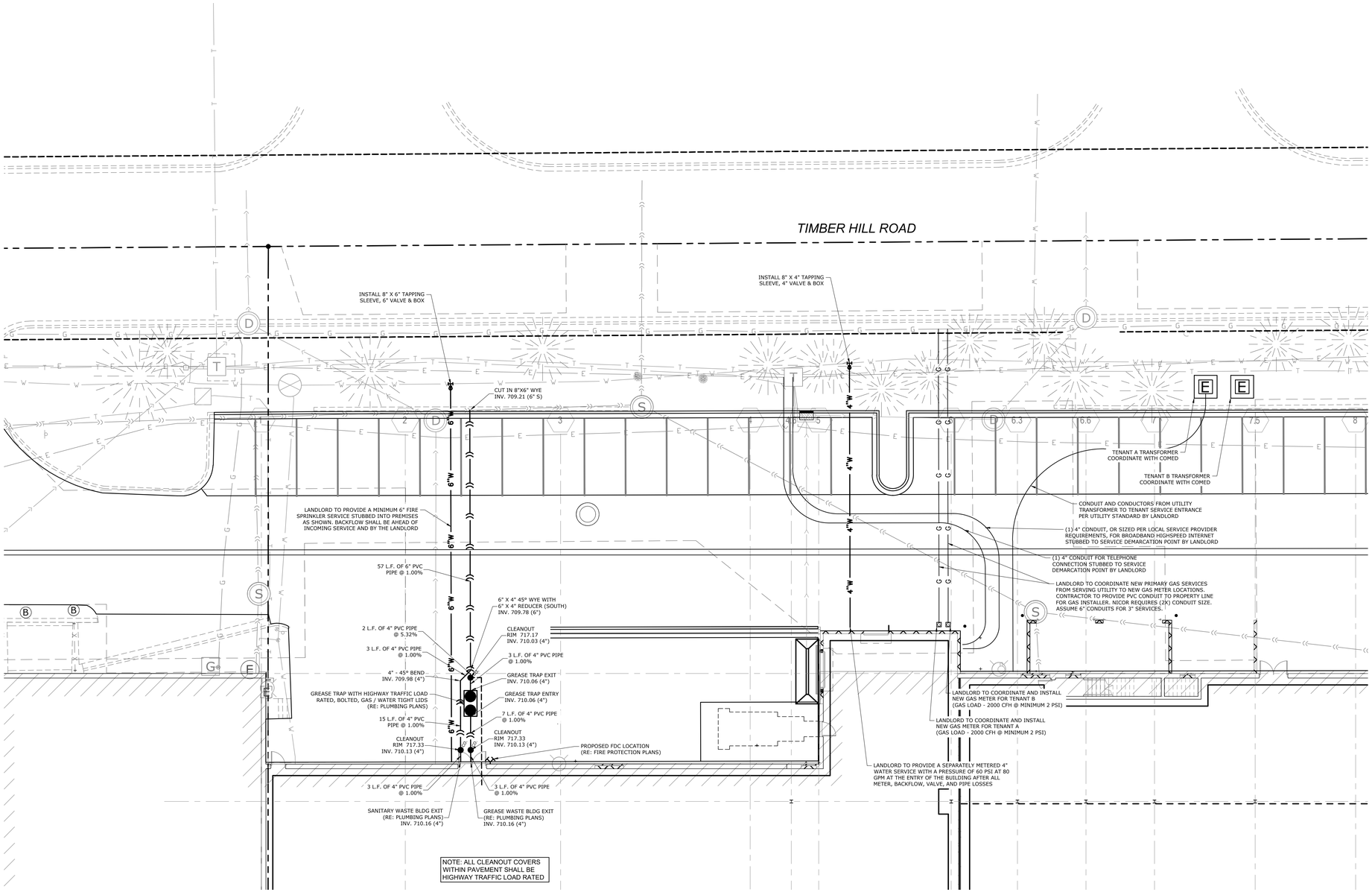
UTILITY PLAN

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

25056

C109



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UTILITY PLAN DETAILS

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CHECKED	JSL
PM	JSL

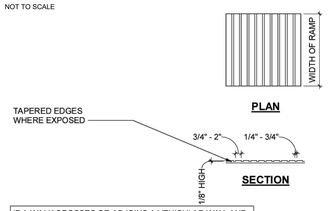
PROJECT NUMBER
SHEET NUMBER

25056

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DETECTABLE WARNING DETAIL

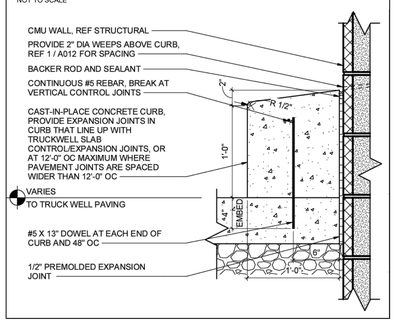
NOT TO SCALE



IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE

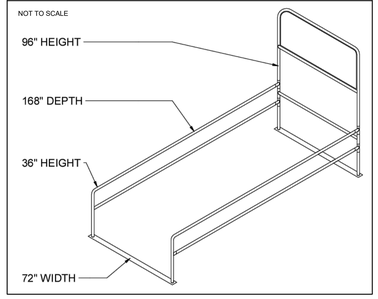
TRUCKWELL CONCRETE CURB DETAIL

NOT TO SCALE



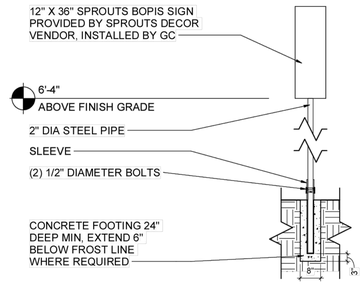
CART CORRAL DETAIL

NOT TO SCALE



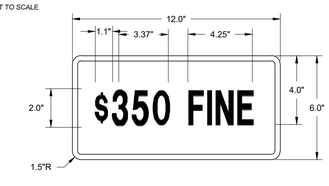
BUY ONLINE PICK UP IN STORE SIGN DETAIL

NOT TO SCALE

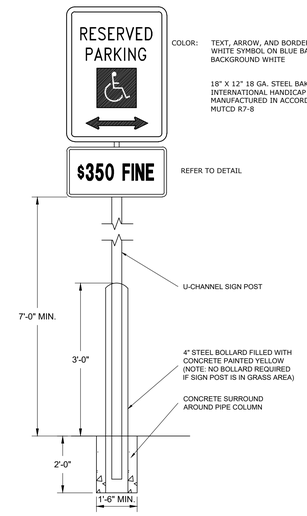


BOLLARD AND HANDICAPPED PARKING SIGN DETAIL

NOT TO SCALE



COLOR: LEGEND AND BORDER; GREEN NON-REFLECTORIZED BACKGROUND; WHITE REFLECTORIZED



COLOR: TEXT, ARROW, AND BORDER; GREEN WHITE SYMBOL ON BLUE BACKGROUND BACKGROUND WHITE

18" X 12" 18 GA. STEEL BAKED ENAMEL INTERNATIONAL HANDICAP SYMBOL MANUFACTURED IN ACCORDANCE WITH MUTCD R7-8

REFER TO DETAIL

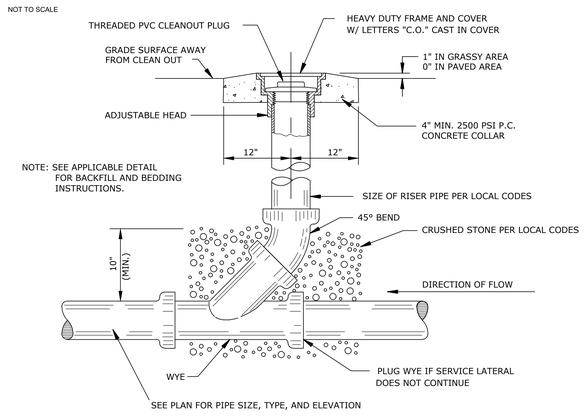
U-CHANNEL SIGN POST

4" STEEL BOLLARD FILLED WITH CONCRETE PAINTED YELLOW (NOTE: NO BOLLARD REQUIRED IF SIGN POST IS IN GRASS AREA)

CONCRETE SURROUND AROUND PIPE COLUMN

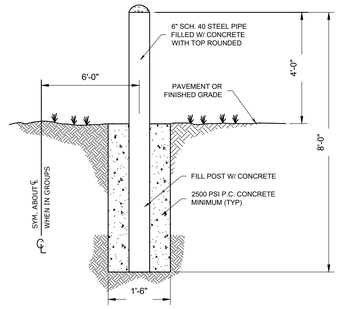
SANITARY CLEANOUT DETAIL

NOT TO SCALE



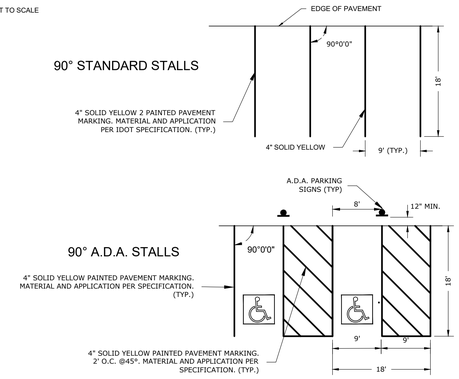
BOLLARD DETAIL

NOT TO SCALE



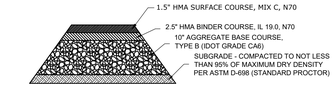
TYPICAL 90 DEGREE PARKING STRIPING DETAILS

NOT TO SCALE

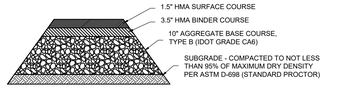


PAVEMENT DETAILS

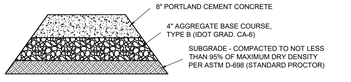
NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT



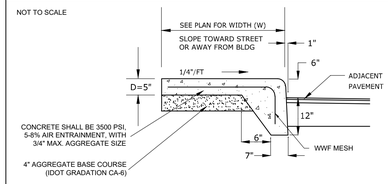
HEAVY DUTY ASPHALT PAVEMENT



HEAVY DUTY CONCRETE PAVEMENT

THICKENED EDGE SIDEWALK DETAIL

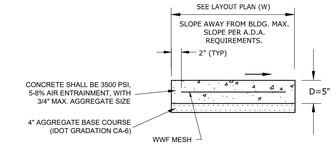
NOT TO SCALE



1. TOOLED JOINTS SHALL BE 1/4 D AND SHALL BE SPACED EQUAL TO W (MAX) AND SHALL DIVIDE PANELS EQUALLY.
2. EXPANSION JOINTS SHALL BE 3/4" BITUMINOUS IMPREGNATED FIBERBOARD ALONG THE PERIMETER OF THE SIDEWALK PANEL WERE PROPOSED SIDEWALK IS FLUSH WITH ADJACENT EXISTING CONCRETE.
3. SIDEWALK RAMPS AT DRIVES SHALL BE BUILT ACCORDING TO IDOT STANDARDS
4. WWF MESH SHALL BE 6 X 6 -10/10 CONTINUOUS WELDED WIRE
5. USE LIGHT BARN BROOM FINISH WITH 4" RETOOLED JOINTS AND EDGES.

CONCRETE SIDEWALK DETAIL

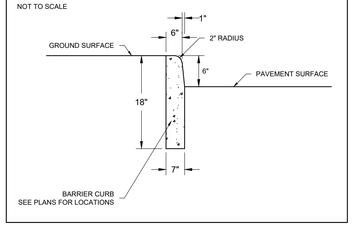
NOT TO SCALE



1. TOOLED JOINTS SHALL BE 1/4 D AND SHALL BE SPACED EQUAL TO W (MAX) AND SHALL DIVIDE PANELS EQUALLY.
2. EXPANSION JOINTS SHALL BE 3/4" BITUMINOUS IMPREGNATED FIBERBOARD ALONG THE PERIMETER OF THE SIDEWALK PANEL WERE PROPOSED SIDEWALK IS FLUSH WITH ADJACENT EXISTING CONCRETE.
3. SIDEWALK RAMPS AT DRIVES SHALL BE BUILT ACCORDING TO IDOT STANDARDS
4. WWF MESH SHALL BE 6 X 6 -10/10 CONTINUOUS WELDED WIRE
5. USE LIGHT BARN BROOM FINISH WITH 4" RETOOLED JOINTS AND EDGES.

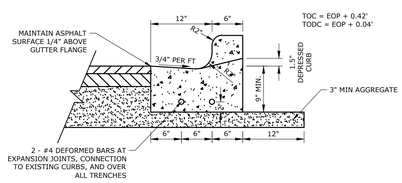
BARRIER CURB DETAIL

NOT TO SCALE

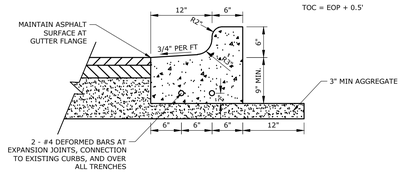


CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



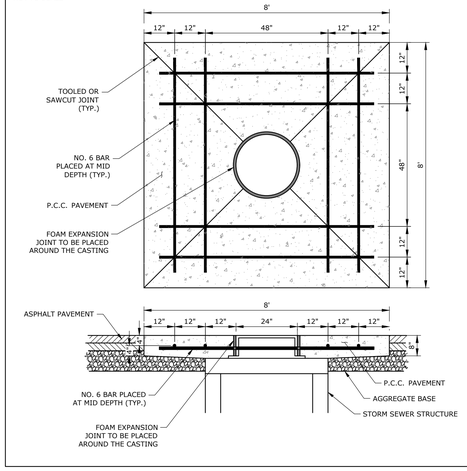
B-6.12 SECTION



B-6.12 SECTION (REJECTING)

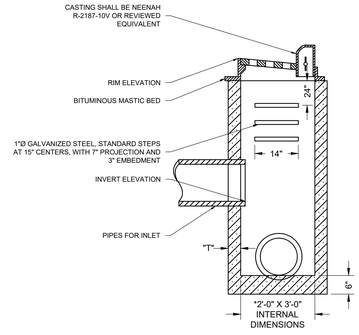
P.C.C. CONCRETE COLLAR DETAIL

NOT TO SCALE



INLET SPECIAL NO. 1 DETAIL

NOT TO SCALE



MATERIALS	"T"
PRECAST CONCRETE	6"
BUILDING BRICK, GRADE S.W. FROM CLAY OR SHALE	8"
MONOLITHIC CONCRETE	6"
CONCRETE BUILDING BRICK, GRADE A	8"

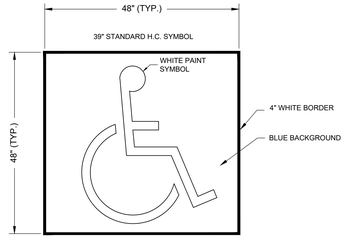
NOTE:

1. EXCEPT AS NOTED HEREON, INLET SPECIAL NO. 1 SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 612 OF THE STANDARD SPECIFICATIONS.
2. THE CONTRACT PRICE FOR "INLET SPECIAL NO. 1" SHALL INCLUDE THE COST OF FURNISHING AND INSTALLING THE FRAME & GRATE, THE GALVANIZED STEEL STEPS (IF USED), THE PRECAST FLOOR SLABS, AND THE SAND CUSHION (WHEN USED).
3. BRICKS AND CONC. MASONRY UNITS (IF USED) ARE TO BE LAID IN FULL MORTAR BEDS WITH FLUSH JOINTS.
4. CAST IRON FRAME & GRATE SHALL BE TRAFFIC BEARING, HEAVY DUTY.
5. STEPS SHALL BE OMITTED WHEN DEPTH FROM RIM TO INVERT IS LESS THAN 5 FEET.

*2'-0" DIMENSION NORMAL TO CURB LINE

ADA PAVEMENT MARKING DETAIL

NOT TO SCALE



ARC DESIGN RESOURCES INC.
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LOVES PARK, IL 61111
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FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CHASE PLAZA REDEVELOPMENT

1160 W. LAKE COOK ROAD
BUFFALO GROVE, IL
LAKE COUNTY

SHOREWOOD DEVELOPMENT GROUP
860 N Milwaukee Ave., Suite 100
Buffalo Grove, IL 60089
(224) 532-2401

CONSULTANTS

ISSUED FOR

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REVISIONS

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SHEET TITLE

SITE DETAILS

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

25056

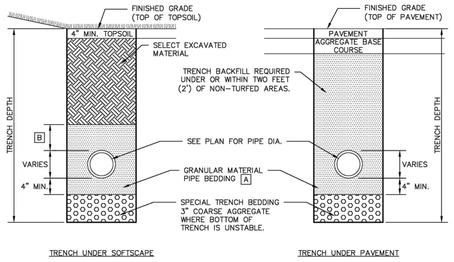
C111

CODED NOTES:

A PIPE BEDDING AND TRENCH BACKFILL SHALL BE CA-11 STONE, CLASS B OR BETTER.

B FLEXIBLE PIPE – 12" MINIMUM
RIGID PIPE – 4" MINIMUM.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.



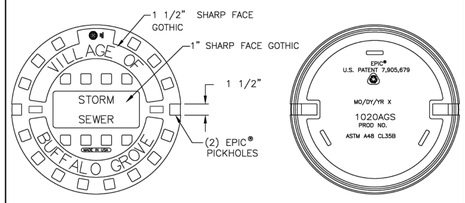
APPROVED: DATE
VILLAGE ENGINEER

TRENCH DETAIL

BUFFALO GROVE
STANDARD CONSTRUCTION DWG.

REVISED	DRAWING NO.
02-03-2026	S-01

1020AGS Cover



NOTES:
1. MANHOLE COVERS SHALL BE EJ PRODUCT NUMBER 00102171, CONFORMING TO ASTM A48, OR USA-MADE EQUIVALENT AS APPROVED BY THE ENGINEER.
2. MANHOLE COVER SHALL HAVE 1" RAISED LETTERS AS SHOWN ABOVE.

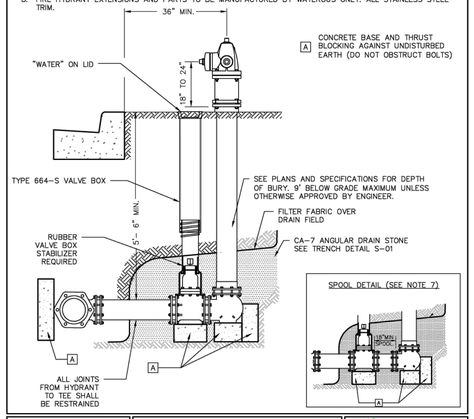
APPROVED: DATE
VILLAGE ENGINEER

STORM SEWER MANHOLE LID DETAIL

BUFFALO GROVE
STANDARD CONSTRUCTION DWG.

REVISED	DRAWING NO.
02-13-2026	ST-06

NOTES:
1. WATEROUS PACER MODEL WB67-250 (TRAFFIC TYPE), AWWA C502, PAINTED FIRE ENGINE RED ABOVE GROUND, WITH RESILIENT WEDGE AUXILIARY GATE VALVE.
2. OPERATING PRESSURE SHALL BE 250 PSI.
3. NOZZLES, TWO AT TWO AND ONE HALF INCH, ONE AT FOUR AND ONE HALF INCH, WITH THREADS CONFORMING TO NATIONAL STANDARD SPECIFICATIONS.
4. FRANGIBLE SECTION (BREAKAWAY TYPE) WITH THE BREAK LINE FLANGE LOCATED ONE INCH ABOVE FINISHED GRADE.
5. JOINT END, SIX INCH, MECHANICAL OR PUSH-ON.
6. STAINLESS STEEL TRIM BELOW GROUND.
7. AUXILIARY BOXES AND HYDRANTS SHALL BE A DIRECT FLANGE-TO-FLANGE CONNECTION. IF A DIRECT CONNECTION CANNOT BE MADE DUE TO UTILITY CONFLICTS, AN 18" MINIMUM SPOOL BETWEEN AUXILIARY BOX AND HYDRANT MAY BE USED AT THE DIRECTION OF THE ENGINEER (SEE DETAIL, THIS SHEET).
8. FIRE HYDRANT EXTENSIONS AND PARTS TO BE MANUFACTURED BY WATEROUS ONLY. ALL STAINLESS STEEL TRIM.

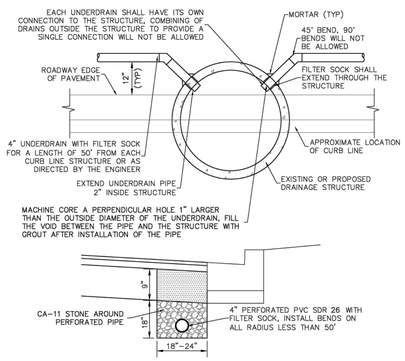


APPROVED: DATE
VILLAGE ENGINEER

FIRE HYDRANT

BUFFALO GROVE
STANDARD CONSTRUCTION DWG.

REVISED	DRAWING NO.
02-03-2026	W-03



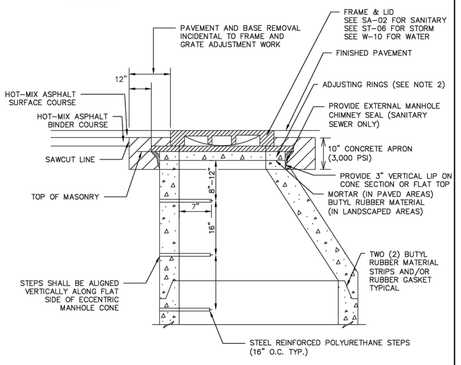
APPROVED: DATE
VILLAGE ENGINEER

UNDERDRAIN INSTALLATION FRONT OF CURB

BUFFALO GROVE
STANDARD CONSTRUCTION DWG.

REVISED	DRAWING NO.
02-03-2026	ST-04

NOTES:
1. THE REQUIRED MANHOLE FRAME AND GRATE ADJUSTMENTS, DUE TO THE PAVEMENT RESURFACING, INCLUDING POURING OF CONCRETE APRON, SHALL BE PERFORMED BEFORE PLACING HOT-MIX ASPHALT SURFACE COURSE.
2. TOTAL ADJUSTING RINGS HEIGHT SHALL BE 2" MINIMUM, 6" MAXIMUM.



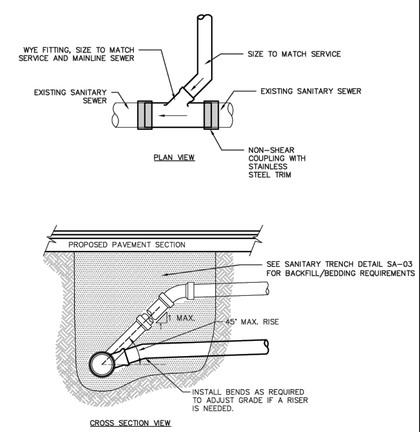
APPROVED: DATE
VILLAGE ENGINEER

STRUCTURE FRAME & GRATE ADJUSTMENT

BUFFALO GROVE
STANDARD CONSTRUCTION DWG.

REVISED	DRAWING NO.
02-13-2026	S-03

NOTES:
1. PIPE MATERIAL SHALL BE PVC SOLID WALL (SDR-26H) PIPE, CONFORMING TO ASTM D-3034.
2. JOINTS SHALL CONFORM TO ASTM D-3212.
3. FITTINGS SHALL CONFORM TO ASTM D-3034.



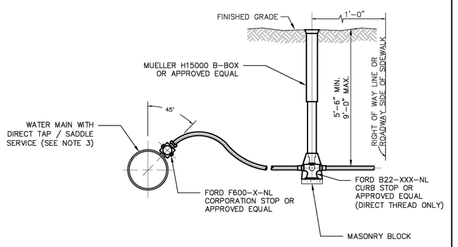
APPROVED: DATE
VILLAGE ENGINEER

SANITARY SERVICE CONNECTION

BUFFALO GROVE
STANDARD CONSTRUCTION DWG.

REVISED	DRAWING NO.
02-13-2026	SA-01

NOTES:
1. MATERIAL SHALL BE ASTM B-88 SOFT ANNEALED, SEAMLESS, TYPE K COPPER. MADE IN USA.
2. MAXIMUM SERVICE SIZE SHALL NOT BE GREATER THAN 2" EXCEPT AS APPROVED BY THE ENGINEER. SERVICES LARGER THAN 2" SHALL BE DUCTILE IRON PIPE.
3. DIRECT TAP FOR 1" SERVICES. 1 1/2" AND LARGER SHALL USE FORD FC202 STAINLESS STEEL BAND, EPOXY COATED SADDLE.
4. INSULATION SHALL BE REQUIRED FOR SERVICES LESS THAN 5.5' DEEP. INSULATION MATERIAL SHALL BE AS APPROVED BY THE ENGINEER.
5. GOOSENECK SERVICE PIPE AT CONNECTION TO ALLOW AT LEAST ONE (1) FOOT EXTRA LENGTH.
6. ALL CONNECTIONS SHALL BE OF THE "FLARED" TYPE.



APPROVED: DATE
VILLAGE ENGINEER

WATER SERVICE

BUFFALO GROVE
STANDARD CONSTRUCTION DWG.

REVISED	DRAWING NO.
02-03-2026	W-04

ARC DESIGN RESOURCES INC.
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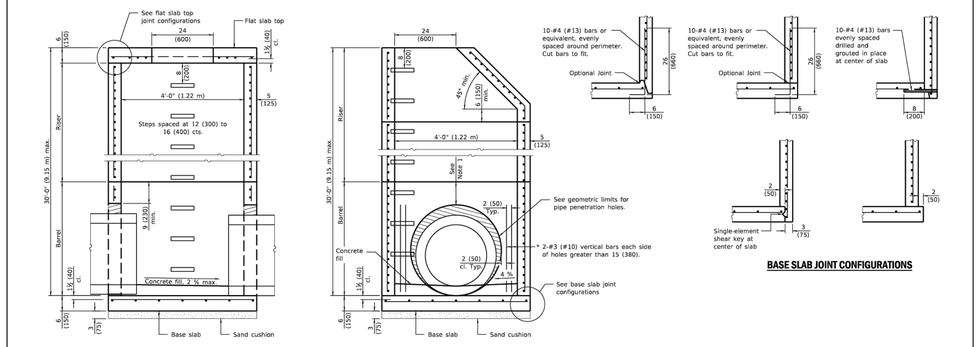
SITE DETAILS

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

25056

C112

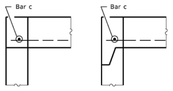


SECTION PARALLEL TO PIPE
(Without conical top riser)

SECTION PERPENDICULAR TO PIPE
(With conical top riser)

* As an alternate, the barrel wall reinforcement may be reduced to riser wall reinforcement with #3 (#10) bars placed around the pipe penetration holes as shown. This option may be utilized when the pipe penetration holes are formed as opposed to cored.

BASE SLAB JOINT CONFIGURATIONS



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 24 (600).

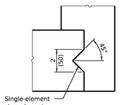
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

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

Illinois Department of Transportation

PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES

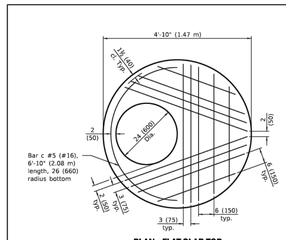
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT

07-01.1 C60050

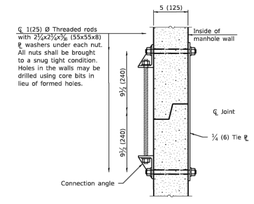
DATE	REVISIONS
1-1-21	Revised Note 1 and lifting hole
	general note.
3-1-19	Moved wall reinforcement from
	inside face to middle.

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER
(Sheet 1 of 2)

STANDARD 602401-07



PLAN - FLAT SLAB TOP
(Showing layout of reinforcement bars and c bars)



JOINT SPLICE

FLAT SLAB TOP REINFORCEMENT

Location	WWR (each direction)		Rebar		
	A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Bottom Mat	** 0.62 sq. in./ft. (1312 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)

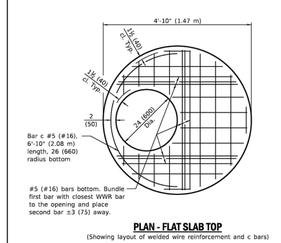
** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

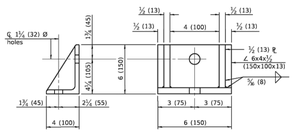
Location	Orientation	WWR or Rebar	
		A_s (min.)	Spacing (max.)
Riser	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
Barrel	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.16 sq. in./ft. (339 sq. mm/m)	4 (100)

BASE SLAB REINFORCEMENT

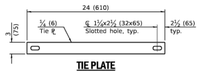
Location	Total Height	WWR or Rebar (each direction)	
		A_s (min.)	Spacing (max.)
Top Mat	≤ 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)
	> 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)



PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)



CONNECTION ANGLE



TIE PLATE

Illinois Department of Transportation

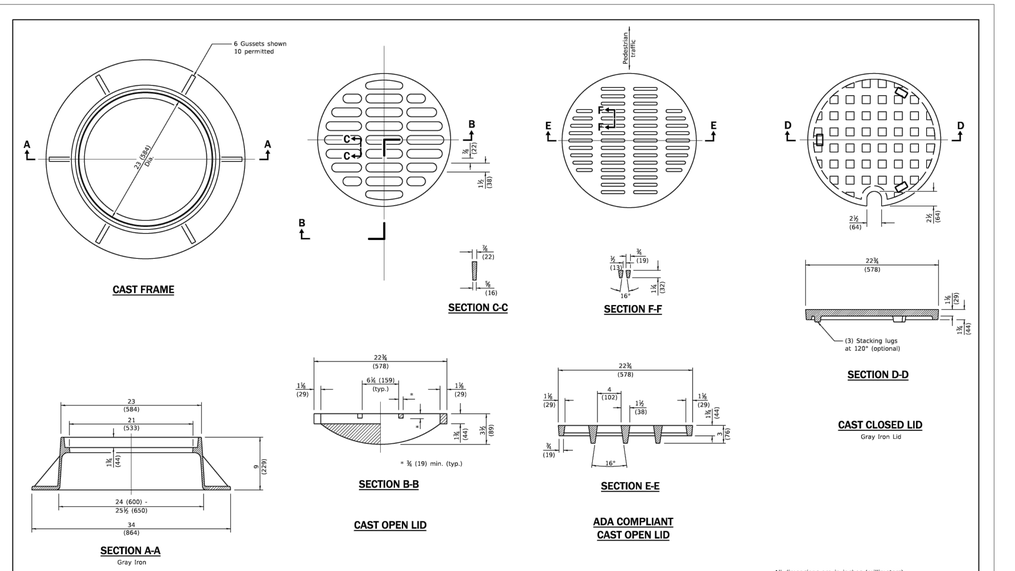
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT

07-01.1 C60050

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER
(Sheet 2 of 2)

STANDARD 602401-07



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

Illinois Department of Transportation

PASSED January 1, 2020 — ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2020 — ENGINEER OF DESIGN AND ENVIRONMENT

07-01.1 C60050

DATE	REVISIONS
1-1-20	Revised dimension in Section B-B
	of cast open lid.
1-1-15	Revised dimensioning of
	frame. Added ADA compliant
	open lid.
1-1-09	Switched units to English (metric).

FRAME AND LIDS TYPE 1

STANDARD 604001-05

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CHASE PLAZA REDEVELOPMENT

1160 W. LAKE COOK ROAD
BUFFALO GROVE, IL
LAKE COUNTY

SHOREWOOD DEVELOPMENT GROUP
860 N Milwaukee Ave., Suite 100
Buffalo Grove, IL 60089
(224) 532-2401

CONSULTANTS

ISSUED FOR

	DATE
1. VILLAGE REVIEW	01-26-2026
2. VILLAGE APPROVAL	03-16-2026
3. VILLAGE APPROVAL	04-08-2026
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REVISIONS

ITEM	DATE
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SHEET TITLE

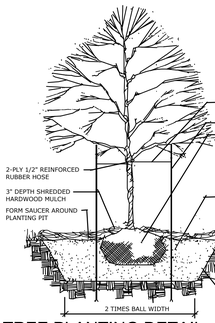
SITE DETAILS

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

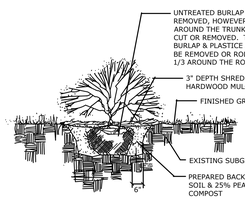
25056

C113



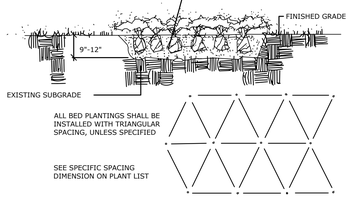
TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

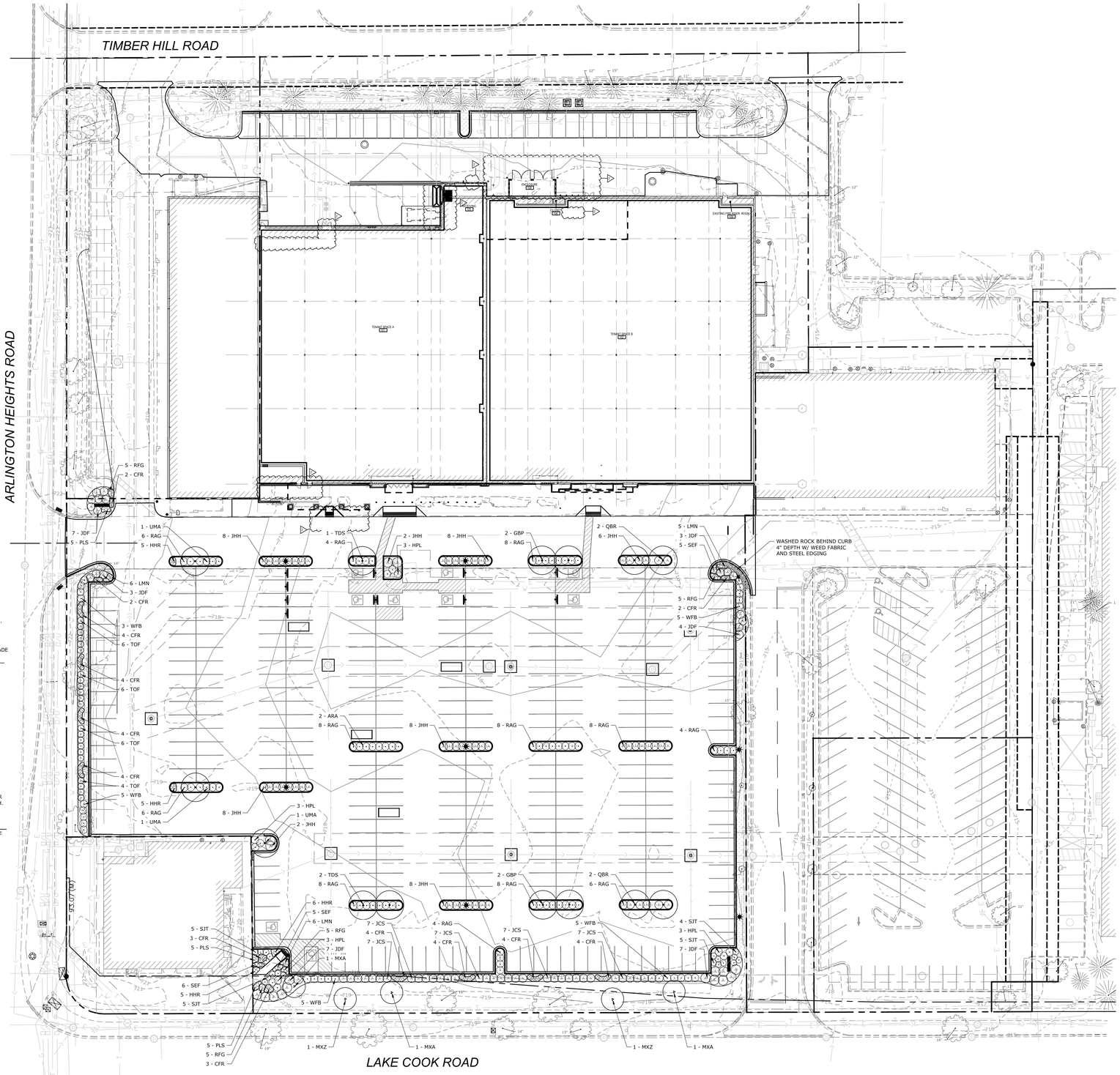
NOT TO SCALE



BED PLANTING DETAIL

(GROUNDCOVER, PERENNIALS & ANNUALS)

NOT TO SCALE



PLANTING NOTES

1. Contractor shall verify locations of all underground utilities prior to begining construction on his phase of work. Electric, gas, telephone, and cable television can be located by calling J.U.L.I.E. at '811'. For regional locating, contact "Digger's Hotline". Any damage or interruption of services shall be the responsibility of the contractor. Contractor to coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to owner's representative prior to commencing work.
2. Contractor shall grade entire site to correct surface irregularities in preparation for sod/seed. Roto-til, disc, drag, harrow or hand rake sub grade in all lawn areas and remove construction debris, foreign matter or stones larger than 2". Grading shall provide slopes which are smooth, continuous, free from depressions or ridges. Level, rake and roll as necessary to an even and true condition and obtain positive drainage in all areas. Finish grades shall meet the approval of owner prior to lawn installation.
3. All disturbed areas should be brought to grade with "topsoil" to a depth of 6 inches in areas to be seeded or sodded, and 12 inches for all interior (curbed) landscape islands All lawn areas are to be finished with mulch, straw mulch, seed, sod, etc. or as noted. All lawn areas to be watered until a healthy stand of grass is established. (see seed/sod notes for acceptance details).
4. Quantity lists are supplied as a convenience; however, the contractor should verify all quantities. The drawings shall take precedence over the lists.
5. Plantings may need to be adjusted in the field as necessary to accommodate site conditions, utilities, easements, drainage ways, downspouts, etc.; however, quantities and sizes shall remain consistent with these plans.
6. Size & grading standards of plant material shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association. Plant material shall be nursery grown and be either balled and burlap or container grown.
7. All plant species and seex mixes specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect, Owner and/or Lake in the Hills Community Development Department.
8. Any plant materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected by Landscape Architect and/or Owner. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump.
9. All plant material, especially trees, must be sourced within a one-hundred and fifty (150) mile radius of the subject property or construction site.
10. All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. Contractor shall replace without cost to owner any dead or unacceptable plants, as determined by the landscape architect at the end of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.
11. All planting beds and tree saucers shall be mulched continuous with 3" depth shredded hardwood mulch, see planting details. All deciduous trees (shade / ornamental) that are not located in a planting bed shall be mulched with a 3'-0" diameter circle. Evergreen trees and mulit-stemmed ornamental trees shall be mulched to outer-most branches at the time of installation.
12. Planting edge delineation at all planting bed lines and tree saucers shall require a minimum 4" depth "vee" shaped cultivated, spaded edge with a vertical face abutting all lawn areas and sloped to inside of plant bed continuous between lawn and mulched areas as indicated on plan.
13. Contractor to install IDOT Class 1 seed mix for all general disturbed lawn areas as shown on plan, or Village approved equal. Seeded lawn mix to be a combination of bluegrass, perennial rye and red fescue with the suggested following analysis by weight: 30% rugby Kentucky bluegrass, 20% park Kentucky bluegrass, 20% creeping red fescue, 20% scaldis hard fescue, and 10% perennial ryegrass. Seed to be applied at a rate of 250 lbs. per acre or 0.5 lbs. per 1,000 s.f..
14. Contractor to install IDOT Class 4B Wetland seed mix (or Tollway Class D1 Wetland seed mix), or other Village approved equal, in the detention pond bottoms up to the Normal Water Line (NWL) as shown and noted on landscape and civil plans. Seed mix to be a combination of wetland grasses, sedges, rushes, and annual ryegrass with the suggested following analysis by wieght: 40% grasses, 30% rushes, 20% sedges, and 10% annual ryegrass. Seed to be applied at a rate of 46 lbs. per acre.
15. All seed shall be fresh, dry, new seed crop tested for purity and germination and mixed in proportions by weight. Seed weights specified indicate weights per acre in pure, live seed. Seed mixes to be blended by the vendor, and accompanied by a written affidavit certifying compostion of seed mixtures and integrity of seed with respect to species, variety and source and shall be submitted for review by Landscape Architect and/or Owner prior to installation.
16. Seeding shall be performed by a qualified contractor with experience in turf, natural, and/or wetland seeding installation.
17. All seed shall be preferentially installed with a rangeland type grain drill or no-till planter, such as a Truax or equivalent. Prior to starting work, calibrate the seeding equipment to sow weeds at the proper seeding rate. Equipment shall be operated in a manner to ensure complete and uniform coverage of entire area. Drill-seed slopes greater than 5:1 parallel to contours, by drilling once at half the specified rate in one direction and again at half the specified weight perpendicular to the first to ensure even and complete coverage.
18. All seeded lawn areas shall be covered with straw mulch or erosion control netting, consisting of hand or machine application at a rate of 2 ton per acre within two (2) days of seed installation. All areas that are not on slopes greater than 5:1 and not covered with erosion control blanket shall be mulched. Straw mulch shall be compact enough to reduce erosion of seed and topsoil but loose enough to allow air to circulate. Mulch shall be crimped straw or hay either hand or machine applied at a rate of 200 lbs. per acre (2 ton per acre). Crimp mulch with a straight disc or a specialized roller pulled at right angles to the slopes. Hay, or threshed straw shall be seed free. Install per Method 1, Section 251, of the Standard Specifications for Road and Bridge Construction.
19. All sloped seeded areas, 5:1 or greater, shall be protected with erosion control slope blanket. Blanket to be machine produced, 100% biodegradable mat of agricultural straw or excelsior material with a functional longevity of twelve (12) months. Acceptable materials include S75BN straw blanket by North American Green, Curlex 1 Excelsior or AEC Premier straw type SS-G2 by American Excelsior Co., or approved equal.
20. All seeded turf areas shall be fertilized at installation with 6-20-20 analysis (or approved), at a rate of 6 lbs. per 1,000 s.f.. A second application of 21-7-14 (or approved) to be applied at rate of 6 lbs. per 1,000 s.f. after the first cutting. Acceptance and guarantee notes shall apply to all seeded areas.
21. Contractor shall assume maintenance responsibilities of seed for a minimum of thirty (30) days. Acceptance of grading and seed shall be by landscape architect and/or owner. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-sodded or re-seeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare or dead spots, none of which are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.
22. Existing trees as shown on plan are to remain and must be protected from construction activity during construction timeline and the Developer shall be fully responsible for the preservation and protection of those existing trees identifed on the approved tree survey.
23. Contractor shall ensure that all landscape plants shall be set back at least two (2) feet from the parking lot curbs or parking perimeter and field adjusted as necessary to protect plantings from damage of car overhang.

LEGEND

- MIXED PERENNIALS / ORNAMENTAL GRASSES
- EVERGREEN / DECIDUOUS SHRUBS
- DECIDUOUS CANOPY TREE
- EVERGREEN / ORNAMENTAL TREE
- SEED AREA FOR TURF WITHIN P.L. UNLESS OTHERWISE DIRECTED BY OWNER - SEE ENGINEERING PLANS
- EXISTING TREE TO REMAIN

PLANT LIST

KEY	QTY	Botanical Name / COMMON NAME	SIZE	REMARKS
GBP	4	Gingko biloba x 'Princeton Sentry' PRINCETON SENTRY COLUMNAR GINGKO	2"	DECIDUOUS / COLUMNAR
MXA	2	Malus x 'Adirondak' ADIRONDAK CRABAPPLE	2"	ORNAMENTAL UPRIGHT
MXZ	2	Malus x 'Zumi' ZUMI CRABAPPLE	7'	MULTI-STEMMED / ORNAMENTAL
QBR	4	Quercus bicolor x 'Regal Prince' REGAL PRINCE OAK	2"	DECIDUOUS / COLUMNAR
TDS	3	Taxodium distichum x 'Shawnee Brave' SHAWNEE BRAVE BALD CYPRESS	2"	DECIDUOUS
UMA	3	Ulmus davidiana x 'Morton' ACCOLADE ELM	2"	DECIDUOUS
HPL	12	Hydrangea panniculata 'Little Lime' LITTLE LIMELIGHT HYDRANGEA	5 GAL	DECIDUOUS
JCS	35	Juniperus chinensis x viridis 'Sargentii' GREEN SARGENT JUNIPER	5 GAL.	EVERGREEN
JDF	31	Juniperus chinensis 'Daubs Frosted' DAUBS FROSTED JUNIPER	5 GAL.	EVERGREEN - GOLD TIPPED
JHH	64	Juniperus horizontalis 'Hughes' HUGHES JUNIPER	5 GAL.	EVERGREEN
RAG	64	Rhus aromatica x 'Gro Lo' GROW LOW SUMAC	5 GAL.	DECIDUOUS
SJT	19	Spiraea japonica 'Tracy' DOUBLE PLAY PINK SPIREA	5 GAL.	DECIDUOUS
TOF	22	Thuja occidentalis 'Fire Chief' FIRE CHIEF GLOBE ARBORVITAE	5 GAL.	EVERGREEN
WFB	23	Weigela florida "Bokrasopin' SONIC BLOOM PINK WEIGELA	5 GAL	DECIDUOUS
CFR	36	Calamogrostis acutifolia 'Karl Forster' FEATHER REED GRASS	GAL	3'-0" O.C. / ORN. UPRIGHT GRASS
HHR	21	Hemerocallis 'Passionate Returns' PASSIONATE RETURNS DAYLILY	GAL	2' O.C. - PERENNIAL / REBLOOMER
LMN	17	Lavandula angusifolia x 'Munstead' MUNSTEAD LAVENDER	1 GAL	2'-0" O.C. - PERENNIAL
PLS	15	Perovskia angustifolia x 'Little Spirite' LITTLE SPRITE RUSSIAN SAGE	GAL	2'-0" O.C. - PERENNIAL
RFG	20	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	GAL	2'-0" O.C. - PERENNIAL
SEF	16	Salvia x 'East Freisland' EAST FREISLAND MEADOWOOD SAGE	GAL	2'-0" O.C. - PERENNIAL

N

0 30' 45' 60'

ARC/DESIGN RESOURCES INC.
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LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CHASE PLAZA REDEVELOPMENT

1160 W. LAKE COOK ROAD
BUFFALO GROVE, IL
LAKE COUNTY

SHOREWOOD DEVELOPMENT GROUP
860 N Milwaukee Ave., Suite 100
Buffalo Grove, IL 60089
(224) 532-2401

CONSULTANTS

ISSUED FOR

	DATE
1. VILLAGE REVIEW	01-26-2026
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3. VILLAGE APPROVAL	04-08-2026
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REVISIONS

ITEM	DATE
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SHEET TITLE

LANDSCAPE PLAN

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

25056

L101

CHASE PLAZA REDEVELOPMENT

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT D

Engineers Opinion of Probable Costs

(see following pages)

Engineer's Opinion of Probable Construction Cost

Local Public Agency: Village of Buffalo Grove
County: Lake County
Proejct: Chase Plaza Redevelopment
Estimate: $1,896,238.85

					Approved Engineer's Estimate	
IDOT Pay Item No.	SP	Description	Unit	Quantity	Unit Cost	Total Cost
20100110		Tree Removal (6 to 15 Units Diameter)	UNIT	112	$ 33.00	$ 3,696.00
20201200	*	Removal and Disposal of Unsuitable Material	CU YD	500	$ 70.00	$ 35,000.00
21101615		Topsoil Furnish and Place, 4"	SQ YD	1500	$ 6.00	$ 9,000.00
25000110		Seeding, Class 1A	ACRE	0.33	$ 4,000.00	$ 1,320.00
25000400		Nitrogen Fertilizer Nutrient	POUND	30	$ 3.00	$ 90.00
25000500		Phosphorus Fertilizer Nutrient	POUND	30	$ 3.00	$ 90.00
25000600		Potassium Fertilizer Nutrient	POUND	30	$ 3.00	$ 90.00
25100630		Erosion Control Blanket	SQ YD	265	$ 2.00	$ 530.00
28000400		Perimeter Erosion Barrier	FOOT	800	$ 4.00	$ 3,200.00
28000500	*	Inlet and Pipe Protection	EACH	17	$ 200.00	$ 3,400.00
35101600		Aggregate Base Course, Type B, 4"	SQ YD	3150	$ 15.00	$ 47,250.00
35102200		Aggregate Base Course, Type B, 10"	SQ YD	13485	$ 20.00	$ 269,700.00
40600290		Bituminous Materials (Tack Coat)	POUND	3035	$ 0.01	$ 30.35
40603080		Hot-Mix Asphalt Binder Course, IL-19.0, N50	TON	2125	$ 100.00	$ 212,500.00
40604050		Hot-Mix Asphalt Surface Course, IL-9.5, Mix "C", N50	TON	1135	$ 100.00	$ 113,500.00
42000300		Portland Cement Concrete Pavement 8"	SQ YD	2280	$ 75.00	$ 171,000.00
42400200		Portland Cement Concrete Sidewalk, 5"	SQ FT	7800	$ 12.00	$ 93,600.00
42400800		Detectable Warnings	SQ FT	85	$ 40.00	$ 3,400.00
44000100	*	Pavement Removal	SQ YD	16076	$ 25.00	$ 401,900.00
44000500	*	Combination Curb and Gutter Removal	FOOT	2540	$ 8.00	$ 20,320.00
44000600		Sidewalk Removal	SQ FT	5505	$ 3.00	$ 16,515.00
550A0050		Storm Sewer, Class A, Type 1, 12"	FOOT	41	$ 145.00	$ 5,945.00
55106010		Storm Sewer Installation 6"	FOOT	50	$ 50.00	$ 2,500.00
56104900		Water Valves 6"	EACH	1	$ 2,500.00	$ 2,500.00
56108800		Tapping Valves and Sleeves 6"	EACH	1	$ 9,000.00	$ 9,000.00
56200700		Water Service Line 2"	FOOT	58	$ 100.00	$ 5,800.00
56201160		Water Service Line 6"	FOOT	58	$ 100.00	$ 5,800.00
56201800		Corporation Stops 2"	EACH	1	$ 1,350.00	$ 1,350.00
56400400		Fire Hydrant to be Relocated	EACH	1	$ 4,000.00	$ 4,000.00
60255500		Manholes to be Adjusted	EACH	12	$ 600.00	$ 7,200.00
60600605		Concrete Curb, Type B	FOOT	1355	$ 50.00	$ 67,750.00
60603800		Combination Concrete Curb and Gutter, Type M-6.12	FOOT	1325	$ 40.00	$ 53,000.00
72000100		Sign Panel - Type 1	SQ FT	26	$ 60.00	$ 1,560.00
72900100		Metal Post - Type A	FOOT	123	$ 20.00	$ 2,460.00
78001100		Paint Pavement Marking - Letters and Symbols	SQ FT	31	$ 15.00	$ 465.00

Engineer's Opinion of Probable Construction Cost

Local Public Agency: Village of Buffalo Grove
County: Lake County
Proejct: Chase Plaza Redevelopment
Estimate: $1,896,238.85

					Approved Engineer's Estimate	
IDOT Pay Item No.	**SP**	**Description**	**Unit**	**Quantity**	**Unit Cost**	**Total Cost**
78001110		Paint Pavement Marking - Line 4"	FOOT	8225	$ 0.50	$ 4,112.50
81028390		Underground Conduit, PVC, 4" DIA.	FOOT	200	$ 30.00	$ 6,000.00
A2004516	*	Tree, Ginkgo Biloba Princeton Sentry, 2" Caliper, Balled and Burlapped	EACH	4	$ 600.00	$ 2,400.00
A2007200	*	Tree, Quercus Robur Long, 2" Caliper, Balled and Burlapped	EACH	4	$ 550.00	$ 2,200.00
A2007716	*	Tree, Taxodium Distichum Shawnee Brave, 2" Caliper, Balled and Burlapped	EACH	3	$ 600.00	$ 1,800.00
A2018718	*	Tree, Ulmus Carpinifolia Morton, 2" Caliper, Balled and Burlapped	EACH	3	$ 550.00	$ 1,650.00
B2002716	*	Tree, Malus Adirondack, 2" Caliper, Tree Form, Balled and Burlapped	EACH	2	$ 400.00	$ 800.00
B2004016	*	Tree, Malus Pink Spires, 2" Caliper, Tree Form, Balled and Burlapped	EACH	19	$ 70.00	$ 1,330.00
B2005370	*	Tree, Malus Zumi Calocarpa, 8' Height, Clump Form, Balled and Burlapped	EACH	2	$ 350.00	$ 700.00
C2005812	*	Shrub, Rhus Aromatica Gro-Low, 2' Height, Balled and Burlapped	EACH	64	$ 65.00	$ 4,160.00
C2C03620	*	Shrub, Hydrangea Paniculata, 2' Height, Container Grown	EACH	12	$ 80.00	$ 960.00
C2C13126	*	Shrub, Weigela Florida Alexandria, Container Grown, 5-Gallon	EACH	23	$ 80.00	$ 1,840.00
D2000724	*	Evergreen, Juniperus Chinensis Var. Sargentii Vividis, 2' Width, Balled and Burlapped	EACH	35	$ 95.00	$ 3,325.00
D2000918	*	Evergreen, Juniperus Horizontalis Hughes, 18" Width, Balled and Burlapped	EACH	64	$ 95.00	$ 6,080.00
D2C013G3	*	Evergreen, Juniperus X Media Daub's Frosted, Container Grown, 3-Gallon	EACH	31	$ 95.00	$ 2,945.00
D2C03724	*	Evergreen, Thuja Occidentalis, 2' Height, Container	EACH	22	$ 95.00	$ 2,090.00
X0301430	*	Precast Concrete Parking Block	EACH	11	$ 300.00	$ 3,300.00
X0322917	*	Proposed Storm Sewer Connection to Existing Manhole	EACH	1	$ 2,000.00	$ 2,000.00
X0326806	*	Washout Basin	L SUM	1	$ 1,000.00	$ 1,000.00
X0327727	*	Planter Removal	L SUM	1	$ 3,000.00	$ 3,000.00
X0328504	*	Bollards (Special) (Signs)	EACH	11	$ 1,000.00	$ 11,000.00
X0350810	*	Bollard Removal	EACH	12	$ 250.00	$ 3,000.00
X1200036	*	Sanitary Service Cleanout	EACH	3	$ 2,000.00	$ 6,000.00
X1200317	*	Sanitary Sewer Removal	FOOT	80	$ 50.00	$ 4,000.00
X5230168	*	Downspout Connection	EACH	1	$ 1,000.00	$ 1,000.00
X5630212	*	Sanitary Sewer Connection	EACH	1	$ 4,000.00	$ 4,000.00
X6026050	*	Sanitary Manholes to be Adjusted	EACH	5	$ 1,500.00	$ 7,500.00
X6026054	*	Sanitary Manholes to be Removed	EACH	1	$ 1,000.00	$ 1,000.00
Z0004002	*	Bollards	EACH	12	$ 1,000.00	$ 12,000.00
Z0013797	*	Stabilized Construction Entrance	SQ YD	117	$ 25.00	$ 2,925.00
Z0015300	*	Curb Stops 2"	EACH	1	$ 1,200.00	$ 1,200.00
Z0054400	*	Rock Fill	CU YD	500	$ 70.00	$ 35,000.00
Z0056700	*	Sanitary Sewer 4"	FOOT	36	$ 200.00	$ 7,200.00
Z0056800	*	Sanitary Sewer 6"	FOOT	57	$ 200.00	$ 11,400.00
CP000001	*	Inlet Special No. 1	EACH	1	$ 4,000.00	$ 4,000.00

Engineer's Opinion of Probable Construction Cost

Local Public Agency: Village of Buffalo Grove
County: Lake County
Proejct: Chase Plaza Redevelopment
Estimate: $1,896,238.85

					Approved Engineer's Estimate	
IDOT Pay Item No.	**SP**	**Description**	**Unit**	**Quantity**	**Unit Cost**	**Total Cost**
CP000002	*	Traffic Control, Complete	L SUM	1	$ 5,000.00	$ 5,000.00
CP000003	*	Light Pole and Foundation Removal	EACH	5	$ 1,000.00	$ 5,000.00
CP000004	*	Truck Dock Curb	L SUM	1	$ 5,000.00	$ 5,000.00
CP000008	*	Light Pole Complete, (Parking Lot)	EACH	5	$ 7,000.00	$ 35,000.00
CP000009	*	Monument Sign	EACH	2	$ 50,000.00	$ 100,000.00
CP000010	*	Grease Trap	EACH	1	$ 5,000.00	$ 5,000.00
CP000011	*	Feather Reed Grass	EACH	36	$ 30.00	$ 1,080.00
CP000012	*	Passionate Returns Daylily	EACH	21	$ 20.00	$ 420.00
CP000013	*	Munstead Lavender	EACH	17	$ 20.00	$ 340.00
CP000014	*	Little Sprite Russian Sage	EACH	15	$ 20.00	$ 300.00
CP000015	*	Black-Eyed Susan	EACH	20	$ 20.00	$ 400.00
CP000016	*	East Freisland Meadowood Sage	EACH	16	$ 20.00	$ 320.00
			TOTAL ESTIMATE		**$**	**1,896,238.85**

Chase Plaza

Site Development Permit - Full Project

EOPC 02/02/2026	$	1,896,238.85	
10% construction engineering	$	189,623.89	per Section 16.20.130B(1)
108%	$	2,252,732.00	LOC amount per Section 16.20.130B(2)
Overall Project Cash Deposit	$	22,527.32	16.20.130B(2)
Overall Project LOC Amount	**$**	**2,230,205.00**	

Engineering Review and Inspection Fee	**$66,369.00**	3.5% per Appendix A, Table A-1

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 8.f. O-2026-48

Ordinance Authorizing a Development Improvement Agreement with Pulte Home Company, LLC and a Final Plat of Subdivision for the Prairie View Towns Residential Development

Contacts

Liaison: Trustee Weidenfeld
Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the Development Improvement Agreement with Pulte Home Company, LLC and a Final Plat of Subdivision for the Prairie View Towns Residential Development, subject to review and approval by the Village Attorney and the execution of a separate Watermain Escrow Agreement, in a form acceptable to the Village, consistent with Section 30(d) of the Annexation Agreement.

Summary

Recommendation

Staff recommends the Village Board approve the Development Improvement Agreement (DIA) with Pulte Home Company, LLC and a Final Plat of Subdivision for the Prairie View Towns residential development located at the recently annexed properties 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22 generally located at the northwest corner of Illinois Route 22 and Main St, subject to review and approval by the Village Attorney and the execution of a separate Watermain Escrow Agreement, in a form acceptable to the Village, consistent with Section 30(d) of the Annexation Agreement.

Background

At the November 3, 2026 Village Board meeting, the Board approved the Annexation Agreement, Rezoning to R-9 Multiple-Family District along with a Special Use for a Residential Planned Unit Development, Final Plat of Subdivision and Preliminary Plans for the Prairie View Town residential development. Pulte Home Company, LLC has since submitted final Development Plans, a Development Improvement Agreement (DIA) and a Final Plat of Subdivision for the Prairie View Towns subdivision located at the recently annexed properties 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22

generally located at the northwest corner of Illinois Route 22 and Main St known as the former Fiore Landscaping site.

The proposed development includes ninety (90) townhome units, along with the associated site, roadway, and utility improvements necessary to serve the subdivision. In addition, the developer has agreed to construct an off-site watermain extension to support the overall water system as part of the approved Annexation Agreement (O-2025-19). Engineering staff has reviewed the final engineering plans, engineer's estimate of cost, and supporting submittals, including the off-site watermain extension, and determined them to be acceptable.

Pursuant to Section 30(d) of the Annexation Agreement, the Developer is required to establish a separate Watermain Extension Escrow Agreement, in a form acceptable to the Village, to secure the costs associated with the off-site watermain extension, including a 20% contingency. The terms of the Watermain Extension Escrow Agreement are currently being negotiated. Accordingly, approval of the Development Improvement Agreement remains contingent upon execution of the Watermain Extension Escrow Agreement.

The DIA is an agreement between the Developer and the Village and identifies the items to be constructed by the developer on the project site. Typical items include stormwater management, parking lots, and all the utilities such as water main, and sanitary sewer. With this agreement, the developer agrees to provide security as required in the Village Code until the developer completes the required items.

Strategic Alignment

Guiding Principle

Principle 7: Builds Our Community

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. DRAFT Ordinance - Prairie View TH DIA
2. DRAFT DIA Prairie View Towns incl Exhibits 04.14.2026

ORDINANCE 2026-xxx

AN ORDINANCE AUTHORIZING A DEVELOPMENT IMPROVEMENT AGREEMENT WITH PULTE HOME COMPANY, LLC AND A FINAL PLAT OF SUBDIVISION FOR THE PRAIRIE VIEW TOWNS RESIDENTIAL DEVELOPMENT

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village seeks to enter into a Development Improvement Agreement (DIA) with Pulte Home Company, LLC ("Developer") for site improvements associated with the Prairie View Towns Residential Development, and

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Development Improvement Agreement and Final Plat of Subdivision, all attached herein, are approved subject to review and approval by the Village Attorney.

SECTION 3. The Village President is hereby authorized to execute the Development Improvement Agreement, substantially in the form attached hereto, provided that such Agreement remains contingent upon Village Attorney review and approval, the execution of a separate Watermain Escrow Agreement, in a form acceptable to the Village, consistent with Section 30(d) of the Annexation Agreement.

SECTION 4. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 5. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST: APPROVED:

_____ _____

Janet M. Sirabian, Village Clerk Eric N. Smith, Village President

DRAFT

PRAIRIE VIEW TOWNS

DEVELOPMENT IMPROVEMENT AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into as of this ____ day of _____, 2026 by and between the VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation, and having its office at Village Hall, 50 Raupp Boulevard, Buffalo Grove, Illinois (hereinafter called "Village"), and PULTE HOME COMPANY, LLC, and having its office at 1900 E Golf Road, Schaumburg, Illinois (hereinafter called "Developer").

WITNESSETH:

WHEREAS, Developer desires to improve the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, Developer and Village entered into that Certain Annexation Agreement dated November 3, 2025 and approved by Ordinance 2025-119 ("Annexation Agreement"), the terms of which are expressly incorporated herein; and

WHEREAS, in compliance with the Village's Development Ordinance, Developer submitted to the Village, and the Village approved Preliminary Plans (as defined in Section 2 of this Agreement) for development of the Property; and

WHEREAS, in compliance with the Village's Development Ordinance, Developer subsequently submitted Final Plans (as defined in Section 3 of this Agreement), which Final Plans are in substantial conformance with the Preliminary Plans;

WHEREAS, the Village is willing to approve said Final Plans, provided that this Agreement is executed to ensure the completion of certain public and private site improvements as depicted on the Final Plans, the execution of this Agreement being a condition precedent to the issuance of building permits for any buildings to be constructed on the Property.

NOW, THEREFORE, it is mutually agreed as follows:

1. The foregoing recitals are hereby incorporated into the body of this Agreement as if fully set forth and repeated herein.

2. The Village approved the following Preliminary Plans on November 3, 2025, pursuant to

Ordinance 2025-121, (collectively, the "Preliminary Plans"):

a. Preliminary PUD Plan, prepared by Dickson Design Studio and last revised on October 15, 2025 (the "Preliminary PUD Plan");

b. Preliminary Plat of Subdivision, prepared by Cemcon, Ltd., and last revised on October 2, 2025 (the "Preliminary Plat of Subdivision");

c. Preliminary Engineering Plan, prepared by Pearson, Brown & Associates, Inc., last revised on October 3, 2025 (the "Preliminary Engineering Plan");

d. Preliminary Landscape Plan, prepared by Dickson Design Studio, last revised on October 3, 2025 (the "Preliminary Landscape Plan");

e. Building Elevations, prepared by BSB Design, last revised on September 12, 2025 (the "Building Elevations").

3. Developer has submitted to the Village the following Final Plans (collectively, the "Final Plans")

a. Final Site Plan, prepared by Dickson Design Studio and last revised on April 13, 2026, a copy of which is attached hereto as Exhibit B (the "Final Site Plan");

b. Final Plat of Subdivision, prepared by Cemcon, Ltd., and last revised on March 6, 2026, a copy of which is attached hereto as Exhibit C (the "Final Plat of Subdivision");

c. Final Engineering Plan, prepared by Pearson, Brown & Associates, Inc., last revised on April 9, 2026, a copy of which is attached hereto as Exhibit D (the "Final Engineering Plan"); and

d. Final Landscape Plan, prepared by Dickson Design Studio, last revised on February 20, 2026, a copy of which is attached hereto as Exhibit E (the "Final Landscape Plan").

4. The Village acknowledges and agrees the Final Plans are in substantial conformance with the approved Preliminary Plans, and contemporaneously with the approval of this Agreement, the Village shall adopt an ordinance approving the Final Plans.

5. Completion of Improvement. Developer shall furnish, or cause to be furnished, at its own cost and expense, all the necessary material, labor, and equipment to complete the improvements depicted

on the Final Plans and listed on Exhibit "F" attached hereto, and all other site improvements not specifically set forth, which are required by applicable ordinances or agreements (collectively, the “Improvements”), all in a good and workmanlike manner and in accordance with all pertinent ordinances and regulations of the Village and in accordance with the Final Plans (including any subsequent revisions requested by the Developer and approved in writing by the Village pursuant to the Village's Development Ordinance). All utility lines and services to be installed in the street shall be installed prior to paving.

6. Estimate of Probable Costs. Developer has submitted and the Village has approved the Cost Estimate attached hereto as Exhibit “G” (the “Cost Estimate”), which is a complete cost estimate for the construction of the Improvements including an amount equal to ten percent of such costs for estimated construction engineering. No later than seven (7) business days following the execution of this Agreement and prior to the issuance of Village Permits, the Developer shall deposit a letter of credit acceptable to and in a form and substance approved by the Village (the “Letter of Credit”). The Letter of Credit shall be issued in the original amount of 108% of the Cost Estimate, as further described in Paragraph 14 herein.

7. Inspection. All work shall be subject to inspection by and the approval of the Village Engineer. It is agreed that the contractors who are engaged to construct the Improvements are to be approved by the Village Engineer and that such approval will not be unreasonably withheld.

8. Engineer’s Review Fee. The Developer has paid or will pay the Village a Review and Inspection Fee, as required by Ordinance. It is understood that said fee is based on the amount of the Cost Estimate.

9. Insurance and Indemnification. Prior to the time the Developer or any of its contractors begin any of the work provided for herein, the Developer, and/or its contractors shall furnish the Village with evidence of insurance coverage as required by Village Code covering their employees in such amounts and coverage as is acceptable to the Village. Nothing herein shall waive any immunities the Village may assert in response to or defense of any such claim.

In addition, by its execution of this Agreement, the Developer agrees to protect, indemnify, save and hold harmless, and defend the Village and its employees, officials, and agents, against any and all claims, costs, causes, actions, and expenses, including but not limited to reasonable attorney's fees incurred

by reason of a lawsuit or claim for damages or compensation arising in favor of any person, corporation or other entity, including the employees or officers or independent contractors or sub-contractors of the Developer or the Village, on account of personal injuries or death, or damages to property occurring, growing out of, incident to, or resulting directly or indirectly, from the performance of the work of the Developer, independent contractors or sub-contractors or their officers, agents, or employees. The Developer shall have no liability or damages for the costs incident thereto to the extent caused by the sole negligence or intentional misconduct of the Village, its independent contractors or sub-contractors or their officers, agents, or employees.

10. Timing of Completion. Subject to Force Majeure (as defined herein), Developer shall cause the Improvements to be completed within three (3) years following the date of this Agreement (except any Improvements for which specified time limits are noted on the Final Plans or applicable permits (i.e. maintenance and monitoring period under Lake County Watershed Development Ordinance), which shall be completed within the specified time limits shown on the Final Plans or applicable permits). "Force Majeure" as used herein shall mean a delay in Developer's performance hereunder caused by a strike or labor problem, energy shortage, governmental pre-emption or prescription, national emergency, or any other cause of any kind beyond the reasonable control of Developer. If work is not completed within the time prescribed herein, the Village shall have the right to call upon the Letter of Credit, in accordance with its terms, for the purpose of completing the Improvements. Upon completion of the Improvements herein provided for, as evidenced by the certificate or certificates of the Village President and Board of Trustees, the Village shall be deemed to have accepted said Improvements, and thereupon, the Letter of Credit shall automatically be reduced to serve as security for the obligations of the Developer as set forth in Paragraph hereof. The Developer shall cause its consulting engineers to correct drawings to show work as actually constructed and said engineers shall turn over high quality Mylar reproducible copies thereof to the Village to become the Village's property prior to acceptance of Improvements by the President and Board of Trustees.

11. Maintenance Guaranty. The Developer, for a period of one year beyond formal acceptance by the Village of any Improvement, shall be responsible for maintenance, repairs and

corrections to such Improvements which may be required due to failures or on account of faulty construction or due to the Developer's negligence and/or its contractors' negligence (the "Maintenance Guaranty"). The obligation of the Developer hereunder shall be secured by the Letter of Credit as further described in Paragraph 14 hereof.

12. Wetland and Native Landscape Establishment. Developer shall install and maintain all wetland mitigation areas and native landscape areas shown on the Final Plans in accordance with all applicable permits issued pursuant to the Lake County Watershed Development Ordinance and any other applicable regulatory approvals. Developer shall remain responsible for achieving the required performance standards and completing all monitoring and maintenance obligations required by such permits, notwithstanding any transfer of ownership of the property or common areas to a homeowners association, until such time as the applicable regulatory agencies confirm that the performance standards have been satisfied.

The transfer of ownership of the Native Areas or common areas to a homeowners association or other entity shall not relieve Developer of its obligations under this Section. In addition, the declarations of the homeowners association for the Development shall provide for the ongoing maintenance responsibility of the Native Areas at the sole expense of the homeowners association.

The Village may require additional security for the Native Areas if surety for said areas isn't posted with Lake County and the required performance standards have not been satisfied prior to the expiration of the Letter of Credit maintenance period.

13. Utilities. It is agreed that no building permit shall be granted by any official for the construction of any structure until all required utility facilities set forth in the Plans (to include, but not by way of limitation, sanitary sewer, water and storm sewer systems) have been installed and made ready to service the Property; and that all roadways (to include curbs) set forth in the Plans that provide access to the Property have been completely constructed, except for the designed surface course. It is understood and agreed that building permits may be granted for buildings on specific lots to which utility facilities have been installed and made ready for service and to which roadways have been constructed as described above, notwithstanding the fact that all improvements within the Development may not be completed.

14. Letter of Credit.

a. The obligations of the Developer hereunder as to the deposit of security for the completion of the Improvements shall be satisfied upon delivery to the Village of a Letter of Credit in favor of the Village in a form acceptable to the Village, in the amount set forth in Paragraph 6 above. The Letter of Credit shall be made subject to this Agreement. The Developer hereby waives its option pursuant to 30 ILCS 550/3 and 65 ILCS 5/11-39-3 to utilize any type of security other than a Letter of Credit.

b. In addition to the terms, conditions, and covenants of the Letter of Credit, the Village hereby agrees to draw funds or to call said performance guarantee under such security solely for the purpose of payment for labor and materials supplied or to be supplied, by engineers, contractors, or subcontractors, to, or for the benefit of the Developer or the Village, as the case may be, under the provisions of this Agreement and the said Improvements for which payment is being made shall have been completed, or will be completed, in substantial accordance with the Final Plans.

c. The Village further hereby agrees that to the extent that the Developer causes the commitments of this Agreement to be completed, the outstanding liability of the issuer of the Letter of Credit shall during the course of construction of the Improvements, be reduced approximate the cost of completing all Improvements and paying unpaid contract balances for the completion of the Improvements referred to in this Agreement.

Until all required tests have been submitted and approved by the Village for each of the construction elements including, but not limited to, earthwork, street pavements, parking area pavements, sanitary sewers and water mains (as applicable), a minimum of that portion of the surety for each element shall be subject to complete retention. All Improvements are subject to a minimum fifteen (15%) percent retention until final acceptance by the Village.

d. In order to guarantee and warranty the obligations of Paragraph 11 herein, an

amount equal to fifteen (15%) percent of the total amount of the Letter of Credit, or an amount equal to fifteen (15%) percent of the cost estimate of the individual Improvement(s) shall be retained in the Letter of Credit for a period of one-year beyond formal acceptance by the Village of the Improvement(s).

e. As a portion of the security amount specified in Paragraph 6, the Developer shall maintain a cash deposit with the Village Clerk in the amount of 1% of the Cost Estimate, but not less than Five Thousand Dollars ($5,000). If roads are not maintained with a smooth and firm surface reasonably adequate for access of emergency vehicles such as fire trucks and ambulances, or if any condition develops which is deemed a danger to public health or safety by the Village of Buffalo Grove due to the actions of the Developer or his failure to act; and after written notice of this condition, the Developer fails to immediately remedy the condition with the time set forth by the Village; then the Village may take action to remedy the situation and charge any expenses which results from the action to remedy the situation to the cash deposit. Upon notification that the cash deposit has been drawn upon, the Developer shall immediately deposit sufficient funds to maintain the deposit in the amount of 1% of the remaining obligations under the Cost Estimate, but not less than Five Thousand Dollars ($5,000.00). If the Developer has not made the additional deposit required to maintain the total cash deposit within seven (7) days from the date he received notice that such additional deposit was required, it is agreed that the Village may issue a Stop Work Order or also may revoke all permits which the Developer had been granted. This cash deposit shall continue to be maintained until the maintenance guarantee period has lapsed. The deposit may be drawn upon by the Village if the conditions of this Agreement are not met by the Developer within five (5) days after receipt of a written notice of noncompliance with the conditions of this Agreement, except in cases of danger to public health and safety as determined by the Village, in which case, the deposit may be drawn upon immediately following

notice to the Developer and his failure to immediately remedy the situation. After termination of the one-year maintenance period and upon receipt by the Village Clerk of a written request for release of the deposit, the Village will either notify the Developer that the Improvements are not in a proper condition for final release of the deposit, or shall release the deposit within fifteen (15) days.

f. In addition to the terms, covenants, and conditions of the Letter of Credit, the Developer hereby agrees that no reduction shall occur in the outstanding liability of the issuer there under, except on the written approval of the Village; however, in all events, the Village shall permit such Letter of Credit to expire, either by its terms, or by return of such Letter of Credit to the Developer, upon the expiration of one (1) year from the acceptance of the Improvements referred to herein by the Village. To the extent that the provisions of Paragraph 14 herein, and of the Letter of Credit, permit the Village to draw funds under such Letter of Credit, the Village hereby agrees to reduce the outstanding liability of the issuer of the Letter of Credit to the extent that funds are disbursed.

g. Any Letter of Credit shall provide that the issuer thereof shall not cancel or otherwise terminate said security without a written notice being given to the Village between thirty-(30) days and forty-five (45) days in advance of termination or cancellation.

15. Exterior Lighting. Except with respect to temporary occupancy permits for the model units, no occupancy permit shall be issued until all exterior lighting specified in the Final Plans is installed and operational.

16. Cleanliness and Maintenance. The Developer acknowledges that he is responsible for the proper control of weeds, grass, refuse, and junk on all property which he owns within the Village in accordance with Chapter 8.32 of the Buffalo Grove Municipal Code. It is further agreed that the Developer shall continue to be responsible for the proper maintenance of any parcels of property for which the Developer transfers ownership to the Village until such time as the development's Improvements are accepted by the Village in writing in accordance with the provisions of this Agreement.

If the Developer fails to perform his maintenance responsibilities established in either this paragraph or Chapter 8.32, the Village may provide a written notice to the Developer of the improper maintenance condition. If proper maintenance is not completed within ten (10) days after the Developer is provided this notice, the Village may perform the maintenance and deduct the costs of the maintenance from the cash deposit described in Paragraph 14(e).

17. Temporary Signage. The Village agrees to allow the temporary marketing signage to be used in the Property as depicted on the marketing signage plan attached hereto as Exhibit "H"("Temporary Signage Plan") as approved by the Planned Unit Development and as governed by Title 14 Sign Code of the Village Ordinance.

18. Models and Model Areas.

a. Construction. The Village agrees to allow Developer to construct, maintain, and use no more than four (4) model units. The Developer shall submit to the Village for its review and approval plans and specifications for each model unit intended to be constructed within the Model Area. The model(s) may be constructed only after (a) the Final Plans have been reviewed and approved by the Village; (b) approval by the Fire Department; (c) construction of a hard, paved surface acceptable to the Village in order to provide adequate emergency services and meet required codes to and adjacent to the said model(s); (d) stormwater improvements supporting impervious surfaces, potable water systems for firefighting; (e) posting of the necessary surety guaranteeing completion of the Secured Improvements; and (f) conformance with any other applicable codes or ordinances.

b. If Developer is unable to make timely connections to the electric grid as necessary to serve the development of the Property, the Village agrees to issue temporary occupancy for the operation of the model units provided that electrical service for the model units can be provided through temporary generators in a matter that meets approval of the Fire Department, Building Official, and is in conformance with applicable codes

c. It is agreed that all model units may be used as a model until for a period of no later than four (4) years from the date of this Agreement, or not later than final unit construction, whichever occurs first. This timeframe may be extended with the Village's approval, which approval shall not be unreasonably withheld.

19. Term. This Agreement shall automatically terminate and be of no further force and effect with respect to Developer or the Property upon the expiration of the one year maintenance period, and upon such termination the parties hereto shall have no further obligations to the other, except for the Village's obligation to return the Letter of Credit and cash deposit to Developer or otherwise notify the issuer of the Letter of Credit of the expiration of the Letter of Credit. The period commencing on the date set forth in the preamble to this Agreement and expiring on the expiration of the one year maintenance period is referred to herein as the "Term".

20. Related Agreements. This Agreement and the obligations contained herein are in addition to, and not in limitation of, all other agreements between the Parties hereto including, without limitation, the Annexation Agreement and the obligations contained therein.

21. No Recordation. Neither party shall cause this Agreement (or any memorandum hereof) to be recorded against the Property.

22. Assignment. Neither party shall assign this Agreement or any of its terms without the prior, express and written consent of the other party, which shall not be unreasonably withheld. Furthermore, no assignment of the Developer's obligations shall be effective unless and until the Village approves the language of any proposed assignment and substitute security in the amounts required by this Agreement.

IN WITNESS WHEREOF, the Village has caused this Agreement to be executed, as has the Developer, all as of the date first above written.

VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation

By _____

Village President

DEVELOPER:

Pulte Home Company, LLC
1900 E. Golf Rd., Suite 300
Schaumburg, IL 60173

By: _____

Name: _____

Title: _____

PRAIRIE VIEW TOWNS

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY, ILLINOIS DESCRIED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SECTION 21, ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION 16, AND ALSO BEING THE SOUTHEAST CORNER OF LOT 33 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SAID SECTION 16 AND OF THE EAST HALF OF THE SAID NORTHWEST QUARTER OF SECTION 21; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SECTION 21, A DISTANCE OF 144.5 FEET TO THE WEST LINE OF LANDS OF THE FORMER WISCONSIN CENTRAL RAILROAD ALSO BEING THE WESTERLY LINE OF MAIN STREET PER A PLAT OF DEDICATION RECORDED AS DOCUMENT 6197879 FOR A POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 20 MINUTES 01 SECONDS EAST (SOUTH 21.5 DEGREES EAST RECORD), ALONG SAID WESTERLY LINE, A DISTANCE OF 82.8 FEET (MEASURED AND RECORD) TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A TRUSTEE'S DEED RECORDED JULY 17, 2012 AS DOCUMENT 6873765; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID PARCEL, AND ITS SOUTHERLY EXTENSION THEREOF: (1) THENCE NORTH 88 DEGREES 44 MINUTES 47 SECONDS WEST, A DISTANCE OF 152.25 FEET; (2) THENCE SOUTH 89 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 33.20 FEET; (3) THENCE SOUTH 01 DEGREES 25 MINUTES 24 SECONDS WEST, A DISTANCE OF 381.83 FEET TO THE NORTHERLY LINE OF ILLINOIS ROUTE 22 PER LIS PENDENS NOTICES RECORDED AS DOCUMENTS 5149931 AND 5153108 AND A PLAT RECORDED AS DOCUMENTS 6231297; THENCE NORTH 88 DEGREES 31 MINUTES 24 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 988.55 FEET TO THE EASTERLY LINE OF EASTON AVENUE AS MONUMENTED AND OCCUPIED; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 424.56 FEET TO THE SOUTHERLY LINE OF A.G. MAETHER'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN LAKE COUNTY, ILLINOIS, ALSO BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED SOUTHWEST QUARTER OF SECTION 16; THENCE NORTH 89 DEGREES 43 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 753.38 FEET (752.9 FEET RECORD) TO THE WESTERLY LINE OF BLOCK 1 IN SAID A.G. MAETHER'S SUBDIVISION; THENCE NORTH 00 DEGREES 13 MINUTES 34 SECONDS EAST, ALONG SAID WESTERLY LINE, ALSO BEING ALONG THE WESTERLY LINE OF LOTS 6 THROUGH 8, INCLUSIVE, IN SAID BLOCK 1, A DISTANCE OF 152.97 FEET (153.1 FEET RECORD) TO THE

NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 162.06 FEET (162.0 FEET RECORD) TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 93.28 FEET TO A POINT 61.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89 DEGREES 36 MINUTES 54 SECONDS EAST A DISTANCE OF 211.44 FEET (211.3 FEET RECORD) TO THE AFOREMENTIONED WEST LINE OF LANDS OF THE FORMER WISCONSIN CENTRAL RAILROAD ALSO BEING THE WESTERLY LINE OF MAIN STREET PER THE AFOREMENTIONED PLAT OF DEDICATION PER DOCUMENT 6197879; THENCE SOUTH 21 DEGREES 20 MINUTES 01 SECONDS EAST (SOUTH 21.5 DEGREES EAST RECORD), ALONG SAID WESTERLY LINE, A DISTANCE OF 65.77 FEET (65.4 FEET RECORD) TO THE POINT OF BEGINNING.

CEMCON, Ltd. March 24, 2025

ADDRESS OF PROPERTY: 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View, IL 60069.

Approximate Area 357,192 square ft or 11.18 acres

PERMANENT INDEX NO.: 15-16-307-006
15-16-300-022
15-21-100-047
15-21-100-049
15-21-100-004

PRAIRIE VIEW TOWNS

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT B

Final Site Plan prepared by Dickson Design Studio

Consisting of 1 sheet, last revised 4/13/2026

(see following page)

SITE DATA

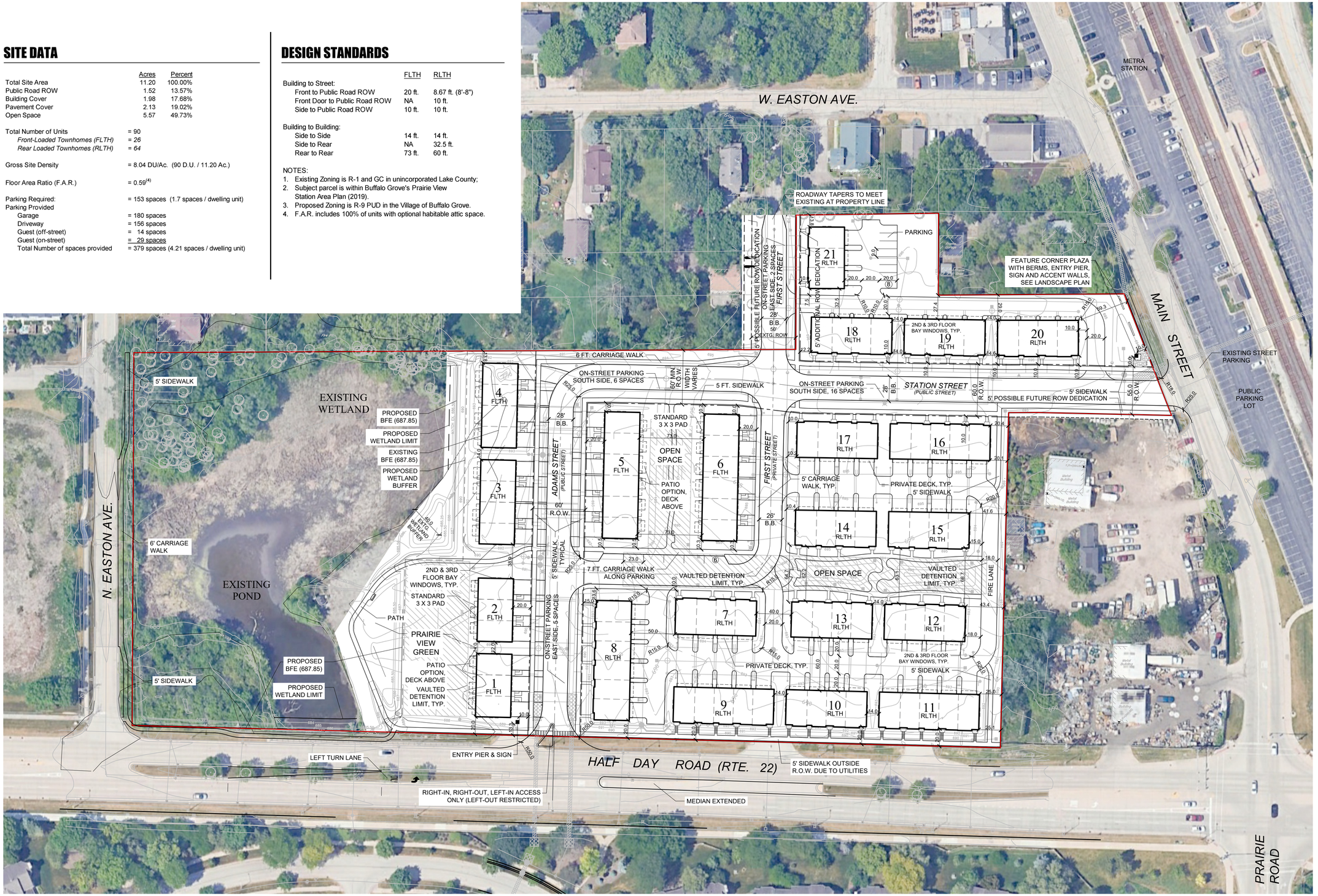
	Acres	Percent
Total Site Area	11.20	100.00%
Public Road ROW	1.52	13.57%
Building Cover	1.98	17.68%
Pavement Cover	2.13	19.02%
Open Space	5.57	49.73%

Total Number of Units	= 90
Front-Loaded Townhomes (FLTH)	= *26*
Rear Loaded Townhomes (RLTH)	= *64*
Gross Site Density	= 8.04 DU/Ac. (90 D.U. / 11.20 Ac.)
Floor Area Ratio (F.A.R.)	= 0.59[4]
Parking Required:	= 153 spaces (1.7 spaces / dwelling unit)
Parking Provided	
Garage	= 180 spaces
Driveway	= 156 spaces
Guest (off-street)	= 14 spaces
Guest (on-street)	= 29 spaces
Total Number of spaces provided	= 379 spaces (4.21 spaces / dwelling unit)

DESIGN STANDARDS

	FLTH	RLTH
Building to Street:		
Front to Public Road ROW	20 ft.	8.67 ft. (8'-8")
Front Door to Public Road ROW	NA	10 ft.
Side to Public Road ROW	10 ft.	10 ft.
Building to Building:		
Side to Side	14 ft.	14 ft.
Side to Rear	NA	32.5 ft.
Rear to Rear	73 ft.	60 ft.

NOTES:
1. Existing Zoning is R-1 and GC in unincorporated Lake County;
2. Subject parcel is within Buffalo Grove's Prairie View Station Area Plan (2019).
3. Proposed Zoning is R-9 PUD in the Village of Buffalo Grove.
4. F.A.R. includes 100% of units with optional habitable attic space.



NORTH

FINAL PUD PLAN

SCALE: 1" = 50'

0 25' 50' 100'

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

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

PLAN DATE

DECEMBER 1, 2025

REVISIONS

1.	01/15/26 PER STAFF COMMENTS
2.	02/20/26 PER STAFF COMMENTS & FEATURE CORNER
3.	4/13/26 PER ADJUSTED B.F.E.
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS

BUFFALO GROVE, IL

FINAL PUD PLAN

SHEET NUMBER

1 OF 1

PRAIRIE VIEW TOWNS

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT C

Final Plat of Subdivision of Prairie View Towns prepared by Cemcon, Ltd.

Consisting of 5 sheets, last revised 3/6/2026

(see following pages)

FINAL PLAT OF SUBDIVISION
OF
PRAIRIE VIEW TOWNS

BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:

NAME: VILLAGE OF BUFFALO GROVE

ADDRESS: 51 RAUPP BOULEVARD
BUFFALO GROVE, IL 60089

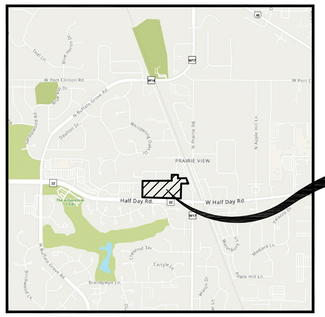
TOTAL AREA OF SUBDIVISION

11.201 ACRES

(MORE OR LESS)

PARCEL INDEX NUMBERS

15-16-300-002
15-16-307-006
15-21-100-004
15-21-100-047
15-21-100-049
16606 W. IL ROUTE 22,
BUFFALO GROVE, ILLINOIS



VICINITY MAP

50 25 0 50

SCALE: 1 INCH = 50 FEET

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SET CONCRETE MONUMENT

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

THE MEASURED BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34-36-11 BEING N 88°31'24" W.

FIP = FOUND IRON PIPE (ø AS SHOWN)
FIR = FOUND IRON ROD (ø AS SHOWN)

OUTLOTS A, B, AND C TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



LOT AREA SUMMARY TABLE

LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
1-1	1,350	8-1	1,250	15-1	1,250
1-2	1,296	8-2	1,100	15-2	1,100
1-3	1,350	8-3	1,100	15-3	1,100
2-1	1,350	8-4	1,100	15-4	1,250
2-2	1,296	8-5	1,100	16-1	1,250
2-3	1,350	8-6	1,250	16-2	1,100
3-1	1,350	9-1	1,250	16-3	1,100
3-2	1,296	9-2	1,100	16-4	1,100
3-3	1,296	9-3	1,100	16-5	1,250
3-4	1,350	9-4	1,100	17-1	1,250
4-1	1,350	9-5	1,250	17-2	1,100
4-2	1,296	10-1	1,250	17-3	1,100
4-3	1,296	10-2	1,100	17-4	1,250
4-4	1,350	10-3	1,100	18-1	1,250
5-1	1,350	10-4	1,250	18-2	1,100
5-2	1,296	11-1	1,250	18-3	1,100
5-3	1,296	11-2	1,100	18-4	1,250
5-4	1,296	11-3	1,100	19-1	1,250
5-5	1,296	11-4	1,100	19-2	1,100
5-6	1,350	11-5	1,250	19-3	1,100
6-1	1,350	12-1	1,250	19-4	1,250
6-2	1,296	12-2	1,100	20-1	1,250
6-3	1,296	12-3	1,100	20-2	1,100
6-4	1,296	12-4	1,250	20-3	1,100
6-5	1,296	13-1	1,250	20-4	1,250
6-6	1,350	13-2	1,100	21-1	1,250
7-1	1,250	13-3	1,100	21-2	1,100
7-2	1,100	13-4	1,250	21-3	1,250
7-3	1,100	14-1	1,250	OUTLOT A	177,347
7-4	1,250	14-2	1,100	OUTLOT B	108,068
		14-3	1,100	OUTLOT C	26,919
		14-4	1,250		

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

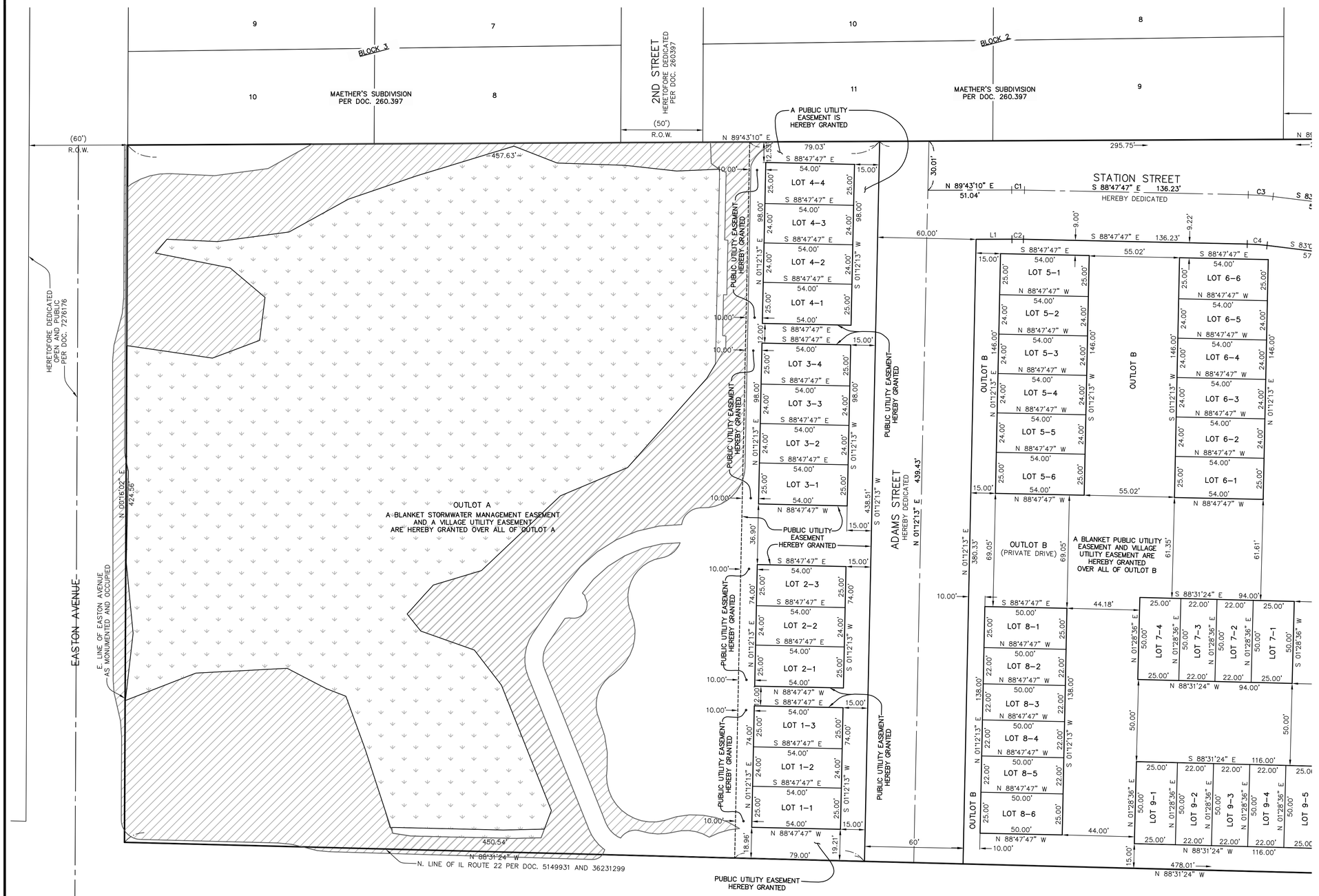
DISC NO.: 402174 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: E07\69,72-76
COMPLETION DATE: 11-24-25 JOB NO.: 402.174
CHECKED BY:
REVISED 01-08-26\AJB PER VILLAGE COMMENTS DATED 12-19-25
REVISED 01-15-26\AJB REMOVED COUNTY HIGHWAY CERTIFICATES
REVISED 02-18-26\AJB PER VILLAGE COMMENTS DATED 02-05-25
REVISED 02-19-26\AJB ADDED PUBLIC UTILITY EASEMENT OVER OUTLOT A
REVISED 03-06-26\AJB ADDED CURRENT STORMWATER MANAGEMENT EASEMENT PROVISIONS

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PLOT FILE CREATED: 3/9/2026 BY: TONY BLUS
DRAWING PATH: P:\402174\DWG\SURVEY\DRAWINGS\PLATS\SUBPLAT.DWG

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°43'10" E	21.81'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	7.77'	300.00	S 89°32'19" E
C2	6.99'	270.00	S 89°32'19" E
C3	15.15'	150.00	S 85°54'10" E
C4	12.12'	120.00	S 85°54'10" E



WETLANDS LIMITS
SEE SHEET 5 FOR COVENANTS

WETLANDS BUFFER LIMITS
SEE SHEET 5 FOR COVENANTS

30 15 0 30

SCALE: 1 INCH = 30 FEET

HALF DAY ROAD
(IL ROUTE 22)
OPEN AND PUBLIC ROAD
RIGHT OF WAY WIDTH VARIES

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

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PLOT FILE CREATED: 3/9/2026 BY: TONY BLISS DRAWING PATH: P:\402174\DWG\SURVEY\DRAWINGS\PLATS\SUBPLAT.DWG

SHEET 3 OF 5

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°57'25" E	9.52'
L2	S 89°43'10" W	26.93'
L3	N 89°43'10" E	25.95'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	2.30'	180.00	N 00°35'29" E
C2	12.21'	120.00'	N 86°06'26" W
C3	15.74'	150.00'	S 86°00'55" E
C4	18.89'	180.00'	S 86°00'55" E
C5	3.96'	180.00'	N 89°39'03" W
C6	6.59'	300.00'	S 89°39'03" E
C7	8.84'	330.00'	N 89°30'49" W
C8	8.03'	300.00'	S 89°30'49"E

N

50 25 0 50

SCALE: 1 INCH = 50 FEET



SEE SHEET 2

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
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PLOT FILE CREATED: 3/9/2026 BY: TONY BLUS DRAWING PATH: P:\402174\DWG\SURVEY\DRAWINGS\PLATS\SUBPLAT.DWG

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC IS THE OWNER OF THE LAND DESCRIBED ON THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES , STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR THE VILLAGE OF BUFFALO GROVE, AMERITECH, THE GAS COMPANY, AND THE COMMONWEALTH EDISON COMPANY, THE EASEMENT PROVISIONS WHICH ARE STATED IN THEIR STANDARD FOR WHICH IS ATTACHED HERETO.

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

BY: _____
OWNER'S SIGNATURE TITLE

ATTEST: _____
SIGNATURE TITLE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20_____.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY CEMCON LTD., UNDER THE SUPERVISION OF JEFFREY R. PANKOW, AN ILLINOIS REGISTERED LAND SURVEYOR, AND THE PLAT HEREON DRAWN IS A CORRECT PRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY, ILLINOIS DESCRIED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SECTION 21, ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION 16, AND ALSO BEING THE SOUTHEAST CORNER OF LOT 33 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SAID SECTION 16 AND OF THE EAST HALF OF THE SAID NORTHWEST QUARTER OF SECTION 21; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SECTION 21, A DISTANCE OF 144.5 FEET TO THE WEST LINE OF LANDS OF THE FORMER WISCONSIN CENTRAL RAILROAD ALSO BEING THE WESTERLY LINE OF MAIN STREET PER A PLAT OF DEDICATION RECORDED AS DOCUMENT 6197879 FOR A POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 20 MINUTES 01 SECONDS EAST (SOUTH 21.5 DEGREES EAST RECORD), ALONG SAID WESTERLY LINE, A DISTANCE OF 82.8 FEET (MEASURED AND RECORD) TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A TRUSTEE'S DEED RECORDED JULY 17, 2012 AS DOCUMENT 6873765; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID PARCEL, AND ITS SOUTHERLY EXTENSION THEREOF: (1) THENCE NORTH 88 DEGREES 44 MINUTES 47 SECONDS WEST, A DISTANCE OF 152.25 FEET; (2) THENCE SOUTH 89 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 33.20 FEET; (3) THENCE SOUTH 01 DEGREES 25 MINUTES 24 SECONDS WEST, A DISTANCE OF 381.83 FEET TO THE NORTHERLY LINE OF ILLINOIS ROUTE 22 PER LIS PENDENS NOTICES RECORDED AS DOCUMENTS 5149931 AND 5153108 AND A PLAT RECORDED AS DOCUMENTS 6231297; THENCE NORTH 88 DEGREES 31 MINUTES 24 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 988.55 FEET TO THE EASTERLY LINE OF EASTON AVENUE AS MONUMENTED AND OCCUPIED; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 424.56 FEET TO THE SOUTHERLY LINE OF A.G. MAETHER'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN LAKE COUNTY, ILLINOIS, ALSO BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED SOUTHWEST QUARTER OF SECTION 16; THENCE NORTH 89 DEGREES 43 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 753.38 FEET (752.9 FEET RECORD) TO THE WESTERLY LINE OF BLOCK 1 IN SAID A.G. MAETHER'S SUBDIVISION; THENCE NORTH 00 DEGREES 13 MINUTES 34 SECONDS EAST, ALONG SAID WESTERLY LINE, ALSO BEING ALONG THE WESTERLY LINE OF LOTS 6 THROUGH 8, INCLUSIVE, IN SAID BLOCK 1, A DISTANCE OF 152.97 FEET (153.1 FEET RECORD) TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 162.06 FEET (162.0 FEET RECORD) TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 93.28 FEET TO A POINT 61.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89 DEGREES 36 MINUTES 54 SECONDS EAST A DISTANCE OF 211.44 FEET (211.3 FEET RECORD) TO THE AFOREMENTIONED WEST LINE OF LANDS OF THE FORMER WISCONSIN CENTRAL RAILROAD ALSO BEING THE WESTERLY LINE OF MAIN STREET PER THE AFOREMENTIONED PLAT OF DEDICATION PER DOCUMENT 6197879; THENCE SOUTH 21 DEGREES 20 MINUTES 01 SECONDS EAST (SOUTH 21.5 DEGREES EAST RECORD), ALONG SAID WESTERLY LINE, A DISTANCE OF 65.77 FEET (65.4 FEET RECORD) TO THE POINT OF BEGINNING.

THIS IS ALSO TO CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINT OF CHANGES IN ALIGNMENT WILL BE SET.

THIS IS ALSO TO CERTIFY THAT THE PROPERTY, AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BUFFALO GROVE, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN.

THIS IS ALSO TO CERTIFY THAT (NO) PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,
THIS 21ST DAY OF NOVEMBER, A.D. 2025.

BY: _____
JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

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

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF. OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

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

_____
OWNER

_____
OWNER

BY: _____
ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

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

_____
DISTRICT ENGINEER

CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF LAKE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF LAKE)

THIS INSTRUMENT FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20___ AT ___ O'CLOCK __.M., AND RECORDED AS DOCUMENT NUMBER_____.

_____
COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF LAKE)

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS.
DATED THIS _____ DAY OF _____, A.D., 20_____. AT ___ O'CLOCK __.M.,

BY: _____
LAKE COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, JEFFREY R. PANKOW, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF

ILLINOIS, HEREBY DESIGNATE_____
TO RECORD THIS PLAT OF PRAIRIE VEW TOWNS WITH THE LAKE COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

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

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.:184-002937,
EXPIRATION DATE IS APRIL 30, 2027

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF LAKE)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, A.D., 20___.

BY: _____
CHAIRMAN OF THE PLAN COMMISSION

ATTEST: _____
SECRETARY

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF LAKE)

I, _____, COLLECTOR FOR THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, HEREBY DO CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAN HEREON DRAWN.

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

BY: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF LAKE)

I, _____, ENGINEER OF THE VILLAGE OF BUFFALO GROVE, DO HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM REQUIREMENTS OF SAID CITY.

COOK AND LAKE COUNTIES, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
VILLAGE ENGINEER

STORMWATER MANAGEMENT EASEMENT PROVISIONS (FOR PROJECTS IN LAKE COUNTY)

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF BUFFALO GROVE AND THE LAKE COUNTY STORMWATER MANAGEMENT COMMISSION IN, OVER, UNDER, THROUGH, AND UPON THOSE AREAS DESIGNATED ON THE PLAT AS "STORMWATER MANAGEMENT EASEMENT" FOR PURPOSE OF PROVIDING ADEQUATE STORMWATER DRAINAGE CONTROL, TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THEPROPERTY OWNER, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS ("PROPERTY OWNER"). NO ACTION SHALL BE TAKEN WHICH WOULD PROHIBIT, HINDER, INTERFERE WITH, BLOCK, RE-ROUTE, DIMINISH, OR LESSEN OR RENDER INEFFECTIVE, IN ANY MANNER OR FORM, THE RIGHTS OR THE EXERCISE OF THE RIGHTS AS CONFERED HEREIN. THE RESERVATION AND THE RIGHTS AS CONFERRED HEREIN SHALL BE OVER THE ENTIRE AREA DESIGNATED ON THIS PLAT, AS OUTLOT A AND SHALL TAKE PRECEDENT OVER ANY AND ALL OTHER EASEMENT OR EASEMENTS OR LAND ENCUMBRANCES THAT MAY BE CONFERRED BY THIS PLAT, AS OUTLOT A, INCLUDING SPECIFICALLY, BUT WITHOUT LIMITATION, ANY OTHER BLANKET EASEMENTS PROVIDED FOR THIS PLAT, AS OUTLOT A. NOTHING SHALL BE CONSTRUCTED OR PLACED WITHIN, ABOVE, OR OVERHEAD WITHOUT THE WRITTEN PERMISSION OF THE VILLAGE OF BUFFALO GROVE.

OWNER SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREAS AND APPURTENANCES, IN ACCORDANCE WITH THE MAINTENANCE PLANS APPROVED WITH THE WATERSHED DEVELOPMENT PERMIT. IN THE EVENT AN OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST IN THE EASEMENT AREAS, OR IF THE PROPERTY OWNER OTHERWISE FAILS TO PROPERLY MAINTAIN THE STORMWATER FACILITIES AND EASEMENTS OR CHANGES THE CHARACTER OF THE STORMWATER EASEMENT AREAS, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT AREAS OR TO REMOVE SAID OBSTRUCTIONS OR ALTERATIONS OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE AND DRAINAGE FACILITIES, AND APPURTENANCES THERETO, REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID THE FACILITIES AND EASEMENTS COMPLY WITH ALL APPLICABLE THE VILLAGE CODE AND LAKE COUNTY CODE. SAID REMOVAL OF ANY OBSTRUCTIONS OR ALTERATIONS OR ANY SUCH MAINTENANCE OF THE STORMWATER EASEMENT AREAS, INCLUDING ALL REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS FEES AND COSTS ("WORK") SHALL BE AT THE PROPERTY OWNER'S EXPENSE. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE VILLAGE SHALL HAVE THE IMMEDIATE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER TO CONDUCT ANY WORK. IN THE EVENT THE VILLAGE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY WORK TO OR UPON THE STORMWATER EASEMENT AREAS, OR ANY REMOVAL OR ALTERATION AS AFORESAID, THE COST OF THE WORK SHALL BE A LIEN UPON THE PROPERTY IF NOT PREVIOUSLY REIMBURSED BY THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE REQUIRED TO RESTORE THE STORMWATER EASEMENT AREA UPON THE COMPLETION OF ANY WORK BY THE VILLAGE.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
AT&T COMMUNICATIONS, GRANTEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS WILL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRACE OF THE SUBDIVIDED PROPERTY WILL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES WILL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR WILL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

EASEMENTS APPROVED AND ACCEPTED

ACCEPTED: _____ DATE: _____
AT&T COMMUNICATIONS

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY

ACCEPTED: _____ DATE: _____
GAS COMPANY

GENERAL VILLAGE EASEMENT PROVISIONS

AN EASEMENT FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWERAGE, STORM SEWER AND DRAINAGE, AND STREET LIGHTING, IS HEREBY RESERVED FOR AND GRANTED TO:

VILLAGE OF BUFFALO GROVE

ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWERAGE, STORM SEWER AND DRAINAGE, AND STREET LIGHTING IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT," TO THE EXTENT THAT THEY FALL WITHIN OTHER EASEMENTS SHOWN ON THE ANNEXED PLAT, THEY SHALL RUN CONCURRENTLY THEREWITH. ALSO GRANTED HEREWITH IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.
OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS 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.

PREPARED BY:

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Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
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DISC NO.: 402174 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: E07\69,72-76
COMPLETION DATE: 11-24-25 JOB NO.: 402.174
CHECKED BY:
REVISED 01-08-26\AJB PER VILLAGE COMMENTS DATED 12-19-25
REVISED 01-15-26\AJB REMOVED COUNTY HIGHWAY CERTIFICATES
REVISED 02-18-26\AJB PER VILLAGE COMMENTS DATED 02-05-25
REVISED 02-19-26\AJB ADDED PUBLIC UTILITY EASEMENT OVER OUTLOT A
REVISED 03-06-26\AJB ADDED CURRENT STORMWATER MANAGEMENT EASEMENT PROVISIONS

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STORMWATER/DRAINAGE RESTRICTIVE COVENANT BY PLAT

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

PULTE HOME COMPANY, LLC, FEE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE VILLAGE OF BUFFALO GROVE, COUNTY OF LAKE, STATE OF ILLINOIS, SUCH PROPERTY BEING THE REAL PROPERTY NOW DULY PLATTED AS PRAIRIE VIEW TOWNS, AS SUCH PLAT IS NOW RECORDED AS DOCUMENT NO. _____ IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF LAKE, STATE OF ILLINOIS, MAKES THE FOLLOWING DECLARATIONS AS TO LIMITATIONS, RESTRICTIONS AND USES TO WHICH THOSE AREAS DESIGNATED AS "STORMWATER & DRAINAGE WAYS"OR "FLOODPLAIN" IN SAID PARCEL/SUBDIVISION MAY BE PUT, AND SPECIFIES THAT SUCH DECLARATIONS SHALL CONSTITUTE COVENANTS TO RUN WITH ALL THE LAND, AS PROVIDED BY LAW, AND SHALL BE BINDING ON ALL PARTIES AND THEIR SUCCESSORS, AND ALL PERSONS CLAIMING UNDER THEM, AND FOR THE BENEFIT OF AND LIMITATIONS ON ALL FUTURE OWNERS IN SUCH PARCEL/SUBDIVISION AND THE SURROUNDING AND DOWNSTREAM AND UPSTREAM AREAS, THIS DECLARATION BEING IN COMPLIANCE WITH APPLICABLE STORMWATER AND DRAINAGE RULES, REGULATIONS, AND ORDINANCES, AND SUITABLE FOR SUCH STORMWATER RETENTION AND DRAINAGE PATHWAYS AND FACILITIES, AS SPECIFIED HEREIN:

1. USE RESTRICTION. A RESTRICTIVE COVENANT RUNNING WITH THE LAND FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER, DRAINAGE, AND FLOODPLAIN AREAS ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE RESTRICTED AREAS, NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN THAT MAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR PERFORMANCE OF STORMWATER AND DRAINAGE OR FLOODPLAIN AREAS, OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF STORMWATER OR DRAINAGE CHANNELS IN THE RESTRICTED AREAS, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH STORMWATER AND DRAINAGE CHANNELS IN THE RESTRICTED AREA. THE RESTRICTED AREA OF EACH LOT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR A HOMEOWNERS ASSOCIATION HAS FORMALLY ACCEPTED RESPONSIBILITY.

2. TERM.THIS COVENANT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND THEIR SUCCESSORS AND ALL PERSONS CLAIMING UNDER THEM, AND ALL PUBLIC AGENCIES, FOR A PERPETUAL PERIOD FROM THE DATE THESE COVENANTS ARE RECORDED.

3. ENFORCEMENT. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON VIOLATING OR THREATENING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES. ENFORCEMENT MAY BE UNDERTAKEN BY ANY GRANTOR OR GRANTEE IN THE CHAIN OF TITLE, ANY PROPERTY OWNER, ANY PROPERTY OWNER LYING DOWNSTREAM OR UPSTREAM ADVERSELY AFFECTED BY ANY VIOLATION OR THREAT TO VIOLATE THIS COVENANT, OR THE HOST MUNICIPALITY OR THE LAKE COUNTY STORMWATER MANAGEMENT COMMISSION.

4. REFERENCE. THIS RESTRICTIVE COVENANT SHALL BE REFERENCED ON ALL DEEDS OR OTHER INSTRUMENTS OF CONVEYANCE FOR ALL LOTS OR PARCELS IN SAID PROPERTY.

IN WITNESS WHEREOF _____, THE FEE OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ACKNOWLEDGED, THIS _____ DAY OF _____, 20__.

_____

BY: _____

WETLAND AND WETLAND BUFFER RESTRICTIVE COVENANT BY PLAT

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

PULTE HOME COMPANY, LLC, FEE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED WITHIN THE VILLAGE OF BUFFALO GROVE, COUNTY OF LAKE, STATE OF ILLINOIS, SUCH PROPERTY BEING THE REAL PROPERTY NOW DULY PLATTED AS PRAIRIE VIEW TOWNS, AS SUCH PLAT IS NOW RECORDED AS DOCUMENT NO. _____ IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF LAKE, STATE OF ILLINOIS, HEREBY MAKES THE FOLLOWING DECLARATIONS AS TO LIMITATIONS, RESTRICTIONS AND USES TO WHICH THOSE AREAS DESIGNATED AS "WETLAND" AND "WETLAND BUFFER" IN SAID PROPERTY MAY BE PUT, AND SPECIFIES THAT SUCH DECLARATIONS SHALL CONSTITUTE COVENANTS TO RUN WITH ALL THE LAND, AS PROVIDED BY LAW, AND SHALL BE BINDING ON ALL PARTIES AND THEIR SUCCESSORS, AND ALL PERSONS CLAIMING UNDER THEM, AND FOR THE BENEFIT OF AND LIMITATIONS ON ALL FUTURE OWNERS OF SAID PROPERTY AND THE SURROUNDING AND DOWNSTREAM AND UPSTREAM AREAS, THIS DECLARATION BEING IN COMPLIANCE WITH APPLICABLE WETLAND REGULATIONS, STORMWATER AND DRAINAGE RULES, AND ORDINANCES AS SPECIFIED HEREIN:

1. PURPOSE. THE PURPOSE OF THIS RESTRICTIVE COVENANT IS TO PERPETUALLY PRESERVE THE WETLAND(S) AND ASSOCIATED BUFFER(S) IN THEIR NATURAL CONDITION. SPECIFICALLY, THIS COVENANT WILL SERVE TO PROTECT THE WETLAND AND BUFFER AREAS IDENTIFIED IN THE FOLLOWING PERMIT DOCUMENT(S): [REFERENCE THE LAKE COUNTY SMC WATERSHED DEVELOPMENT PERMIT #/ IWLC # AND/OR U.S. ARMY CORPS OF ENGINEERS PERMIT #, AS APPLICABLE].

2. PROHIBITED ACTIONS. ANY ACTIVITY ON, OR USE OF, THE WETLAND AND BUFFER THAT IS INCONSISTENT WITH THE PURPOSE OF THIS COVENANT IS EXPRESSLY PROHIBITED. BY WAY OF EXAMPLE, BUT NOT BY WAY OF LIMITATION, THE FOLLOWING ACTIVITIES AND USES ARE EXPLICITLY PROHIBITED UNLESS AUTHORIZED BY APPLICABLE PERMITS:

   i. DIVISION. ANY DIVISION OR SUBDIVISION OF THE WETLAND OR BUFFER AREAS IS PROHIBITED.

   ii. COMMERCIAL ACTIVITIES. ANY COMMERCIAL ACTIVITY ON THE WETLAND OR BUFFER AREAS, EXCEPT FOR PASSIVE RECREATIONAL ACTIVITY, IS PROHIBITED.

   iii. INDUSTRIAL ACTIVITIES. ANY INDUSTRIAL ACTIVITY ON THE WETLAND OR BUFFER AREAS IS PROHIBITED.

   iv. CONSTRUCTION. THE PLACEMENT OR CONSTRUCTION OF ANY HUMAN-MADE STRUCTURE OR FEATURE ON THE WETLAND OR BUFFER AREAS INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, ROADS, AND PARKING LOTS IS PROHIBITED.

   v. VEGETATION. ANY CUTTING, MOWING, PLOWING, OR REMOVAL OF TREES OR OTHER VEGETATION IN THE WETLAND OR BUFFER AREAS IS PROHIBITED, EXCEPT FOR THE CUTTING OR REMOVAL OF TREES THAT POSE A THREAT TO HUMAN LIFE OR PROPERTY. REMOVAL OF NON-NATIVE VEGETATION FROM WETLAND AND BUFFER AREAS IS PERMITTED WHEN CONDUCTED IN ACCORDANCE WITH A LAKE COUNTY STORMWATER MANAGEMENT COMMISSION (SMC)- OR FULLY CERTIFIED COMMUNITY-APPROVED MAINTENANCE PLAN.

   vi. LAND SURFACE ALTERATION. ANY ALTERATION OF THE LAND SURFACE IN THE WETLAND OR BUFFER AREAS IS PROHIBITED, INCLUDING BUT NOT LIMITED TO THE PLACEMENT OF DREDGED OR FILL MATERIAL, EXCAVATION, DEWATERING, AND GRADING. IN ADDITION, MINING OF ANY SUBSTANCE THAT MUST BE QUARRIED OR REMOVED BY METHODS THAT WILL CONSUME OR DEPLETE THE SURFACE ESTATE, INCLUDING BUT NOT LIMITED TO THE REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK, AND PEAT, AND EXPLORING FOR, DEVELOPING, AND EXTRACTING OIL, GAS, HYDROCARBONS, OR PETROLEUM PRODUCTS ARE ALL PROHIBITED ACTIVITIES IN THE WETLAND AND BUFFER AREAS.

   vii. UTILITIES. UNLESS INCLUDED AS PART OF THE PERMITTED PLANS, NO UNDERGROUND OR OVERHEAD UTILITY LINES SHALL BE ALLOWED IN THE WETLAND OR BUFFER AREAS, INCLUDING BUT NOT LIMITED TO SEWER, WATER, ELECTRICAL, GAS, TELEPHONE, AND CABLE TELEVISION. EXISTING LINES MAY REMAIN, BUT ANY PROPOSED MAINTENANCE WORK REQUIRING INTRUSION INTO WETLAND OR BUFFER AREAS SHALL REQUIRE PRIOR WRITTEN AUTHORIZATION FROM THE SMC OR ISOLATED-WETLAND CERTIFIED COMMUNITY (AS APPLICABLE), EXCEPT FOR EMERGENCY REPAIR OF UTILITY LINES THAT POSE A THREAT TO HUMAN HEALTH AND SAFETY.

   viii. DUMPING. WASTE, DEBRIS, AND UNSIGHTLY OR OFFENSIVE MATERIAL IS NOT ALLOWED AND MAY NOT BE ACCUMULATED ON WETLAND OR BUFFER AREAS.

   ix. WATER COURSES. NATURAL WATER COURSES, LAKES, WETLANDS, OR OTHER BODIES OF WATER MAY NOT BE ALTERED.

   x. OFF-ROAD RECREATIONAL VEHICLES. MOTORIZED OFF-ROAD VEHICLES, INCLUDING BUT NOT LIMITED TO SNOWMOBILES, DUNE BUGGIES, ALL-TERRAIN VEHICLES, AND MOTORCYCLES MAY NOT BE OPERATED ON THE WETLAND OR BUFFER AREAS EXCEPT ON DESIGNATED TRAILS SHOWN ON THE PERMITTED PLANS.

   xi. SIGNS AND BILLBOARDS. BILLBOARDS ARE PROHIBITED. SIGNS ARE PROHIBITED, EXCEPT THE FOLLOWING SIGNS MAY BE DISPLAYED TO SPECIFICALLY STATE: 1) THE NAME AND ADDRESS OF THE PROPERTY OR THE OWNER'S NAME; 2) THE AREA IS A PROTECTED WETLAND/CONSERVATION AREA; 3) PROHIBITION OF ANY UNAUTHORIZED ENTRY OR USE (E.G., NO DUMPING, NO MOWING, ETC.); OR 4) AN ADVERTISEMENT FOR THE SALE OR RENT OF THE PROPERTY.

3. TERM. THIS COVENANT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND THEIR SUCCESSORS AND ALL PERSONS CLAIMING UNDER THEM, AND ALL PUBLIC AGENCIES, FOR PERPETUITY FROM THE DATE THESE COVENANTS ARE RECORDED.

4. ENFORCEMENT. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON VIOLATING OR THREATENING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES. ENFORCEMENT MAY BE UNDERTAKEN BY ANY GRANTOR OR GRANTEE IN THE CHAIN OF TITLE, ANY ADJOINING PROPERTY OWNER, ANY PROPERTY OWNER LYING DOWNSTREAM OR UPSTREAM ADVERSELY AFFECTED BY ANY VIOLATION OR THREAT TO VIOLATE THIS COVENANT, THE HOST MUNICIPALITY, THE LAKE COUNTY SMC, OR THE U.S. ARMY CORPS OF ENGINEERS ("USACE").

5. REFERENCE. THIS RESTRICTIVE COVENANT SHALL BE REFERENCED ON THE DEED OR OTHER INSTRUMENTS OF CONVEYANCE FOR SAID PROPERTY.

IN WITNESS WHEREOF _____,
THE FEE OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ACKNOWLEDGED, THIS _____ DAY OF _____, 20__.

_____

BY: _____

PREPARED BY:
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PRAIRIE VIEW TOWNS

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT D

Final Engineering Plans prepared by Pearson, Brown & Associates, Inc.

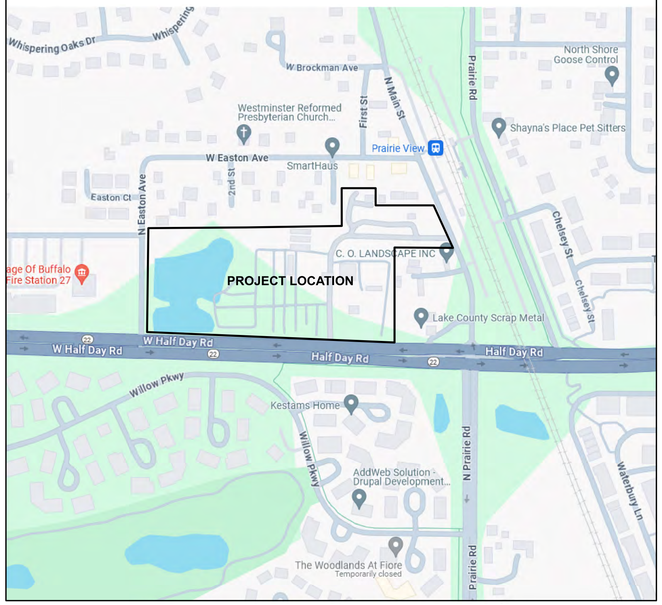
Consisting of 35 sheets, last revised 4/9/2026

(see following pages)

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

LOCATION MAP NORTH



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LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
		SANITARY SEWER			CENTER LINE
		FORCE MAIN			EASEMENT
		STORM SEWER			BUILDING SETBACK
		P.V.C. STORM SEWER			CURB & GUTTER
		COMBINED SEWER			CURB & REVERSE GUTTER PITCH
		DRAIN TILE			DEPRESSED CURB & GUTTER
		WATER MAIN			GUARD RAIL
		TRENCH BACKFILL			FENCE
		MANHOLE			RETAINING WALL
		CATCH BASIN			CURB RAMP
		INLET			DRIVEWAY HAND
		YARD DRAIN			SIGN
		INLET MANHOLE	MS	MB	MAIL BOX
		FLARED END SECTION			SOIL BORING
		HEAD WALL			DECIDUOUS TREE, DIAMETER
LS	LS	LIFT STATION			EVERGREEN TREE, HEIGHT
		CLEAN-OUT	T/F 600.00	T/F 600.00	TOP OF FOUNDATION
M	M	METER VAULT	F/G 600.00	F/G 600.00	FINISHED GRADE
		VALVE VAULT	600.00	600.00	SPOT ELEVATION
		VALVE BOX	T/C 600.00	T/C 600.00	TOP OF CURB ELEVATION
		BUFFALO BOX	F/L 600.00	F/L 600.00	FLOW LINE OF GUTTER
		FIRE HYDRANT	600	600	CONTOUR
		CONFLICT			DITCH
		CROSSING			DRAINAGE FLOW
		TRIPLE BASIN			OVERLAND FLOW
GB	GB	GREASE BASIN	R-600.00	R-600.00	RIM ELEVATION
G	G	GAS MAIN	I-600.00	I-600.00	INVERT ELEVATION
E	E	ELECTRIC CABLE			WETLAND LIMIT
T	T	TELEPHONE CABLE			WETLAND BUFFER LINE
F	F	FIBER OPTIC CABLE			RIDGE LINE
C	C	CABLE			BASE FLOOD ELEVATION LINE
		STREET LIGHT			F.E.M.A. FLOODPLAIN LINE
		UTILITY POLE			
		PEDESTAL			
		TRANSFORMER			
G	G	GAS VALVE			
E	E	ELECTRIC BOX			
T	T	TELEPHONE MANHOLE			
F	F	FIBER OPTIC MANHOLE			
T	T	TRAFFIC SIGNAL BOX			
		TRAFFIC SIGNAL			

PREPARED FOR:

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD - SUITE 300 SCHAUMBURG, IL. 60173, (847) 230-5400

CONSULTING ENGINEERS:

PEARSON, BROWN & ASSOCIATES, INC.

A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-001058 EXPIRES 04/30/27

1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, ILLINOIS 60048, (847) 367-6707

ALL WATER MAIN VALVES WILL BE OPERATED BY THE VILLAGE OF BUFFALO GROVE WATER DEPARTMENT. 48-HOUR NOTICE IS NECESSARY TO SCHEDULE ANY VALVE OPERATION INCLUDING TESTING OF THE WATER MAIN.

BENCHMARKS:

NGS MONUMENT LD016 (PID DM 3893): THE STATION IS 131.2 FEET SOUTH OF THE JUNCTION OF US HIGHWAY 45/STATE ROAD 21 WITH APTAKISIC ROAD, 11.2 FEET WEST OF A CHAIN LINK FENCE, 8.2 FEET EAST OF THE EDGE OF CURB OF US HIGHWAY 45/ MILWAUKEE AVENUE ELEVATION 647.45 (NAVD 88)

PROPERTY ADDRESS:

16606 W. IL. ROUTE 22

PROPERTY INDEX NUMBERS:

15-21-100-004 15-16-307-006
15-21-100-047 15-16-300-022
15-21-100-049

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT.

CONTACT JULIE AT 8-1-1 OR 800-892-0123

With the following:

Call Before You Dig — JULIE ILLINOIS ONE-CALL SYSTEM — illinois1call.com

County Lake

City/Township Buffalo Grove / Vernon 43N, 11E

Sec 16, SW 1/4

Sec 1/4 Sec No. Sec 21, NW 1/4

Call 2 working days BEFORE YOU DIG.

PERMIT	NUMBER	DATE ISSUED
IEPA - SANITARY		
IEPA - WATER		
IEPA - NPDES	ILR10ZGM0	03/05/26
VILLAGE - BUILDING / WDP		
IDOT - ACCESS / DRAINAGE		

	REVISIONS	
1	01/16/26	PER VILLAGE REVIEW COMMENTS
2	02/20/26	PER VILLAGE REVIEW COMMENTS
3	03/09/26	PER VILLAGE REVIEW COMMENTS
4	03/31/26	PER VILLAGE REVIEW COMMENTS
5	04/09/26	PER VILLAGE REVIEW COMMENTS
6		
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JOHN F. CERBUS 062-052376 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS

EX. 11/30/27

ENGINEER'S SEAL & SIGNATURE

ORIGINAL ISSUE DATE: 11/24/25

SHEET NUMBER 1

OF 32 SHEETS

JOB No. 25999

PRAIRIE VIEW TOWNS

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SPECIAL PROVISIONS

THE FOLLOWING SPECIAL PROVISIONS ASSUME A TYPICAL OWNER/DEVELOPER AND FOUR PRIME CONTRACTORS (EXCAVATION, UNDERGROUND, PAVING, AND LIGHTING). IF A GENERAL CONTRACTOR IS INVOLVED, REQUIREMENTS AND RESPONSIBILITIES SHALL APPLY ACCORDINGLY BASED ON CONTRACT RELATIONSHIPS BETWEEN THE GENERAL CONTRACTOR, RELEVANT SUBCONTRACTORS AND THE OWNER/DEVELOPER.

I. GENERAL NOTES

1. THE CONSTRUCTION OF ALL IMPROVEMENTS OF THE PROJECT SHALL BE GOVERNED BY THE LATEST CODES AND ORDINANCES OF THE MUNICIPALITY.

   THE CONSTRUCTION OF ALL SEWER AND WATER MAIN IMPROVEMENTS ON THIS PROJECT SHALL BE GOVERNED BY THE FOLLOWING:
   - A. THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS", LATEST REVISION, EXCEPT AS NOTED IN THE PLANS AND SPECIFICATIONS
   - B. THE "ILLINOIS ADMINISTRATIVE CODE, TITLE 77, PART 890" THE "ILLINOIS PLUMBING CODE", LATEST REVISION
   - C. THE "ILLINOIS ADMINISTRATIVE CODE, TITLE 35, SUBTITLE C, PART 370" THE "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST REVISION
   - D. THE "ILLINOIS ADMINISTRATIVE CODE, TITLE 35, SUBTITLE F" "PUBLIC WATER SUPPLIES", LATEST REVISION

   THE CONSTRUCTION OF ALL PAVING AND GRADING IMPROVEMENTS SHALL BE GOVERNED BY THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" (SPECIAL PROVISIONS), LATEST REVISIONS, PREPARED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT). IN CASE OF CONFLICT THE "SPECIAL PROVISIONS" SHALL TAKE PRECEDENCE AND GOVERN. BOTH THE IDOT STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS SHALL HEREINAFTER BE REFERRED TO AS THE "IDOT STANDARD SPECIFICATIONS".

   SOIL EROSION AND SEDIMENT CONTROL ON THIS PROJECT SHALL BE GOVERNED BY THE "ILLINOIS URBAN MANUAL", LATEST REVISION.

2. **OWNER AND MUNICIPALITY**
   THE WORD "OWNER" AS USED IN THE SPECIAL PROVISIONS SHALL WHERE APPLICABLE. INCLUDE THE LOCAL MUNICIPALITY OR GOVERNING AUTHORITY.

3. **GUARANTEE PERIOD**
   ALL CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE MONTHS FROM THE DATE OF FINAL ACCEPTANCE BY THE LOCAL MUNICIPALITY, GOVERNING AUTHORITY, OR PRIVATE OWNER OF THE WORK AGAINST DEFECTS IN WORKMANSHIP AND FAULTY OR IMPROPER MATERIALS.

4. **BONDS AND INSURANCE**
   CONTRACTOR SHALL FURNISH PERFORMANCE AND PAYMENT BONDS AS SECURITY FOR THE FAITHFUL PERFORMANCE AND PAYMENT OF ALL HIS OBLIGATIONS UNDER THE PLANS AND SPECIFICATIONS. THESE BONDS SHALL BE IN AMOUNTS AT LEAST EQUAL TO THE CONTRACT PRICE, AND IN SUCH FORM AND WITH SUCH SURETIES AS ARE LICENSED TO CONDUCT BUSINESS IN THE STATE WHERE THE PROJECT IS LOCATED AND ARE NAMED IN THE CURRENT LIST OF "SURETY COMPANIES ACCEPTABLE ON FEDERAL BONDS" AS PUBLISHED IN THE FEDERAL REGISTER BY THE AUDIT STAFF BUREAU OF ACCOUNTS, U.S. TREASURY DEPARTMENT. IF THE SURETY ON ANY BOND FURNISHED BY THE CONTRACTOR IS DECLARED BANKRUPT OR BECOMES INSOLVENT OR ITS RIGHT TO DO BUSINESS IS TERMINATED IN ANY STATE WHERE ANY PART OF THE PROJECT IS LOCATED IS REVOKED, CONTRACTOR SHALL WITHIN FIVE DAYS THEREAFTER SUBSTITUTE ANOTHER BOND AND SURETY, BOTH OF WHICH SHALL BE ACCEPTABLE TO OWNER. CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM FROM CLAIMS UNDER WORKMENS COMPENSATION LAWS, DISABILITY BENEFIT LAWS OR OTHER SIMILAR EMPLOYEE BENEFIT LAWS; FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY, OCCUPATIONAL SICKNESS OR DISEASE, OR DEATH OF HIS EMPLOYEES, AND CLAIMS INSURED BY USUAL PERSONAL INJURY LIABILITY COVERAGE; FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY, SICKNESS OR DISEASE, OR DEATH OF ANY PERSON OTHER THAN HIS EMPLOYEES INCLUDING CLAIMS INSURED BY USUAL PERSONAL INJURY LIABILITY COVERAGE; FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY OR PROPERTY DAMAGE OUT OF THE OWNERSHIP MAINTENANCE OR USE OF ANY AUTOMOBILE OR VEHICLE; AND FROM CLAIMS FOR INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY, INCLUDING LOSS OF USE RESULTING THEREFROM - ANY OR ALL OF WHICH MAY ARISE OUT OF OR RESULT FROM CONTRACTOR'S OPERATIONS UNDER THE PLANS AND SPECIFICATIONS, WHETHER SUCH OPERATIONS BE BY HIMSELF OR BY ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE. REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. CONTRACTOR SHALL ALSO CAUSE OWNER OR CONSULTANT OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY AND OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, INCLUDING BUT NOT LIMITED TO, ANY INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

6. **LIABILITY LIMITATIONS**
   THE CONTRACTOR AND HIS SUBCONTRACTORS ARE SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATIONS OF PLANS AND SPECIFICATIONS SUCH AS THOSE INCLUDED IN THE BID DOCUMENTS FOR THIS CONTRACT. THEY HAVE CAREFULLY REVIEWED THE PLANS AND SPECIFICATIONS, AND HAVE FOUND THEM FREE OF AMBIGUITIES AND SUFFICIENT FOR BID PURPOSES. FURTHER, THEY HAVE BASED THEIR BID SOLELY ON THESE DOCUMENTS, NOT RELYING IN ANY WAY ON ANY EXPLANATION OR INTERPRETATION, ORAL OR WRITTEN, FROM ANY OTHER SOURCE, HAVING ASSURED HIMSELF OF THE ADEQUACY OF THE DOCUMENTS AND THE ACCURACY OF HIS BID, THE CONTRACTOR AGREES AND SHALL REQUIRE HIS SUBCONTRACTORS TO AGREE TO LIMIT THE LIABILITY OF THE OWNER AND OF THE CONSULTANT TO A TOTAL AGGREGATE LIABILITY TO THE CONTRACTOR OF THE AMOUNT OF THE CONSULTANT'S TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT. NEITHER THE CONTRACTOR NOR ANY OF HIS SUBCONTRACTORS ASSUME ANY LIABILITY FOR THE ERRORS, OMISSIONS OR NEGLIGENT ACTS OF THE CONSULTANT.

7. **SAFETY AND PROTECTION**
   CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. HE SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
   - A. ALL EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY.
   - B. ALL THE WORK AND ALL MATERIALS OR EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE.
   - C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT IN COURSE OF CONSTRUCTION.

   CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. HE SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR ITS SAFETY AND PROTECTION. HE SHALL NOTIFY OWNERS OF ADJACENT UTILITIES WHEN PROSECUTION OF THE WORK MAY AFFECT THEM. ALL DAMAGE, INJURY OR LOSS TO ANY PROPERTY REFERRED TO CAUSE, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, BY CONTRACTOR, ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY CONTRACTOR. CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL THE WORK IS COMPLETED AND CONSULTANT HAS ISSUED A NOTICE TO OWNER AND CONTRACTOR THAT WORK IS ACCEPTABLE. CONTRACTOR SHALL DESIGNATE A RESPONSIBLE MEMBER OF HIS ORGANIZATION AT THE SITE WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS. THIS PERSON SHALL BE THE CONTRACTOR'S SUPERINTENDENT UNLESS OTHERWISE DESIGNATED IN WRITING BY CONTRACTOR TO OWNER. IN EMERGENCIES AFFECTING THE SAFETY OF PERSONS OR THE WORK OR PROPERTY AT THE SITE OR ADJACENT THERETO, CONTRACTOR, WITHOUT SPECIAL INSTRUCTION OR AUTHORIZATION FROM CONSULTANT OR OWNER, IS OBLIGATED TO ACT, AT HIS DISCRETION, TO PREVENT THREATENED DAMAGE, INJURY OR LOSS.

8. **SUPERVISION AND SUPERINTENDENCE**
   CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK EFFICIENTLY AND WITH HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION, BUT HE SHALL NOT BE SOLELY RESPONSIBLE FOR THE NEGLIGENCE OF OTHERS IN THE DESIGN OR SELECTION OF A SPECIFIC MEANS, METHOD, TECHNIQUE, SEQUENCE OR PROCEDURE OF CONSTRUCTION WHICH IS INDICATED IN AND REQUIRED BY THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT THE FINISHED WORK COMPLIES ACCURATELY WITH THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL KEEP ON THE WORK AT ALL TIMES DURING ITS PROGRESS. A COMPETENT RESIDENT SUPERINTENDENT, WHO SHALL NOT BE REPLACED WITHOUT WRITTEN NOTICE TO OWNER AND CONSULTANT, EXCEPT UNDER EXTRAORDINARY CIRCUMSTANCES. THE SUPERINTENDENT WILL BE CONTRACTOR'S REPRESENTATIVE AT THE SITE AND SHALL HAVE AUTHORITY TO ACT ON BEHALF OF CONTRACTOR. ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO CONTRACTOR.

9. **SUBSTITUTE MATERIAL OR EQUIPMENT**
   IF THE GENERAL REQUIREMENTS, LAWS, ORDINANCES OR APPLICABLE RULES OR REGULATIONS PERMIT CONTRACTOR TO FURNISH OR USE A SUBSTITUTE THAT IS EQUAL TO ANY MATERIAL OR EQUIPMENT SPECIFIED, AND IF ANY CONTRACTOR WISHES TO FURNISH OR USE A PROPOSED SUBSTITUTE, HE SHALL MAKE WRITTEN APPLICATION TO CONSULTANT, OWNER AND VILLAGE FOR APPROVAL OF SUCH A SUBSTITUTE CERTIFYING IN WRITING THAT THE PROPOSED SUBSTITUTE WILL PERFORM ADEQUATELY THE FUNCTION CALLED FOR BY THE GENERAL DESIGN, BE SIMILAR AND OF EQUAL SUBSTANCE TO THAT SPECIFIED AND BE SUITED TO THE SAME USE AND CAPABLE OF PERFORMING THE SAME FUNCTION AS THAT SPECIFIED; STATING WHETHER OR NOT ITS INCORPORATION IN OR USE IN CONNECTION WITH THE PROJECT IS SUBJECT TO THE PAYMENT OF ANY LICENSE FEE OR ROYALTY; AND IDENTIFYING ALL VARIATIONS OF THE PROPOSED SUBSTITUTE FROM THAT SPECIFIED AND INDICATING AVAILABLE MAINTENANCE SERVICE. NO SUBSTITUTE SHALL BE ORDERED OR INSTALLED WITHOUT THE WRITTEN APPROVAL OF CONSULTANT WHO WILL BE THE JUDGE OF EQUALITY AND MAY REQUIRE CONTRACTOR TO FURNISH SUCH OTHER DATA ABOUT THE PROPOSED SUBSTITUTE AS HE CONSIDERS PERTINENT. NO SUBSTITUTE SHALL BE ORDERED OR INSTALLED WITHOUT SUCH PERFORMANCE GUARANTEE AND BONDS AS OWNER MAY REQUIRE WHICH SHALL BE FURNISHED AT CONTRACTOR'S EXPENSE.

10. **RECORD DRAWINGS**
    CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO CONSULTANT AND SHALL BE DELIVERED TO HIM OR OWNER UPON COMPLETION OF THE PROJECT. CONSULTANT OR OWNER SHALL SUPPLY RECORD DRAWINGS TO THE LOCAL MUNICIPALITY.

11. **INSTRUCTIONS TO CONTRACTORS FROM CONSULTANT**
    THE CONTRACTOR SHALL ONLY ACCEPT INSTRUCTIONS, EITHER VERBAL OR WRITTEN, FROM AUTHORIZED PERSONNEL OF PEARSON, BROWN & ASSOCIATES, INC. THE PERSONNEL SO AUTHORIZED TO ISSUE INSTRUCTIONS TO CONTRACTORS ARE EXCLUSIVELY RONALD ADAME, SUS ZOGRAFOS AND ANGELO ZOGRAFOS, NOT WITHOUT OWNERS PERMISSION.

12. **APPLICATION FOR PAYMENT**
    IF APPROVAL BY THE CONSULTANT AND THE MUNICIPALITY IS REQUIRED FOR THE PROCESSING OF THE APPLICATION FOR PAYMENT, THEN CONTRACTOR SHALL SUBMIT TO CONSULTANT AN APPLICATION FOR PAYMENT ACCEPTABLE TO CONSULTANT AND SHALL PROVIDE TO THE CONSULTANT ANY AND ALL INFORMATION PERTINENT TO SAID APPLICATION WHETHER REQUESTED SPECIFICALLY OR NOT. CONSULTANT'S APPROVAL IS BASED ON WORK COMPLETED TO DATE OF APPLICATION SUBMITTAL. IF CONTRACTOR HAS AGREED BY CONTRACT AGREEMENT OR IN THE SCOPE OF WORK TO A QUANTITY OF EQUIPMENT WITH OPERATORS OR TO A NUMBER OF CREWS TO START WORK ON A SPECIFIC DATE AND PROCEED AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE, AND CONTRACTOR DOES NOT PROVIDE THE EQUIPMENT WITH OPERATORS OR THE NUMBER OF CREWS AS DIRECTED BY OWNER OR HIS REPRESENTATIVE, AND, AS A RESULT, CAUSES DELAYS TO THE PROJECT, THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO WITHHOLD APPROVAL FOR PAYMENT UNTIL SUCH TIME AS CONTRACTOR HAS COMPLIED WITH SAID CONTRACT AGREEMENT OR SCOPE OF WORK.

13. **RETENTION**
    ANY AND ALL APPLICATIONS FOR PAYMENT SUBMITTED TO CONSULTANT SHALL HAVE A TEN PERCENT (10%) RETAINER UNTIL SUCH TIME AS ONE HUNDRED PERCENT (100%) OF THE WORK REQUESTED OF SAID CONTRACTOR HAS BEEN COMPLETED. UPON COMPLETION OF ONE HUNDRED (100%) PERCENT OF THE WORK, THE CONTRACTOR SHALL BE REDUCTION TO FIVE (5) UNTIL SUCH TIME AS CONTRACTOR HAS APPLIED FOR AND OBTAINED TESTING AND OBTAINED IN WRITING FINAL ACCEPTANCE FOR MAINTENANCE OF THIS WORK BY SAID GOVERNING AUTHORITIES. UPON TESTING, APPROVAL AND ACCEPTANCE OF THE WORK, THE RETENTION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

14. **CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS**
    IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST LISTED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:
    - A. PLANS
    - B. ADDENDUM TO SPECIFICATIONS
    - C. SPECIAL PROVISIONS
    - D. STANDARD SPECIFICATIONS

15. **PERMITS**
    THE OWNER OR CONSULTANT SHALL MAKE APPLICATION FOR THE FOLLOWING PERMITS:
    MUNICIPALITY: SITE / WATERSHED DEVELOPMENT PERMIT
    IEPA: NOI, WATER MAIN, SANITARY SEWER
    IDOT: ACCESS/UTILITY PERMIT

II. GENERAL NOTES

1. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION,THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE CONSULTANT BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE CONSULTANT PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS ORDISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE CONSULTANT SHALL BE FINAL AND CONCLUSIVE.

2. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE CONSULTANT.

3. IF LINE AND GRADE STAKES ARE PROVIDED BY CONSULTANT, STAKES WILL BE SET AT THE OWNER'S EXPENSE ONE TIME AND ONE TIME ONLY. CONTRACTORS SHALL NOTIFY THE CONSULTANT THAT STAKES WILL BE NEEDED AT LEAST 3 WORKING DAYS IN ADVANCE OF STARTING THEIR WORK. (ADDITIONAL NOTIFICATION SHALL BE PROVIDED PRIOR TO THE START OF INITIAL PROJECT CONSTRUCTION OPERATIONS.) ANY AND ALL REQUIRED RESTAKING WILL BE PERFORMED BY THE CONSULTANT AT THE EXPENSE OF THAT CONTRACTOR REQUIRING THE RESTAKING. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT STAKES PROVIDED FOR HIS USE AND TO REPORT TO THE OWNER'S SUPERINTENDENT ANY SPECIFIC INSTANCES OF DAMAGED STAKES AND/OR MONUMENTS PROVIDED. LOT CORNER IRONS ARE TO BE CONSIDERED AS CONTROL.

   OFTEN TIMES, CURB GRADE STAKES ARE PLACED AT A 4' OFFSET TO BACK OF CURB AT THE REQUEST OF THE CONTRACTOR. IN MOST INSTANCES, THIS AREA IS LOCATED OVER THE WATERMAIN, SANITARY SEWER,OR STORM SEWER TRENCH, AND NOT SOLID GROUND. CURB GRADE STAKES MAY LOSE THEIR INTEGRITY DUE TO A RAIN EVENT, HEAVY MACHINERY TRAFFIC, AND THE LIKE. THE CURB CONTRACTOR SHALL CHECK THE CURB GRADE STAKES DURING THE SETTING OF THE STRING LINE AND REPORT ANY IRREGULARITIES TO THE CONSULTANT. THE CURB CONTRACTOR SHALL ALSO VERIFY THAT ALL STAKES FOR CURB DEPRESSIONS (SIDEWALKS, DRIVEWAYS, BIKE PATHS, EMERGENCY ACCESSES, ETC.) ARE IN PLACE PRIOR TO POURING OF ANY CURB.

4. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CONSULTANT IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

5. WHENEVER THE PERFORMANCE OF WORK IS INDICATED ON THE PLANS, AND NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT, THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE I.D.O.T. STANDARD SPECIFICATIONS. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT, OR AS DESIGNATED BY THE CONSULTANT, MUNICIPALITY OR GOVERNING AGENCY. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE I.D.O.T. STANDARD PROCEDURES, AND THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

7. CONTRACTORS SHALL KEEP PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, CLEAN PAVEMENTS ON A DAILY BASIS.

8. PRIOR TO COMMENCEMENT OF UNDERGROUND CONSTRUCTION, THE GRADING CONTRACTOR SHALL OBTAIN FROM THE OWNER AND/OR CONSULTANT VERIFICATION OF ELEVATIONS TO PLUS OR MINUS ONE TENTH OF A FOOT (0.10') OF PROPOSED SUB-GRADE AND APPROVALS OF COMPACTION.

9. DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

10. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS OR DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

11. THE CONSULTANT, MUNICIPALITY AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

12. ELECTRIC,TELEPHONE, NATURAL GAS, AND OTHER UTILITY COMPANIES HAVE UNDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE CONTRACTOR SHALL CALL J.U.L.I.E AT (800)892-0123 AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE RELOCATION OR BRACING OF EXISTING UTILITY POLES THAT MAY BE WITHIN THE WORKING LIMITS OF THE CONTRACT. IT IS EXPRESSLY UNDERSTOOD THAT ALL WORK AND COSTS CONNECTED WITH THESE UTILITY POLES, THEIR TEMPORARY RELOCATIONS, ETC., SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR RELEVANT CONTRACTOR.

14. ALL PAVEMENT, CURB AND GUTTER, DRIVEWAYS, SIDEWALKS, TREES, SHRUBS, BUSHES, LAWNS, FENCES, AND ALL OTHER STRUCTURES REQUIRED TO BE REMOVED, SHALL BE REPLACED AND/OR RESTORED AS DIRECTED BY THE OWNER TO ORIGINAL CONDITION. ALL RESTORATION NOT COVERED IN THE CONTRACT QUANTITIES OR SPECIFICATIONS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.

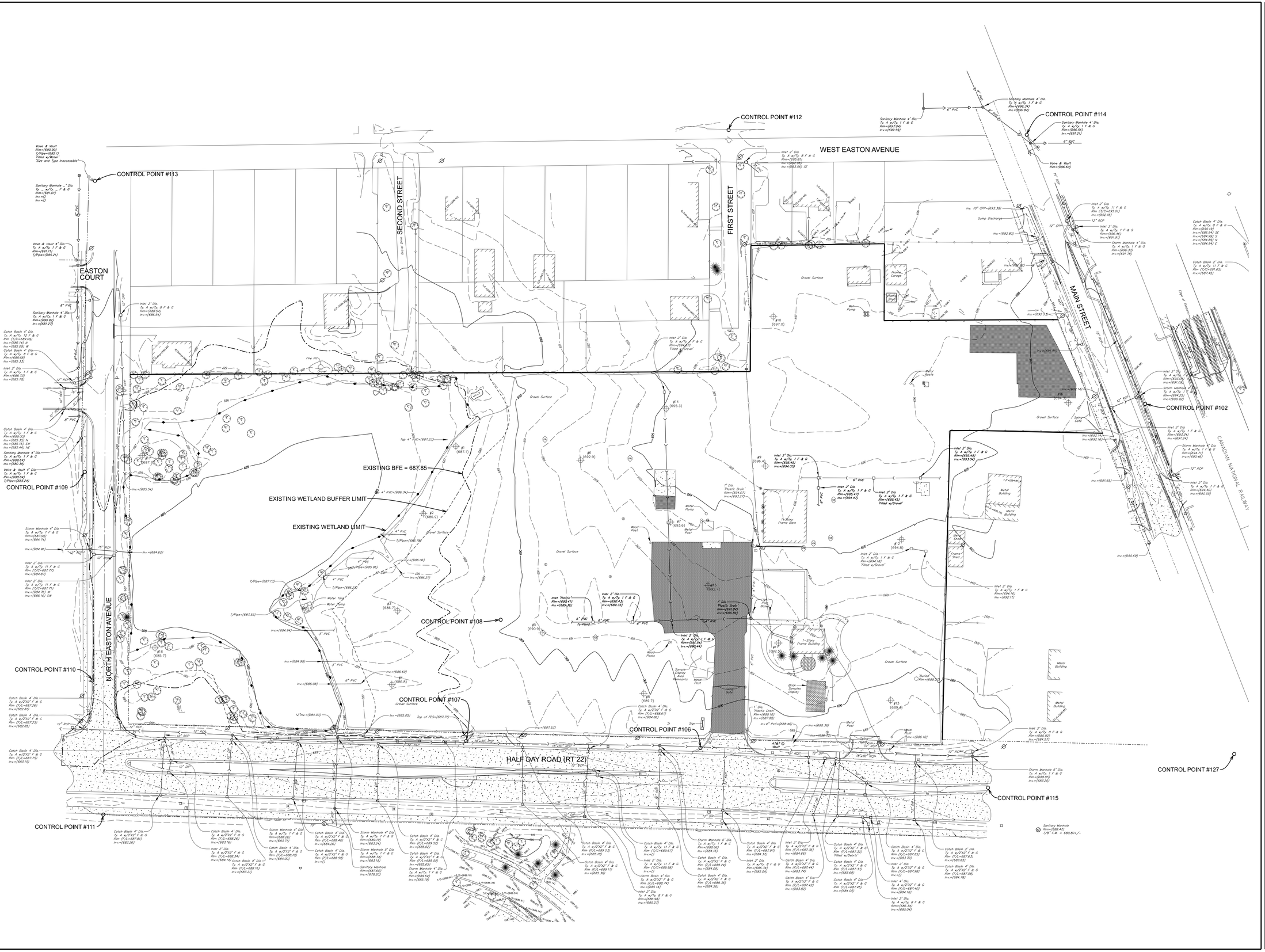
15. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, CONSULTANT AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

16. CHANGES IN THE CONSULTANT'S ENGINEERING PLANS MUST BE APPROVED BY BOTH THE DESIGN CONSULTANT AND THE MUNICIPAL ENGINEER. A WRITTEN REQUEST, ACCOMPANIED BY REVISED ENGINEERING PLANS, IS TO BE SUBMITTED TO BOTH AND APPROVED BY BOTH BEFORE CHANGES ARE STARTED.

17. DRAIN TILES MAY EXIST ON THE SUBJECT PROPERTY; THEIR LOCATIONS MAY BE KNOWN AND/OR UNKNOWN AND MAY EXTEND OFFSITE EITHER UPSTREAM OR DOWNSTREAM. ALL EXISTING ONSITE MAINLINE DRAIN TILES SHALL BE ABANDONED BY TRENCH REMOVAL PRIOR TO OTHER DEVELOPMENT ACTIVITIES. IF ANY EXISTING DRAIN TILE (MAINLINE, SUB-MAIN OR LATERAL) CONTINUE OFFSITE TO UPLAND WATERSHEDS,THE CONTRACTOR (GRADING AND/OR UNDERGROUND) SHALL NOTIFY CONSULTANT FOR DIRECTION AND MUST MAINTAIN DRAINAGE SERVICE DURING CONSTRUCTION UNTIL NEW STORM SEWER CAN BE INSTALLED FOR A PERMANENT CONNECTION OR BE REROUTED WITH NEW PIPE OF SIMILAR SIZE, MATERIAL, CAPACITY AND GRADIENT AND PUT INTO ACCEPTABLE OPERATION. SUCH CONNECTION OR RELOCATION SHALL BE RECORDED ON "RECORD DRAWINGS". NORMAL CONSTRUCTION ACTIVITY INCLUDING GRADING, UNDERGROUND PIPING AND BUILDING EXCAVATION SHOULD ADEQUATELY REMOVE OR TAKE OUT OF SERVICE ONSITE SUB-MAINS AND LATERALS. THE COST OF THE ABOVE WORK NOT INCLUDED IN THE SCHEDULE OF QUANTITIES SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

III. EARTHWORK

1. WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   - A. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE AS DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM.
   - B. STRIPPING OF TOPSOIL FROM ALL STREET, DRIVEWAY, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.
   - C. STOCKPILING OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER AND APPROVED BY MUNICIPALITY. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING EXTRANEOUS MATERIALS NOT CONDUCIVE TO PLANT GROWTH.
   - D. REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY,DRIVEWAY/PARKING, BUILDING PAD AND OTHER DESIGNATED AREAS.
   - E. DEMOLITION AND REMOVAL OF EXISTING BUILDINGS AND/OR PAVEMENTS INCLUDING OFFSITE DISPOSAL OF SAME,AT A DUMP SITE AS SELECTED BY THE CONTRACTOR.
   - F. CLAY CUT AND CLAY FILL WITH COMPACTION WITHIN ROADWAY,DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
   - G. EXCAVATION AND GRADING OF THE OPEN SPACE AND/OR YARD AREAS PER PLAN
   - H. PLACEMENT AND COMPACTION OF CLAY TO THE DESIGN SUBGRADE ELEVATIONS AS REQUIRED BY THE STANDARDS AND DETAILS ON THE CONSTRUCTION PLANS.
   - I. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.
   - J. IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.
   - K. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.
   - L. ANY EXISTING WELLS ENCOUNTERED SHALL BE EXPOSED AND SEALED



NORTH

SCALE: 1" = 50'

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
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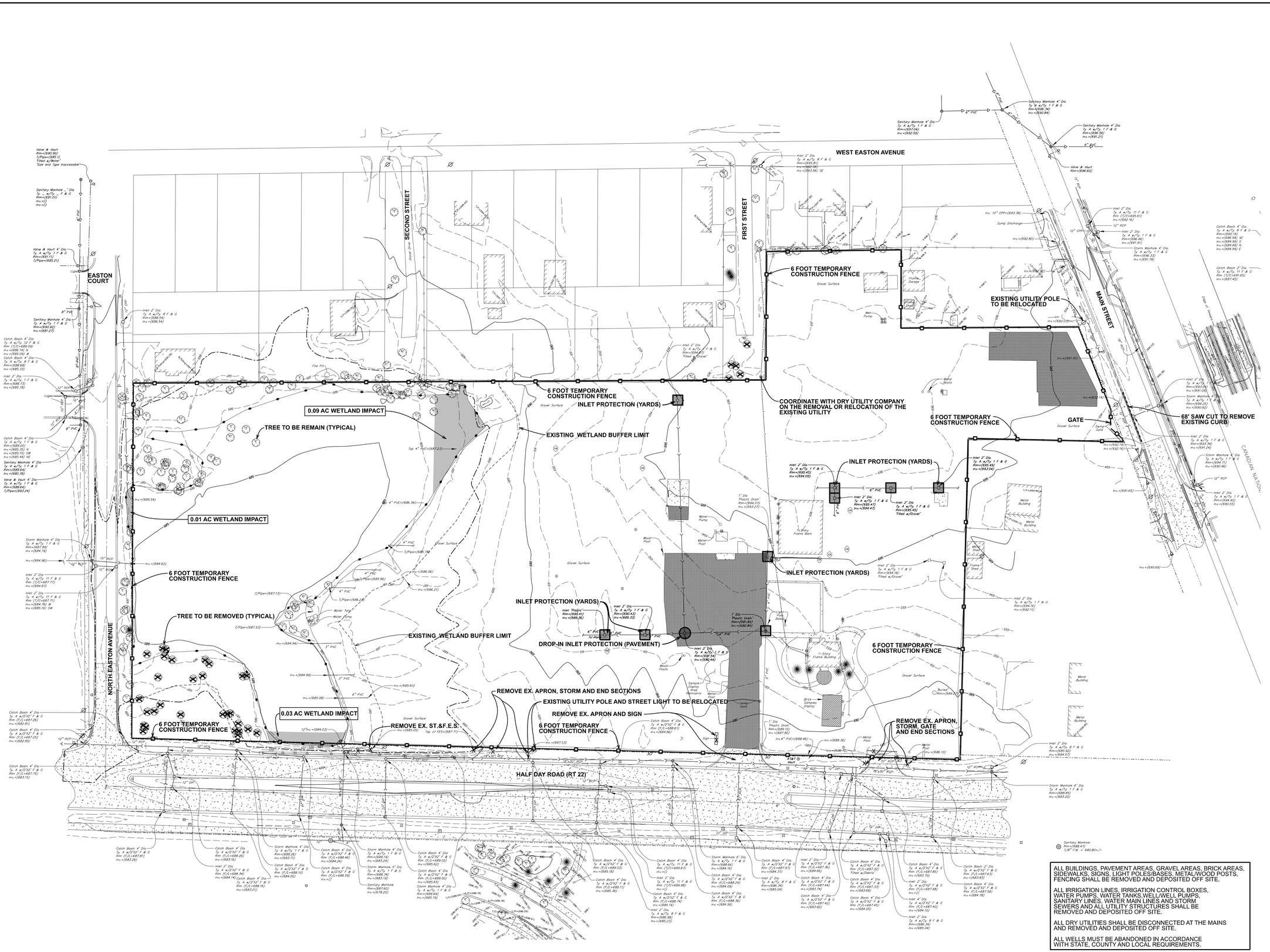
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04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

EXISTING CONDITIONS

SHEET NUMBER
3
OF 32 SHEETS

JOB No. 25999



NORTH

SCALE: 1" = 50'

ALL BUILDINGS, PAVEMENT AREAS, GRAVEL AREAS, BRICK AREAS, SIDEWALKS, SIGNS, LIGHT POLES/BASES, METAL/WOOD POSTS, FENCING SHALL BE REMOVED AND DEPOSITED OFF SITE.

ALL IRRIGATION LINES, IRRIGATION CONTROL BOXES, WATER PUMPS, WATER TANKS,WELL/WELL PUMPS, SANITARY LINES, WATER MAIN LINES AND STORM SEWERS AND ALL UTILITY STRUCTURES SHALL BE REMOVED AND DEPOSITED OFF SITE.

ALL DRY UTILITIES SHALL BE DISCONNECTED AT THE MAINS AND REMOVED AND DEPOSITED OFF SITE.

ALL WELLS MUST BE ABANDONED IN ACCORDANCE WITH STATE, COUNTY AND LOCAL REQUIREMENTS.

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

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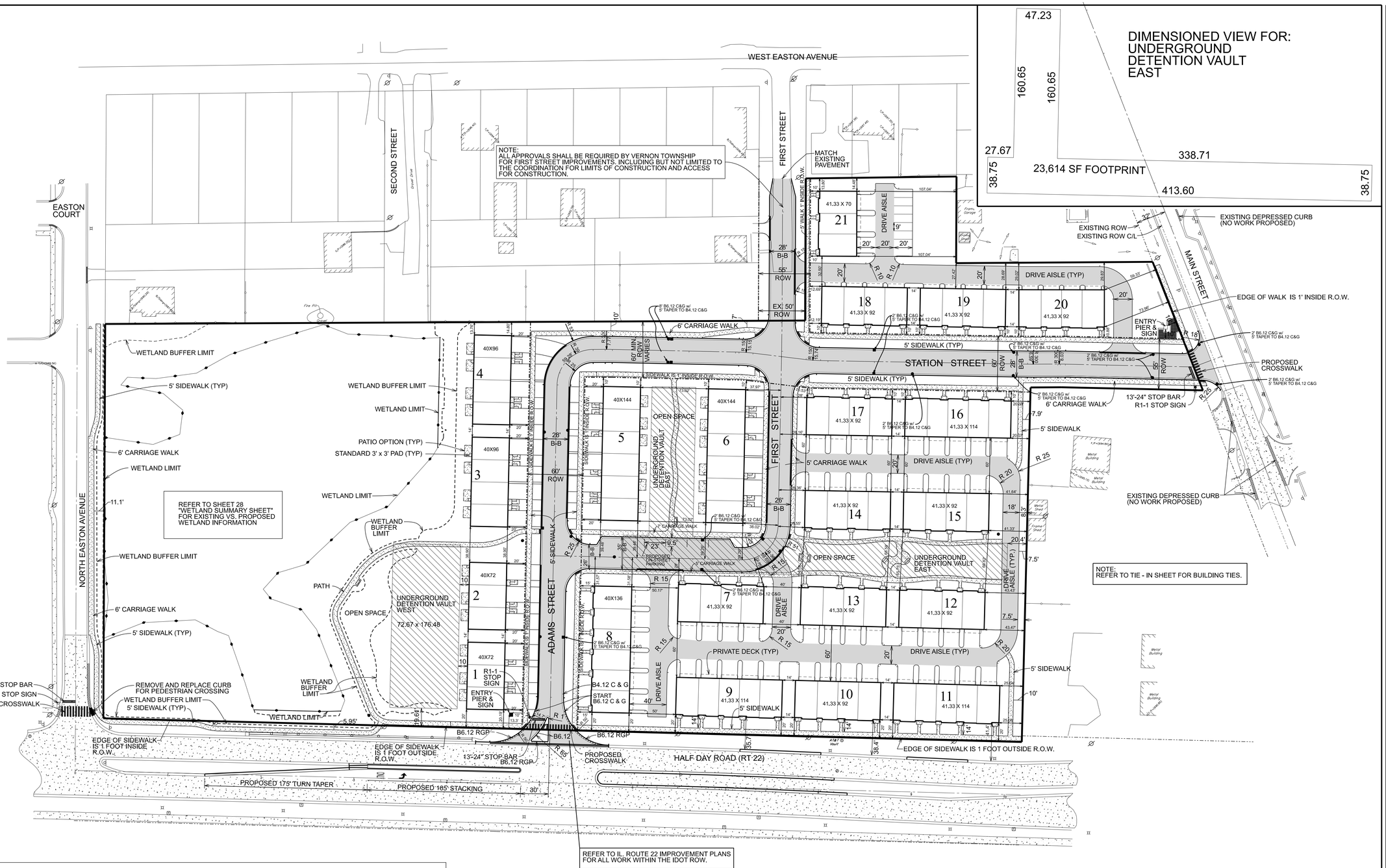
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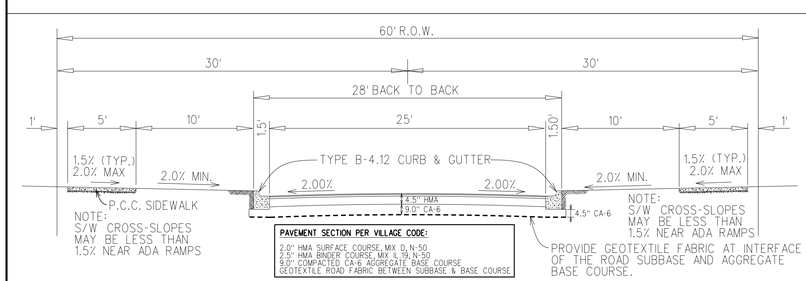
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04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

DEMOLITION PLAN

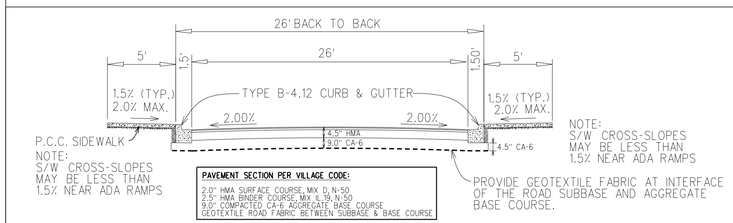
SHEET NUMBER 4 OF 32 SHEETS

JOB No. 25999





TYPICAL 60' R.O.W. & PAVEMENT SECTION INCLUDING MAIN STREET APRON PAVEMENT =



PRIVATE ROAD & DRIVE AISLE PAVEMENT SECTION =

PAVEMENT SECTION PER VILLAGE CODE:

3" HMA SURFACE COURSE, MIX D, N-50
6" AGGREGATE BASE COURSE, CA-6 COMPACTED
SN-1.98

ASPHALT PAVEMENT SECTION FOR INDIVIDUAL UNIT DRIVEWAYS:

NORTH

SCALE: 1" = 50'

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

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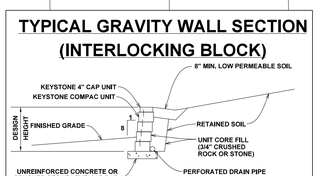
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REVISED PER VILLAGE REVIEW COMMENTS	03/31/26	JFC
REVISED PER VILLAGE REVIEW COMMENTS	04/09/26	JFC

OVERALL SITE PLAN AND GEOMETRICS

SHEET NUMBER **5** OF 32 SHEETS

JOB No. 25999

TYPICAL GRAVITY WALL SECTION (INTERLOCKING BLOCK)



NOTE:
PROVIDE WEEP HOLES AT 25' INTERVALS
COMPACT UNIT - 1" MINIMUM SETBACK

NOTE: PROPOSED WALLS ABOVE 30" IN HEIGHT WILL REQUIRE STRUCTURAL DESIGN BY LICENSED ENGINEER IN ILLINOIS AND SPECIFIC SHOP DRAWINGS AND ALSO SAFETY RAILS/FENCES.

DETENTION DESIGN SUMMARY

UPSTREAM VAULT (EAST) HW=691.50 UPSTREAM VAULT (EAST) OUTLET=685.00	3.094 AC-FT
EMERGENCY OVERFLOW ELEVATION 691.50	
DOWNSTREAM VAULT (WEST) HW=687.42 DOWNSTREAM VAULT (WEST) OUTLET=684.00	0.895 AC-FT
EMERGENCY OVERFLOW ELEVATION=687.42	
HYDROLOGICALLY DISTURBED AREA=8.42 AC REQUIRED DETENTION STORAGE: 2YR: 1.18 AC-FT 100YR: 3.93 AC-FT TOTAL VOLUME PROVIDED AND ACCESSED IN 100YR CRITICAL DURATION MODELS: 3.989 AC-FT	

NOTE:

POSITIVE DRAINAGE TO THE BASIN IS ACHIEVED VIA 100YR STORM SEWER DESIGN.

REFER TO IL. ROUTE 22 IMPROVEMENT PLANS FOR ALL WORK WITHIN THE IDOT ROW.

HALF DAY ROAD (RT 22)

FIRST STREET

NORTH

SCALE: 1" = 30'

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

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OVERALL GRADING PLAN RESIDENTIAL AREA

SHEET NUMBER 6 OF 32 SHEETS

JOB No. 25999

NORTH

SCALE: 1" = 30'

NORTH EASTON AVENUE

EASTON COURT

HALF DAY ROAD (RT 22)

SECOND STREET

PROPOSED WETLAND BUFFER LIMIT

MATCH EXISTING GRADE 2' INSIDE OF RIGHT OF WAY

WETLAND LIMIT

EXISTING WETLAND BUFFER LIMIT

PROPOSED CONTOUR (TYPICAL)

COMPENSATORY STORAGE ZONE

EXISTING BFE = 687.85

TREE TO REMAIN (TYPICAL)

MATCH EXISTING GRADE 2' OUTSIDE OF WETLAND (TYPICAL) SEE EROSION CONTROL SHEET FOR SILT / CONSTRUCTION FENCING REQUIREMENTS

EXISTING CONTOUR (TYPICAL)

UNDERGROUND DETENTION VAULT (WEST)
TOP OF VAULT = 687.92
HIGH WATER LEVEL = 687.42
OUTLET = 684.00

PROPOSED BFE = 687.85

MATCH EX. 686.50

MATCH EXISTING GRADE (TYP)

PROPOSED 30" INTERLOCKING BLOCK RETAINING WALL (TYPICAL)

11/12 STEPS

REFER TO IL. ROUTE 22 IMPROVEMENT PLANS FOR GRADING AND CROSS SECTIONS FOR WORK WITHIN THE IDOT ROW.

REFER TO ADA GRADING SHEETS 11-13 FOR DETAILED SIDEWALK GRADING.

GRADING SYMBOL LEGEND:

- ·50 — SUMMIT WITH STATION IF APPLICABLE
- VALLEY ·15 — VALLEY AT STORM INLET OR C.B. TYP. WITH STATION FOR ROADWAY LOCATIONS
- ·50 — GRADE BREAK WITH STATION

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

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04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

GRADING PLAN-WEST

SHEET NUMBER 7 OF 32 SHEETS

JOB No. 25999

GRADING PLAN-CENTRAL

SHEET NUMBER	OF 32 SHEETS
8	

JOB No. 25999

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PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

NORTH

SCALE: 1" = 30'

GRADING SYMBOL LEGEND:

- SUMMIT WITH STATION IF APPLICABLE
- VALLEY AT STORM INLET OR C.B. TYP. WITH STATION FOR ROADWAY LOCATIONS
- GRADE BREAK WITH STATION

REFER TO ADA GRADING SHEETS 11-13 FOR DETAILED SIDEWALK GRADING.

FIRST STREET

HALF DAY ROAD (RT 22)

WETLAND BUFFER LIMIT

MATCH EXISTING GRADE (TYP)

PROPOSED 30" INTERLOCKING BLOCK RETAINING WALL (TYPICAL)

EXISTING BFE = 687.85

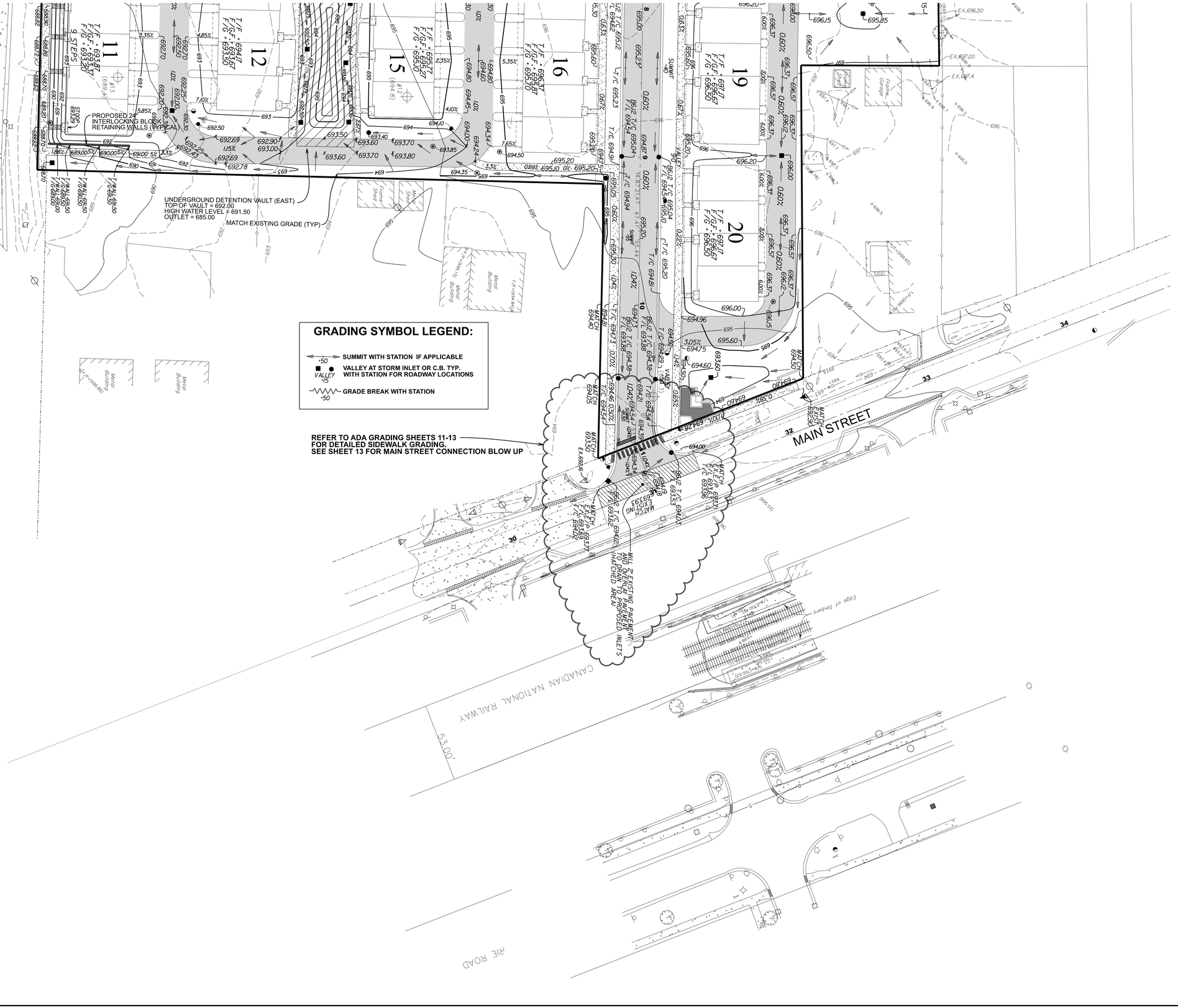
UNDERGROUND DETENTION VAULT (EAST)
TOP OF VAULT = 692.00
HIGH WATER LEVEL = 691.50
OUTLET = 686.00

PROPOSED 30" INTERLOCKING BLOCK RETAINING WALLS (TYPICAL)

11 STEPS

9 STEPS

8/9 STEPS



GRADING SYMBOL LEGEND:

- 50 — SUMMIT WITH STATION IF APPLICABLE
- VALLEY 15 — VALLEY AT STORM INLET OR C.B. TYP. WITH STATION FOR ROADWAY LOCATIONS
- 50 — GRADE BREAK WITH STATION

NORTH

SCALE: 1" = 30'

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

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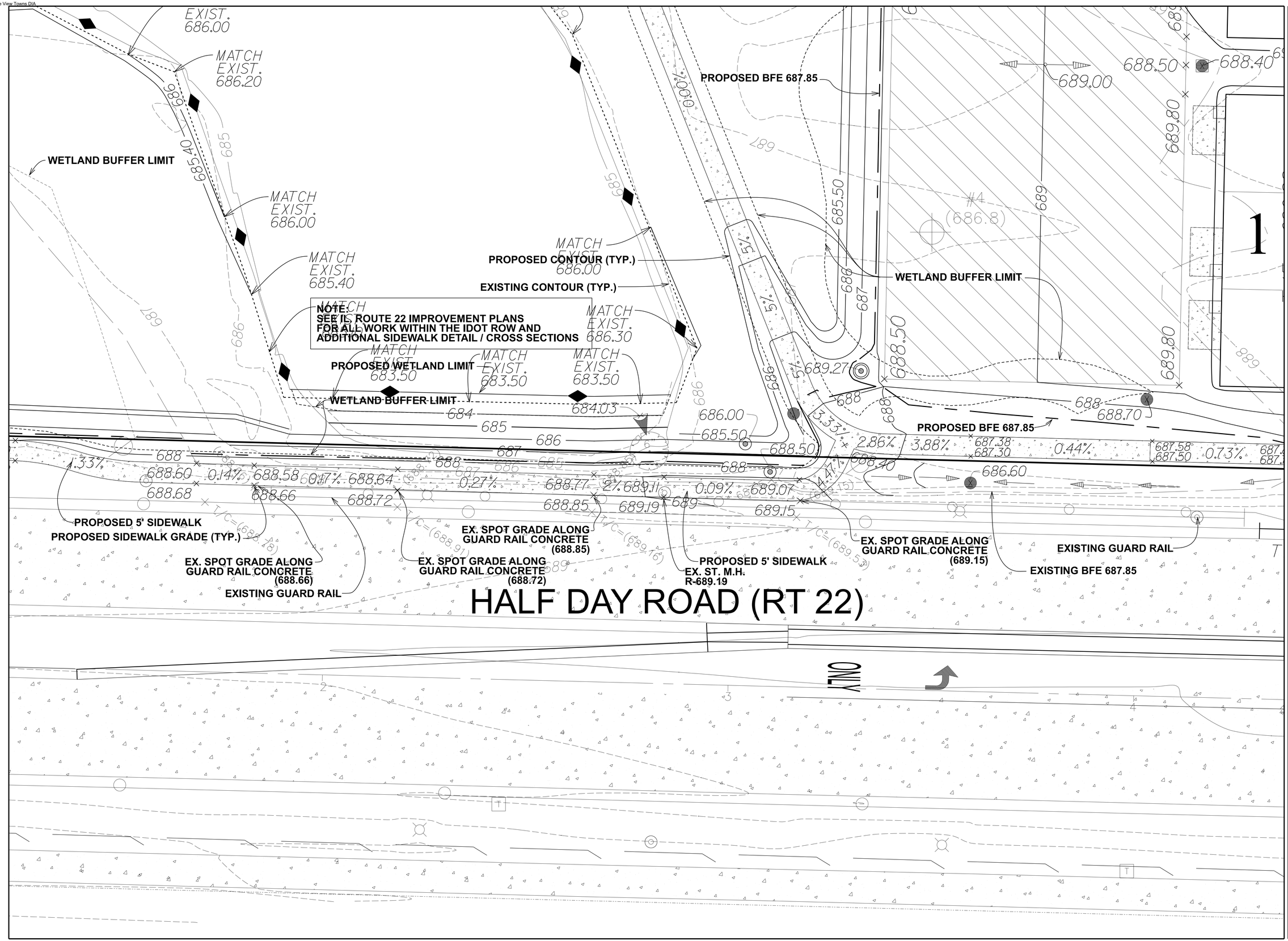
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04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

GRADING PLAN-EAST

SHEET NUMBER 9 OF 32 SHEETS

JOB No. 25999



NORTH

SCALE: 1" = 10'

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

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REVISED PER VILLAGE REVIEW COMMENTS	JFC	03/31/26
REVISED PER VILLAGE REVIEW COMMENTS	JFC	04/09/26

GRADING PLAN
SIDEWALK AT GUARD RAIL

SHEET NUMBER
10
OF 32 SHEETS

JOB No. 25999

NORTH

SCALE: 1" = 10'

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

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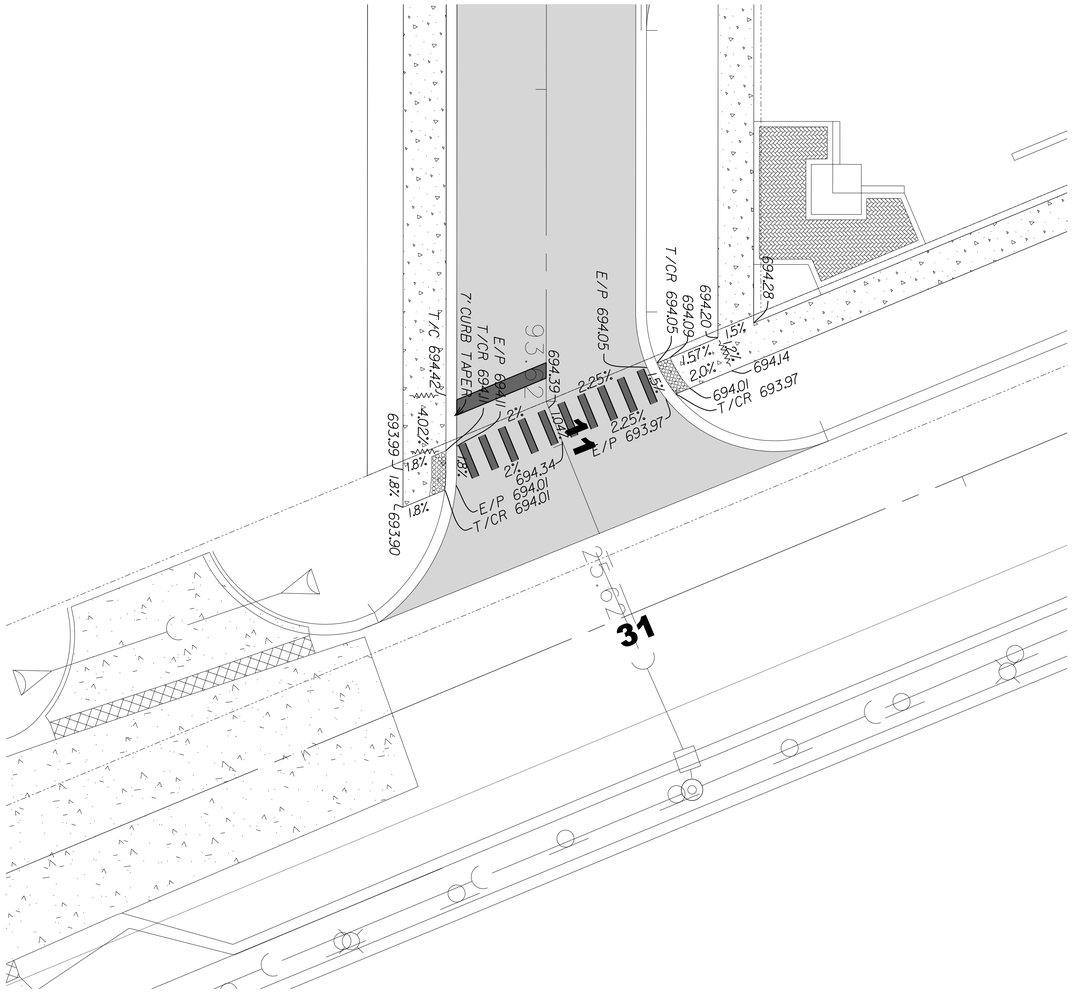
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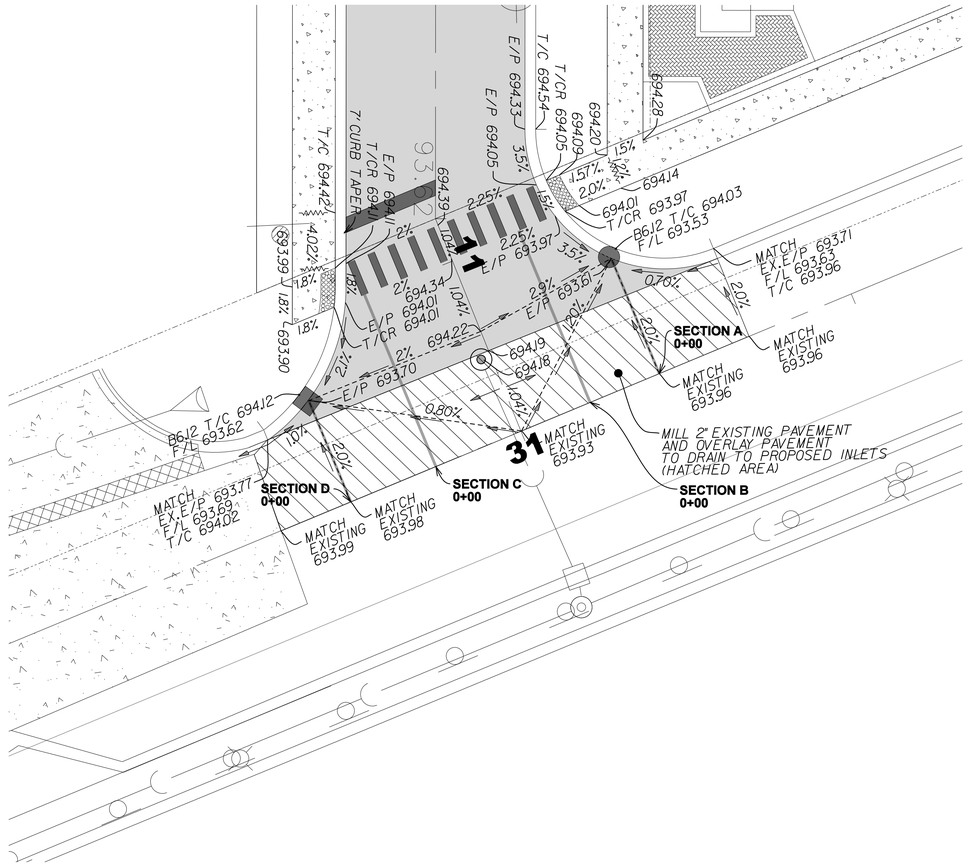
ADA GRADING PLAN - WEST

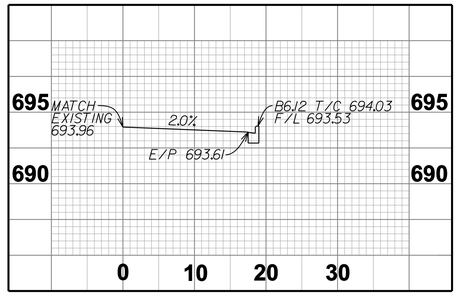
SHEET NUMBER 11 OF 32 SHEETS

JOB No. 25999

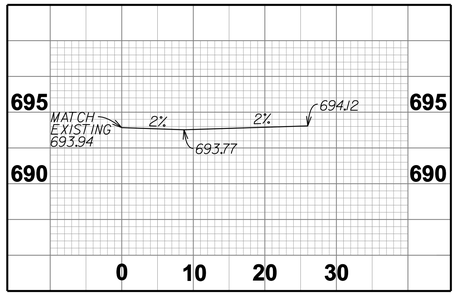
NORTH
SCALE: 1" = 10'
10' 5' 0 10'
PRAIRIE VIEW TOWNS
BUFFALO GROVE, ILLINOIS
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04/09/26 JFC REVISED PER VILLAGE REVIEW COMMENTS
REVISIONS
ADA GRADING PLAN - CENTRAL
SHEET NUMBER
12
OF 32 SHEETS
JOB No. 25999
7
22
3.02
9
3.76
18.91
694.97
695.03
0.60%
1.60%
T/C
23
24
62.72
1.21
44.32
82.84
82.75
2
6
14
17
7
6.33
92.10
T/C 695.05
11' CURB TAPER
9' CURB TAPER
6' CURB TAPER
T/DC 693.97
T/DC 694.86
T/DC 694.54
T/C 694.79
T/C 694.48
T/DC 694.23
T/C 695.08
T/C 694.15
E/P 693.92
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693.84
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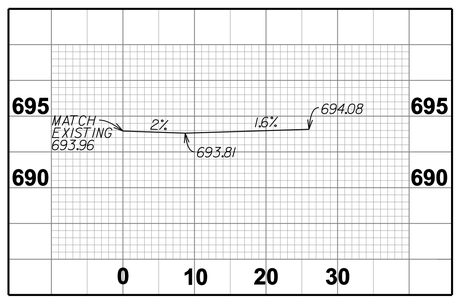




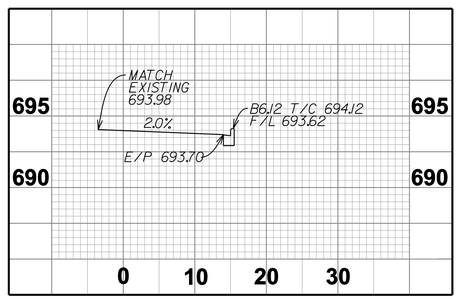
SECTION A



SECTION B



SECTION C



SECTION D

NORTH

SCALE: 1" = 10'

10' 5' 0 10'

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

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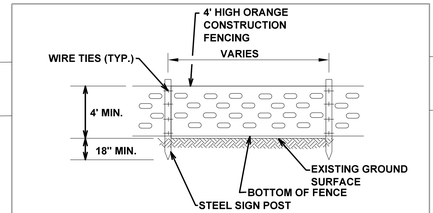
ADA GRADING PLAN - EAST AND MAIN STREET CONNECTION BLOW UP

SHEET NUMBER

13

OF 32 SHEETS

JOB No. 25999



CONSTRUCTION NOTES:
1. STEEL POSTS SHALL BE SPACED AS REQUIRED TO SUPPORT CONSTRUCTION FENCE

TEMPORARY CONSTRUCTION FENCE

REFER TO PROJECT LANDSCAPE PLANS PREPARED BY DICKSON DESIGN STUDIO FOR DETAILS ON THE RESTORATION OF VEGETATED AREAS.

REFER TO PLANS PREPARED BY V3 COMPANIES FOR WETLAND BUFFER AREA PLANTINGS.

NOTES:

INLET PROTECTION & DROP-INLET PROTECTION SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN STABILIZED.

ALL EXISTING STORM STRUCTURES SHALL HAVE EROSION CONTROL UNTIL SUCH TIME THAT THEY ARE REMOVED. (SEE SHEET 4)

LEGEND

- INLET PROTECTION (YARDS)
- DROP-IN INLET PROTECTION (PAVEMENT)
- GEORIDGE OR APPROVED EQUAL
- —X— SILT FENCE

NORTH

SCALE: 1" = 50'

SECOND STREET

FIRST STREET

MAIN STREET

NORTH EASTON AVENUE

HALF DAY ROAD (RT 22)

INSTALL SILT FENCE PRIOR TO THE START OF CONSTRUCTION

CONCRETE WASHOUT FINAL LOCATION SHALL BE DETERMINED IN THE FIELD BY THE OWNER

TEMPORARY STABILIZED CONSTRUCTION ACCESS

TEMPORARY TOPSOIL STOCKPILE SURROUNDED WITH SILT FENCE FINAL LOCATION SHALL BE DETERMINED IN THE FIELD BY THE OWNER

PROVIDE NAG S75BN OR APPROVED EQUAL (TYPICAL)

WETLAND BUFFER LIMIT

INSTALL DOUBLE ROW OF SILT FENCE.
FIRST ROW SHALL BE 1' FROM WETLAND EDGE AND SECOND ROW SHALL BE 0.5' FROM FIRST ROW.
INSTALL ORANGE CONSTRUCTION FENCE 0.5' FROM SECOND ROW OF SILT FENCE.
DOUBLE ROW SILT FENCE AND ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION (WETLAND AREA)

CLOSED LID

PROVIDE EROSION CONTROL BLANKET

REMOVE EROSION CONTROL BLANKET

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
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PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

DESIGNED BY: A.Z.
DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25

DATE	BY	DESCRIPTION
01/16/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
02/20/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/31/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

EROSION CONTROL PLAN

SHEET NUMBER 14 OF 32 SHEETS

JOB No. 25999

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.

F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.

H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURESAS APPROVED BY THE ENFORCEMENT OFFICER.

I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.

J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.

K. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.

M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.

N. ALL TEMPORARY SEDIMENT CONTRO, MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

TYPICAL CONSTRUCTION SEQUENCING

ALL PERIMETER PROTECTION MEASURES MUST BE INSTALLED BEFORE ANY CLEARING, DEMOLITION, OR CONSTRUCTION ACTIVITIES BEGIN.

1. **INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES**
   - **A. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION**
   - **B. SILT / CONSTRUCTION FENCE INSTALLATION**
   - **C. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED**
   - **D. STABILIZED CONSTRUCTION ENTRANCE**
2. **TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB)**
3. **CONSTRUCT WATER QUALITY / RVR / SEDIMENT COLLECTION BASIN**
4. **STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE**
5. **TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE)**
6. **INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET & OUTLET PROTECTION**
7. **PERMANENTLY STABILIZE UPPER ZONES OF THE WATER QUALITY / RVR BASIN WITH SEED AND EROSION CONTROL BLANKET PER LANDSCAPE PLANS LOWER ZONE TO REMAIN OVER-EXCAVATED FOR SEDIMENT COLLECTION UNTIL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.**
8. **TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE**
9. **INSTALL ROADWAYS**
10. **PERMANENTLY STABILIZE ALL OUTLOT AREAS**
11. **INSTALL STRUCTURES AND GRADE INDIVIDUAL LOTS**
12. **PERMANENTLY STABILIZE LOTS**
13. **COMPLETE FINAL GRADING AND SEEEDING/PLANTING OF WATER QUALITY / RVR BASIN.**
14. **REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION**

* **SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND AFTER EVERY ONE-HALF INCH (1/2") OR GREATER RAINFALL EVENT**

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

A = KENTUCKY BLUEGRASS @ 50 LBS/AC. MIXED WITH PERENNIAL RYEGRASS @ 30 LBS/AC.
B = KENTUCKY BLUEGRASS @ 100 LBS/AC. MIXED WITH PERENNIAL RYEGRASS @ 45 LBS/AC.
C = SPRING OATS @ 100 LBS/AC.
D = SOD.
E = STRAW MULCH WITH EROSION CONTROL BLANKET OR HYDROMULCH @ 2 TONS/AC.

IRRIGATION SHALL BE PROVIDED AS NECESSARY TO THOROUGHLY ESTABLISH INTENDED GROWTH.

SPRAYED ON PRODUCTS CANNOT BE USED NOV.-FEB. EXCEPT AS APPROVED BY THE ENGINEER.

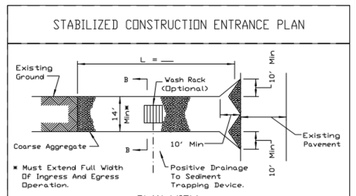
ALL RESTORATION MATERIALS AND METHODS SHALL COMPLY WITH 2022 IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTIONS 211, 250, 251, & 252.

APPROVED _____ DATE _____ ALIAS NUMBER

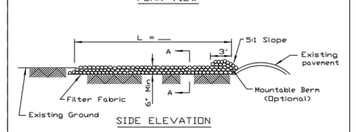
TYPICAL SOIL PROTECTION CHART

BUFFALO GROVE | STANDARD CONSTRUCTION DWG. | SCALE: NONE | DATE: 02-13-2026 | SHEET NO.: BMP-05

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

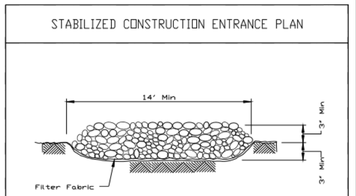


SIDE ELEVATION

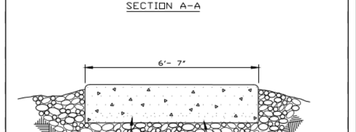
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclained concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE | Project | Designed Date | Checked Date | Approved Date
NRCS Natural Resources Conservation Service | STANDARD DWG. NO. IL-630 | SHEET 1 OF 2 | DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A-A

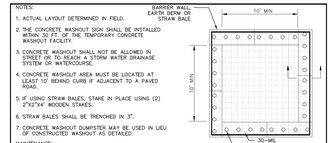


SECTION B-B

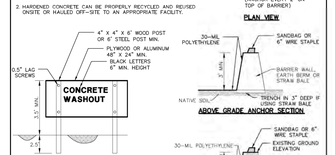
REFERENCE | Project | Designed Date | Checked Date | Approved Date
NRCS Natural Resources Conservation Service | STANDARD DWG. NO. IL-630 | SHEET 2 OF 2 | DATE 8-18-94

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. CONCRETE WASHOUT SHALL NOT BE ALLOWED IN STREET OR TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE.
4. CONCRETE WASHOUT MUST BE LOCATED AT LEAST 10' BEHIND CURB IF ADJACENT TO A PAVED ROAD.
5. IF USING STRAW BALES, STAKE IN PLACE USING (2) 2"x2"x4' WOODEN STAKES.
6. STRAW BALES SHALL BE TRENCHED IN 3".
7. CONCRETE WASHOUT DUMPSTER MAY BE USED IN LIEU OF CONSTRUCTED WASHOUT AS DETAILED.

MAINTENANCE:
1. DRIED CONCRETE WASTE SHALL BE REMOVED AND DISPOSED OF PROPERLY WHEN 75% OF CAPACITY IS REACHED.
2. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND REUSED ONSITE OR HAULED OFF-SITE TO AN APPROPRIATE FACILITY.



PLAN VIEW



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

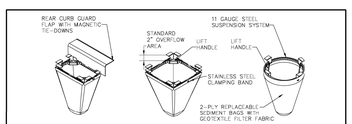
ABOVE GRADE ANCHOR SECTION

SUBGRADE ANCHOR SECTION

APPROVED _____ DATE _____ ALIAS NUMBER

CONCRETE WASHOUT

BUFFALO GROVE | STANDARD CONSTRUCTION DWG. | SCALE: NONE | DATE: 01-23-2026 | SHEET NO.: BMP-01



TYPICAL CURB BOX INLET FILTER | TYPICAL FLAT/RECTANGULAR/ROLLED CURB INLET FILTER | TYPICAL ROUND INLET FILTER

Material Property	Test Method	Value (min. ave.)	
> Inner Filter Bag Specs (27"min. wd)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	200 lbs	200 lbs
Puncture Strength	ASTM D 4833	80 lbs	80 lbs
Trapezoid Tear	ASTM D 4535	45 lbs	75 lbs
UV Resistance	ASTM D 4355 (500 hr)	90%	90%
App. Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0/sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft.	145gpm/sqft.
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 5261	6.55 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
ASN Structural Steel; 11 Gauge, Zinc Plated	ASTM A 576	Tensile Strength > 58,000 psi Yield Strength > 36,000 psi	

INSTALLATION
INLET FILTERS SHALL BE INSTALLED ON ALL INLETS PRIOR TO EROSION CONTROL WALK-THROUGH AND BEFORE ANY ON-SITE WORK IS PERFORMED.

REMOVAL
INLET FILTERS SHALL BE REMOVED AT THE DIRECTION OF THE ENGINEER OR ON-SITE DESIGNATED EROSION CONTROL INSPECTOR.

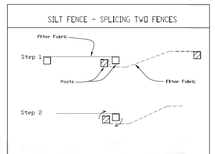
MAINTENANCE
CLEAN OUT WHEN FILTER REACHES 50% CAPACITY OR AS DIRECTED BY THE ENGINEER.

APPROVED _____ DATE _____ ALIAS NUMBER

INLET FILTER BASKET DETAIL

BUFFALO GROVE | STANDARD CONSTRUCTION DWG. | SCALE: NONE | DATE: 02-13-2026 | SHEET NO.: BMP-02

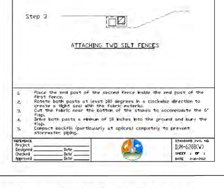
SILT FENCE - SPLICING TWO FENCES



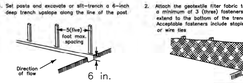
ATTACHING TWO SILT FENCES

1.	Place the end post of the second fence inside the end post of the first fence.	
2.	Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.	
3.	Cut the fabric near the bottom of the chevron to accommodate the 6" overlap.	
4.	Drive both posts a minimum of 18 inches into the ground and bury the flap.	
5.	Connect chevrons downstream at optimal capacity to prevent stormwater piping.	

REVISIONS | DATE | BY | | DESIGNED | DRAWN | CHECKED

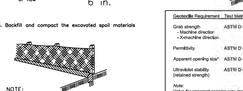


1. Set posts and excavate a silt-trench a 6-inch deep trench upslope along the line of the post.



2. Attach the geotextile filter fabric to each post with a minimum of 3 (three) fasteners per post and extend to the bottom of the trench. Acceptable fasteners include staples, zip ties, or wire ties.

3. Backfill and compact the excavated spoil materials



NOTE:
SILT FENCE SPACING AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH AASHTO M288

Geotextile Requirement	Test Method	MARV
Grab strength - Machine direction - Xmachine direction	ASTM D 4632	550 N 450 N
Permittivity	ASTM D 4491	0.05 sec-1
Apparent opening size*	ASTM D 4751	0.60 mm
Ultraviolet stability (retained strength)	ASTM D 4355	70% after 500 hours

Note
*Value for apparent opening size represents maximum average roll value.

2 (two) inch nominal hardwood posts or U,T,L, or C shape, steel posts with a minimum weight of 1.33 lbs/ft

Fasteners (typ.)

Geotextile fabric

Compacted spoil

Fabric extension into the trench

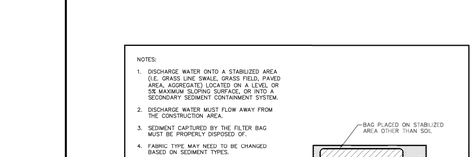
Post and fabric height above ground = 30 in.

Buried depth = 18 in.

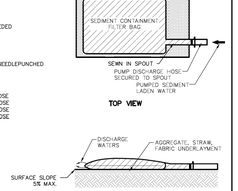
LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

SILT FENCE DETAIL

DATE: 4/21/08 | BY: KWK | REVISED: | BY:



TOP VIEW



SIDE VIEW

NOTES:
1. DISCHARGE WATER ONTO A STABILIZED AREA (I.E. GRASS LINE SWALE, GRASS FIELD, PAVED AREA, AGGREGATE) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE, OR INTO A SECONDARY SEDIMENT CONTAINMENT SYSTEM.
2. DISCHARGE WATER MUST FLOW AWAY FROM THE CONSTRUCTION AREA.
3. SEDIMENT CAPTURED BY THE FILTER BAG MUST BE PROPERLY DISPOSED OF.
4. FABRIC TYPE MAY NEED TO BE CHANGED BASED ON SEDIMENT TYPES.

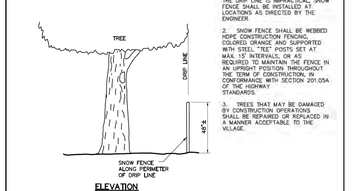
MAINTENANCE
1. CHANGE FILTER BAG WHEN NEEDED
2. REMOVE SEDIMENT FROM BAG
3. DISPOSE OF BAG

SPECIFICATIONS
FABRIC LINO OR ERO-TEX225EK (NEEDLEPUNCHED NONWOVEN) OR APPROVED EQUAL

SIZES
10' X 15' FOR 2" DISCHARGE HOSE
20' X 15' FOR 3" DISCHARGE HOSE
25' X 15' FOR 4" DISCHARGE HOSE
35' X 15' FOR 6" DISCHARGE HOSE

SEDIMENT CONTAINMENT FILTER BAG

BUFFALO GROVE | STANDARD CONSTRUCTION DWG. | SCALE: NONE | DATE: 01-23-2026 | SHEET NO.: BMP-04

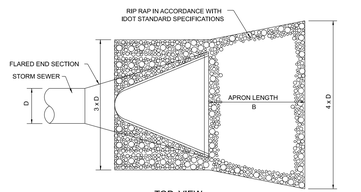


ELEVATION

NOTES:
1. EXISTING TREES TO BE PROTECTED SHALL HAVE SNOW FENCE INSTALLED AT THE DRIP LINE OF THE TREE TO PREVENT THE STOCKPILING OF EXCAVATED OR CONSTRUCTION MATERIALS UNDER THE TREE, AND COMPACTION OF THE SOIL FROM EXCESSIVE FOOT TRAFFIC WITHIN THE DRIP LINE. WHERE INSTALLATION AT THE DRIP LINE IS IMPRACTICAL, SNOW FENCE SHALL BE INSTALLED AT LOCATIONS AS DIRECTED BY THE ENGINEER.
2. SNOW FENCE SHALL BE WEBBED HDPE CONSTRUCTION FENCING, COLORED ORANGE AND SUPPORTED WITH STEEL "T" POSTS SET AT MAX. 15' INTERVALS, OR AS REQUIRED TO MAINTAIN THE FENCE IN AN UPRIGHT POSITION THROUGHOUT THE TERM OF CONSTRUCTION, IN ACCORDANCE WITH SECTION 201.05A OF THE HIGHWAY STANDARDS.
3. TREES THAT MAY BE DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED IN A MANNER ACCEPTABLE TO THE VILLAGE.

TREE PROTECTION FENCING DETAIL

BUFFALO GROVE | STANDARD CONSTRUCTION DWG. | SCALE: NONE | DATE: 01-23-2026 | SHEET NO.: BMP-03



NOTE: D = PIPE I.D.

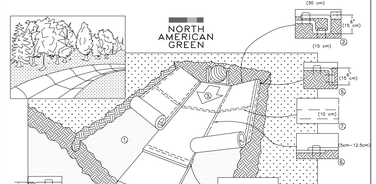
CLASS	* MIN. THICKNESS
A3	8"
A4	16"
A5	22"
A6	26"
A7	32"

PIPE DIAMETER (IN.)	STONE RIP-RAP								BEDDING	
	QUALITY DESIGNATION	GRADATION (RR) NUMBER	MINIMUM THICKNESS (IN.)	MINIMUM APRON LENGTH (FT.) B	WEIGHT RANGE (#)	WEIGHT AVERAGE (#)	SIZE AVERAGE (IN.)	GRADATION (RR) NUMBER	MINIMUM THICKNESS (IN.) C
12	C	3	12"	4"	1-50	10	4.5	NOT	REQ'D.
15	C	3	14"	5'	1-50	10	4.5	NOT	REQ'D.
18	C	4	16"	6'	1-50	40	7	1	6"
24	B	4	20"	8'	1-150	40	7	1	6"
27 / 30	B	4	22"	10'	1-150	40	7	1	6"
36	B	5	24"	12'	3-400	90	10	1	8"
42 / 48	B	6	28"	16'	6-600	170	12	2	10"
60	B	6	36"	20'	6-600	170	12	2	10"
72	B	6	44"	24'	6-600	170	12	2	10"

NOTE:
1. FOR PIPE 72" AND LARGER A SPECIAL DESIGN OF RIP-RAP OR APRON IS REQUIRED.
2. GRADATION REFER TO I.D.O.T. SPECIFICATIONS AND STANDARDS.

STONE RIP RAP DETAIL

CHANNEL INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY 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 CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAPLES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH, AND TAMP OR ROLL TO ENSURE GOOD CONTACT WITH THE SOIL. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAPLES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKETS IN DIRECTION OF FLOW OR PARALLEL TO DIRECTION OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES/STAKES 4" (10cm) APART ACROSS BLANKET ENDS.
5. FOR LONGITUDINAL BLANKET POSITIONING IN CHANNELS, THE EDGES OF BLANKETS MUST BE OVERLAPPED APPROXIMATELY 3"-5" (5cm-12.5cm) DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STRIPE ON THE BLANKET BEING OVERLAPPED.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m–12m) INTERVALS. USE A DOUBLE ROW OF STAPLES/STAKES SPACED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



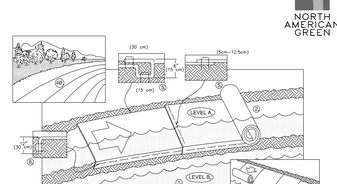
CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE INTERFACE

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nagreen.com

SHORELINE INSTALLATION

NORTH AMERICAN GREEN



1. FOR EASIER INSTALLATION, LOWER WATER FROM LEVEL A TO LEVEL B BEFORE INSTALLATION.
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY 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.
3. BEGIN AT THE TOP OF THE SHORELINE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
4. ROLL BLANKETS EITHER (A) DOWN THE SHORELINE FOR LONG BANKS, (TOP TO BOTTOM) OR (B) HORIZONTALLY ACROSS THE SHORELINE FOR SHORT BANKS. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF ALL HORIZONTAL AND VERTICAL BLANKET SEAMS MUST BE STAPLED WITH APPROXIMATELY 3"-5" (5cm–12.5cm) OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT BETWEEN ADJACENT BLANKETS, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STRIPE ON THE PREVIOUSLY INSTALLED BLANKET. SECURE ALL OVERLAPS WITH STAPLES SPACED 12" (30cm) APART.

NOTE:
* SEAM OVERLAP SHOULD BE SHINGLED ACCORDING TO PREDOMINANT EROSIVE ACTION.

6. THE EDGE OF THE BLANKET AT OR BELOW NORMAL WATER LEVEL MUST BE ANCHORED BY PLACING THE BLANKET IN A 12" (30cm) DEEP X 6" (15cm) WIDE ANCHOR TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING (STONE OR SOIL MAY BE USED AS BACKFILL).

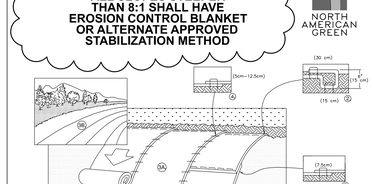
NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

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SLOPE INSTALLATION

ALL SLOPES STEEPER THAN 8:1 SHALL HAVE EROSION CONTROL BLANKET OR ALTERNATE APPROVED STABILIZATION METHOD

NORTH AMERICAN GREEN



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY 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 A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOW

NOTES:
ALL STORM SEWER IS DESIGNED TO CONVEY THE 100 YR STORM EVENT.
= PRIVATE STORM SEWER
= PUBLIC STORM SEWER

WEST EASTON AVENUE
FIRST STREET
SECOND STREET
EASTON COURT
NORTH EASTON AVENUE
MAIN STREET
CANADIAN NATIONAL RAILWAY
53.00'
HALF DAY ROAD

PROPOSED TREE (TYPICAL)
SEE LANDSCAPE PLANS FOR DETAILS

WETLAND BUFFER LIMIT

UNDERGROUND DETENTION VAULT (EAST)
TOP OF VAULT = 692.40
HIGH WATER LEVEL = 691.90
OUTLET = 685.00

UNDERGROUND DETENTION VAULT (WEST)
TOP OF VAULT = 687.92
HIGH WATER LEVEL = 687.42
OUTLET = 684.00

STREET LIGHTING

TYPICAL STREET LIGHTS, LUMINAIRES AND LAMPS SHALL CONFORM TO THE VILLAGE STANDARDS AND ARE TO BE MATCHED TO THE PROXIMAL EXISTING SYSTEM:
A. LUMINAIRE: LEOTECK GROUP, ECOBRA HEAD, EC1-5-M-MV-NW-3-700-DB (54 WATT).
B. POLE: AMERON INTERNATIONAL, CENTRECON SERIES MEDIUM EMBEDDED OCTAGONAL POLE, 23' IN HEIGHT OR 28' IN HEIGHT, DAVIT ARM.
C. PHOTOCELL: ALL LUMINAIRES SHALL HAVE AN INDEPENDENT PHOTOCELL.

4.
5.
6.
7.

LEGEND

SYMBOL	INDICATES
00	PROPOSED SANITARY STRUCTURE NUMBER
00	PROPOSED STORM STRUCTURE NUMBER
00	PROPOSED WATER STRUCTURE NUMBER

NORTH
SCALE: 1" = 50'
50' 25' 0 50'

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

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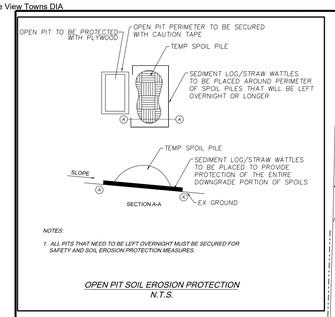
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CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25

REVISIONS

DATE	BY	DESCRIPTION
01/16/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
02/20/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/31/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

GENERAL UTILITY PLAN AND PUBLIC TREE LOCATIONS

SHEET NUMBER
16
OF 32 SHEETS
JOB No. 25999



NORTH

SCALE: 1" = 30'

NORTH EASTON AVENUE

EASTON COURT

SECOND STREET

HALF DAY ROAD (RT 22)

WETLAND BUFFER LIMIT

12" 45° CPP BEND
5'-12" CPP @ 1.00%
12" INV - 845.49

REPLACE 4' DIAMETER MANHOLE W/ 5' DIAMETER MANHOLE
R-689.19
E.X.I-683.24
PROP.I-683.31
~~Storm Manhole 4' Dia~~
Ty. A w/Ty. 1 F & G
Rim=(689.19)
Inv.=(683.24)

REMOVE EXISTING F.E.S. INSTALL 10'-12" STORM SEWER AND INSTALL 12" F.E.S.

12" F.E.S.
I-684.03

5' ST. MH.*63
R-686.00
12"&10"-683.59

4' WO-CB2
R-687.99
180-683.76

4' ST. MH.*64
R-688.50
12"I-683.65

23'-18" ST. @ 1.20%
9'-12" ST. @ 0.70%

20'-18" ST. @ 1.20%
OUTLET CONTROL STR.*62 [REFER TO DETAIL SHEET]
I-684.00

14'-18" ST. @ 1.20%

6'-18" ST. @ 0.00%

50'-12" ST. @ 0.70%

24" I-684.00

18" I-684.00

2' F.E.S.*65
R-686.60
12"I-684.00

UNDERGROUND DETENTION VAULT (WEST)
TOP OF VAULT = 687.92
HIGH WATER LEVEL = 687.42
OUTLET = 684.00

5'-15" ST. @ 0.80%

15" I-684.00

NOTE:
IF SIDEWALK, CURB OR PAVEMENT IS DAMAGED DURING SANITARY AND WATER MAIN CONNECTIONS, THEY SHALL BE REPLACED IN KIND. SIDEWALKS SHALL BE REPLACED IN FULL SQUARES.

PROVIDE COIR FIBER LOGS ALONG PITS DURING CONSTRUCTION

RESTORE DISTURBED AREAS WITH 4" TOPSOIL AND SOD

CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXPLORATORY DIGGING MAY BE REQUIRED. CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD CONFLICTS WITH PROPOSED PLAN.

EXISTING 8" WATER MAIN

5' V.V.*1
8"x8" PRESSURE CONNECTION
RIM - EX.687.00
EX.T/P - 681.05

10' X 10' RECEIVING PIT
T/2 GAS - 683.69

DIRECTIONAL BORE 45' 8" WATER MAIN

133'- 24" STEEL CASING PIPE AUGERED AND PUSHED @ 3.25%

10' X 10' 8" WATER MAIN RECEIVING PIT

T/CASING - 678.22

CROSSING - B/F.M. - 677.75 T/CASING - 676.75

CROSSING - E.I.E.C. - 684.40 T/CASING - 678.90

71° 8" DIP W/M

22.50° BEND

*1C CONFLICT EX. FIBER - 684.47 B/ 36" ST. - 677.89 T/W.M. - 676.15

10' X 10' BORE PIT

141'- 10" SAN. @ 0.30%

147' 8" DIP W/M

CROSSING - ST./INV. - 684.90 T/CASING - 681.60

*1B CONFLICT LOWER T/W.M.TO 676.95 TO AVOID SAN. 678.55

*1 CONFLICT LOWER T/W.M.TO 682.90 TO AVOID ST.I-684.40

45° BEND

PROPOSED MANHOLE OVER EXIST. SANIT. MH. SAN.MH.*1/ RIM - MATCH E. 687.20 PROP. 10" INV. - 680.13 EX. 8" INV. - 676.80

40' - 10" SAN. @ 1.00%

CROSSING - E.I.E.C. - 685.50 T/CASING - 683.65 T/SAN. - 682.95

CROSSING - ST./INV. - 684.75 T/CASING - 683.90 T/SAN. - 683.20

*1A CONFLICT LOWER T/W.M.TO 680.80 TO AVOID SAN.682.40

SAN.MH.*1A RIM - 689.00 N.INV - 682.03 S.INV - 680.53

CROSSING - SAN.INV. - 682.05 B/CASING - 681.40 T/F.M. - 680.51

4" V.V.*27 - RIM - 689.45

10' X 10' RECEIVING PIT

135'- 24" STEEL CASING PIPE AUGERED AND PUSHED

MATCH LINE

27'-12" ST. @ 1.00%

10' X 30' BORE PITS

2" INL.*12
R-688.50
I-685.52

STREET LIGHT

PUBLIC

8" DIP W/M

344' 8" DIP W/M

4' C.B.*1
R-688.50
12"I-685.25
15"I-685.00

*2 CONFLICT LOWER T/W.M.TO 682.60 TO AVOID ST.I-684.46

107'-18" ST. 0.58%

143'- 10" SAN. @ 0.30%

SAN.MH.*2
RIM - 690.00
INV - 682.45

SAN.MH.*3
RIM - 690.85
E.&W. INV. - 683.08
N.&S. IC'INV. - 682.88

67'- 8" SAN. @ 0.45%

4' WO-CB1
R-693.54
18"I-684.97

5'-18" ST. 0.58%

92'-15" ST. @ 0.33%

OUTLET CONTROL STR.*25 [SEE DETAIL SHEET]
R-693.78
I-685.00

CROSSING - ST./INV. - 684.70 T/ST. - 683.80

CROSSING - 684.45 ST./INV. - 683.95 T/SAN. - 683.25

4' C.B.*21
R-690.84
12"I-688.04
15"I-687.79

5'-18" ST. 0.00%
24"I-686.45

NOTE:
ALL STORM SEWER IS DESIGNED TO CONVEY THE 100 YEAR EVENT

F.E.S.*24
W/RIP RAP
18" I-686.10

54'-18" ST. @ 0.60%

4' ST. MH.*15B
R-692.00
18" I-686.42

64'-18" ST. @ 0.60% PUBLIC

6'-24" ST. 0.58% PUBLIC

BAR-GRATE OVERFLOW #1 W/T=694.50 (UPSTREAM VAULT OVERFLOW)
2R-687.92

71'-24" ST. @ 0.95%

CROSSING B/24"ST. - 687.08 T/18"ST. I-686.28

4' ST. C.B.*58
R-691.80
W-24"I-687.36
E-24"I-686.50

*3 CONFLICT LOWER T/W.M.TO 684.85 TO AVOID ST.I-686.50

PUBLIC 124'-18" ST. @ 1.28%

PUBLIC 19'-15" ST. @ 0.68%

F/HYD.*4
G.R.-691.15

8" TEE

22.50° BEND

2" INL.*22
R-691.00
I-686.68

PUBLIC 25'-15" ST. @ 0.65%

49° 8" DIP W/M

4' C.B.*19
R-691.99
12"I-687.53
15"I-687.28

45° BEND

86.42

SAN.MH.*2
RIM - 692.80
INV - 683.62

46' 8" DIP W/M

8"x6" TEE

F/HYD.*5
G.R.-692.95

DIRECT BURY STREET LIGHT CABLE (TYPICAL)

22.50° BEND

STREET LIGHT

PUBLIC 32'-12" ST. @ 2.00%

110'-24" ST. @ 0.05%

115'-15" ST. @ 0.44% PUBLIC

248' - 10" SAN. @ 0.30%

CROSSING - ST./INV. - 688.35 T/SAN. - 684.25

58'-12" ST. @ 3.30%

198' - 10" SAN. @ 0.30%

MATCH LINE

4' ST. MH.*16
R-692.20
18" I-686.71

5'-18" ST. @ 0.60% PUBLIC

OUTLET CONTROL STR.*17 [REFER TO DETAIL SHEET]
*SPLIT FLOW 2YR AND 100YR TO W.I.V.I.A. & RESTRICTOR ABOVE 2YR NON-RESTRICTED FLOWS VIA 18" TO WEST VAULT
R-692.45
SUMP-687.92
W-18"E-I51'-686.80

*4 CONFLICT LOWER T/W.M.TO 685.30 TO AVOID ST.I-686.99

STREET LIGHT

STORM STRUCTURE CASTINGS;

Castings.	Closed Lid, Type 1—Neenah No. R-1772, embossed per Exhibit No. 201., Open Lid, Type 1— Neenah No. R-1772, Standard B4.12 or any other barrier curb, Type 11— Neenah No. R-3170 (open curb box) Box height must be 6" minimum with 5' tapers to match curb height., Depressed barrier curb, Type 10— Neenah No. R-3205, Yard inlet, Type 8— Neenah No. R-2579

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PRAIRIE VIEW TOWNS

DESIGNED BY: A.Z.
DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25

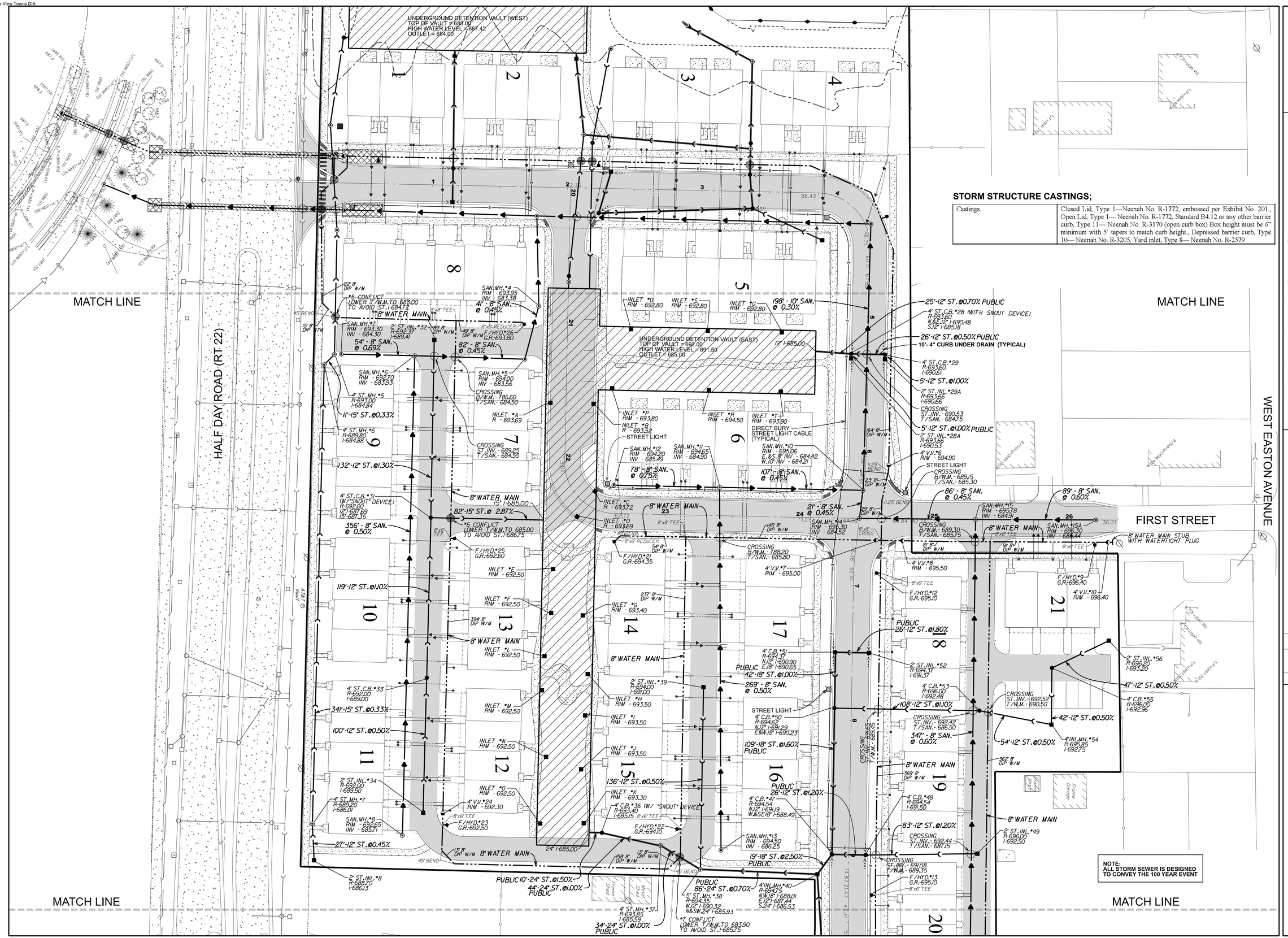
DATE	BY	DESCRIPTION
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03/31/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

UTILITY PLAN-WEST

SHEET NUMBER 17 OF 32 SHEETS

JOB No. 25999



NORTH

SCALE: 1" = 30'

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

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DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25

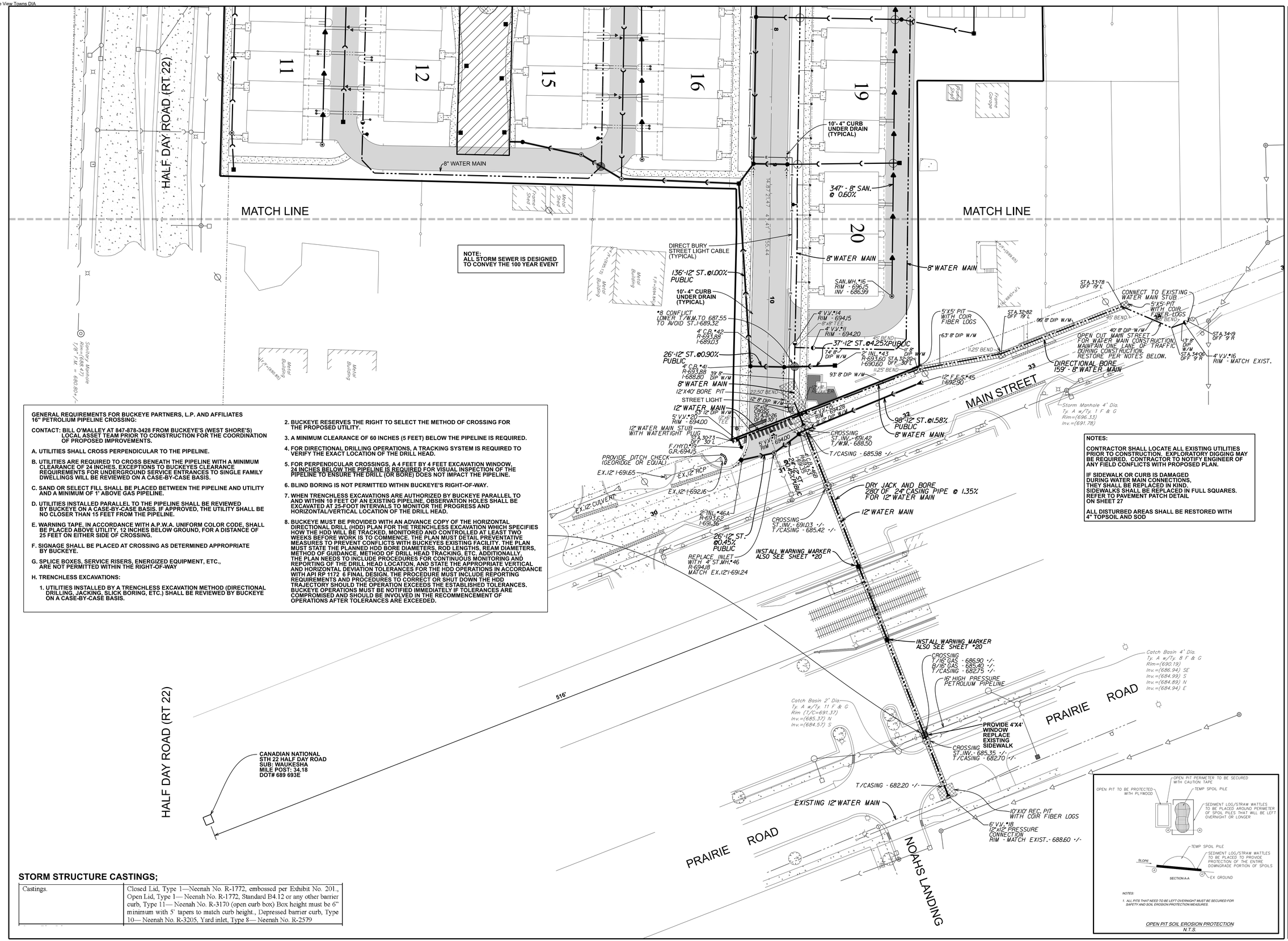
REVISIONS

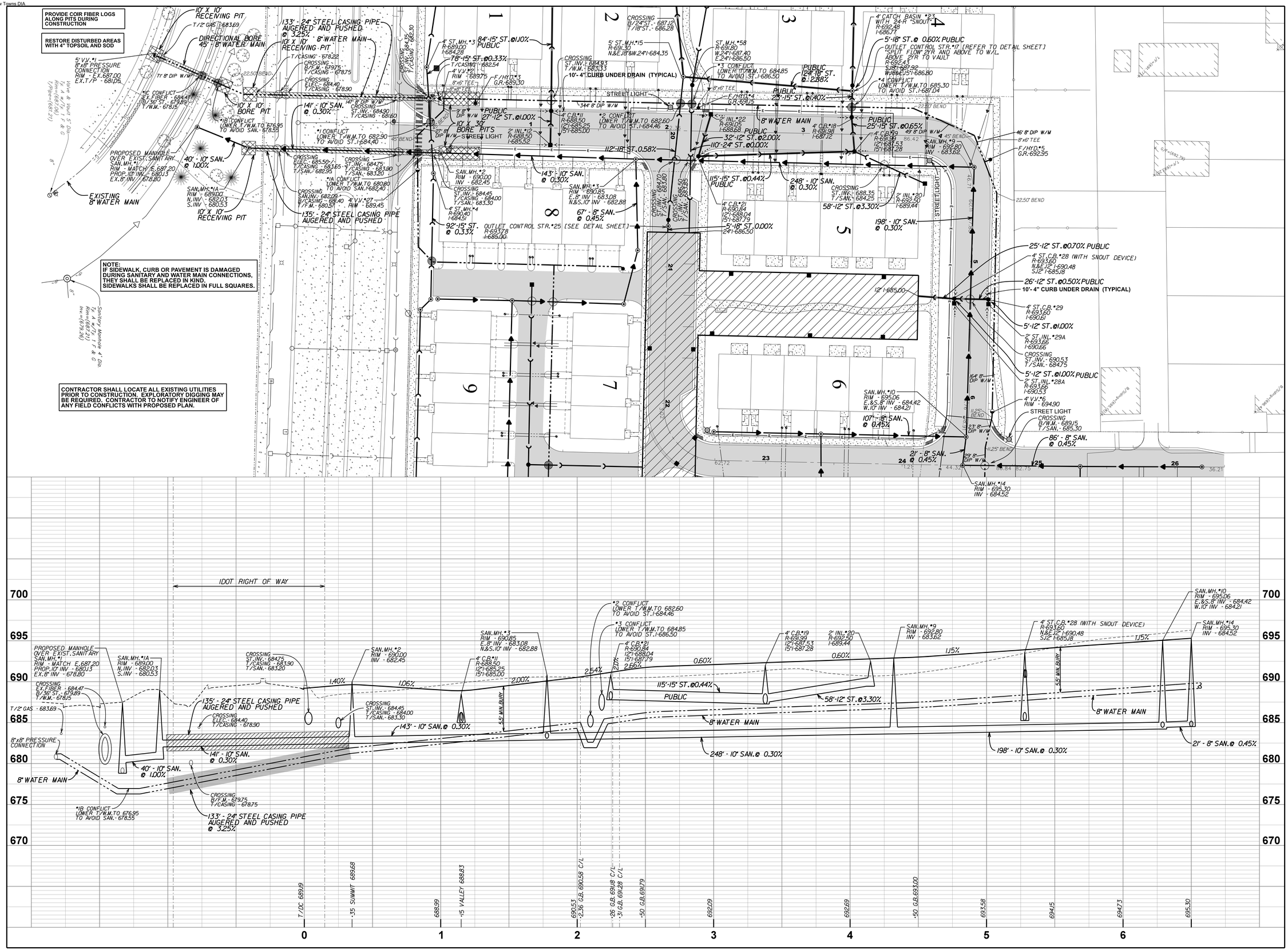
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03/31/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

UTILITY PLAN-CENTRAL

SHEET NUMBER 18 OF_32_SHEETS

JOB No. 25999


HALF DAY ROAD (RT 22)
MATCH LINE
MATCH LINE
8" WATER MAIN
NOTE:
ALL STORM SEWER IS DESIGNED
TO CONVEY THE 100 YEAR EVENT
DIRECT BURY
STREET LIGHT CABLE
(TYPICAL)
136'-12" ST. @1.00%
PUBLIC
10'-4" CURB
UNDER DRAIN
(TYPICAL)
*B CONFLICT
LOWER T/WM TO 687.55
TO AVOID ST.I-689.32
4' C.B. *42
R-693.88
I-689.03
26'-12" ST. @0.90%
PUBLIC
4' C.B. *41
R-693.88
I-688.80
39' 8" DIP W/M
8" WATER MAIN
12'X40' BORE PIT
STREET LIGHT
12" WATER MAIN
53'-12" DIP W/M
5' V.V. *20
RIM - 694.00
12" WATER MAIN STUB
WITH WATERTIGHT PLUG
STA 30+73
OFF 30' L
F/HYD. *19
G.R.-694.15
PROVIDE DITCH CHECK
(GEORIDGE OR EQUAL)
EX.12" I-691.65
EX.12" RCP
EX.12" I-692.16
EX.12" CULVERT
30
2" INL. *46A
R-693.62
I-691.36
26'-12" ST.
@0.45%
PUBLIC
REPLACE INLET
WITH 4' ST.MH.*46
R-694.18
MATCH EX.12"I-691.24
347'-8" SAN.
@ 0.60%
SAN.MH. *16
RIM - 696.15
INV - 686.99
8" WATER MAIN
4' V.V. *14
RIM - 694.15
8"x8" TEE
4' V.V. *10
RIM - 694.20
45° BEND
37'-12" ST. @4.25% PUBLIC
14'-8" DIP W/M
2" INL. *43
R-693.60 STA 32+90
I-690.60 OFF 30' L
11.25° BEND
93' 8" DIP W/M
12" F.E.S. *45
I-692.90
98'-12" ST. @1.58%
PUBLIC
8" WATER MAIN
CROSSING
ST. INV.- 691.42
T/WM.- 688.50
T/CASING - 685.98 +/-
DRY JACK AND BORE
280' OF 24" CASING PIPE @ 1.35%
FOR 12" WATER MAIN
12" WATER MAIN
CROSSING
ST. INV.- 691.03 +/-
T/CASING - 685.42 +/-
INSTALL WARNING MARKER
ALSO SEE SHEET *20
INSTALL WARNING MARKER
ALSO SEE SHEET *20
CROSSING
T/16" GAS - 686.90 +/-
B/16" GAS - 685.90 +/-
T/CASING - 682.75 +/-
16" HIGH PRESSURE
PETROLIUM PIPELINE
CROSSING
ST. INV.- 685.35 +/-
T/CASING - 682.70 +/-
T/CASING - 682.20 +/-
EXISTING 12" WATER MAIN
6' V.V. *18
12"x12" PRESSURE
CONNECTION
RIM - MATCH EXIST.- 688.60 +/-
10'X10' REC. PIT
WITH COIR FIBER LOGS
10'-4" CURB
UNDER DRAIN
(TYPICAL)
5'X5' PIT
WITH COIR
FIBER LOGS
63' 8" DIP W/M
11.25° BEND
96' 8" DIP W/M
STA 32+82
OFF 19' L
STA 33+78
OFF 19' L
CONNECT TO EXISTING
WATER MAIN STUB
5'X5' PIT
WITH COIR
FIBER LOGS
45° BEND
40' 8" DIP W/M
OPEN CUT MAIN STREET
FOR WATER MAIN CONSTRUCTION.
MAINTAIN ONE LANE OF TRAFFIC
DERING CONSTRUCTION.
RESTORE PER NOTES BELOW.
DIRECTIONAL BORE
159' - 8" WATER MAIN
13' 8" DIP W/M
STA 34+08
OFF 9' R
STA 34+19
OFF 9' R
4' V.V. *16
RIM - MATCH EXIST.
MAIN STREET
Storm Manhole 4' Dia.
Ty. A w/Ty. 1 F & G
Rim=(696.33)
Inv.=(691.78)
Catch Basin 4' Dia.
Ty. A w/Ty. B F & G
Rim=(690.19)
Inv.=(686.94) SE
Inv.=(684.99) S
Inv.=(684.89) N
Inv.=(684.94) E
Catch Basin 2' Dia.
Ty. A w/Ty. 11 F & G
Rim (T/C=691.37)
Inv.=(685.37) N
Inv.=(684.57) S
PRAIRIE ROAD
PRAIRIE ROAD
NOAHS LANDING
PROVIDE 4'X4'
WINDOW
REPLACE
EXISTING
SIDEWALK
516'
HALF DAY ROAD (RT 22)
CANADIAN NATIONAL
STH 22 HALF DAY ROAD
SUB: WAUKESHA
MILE POST: 34.18
DOT# 689 693E
Sanitary Manhole
Rim=(688.47)
I-(E-W) F.M. = 680.80+/-
Metal Building
Metal Shed
Frame Garage
Metal Building
Metal Building
Metal Building
Metal Building
Frame Garage
Metal Shed
Frame Garage
Metal Building
Metal Building
Metal Building
Metal Building



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NORTH

SCALE: 1" = 30'

PRAIRIE VIEW TOWNS

DESIGNED BY: A.Z.
DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25

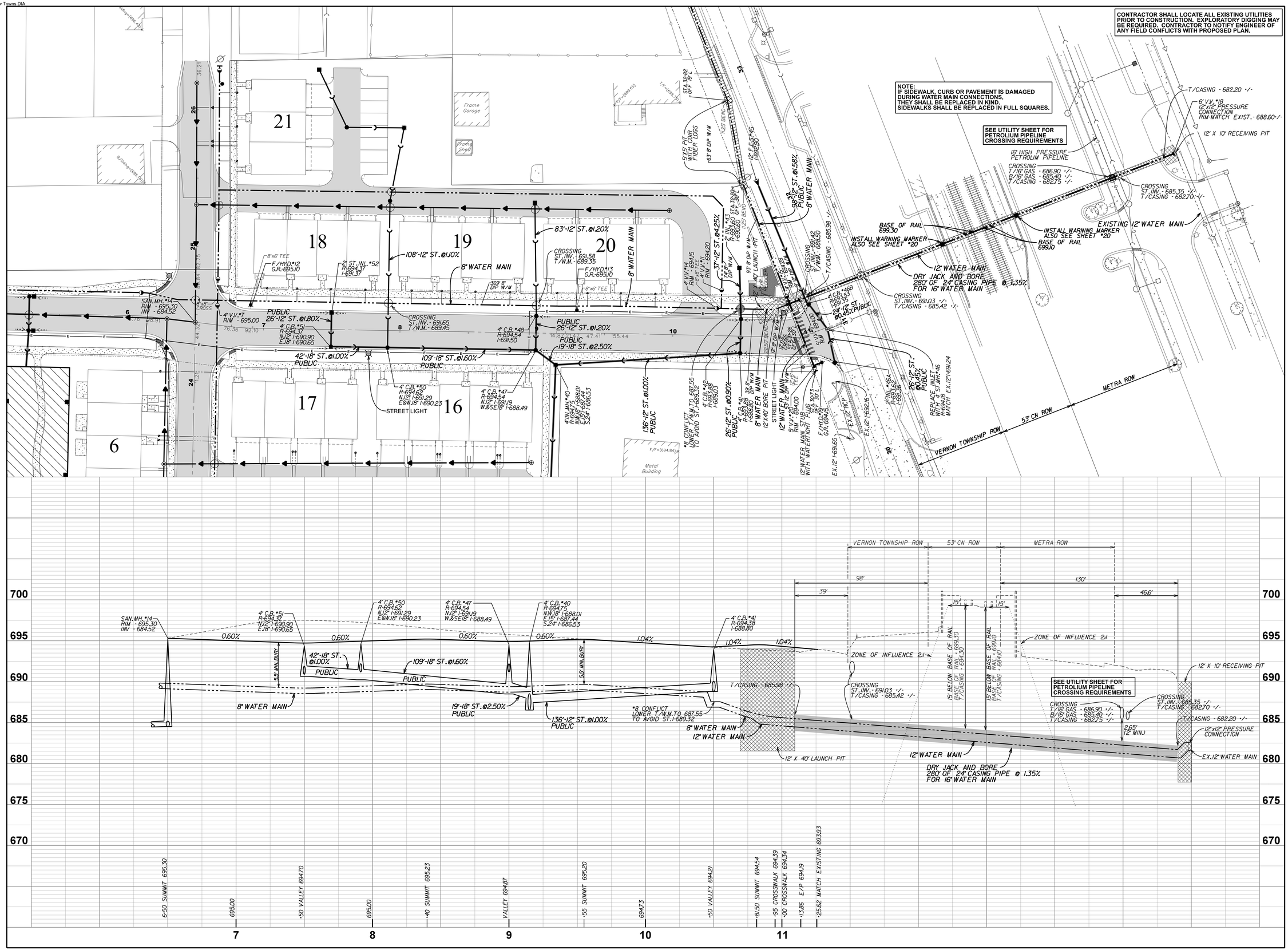
DATE	BY	DESCRIPTION
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02/20/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/31/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

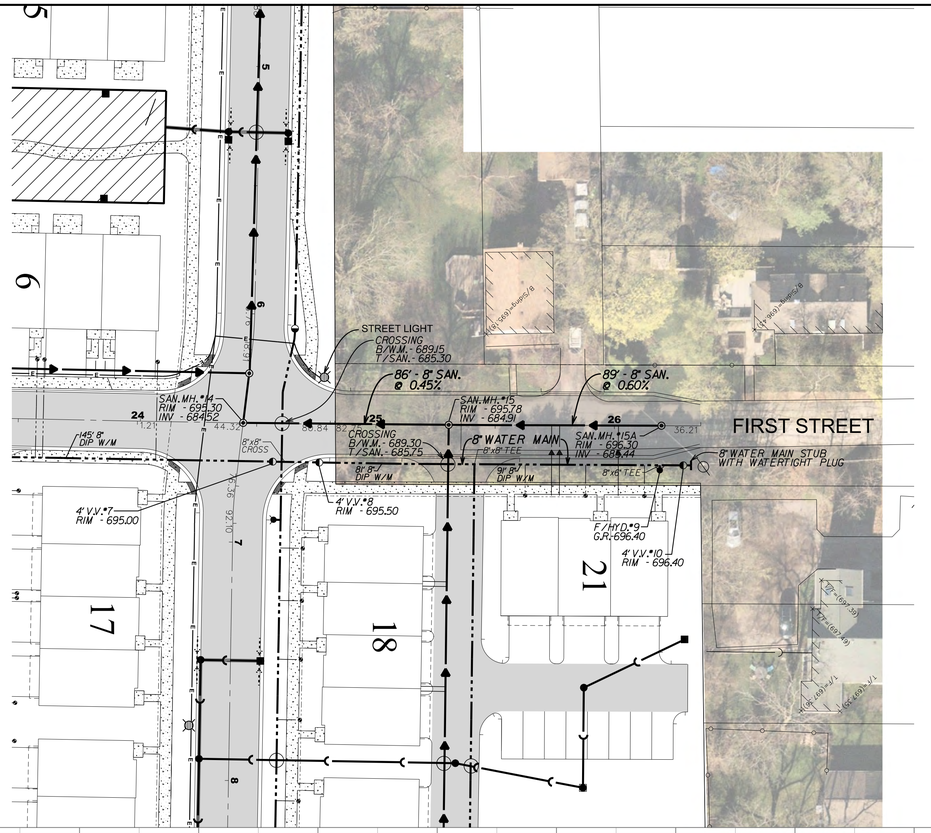
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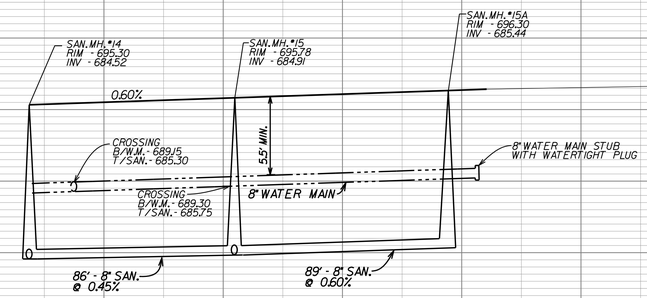
PLAN AND PROFILE STATION 0+00 TO 6+50

SHEET NUMBER 20 OF 32 SHEETS

JOB No. 25999


CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXPLORATORY DIGGING MAY BE REQUIRED. CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD CONFLICTS WITH PROPOSED PLAN.
NOTE: IF SIDEWALK, CURB OR PAVEMENT IS DAMAGED DURING WATER MAIN CONNECTIONS, THEY SHALL BE REPLACED IN KIND. SIDEWALKS SHALL BE REPLACED IN FULL SQUARES.
SEE UTILITY SHEET FOR PETROLIUM PIPELINE CROSSING REQUIREMENTS
NORTH
SCALE: 1" = 30'
PUBLIC 26'-12" ST. @1.80%
PUBLIC 26'-12" ST. @1.20%
PUBLIC 19'-18" ST. @2.50%
42'-18" ST. @1.00%
109'-18" ST. @1.60%
136'-12" ST. @1.00%
83'-12" ST. @1.20%
108'-12" ST. @1.10%
37'-12" ST. @4.25%
98'-12" ST. @1.58%
26'-12" ST. @0.90%
26'-12" ST. @0.45%
8" WATER MAIN
12" WATER MAIN
DRY JACK AND BORE 280' OF 24" CASING PIPE @ 1.35% FOR 16" WATER MAIN
12" X 40' LAUNCH PIT
12" X 10' RECEIVING PIT
EXISTING 12" WATER MAIN
INSTALL WARNING MARKER ALSO SEE SHEET #20
BASE OF RAIL 699.30
16" HIGH PRESSURE PETROLIM PIPELINE CROSSING
CROSSING T/16" GAS - 686.90 +/- B/16" GAS - 685.40 +/- T/CASING - 682.75 +/-
CROSSING ST.INV.- 685.35 +/- T/CASING - 682.70 +/-
T/CASING - 682.20 +/-
12"x12" PRESSURE CONNECTION
REPLACE 4' INLET #46A R-694.38 I-691.46 MATCH EX.12" I-691.24
EX.12" WATER MAIN
VERNON TOWNSHIP ROW
53' CN ROW
METRA ROW
ZONE OF INFLUENCE 2:1
15' BELOW BASE OF RAIL T/CASING - 684.30
T/CASING - 685.98 +/-
CROSSING ST.INV.- 691.03 +/- T/CASING - 685.42 +/-
*8 CONFLICT LOWER T/W.M. TO 687.55 TO AVOID ST.I-689.32
SAN.MH. #14 RIM - 695.30 INV - 684.52
4' C.B. #51 R-694.37 N/12" I-690.90 E/8" I-690.65
4' C.B. #50 R-694.62 N/12" I-691.29 E&W/8" I-690.23
4' C.B. #47 R-694.54 N/12" I-691.19 W.&SE/18" I-688.49
4' C.B. #40 R-694.75 NW/18" I-688.01 E/15" I-687.44 S.24" I-686.53
4' C.B. #41 R-694.38 I-688.80
4' C.B. #48 R-694.54 I-691.50
4' C.B. #46B R-694.53 I-691.35
4' V.V. #7 RIM - 695.00
4' V.V. #14 RIM - 694.95
4' V.V. #11 RIM - 694.20
5' V.V. #4 RIM - 694.00
2' ST. INL. #52 R-694.37 I-691.37
2' INL. #43 R-693.60 I-690.25
4' INL. #40 R-694.75 I-687.40
4' INL. #42 R-693.88 I-689.03
2' INL. #46A R-693.62 I-691.36
STREET LIGHT
F/HYD. #12 G.R.-695.10
F/HYD. #13 G.R.-695.10
F/HYD. #9 G.R.-694.10
8'x6' TEE
8'x8' CROSS
90° BEND
45° BEND
22.50° BEND
11.25° BEND
8" GATE VALVE
12" GATE VALVE
8" PLUG
12" PLUG
12" R.C.P.
5'x5' PIPE OUTLET W/ PIPE LOSS
STA.3+82 OFF 19'-L
STA.3+23 OFF 19'-L
STA.10+00 OFF 19'-L
STA.11+25 OFF 19'-L
STA.12+50 OFF 19'-L
STA.13+75 OFF 19'-L
STA.15+00 OFF 19'-L
STA.16+25 OFF 19'-L
STA.17+50 OFF 19'-L
STA.18+75 OFF 19'-L
STA.20+00 OFF 19'-L
STA.21+25 OFF 19'-L
STA.22+50 OFF 19'-L
STA.23+75 OFF 19'-L





CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXPLORATORY DIGGING MAY BE REQUIRED. CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD CONFLICTS WITH PROPOSED PLAN.

700 695 690 685 680 675 670

24 | -44.32 C/L 695.30 | 25 695.61 | 6 696.19 | +35.56 696.41

NORTH

SCALE: 1" = 30'

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
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DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25

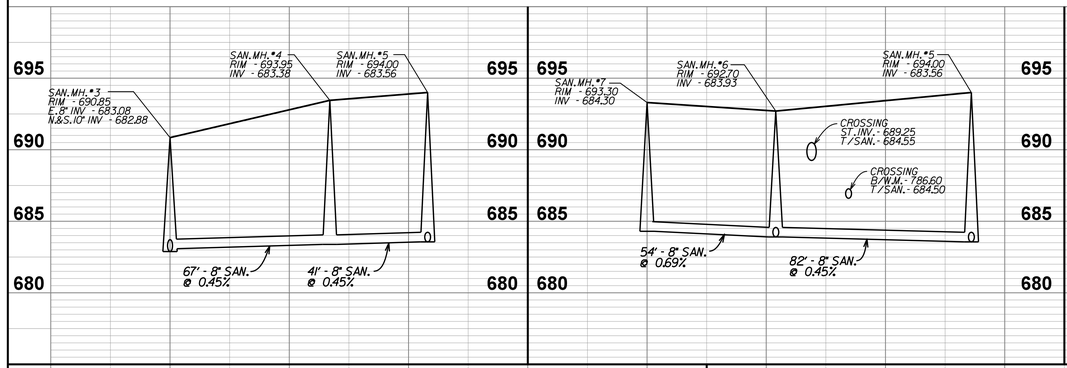
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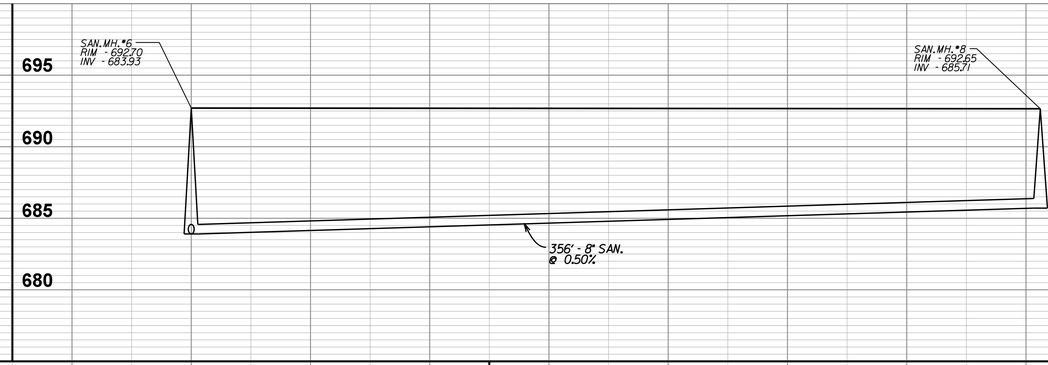
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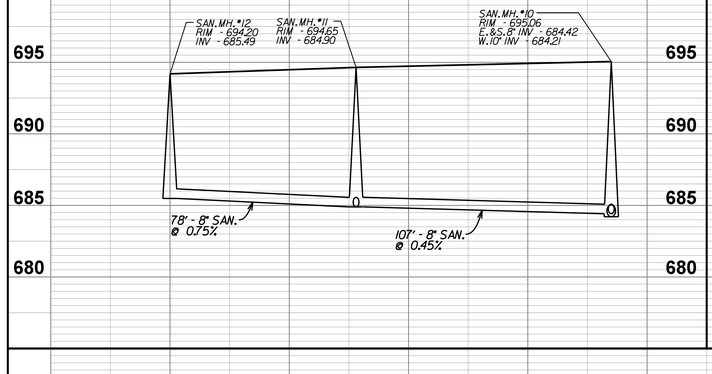
PLAN AND PROFILE FIRST STREET CONNECTION

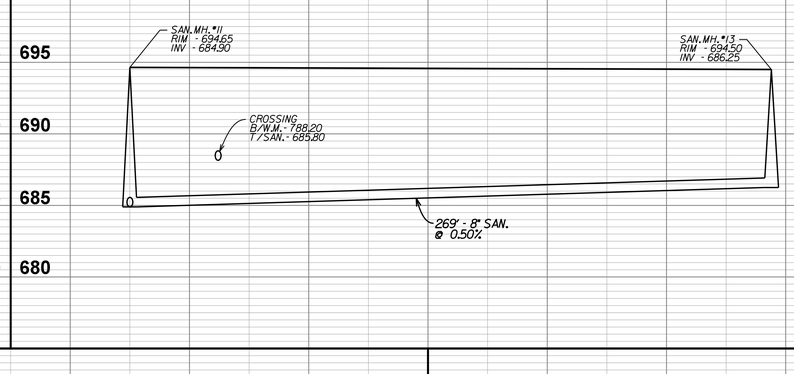
SHEET NUMBER 22 OF 32 SHEETS

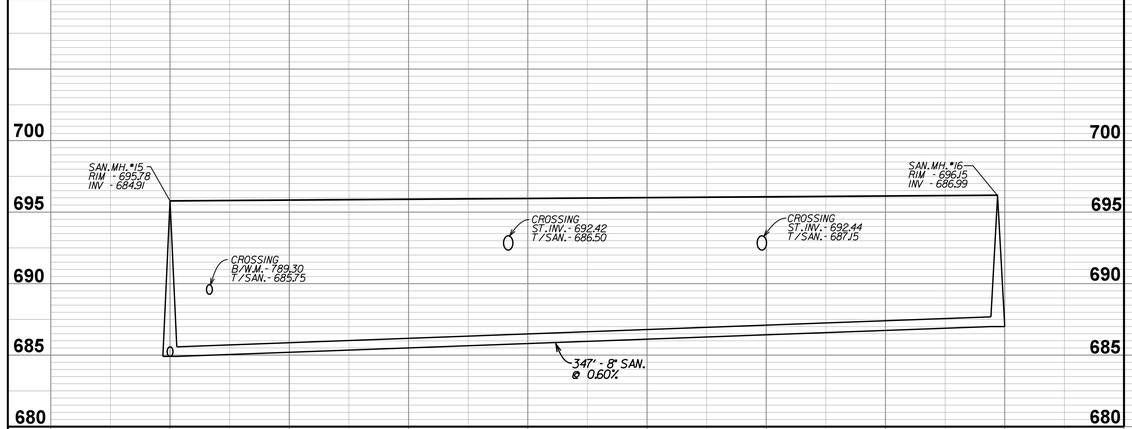
JOB No. 25999











5' 2.5' 0 5'
VERT. SCALE: 1"= 5'

30' 15' 0 30'
HORIZ. SCALE: 1"= 30'

BUFFALO GROVE, ILLINOIS
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PRAIRIE VIEW TOWNS

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ORIGINAL ISSUE: 11/24/25

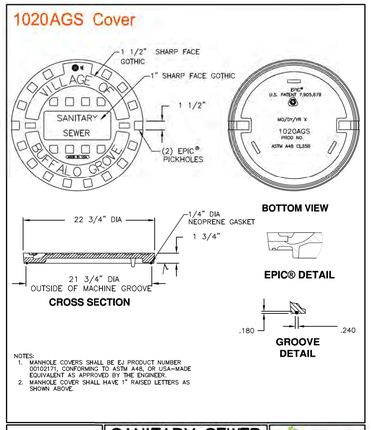
REVISIONS

DESCRIPTION	DATE	BY
REVISED PER VILLAGE REVIEW COMMENTS	01/16/26	JFC
REVISED PER VILLAGE REVIEW COMMENTS	02/20/26	JFC
REVISED PER VILLAGE REVIEW COMMENTS	03/09/26	JFC
REVISED PER VILLAGE REVIEW COMMENTS	03/31/26	JFC
REVISED PER VILLAGE REVIEW COMMENTS	04/09/26	JFC

SANITARY PROFILES

SHEET NUMBER
23
OF 32 SHEETS
JOB No. 25999

SANITARY SEWER MANHOLE LID DETAIL



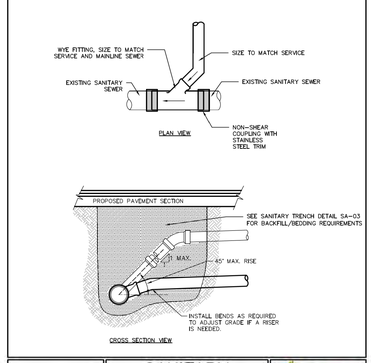
NOTES:
1. MANHOLE COVERS SHALL BE EJ PRODUCT NUMBER 00102171, CONFORMING TO ASTM A48, OR USA-MADE EQUIVALENT AS APPROVED BY THE ENGINEER.
2. MANHOLE COVER SHALL HAVE 1" RAISED LETTERS AS SHOWN ABOVE.

APPROVED:	DATE	VILLAGE ENGINEER

SANITARY SEWER MANHOLE LID DETAIL	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 02-13-2026
	DRAWING NO.: SA-02

SANITARY SERVICE CONNECTION

NOTES:
1. PIPE MATERIAL SHALL BE PVC SOLID WALL (SDR-26W) PIPE, CONFORMING TO ASTM D-3034.
2. JOINTS SHALL CONFORM TO ASTM D-3212.
3. FITTINGS SHALL CONFORM TO ASTM D-3034.

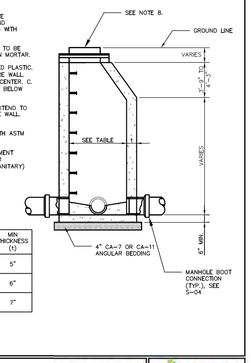


APPROVED:	DATE	VILLAGE ENGINEER

SANITARY SERVICE CONNECTION	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 02-13-2026
	DRAWING NO.: SA-01

SANITARY OR STORM MANHOLE

NOTES:
1. EXTERIOR NEOPRENE CHIMNEY SEAL STAINLESS STEEL TRIM PER ASTM C-923.
2. PIPE OPENINGS SHALL BE PRECAST INTO WALLS. CAST IN RESILIENT WATERTIGHT SLEEVE WITH STAINLESS STEEL TRIM PER ASTM C-923.
3. PRECAST REINFORCED CONCRETE SECTIONS PER ASTM C-478 AND PREFORMED BITUMINOUS JOINTS WITH INTEGRAL PRECAST BOTTOMS.
4. FINAL ADJUSTMENT TO FRAMES TO BE DONE WITH STEEL SHIMS SET IN MORTAR.
5. STEPS TO BE STEEL REINFORCED PLASTIC.
   A. IMBEDDED 3" INTO STRUCTURE WALL.
   B. SPACED AT 16" CENTER TO CENTER. C. FIRST STEP LOCATED 8"-12" BELOW FRAME.
6. PRECAST PCC BENCH SHALL EXTEND TO CROWN AND SLOPE TO OUTSIDE WALL. SMOOTH FINISH.
7. JOINT WRAP SHALL COMPLY WITH ASTM C-877.
8. SEE S-03 FOR FRAME ADJUSTMENT DETAILS. FOR MANHOLE COVER REQUIREMENTS, SEE SA-02 (SANITARY) OR ST-06 (STORM).



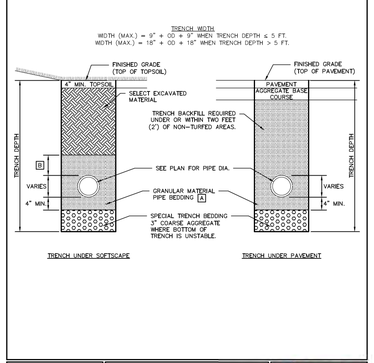
PIPE DIAMETER	MANHOLE DIAMETER	MIN THICKNESS (t)
≥18"	48"	5"
21"–36"	60"	6"
>36"	72"	7"

APPROVED:	DATE	VILLAGE ENGINEER

SANITARY OR STORM MANHOLE	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 02-03-2026
	DRAWING NO.: S-02

TRENCH DETAIL

CODED NOTES:
[A] PIPE BEDDING AND TRENCH BACKFILL SHALL BE CA-11 STONE, CLASS B OR BETTER.
[B] FLEXIBLE PIPE – 12" MINIMUM RIGID PIPE – 4" MINIMUM.

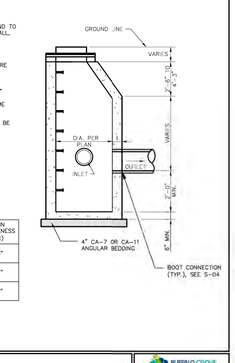


APPROVED:	DATE	VILLAGE ENGINEER

TRENCH DETAIL	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 02-03-2026
	DRAWING NO.: S-01

CATCH BASIN TYPE A

NOTES:
1. PRECAST REINFORCED CONCRETE SECTIONS PER ASTM C-478 AND PREFORMED BITUMINOUS JOINTS WITH INTEGRAL PRECAST BOTTOMS.
2. PIPE OPENINGS SHALL BE PRECAST INTO WALLS.
3. I.D.O.T #602601 FOR FLAT TOPS.
4. PRECAST PCC BENCH SHALL EXTEND TO CROWN AND SLOPE TO OUTSIDE WALL. SMOOTH FINISH.
5. STEPS TO BE STEEL REINFORCED PLASTIC.
   A. IMBEDDED 3" INTO STRUCTURE WALL.
   B. SPACED AT 16" CENTER TO CENTER.
   C. FIRST STEP LOCATED 8"-12" BELOW FRAME.
   D. SEE S-03 FOR OTHER FRAME AND STEP REQUIREMENTS.
6. FINAL ADJUSTMENT TO FRAMES TO BE DONE WITH STEEL SHIMS SET IN MORTAR.



PIPE DIAMETER	MANHOLE DIAMETER	MIN THICKNESS (t)
≥18"	48"	5"
21"–36"	60"	6"
>36"	72"	7"

APPROVED:	DATE	VILLAGE ENGINEER

CATCH BASIN TYPE A	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 02-13-2026
	DRAWING NO.: ST-01

SOLID SLEEVE CONNECTION TO EX. WATER MAIN

NOTES:
1. SWAB ALL CONNECTIONS WITH 2% HYPOCHLORITE SOLUTION.
2. ALL MECHANICAL JOINTS SHALL CONFORM TO AWWA C111.
3. ALL COUPLINGS SHALL BE USA-MADE.

APPROVED:	DATE	VILLAGE ENGINEER

SOLID SLEEVE CONNECTION TO EX. WATER MAIN	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 01-23-2026
	DRAWING NO.: W-07

WATER VAULT MANHOLE LID DETAIL

NOTES:
1. MANHOLE COVERS SHALL BE EJ PRODUCT NUMBER 00102171, CONFORMING TO ASTM A48, OR USA-MADE EQUIVALENT AS APPROVED BY THE ENGINEER.
2. MANHOLE COVER SHALL HAVE 1" RAISED LETTERS AS SHOWN ABOVE.

APPROVED:	DATE	VILLAGE ENGINEER

WATER VAULT MANHOLE LID DETAIL	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 02-13-2026
	DRAWING NO.: W-10

TAPPING VALVE AND VAULT

NOTES:
1. PRECAST REINFORCED CONCRETE SECTIONS PER ASTM C-478 AND PREFORMED BITUMINOUS JOINTS WITH INTEGRAL PRECAST BOTTOMS.
2. PIPE OPENINGS SHALL BE PRECAST INTO WALLS.
3. I.D.O.T #602601 FOR FLAT TOPS.
4. STEPS TO BE STEEL REINFORCED PLASTIC.
   A. IMBEDDED 3" INTO STRUCTURE WALL.
   B. SPACED AT 16" CENTER TO CENTER.
   C. FIRST STEP LOCATED 8"-12" BELOW FRAME.
5. FINAL ADJUSTMENT TO FRAMES TO BE DONE WITH STEEL SHIMS SET IN MORTAR.
6. VALVE NUT SHALL BE CENTERED UNDER MANHOLE OPENING.

SEE W-10 FOR MANHOLE LID DETAIL
SEE S-03 FOR STRUCTURE FRAME & GRATE ADJUSTMENT DETAIL

PIPE DIAMETER	MANHOLE DIAMETER	MIN THICKNESS (t)
6"–8"	48"	5"
≥10"	60"	6"

APPROVED:	DATE	VILLAGE ENGINEER

TAPPING VALVE AND VAULT	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 02-03-2026
	DRAWING NO.: W-08

FIRE HYDRANT

NOTES:
1. WATEROUS PACER MODEL WB67-250 (TRAFFIC TYPE), AWWA C502, PAINTED FIRE ENGINE RED ABOVE GROUND, WITH RESILIENT WEDGE AUXILIARY GATE VALVE.
2. OPERATING PRESSURE SHALL BE 250 PSI.
3. NOZZLES, TWO AT TWO AND ONE HALF INCH, ONE AT FOUR AND ONE HALF INCH, WITH THREADS CONFORMING TO NATIONAL STANDARD SPECIFICATIONS.
4. FRANGIBLE SECTION (BREAKAWAY TYPE) WITH THE BREAK LINE FLANGE LOCATED ONE INCH ABOVE FINISHED GRADE.
5. JOINT END, SIX INCH, MECHANICAL OR PUSH-ON.
6. STAINLESS STEEL TRIM BELOW GROUND.
7. AUXILIARY BOXES AND HYDRANTS SHALL BE A DIRECT FLANGE-TO-FLANGE CONNECTION. IF A DIRECT CONNECTION CANNOT BE MADE DUE TO UTILITY CONFLICTS, AN 18" MINIMUM SPOOL BETWEEN AUXILIARY BOX AND HYDRANT MAY BE USED AT THE DIRECTION OF THE ENGINEER (SEE DETAIL, THIS SHEET).
8. FIRE HYDRANT EXTENSIONS AND PARTS TO BE MANUFACTURED BY WATEROUS ONLY. ALL STAINLESS STEEL TRIM.

APPROVED:	DATE	VILLAGE ENGINEER

FIRE HYDRANT	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 02-03-2026
	DRAWING NO.: W-03

WATER SERVICE

NOTES:
1. MATERIAL SHALL BE ASTM B-88 SOFT ANNEALED, SEAMLESS, TYPE K COPPER. MADE IN USA.
2. MAXIMUM SERVICE SIZE SHALL NOT BE GREATER THAN 2" EXCEPT AS APPROVED BY THE ENGINEER. SERVICES LARGER THAN 2" SHALL BE DUCTILE IRON PIPE.
3. DIRECT TAP FOR 1" SERVICES. 1 ½" AND LARGER SHALL USE FORD FC202 STAINLESS STEEL BAND, EPOXY COATED SADDLE.
4. INSULATION SHALL BE REQUIRED FOR SERVICES LESS THAN 5.5' DEEP. INSULATION MATERIAL SHALL BE AS APPROVED BY THE ENGINEER.
5. GOOSENECK SERVICE PIPE AT CONNECTION TO ALLOW AT LEAST ONE (1) FOOT EXTRA LENGTH.
6. ALL CONNECTIONS SHALL BE OF THE "FLARED" TYPE.

APPROVED:	DATE	VILLAGE ENGINEER

WATER SERVICE	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 02-03-2026
	DRAWING NO.: W-04

THRUST BLOCKING

NOTES:
1. THRUST BLOCKS SHALL BE MASONRY BLOCKS CAST-IN-PLACE CONCRETE THRUST BLOCKS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER.
2. ALL THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.
3. ALL MASONRY BLOCK AND CAST IN PLACE THRUST BLOCKS SHALL BE MINIMUM 3,000 PSI.

APPROVED:	DATE	VILLAGE ENGINEER

THRUST BLOCKING	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 02-03-2026
	DRAWING NO.: W-05

STORM SEWER MANHOLE LID DETAIL

NOTES:
1. MANHOLE COVERS SHALL BE EJ PRODUCT NUMBER 00102171, CONFORMING TO ASTM A48, OR USA-MADE EQUIVALENT AS APPROVED BY THE ENGINEER.
2. MANHOLE COVER SHALL HAVE 1" RAISED LETTERS AS SHOWN ABOVE.

APPROVED:	DATE	VILLAGE ENGINEER

STORM SEWER MANHOLE LID DETAIL	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 02-13-2026
	DRAWING NO.: ST-06

INLET TYPE A

NOTES:
1. PRECAST REINFORCED CONCRETE SECTIONS PER ASTM C-478 AND PREFORMED BITUMINOUS JOINTS WITH INTEGRAL PRECAST BOTTOMS.
2. PIPE OPENINGS SHALL BE PRECAST INTO WALLS.
3. FINAL ADJUSTMENT TO FRAMES TO BE DONE WITH STEEL SHIMS SET IN MORTAR.

APPROVED:	DATE	VILLAGE ENGINEER

INLET TYPE A	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 01-23-2026
	DRAWING NO.: ST-03

CATCH BASIN TYPE C

NOTES:
1. PRECAST REINFORCED CONCRETE SECTIONS PER ASTM C-478 AND PREFORMED BITUMINOUS JOINTS WITH INTEGRAL PRECAST BOTTOMS.
2. PIPE OPENINGS SHALL BE PRECAST INTO WALLS.
3. FINAL ADJUSTMENT TO FRAMES TO BE DONE WITH STEEL SHIMS SET IN MORTAR.

APPROVED:	DATE	VILLAGE ENGINEER

CATCH BASIN TYPE C	BUFFALO GROVE STANDARD CONSTRUCTION DWG.
	DATE: 01-23-2026
	DRAWING NO.: ST-02

EXHIBIT NO. 202

SUMP PUMP CONNECTION DETAIL

Prepared by the Village Engineering Division

BUFFALO GROVE, ILLINOIS
PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
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PRAIRIE VIEW TOWNS

DESIGNED BY: A.Z.
DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25

DESCRIPTION	DATE	BY
REVISED PER VILLAGE REVIEW COMMENTS	01/16/26	JFC
REVISED PER VILLAGE REVIEW COMMENTS	02/20/26	JFC
REVISED PER VILLAGE REVIEW COMMENTS	03/09/26	JFC
REVISED PER VILLAGE REVIEW COMMENTS	03/23/26	JFC
REVISED PER VILLAGE REVIEW COMMENTS	03/31/26	JFC
REVISED PER VILLAGE REVIEW COMMENTS	04/09/26	JFC

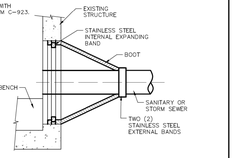
REVISIONS

DETAILS

SHEET NUMBER 24
OF 32 SHEETS
JOB No. 25999

NOTES:

1. MACHINE CORE CIRCULAR OPENING IN STRUCTURE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE PER MANUFACTURER'S RECOMMENDATION.
2. CUT SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM/TO NEW CONNECTION.
3. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
4. RESILIENT WATERTIGHT SLEEVE WITH STAINLESS STEEL PRM PER ASTM C-923.



CONNECTIONS TO SEWER STRUCTURES

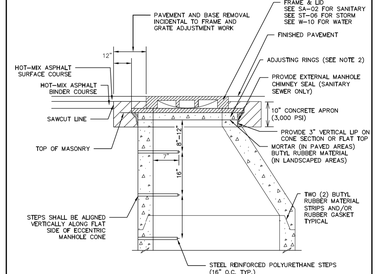
APPROVED: _____ DATE _____ VILLAGE ENGINEER

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

DATE	STANDARD NO.
02-03-2026	S-04

NOTES:

1. THE REQUIRED MANHOLE FRAME AND GRATE ADJUSTMENTS, DUE TO THE PAVEMENT RESURFACING, INCLUDING POURING OF CONCRETE APRON, SHALL BE PERFORMED BEFORE PLACING HOT-MIX ASPHALT SURFACE COURSE.
2. TOTAL ADJUSTING RINGS HEIGHT SHALL BE 2" MINIMUM, 6" MAXIMUM.



STRUCTURE FRAME & GRATE ADJUSTMENT

APPROVED: _____ DATE _____ VILLAGE ENGINEER

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

DATE	STANDARD NO.
02-13-2026	S-03

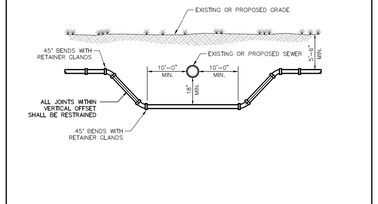
VERTICAL SEPARATION

AT LOCATIONS WHERE THE WATER MAIN CROSSES STORM OR SANITARY SEWER, 18" MINIMUM OF VERTICAL SEPARATION FROM THE CROWN OF THE LOWER PIPE TO THE INVERT OF THE UPPER PIPE SHALL BE MAINTAINED. WHERE 18" VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER OR SEWER PIPE SHALL BE ENCASED FOR A MINIMUM DISTANCE OF 10' FROM THE EDGE OF PIPE, ON EITHER SIDE, PERPENDICULAR TO THE CROSSING, OR THE SEWER PIPE SHALL BE WATER MAIN CLASS PIPE FOR A DISTANCE OF 10' FROM THE EDGE OF PIPE, ON EITHER SIDE, PERPENDICULAR TO THE CROSSING. WATER MAIN BELOW SEWER WITH LESS THAN 18" OF VERTICAL SEPARATION SHALL NEVER BE ALLOWED.

HORIZONTAL SEPARATION

10' OF LATERAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE SHALL BE MAINTAINED BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN. WHERE 10' OF LATERAL SEPARATION CANNOT BE MAINTAINED, THE INVERT OF THE WATER MAIN SHALL BE A MINIMUM OF 18" ABOVE THE CROWN OF THE SEWER. WHERE 10' OF LATERAL SEPARATION AND 18" OF VERTICAL SEPARATION CANNOT BE MAINTAINED, THE SEWER SHALL BE CONSTRUCTED WITH WATER MAIN CLASS PIPE PER VERTICAL SEPARATION REQUIREMENTS AND PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE PRIOR TO BACKFILLING.

WATER MAINS SHALL BE SEPARATED FROM SEPTIC TANKS, DISPOSAL FIELDS, SEEPAGE BEDS, AND LIFT STATIONS BY A MINIMUM OF 25'.

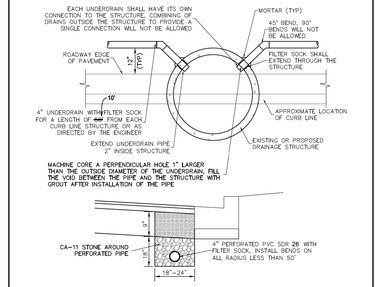


WATER MAIN SEPARATION

APPROVED: _____ DATE _____ VILLAGE ENGINEER

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

DATE	STANDARD NO.
01-23-2026	W-02

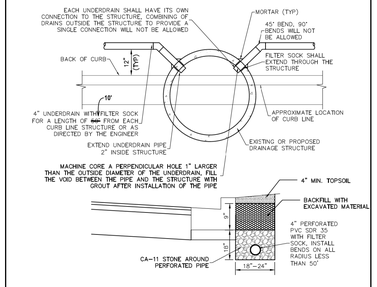


UNDERDRAIN INSTALLATION FRONT OF CURB

APPROVED: _____ DATE _____ VILLAGE ENGINEER

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

DATE	STANDARD NO.
02-03-2026	ST-04



UNDERDRAIN INSTALLATION BACK OF CURB

APPROVED: _____ DATE _____ VILLAGE ENGINEER

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

DATE	STANDARD NO.
01-23-2026	ST-05

EXHIBIT NO.109
MATERIALS LIST

Date of revision: 8/23/19

Water Distribution Material Specifications:

Water main pipe	Ductile Iron Pipe. Pipe class thickness—AWWA C150, minimum thickness, Class 52. Pipe—AWWA C151. Pipe lining—AWWA C104. Fittings—AWWA C153. Joints—mechanical and push-on, AWWA C111. Wrap—4 mil. X-Lan conforming to AWWA C105-A21.5 and AWWA C600. No 90 degree bends allowed. All stainless steel trim.
Valves	American Flow Control. Series 2500 resilient wedge gate valve. All sizes two inch to fourteen inch; counter clockwise to open. AWWA C500., AWWA C504. Class AWWA C-504 Butterfly Valve for sixteen inch and above. flout end—mechinical. AWWA C111. All stainless steel trim.
Valve Vault	All structures shall be monolithically precast with designed openings or mechanically cored in the field and shall have rubber boots conforming to ASTM C-923. Dog house vaults are excluded from these requirements when permitted by Village Engineer. Size: For six and eight inch diameter valves, valve vaults shall have a forty-eight inch inside diameter; for pressure connections and valves ten inches and larger in diameter, valve vaults shall have a sixty inch inside diameter. All valve vault cones must be eccentric centers with valve properly aligned.
Castings	Neenah No. R-1772, embossed per Exhibit No. 401.
Fire Hydrant	Waterous Pacer Model WB67-250, AWWA C502, painted fire engine red above ground, with resilient wedge auxiliary gate valve. Nozzles, two at two and one half inch, one at four and one half inch, with threads conforming to National Standard Specifications. Frangible section (breakaway type) with the break line flange located one inch above finished grade. Joint end, six inch, mechanical or push-on. Stainless steel trim below ground. Auxiliary boxes and hydrants shall be a direct flange-to-flange connection.
Fire hydrant extension	Fire hydrant extensions and parts to be manufactured by Waterous only. All stainless steel trim.
Hydrant Valve Box \ Valve boxes	Hydrant Valve Box Tyler 664-S. Ltd embossed "WATER." Rubber valve box stabilizer required.
Service Pipe	Copper tube, two inches and smaller, ASTM B88, Type K (1" minimum). Ductile iron, larger than two inches. Conform to Water main section above. Service upgrade for existing water main requires a stainless steel tap repair clamp. Ford model FS1-CC, minimum length 18" long.
Corporation Stop	Mueller H15000, 1" minimum, AWWA C800. 1" Direct tap or 1 1/4" and larger shall use Ford FC202 stainless steel band, epoxy coated saddle.
Curb Stop	Copper service, Mueller H-15154. Ductile iron service. Resilient wedge counter clockwise to open, AWWA C500. Joint end—mechanical, AWWA C111.
Curb box	Copper service, Mueller H-10302. Ductile iron service, conform to Hydrant Valve Box section above. Ductile iron service, 6" and larger, conform to Valve Vault section above.
Copper to Copper Fittings	Mueller Company Model #H-15400 . An all flared coupling is required. no sweat joint or compression allowed.
Pressure Connections	Ford FTSS style tapping sleeve. American Flow Control Series 2500 tapping valve four inch minimum. All stainless steel trim.

WATER MAIN MATERIAL

WATER MAIN SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

DUCTILE IRON PIPE. PIPE CLASS THICKNESS—AWWA C150, MINIMUM THICKNESS, CLASS 52. ZINC-COATED. PIPE—AWWA C151. PIPE LINING—AWWA C104. FITTINGS—AWWA C153. JOINTS—MECHANICAL AND PUSH-ON, AWWA C111. NO 90-DEGREE BENDS ALLOWED. ALL STAINLESS STEEL TRIM. USA—MADE. ALL FITTINGS SHALL BE MECHANICALLY RESTRAINED. ALL FASTENERS SHALL BE LUBRICATED.

WATER VALVE MATERIAL

VALVES SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

AMERICAN FLOW CONTROL, SERIES 2500 RESILIENT WEDGE GATE VALVE. ALL SIZES TWO INCH (2") TO FOURTEEN INCH (14"), COUNTERCLOCKWISE TO OPEN, AWWA C500., AWWA C504. CLOW AWWA C-504 BUTTERFLY VALVE FOR SIXTEEN INCH (16") AND ABOVE. JOINT END—MECHANICAL, AWWA C111. ALL STAINLESS STEEL TRIM. USA—MADE.

RESTRAINED LENGTH TABLE

TYPE OF FITTING	RESTRAINED LENGTH (EACH WAY)
TEE AND PLUG	LENGTH OF TEE
45° BEND	8'-0"
22 1/2° BEND	4'-0"
11 1/4° BEND	2'-0"

LOCKING GASKET LENGTH TABLE

TYPE OF BEND/FITTING	DISTANCE FROM BEND/FITTING (EACH WAY)
45° HORIZONTAL BEND	15'-0"
22.5° HORIZONTAL BEND	10'-0"
45° VERTICAL OFFSET	25'-0"
TEES	PROVIDE THRUST BLOCK
PRESSURE CONNECTION	PROVIDE THRUST BLOCK
END CAPS	PROVIDE THRUST BLOCK

WATER MAIN INSTALLATION REQUIREMENTS

APPROVED: _____ DATE _____ VILLAGE ENGINEER

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

DATE	STANDARD NO.
02-03-2026	W-01

Sanitary Sewer Material Specifications:

Sewer and Service Connection Pipe	Reinforced concrete pipe—circular reinforcement, minimum Class 3, ASTM C76, with epoxy lining. PVC solid wall (SDR-26#I) pipe—ASTM D-3034 for six to fifteen inches in diameter. **PCV SDR 26 IS ACCEPTABLE**
Sewer and Service Connection Pipe Joints.	Reinforced concrete pipe—ASTM C443. PVC solid wall (SDR-26#I) pipe—ASTM D-3212 for six to eighteen inches in diameter. **PCV SDR 26 IS ACCEPTABLE**
Sewer and Service Connection Pipe Fittings	PVC solid wall (SDR-26#I) pipe—ASTM D3034 for six to fifteen inches in diameter. **PCV SDR 26 IS ACCEPTABLE**
Casing Pipes.	Steel pipe—ASTM A120, three-eighths inch minimum thickness
Manholes	Size: For sewer eighteen inch diameter or less, manhole shall have a forty-eight inch inside diameter. For sewer twenty-one inch to thirty-six inch diameter, manhole shall have a sixty inch inside diameter. For sewer greater than thirty-six inch diameter, manhole shall have an offset river pipe of forty-eight inch inside diameter. All structures shall be monolithically precast including bases and invert flow lines.
Castings	Neenah No. R-1772, with self-sealing, lid and recessed pick hole, embossed per Exhibit No. 301.

Storm Sewer System Material Specifications:

Structures.	All structures shall be precast with designed openings or mechanically cored in the field.
Castings	Closed Lid, Type I Neenah No. R-1772, embossed per Exhibit No. 301. Open Lid, Type I Neenah No. R-1772, Standard 114.12 or any other barrier curb, Type II Neenah No. R-3170 (open curb box) Box height must be 6" minimum with 3" tapers to match curb height., Depressed barrier curb, Type III Neenah No. R-3265, Yard inlet, Type X Neenah No. R-2529
Sewer Pipe Joints	Reinforced concrete pipe ASTM C-443 or C361, PVC solid wall (SDR-26#I) pipe ASTM D-3212 for six to eighteen inches in diameter.
Sump pump service connection pipe sub surface drain pipe	4" PVC solid wall sewer pipe SDR-35. Blind connections must be cored in storm sewer and pipe connections shall be made with a rubber boot and stainless steel band. Sump pump per Exhibit No. 202 and underdrain per Exhibit No 203.

Material Specifications for All Utilities:

Bedding	CA-11, Class B or better. All stone shall be crushed; rounded aggregate will not be permitted. The stone shall be compacted to 95% modified proctor density as required by ASTM D1557 or AASHTO T-180. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Trench Backfill	CA-11, Class B or better. This item shall meet the requirements of Class B CA-11, per the IDOT Standard Specifications for Road and Bridge Construction. All stone shall be crushed; rounded aggregate will not be permitted. The stone shall be compacted to 90% modified proctor density as required by ASTM D1557 or AASHTO T-180. Jetting of trenches is not permitted. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Adjustments	No more than two precast concrete adjusting rings with six inch maximum height adjustment shall be allowed, minimum one 2" ring installed on new structures. Only one HDPE ring with a max of 2" may be used within the precast tolerances. Only precast concrete or HDPE adjustment rings permitted. ½" x 3.5" mastic to be used between all frames, rings and structures. Mortar around rings, but none between.

Miscellaneous Material Specifications:

Detectable Warnings	Quick connect plates or bolted plates by Neenah Enterprises, Inc. Color shall be brick red.
Concrete	In accordance with IDOT Standard Specifications for Road and Bridge Construction
Asphalt	In accordance with IDOT Standard Specifications for Road and Bridge Construction and Chapter 16.50.070 of the Village of Buffalo Grove Municipal Code

* The Village Engineer shall have the authority to approve the use of alternative materials than those specifically required by Exhibit 109 in the manner provided for in this Title. The Village Engineer may approve alternative materials that are not specifically required by this title when:

1. The materials or their components required by this title are no longer manufactured and available for purchase; and
2. The alternative materials are generally consistent with requirements of this title, including but not limited to those standards relating to production, composition, safety and aesthetics.

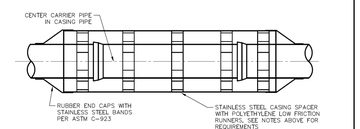
Testing Specifications:

(In addition to the requirements of IDOT's Standard Specifications for Road and Bridge Construction or the Standard Specifications for Water and Sewer Construction in Illinois)

Storm Sewer	Cleaning and televising, with reporting, as directed by the Village Engineer
Sanitary Sewer	Cleaning and televising, with reporting, as directed by the Village Engineer

NOTES:

1. CASING SPACERS AND HARDWARE SHALL BE T-304 STAINLESS STEEL.
2. CASING SPACERS SHALL BE INSTALLED AT EACH END OF THE CASING PIPE A MAXIMUM OF 2' FROM THE END OF THE CASING PIPE.
3. FOR DUCTILE IRON PIPE INSTALLATIONS, CASING SPACERS SHALL BE PLACED AT A MAXIMUM INTERVAL OF 10'.
4. FOR PVC AND HDPE INSTALLATIONS CASING SPACERS SHALL BE PLACED AT A MAXIMUM INTERVAL OF 6'.
5. CASING SPACERS ON PVC PIPE SHALL BE INSTALLED AT THE SPIGOT END OF EACH PIPE.
6. CASING SPACERS SHALL BE A MINIMUM OF 8" WIDE.
7. CASING SPACERS SHALL ELECTRICALLY ISOLATE THE CARRIER PIPE FROM THE CASING PIPE.
8. CASING RUNNERS SHALL HAVE A COEFFICIENT OF FRICTION < 0.13 PER ASTM D1894 ON SMOOTH STEEL SURFACES.
9. SEE TRENCH DETAIL S-01 FOR TRENCHING REQUIREMENTS.

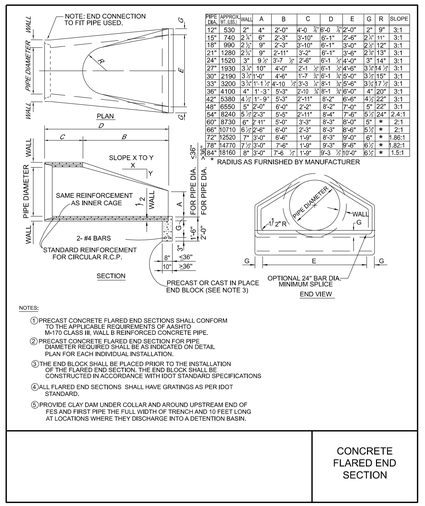


CASING PIPE

APPROVED: _____ DATE _____ VILLAGE ENGINEER

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

DATE	STANDARD NO.
01-26-2026	W-05



PIPE DIA.	APPROX. WALL	WT. (LB)	A	B	C	D	E	G	R	SLOPE
12"	530	2"	4"	2'-0"	4'-0"	1'8"-0	3'2"-0"	2'1"	9"	3:1
15"	740	2 1/2"	6"	2'-3"	3'-10"	6"-1"	2'-6"	2'2"	11"	3:1
18"	990	2 1/2"	9"	2'-3"	3'-10"	6"-1"	3'-0"	2'2"	1'2"	3:1
21"	1280	2 1/2"	9"	2'-11"	3'-2"	6"-1"	3'-6"	2'3"	1'3"	3:1
24"	1520	3"	9 1/2"	3'-2"	3'-2"	6"-1	3'-9"	2'4"	1'3"	3:1
27"	1930	3 1/2"	10"	4'-0"	2'-1	1'-0"-1	4'-0"	3'3"	1'4"	3:1
30"	2190	3"/3'10"	4'-6"	1'-7	1'-0"-1	1'-0"-0	4'-3"	3'3"	1'5"	3:1
33"	3200	3"/11'-1	5'-10	1'-5"-3	1'-0"-1	1'-0"-0	4'-6"	3'3"	1'7"	3:1
36"	4100	4"	1'-3"	5'-3"	2'-10	1'-0"-1	1'-0"-0	4"	2'0"	3:1
42"	5380	4.0"	1'-9"	5'-3"	2'-11"	1'-0"-2	1'-0"-0	4'-1"	2'2"	3:1
48"	6850	5"	2'-0"	6'-0"	2'-2"	1'-0"-2	1'-0"-0	5"	2'2"	3:1
54"	8240	5.5"	2'-3"	5'-0"	2'-11"	1'-0"-4	1'-0"-0	5'-1"	2'4"	2.4:1
60"	8730	6"	2'-11"	5'-0"	3'-3"	1'-0"-3	1'-0"-0	5"	*	2:1
66"	9210	6 1/2"	3'-6"	6'-0"	3'-3"	1'-0"-3	1'-0"-0	5'-1"	*	2:1
72"	9250	7"	3'-0"	6'-6"	1'-9"	1'-0"-3	1'-0"-0	6"	*	1.86:1
78"	14770	7 1/2"	3'-0"	7'-6"	1'-9"	1'-0"-3	1'-0"-0	6'-1"	*	1.82:1
84"	16160	8"	3'-0"	7'-6	1'-1	1'-0"-3	1'-0"-0	6'-1"	*	1.5:1

NOTES:

1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III. WALL B REINFORCED CONCRETE PIPE.
2. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
3. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS
4. ALL FLARED END SECTIONS SHALL HAVE GRATINGS AS PER IDOT STANDARD.
5. PROVIDE CLAY DAM UNDER COLLAR AND AROUND UPSTREAM END OF FES AND FIRST PIPE THE FULL WIDTH OF TRENCH AND 10 FEET LONG AT LOCATIONS WHERE THEY DISCHARGE INTO A DETENTION BASIN.

CONCRETE FLARED END SECTION

GENERAL NOTES

GRATING DETAIL SHOWN ARE INTENDED FOR USE WITH PARTICULAR SIZES OF PRECAST REINFORCED CONCRETE FLARED END SECTIONS AS SHOWN ON STANDARD 542311

STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

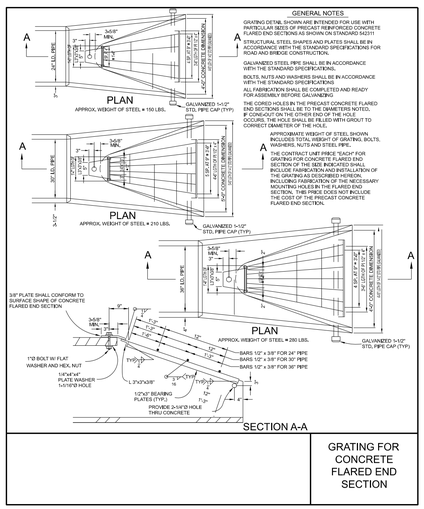
GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

ALL FABRICATION SHALL BE COMPLETED AND READY FOR ASSEMBLY BEFORE GALVANIZING.

THE CORED HOLES IN THE PRECAST CONCRETE FLARED END SECTIONS ARE 1" LARGER THAN THE BOLTS. IF CONSAUCH ON THE OTHER END OF THE HOLE OCCURS, THE HOLE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE.

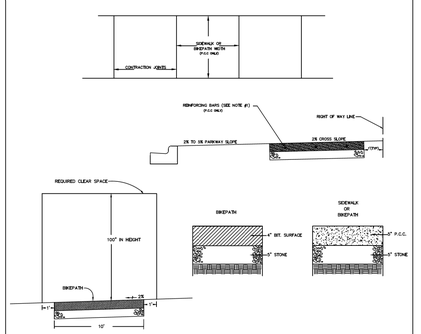
APPROXIMATE WEIGHT OF STEEL SHOWN, INCLUDES TOTAL WEIGHT OF GRATING, BOLTS, WASHERS, NUTS AND STEEL PIPE.

THE PRICE BID PER EACH SHALL BE FOR GRATING FOR CONCRETE FLARED END SECTION OF THE SIZE INDICATED SHALL INCLUDE FABRICATION AND INSTALLATION OF THE GRATING AS DESCRIBED HEREON. THE PRICE BID SHALL ALSO INCLUDE NECESSARY MOUNTING HOLES IN THE FLARED END SECTION. THIS PRICE DOES NOT INCLUDE THE COST OF THE PRECAST CONCRETE FLARED END SECTION.



GRATING FOR CONCRETE FLARED END SECTION

EXHIBIT NO. 502



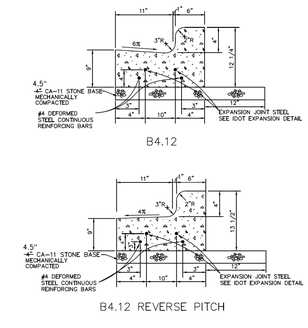
BIKEPATH & SIDEWALK DETAIL

NOTE:

1. AT ALL TRENCH CROSSINGS, 3 – 10' X 3/4" REINFORCING BARS SHALL BE PLACED EQUALLY SPACED AND CENTERED OVER THE TRENCH.
2. CONCRETE THICKNESS SHALL BE 6" AT ALL DRIVEWAYS AND TRENCH CROSSINGS.
3. SET 3/4" EXPANSION JOINTS AT 50' MAX. SPACING INTERVALS.
4. SIDEWALK WIDTH AS SHOWN ON PLANS.
5. CURB RAMPS SHALL COMPLY WITH LATEST ACCESSIBILITY STANDARDS.

Prepared by the Village Engineering Division

EXHIBIT NO. 501



B4.12

B4.12 REVERSE PITCH

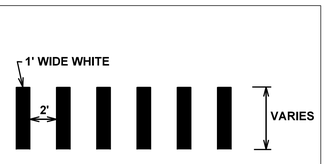
B4.12 CURB AND GUTTER DETAIL

NOTE:

1. SET EXPANSION JOINTS AT ALL ACTS, PITS, FIVE FEET ON EITHER SIDE OF WAY FRAMES, AND AT 40' MAX. INTERVALS.
2. CONTRACTION JOINTS SHALL BE TOOLED AT 15' INTERVALS AND SAW CUT WITHIN 24 HOURS.
3. JOINTS SHALL BE CLEANED AND SEALED ACCORDING TO ARTICLE 420.12.
4. CURING COMPOUND REQUIRED.
5. IDOT APPROVED CURBS ALSO PERMITTED.

NOTE:
CURB INLETS MUST BE A MINIMUM OF 6" WITH 3' TAPERS TO MATCH CURB HEIGHT. THIS DOES NOT INCLUDE STRUCTURES AT DEPRESSED CURB LOCATIONS. (SEE MATERIALS LIST ON THIS PAGE)

Prepared by the Village Engineering Division



NOTE:

ALL PAVEMENT MARKING & STRIPING ON ASPHALT SHALL BE THERMOPLASTIC.

CROSS -WALK DETAIL

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
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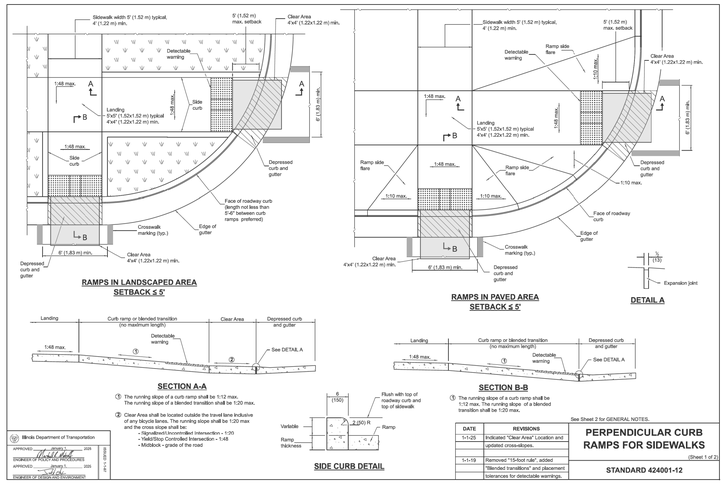
DESIGNED BY: A.Z.
DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25

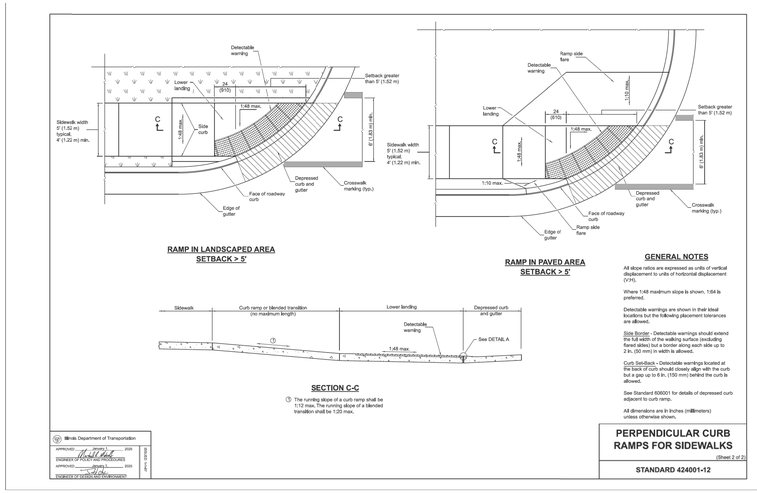
REVISIONS

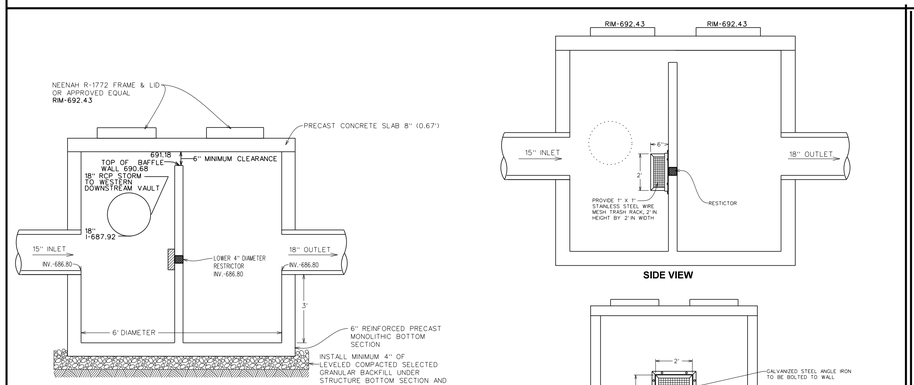
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02/20/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/31/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

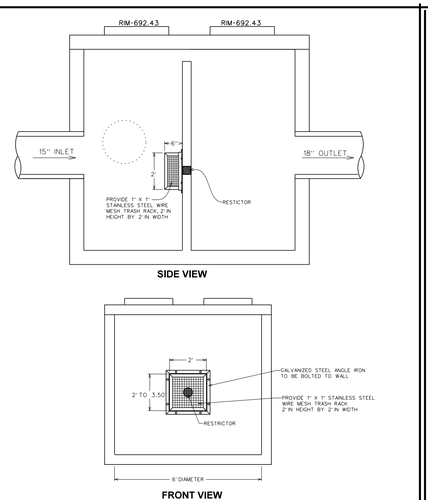
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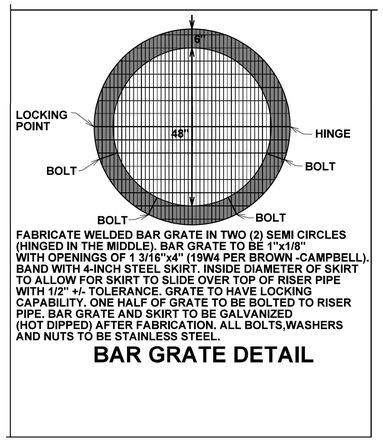
SHEET NUMBER
25
OF 32 SHEETS
JOB No. 25999

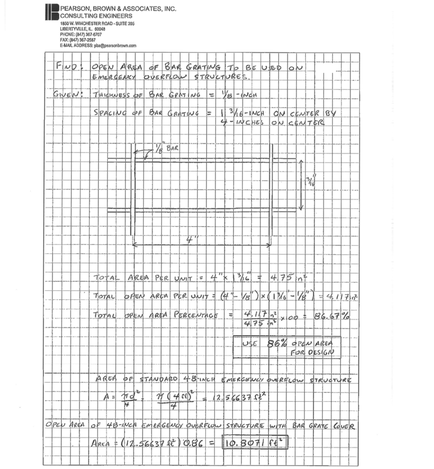


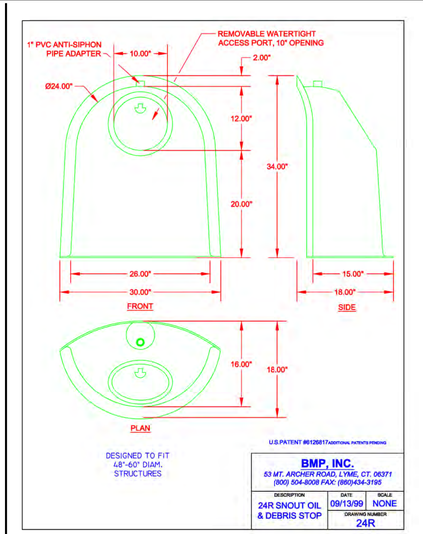


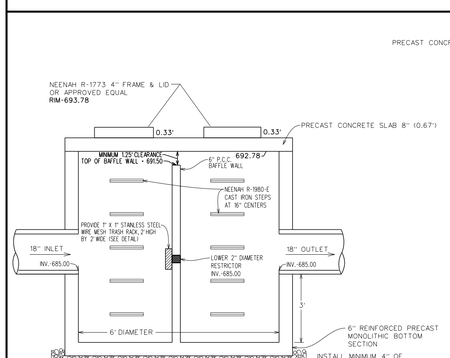


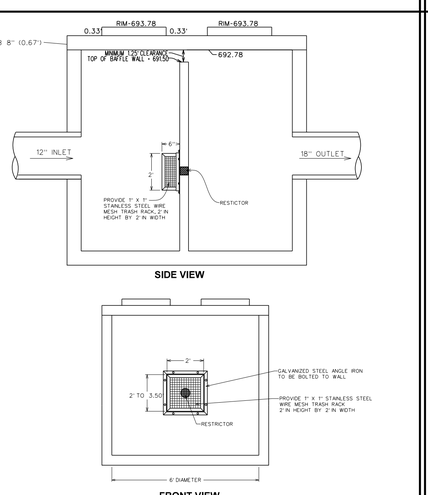


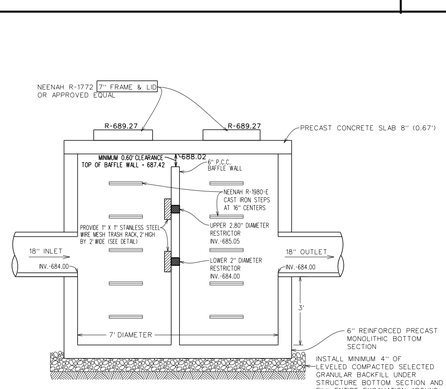


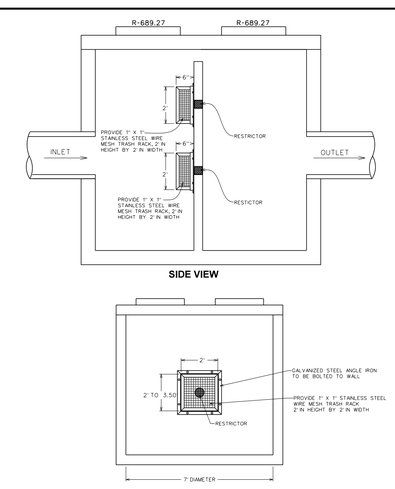


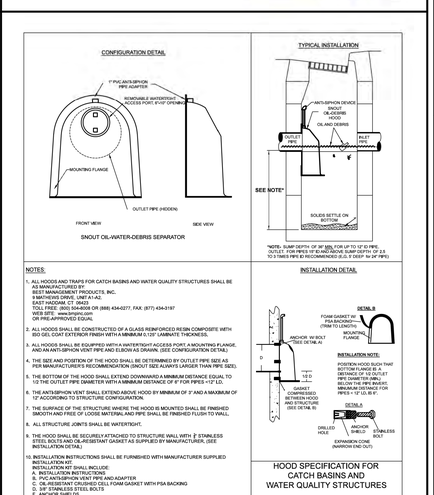












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PRAIRIE VIEW TOWNS
BUFFALO GROVE, ILLINOIS

DESIGNED BY: A.Z.
DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25.

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REVISIONS

DATE	BY	DESCRIPTION
01/16/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
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03/31/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

DETAILS

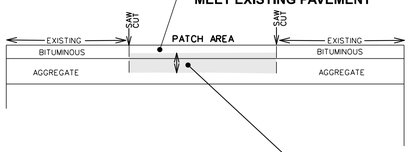
SHEET NUMBER 26
OF 32 SHEETS
JOB No. 25999

EXISTING PAVEMENT:
BITUMINOUS
UNKNOWN DEPTH OF AGGREGATE LAYER

SAW-CUT EXISTING PAVEMENT THROUGH EXISTING BITUMINOUS LAYERS REMOVE 4"+/- AGGREGATE DEPTH BACKFILL WITH I.D.O.T. C.L.S.M. "FLOWABLE FILL" TO WITHIN 1.5" OF EXISTING SURFACE

MINIMUM PATCH WIDTH = 4'

REPLACE UPPER BITUMINOUS LAYER WITH MINIMUM 1.5" HMA SURFACE MIX N50 MEET EXISTING PAVEMENT



I.D.O.T. C.L.S.M. PER STATE STANDARDS

PAVEMENT PATCH DETAIL

SEE SHEET "SS" FOR DETAILED APPROVAL DRAWINGS

StormTrap

OleoSorb Hydrocarbon Removal Performance Testing – Technical Memo

OleoSorb performance was tested using the ASTM F726-19 *Standard Test Method for Sorbent Performance of Absorbance for use on Crude Oil and Related Spills* as well as laboratory developed methods using a pilot scale water quality unit to simulate real-world applications.

All flow testing was conducted using ¼ scale 4' booms in a ¼ scale StormTrap StormSettler model. A total of 3 trials were performed for every test.

Average Removal Spill Test
Oil was dosed into the unit under flow conditions and left to rest after addition of the oil for a specified period of time. Influent oil dosing was based on expected boom capacity, so this test simulated oil capture for situations in which the boom would reach maximum capacity in one event, such as an oil spill.

Average Removal Run-Off Testing
Oil was dosed into the unit under flow conditions and left to rest after addition of the oil. The objective of this test was to determine oil recovery when the boom was exposed to typical influent concentrations found in stormwater run-off. The amount of oil used for testing was determined using the average influent oil concentration defined by the Washington State Technology Assessment Protocol - Ecology (TAPE). The TAPE program defines daily averaged total hydrocarbon concentration no greater than 10 mg/L with a maximum of 15 mg/L for discrete grab samples. A target influent concentration for in-unit recovery testing was set at 10 mg/L for all test trials. Trials were conducted at a flow rate of 5 GPM for 2 hours.

Static Maximum Oil Capacity Test
Maximum oil capacity testing was performed by submerging slabs of sorbents in oil and weighing the sorbents in accordance with ASTM F736-12, Section 9.3 "Oil Adsorption Short Test" and Section 9.4 "Oil Adsorption Long Test" for Type 1 sorbents, with one deviation. Testing performed deviated from ASTM F736-12 in the following aspect: sorbents were cut into 6" x 3" x 0.5" slabs due to limited sorbent material whereas ASTM F736-12 states that sorbent material be cut into 13 cm x 13 cm slabs.

Oil Leaching Test
Booms were fully saturated with jojoba oil then subjected to high flow conditions. The objective of this test was to determine the amount of oil leached by the saturated booms under high flow conditions, simulating what would happen if there was a large storm before a fully saturated boom could be maintained.

SEE SHEET "SS" FOR DETAILED APPROVAL DRAWINGS

StormTrap

Summary of Results

	OleoSorb
Average Percent Removal – Spill Test	63.5%
Average Percent Removal – Run-Off Test	92.2%
Average Static Maximum Capacity – Jojoba Oil, g/g	22.0
Average Oil Leaching, g	0.03
Average Percent Loss on Leaching	0.0%

THE STORMSETTLER 4 TREATMENT DEVICES SHALL ALSO INCORPORATE THE "OLEOSORB" 4' BOOM HYDROCARBON REMOVAL ADD-ONS

SEE SHEET "SS" FOR DETAILED APPROVAL DRAWINGS

Coral Innovations

About
The OleoSorb™ Boom is Hydrophobic, Oleophilic, and can hold more than 30 times its own weight in oil.

Fast oil uptake allows for high removal efficacy even at short contact times

Booms can be wrung out to desorb collected oil for reclamation or disposal.



Density	1.69 lbs/ft³
Capacity	>30 lbs./lb*

*Capacity determined by ASTM F726 using medium viscosity hydraulic oil in lab conditions.

OleoSorb™ Boom 4'

Target Applications:
- Removal of oil from storm water
- Containment and collection of oil in run off waters
- Recapture of oil

Specs:

4' Boom :
- 3.5 Gallons of oil capacity
- 5" Diameter
- Two 1.5" mounting clips

OleoSorb™ Booms are highly effective on a wide range of oils. From Diesel to Crude, OleoSorb™ is a high-capacity fast acting sorbent.

Maintenance:
- Minimum recommended replacement frequency of two years
- Recommended inspection frequency is based on site specific conditions
- Replacement recommended when Boom is at 75% capacity (Boom oil weight greater than 20lbs) to ensure no oil pass in future storms

Inquire Now
coral-innovations.com
inquiry@coral-Innovations.com

NOTE:
CURB INLETS MUST BE A MINIMUM OF 6" WITH 5' TAPERS TO MATCH CURB HEIGHT. THIS DOES NOT INCLUDE STRUCTURES AT DEPRESSED CURB LOCATIONS.
(SEE MATERIALS LIST ON THIS PAGE)

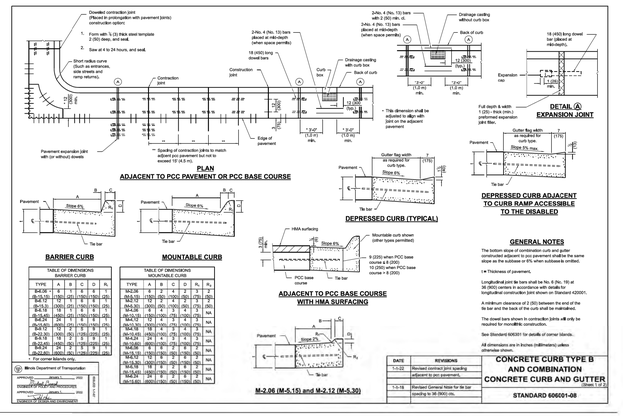


TABLE OF DIMENSIONS
BARRIER CURB

TYPE	A	B	C	D	R_1	R_2
B-6.24	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
B-6.36	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
B-6.48	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
B-6.60	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
B-6.72	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
B-6.84	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
B-6.96	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
B-6.108	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
B-6.120	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA

TABLE OF DIMENSIONS
MOUNTABLE CURB

TYPE	A	B	C	D	R_1	R_2
M-6.24	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
M-6.36	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
M-6.48	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
M-6.60	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
M-6.72	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
M-6.84	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
M-6.96	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
M-6.108	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA
M-6.120	1'-0" (300)	6" (150)	6" (150)	2" (50)	10" (250)	NA

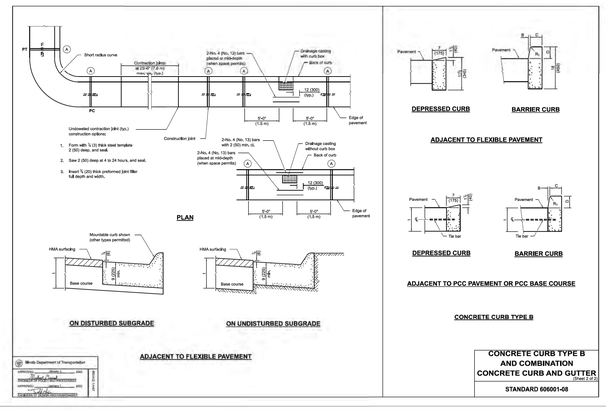
Illinois Department of Transportation
Effective January 1, 2022
Highway Standard 606001
Standard for Type B Curb and Gutter
Sheet 1 of 2

DATE	REVISIONS
1-1-22	Revised contract joint spacing adjacent to pcc pavement.
1-1-19	Revised General Note for tie bar sizing to M-180(2) mm.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-08

NOTE:
CURB INLETS MUST BE A MINIMUM OF 6" WITH 5' TAPERS TO MATCH CURB HEIGHT. THIS DOES NOT INCLUDE STRUCTURES AT DEPRESSED CURB LOCATIONS.
(SEE MATERIALS LIST ON THIS PAGE)



Illinois Department of Transportation
Effective January 1, 2022
Highway Standard 606001
Standard for Type B Curb and Gutter
Sheet 2 of 2

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)

STANDARD 606001-08

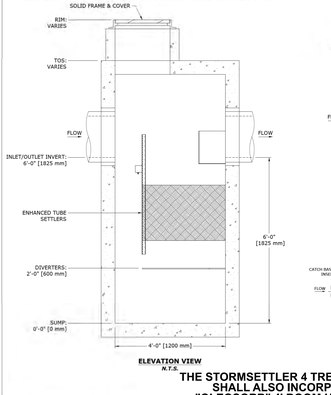
NEENAH #R-3170 (OPEN CURB BOX) HOOD HEIGHT MUST BE 6" MINIMUM WITH 5' TAPERS TO MATCH CURB HEIGHT. ADD EXPANSION JOINT 5 FEET FROM THE STRUCTURE WHERE THE TAPER BEGINS

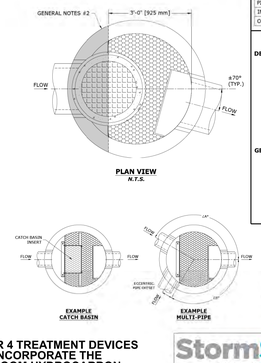
WATER QUALITY TREATMENT C.B.'S - WQ CB#1, WQ CB#2

SEE SHEET "SS" FOR DETAILED APPROVAL DRAWINGS
REFER TO PLANS FOR RIM AND INVERTS

STORMTRAP CONTACT INFORMATION
SUPPLIER: STORMTRAP
CONTACT: QUINTEN MILLER
CELL PHONE: 414-965-0878
SALES EMAIL: QMILLER@STORMTRAP.COM

SITE SPECIFIC DATA			
STRUCTURE ID			SSET-4
WATER QUALITY FLOW RATE (CFS)			NOTE 3
PEAK FLOW RATE (CFS)			-
SEDIMENT STORAGE CAPACITY (CF)			14.7
CATCH BASIN INLET REQUIRED			-
RIM ELEVATION			-
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE	-	-	24" OR LESS
OUTLET PIPE	-	-	







UPSTREAM VAULT CONTROLS:
PEAK FLOW FROM RESTRICTORS = 0.21 CFS @ VAULT HWL
DOWNSTREAM VAULT CONTROLS:
PEAK FLOW FROM RESTRICTORS = 0.50 CFS @ VAULT HWL

DESIGN NOTES: BOTH ARE LESS THAN 0.93 CFS, OK

1. DESIGN LOADING
   a. LOAD RATING: AASHTO HS-20
   b. ALLOWABLE COVER: 0.50' [152 mm] TO 5.00' [1524 mm]. CONTACT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
   c. WATER TABLE AT OR BELOW OUTLET PIPE INVERT ELEVATION.
   d. NO LATERAL SURCHARGE FROM ADJACENT STRUCTURES SUCH AS VEGETATION, BUILDINGS, WALLS, OR FOUNDATIONS.
2. ENGINEER OF RECORD TO CONFIRM THE DESIGN LOADINGS MEET PROJECT REQUIREMENTS. CONTACT STORMTRAP FOR ALTERNATIVE DESIGN LOAD OPTIONS.

GENERAL NOTES:
1. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS, WEIGHTS, AND ACCESSORIES, PLEASE CONTACT YOUR STORMTRAP REPRESENTATIVE.
2. CATCH BASIN, MULTI-TIPE, & HORSESHOE CONFIGURATIONS MAY BE AVAILABLE DEPENDING ON LOCAL REGULATIONS. ALL INLET PIPES MUST ENTER THE MANHOLE COMPLETELY FROM THE SHADED REGION.
3. MAXIMUM WATER QUALITY FLOW RATE:
   a. 1.41 CFS PER NJDEP CERTIFICATION (50%)
   b. 0.93 CFS PER ON-110 NJCAT VERIFICATION (80%)
4. STORMSETTLER DOES NOT REQUIRE A DROP BETWEEN THE INLET AND OUTLET PIPE INVERT ELEVATIONS. A DROP BETWEEN 0.00' AND 0.33' (0" AND 4") IS PREFERRED.
5. CONCRETE COMPONENTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C478.
6. CONTRACTOR TO INSTALL THE STRUCTURE IN ACCORDANCE WITH ASTM C1821.
7. CONTRACTOR TO PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO OFFLOAD AND INSTALL UNIT.
8. CONTRACTOR TO PROVIDE AND INSTALL ALL PIPES, FRAMES, COVERS, HATCHES, AND RISERS UNLESS SPECIFIED OTHERWISE.
9. CONTRACTOR TO ADD JOINT SEALANT (PROVIDED BY STORMTRAP) BETWEEN ALL STRUCTURE SECTIONS.

DRAWINGS ARE FOR REFERENCE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

THE STORMSETTLER 4 TREATMENT DEVICES SHALL ALSO INCORPORATE THE "OLEOSORB" 4' BOOM HYDROCARBON REMOVAL ADD-ONS

StormSettler
STORMSETTLER 4 STANDARD DETAIL

1287 WINONAH PKWAY
ROMEOVILLE, IL 60446
P:815-941-4549
F:331-318-5347

DESIGN BY	DRAWN BY	SCALE	V#	SHEET # OF SHEETS
TJF	4/23/25	N.T.S.	V1	SHEET 1 OF 1

StormTrap
WATER QUALITY AND FLOW MANAGEMENT SOLUTIONS

Ameron
Centrecon M-Series Octagonal Pole - Embedded

Also available in base plate style.

Ameron Centrecon M-Series prestressed, spun-cast concrete lighting poles provide the strength required for shopping centers, parking lots, green belts or other areas requiring decorative and roadway lighting. Application can be post top, mast arm or side mounted. These strong, durable poles are available in various aggregates and finishes.

Features and Benefits
- Prestressed steel and highest quality concrete are centrifugally cast for ultimate strength, durability, and vibration resistance
- Natural stone and terrazzo aggregates maintain a like-new appearance with virtually no maintenance
- Conforms to applicable sections of ACI, AASHTO, ASTM and PCI standards
- Exclusive 10-year warranty

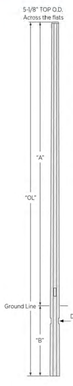
Colors and Finishes
A wide range of standard, pre-formulated and custom colors are available. The concrete shafts are lightly-basted to expose the texture and beauty of the natural stone. See separate Aggregates and Finishes sheet for details. We offer Amerashield™ a premium graffiti-resistant coating, as well as other durable sealers and protectants that further enhance colors, protect the concrete surface and aid in the removal of graffiti.

Durability with a classic touch.



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Ameron Centrecon M-Series Octagonal Pole - Embedded



Embedded style – Information

Catalog Number	Pole Height "A"	Bottom OD	Embedded Depth "B"	Overall Length "OL"	Ultimate G.L. Moment	Pole Weight (lbs.)
MEC001	9'-10"	6-11/16"	4'-0"	14'-1"	15,450	630
MEC004.5	15'-2"	7-1/2"	4'-0"	19'-4"	17,840	575
MEC005	16'-5"	7-1/2"	4'-0"	20'-8"	15,400	690
MEC005.5	16'-0"	7-1/8"	5'-0"	21'-0"	17,000	730
MEC006	19'-7"	8"	4'-0"	23'-10"	17,440	750
MEC006.5	21'-5"	8-1/16"	5'-6"	26'-11"	18,235	870
MEC007	23'-0"	8-1/8"	4'-7"	27'-7"	19,030	900
MEC007.5	24'-0"	8-9/16"	4'-0"	28'-4"	19,610	980
MEC008	26'-0"	8-15/16"	4'-0"	30'-4"	20,790	1,100
MEC009	27'-0"	9"	4'-0"	32'-10"	23,640	1,250
MEC009	29'-6"	9-1/4"	5'-0"	34'-6"	27,540	1,300
MEC010	32'-10"	9-3/4"	5'-0"	38'-5"	30,900	1,550
MEC010.6	34'-8"	10"	5'-0"	40'-1"	32,500	1,650
MEC011.1	36'-6"	10-1/4"	6'-0"	43'-0"	33,900	1,700

Specifications: Use Centrecon Specifications
Colors and finishes: See Centrecon color selection guide
Luminaire mounting: See Mounting Options section for more information

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LEOTEK LITE-ON GROUP

ECobra-head™ LED Street Light
EC M-Series Specification Data Sheet

Project
Type
Catalog No.

Luminaire Data

	L	Weight	EPA
EC1	16.1 in (409 mm)	10.8 lb (4.9 kg)	0.40 ft²
EC3	20.8 in (526 mm)	12.7 lb (5.8 kg)	0.45 ft²
EC4	23.5 in (597 mm)	14.0 lb (6.3kg)	0.48 ft²
EC7	30.6 in (777 mm)	19.3 lb (8.8 kg)	0.57 ft²
EC9	35.4 in (899 mm)	21.3 lb (9.7kg)	0.63 ft²



Ordering information
Sample Catalog No: EC1 4M MV NW 2 GY 700 PCR7 WL

Product & No. & Type of LEDs	Voltage	Nominal Color Temperature	Distribution	Finish[1]	Drive Current[2]	Options
EC1 4M EC1 6M EC1 10M EC4 14M EC7 18M EC7 20M EC7 24M EC9 30M	MV 120-277V HV 347-480V	WW 3000K NW 4000K CW 5000K	2 Type 2 3 Type 3 4 Type 4 5 Type 5	GY Gray DB Dark Bronze BK Black	350 350mA 530 530mA 700 700mA	FDC Fixed Drive Current FA[3] Full Field Adjustability LPCR Less Photocontrol Receptacle PCR[4] 7-wire PC Receptacle PCR7-CR[5] Control Ready 7-wire PC Receptacle PCS Photocontrol Shorting Cap WL Utility Wattage Label DSC Door Safety Cable

Notes:
1. Gray, Dark Bronze, and Black standard finish; consult factory for other finishes.
2. Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.
3. Non-field adjustable, fixed drive current. Specify required drive current. Not available with PCR7-CR option.
4. The FA option enables full field adjustability from the specified drive current code to all drive currents available. This option is not DLC qualified.
5. Field adjustable current selector included to enable standard dimming to lower wattage drive currents only. Field chargeable connectors included to enable connection to PCR7 (wireless node dimming is disabled by default).
6. Control-ready wired at factory for wireless node dimming. Default maximum drive current (700mA) must be specified.
7. Flush mounted house side shield. Shield cuts light off at 1/2 mounting height behind luminaire.
8. Flush mounted cut-off-two-sec shield. Shield cuts light off at 1/2 mounting height behind luminaire and 3-1/2 mounting height on either side of luminaire.
9. Specify Color (BR, DB, BK)
10 Specify MV (120-277V) or HV (347V-480V)

Accessories*

HSS'	House Side Shield, Snap-On
CSS'	Cut-Off-Sec Side Shield, Snap-On
SPM'	Square Pole Horizontal Arm Bracket
RPM'	Round Pole Horizontal Arm Bracket
PTB'	Pole Top Tenon Horizontal Arm Bracket
PTB2'	Pole Top Tenon Horizontal Arm Bracket (2@180°)
WB'	Wall Horizontal Arm Bracket
BSK	Bird Deterrent Spider Kit
LLPC'	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap

*Accessories are ordered separately and not to be included in the catalog number

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LEOTEK LITE-ON GROUP

ECobra-head™ LED Street Light
EC M-Series Specification Data Sheet

Luminaire Specifications

Housing
Die cast aluminum housing with universal two-bolt slip fitter mounts to 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter mast arm. Aluminum housing provides passive heat sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass. Mounting has leveling adjustment from + 5° to -7 1/2°. Electrical components are accessed without tools and are mounted on removable power door with stainless steel latches. Standard rubber wildlife guard conforms to mast arm with no gaps.

Light Emitting Diodes
Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

Field Adjustability
LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR7-CR option). The specified drive current code will be the factory set maximum drive current and field adjustments can only be made to available lower wattage drive currents. Select the FFA option if full field adjustability to all available drive currents (700mA max) is desired. The FFA option is not DLC qualified.

Performance Data
See next page

Quality Control
Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

Optical Systems
Micro-lens optical systems produce IESNA Type 2, Type 3, Type 4 or Type 5 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield (HSS) cuts light off at 1/2 mounting height behind luminaire. Optional Cut-de-sac shield (CSS) cuts light off at 1 mounting height on each side of luminaire. Both HSS and CSS can be field installed without tools.

Electrical
Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA.

Controls
3-Wire photocontrol receptacle is standard. ANSI C136.41 7-wire (PCR7) photocontrol receptacle is available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish
Housing receives a fade and abrasion resistant polyester powder coat finish. Finish tested to withstand 3000 hours in salt spray exposure per ASTM B117. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention. Aluminum extruded components are anodized.

Listings/Ratings/Labels
Luminaires are UL listed for use in wet locations in the United States and Canada.
DesignLights Consortium™ qualified 120-277V product. International Dark Sky Association compliant. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C.

Photometry
Luminaire photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures. IES files for all CCT's are available at leotek.com.

Warranty
10-year limited warranty is standard on luminaire and components.

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LEOTEK LITE-ON GROUP

ECobra-head™ LED Street Light
EC M-Series Specification Data Sheet

Performance Data
All data nominal, consult factory for IES files or LM-79 reports. IES files for all CCT's are available at leotek.com.

No. of LEDs & Type	Drive Current (mA)	System Wattage (W)	Type 2 Delivered Lumens (Lm)	Type 2 Efficacy (Lm/W)	Type 2 BUG Rating	Type 3 Delivered Lumens (Lm)	Type 3 Efficacy (Lm/W)	Type 3 BUG Rating
EC1 4M	350*	19	1900	100	B1 U0 G1	1800	95	B1 U0 G1
	450	23	2300	100	B1 U0 G1	2200	96	B1 U0 G1
	530	27	2700	100	B1 U0 G1	2500	93	B1 U0 G1
	700	35	3300	94	B1 U0 G1	3100	89	B1 U0 G1
EC1 6M	350	29	3000	103	B1 U0 G1	2900	100	B1 U0 G1
	530	42	4300	98	B1 U0 G1	4000	95	B1 U0 G1
	700	54	5000	93	B1 U0 G1	5000	93	B1 U0 G1
EC3 10M	350	40	4700	118	B1 U0 G1	4500	113	B1 U0 G1
	530	63	6300	103	B2 U0 G2	6000	103	B1 U0 G1
	700	97	8500	95	B2 U0 G2	8300	95	B2 U0 G1
EC4 14M	350	65	6800	105	B2 U0 G2	6800	105	B1 U0 G1
	530	98	9400	96	B2 U0 G2	9400	96	B2 U0 G2
	700	130	11700	90	B2 U0 G2	11700	90	B2 U0 G2
EC7 18M	350	82	8700	106	B2 U0 G2	8600	105	B2 U0 G2
	530	122	12000	98	B2 U0 G2	11900	98	B2 U0 G2
	700	163	15000	92	B2 U0 G2	14800	91	B2 U0 G2
EC7 20M	350	90	9700	108	B2 U0 B2	9600	107	B2 U0 G2
	530	137	13300	97	B3 U0 G3	13300	96	B2 U0 G2
	700	180	16700	93	B3 U0 G3	16500	92	B3 U0 G2
EC7 24M	350	109	11600	106	B3 U0 G3	11500	106	B2 U0 G2
	530	165	16000	97	B3 U0 G3	15800	96	B2 U0 G2
	700	215	20000	93	B3 U0 G3	19700	92	B3 U0 G3
EC9 30M	350	130	14000	108	B3 U0 G3	13800	106	B3 U0 G2
	530	198	19300	97	B3 U0 G3	19100	96	B3 U0 G2
	700	260	24000	92	B3 U0 G3	23700	91	B3 U0 G3

Note:
* DLC qualification for EC1 4M at 350mA limited to 120-240V

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PRAIRIE VIEW TOWNS
BUFFALO GROVE, ILLINOIS

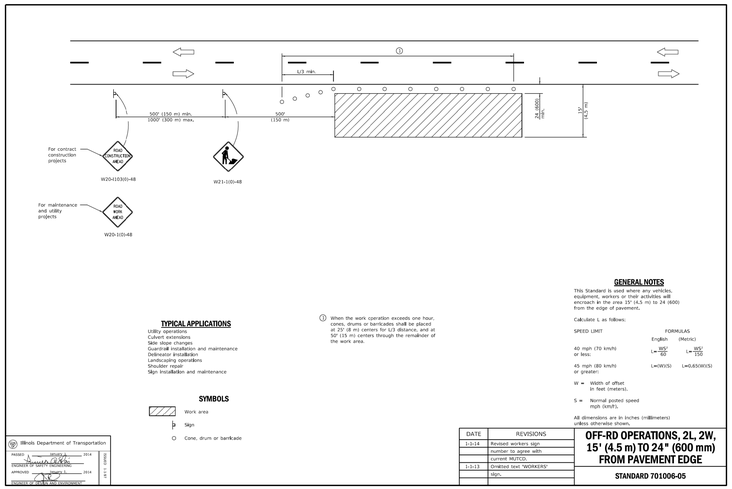
DESIGNED BY: A.Z.
DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25

DATE	BY	DESCRIPTION
01/16/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
02/20/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/31/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

DETAILS

SHEET NUMBER
27
OF 32 SHEETS
JOB No. 25999



TYPICAL APPLICATIONS

Utility operations
Culvert maintenance
Sign installation and maintenance
Guardrail installation and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Slope changes

SYMBOLS

Work area
Sign
Cone, drum or barricade

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{155}$
45 mph (80 km/h) or greater:	L=W(S)	L=0.65W(S)

W = Width of offset in feet (meters).

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

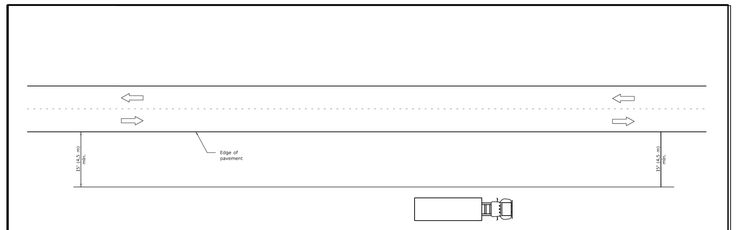
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED _____ (Date) 2016
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ (Date) 2016
ENGINEER OF TRAFFIC AND SAFETY

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

OFF-RD OPERATIONS, 2L, 2W, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

STANDARD 701006-05



TYPICAL APPLICATIONS

Landscaping work
Utility work
Fencing contracts and maintenance
Cleaning culverts

GENERAL NOTES

This Standard is used where at all times all vehicles, equipment, workers or their activities are more than 15' (4.5 m) from the edge of pavement.

When the work operation requires that two or more work vehicles cross the 15' (4.5 m) clear zone in any one hour, traffic control shall be according to Standard 701006.

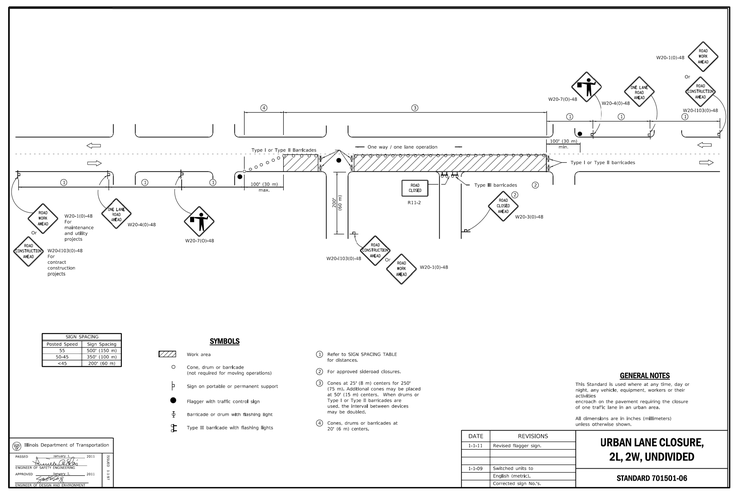
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED _____ (Date) 2016
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ (Date) 2016
ENGINEER OF TRAFFIC AND SAFETY

DATE	REVISIONS
1-1-09	Switched units to
	English (metric).
1-1-03	Revised title and notes.

OFF-RD OPERATIONS, 2L, 2W, MORE THAN 15' (4.5 m) AWAY

STANDARD 701001-02



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

SYMBOLS

Work area
Cone, drum or barricade (not required for moving operations)
Sign on portable or permanent support
Flagger with traffic control sign
Barricade or drum with flashing light
Type III barricade with flashing lights

① Refer to SIGN SPACING TABLE for distances.
② For approved sidewalk closures.
③ Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
④ Cones, drums or barricades at 20' (6 m) centers.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an urban area.

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

Illinois Department of Transportation
APPROVED _____ (Date) 2015
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ (Date) 2015
ENGINEER OF TRAFFIC AND SAFETY

DATE	REVISIONS
1-1-11	Revised flagger sign.
1-1-09	Switched units to
	English (metric).
	Corrected sign No.'s.

URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED

STANDARD 701501-06

TYPICAL APPLICATIONS

Utility operations
Culvert maintenance
Side slope changes
Guardrail installation and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Sign installation and maintenance

SYMBOLS

Work area
Sign
Cone, drum or barricade

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{155}$
45 mph (80 km/h) or greater:	L=W(S)	L=0.65W(S)

W = Width of offset in feet (meters).

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

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

Illinois Department of Transportation
APPROVED _____ (Date) 2016
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ (Date) 2016
ENGINEER OF TRAFFIC AND SAFETY

DATE	REVISIONS
4-1-16	Corrected typo in title.
1-1-14	Revised workers sign number to
	agree with current MUTCD.

OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

STANDARD 701101-05

TYPICAL APPLICATIONS

Landscaping work
Utility work
Fencing contracts

GENERAL NOTES

This Standard is used where at all times all vehicles, equipment, workers or their activities are more than 15' (4.5 m) from the edge of pavement.

When the work operation requires that two or more work vehicles cross the 15' (4.5 m) clear zone in any one hour, traffic control shall be according to Standard 701101.

This Standard also applies to work performed in the median more than 15' (4.5 m) from either pavement.

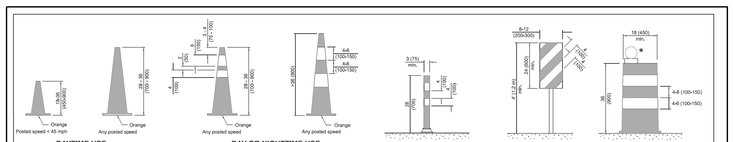
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED _____ (Date) 2009
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ (Date) 2009
ENGINEER OF TRAFFIC AND SAFETY

DATE	REVISIONS
1-1-05	Switched units to English (metric).
	Revised title.
1-1-97	Renum. Standard 2313-6.

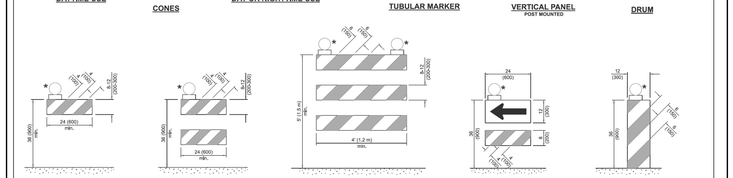
OFF-RD OPERATIONS, MULTILANE, MORE THAN 15' (4.5 m) AWAY

STANDARD 701106-02



DAYTIME USE | **DAY OR NIGHTTIME USE**

CONES | **TUBULAR MARKER** | **VERTICAL PANEL** POST MOUNTED | **DRUM**



TYPE I BARRICADE | **TYPE II BARRICADE** | **TYPE III BARRICADE** | **DIRECTION INDICATOR BARRICADE** | **VERTICAL BARRICADE**

DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

GENERAL NOTES

All heights shown shall be measured above the pavement surface.

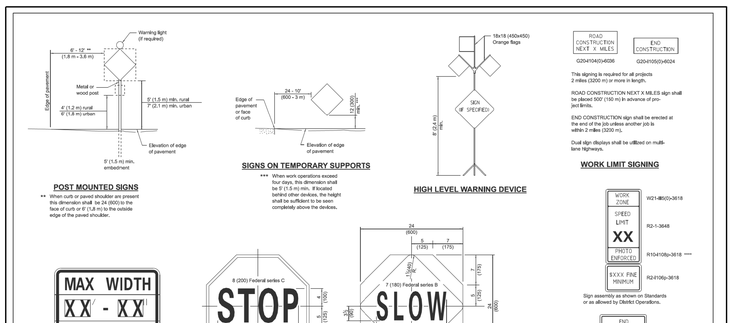
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED _____ (Date) 2009
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ (Date) 2009
ENGINEER OF TRAFFIC AND SAFETY

DATE	REVISIONS
1-1-26	Updated Detectable Pedestrian
	Channelizing Barricade (sht. 1) &
	Temporary Rumble Strips
	details (sht. 3).
1-1-25	Updated Temporary Rumble
	Strip Detail (sht. 3).

TRAFFIC CONTROL DEVICES (Sheet 1 of 3)

STANDARD 701901-11



POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.

SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind guardrail, the height shall be sufficient to be seen completely above the devices.

HIGH LEVEL WARNING DEVICE

WORK LIMIT SIGNING

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

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

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

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

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

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

WIDTH RESTRICTION SIGN

XX'-XX" width and X miles are variable.

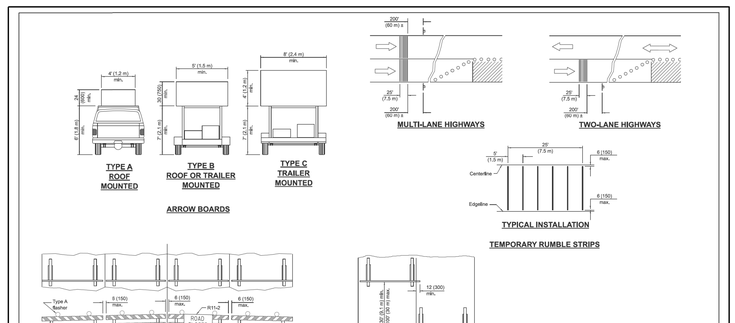
FLAGGER TRAFFIC CONTROL SIGN

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-4106p shall only be used along roadways under the jurisdiction of the State.

TRAFFIC CONTROL DEVICES (Sheet 2 of 3)

STANDARD 701901-11



TYPE A ROOF MOUNTED | **TYPE B ROOF OR TRAILER MOUNTED** | **TYPE C TRAILER MOUNTED**

ARROW BOARDS

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

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

ROAD CLOSED TO ALL TRAFFIC

Reflectorized striping may be omitted on the back side of the barricades.

MULTI-LANE HIGHWAYS | **TWO-LANE HIGHWAYS**

TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS

ROAD CLOSED TO THRU TRAFFIC

Reflectorized striping shall appear on both sides of the barricades.

TRAFFIC CONTROL DEVICES (Sheet 3 of 3)

STANDARD 701901-11

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PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

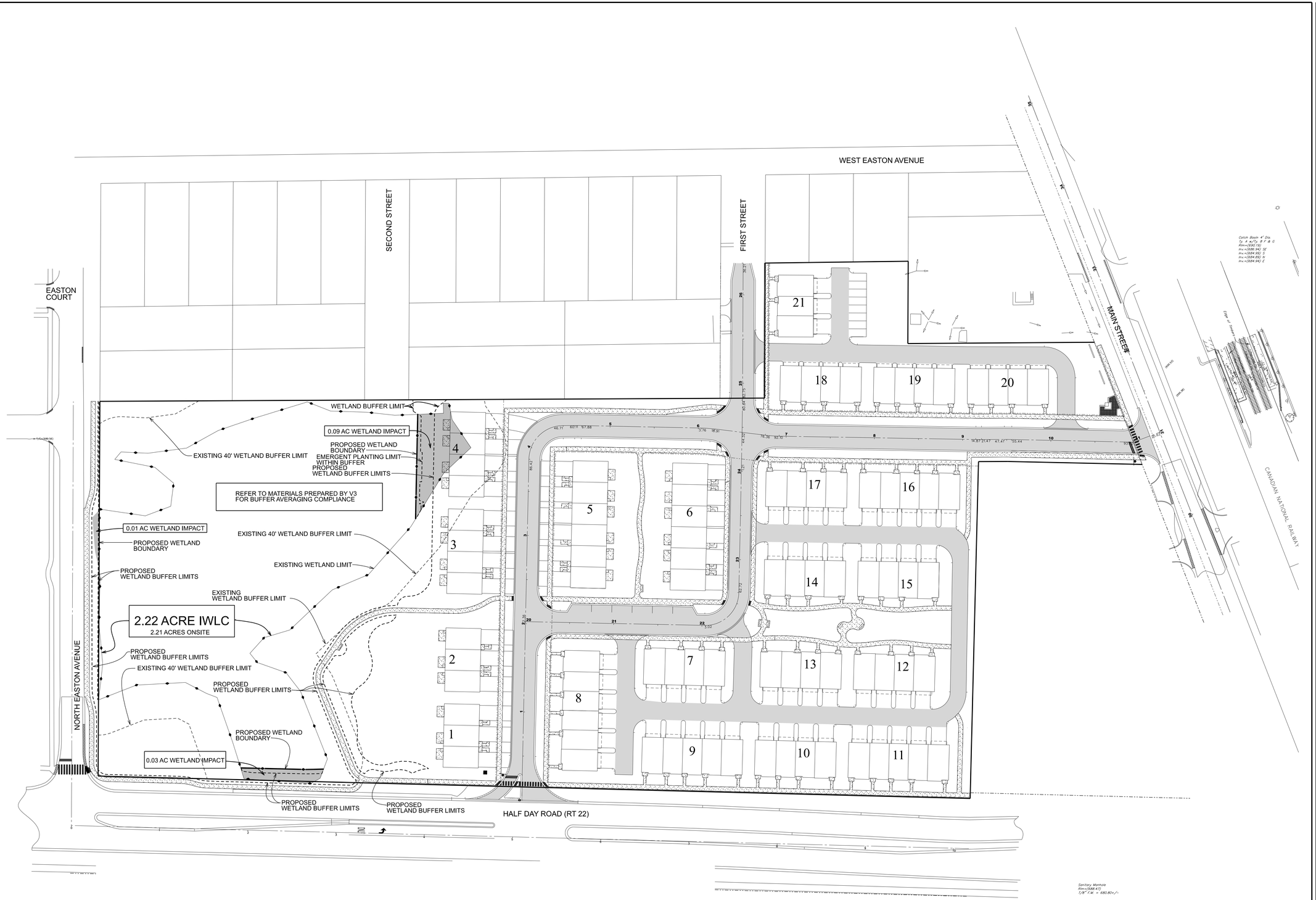
DESIGNED BY: A.Z.
DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25

REVISIONS

DATE	BY	DESCRIPTION
01/16/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
02/20/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/31/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

DETAILS

SHEET NUMBER **28**
OF 32 SHEETS
JOB No. 25999



TOTAL PROPOSED IMPACT = 0.13 AC

NORTH

SCALE: 1" = 50'

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2267
E-MAIL ADDRESS: pba@pbaengineers.com

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04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

WETLAND SUMMARY SHEET

SHEET NUMBER
29
OF 32 SHEETS

JOB No. 25999

~~FINAL PLAT OF SUBDIVISION~~

OF

~~PRAIRIE VIEW TOWNS~~

BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY.



SITE LOCATION

VICINITY MAP

COORDINATE CONTROL TABLE		
POINT NO.	NORTHING	EASTING
1	2014665.18	1085395.66
2	2014668.87	1086149.03
3	2014821.84	1086149.63
4	2014823.94	1086311.68
5	2014730.66	1086311.31
6	2014732.08	1086522.75
7	2014593.69	1086576.80
8	2014597.02	1086424.58
9	2014596.86	1086391.38
10	2014215.15	1086381.90
11	2014240.62	1085393.68

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:

NAME: VILLAGE OF BUFFALO GROVE

ADDRESS: 51 RAUPP BOULEVARD
BUFFALO GROVE, IL 60089

TOTAL AREA OF SUBDIVISION

11.201 ACRES

(MORE OR LESS)

PARCEL INDEX NUMBERS

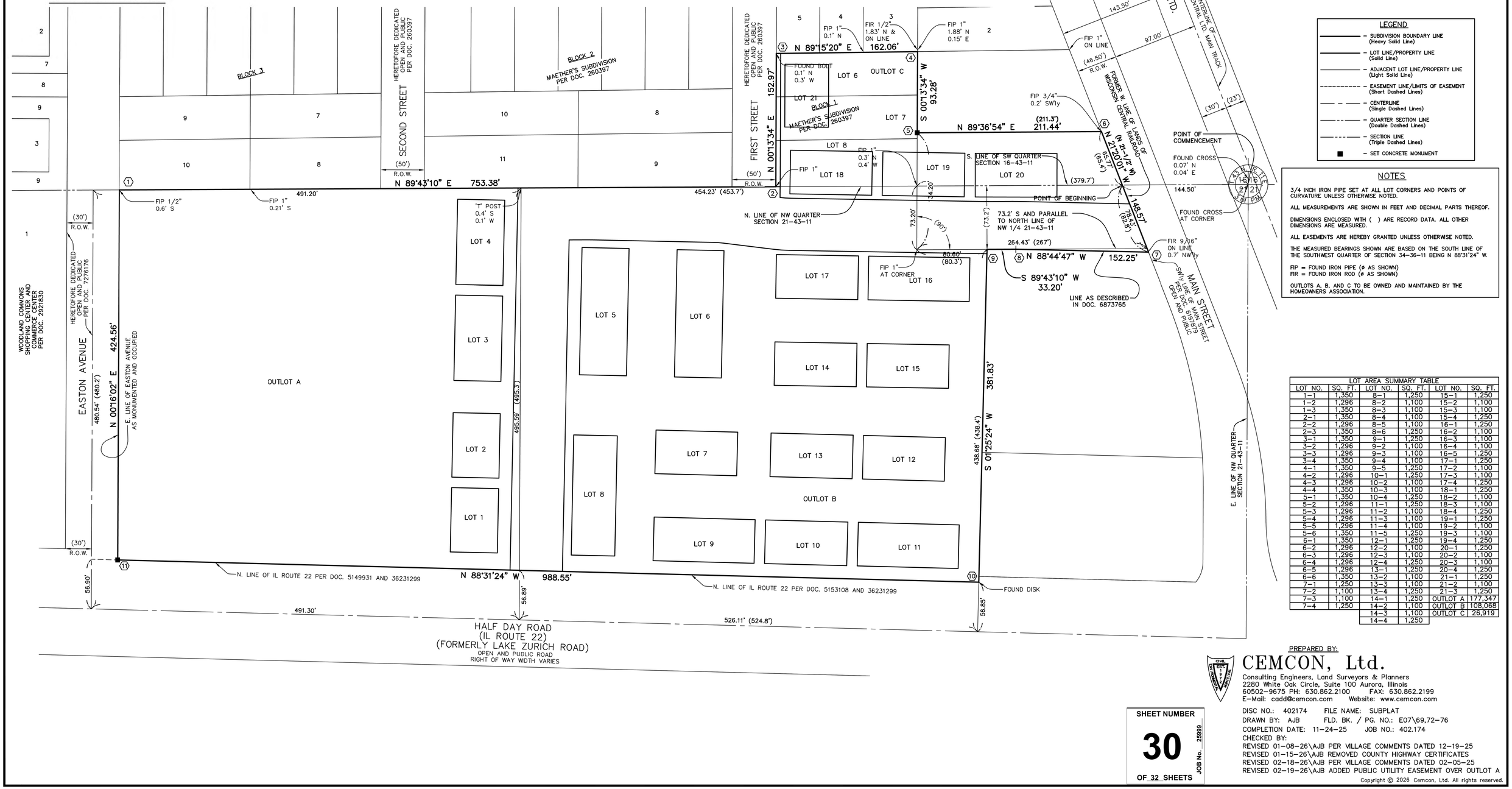
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15-16-307-006
15-21-100-004
15-21-100-047
15-21-100-049
16606 W. IL ROUTE 22,
BUFFALO GROVE, ILLINOIS

N

50 25 0 50

SCALE: 1 INCH = 50 FEET

CONTROL INFORMATION



LOT AREA SUMMARY TABLE					
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
1-1	1,350	8-1	1,250	15-1	1,250
1-2	1,296	8-2	1,100	15-2	1,100
1-3	1,350	8-3	1,100	15-3	1,100
2-1	1,350	8-4	1,100	15-4	1,250
2-2	1,296	8-5	1,100	16-1	1,250
2-3	1,350	8-6	1,250	16-2	1,100
3-1	1,350	9-1	1,250	16-3	1,100
3-2	1,296	9-2	1,100	16-4	1,100
3-3	1,296	9-3	1,100	16-5	1,250
3-4	1,350	9-4	1,100	17-1	1,250
4-1	1,350	9-5	1,250	17-2	1,100
4-2	1,296	10-1	1,250	17-3	1,100
4-3	1,296	10-2	1,100	17-4	1,250
4-4	1,350	10-3	1,100	18-1	1,250
5-1	1,350	10-4	1,250	18-2	1,100
5-2	1,296	11-1	1,250	18-3	1,100
5-3	1,296	11-2	1,100	18-4	1,250
5-4	1,296	11-3	1,100	19-1	1,250
5-5	1,296	11-4	1,100	19-2	1,100
5-6	1,350	11-5	1,250	19-3	1,100
6-1	1,350	12-1	1,250	19-4	1,250
6-2	1,296	12-2	1,100	20-1	1,250
6-3	1,296	12-3	1,100	20-2	1,100
6-4	1,296	12-4	1,250	20-3	1,100
6-5	1,296	13-1	1,250	20-4	1,250
6-6	1,350	13-2	1,100	21-1	1,250
7-1	1,250	13-3	1,100	21-2	1,100
7-2	1,100	13-4	1,250	21-3	1,250
7-3	1,100	14-1	1,250	OUTLOT A	177,347
7-4	1,250	14-2	1,100	OUTLOT B	108,068
		14-3	1,100	OUTLOT C	26,919
		14-4	1,250		

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SET CONCRETE MONUMENT

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

THE MEASURED BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34-36-11 BEING N 88°31'24" W.

FIP = FOUND IRON PIPE (ø AS SHOWN)
FIR = FOUND IRON ROD (ø AS SHOWN)

OUTLOTS A, B, AND C TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402174 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: E07\69,72-76
COMPLETION DATE: 11-24-25 JOB NO.: 402.174
CHECKED BY:
REVISED 01-08-26\AJB PER VILLAGE COMMENTS DATED 12-19-25
REVISED 01-15-26\AJB REMOVED COUNTY HIGHWAY CERTIFICATES
REVISED 02-18-26\AJB PER VILLAGE COMMENTS DATED 02-05-25
REVISED 02-19-26\AJB ADDED PUBLIC UTILITY EASEMENT OVER OUTLOT A

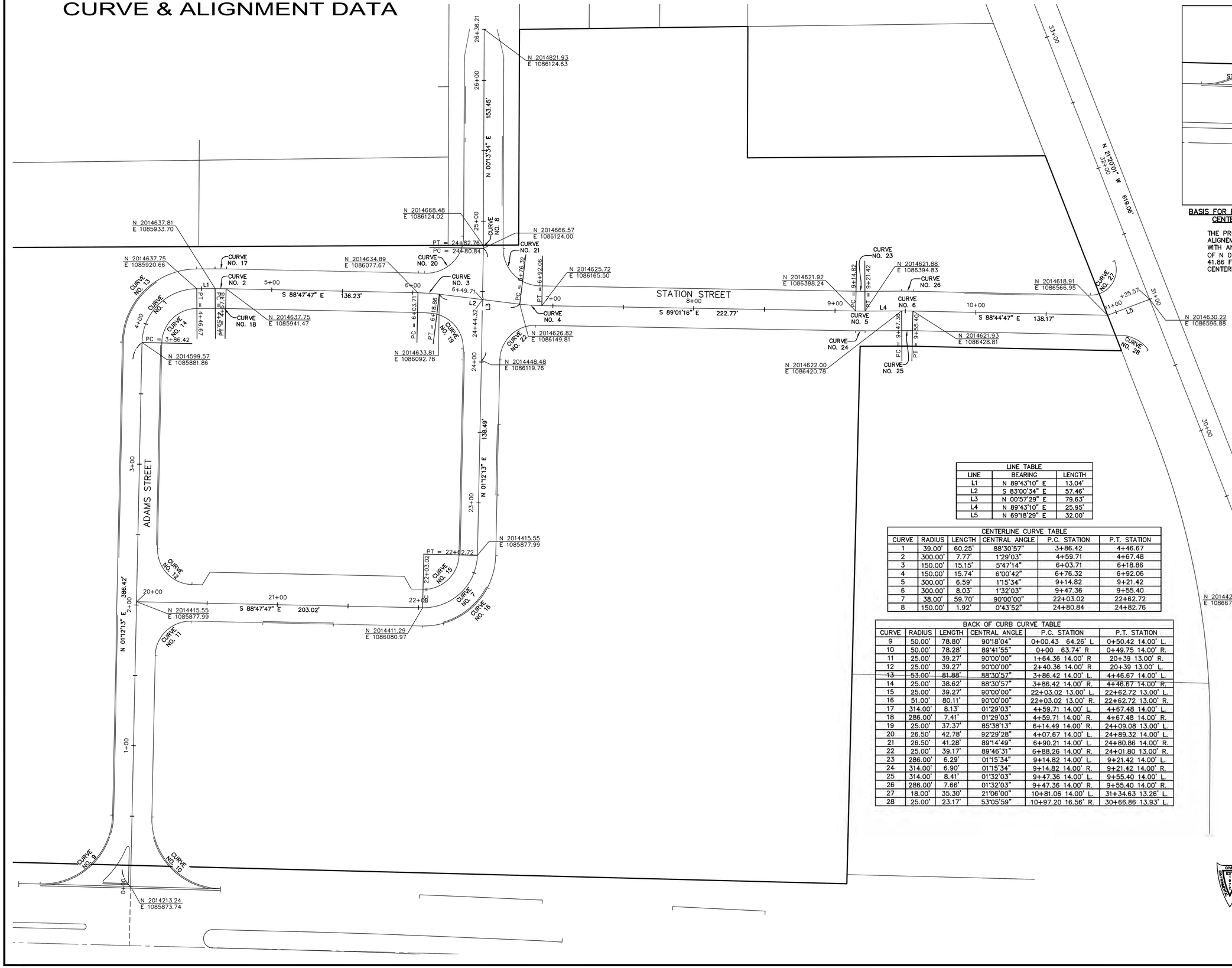
SHEET NUMBER **30** OF 32 SHEETS

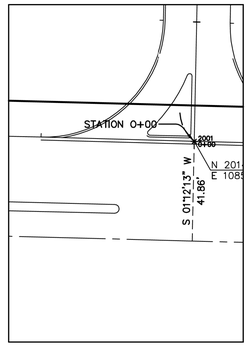
JOB No. 25999

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PLOT FILE CREATED: 3/5/2026 BY: TONY BLUS DRAWING PATH: P:\402174\DWG\SURVEY\DRAWINGS\PLATS\SUBPLAT.DWG

CURVE & ALIGNMENT DATA





BASIS FOR HORIZONTAL CONTROL & CENTERLINE ALINGMENT

THE PROPOSED CENTERLINE ALIGNEMENT FOR ADAMS STREET WITH AN ASSUMED BEARING OF N 01°12'13" E IS 41.86 FEET NORTH OF THE CENTERLINE OF HALF DAY ROAD.

N

30 15 0 30

SCALE: 1 INCH = 30 FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°43'10" E	13.04'
L2	S 83°00'34" E	57.46'
L3	N 00°57'29" E	79.63'
L4	N 89°43'10" E	25.95'
L5	N 69°18'29" E	32.00'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	P.C. STATION	P.T. STATION
1	39.00'	60.25'	88°30'57"	3+86.42	4+46.67
2	300.00'	7.77'	1°29'03"	4+59.71	4+67.48
3	150.00'	15.15'	5°47'14"	6+03.71	6+18.86
4	150.00'	15.74'	6°00'42"	6+76.32	6+92.06
5	300.00'	6.59'	1°15'34"	9+14.82	9+21.42
6	300.00'	8.03'	1°32'03"	9+47.36	9+55.40
7	38.00'	59.70'	90°00'00"	22+03.02	22+62.72
8	150.00'	1.92'	0°43'52"	24+80.84	24+82.76

BACK OF CURB CURVE TABLE					
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	P.C. STATION	P.T. STATION
9	50.00'	78.80'	90°18'04"	0+00.43 64.26' L	0+50.42 14.00' L.
10	50.00'	78.28'	89°41'55"	0+00 63.74' R	0+49.75 14.00' R.
11	25.00'	39.27'	90°00'00"	1+64.36 14.00' R	20+39 13.00' R.
12	25.00'	39.27'	90°00'00"	2+40.36 14.00' R	20+39 13.00' L.
~~13~~	~~53.00'~~	~~81.88'~~	~~88°30'57"~~	3+86.42 14.00' L.	4+46.67 14.00' L.
14	25.00'	38.62'	88°30'57"	3+86.42 14.00' R.	4+46.67 14.00' R.
15	25.00'	39.27'	90°00'00"	22+03.02 13.00' L.	22+62.72 13.00' L.
16	51.00'	80.11'	90°00'00"	22+03.02 13.00' R.	22+62.72 13.00' R.
17	314.00'	8.13'	01°29'03"	4+59.71 14.00' L.	4+67.48 14.00' L.
18	286.00'	7.41'	01°29'03"	4+59.71 14.00' R.	4+67.48 14.00' R.
19	25.00'	37.37'	85°38'13"	6+14.49 14.00' R.	24+09.08 13.00' L.
20	26.50'	42.78'	92°29'28"	4+07.67 14.00' L.	24+89.32 14.00' L.
21	26.50'	41.28'	89°14'49"	6+90.21 14.00' L.	24+80.86 14.00' R.
22	25.00'	39.17'	89°46'31"	6+88.26 14.00' R.	24+01.80 13.00' R.
23	286.00'	6.29'	01°15'34"	9+14.82 14.00' L.	9+21.42 14.00' L.
24	314.00'	6.90'	01°15'34"	9+14.82 14.00' R.	9+21.42 14.00' R.
25	314.00'	8.41'	01°32'03"	9+47.36 14.00' L.	9+55.40 14.00' L.
26	286.00'	7.66'	01°32'03"	9+47.36 14.00' R.	9+55.40 14.00' R.
27	18.00'	35.30'	21°06'00"	10+81.06 14.00' L.	31+34.63 13.26' L.
28	25.00'	23.17'	53°05'59"	10+97.20 16.56' R.	30+66.86 13.93' L.

SHEET NUMBER

31

OF 32 SHEETS

JOB No. 25999

PREPARED BY:

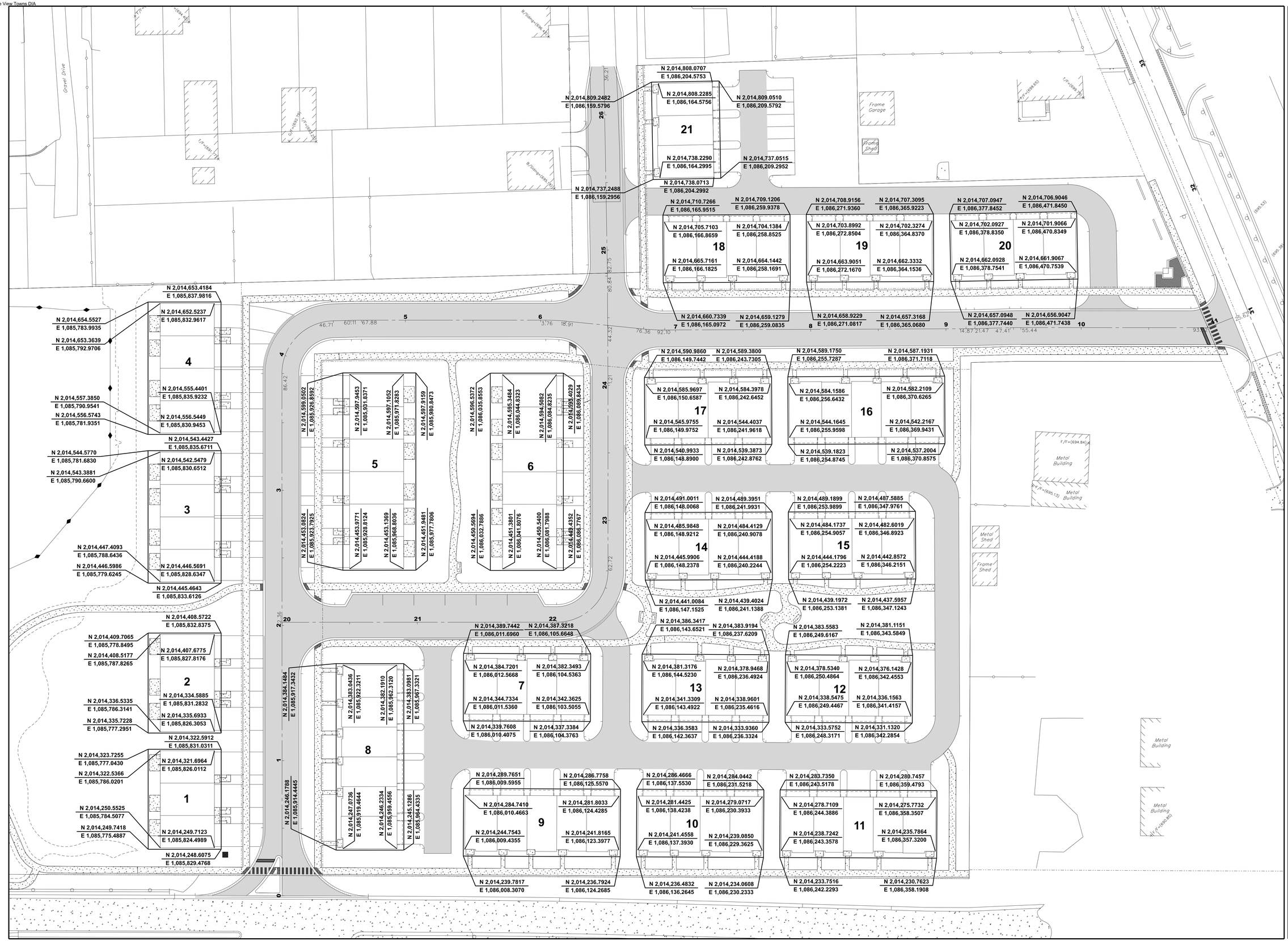
CEMCON, Ltd.

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2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402174 FILE NAME: CURVE DATA
DRAWN BY: AJB FLD. BK. / PG. NO.: E07\69, 72-76
COMPLETION DATE: 03-06-26 JOB NO.: 402.174
REVISED 03-23-26\AJB REVISED MAIN STREET STATIONING
REVISED 04-08-26\AJB ADDED ALIGNMENT COORDINATES

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PLOT FILE CREATED: 4/9/2026 BY: TONY BLUS
DRAWING PATH: P:\402174\DWG\SURVEY\DRAWINGS\EXHIBITS\CURVE DATA.DWG



NORTH

SCALE: 1" = 30'

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
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DESIGNED BY: A.Z.
DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25

REVISIONS

DATE	BY	DESCRIPTION
01/16/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
02/20/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/31/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

BUILDING TIE IN SHEET

SHEET NUMBER
32
OF 32 SHEETS

JOB No. 25999



20 0 20 40 Feet

SHORTGRASS PRAIRIE SEED MIX (0.49 acres)

Type	Species	Common Name	Seeding Rate (lbs/ac)
Forbs	*Allium cernuum*	Nodding Onion	0.25000
	Asclepias tuberosa	Butterfly Weed	0.31250
	Astragalus canadensis	Canada Milk Vetch	0.12500
	Baptisia alba	White Wild Indigo	0.50000
	Chamaecrista fasciculata	Partridge Pea	0.50000
	Coreopsis lanceolata	Lance-leaf Coreopsis	0.18750
	Coreopsis palmata	Prairie Coreopsis	0.12500
	Dalea candida	White Prairie Clover	0.06250
	Dalea purpurea	Purple Prairie Clover	0.12500
	Drymocallis arguta	Prairie Cinquefoil	0.03125
	Echinacea pallida	Pale Purple Coneflower	0.25000
	Echinacea purpurea	Purple Coneflower	0.31250
	Eryngium yuccifolium	Rattlesnake Master	0.18750
	Euthamia graminifolia	Grass-leaved Goldenrod	0.03125
	Lespedeza capitata	Round-headed Bush Clover	0.18750
	Monarda fistulosa	Wild Bergamot	0.12500
	Parthenium integrifolium	Wild Quinine	0.18750
	Penstemon digitalis	Foxglove Beardtongue	0.12500
	Pycnanthemum virginianum	Mountain Mint	0.06250
	Ratibida pinnata	Yellow Coneflower	0.25000
	Rudbeckia hirta	Black-eyed Susan	0.25000
	Silene regia	Royal Catchfly	0.06250
	Symphyotrichum laeve	Smooth Blue Aster	0.06250
	Symphyotrichum oblongifolium	Aromatic Aster	0.06250
	Tradescantia ohiensis	Ohio Spiderwort	0.18750
	Verbena stricta	Hoary Vervain	0.12500
	Zizia aurea	Golden Alexanders	0.18750
		sub total	**4.87500**
Grasses & Sedges	*Bouteloua curtipendula*	Side-oats Grama	6.000
	Carex bicknellii	Copper-shouldered Oval Sedge	0.125
	Carex brevior	Plains Oval Sedge	0.125
	Carex molesta	Field Oval Sedge	0.125
	Carex vulpinoidea	Brown Fox Sedge	0.250
	Elymus canadensis	Canada Wild Rye	3.000
	Elymus virginicus	Virginia Wild Rye	2.000
	Panicum virgatum	Switch Grass	1.000
	Schizachyrium scoparium	Little Bluestem	5.000
	Sporobolus heterolepis	Prairie Dropseed	0.250
		sub total	**17.875**
		Total Permanent Species:	**22.750**
Cover	*Avena sativa*	Seed Oats	32.000

WET PRAIRIE SEED MIX (0.43 acres)

Type	Species	Common Name	Seeding Rate (lbs/ac)
Forbs	*Asclepias incarnata*	Rose Milkweed	0.312500
	Bidens cernua	Nodding Bur Marigold	0.125000
	Boltonia asteroides	False Aster	0.062500
	Epilobium coloratum	Cinnamon Willow Herb	0.031250
	Eupatorium perfoliatum	Boneset	0.031250
	Euthamia graminifolia	Grass-leaved Goldenrod	0.031250
	Helenium autumnale	Sneezeweed	0.125000
	Liatris pycnostachya	Prairie Blazing Star	0.250000
	Lobelia cardinalis	Cardinal Flower	0.031250
	Lobelia siphilitica	Great Blue Lobelia	0.031250
	Lysimachia ciliata	Fringed Loosestrife	0.062500
	Lythrum alatum	Winged Loosestrife	0.006250
	Mimulus ringens	Monkey Flower	0.006250
	Oligoneuron riddellii	Riddell's Goldenrod	0.062500
	Physostegia virginiana	Obedient Plant	0.250000
	Pycnanthemum virginianum	Mountain Mint	0.062500
	Symphyotrichum novae-angliae	New England Aster	0.125000
	Verbena hastata	Blue Vervain	0.125000
	Veronicastrum virginicum	Culver's Root	0.015625
		sub total	**1.746875**
Grasses & Sedges	*Calamagrostis canadensis*	Blue Joint Grass	0.12500
	Carex bicknellii	Copper-shouldered Oval Sedge	0.12500
	Carex cristatella	Crested Oval Sedge	0.06250
	Carex frankii	Bristly Cattail Sedge	0.12500
	Carex hystericina	Porcupine Sedge	0.06250
	Carex molesta	Field Oval Sedge	0.12500
	Carex stipata	Common Fox Sedge	0.06250
	Carex stricta	Common Tussock Sedge	0.06250
	Elymus riparius	Riverbank Wild Rye	2.00000
	Elymus virginicus	Virginia Wild Rye	3.00000
	Glyceria striata	Fowl Manna Grass	0.12500
	Juncus dudleyi	Dudley's Rush	0.00625
	Juncus torreyi	Torrey's Rush	0.00625
	Leersia oryzoides	Rice Cut Grass	0.25000
	Panicum virgatum	Switch Grass	1.00000
	Scirpus atrovirens	Dark-green Bulrush	0.03125
	Scirpus cyperinus	Wool Grass	0.01563
	Scirpus pendulus	Rufous Bulrush	0.03125
		sub total	**7.21563**
		Total Permanent Species:	**8.962500**
Cover	*Avena sativa*	Seed Oats	32.000

WET PRAIRIE PLUG MIX (0.43 acres) ~3,000 per acre

Type	Species	Common Name	Planting Quantity
Forbs	*Asclepias incarnata*	Rose Milkweed	72
	Chelone glabra	Turtlehead	36
	Eupatorium perfoliatum	Boneset	36
	Eutrochium maculatum	Joe Pye Weed	36
	Liatris pycnostachya	Prairie Blazing Star	72
	Lobelia cardinalis	Cardinal Flower	72
	Lobelia siphilitica	Great Blue Lobelia	72
	Filipendula rubra	Queen of the Prairie	72
	Hibiscus laevis	Rose Mallow	36
	Iris virginica shrevei	Southern Blue Flag	72
	Physostegia virginiana	Obedient Plant	72
		sub total	**648**
Grasses & Sedges	*Calamagrostis canadensis*	Blue Joint Grass	108
	Carex cristatella	Crested Oval Sedge	108
	Carex stricta	Common Tussock Sedge	108
	Carex vulpinoidea	Brown Fox Sedge	108
	Chasmanthium latifolium	River Oats	108
	Panicum virgatum	Switch Grass	108
		sub total	**648**
		Total Permanent Species:	**1296**

SHALLOW EMERGENT PLUG MIX (0.02 acres) 5,000 per acre

Type	Species	Common Name	Planting Rate (plugs/ac)
Forbs	*Acorus americanus*	Sweet Flag	36
	Juncus effusus	Common Rush	36
	Pontederia cordata	Pickerelweed	36
		Total Permanent Species:	**108**

NATIVE TREE AND SHRUB

Type	Species	Common Name	Quantity	Size Requirement
Tree	*Quercus bicolor*	Swamp White Oak	2	>2" Caliper
	Quercus palustris	Pin Oak	2	
		Sub Total	4	
Shrub	*Cephalanthus occidentalis*	Buttonbush	10	>#5 Container
	Spirea alba	Meadowsweet	18	>#3 Container
		Sub Total	28	
		Total	**32**	

Legend

Native Planting Plan

- Shortgrass Prairie Seed (0.49 acres)
- Wet Prairie Seed & Plugs (0.43 acres)
- Emergent (0.02 acres)
- Turf

Native Tree and Shrub

- Quercus bicolor (2)
- Quercus palustris (2)
- Cephalanthus occidentalis (10)
- Spirea alba (18)
- Native Demarcation Signs

Representative Quadrats

- Shortgrass Prairie
- Wet Prairie
- Emergent
- Preserved Wetland (2.09 acres)

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Go beyond limits

REVISIONS

NO.	DATE	DESCRIPTION

BASE LAYER: N/A

PROJECT NO.: 240554.03
PROJECT MANAGER: SJB
DATE: 03/08/2026
DESIGNED BY: DJJ
SCALE: SCALE
DRAWN BY: DJJ

Prairie View Towns

Buffalo Grove Lake County Illinois

Buffer Restoration and BMP Planting Plan

DRAWING NO. D

J:\2024\240554\Wetland\Permit\FIGDplant240554_03_24x36_2026_0304.mxd

INTRODUCTION

This Buffer Restoration and BMP Plan Summary and Management & Monitoring Plan (MMP) has been prepared on behalf of Pulte Home Corporation for the proposed Prairie View Towns residential development. The project area is located north of Half Day Road, south and east of Easton Ave, and west of N Main Street in Lake County, Illinois (Section 21, T43N, R11E; 42.1969°N, -87.957465°W; Wheeling quadrangle).

This MMP and the maintenance, monitoring and performance standards set forth meet or exceed those in the Lake County Watershed Development Ordinance and Native Plant Guide for Streams and Stormwater Facilities in Northeastern Illinois.

Construction and Revegetation

This section of the plan details proposed revegetation of the wetland buffer and comp storage areas.

Construction, Soils, and Topdressing Specifications

Grading and excavation shall be completed in accordance with the engineering plans to achieve the requisite compensatory storage volumes and site goals.

The following specifications shall be followed to minimize impacts to the naturalized areas and provide a suitable medium for native vegetation establishment:

1. All areas to be planted or seeded with native vegetation shall be over-excavated a minimum of 1 foot below final grade to allow for the placement of topdress material, unless a one-foot thick topsoil layer is present following excavation to proposed final grade.
2. Topdress material for the proposed naturalized vegetation areas shall originate from on-site. These soils are adequate to promote native vegetation establishment. If additional topdress material is needed, the topdress material shall contain an organic matter content of 3% or more and a clay content of 27% or less.
3. Wheel-based vehicles (scrapers, endloaders, etc.) shall not be used for topdressing work. Only low ground pressure wide-track equipment (quadtrack tractor, wide track dozer, backhoe, or approved by Engineer) shall haul, move and spread topdress material.
4. Following the 1-foot of topdress placement, the surface shall be thoroughly disked using a small farm type disc (not a large construction disc) and/or Harley rake. Topdress material shall not be handled or the surface disked when wet.
5. No wheeled traffic shall occur in the naturalized planting areas after the final disking is complete, with the exception of a small farm type tractor if used for seeding.
6. All construction activities in the naturalized areas must be done under dry conditions.

Planting Zones

Selection of the plant species in the comp storage areas and wetland buffer are based on their suitability to the anticipated soil and hydrologic conditions following construction. The comp storage area is designed to be slightly sloping back towards the existing wetland with the southwest corner being approximately three fourths of a foot above the normal water elevation of the existing wetland. It is anticipated that the bottom of the comp storage and toe slope of the wetland buffer will experience shallow inundation following a precipitation event with saturated soils being the normal condition.

A shortgrass prairie seed mix comprised of native grasses, sedges, and forbs shall be installed on the upper portions of the wetland buffer and comp storage area. A wet prairie seed and plug mix shall be installed on the toe slope of the existing wetland buffer and the base of the comp storage area. Species in this mix were specifically chosen based on their ability to tolerate varying hydrologic conditions and account for bounce of the wetland. See **Appendix II** for the seed, plug, tree and shrub mixes, which are described below.

- Shortgrass Prairie Seed Mix (0.49 acres). A shortgrass prairie seed mix, a mix that contains native grasses, sedges and forbs shall be installed on the newly graded slopes of the comp storage area as well as to enhance the existing wetland buffer as depicted on the Plan (**Appendix I**). This seed mix shall be sown all the way down to the wet prairie zone and overlapped by a foot or two. Following seeding activities, erosion control blanket (i.e. North American Green S75BN or as specified on the engineering plans) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.
- Wet Prairie Seed and Plug Mix (0.43 acres). A wet prairie seed mix, a mix that contains native grasses, sedges, rushes, and forbs shall be installed at the NWL of the existing wetlands up the slope as depicted on the Plan to accommodate hydraulic bounce following precipitation events. As with the shortgrass prairie seed mix this mix shall overlap by a foot or two. Following seeding activities, erosion control blanket (i.e. North American Green S75BN or as specified on the engineering plans) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications. Following seeding and installation of the erosion control blanket plant plugs shall be installed to help with native plant establishment.
- Emergent Plug Mix (0.02 acres). The emergent plug mix shall be installed in the areas shown on the Plan. The emergent zone is designed to transition from the NWL down to approximately one foot deep to help protect the shoreline from wave action and further enhance the existing wetland. This area will likely be inundated throughout the growing season. A total of 5,000 plugs per acre shall be installed in small species drifts throughout the basin bottom under suitable hydrologic conditions between May 15th and August 1st.
- Native Tree (4) and Shrub (28). Trees and shrubs shall be installed as identified on the Plan. Species were selected based on their suitability to anticipated soil and hydrologic conditions as well as are aesthetically pleasing native species. Following construction, the restoration contractor may need to adjust the planting location based on as-built conditions. Care shall be taken to make sure all plantings are adequately spaced out and in locations that will foster long-term success of each plant.

Seeding Specifications

1. The restoration contractor shall furnish, transport, and install the native seed mixes as specified for the respective areas shown on the Plan.
2. All native seed species shall be true to species and not cultivars/nativars.
3. Seeding activities of the permanent matrices shall be performed after the seed bed has been properly prepared, as applicable, between November 1 after the first frost and ending when snow cover exceeds 2-inches in depth or areas are covered with ice and June 15th of the following year.
4. If construction activities are finished outside the permanent seeding window, the area can be stabilized with a temporary cover crop or permanent seeded with a supplemental seeding during the prescribed window the following year.
5. Seed shall be surface sown with a broadcast seeder and lightly raked in or with a native drop seeder.
6. All seed sources shall be within a 200-mile radius of the project site and be true to name and variety.
7. Seeding shall only occur in areas that will receive erosion blanket installation within 48 hours and/or prior to forecasted rain.
8. All native seed shall be provided on a pure live seed (PLS) basis. Actual seed amounts used on the project will vary with the actual percent of PLS in the seed lot. Seed supplied to the site shall contain documentation of PLS testing and, if required, adjustment of the seed weights to provide 100% PLS standards. If rounding is required during PLS adjustment calculations, the adjustment shall always be rounded up. Minimum PLS percentage for any species shall be 70%.
9. All seed shall be furnished in sealed containers. Seed that has become wet (unless as properly intended as a result of stratification), moldy, or otherwise damaged in transit or storage shall not be acceptable.
10. Over-seeding or re-planting may be necessary for compliance with the performance section of this document.

Wet Prairie and Emergent Planting Specifications

1. The restoration contractor shall furnish, transport and install all container grown plants for all planting zones as specified on plans.
2. Herbaceous planting activities shall be performed no earlier than May 15th and no later than August 1st under favorable conditions (i.e., proper hydrology).
3. All plugs shall be container grown in open bottom pots with the following minimum dimensions: 2 3/8 inches square by 3-inches deep or a minimum root area of 11 cubic inches. At time of planting, all plant plugs shall have minimum shoot heights of 12-inches and well-developed root systems that hold planting soil together when removed from the container. Soil saturation shall be maintained for all container plants until installation.
4. All native plan plugs shall be true to species and not cultivars/nativars.
5. Plant material shall not be provided as dormant (i.e., sprouted tubers, sprouted rhizomes or bare root) unless specified in the planting plan.
6. All plant plugs shall be installed in small species drifts to promote establishment.

Native Tree and Shrub Planting Specifications

1. The restoration contractor shall furnish, transport, and install all tree and shrubs as shown on the Plan.
2. Installation of trees and shrubs shall be conducted between March 15 and May 31 or September 15 and October 31 following construction activities.
3. Trees and shrubs shall be well branched, well formed, sound, vigorous, healthy planting material free from disease, sunscald, windburn, abrasion, and harmful insects or insect eggs and having healthy, normal, and undamaged root systems.
4. All trees and shrubs shall be thoroughly watered following installation, to eliminate air pockets around roots, settling, and to soak the surrounding soil.
5. All trees and shrubs shall be properly mulched to beyond the plant's dripline.
6. All trees and shrubs shall be transported to the site in a covered trailer and/or covered by a landscape tarp to prevent windburn.
7. Planting holes shall be over excavated to reduce soil compaction around the root ball to promote root growth.
8. Trees and shrubs shall be properly planted with the trunk/root flare slightly above grade.
9. Trees and shrubs shall be irrigated throughout the first establishment year. Tree diapers may be used in conjunction with mulch to reduce irrigation needs.
10. Trees and shrubs shall be true to species (not hybrid cultivars) and the size specified on the tree and shrub list (**Appendix II**) or greater.
11. If post construction conditions are not conducive for locations identified on the Plan, an as-build plan shall be submitted with the monitoring report identifying any altered locations or species.

Pre-Seeding and Planting Weed Control

Any areas within the native seeding and planting zones that are not disturbed as a result of grading activities shall be treated for non-native invasive species including but not limited to: reed canary grass (*Phalaris arundinacea*), cattails (*Typha spp.*), common reed (*Phragmites australis*) and purple loosestrife (*Lythrum salicaria*) prior to any seeding or planting activities. Additionally, if following grading the native areas lie fallow long enough for non-native species to establish, they shall be treated prior to seeding or planting.

1. Following any herbicide applications, allow 10-14 days prior to cultivating for seed bed preparation. If weed growth persists after the initial application, reapply herbicide and delay cultivation for at least 10 days.
2. Following treatment, areas may need to be mowed and/or burned to eliminate dead plant material to promote proper soil contact for seed germination.

Erosion Control Blanket Specifications

North American Green (NAG) S75BN BioNet (or as outlined on the engineering plans) shall be installed over all seeding areas (shortgrass and wet prairie) as shown on the Plan. The blanket shall be installed within 48 hours and/or prior to forecasted rain, so no seeded area remains unprotected. Therefore, the area seeded shall be based on whatever can be blanketed within 48 hours. Installation of all erosion control materials shall be in accordance with the manufacturer's specifications.

Predator Control

A predator control system may need to be installed to help achieve the site goals and performance standards by discouraging herbivores such as but not limited to waterfowl and muskrats from consuming and uprooting newly planted native plugs. It is the responsibility of the restoration contractor to monitor plant material for predation. If the native areas are seeded in advance of plug installation, establishment of cover crop may deter waterfowl from landing and grazing on the newly plant plugs. If the contractor identifies that predation may be an issue the following is recommended.

1. The materials may include: 1-inch X 1-inch X 4-foot wood stakes with one end pointed, chicken wire fencing fabric or wire hardware cloth with mesh openings not to exceed 2-inches, 6-inch wire landscape staples, masons string and UV rated zip ties.
2. All areas receiving native plant plugs shall be protected by a predator control structure. The fence, consisting of three-foot-high chicken wire fence mounted securely on 1-inch X 1-inch X 4-foot wood stakes in such a manner that one foot of wood stake with pointed end will extend below the fence fabric. The wood stakes will be no greater than 6 feet apart and installed approximately one foot deep into the soil so that the bottom of the fence fabric rests firmly on the soil surface. This fence shall be installed in conjunction with site seeding and native plug installation.
3. If installed it is the responsibility of the restoration contractor to maintain the predator control system to ensure it is working correctly and not hindering the aesthetics of the property.
4. It is the responsibility of the restoration contractor to remove the predator control system once the native plants are established and/or once the performance standards are met and sign off is achieved.

Irrigation

It is the responsibility of the restoration contractor to monitor the site during and after the plant plugs are installed. Due to the unpredictable nature of precipitation events the contractor shall monitor site hydrology and implement an irrigation schedule if necessary to ensure proper hydrology during the first growing season to ensure the plants establish. Additionally, if water levels are too high during or after plant installation, pumps may need to be implemented to draw down water levels temporarily to ensure the success of the plant plugs. The restoration contractor shall monitor all trees and shrubs for irrigation needs to ensure they establish and meet the standards set forth in this document.

MANAGEMENT & MONITORING PLAN

This Buffer Restoration and BMP Plan Summary and Management & Monitoring Plan for Prairie View Towns establishes a means by which the naturalized wetland buffer and comp storage area may be evaluated relative to pre-established goals and performance standards.

The duration of the monitoring program is a minimum of three years for the wetland buffer and comp storage area, with the period beginning after completion of final grading and planting. Management and monitoring shall be the responsibility of Pulte Home Corporation for the three-year period and/or until signoff is achieved. The developer has placed covenants and restrictions on the wetland and wetland buffer to ensure long -term maintenance of native vegetation and site stormwater infrastructure. Following signoff, the Homeowners Association as long-term manager of the property shall use the Long-Term Operation and Maintenance Plan as a guide for long-term maintenance of the development.

Vegetation Management

Proper management is critical for successful establishment of the proposed plant communities. Periodic mowing and selective herbicide application are commonly used as management techniques for natural plant communities. The invasive species that require control include, but are not limited to, the following species provided in **Table 1**.

Table 1. Non-Native and Invasive Species

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

First and Second Year Mowing. During the first two growing seasons after seeding, mowing or selective weed whipping the vegetation should occur as needed to maintain a plant height of no greater than 18 to 20 inches. To accomplish this, cutting the vegetation to a height of 6 to 9 inches several times during the growing season will be needed. Cutting the vegetation will aid new plant growth as to allow more sunlight to reach young prairie seedlings. Cutting the vegetation will also aid in the control of annual weeds, which can undermine seeding efforts. Selective weed whipping can be used instead of a mower if conditions are unfit (i.e., too wet or no access) for a tractor or if only small, isolated areas of undesirable vegetation require cutting. In addition, cutting the inflorescence prior to seed set of many biennial species including teasel and sweet clover is an effective control method that can be utilized. Mowing in the wet prairie zone shall only take place after the plant plug roots are established to prevent damage.

Herbicide Application. Management of the vegetation in all areas should include selective application of herbicide to control aggressive plant species, such as, but not limited to, reed canary grass (*Phalaris arundinacea*), cattails (*Typha spp*), purple loosestrife (*Lythrum salicaria*), common reed (*Phragmites australis*), thistles (*Cirsium spp.*), teasel (*Dipsacus spp.*), and sweet clovers (*Melilotus spp.*). These species, including others, can displace desirable species, thereby reducing floristic diversity in the naturalized areas. Controlling these species will be required to achieve the performance standards for the project.

Natural regeneration of cattails, common reed and reed canary grass in the comp storage and wetland buffer will likely occur following construction. A pre-planting control shall be conducted if any of these species or other weeds are present. Hand-pulling cattails can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site disposal of cattails will be required. Larger cattails will require herbicide applications. Cattail and common reed coverage can be no greater than 5% in aggregate prior to plant installation. Aggressive control of these species will be required after planting throughout the management period to ensure plant establishment. After planting, the hand-wick application method to control these species will likely be required.

A determination regarding the type of herbicide to be used should be made when it is known which nuisance species are present on the site. Depending on the target weed species, a selective herbicide may be available. The choice of herbicide and timing of herbicide application will be made by a trained, licensed professional based on the target weed species and conditions. Care should be taken to monitor site weather conditions to limit herbicide drift, overspray, and ensure it is rainfast.

It is recommended that a minimum of four annual weed control application periods are conducted throughout the three-year period. Below is a general guideline on the suggested schedule and target species for the application periods:

- Application Period One (early spring – April/May): problematic species such as, but not limited to, reed canary grass, red/white clover, cool season adventive grasses.
- Application Period Two (late spring to early summer – May/June): problematic species such as, but not limited to, teasel, white/yellow sweet clover, thistle.
- Application Period Three (mid to late summer – July/August): problematic species such as, but not limited to, tall goldenrod, hairy aster, ragweed, cattails, purple loosestrife.
- Application Period Four (late summer and fall – September/October): problematic species such as, but not limited to, reed canary grass, thistle, common reed, red/white clover, cool season grasses.

Prescribed Burning. Prescribed burning may be conducted in the naturalized areas during the management period. If deemed safe by the contractor, the prescribed burn should be scheduled in the spring or fall of the third growing season. Prescribed burning can reduce exotic weed species that may establish from seeds or rootstock material in the topsoil that is in situ or placed in these areas. Additionally, burning encourages the growth of native plant species from the established plant mix, and existing seedbank, and inhibits the growth of non-indigenous vegetation.

Long-Term Mowing in Lieu of Prescribed Burning. If burning is deemed unsafe, end of growing season mowing can be conducted instead. Mowing the vegetation at the end of the growing season around November would be conducted annually after the vegetation has established (after year 2). This end of growing season mowing will partially replace some of the benefits provided by fire, in an area where prescribed burning is not feasible, mowing will be to a height of 6 inches. The mowing will only occur under dry or frozen ground conditions, so that soil disturbance from wheel ruts is avoided.

Performance Standards

Performance standards are established for projects involving naturalized areas so that the relative success may be evaluated. If the performance standards are not achieved by the end of the management and monitoring program, the permittee is responsible for correction of any deficiencies through further management activities, which may include replanting.

Buffer and BMP Standards

1. Within 3 months of seed installation (and/or three months after the start of the growing season if dormant seeded), at least 90% of the shortgrass and wet prairie seeding zone, as measured by aerial coverage, shall be vegetated. A minimum 90% vegetative coverage shall be maintained throughout, and at the end of, the three-year period for this area.
2. By the end of the performance period, no area greater than ten (10) square feet within the native wetland buffer and comp storage area shall be devoid (less than 10% perennial cover) of vegetation. A sampling quadrat shall be used to quantitatively document prevent cover of bare ground to identify areas devoid of vegetation. All areas devoid of vegetation shall be rectified in a timely manner. Bare ground shall be recorded as "unvegetated" in the USACE Chicago region Floristic Quality Assessment Calculator.
3. At the end of the first year of the monitoring period, each native planting zone shall achieve a minimum 10% native vegetative coverage. None of the three most dominant species can be non-native and/or invasive.
4. At the end of the second year of the monitoring period, each native planting zone shall achieve a minimum 25% native vegetative coverage. None of the three most dominant species can be non-native and/or invasive.
5. At the end of the third year of the monitoring period, each native planting zone shall achieve a minimum 75% native vegetative coverage. None of the three most dominant species can be non-native and/or invasive.
6. At the end of the third year of the monitoring period, each native planting zone within the wetland buffer and comp storage area shall meet or exceed a Floristic Quality Index (FQI) of 15 and a Coefficient of Conservatism (Mean C) of 2.5. The shallow emergent zone is excluded from this standard as its size precludes it from meeting the FQI and Mean C standards.
7. At the end of the third year of monitoring, the restoration contractor shall provide a guarantee that 100% of the proposed trees and shrubs shall be alive and in healthy condition. All replacements shall be for dead and partially dead plants, be of the same kind and size as originally planted and shall be made at no additional cost. Partially dead plants are those with greater than 30% of the crown dead.

Monitoring

Vegetation Monitoring. Annual vegetation monitoring in the naturalized areas shall be conducted during the three-year period beginning immediately following planting/seeding. The vegetation monitoring inspections shall be conducted twice per year (May/June and August/September). Monitoring shall be conducted using the meander method and transects in accordance with the procedures set forth by the U.S. Army Corps of Engineers Chicago District. Transects and sampling quadrats shall be established for each plant community, and each plant community shall be evaluated individually as related to the performance standards. The location of each transect and/or sampling quadrats shall be identified on an exhibit and submitted with the first monitoring report. All subsequent monitoring reports shall use the same transect/quadrat locations for the duration of the project. Representative quadrats for the planting zones are identified on the Plan; however, locations shall be based on the as-built condition. Floristic inventories (FQI and Mean C) shall be based on each planting zone using the time meander techniques and not the transect data. All tabular transect/quadrat data shall be evaluated and submitted in an appendix of each monitoring report.

Annual Monitoring Report. An annual monitoring report will be submitted to Lake County Stormwater Management Commission and the Village of Buffalo Grove by January 31st of each year during the three-year period or until performance standards are met and signoff is achieved.

The annual report must include a review of site progression towards meeting the performance standards and propose any necessary remedial actions. More specifically, the monitoring report must contain the following information, which will be based on data collected during the monitoring inspections.

1. A summary of management activities conducted during the year.
2. Representative photographs depicting general site conditions, work conducted and transects/quadrats.
3. Provide the top three dominant species, absolute vegetative coverage and relative vegetative coverage estimates as needed to evaluate the performance standards.
4. Evaluate the status of the areas relative to the performance standards.
5. An appendix containing the monitoring data.
6. An exhibit outlining transect/quadrat locations.
7. Recommend management activities for the following year to address any issues related to site success.

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REVISIONS

NO.	DATE	DESCRIPTION

BASE LAYER: N/A

PROJECT NO.: 240554.03
DATE: 03/08/2026
SCALE: SCALE

PROJECT MANAGER: SJB
DESIGNED BY: DJJ
DRAWN BY: DJJ

Prairie View Towns
Buffalo Grove Lake County Illinois

Buffer Restoration and BMP Planting Plan Details

DRAWING NO. D1

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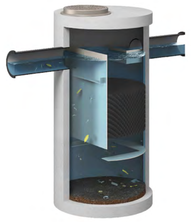
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PRAIRIE VIEW TOWNS - (WQ-CB1)
BUFFALO GROVE, IL

SHEET INDEX

PAGE	DESCRIPTION
0.0	COVER SHEET
1.0	STORMSETTLER DESIGN
2.0	STORMSETTLER INSTALLATION SPECIFICATIONS

STORMTRAP CONTACT INFORMATION

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N MAIN ST & HALF DAY RD
BUFFALO GROVE, IL 60069

WQ-CB1

CURRENT ISSUE DATE:
13-MAR-2026

ISSUED FOR:
APPROVAL

REVISIONS:

REV	DATE	ISSUED FOR	DWN
1	13-MAR-26	APPROVAL	CWN

SCALE: N.T.S.
PRECASTER: 12
SHEET TITLE: COVER SHEET
SHEET NUMBER: 0.0

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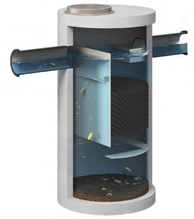
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PRAIRIE VIEW TOWNS - (WQ-CB2)
BUFFALO GROVE, IL

SHEET INDEX

PAGE	DESCRIPTION
0.0	COVER SHEET
1.0	STORMSETTLER DESIGN
2.0	STORMSETTLER INSTALLATION SPECIFICATIONS

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N MAIN ST & HALF DAY RD
BUFFALO GROVE, IL 60069

WQ-CB2

CURRENT ISSUE DATE:
13-MAR-2026

ISSUED FOR:
APPROVAL

REVISIONS:

REV	DATE	ISSUED FOR	DWN
1	13-MAR-26	APPROVAL	CWN

SCALE: N.T.S.
PRECASTER: 12
SHEET TITLE: COVER SHEET
SHEET NUMBER: 0.0

BILL OF MATERIALS

#	QTY	DESCRIPTION	WEIGHT
1	1	Ø24" MANHOLE FRAME, COVER, & RINGS (BY OTHERS)	N/A
2	1	SSET-4 TOP SLAB WITH (1) Ø24" OPENING	VARIES
3	1	SSET-4 BASE SECTION WITH RISER EXTENSION	VARIES
4	1	SSET-4 BARREL SECTION	VARIES
5	1	SSET-4 UPPER BARREL SECTION	VARIES
6	1	SSET-4 INTERNALS	145 LB
7	4	WATERSTOP ROLLS	N/A
8	1	CATCH BASIN INSERT	N/A
9	2	OIL SORBING BOOM ASSEMBLY	N/A

STRUCTURAL DESIGN LOADING CRITERIA

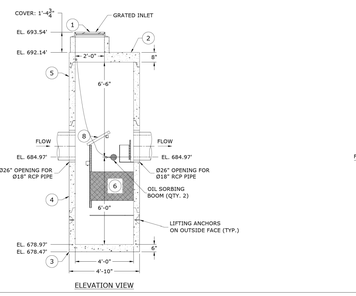
LIVE LOADING	AASHTO HS-20 HIGHWAY LOADING
GROUND WATER TABLE	AT OR BELOW PIPE INVERT
SOIL BEARING PRESSURE	3000 PSF
SOIL DENSITY	120 PCF
EQUIVALENT LATERAL ACTIVE EARTH PRESSURE	UNSATURATED: 35 PSF/FT SATURATED: 80 PSF/FT (IF WATER TABLE PRESENT)
APPLICABLE CODES	ASTM C478, ASTM C1821
MAX PICK WEIGHT	5,300 lb (ESTIMATED)

STORMSETTLER SYSTEM INFORMATION

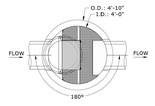
WATER QUALITY FLOW RATE	0.50 CFS
PEAK FLOW RATE	- CFS
SEDIMENT STORAGE	14.7 FT³
OIL BOOM STORAGE	7.00 GAL

NOTES:

1. STORMSETTLER UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE APPROVED SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS.
2. COVER RANGE: MIN. 0.50' MAX. 5.00'. CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMSETTLER INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW THE PIPE INVERT. IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.
5. CONTRACTOR TO ENSURE FRAME AND COVER CLEARS THE OPENING DIMENSIONS AND MEETS ALL LOAD RATINGS.
6. SYSTEM DESIGN INTENT IS TO CONTAIN WATER AND / OR PREVENT GROUNDWATER MIGRATION INTO THE SYSTEM AND WILL NOT BE SUBJECT TO LEAKAGE TESTING.
7. DIMENSIONING OF STORMSETTLER SYSTEM SHOWN BELOW ALLOW FOR A 1/4" GAP FOR INTERNAL COMPONENTS.
8. INSTALLING CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.
9. FOR PIPE CONNECTION AND RISER DETAILS REFER TO LOCAL REGULATIONS AND REQUIREMENTS.



ELEVATION VIEW



PLAN VIEW

SCALE: N.T.S.
PRECASTER: 12
SHEET TITLE: STORMSETTLER DESIGN
SHEET NUMBER: 1.0

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7	1	CATCH BASIN INSERT	N/A
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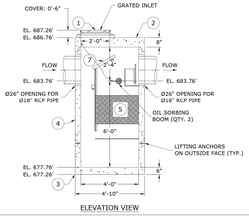
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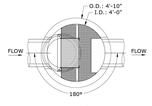
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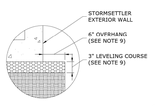


PLAN VIEW

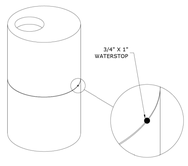
SCALE: N.T.S.
PRECASTER: 12
SHEET TITLE: STORMSETTLER DESIGN
SHEET NUMBER: 1.0

STORMSETTLER INSTALLATION SPECIFICATIONS

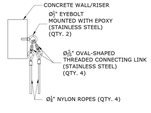
1. STORMSETTLER SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C1821, STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND CIRCULAR PRECAST CONCRETE MANHOLE STRUCTURES.
2. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO PROVIDE ASSISTANCE IN EVALUATING THE EXISTING SOIL CONDITIONS TO ENSURE THAT THE SOIL BEARING PRESSURE MEETS OR EXCEED THE STRUCTURAL DESIGN LOADING CRITERIA AS SPECIFIED ON SHEET 1.0.
3. DO NOT PERMIT LOADS OVER THE SYSTEM GREATER THAN THE DESIGN LOADS INDICATED ON SHEET 1.0.
4. STORMSETTLER COMPONENTS CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.
5. THE INSTALLING CONTRACTOR SHALL INSPECT AND ACCEPT THE COMPONENTS PRIOR TO UNLOADING. COMMENCEMENT OF INSTALLATION CONSTITUTES ACCEPTANCE OF THE COMPONENTS.
   5.1. IF THE STORMSETTLER COMPONENTS ARE DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND DETERMINE WHETHER OR NOT THE COMPONENT(S) WILL NEED TO BE REPAIRED OR REPLACED. IF ANY COMPONENT ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
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   6.1. ALL LIFTING POINTS SHALL BE UTILIZED, AND THE PRODUCT SHALL BE HANDLED WITH EQUAL FORCE ON ALL LIFTING POINTS.
   6.2. WHEN LIFTING COMPONENTS, ENSURE CHAIN OR CABLE LENGTHS ARE LONG ENOUGH TO PREVENT CONTACT WITH INTERNALS AND PRECAST JOINT AREA AND LENGTHS ARE KEPT AT APPROPRIATE LIFTING ANGLES.
   6.3. IT IS UNDERSTOOD AND AGREED THAT AT ALL TIMES THE OPERATOR OF SUCH EQUIPMENT SHALL BE IN CHARGE OF HIS ENTIRE EQUIPMENT AND SHALL AT ALL TIMES BE THE JUDGE OF THE SAFETY AND PROPERTY OF ANY SUGGESTION TO HIM FROM THE SELLER, ITS AGENTS OR EMPLOYEES. PURCHASER AGREES TO SAVE, INDEMNIFY AND HOLD HARMLESS SELLER FROM ALL LOSS, CLAIMS, DEMANDS OR CAUSES OF ACTION, WHICH MAY ARISE FROM THE EXISTENCE OR OPERATION OF SAID EQUIPMENT.
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8. THE FOUNDATION SHALL BE MODERATELY FIRM TO HARD IN SITU MATERIAL, STABILIZED SOIL, OR COMPACTED FILL MATERIAL WITH ADEQUATE BEARING CAPACITY AS SPECIFIED ON SHEET 1.0.
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DETAIL 1



DETAIL 2



DETAIL 3
CONCRETE CABLE MOUNT IN RISER AT GRADE

StormTrap
HYDRODYNAMIC SEPARATION (PATENTED)
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:(815)-941-4565 / F:331-318-5347

ENGINEER INFORMATION:
PEARSON BROWN AND ASSOCIATES
1850 W. WINCHESTER STE. 205
LIBERTYVILLE, IL 60048
(847) 367-6707

PROJECT INFORMATION:
PRAIRIE VIEW TOWNS
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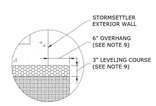
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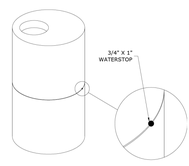
SCALE: N.T.S.
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SHEET TITLE: STORMSETTLER INSTALLATION SPECIFICATIONS
SHEET NUMBER: 2.0

STORMSETTLER INSTALLATION SPECIFICATIONS

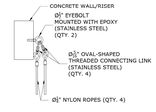
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DETAIL 1



DETAIL 2



DETAIL 3
CONCRETE CABLE MOUNT IN RISER AT GRADE

StormTrap
HYDRODYNAMIC SEPARATION (PATENTED)
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:(815)-941-4565 / F:331-318-5347

ENGINEER INFORMATION:
PEARSON BROWN AND ASSOCIATES
1850 W. WINCHESTER STE. 205
LIBERTYVILLE, IL 60048
(847) 367-6707

PROJECT INFORMATION:
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N MAIN ST & HALF DAY RD
BUFFALO GROVE, IL 60069

WQ-CB2

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SHEET NUMBER: 2.0

PRAIRIE VIEW TOWNS
BUFFALO GROVE, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pbaengineers.com

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DESIGNED BY: A.Z.
DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 11/24/25

DATE	BY	DESCRIPTION
01/16/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
02/20/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
03/31/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS
04/09/26	JFC	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

DETAILS

SHEET NUMBER
SS
JOB No. 25999
OF 32 SHEETS

PRAIRIE VIEW TOWNS

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT E

Final Landscape Plan prepared by Dickson Design Studio

Consisting of 20 sheets, last revised 2/20/2026

(see following pages)

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

NORTH

LOCATION MAP

NOT TO SCALE

PROJECT TEAM

OWNER / DEVELOPER:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
TEL (847) 230-5308
CONTACT: ERIC FRIEDMAN

SURVEYOR:
CEMCON, LTD.
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60502
TEL (630) 862-2100
CONTACT: CHRIS MORGART

CIVIL ENGINEER:
PEARSON BROWN & ASSOCIATES, INC.
1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048
TEL (847) 367-6707
CONTACT: ANTHONY ZOGRAFOS

ECOLOGIST / ARBORIST:
V3 COMPANIES, LTD.
7325 JANES AVENUE
WOODRIDGE, IL 60517
TEL (630) 675-8584
CONTACT: DAN JABLONSKI / SCOTT BREJCHA

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

SHEET INDEX

L0.1 TITLE SHEET
- SHEET INDEX
- PROJECT TEAM
- LOCATION MAP

L0.2 NOTES & DETAILS:
- NOTES: TREE PRESERVATION
- DETAIL: TREE PROTECTION FENCE
- PLANT SYMBOLS KEY
- DETAILS: PLANTING
- NOTES: GENERAL LANDSCAPE

L0.3 SHEET KEY

TREE PRESERVATION & REMOVAL PLAN:

L1.1 SOUTHWEST

L1.2 NORTHWEST

L1.3 NORTH, CENTER

L1.4 SOUTHEAST

L1.5 NORTHEAST

L1.6 TREE INVENTORY

FINAL LANDSCAPE PLAN:

L2.1 SOUTHWEST

L2.2 NORTHWEST

L2.3 NORTH, CENTER
SCHEDULE (PLANT LIST)

L2.4 SOUTHEAST

L2.5 NORTHEAST

PROTOTYPICAL FOUNDATIONS:

L2.6 FRONT-LOADED TOWNHOMES
(SCHEDULES & PLANS)

L2.7 REAR-LOADED TOWNHOMES
(SCHEDULES & PLANS)

FEATURE CORNER:

L2.8 LANDSCAPE PLAN
SCHEDULE: PLANT & MATERIALS

L3.1-L3.2 DETAILS: SITE FEATURES
- COMMUNITY ID PIERS (& WALLS)
- SEATING BENCH
- PRIVACY FENCING
- FEATURE CORNER PAVING

L4.0 FENCE LOCATION PLAN

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

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

DECEMBER 1, 2025

REVISIONS

1.	01/15/26 PER STAFF COMMENTS
2.	02/20/26 PER STAFF COMMENTS; FEATURE CORNER ADDED
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PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN
- TITLE SHEET

SHEET NUMBER

L0.1

NOTES: TREE PRESERVATION

1. TREE PRESERVATION:

   A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

   B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

   C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

   D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

   E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

   F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

   G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

   H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

   I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

   J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

   K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

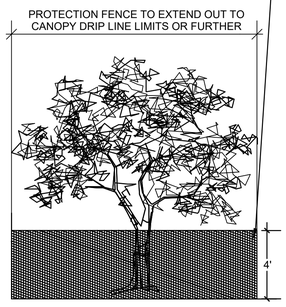
   L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

   M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

   N. ALL OFF-SITE TREES SHALL BE PRESERVED.

   O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE



FENCE TO BE PROVIDED AROUND ALL OFF-SITE TREES WHOSE CANOPY DRIP-LINE EXTENDS ACROSS BOUNDARIES OF PROJECT SITE.

FENCE IS FOR PROTECTION OF ZOOT ZONES.

FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE SHALL BE 4' TALL, ORANGE, SNOW-FENCE (OR APPROVED EQUAL), POSTED WITH A SIGN THAT READS:
"TREE PROTECTION ZONE - KEEP OUT"

SECURE FENCE TO WOODEN STAKES OR METAL POLES, SPACED NO GREATER THAN 8' ON CENTER

NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

PLANT SYMBOLS KEY

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

EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

SHADE / CANOPY TREES, 2.5"+ CALIPER

ORNAMENTAL TREES, 5'-10' TALL

EVERGREEN TREES, 6'-10' TALL

LARGE, DECIDUOUS SHRUBS, 36"-42" TALL

SMALL, DECIDUOUS SHRUBS, 24"-36" TALL

SMALL, EVERGREEN SHRUBS, 24-30" TALL/WIDE

LARGE, ORNAMENTAL GRASS, 3 GALLON

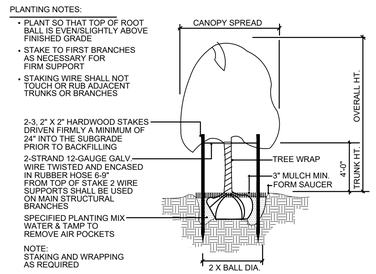
SMALL ORNAMENTAL GRASS, 1 GALLON

PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON

NOTE!

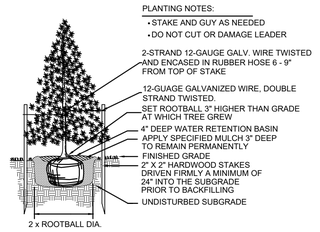
ALL PLANT MATERIAL TO BE SOURCED FROM FIORE NURSERY AND LANDSCAPE SUPPLY.

DETAILS: PLANTING



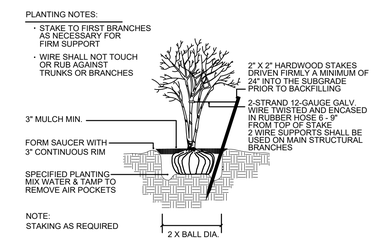
TREE PLANTING & STAKING

NOT TO SCALE



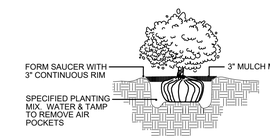
EVERGREEN TREE PLANTING

NOT TO SCALE



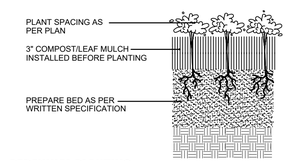
MULTI-TRUNK TREE STAKING

NOT TO SCALE



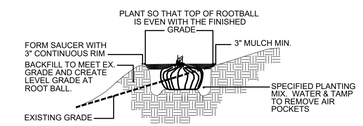
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES: GENERAL LANDSCAPE

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

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

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

DECEMBER 1, 2025

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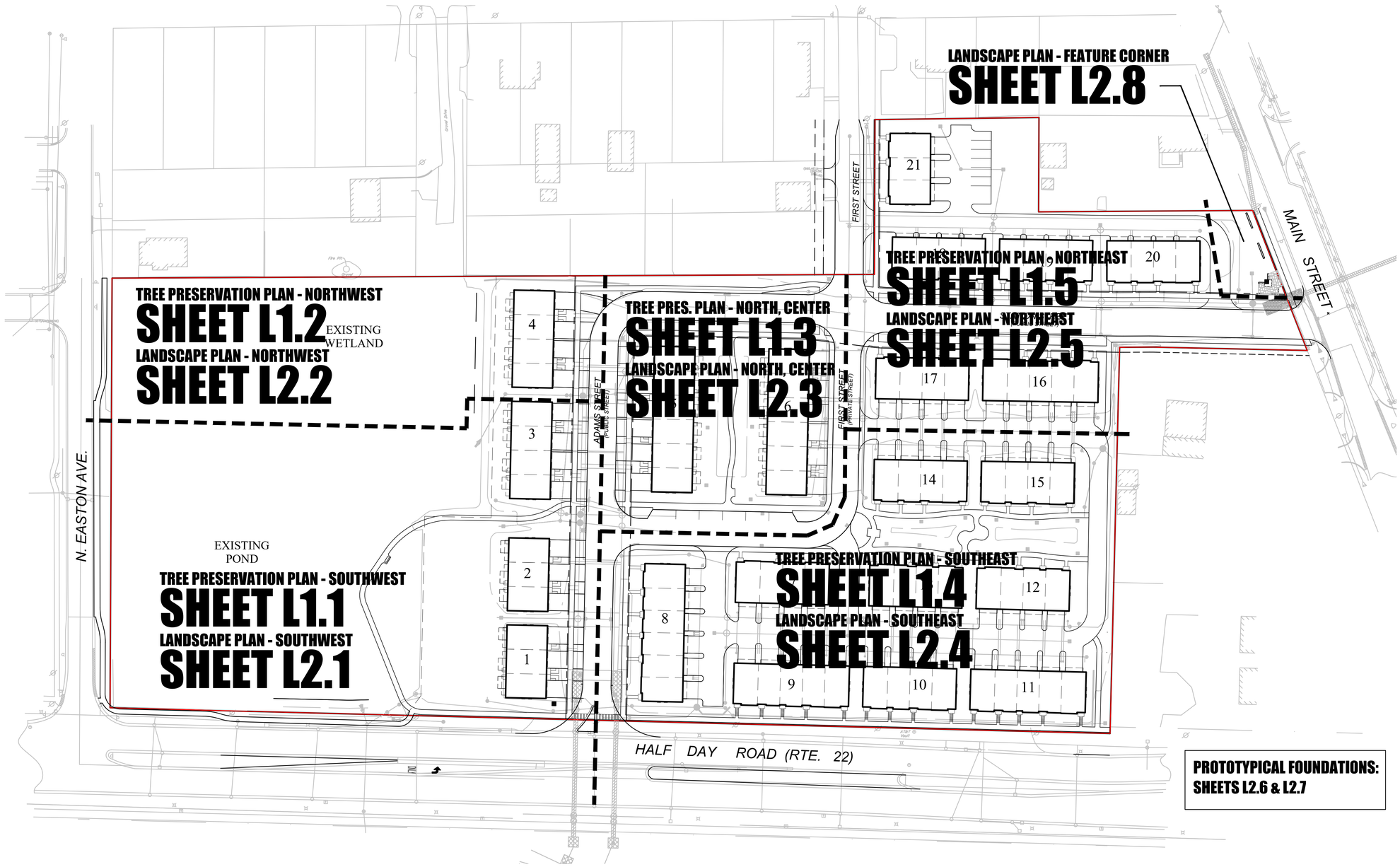
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN - NOTES & DETAILS

SHEET NUMBER

L0.2



PROTOTYPICAL FOUNDATIONS: SHEETS L2.6 & L2.7

NORTH

SHEET KEY

SCALE: 1" =50'-0"

0 25' 50' 100'

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

CLIENT NAME AND ADDRESS

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1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

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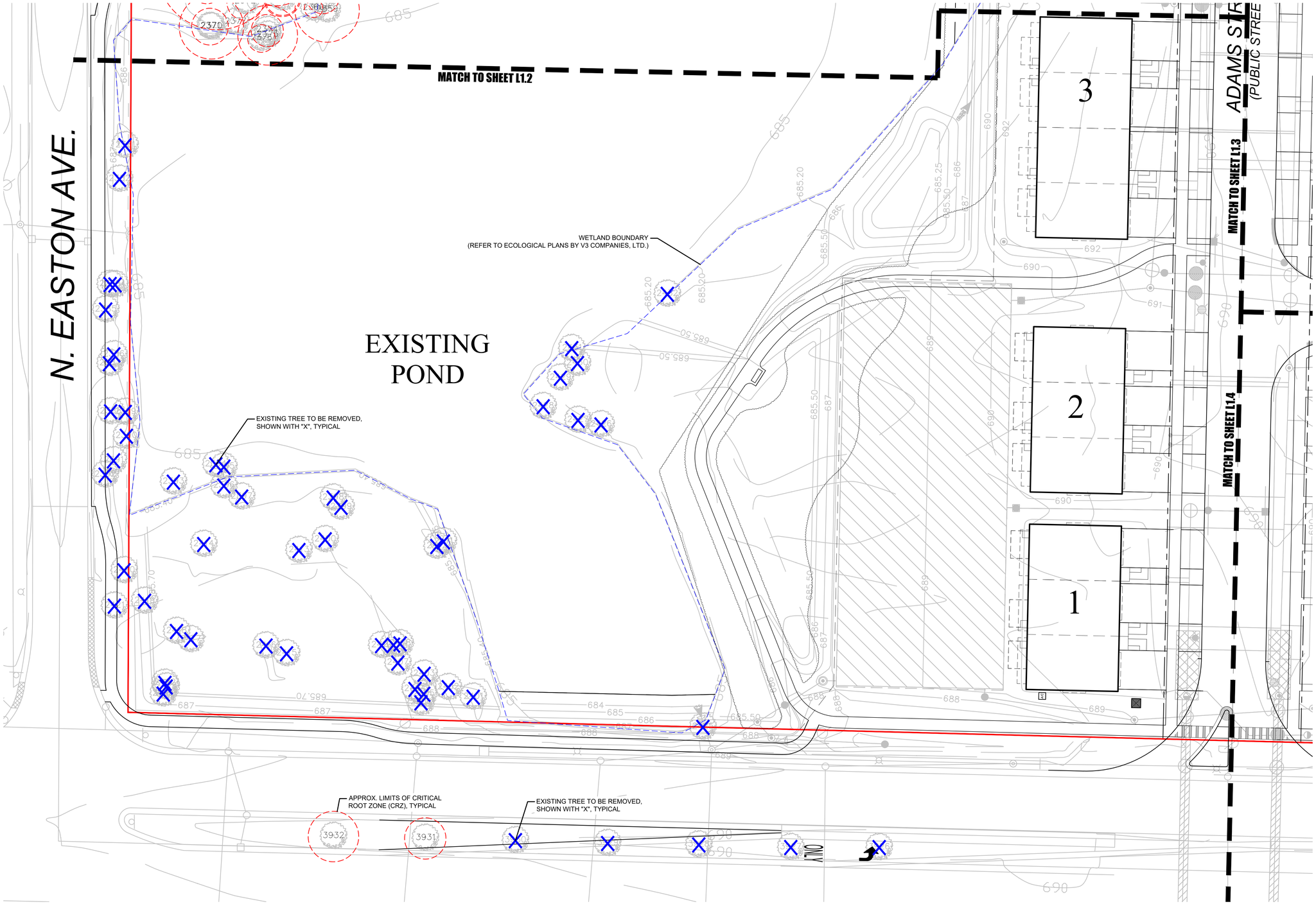
PRAIRIE VIEW TOWNS

BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN - SHEET KEY

SHEET NUMBER

L0.3



NORTH

TREE PRESERVATION & REMOVAL PLAN - SOUTHWEST

SCALE: 1" = 20'-0"

0 10' 20' 40'

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

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

**1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL**

PLAN DATE

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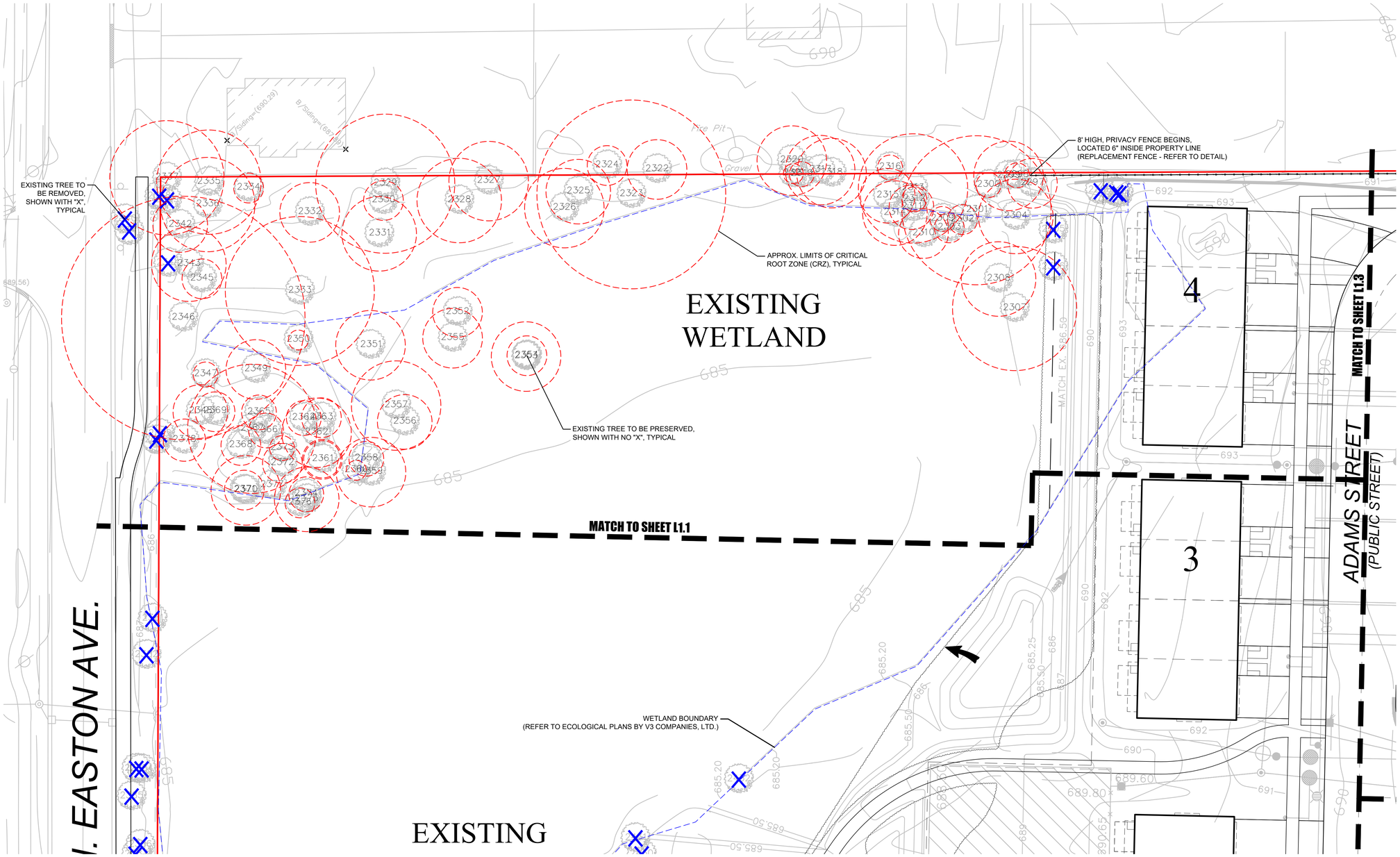
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

**FINAL LANDSCAPE PLAN
- SOUTHWEST**

SHEET NUMBER

L1.1



NORTH

TREE PRESERVATION & REMOVAL PLAN - NORTHWEST

SCALE: 1" = 20'-0"

0 10' 20' 40'

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
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LAKE IN THE HILLS, IL 60156
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CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

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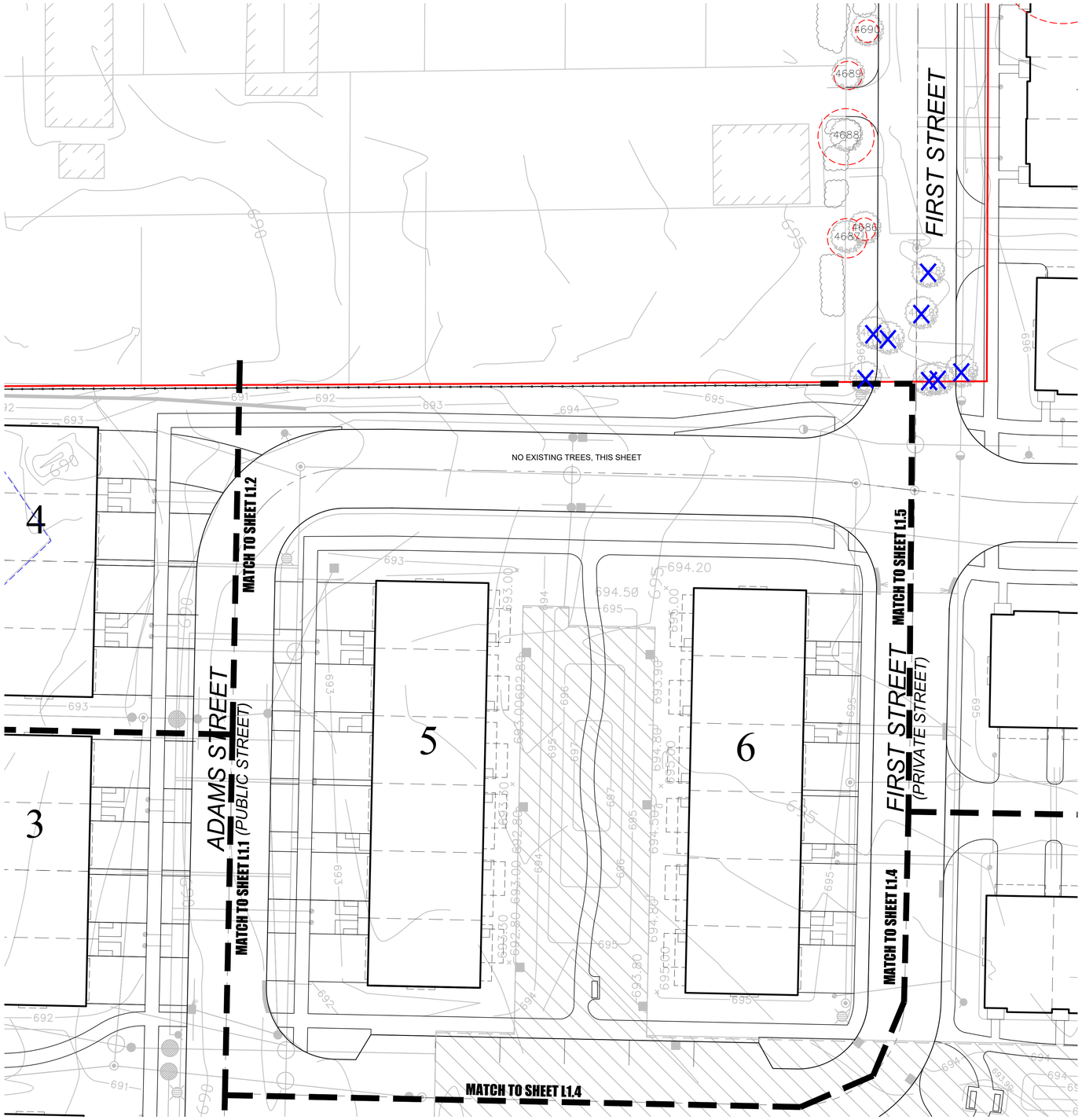
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER

L1.2



NORTH

TREE PRESERVATION & REMOVAL PLAN - NORTH, CENTER

SCALE: 1" = 20'-0"

0 10' 20' 40'

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

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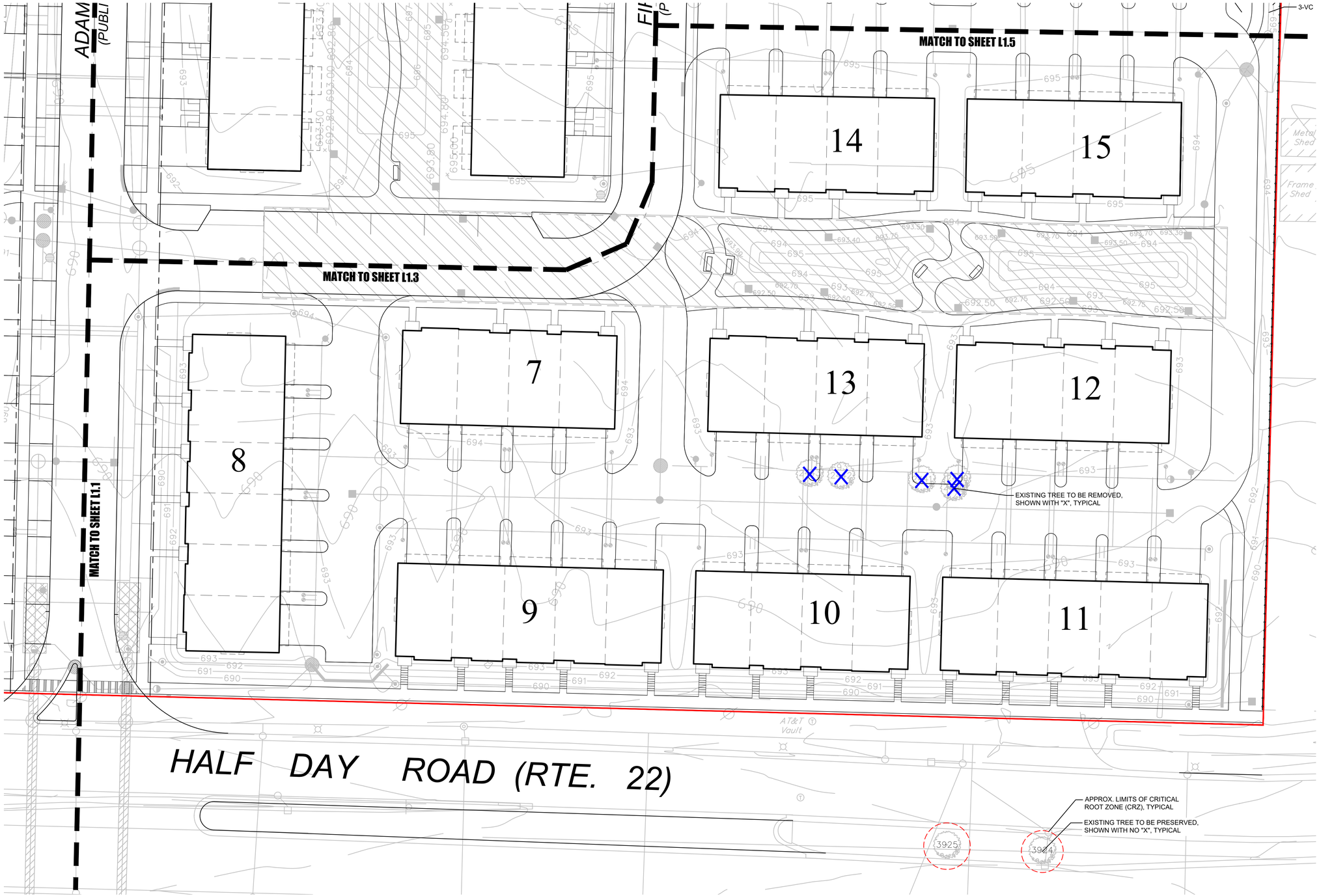
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN
- NORTH, CENTER

SHEET NUMBER

L1.3



NORTH

TREE PRESERVATION & REMOVAL PLAN - SOUTHEAST

SCALE: 1" = 20'-0"

0 10' 20' 40'

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
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CLIENT NAME AND ADDRESS

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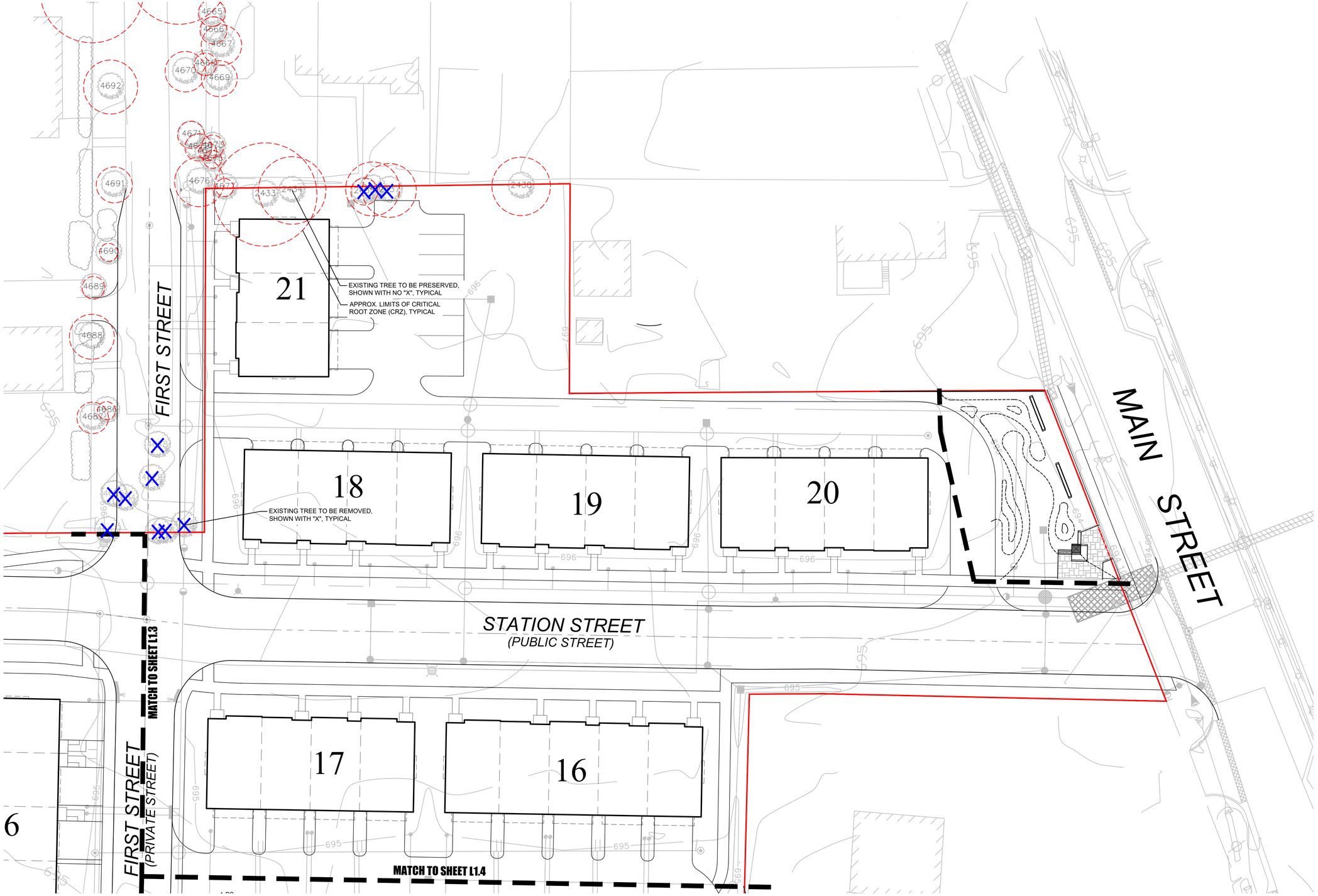
PRAIRIE VIEW TOWNS

BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN - SOUTHEAST

SHEET NUMBER

L1.4



NORTH

TREE PRESERVATION & REMOVAL PLAN - NORTHEAST

SCALE: 1" = 20'-0"

0 10' 20' 40'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
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PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS

BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN - NORTHEAST

SHEET NUMBER

L1.5

TREE INVENTORY

Tag #	DBH (inches)	Species Name*	Common Name	Condition	Bat Habitat	Key or Significant	Outcome
2294	4	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
2295	6	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
2296	7	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
2297	10	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2298	5	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2299	14	Morus alba	White Mulberry	3 - Fair	N		PRESERVE
2300	5	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2301	30	Salix fragilis	Crack Willow	5 - Poor	Y		PRESERVE
2302	6	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2303	6	Acer saccharinum	Silver Maple	3 - Fair	N		PRESERVE
2304	15	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2305	11	Salix fragilis	Crack Willow	3 - Fair	N		REMOVE
2306	3x14	Salix fragilis	Crack Willow	4 - Fair to Poor	N		REMOVE
2307	25	Salix fragilis	Crack Willow	4 - Fair to Poor	Y		PRESERVE
2308	15	Salix fragilis	Crack Willow	4 - Fair to Poor	N		PRESERVE
2309	5	Acer saccharinum	Silver Maple	3 - Fair	N		PRESERVE
2310	10	Salix fragilis	Crack Willow	4 - Fair to Poor	N		PRESERVE
2311	9	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2312	5	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2313	22	Acer nigrum	Black Maple	4 - Fair to Poor	Y		PRESERVE
2314	2x13	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2315	11	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2316	2x5	Juniperus virginiana	Eastern Red-Cedar	4 - Fair to Poor	N		PRESERVE
2317	7x14	Acer saccharinum	Silver Maple	3 - Fair	N		PRESERVE
2318	14	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2319	5	Morus alba	White Mulberry	3 - Fair	N		PRESERVE
2320	14	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2321	4	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2322	12	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2323	38	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2324	8	Juglans nigra	Black Walnut	3 - Fair	N		PRESERVE
2325	13	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2326	16	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2327	16	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2328	17	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2329	28	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2330	8	Morus alba	White Mulberry	5 - Poor	N		PRESERVE
2331	15	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2332	12	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2333	30	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2334	6	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2335	21	Morus alba	White Mulberry	3 - Fair	N		PRESERVE
2336	19	Juglans nigra	Black Walnut	3 - Fair	N	S	PRESERVE
2337	23	Morus alba	White Mulberry	4 - Fair to Poor	N		PRESERVE
2338	5	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2339	8	Prunus serotina	Black Cherry	4 - Fair to Poor	N		REMOVE
2340	17	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2341	12	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2342	11	Juglans nigra	Black Walnut	2 - Good	N		PRESERVE
2343	15	Morus alba	White Mulberry	4 - Fair to Poor	N		PRESERVE
2344	8	Acer nigrum	Black Maple	5 - Poor	N		REMOVE
2345	8	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2346	49	Populus deltoides	Eastern Cottonwood	3 - Fair	N		PRESERVE
2347	5	Populus deltoides	Eastern Cottonwood	3 - Fair	N		PRESERVE
2348	11	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2349	12	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2350	4	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2351	14	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2352	10	Ulmus americana	American Elm	4 - Fair to Poor	N		PRESERVE
2353	14	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2354	8	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2355	4X12	Salix fragilis	Crack Willow	3 - Fair	N		PRESERVE
2356	11	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2357	18	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2358	7	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2359	14	Fraxinus pennsylvanica	Green Ash	5 - Poor	Y		PRESERVE
2360	4	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2361	8	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2362	14	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2363	8	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2364	7	Acer nigrum	Black Maple	5 - Poor	N		PRESERVE
2365	7	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2366	7	Acer nigrum	Black Maple	5 - Poor	N		PRESERVE
2367	4X26	Salix fragilis	Crack Willow	4 - Fair to Poor	Y		PRESERVE
2368	8	Acer nigrum	Black Maple	5 - Poor	N		PRESERVE
2369	8	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2370	14	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2371	8	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2372	8	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2373	5	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2374	7	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2375	13	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2376	6	Morus alba	White Mulberry	3 - Fair	N		REMOVE
2377	4	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2378	8	Populus deltoides	Eastern Cottonwood	3 - Fair	N		PRESERVE
2379	21	Ulmus americana	American Elm	2 - Good	N		REMOVE
2380	4	Ulmus americana	American Elm	2 - Good	N		REMOVE
2381	25	Populus deltoides	Eastern Cottonwood	3 - Fair	N		REMOVE
2382	2x15	Populus deltoides	Eastern Cottonwood	3 - Fair	Y		REMOVE
2383	4	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2384	8	Juglans nigra	Black Walnut	2 - Good	N		REMOVE
2385	8	Morus alba	White Mulberry	3 - Fair	N		REMOVE
2386	30	Dead	#N/A	6 - Dead	Y		REMOVE
2387	7	Ulmus pumila	Siberian Elm	3 - Fair	N		REMOVE
2388	6	Gleditsia triacanthos	Honey-Locust	3 - Fair	N		REMOVE
2389	4	Juniperus virginiana	Eastern Red-Cedar	3 - Fair	N		REMOVE
2390	6	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2391	5x9	Fraxinus pennsylvanica	Green Ash	6 - Dead	N		REMOVE
2392	9	Fraxinus pennsylvanica	Green Ash	6 - Dead	N		REMOVE
2393	8	Fraxinus pennsylvanica	Green Ash	5 - Poor	N		REMOVE
2394	4	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2395	6	Fraxinus pennsylvanica	Green Ash	3 - Fair	N		REMOVE
2396	15	Juglans nigra	Black Walnut	2 - Good	N	S	REMOVE
2397	5	Juglans nigra	Black Walnut	2 - Good	N		REMOVE
2398	5	Ulmus americana	American Elm	2 - Good	N		REMOVE
2399	15	Ulmus americana	American Elm	2 - Good	N		REMOVE
2400	12	Juglans nigra	Black Walnut	1 - Excellent	N	S	REMOVE
2401	4	Fraxinus pennsylvanica	Green Ash	3 - Fair	N		REMOVE
2402	11	Morus alba	White Mulberry	3 - Fair	N		REMOVE
2403	8	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2404	14	Juglans nigra	Black Walnut	2 - Good	N	S	REMOVE
2405	5	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2406	5	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
2407	4	Celtis occidentalis	Common Hackberry	2 - Good	N		REMOVE
2408	4	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2409	7	Juglans nigra	Black Walnut	2 - Good	N		REMOVE
2410	4	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2411	23	Salix fragilis	Crack Willow	5 - Poor	N		REMOVE
2412	7	Acer nigrum	Black Maple	5 - Poor	N		REMOVE
2413	5	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2414	10	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2415	10	Malus prunifolia	Plum-Leaf Crab Apple	4 - Fair to Poor	N		REMOVE
2416	2x9	Malus prunifolia	Plum-Leaf Crab Apple	3 - Fair	N		REMOVE
2417	3x8	Malus prunifolia	Plum-Leaf Crab Apple	5 - Poor	N		REMOVE
2418	2x5	Malus prunifolia	Plum-Leaf Crab Apple	5 - Poor	N		REMOVE
2419	13	Malus prunifolia	Plum-Leaf Crab Apple	4 - Fair to Poor	N		REMOVE
2420	15	Ulmus pumila	Siberian Elm	3 - Fair	N		REMOVE
2421	12	Prunus serotina	Black Cherry	3 - Fair	N		REMOVE
2422	7	Malus prunifolia	Plum-Leaf Crab Apple	4 - Fair to Poor	N		REMOVE
2423	9	Malus prunifolia	Plum-Leaf Crab Apple	3 - Fair	N		REMOVE
2424	10	Ulmus americana	American Elm	4 - Fair to Poor	N		REMOVE
2425	6	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2426	2x10	Taxodium distichum	Southern Bald-Cypress	2 - Good	N		REMOVE
2427	2x12	Taxodium distichum	Southern Bald-Cypress	2 - Good	N		REMOVE
2428	12	Taxodium distichum	Southern Bald-Cypress	3 - Fair	N		REMOVE
2429	2x9	Taxodium distichum	Southern Bald-Cypress	3 - Fair	N		REMOVE
2430	2x8	Taxodium distichum	Southern Bald-Cypress	2 - Good	N		REMOVE
2431	3x5	Alnus glutinosa	European Alder	2 - Good	N		REMOVE
2432	4x5	Alnus glutinosa	European Alder	2 - Good	N		REMOVE
2433	23	Ulmus americana	American Elm	3 - Fair	N		**Preserve**
2434	2x15	Ulmus americana	American Elm	3 - Fair	N		**Preserve**
2435	6	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2436	12	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2437	12	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2438	13	Acer platanoides	Norway Maple	3 - Fair	N		**Preserve**
2439	14	Thuja occidentalis	Eastern Arborvitae	1 - Excellent	N		REMOVE
2440	14	Thuja occidentalis	Eastern Arborvitae	1 - Excellent	N		REMOVE
2441	14	Thuja occidentalis	Eastern Arborvitae	1 - Excellent	N		REMOVE
2442	7	Larix laricina	American Larch	2 - Good	N		REMOVE
2443	7	Douglas Fir Species	Douglas Fir cultivar	3 - Fair	N		REMOVE
3924	9	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		**Preserve**
3925	10	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		**Preserve**
3926	7	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3927	7	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3928	8	Gleditsia triacanthos	Honey-Locust	2 - Good	N		REMOVE
3929	9	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3930	9	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3931	9	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3932	11	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		**Preserve**
4664	22	*Platanus occidentalis*	American Sycamore	4 - Fair to Poor	N		**Preserve**
4665	6	*Fraxinus pennsylvanica*	Green Ash	3 - Fair	N		**Preserve**
4666	6	*Quercus macrocarpa*	Burr Oak	2 - Good	N		**Preserve**
4667	9	*Quercus macrocarpa*	Burr Oak	3 - Fair	N		**Preserve**
4668	5	*Fraxinus pennsylvanica*	Green Ash	6 - Dead	N		**Preserve**
4669	8	*Quercus macrocarpa*	Burr Oak	2 - Good	N		**Preserve**
4670	9	*Ulmus americana*	American Elm	2 - Good	N		**Preserve**
4671	2x6	*Quercus macrocarpa*	Burr Oak	3 - Fair	N		**Preserve**
4672	6	*Quercus macrocarpa*	Burr Oak	3 - Fair	N		**Preserve**
4673	5	*Quercus macrocarpa*	Burr Oak	3 - Fair	N		**Preserve**
4674	4	*Quercus macrocarpa*	Burr Oak	3 - Fair	N		**Preserve**
4675	4	*Quercus macrocarpa*	Burr Oak	3 - Fair	N		**Preserve**
4676	11	*Quercus macrocarpa*	Burr Oak	3 - Fair	N		**Preserve**
4677	2x4	*Morus alba*	White Mulberry	4 - Fair to Poor	N		**Preserve**
4678	21	*Ulmus americana*	American Elm	2 - Good	N		REMOVE
4679	4	*Morus alba*	White Mulberry	5 - Poor	N		REMOVE
4680	7	*Juglans nigra*	Black Walnut	3 - Fair	N		REMOVE
4681	2x4	*Morus alba*	White Mulberry	4 - Fair to Poor	N		REMOVE
4682	4	*Morus alba*	White Mulberry	4 - Fair to Poor	N		REMOVE
4683	23	*Juglans nigra*	Black Walnut	3 - Fair	N	S	REMOVE
4684	11	*Celtis occidentalis*	Common Hackberry	2 - Good	N		REMOVE
4685	7	*Celtis occidentalis*	Common Hackberry	2 - Good	N		REMOVE
4686	4	*Cercis canadensis*	Redbud	4 - Fair to Poor	N		**Preserve**
4687	7	*Morus alba*	White Mulberry	4 - Fair to Poor	N		**Preserve**
4688	3x10	*Cercis canadensis*	Redbud	3 - Fair	N		**Preserve**
4689	5	*Morus alba*	White Mulberry	4 - Fair to Poor	N		**Preserve**
4690	4	*Picea pungens*	Colorado Blue Spruce	3 - Fair	N		**Preserve**
4691	8	*Acer platanoides*	Norway Maple	2 - Good	N		**Preserve**
4692	3x12	*Acer saccharinum*	Silver Maple	2 - Good	N		**Preserve**
4693	23	*Acer platanoides*	Norway Maple	1 - Excellent	N	S	**Preserve**

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

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

DECEMBER 1, 2025

REVISIONS

1.	01/15/26 PER STAFF COMMENTS
2.	02/20/26 PER STAFF COMMENTS; FEATURE CORNER ADDED
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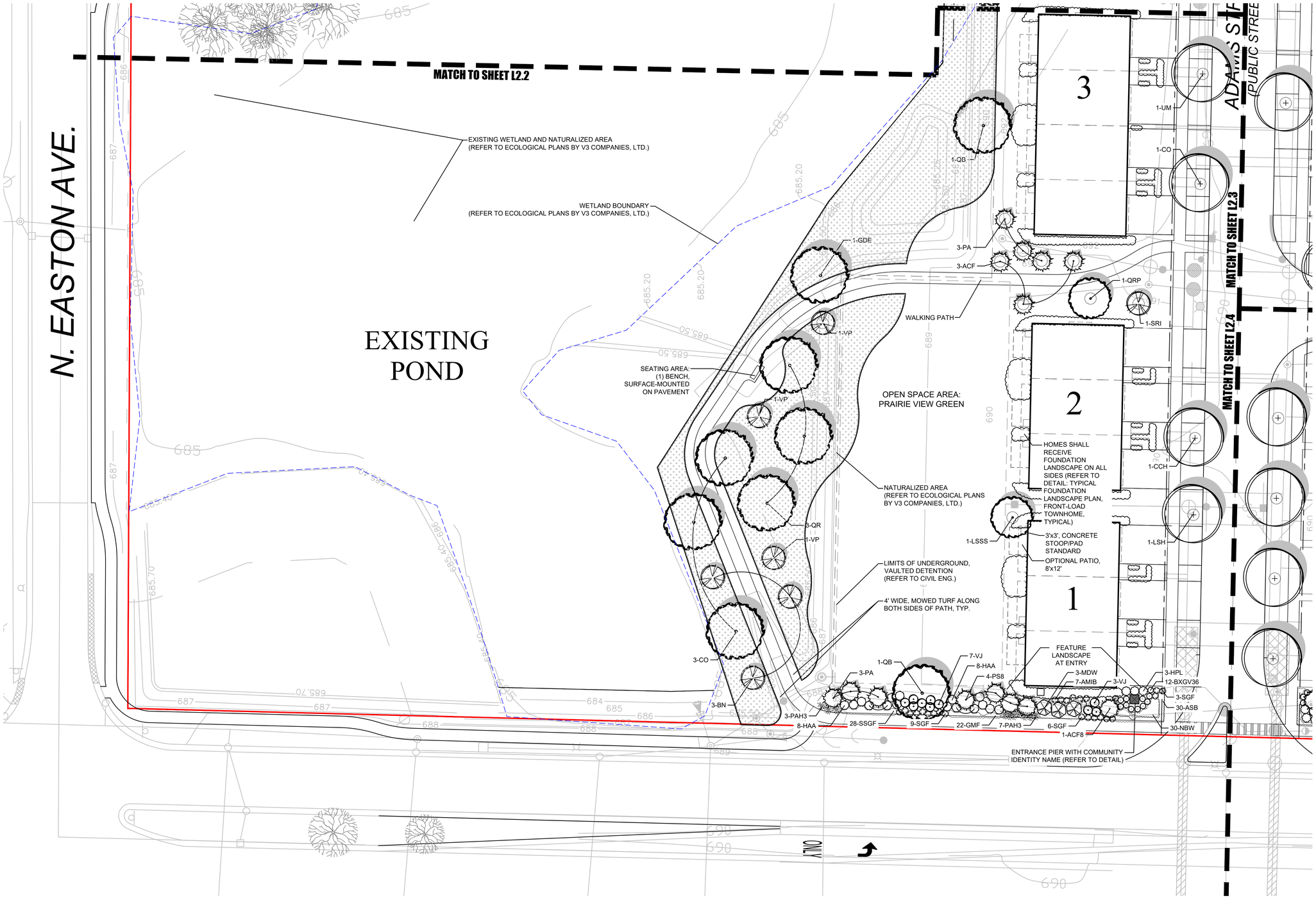
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN
- TREE INVENTORY

SHEET NUMBER

L1.6



NORTH

LANDSCAPE PLAN - SOUTHWEST

SCALE: 1" = 20'-0"

0 10' 20' 40'

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

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

PLAN DATE

DECEMBER 1, 2025

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PROJECT NAME AND SHEET TITLE

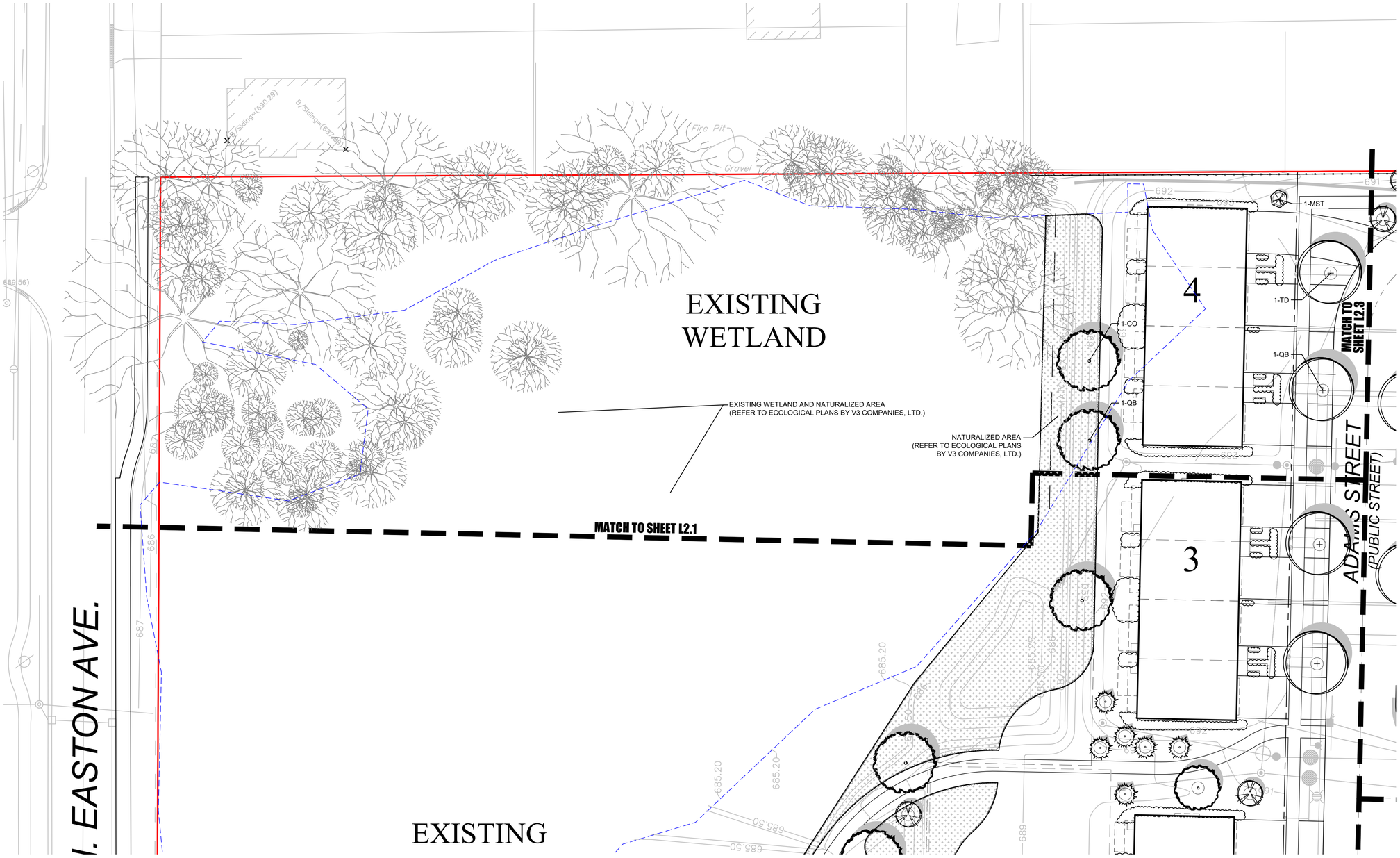
PRAIRIE VIEW TOWNS

BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN - SOUTHWEST

SHEET NUMBER

L2.1



NORTH

LANDSCAPE PLAN - NORTHWEST

SCALE: 1" = 20'-0"

0 10' 20' 40'

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

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

DECEMBER 1, 2025

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PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER

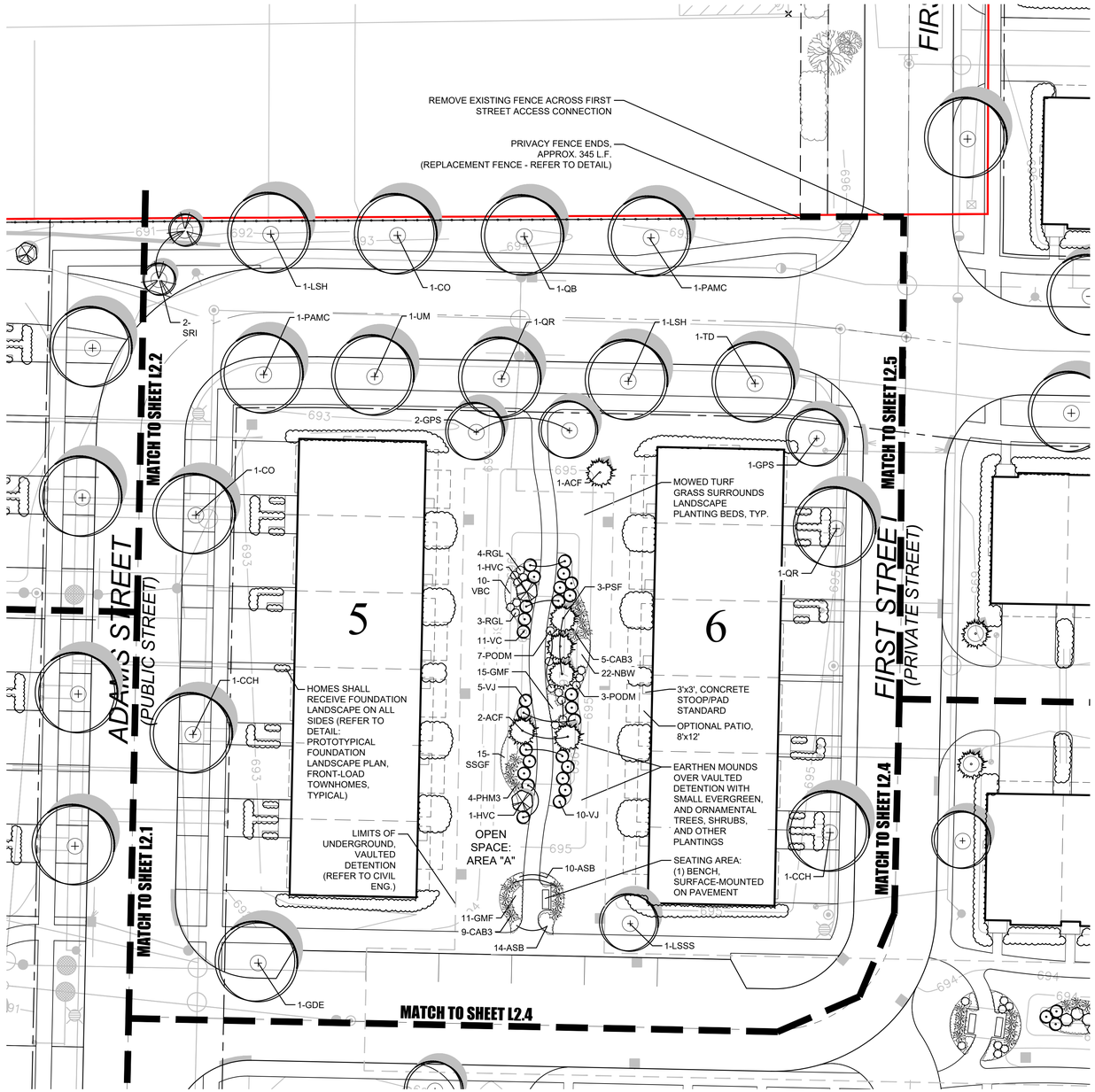
L2.2

SCHEDULE: LAND DEVELOPMENT

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
CCH	8	2.5" caliper	Carpinus caroliniana	American Hornbeam
CO	11	2.5" caliper	Celtis occidentalis	Hackberry
GDE	12	2.5" caliper	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree *(male species)*
LSH	7	2.5" caliper	Liquidambar styraciflua 'Hapdell'	Happidaze Sweet Gum
PAMC	7	2.5" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
QB	6	2.5" caliper	Quercus bicolor	Swamp White Oak
QR	9	2.5" caliper	Quercus rubra	Red Oak
TD	8	2.5" caliper	Taxodium distichum	Bald Cypress
UM	4	2.5" caliper	Ulmus x 'Morton'	Morton Accolade Elm
Columnar Shade Trees				
FSDP	5	2.5" caliper	Fagus sylvatica 'Dawyckii Purple'	Dawyck Purple Upright European Beech
GPS	5	2.5" caliper	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo *(male species)*
LSSS	4	2.5" caliper	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette American Sweetgum
QRP	5	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Evergreen Trees				
ACF8	5	8' high	Abies concolor	White Fir
ACF	9	6' high	Abies concolor	White Fir
PA	9	6' high	Picea abies	Norway Spruce
PS8	8	8' high	Pinus strobus	Eastern White Pine
PS	2	6' high	Pinus strobus	Eastern White Pine
PSF	6	6' high	Pinus strobus 'Fastigiata'	Upright Eastern White Pine
TOT10	3	10' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
AC10	1	10' high	Amelanchier canadensis	Shadblow Serviceberry
BN	3	6' high	Betula nigra	River Birch
HV	3	6' high	Hamamelis vernalis	Vernal Witchhazel
HVC	2	6' high	Hamamelis virginiana	Common Witchhazel
MS	2	6' high	Magnolia soulangiana	Saucer Magnolia
MDW	3	6' high	Malus x 'Donald Wyman'	Donald Wyman Flowering Crabapple
MST	1	5' high	Malus sargentii 'Tina'	Tina Sargent Flowering Crabapple
SRI	3	6' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
VP	3	6' high	Viburnum prunifolium	Blackhaw Viburnum
Evergreen Shrubs				
BXGV36	16	36" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
Large Deciduous Shrubs				
CAIH	19	7 Gal./36"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
HAA	44	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Smooth Hydrangea
HPL	39	42" high	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
VC	33	42" high	Viburnum carlesii	Koreanspice Viburnum
VJ	64	7 Gal./36"	Viburnum x juddii	Judd Viburnum
Medium - Small Deciduous Shrubs				
ALSM	13	5 Gal./24"	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Black Chokeberry
AMIB	7	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
PODM	18	36" high	Physocarpus opulifolius 'Donna May'	Little Devil Common Ninebark
RGL	14	3 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
SGF	30	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
Ornamental Grasses				
CAB3	63	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
PAH3	27	3 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PHM3	45	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Perennials				
ASB	107	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
GMF	104	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
NBW	98	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
VBC	35	1 Gal.	Veronica spicata 'Bubblegum Candles'	Bubblegum Candles Speedwell
SSGF	85	1 Gal.	Solidago sphacelata 'Golden Fleece'	Golden Fleece Goldenrod
Materials				
-	20	C.Y.	-	Soil Amendments
-	60	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
Amenities				
-	6	EACH	-	Bench
-	2	EACH	-	Entrance Monument Pier
-	1,345	L.F.	-	Privacy Fencing *(8' high)*

NOTE!

ALL PLANT MATERIAL TO BE SOURCED FROM FIORE NURSERY AND LANDSCAPE SUPPLY.



NORTH

LANDSCAPE PLAN - NORTH, CENTER

SCALE: 1" = 20'-0"

0 10' 20' 40'

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

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SCHAUMBURG, IL

PLAN DATE

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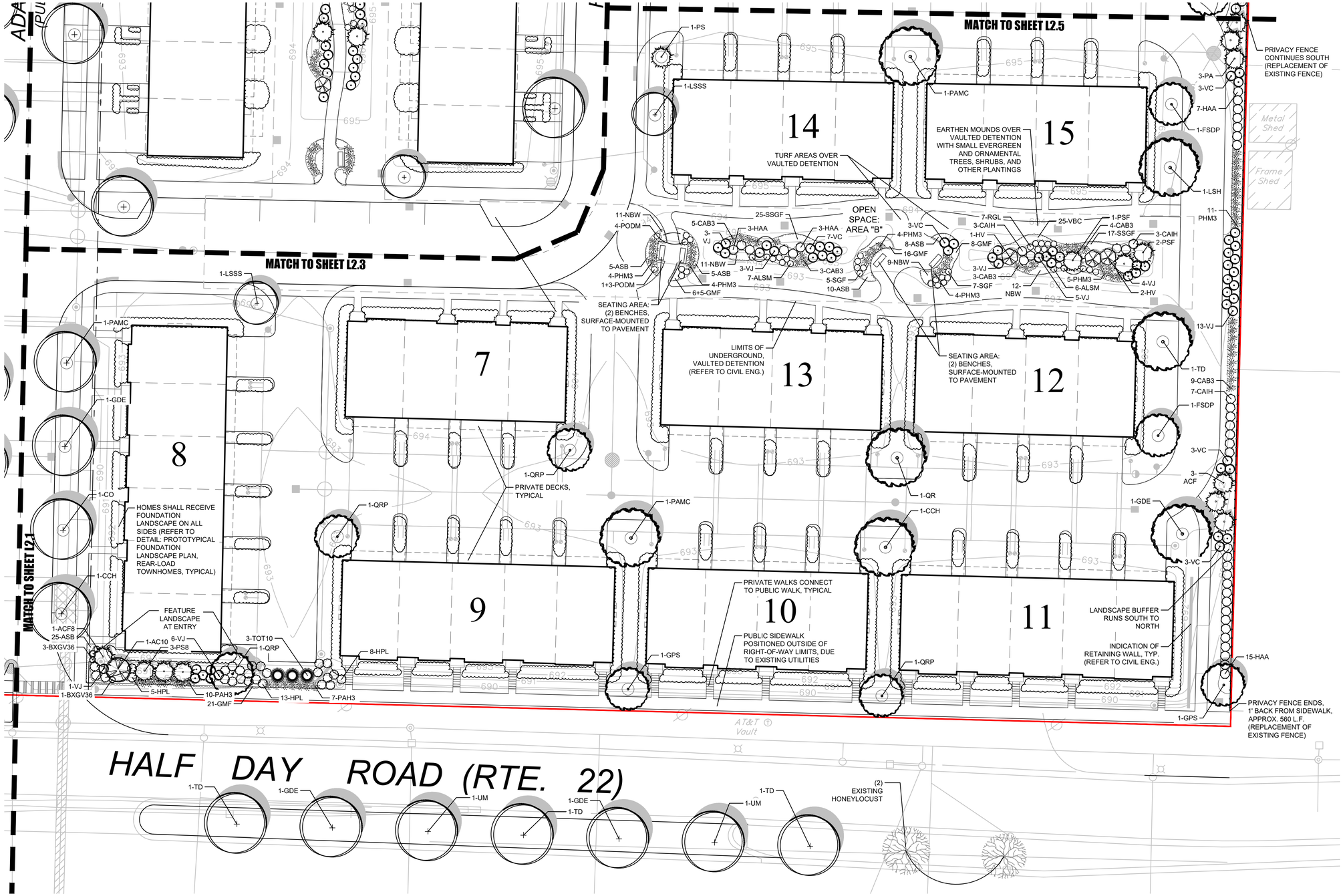
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN - NORTH, CENTER

SHEET NUMBER

L2.3



NORTH

LANDSCAPE PLAN - SOUTHEAST

SCALE: 1" = 20'-0"

0 10' 20' 40'

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

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

PLAN DATE

DECEMBER 1, 2025

REVISIONS

1.	01/15/26 PER STAFF COMMENTS
2.	02/20/26 PER STAFF COMMENTS; FEATURE CORNER ADDED
3.	
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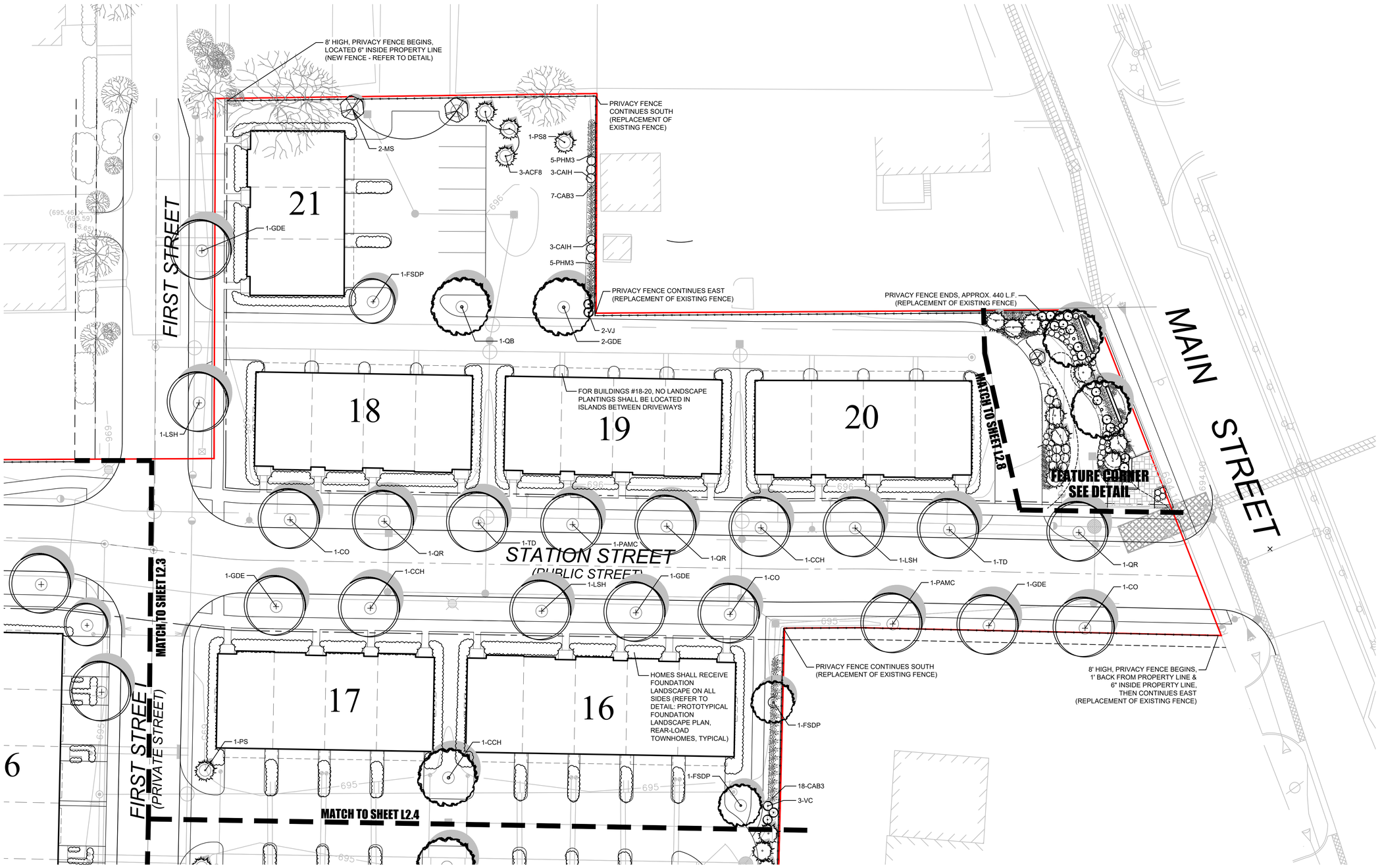
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN - SOUTHEAST

SHEET NUMBER

L2.4



NORTH

LANDSCAPE PLAN - NORTHEAST

SCALE: 1" = 20'-0"

0 10' 20' 40'

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

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

PLAN DATE

DECEMBER 1, 2025

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PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN - NORTHEAST

SHEET NUMBER

L2.5

SCHEDULE: TOWNHOMES

FRONT-LOADED: ORIENTATION 'A'

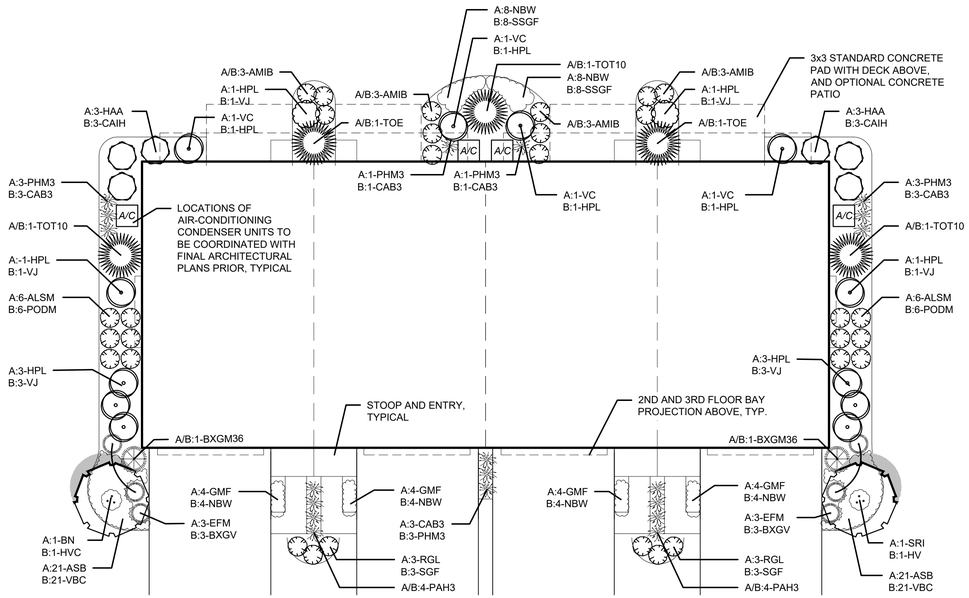
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Trees				
TOE8	2	8' high	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
TOT10	3	10' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
BN	1	6' high	Betula nigra	River Birch
SRI	1	6' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
Evergreen Shrubs				
BXGM36	2	36" wide	Buxus x 'Green Mountain'	Green Mountain Boxwood
EFM	6	3 Gal./24"	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
Large Deciduous Shrubs				
HAA	6	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
HPL	10	42"'	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
VC	4	42"	Viburnum carlesii	Koreanspice Viburnum
Medium - Small Deciduous Shrubs				
ALSM	12	5 Gal./24"	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Blake Chokeberry
AMIB	12	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
RGL	6	3 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
Ornamental Grasses				
CAB3	3	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
PAH3	8	3 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PHM3	8	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Perennials				
ASB	42	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
GMF	16	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
Materials				
-	3	C.Y.	-	Soil Amendments
-	9	C.Y.	-	Shredded Hardwood Mulch

FRONT-LOADED: ORIENTATION 'B'

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Trees				
TOE8	2	8' high	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
TOT10	3	10' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
HV	1	6' high	Hamamelis vernalis	Vernal Witchhazel
HVC	1	6' high	Hamamelis virginiana	Common Witchhazel
Evergreen Shrubs				
BXGM36	2	36" wide	Buxus x 'Green Mountain'	Green Mountain Boxwood
BXGV	6	30" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
Large Deciduous Shrubs				
CAlH	6	36"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
HPL	4	42"'	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
VJ	10	36" high	Viburnum x juddii	Judd Viburnum
Medium - Small Deciduous Shrubs				
AMIB	12	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
PODM	12	36"	Physocarpus opulifolius 'Donna May'	Little Devil Common Ninebark
SGF	6	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
Ornamental Grasses				
CAB3	8	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
PAH3	8	3 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PHM3	3	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Perennials				
NBW	16	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
VBC	42	1 Gal.	Veronica spicata 'Bubblegum Candles'	Bubblegum Candles Speedwell
SSGF	16	1 Gal.	Solidago sphacelata 'Golden Fleece'	Golden Fleece Goldenrod
Materials				
-	3	C.Y.	-	Soil Amendments
-	9	C.Y.	-	Shredded Hardwood Mulch

NOTE!

ALL PLANT MATERIAL TO BE SOURCED FROM FIORE NURSERY AND LANDSCAPE SUPPLY.



DETAIL: FRONT-LOADED TOWNHOMES

SCALE: 1" = 10'

0 5' 10' 20'

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

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

PLAN DATE

DECEMBER 1, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN - PROTOTYPICAL FOUNDATIONS

SHEET NUMBER

L2.6

SCHEDULE: TOWNHOMES

REAR-LOADED: ORIENTATION 'A'

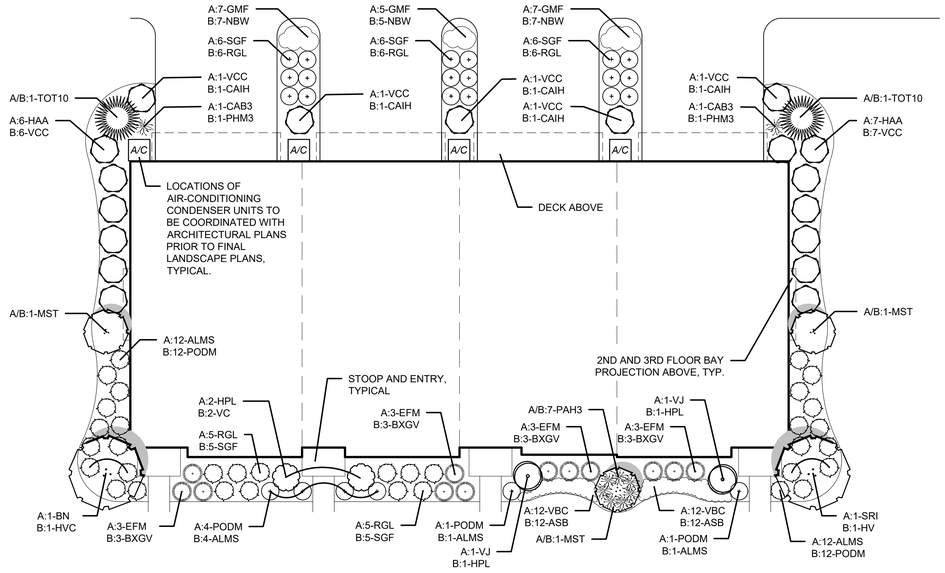
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Trees				
TOT10	2	10' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
BN	1	6' high	Betula nigra	River Birch
MST	3	5' high	Malus sargentii 'Tina'	Tina Sargent Flowering Crabapple
SRI	1	6' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
Evergreen Shrubs				
EFM	12	3 Gal./24"	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
Large Deciduous Shrubs				
HAA	13	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
HPL	2	42"'	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
VCC	5	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
VJ	2	36" high	Viburnum x juddii	Judd Viburnum
Medium - Small Deciduous Shrubs				
ALSM	24	5 Gal./24"	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Blake Chokeberry
PODM	6	36"	Physocarpus opulifolius 'Donna May'	Little Devil Common Ninebark
RGL	10	3 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
SGF	18	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
Ornamental Grasses				
CAB3	2	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
PAH3	7	3 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
Perennials				
GMF	19	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
VBC	24	1 Gal.	Veronica spicata 'Bubblegum Candles'	Bubblegum Candles Speedwell
Materials				
-	4	C.Y.	-	Soil Amendments
-	12	C.Y.	-	Shredded Hardwood Mulch

REAR-LOADED: ORIENTATION 'B'

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Trees				
TOT10	2	10' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
HV	1	6' high	Hamamelis vernalis	Vernal Witchhazel
HVC	1	6' high	Hamamelis virginiana	Common Witchhazel
MST	3	5' high	Malus sargentii 'Tina'	Tina Sargent Flowering Crabapple
Evergreen Shrubs				
BXGV	12	30" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
Large Deciduous Shrubs				
CAIH	5	36"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
HPL	2	42"'	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
VC	2	42"	Viburnum carlesii	Koreanspice Viburnum
VCC	13	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
Medium - Small Deciduous Shrubs				
ALSM	6	5 Gal./24"	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Blake Chokeberry
PODM	24	36"	Physocarpus opulifolius 'Donna May'	Little Devil Common Ninebark
RGL	18	3 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
SGF	10	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
Ornamental Grasses				
PHM3	2	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Perennials				
ASB	24	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
NBW	19	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
Materials				
-	4	C.Y.	-	Soil Amendments
-	12	C.Y.	-	Shredded Hardwood Mulch

NOTE!

ALL PLANT MATERIAL TO BE SOURCED FROM FIORE NURSERY AND LANDSCAPE SUPPLY.



DETAIL: REAR-LOADED TOWNHOMES

SCALE: 1" = 10'

0 5' 10' 20'

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

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

DECEMBER 1, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

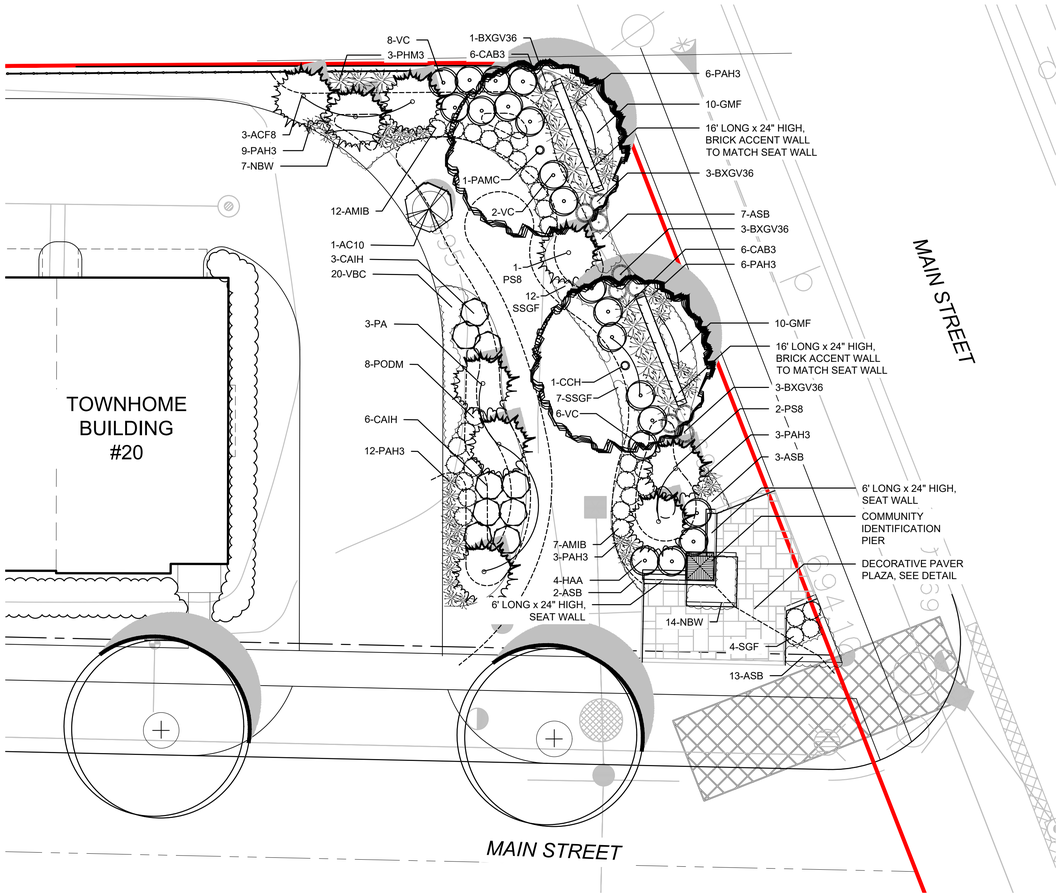
FINAL LANDSCAPE PLAN
- PROTOTYPICAL FOUNDATIONS

SHEET NUMBER

L2.7

SCHEDULE: PLANTS & MATERIALS

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
CCH	1	2.5" caliper	Carpinus caroliniana	American Hornbeam
PAMC	1	2.5" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
Evergreen Trees				
ACF8	3	8' high	Abies concolor	White Fir
PA	3	6' high	Picea abies	Norway Spruce
PS8	3	8' high	Pinus strobus	Eastern White Pine
Ornamental Trees				
AC10	1	10' high	Amelanchier canadensis	Shadblow Serviceberry
Evergreen Shrubs				
BXGV36	10	36" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
Large Deciduous Shrubs				
CAIH	9	7 Gal./36"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
HAA	4	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Smooth Hydrangea
VC	16	42" high	Viburnum carlesii	Koreanspice Viburnum
Medium - Small Deciduous Shrubs				
AMIB	19	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
PODM	8	36" high	Physocarpus opulifolius 'Donna May'	Little Devil Common Ninebark
SGF	4	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
Ornamental Grasses				
CAB3	12	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
PAH3	39	3 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PHM3	3	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Perennials				
ASB	25	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
GMF	10	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
NBW	21	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
VBC	20	1 Gal.	Veronica spicata 'Bubblegum Candles'	Bubblegum Candles Speedwell
SSGF	19	1 Gal.	Solidago sphacelata 'Golden Fleece'	Golden Fleece Goldenrod
Materials				
-	5	C.Y.	-	Soil Amendments
-	13	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
Amenities				
-	328	Approx. S.F.	-	Decorative Plaza Pavers
-	2	EACH	-	Seatwall *(6' long x 24" high)*
-	2	EACH	-	Accent Wall *(16" long x 24" high)*
-	-	-	-	Entrance Monument Pier *(qty. included on schedule for overall dev.)*



NORTH

LANDSCAPE PLAN - FEATURE CORNER

SCALE: 1" = 10'-0"

0 5' 10' 20'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
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(224) 241-8181

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PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS

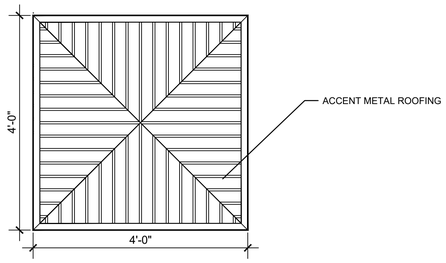
BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN - FEATURE CORNER

SHEET NUMBER

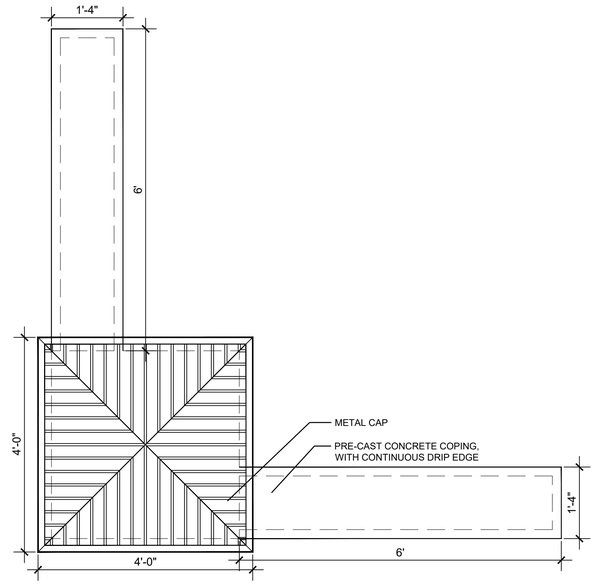
L2.8

DETAILS: SITE FEATURES - OVERALL DEVELOPMENT

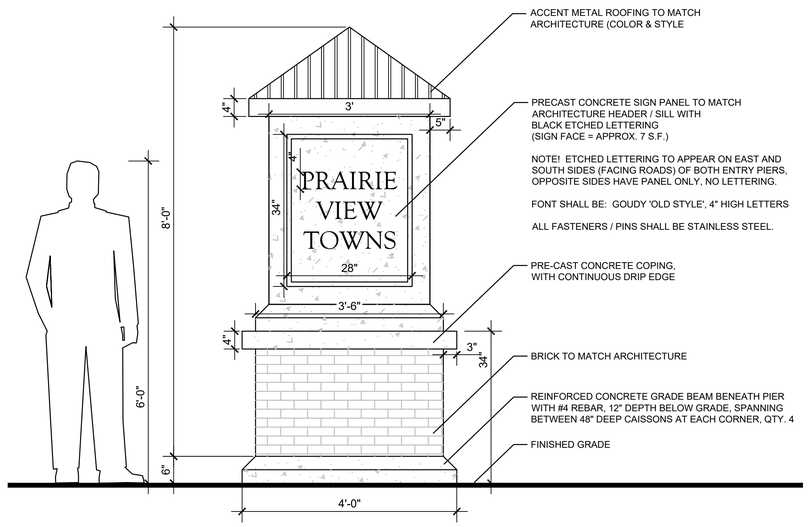


PLAN VIEW

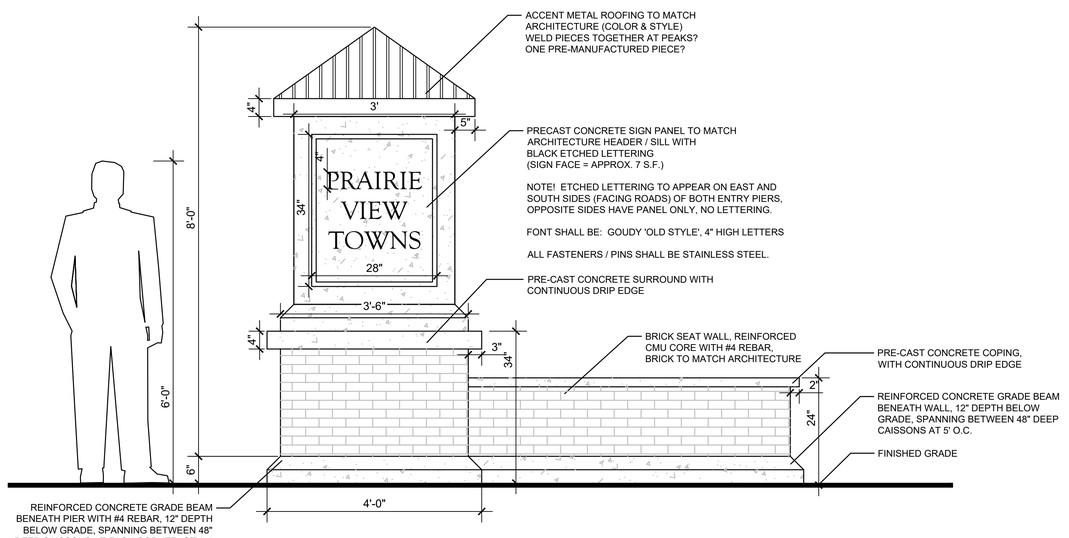
DETAILS: SITE FEATURES - FEATURE CORNER



PLAN VIEW



ELEVATION



ELEVATION (LOOKING WEST)

1 DETAIL: COMMUNITY IDENTIFICATION PIER

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

2 DETAIL: COMMUNITY IDENTIFICATION PIER & SEATWALLS (FEATURE CORNER)

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

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

CLIENT NAME AND ADDRESS

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1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

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PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

FINAL LANDSCAPE PLAN
- DETAILS: SITE FEATURES

SHEET NUMBER

L3.1

DETAILS: SITE FEATURES - OVERALL DEVELOPMENT

1 SPECIFICATION: SEATING BENCH

NOT TO SCALE

SHALL BE:

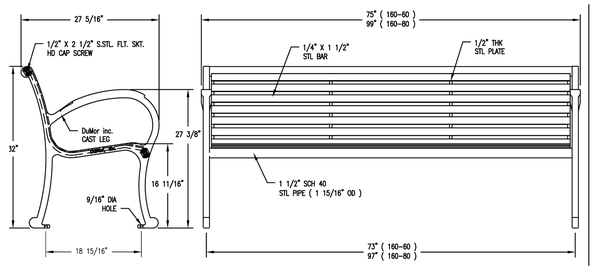
- QUANTITY: 6
- NAME: DUMOR
- MODEL: 160-60, 6' LONG (SURFACE-MOUNT)
- MATERIAL: POWDER-COATED STEEL
- COLOR: BLACK

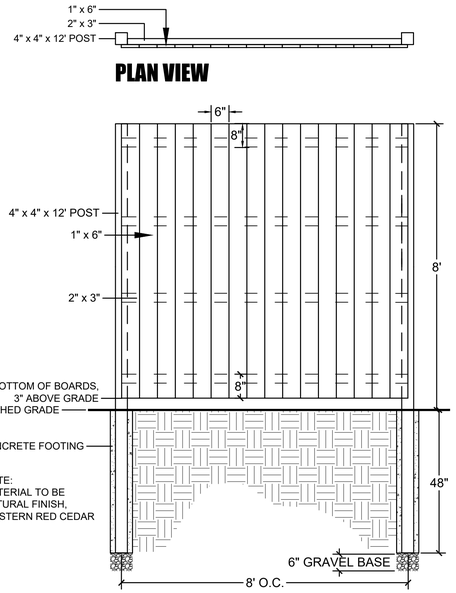
- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

- AVAILABLE THRU (OR APPROVED EQUAL):
  NUTOYS LEISURE PRODUCTS
  LA GRANGE, IL
  CONTACT:
  RICK BIETERMAN @ TEL (708) 579-9055



INSPIRATION IMAGE





2 DETAIL: PRIVACY FENCING

NOT TO SCALE

DETAILS: SITE FEATURES - FEATURE CORNER

3 SPECIFICATION: DECORATIVE PAVING

SHALL BE:

PLAZA PAVERS:
- QUANTITY: ±328 S.F.
- MANUFACTURER: UNILOCK (ENDURACOLOR)
- PAVER TYPE: BRISTOL VALLEY (MULTI-UNIT RANDOM BUNDLE)
- SIZES: LARGE RECTANGLE (15" X 22.5" X 2-3/8" DEPTH
  SMALL RECTANGLE (7.5" X 15" X 2-3/8" DEPTH)
  SQUARE (15" X 15" X 2-3/8" DEPTH)
- COLOR: BISCOTTI
- PATTERN: A, RANDOM

PAVER JOINT SAND SHALL BE:

- GATORMAXX POLYMERIC SAND
- COLOR: SLATE GREY

PAVER SEALER SHALL BE:

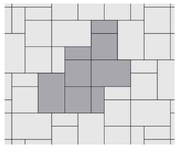
- SUREBOND 8700
- COLOR: CLEAR, MATTE FINISH
- NOTE: POST-INSTALLATION, APPLY SEALER TO DEEPEN COLOR OF FEATURE PAVERS. EVERY 5-10 YEARS (OR AS NEEDED), LIGHTLY PRESSURE WASH FEATURE PAVERS AND RE-APPLY SEALER.

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

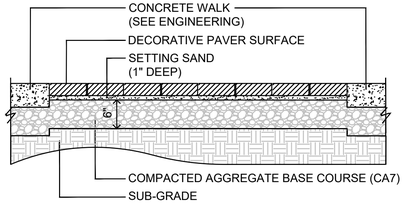
- AVAILABLE THRU:
  UNILOCK CHICAGO
  CONTACT:
  TIM WOELKE
  TEL: (630) 330-5578
  EMAIL: TIM.WOELKE@UNILOCK COM



COLOR: BISCOTTI
(UNILOCK, BRISTOL VALLEY)

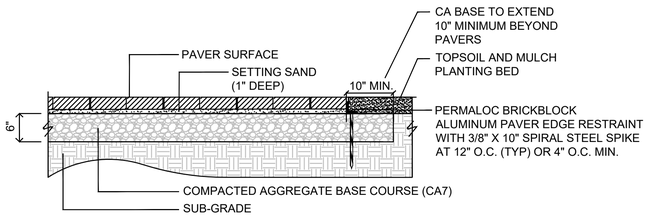


PATTERN 'A' RANDOM



4 PAVER PLAZA DETAIL: PAVERS ABUTTING SIDEWALKS

NOT TO SCALE



5 PAVER PLAZA DETAIL: PAVERS ALONG LANDSCAPED AREAS

NOT TO SCALE

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

CLIENT NAME AND ADDRESS

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**1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL**

PLAN DATE

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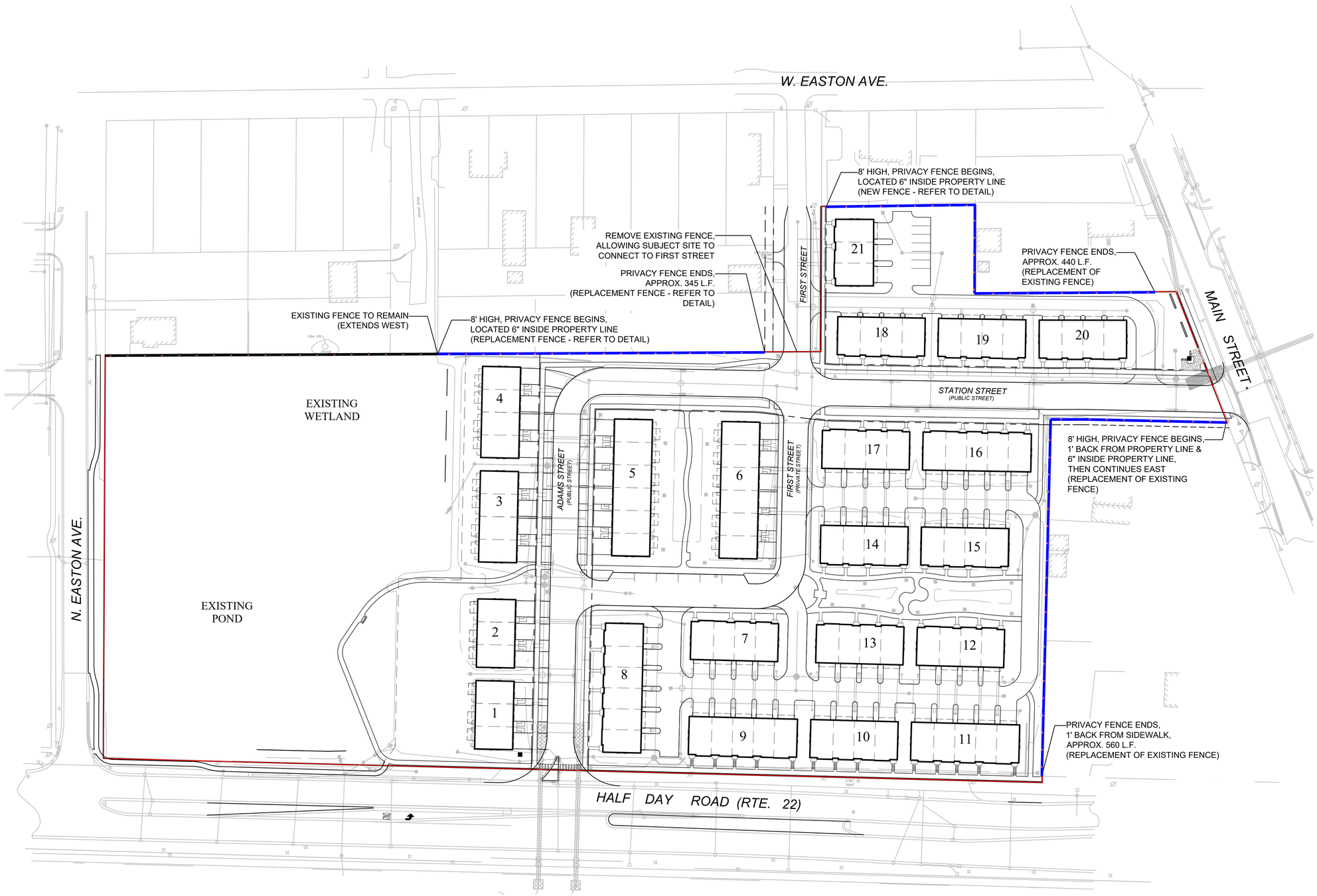
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

**FINAL LANDSCAPE PLAN
- DETAILS: SITE FEATURES**

SHEET NUMBER

L3.2



FENCE LOCATION PLAN

SCALE: 1" =50'-0"

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

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

**1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL**

PLAN DATE

DECEMBER 1, 2025

REVISIONS

1.	01/15/26 PER STAFF COMMENTS
2.	02/20/26 PER STAFF COMMENTS; FEATURE CORNER ADDED
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

**FINAL LANDSCAPE PLAN
- FENCE LOCATION PLAN**

SHEET NUMBER

L4.0

PRAIRIE VIEW TOWNS

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT F

Improvements

1. Site grading and earthwork
2. Erosion control
3. Street paving (public and private), including curb and gutter
4. Street paving (public and private), surface course
5. Storm sewer facilities
6. Water distribution facilities, on-site and off-site
7. Sanitary sewer facilities
8. Stormwater detention facilities
9. Site lighting
10. Sidewalk & Pedestrian path
11. Landscaping, including common areas and parkway trees
12. Monument signs
13. Route 22 improvement

(see following pages)

PRAIRIE VIEW TOWNS

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT G

Opinion of Probable Cost prepared by Pearson, Brown & Associates, Inc., consisting of 7 sheets, last revised March 31,2026

Prairie View Towns Native Buffer and Compensatory Storage EEOPC, prepared by V3, consisting of 1 sheet, dated March 8, 2026

Landscape Architect's Opinion of Probable Cost, prepared by Dickson Design Studio, consisting of 2 sheets dated March 27, 2026

(see following pages)

PEARSON, BROWN & ASSOCIATES, INC.

PRAIRIE VIEW TOWNS - OPINION OF PROBABLE COST
BUFFALO GROVE, ILLINOIS

JOB #: 25999
DATE: 2/20/2026
REVISED: 3/31/2026

ITEM	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SANITARY SEWER				
10" PVC SDR 26 ASTM D-3034, JOINTS ASTM D-3212	635	LF	$75.00	$47,625.00
24" STEEL CASING PIPE AUGERED AND PUSHED, INCLUDING 10" PVC PIPE	135	LF	$550.00	$74,250.00
8" PVC SDR 26 ASTM D-3034, JOINTS ASTM D-3212	1,597	LF	$48.00	$76,656.00
6" PVC SDR 26 ASTM, D-3034, JOINTS ASTM D-3212 (NEAR INC. GTBF)	53	EA	$1,000.00	$53,000.00
6" PVC SDR 26 ASTM, D-3034, JOINTS ASTM D-3212 (FAR INCL. GTBF)	37	EA	$2,500.00	$92,500.00
4' SANITARY MANHOLE, COMPLETE	17	EA	$3,800.00	$64,600.00
MANHOLE OVER EXISTING	1	EA	$5,000.00	$5,000.00
TELEVISE SANITARY SEWER	2,367	LF	$2.00	$4,734.00
GRANULAR TRENCH BACKFILL (INC. OPEN CUT)	1,175	LF	$50.00	$58,750.00
TOTAL SANITARY SEWER				**$477,115.00**
12" WATER MAIN IMPROVEMENTS				
12" DIP CL52	76	LF	$125.00	$9,500.00
24" STEEL CASING PIPE DRY JACK AND BORE, INCLUDING 12" DIP	280	LF	$700.00	$196,000.00
60" VALVE - 12" VALVE COMPLETE	2	EA	$3,000.00	$6,000.00
PRESSURE CONNECTION 72" VAULT - 12" VALVE COMPLETE	1	EA	$7,500.00	$7,500.00
GRANULAR TRENCH BACKFILL	76	LF	$35.00	$2,660.00
TOTAL 12" WATER MAIN IMPROVEMENTS				**$221,660.00**

PEARSON, BROWN & ASSOCIATES, INC.

PRAIRIE VIEW TOWNS - OPINION OF PROBABLE COST
BUFFALO GROVE, ILLINOIS

JOB #: 25999
DATE: 2/20/2026
REVISED: 3/31/2026

ITEM	QUANTITY	UNIT	UNIT PRICE	EXTENSION
WATER MAIN				
8" DIP CL52	3,165	LF	$80.00	$253,200.00
8" DIP CL52 DIRECTIONALLY DRILLED	204	LF	$150.00	$30,600.00
24" STEEL CASING PIPE AUGERED AND PUSHED, INCLUDING 8" DIP	133	LF	$550.00	$73,150.00
6" DIP CL52	45	LF	$80.00	$3,600.00
1 1/2" WATER SERVICE COMPLETE (NEAR INCL. GTBF)	55	EA	$1,650.00	$90,750.00
1 1/2" WATER SERVICE COMPLETE (FAR INCL GTBF)	35	EA	$2,800.00	$98,000.00
FIRE HYDRANT COMPLETE	12	EA	$6,500.00	$78,000.00
48" VALVE VAULT - 8" VALVE COMPLETE	11	EA	$4,500.00	$49,500.00
PRESSURE CONNECTION 60" VAULT - 8" VALVE COMPLETE	1	EA	$7,500.00	$7,500.00
PAVEMENT PATCH MAIN STREET	45	SY	$100.00	$4,500.00
GRANULAR TRENCH BACKFILL	1,360	LF	$35.00	$47,600.00
TOTAL WATER MAIN				**$736,400.00**
STORM SEWER - PUBLIC				
24" RCP STORM SEWER JOINTS C443	235	LF	$65.00	$15,275.00
18" RCP STORM SEWER JOINTS C443	417	LF	$45.00	$18,765.00
15" RCP STORM SEWER JOINTS C443	248	LF	$40.00	$9,920.00
12" RCP STORM SEWER JOINTS C443	529	LF	$36.00	$19,044.00
4" PVC DRAINTILE, COMPLETE	280	LF	$25.00	$7,000.00
18" RCP FES, COMPLETE (INC. GRATE)	1	EA	$2,655.00	$2,655.00
12" RCP FES, COMPLETE	1	EA	$2,400.00	$2,400.00
REMOVE EXISTING 48" STORM MANHOLE AND REPLACE WITH 60" STORM MANHOLE	1	EA	$6,500.00	$6,500.00
60" STORM MANHOLE, COMPLETE	2	EA	$4,800.00	$9,600.00
48" STORM MANHOLE, COMPLETE	3	EA	$3,600.00	$10,800.00
48" INLET MANHOLE, COMPLETE	3	EA	$2,500.00	$7,500.00
48" CATCH BASIN, COMPLETE	15	EA	$3,500.00	$52,500.00
24" INLET, COMPLETE	7	EA	$1,800.00	$12,600.00
24R SNOUT	3	EA	$1,500.00	$4,500.00
72" OUTLET CONTROL STRUCTURE, COMPLETE	1	EA	$9,200.00	$9,200.00
GRANULAR TRENCH BACKFILL	820	LF	$26.00	$21,320.00
TELEVISE STORM SEWER	1,484	LF	$2.00	$2,968.00
TOTAL STORM SEWER - PUBLIC				**$212,547.00**

PEARSON, BROWN & ASSOCIATES, INC.

PRAIRIE VIEW TOWNS - OPINION OF PROBABLE COST
BUFFALO GROVE, ILLINOIS

JOB #: 25999
DATE: 2/20/2026
REVISED: 3/31/2026

ITEM	QUANTITY	UNIT	UNIT PRICE	EXTENSION
STORM SEWER - PRIVATE				
24" RCP STORM SEWER JOINTS C443	181	LF	$65.00	$11,765.00
18" RCP STORM SEWER JOINTS C443	180	LF	$45.00	$8,100.00
15" RCP STORM SEWER JOINTS C443	701	LF	$40.00	$28,040.00
12" RCP STORM SEWER JOINTS C443	948	LF	$36.00	$34,128.00
12" RCP FES, COMPLETE	1	EA	$2,400.00	$2,400.00
60" STORM MANHOLE, COMPLETE	1	EA	$4,800.00	$4,800.00
48" STORM MANHOLE, COMPLETE	7	EA	$3,600.00	$25,200.00
48" INLET MANHOLE, COMPLETE	1	EA	$2,500.00	$2,500.00
48" CATCH BASIN, COMPLETE	6	EA	$3,500.00	$21,000.00
24" CATCH BASIN, COMPLETE	1	EA	$2,300.00	$2,300.00
24" INLET, COMPLETE	7	EA	$1,800.00	$12,600.00
24R SNOUT	1	EA	$1,500.00	$1,500.00
84" OUTLET CONTROL STRUCTURE, COMPLETE	2	EA	$10,500.00	$21,000.00
STRUCTURE WITH WATER QUALITY TREATMENT, COMPLETE	2	EA	$18,000.00	$36,000.00
CONNECT TO EXISTING MANHOLE	1	EA	$4,000.00	$4,000.00
EAST AND WEST UNDERGROUND VAULTS, COMPLETE	1	LS	$1,500,000.00	$1,500,000.00
GRANULAR TRENCH BACKFILL	1,360	LF	$26.00	$35,360.00
TELEVISE STORM SEWER	2,010	LF	$2.00	$4,020.00
TOTAL STORM SEWER - PRIVATE				**$1,754,713.00**

PEARSON, BROWN & ASSOCIATES, INC.

PRAIRIE VIEW TOWNS - OPINION OF PROBABLE COST
BUFFALO GROVE, ILLINOIS

JOB #: 25999
DATE: 2/20/2026
REVISED: 3/31/2026

ITEM	QUANTITY	UNIT	UNIT PRICE	EXTENSION
PAVING - PUBLIC				
2" HMA SURFACE COURSE, MIX D, N50	3,939	SY	$8.00	$31,512.00
2-1/2" HMA BINDER COURSE, MIX IL 19.0, N50	3,939	SY	$10.00	$39,390.00
9" AGGREGATE BASE COURSE, CA-6	3,939	SY	$14.00	$55,146.00
4.5" AGGREGATE BASE COURSE, CA-6 (UNDER CURB)	736	SY	$7.00	$5,152.00
GEOTEXTILE ROAD FABRIC	4,675	SY	$3.00	$14,025.00
TYPE B-6.12 CONCRETE CURB & GUTTER (ENTRANCE RETURNS & CURB INLETS)	335	LF	$22.00	$7,370.00
TYPE B-4.12 CONCRETE CURB & GUTTER	2,315	LF	$20.00	$46,300.00
MAIN STREET MILLING / REPAVING - COMPLETE	95	SY	$20.00	$1,900.00
PCC SIDEWALKS (5" PCC W/5" CA-6 BEDDING) (6" PCC W/5" CA-6 @ DRIVEWAYS & TRENCH CROSSING) - INCLUDES MAIN STREET, EASTON AVE. AND WITHIN IDOT ROW	16,220	SF	$8.50	$137,870.00
DETECTABLE WARNINGS PANELS	220	SF	$40.00	$8,800.00
SAW CUT TO REMOVE CURB AT MAIN STREET ENTRANCE	68	LF	$10.00	$680.00
SAW CUT TO REMOVE CURB AT EASTON AVE. FOR PEDESTRIAN CROSSWALK	8	LF	$10.00	$80.00
STREET SIGN	6	EA	$400.00	$2,400.00
24" STOP BAR (THERMOPLASTIC)	40	LF	$6.00	$240.00
CROSSWALK (THERMOPLASTIC)	232	SF	$10.00	$2,320.00
TOTAL PAVING - PUBLIC				**$353,185.00**
PAVING - PRIVATE				
2" HMA SURFACE COURSE, MIX D, N50	4,481	SY	$8.00	$35,848.00
3" HMA SURFACE COURSE, MIX D, N50 - PRIVATE DRIVEWAYS	3,688	SY	$12.00	$44,256.00
2-1/2" HMA BINDER COURSE, MIX IL 19.0, N50	4,481	SY	$10.00	$44,810.00
9" AGGREGATE BASE COURSE, CA-6	4,481	SY	$14.00	$62,734.00
6" AGGREGATE BASE COURSE, CA-6 - PRIVATE DRIVEWAYS	3,688	SY	$9.35	$34,482.80
4.5" AGGREGATE BASE COURSE, CA-6 (UNDER CURB)	217	SY	$7.00	$1,519.00
GEOTEXTILE ROAD FABRIC	4,698	SY	$3.00	$14,094.00
TYPE B-6.12 CONCRETE CURB & GUTTER (ENTRANCE RETURNS & CURB INLETS)	24	LF	$22.00	$528.00
TYPE B-4.12 CONCRETE CURB & GUTTER	755	LF	$20.00	$15,100.00
PCC SIDEWALKS (5" PCC W/5" CA-6 BEDDING) (6" PCC W/5" CA-6 @ DRIVEWAYS & TRENCH CROSSING) - INCLUDES MAIN STREET, EASTON AVE. AND WITHIN IDOT ROW	13,720	SF	$8.50	$116,620.00
DETECTABLE WARNINGS PANELS	20	SF	$40.00	$800.00
4" SOLID WHITE STRIPING (THERMOPLASTIC)	180	LF	$6.00	$1,080.00
PAVING - PRIVATE				**$371,871.80**

PEARSON, BROWN & ASSOCIATES, INC.

PRAIRIE VIEW TOWNS - OPINION OF PROBABLE COST
BUFFALO GROVE, ILLINOIS

JOB #: 25999
DATE: 2/20/2026
REVISED: 3/31/2026

ITEM	QUANTITY	UNIT	UNIT PRICE	EXTENSION
DEMOLITION AND PAVING - HALF DAY ROAD				
INCLUDES SITE PAVEMENT AND CURB TO HALF DAY ROAD CURB CONNECTION				
SAW CUT	1,722	LF	$2.00	$3,444.00
PAVEMENT REMOVAL	424	SY	$10.00	$4,240.00
CURB REMOVAL	1,085	LF	$5.00	$5,425.00
REMOVE EXISTING DRIVEWAY APRONS	290	SY	$10.00	$2,900.00
REMOVE 12" RCP STORM SEWER (PLUG EXISTING MANHOLE)	5	LF	$50.00	$250.00
REMOVE INLET	1	EA	$500.00	$500.00
TYPE B-6.24 CONCRETE CURB & GUTTER	1,022	LF	$35.00	$35,770.00
TYPE B-6.12 CONCRETE CURB & GUTTER	330	LF	$35.00	$11,550.00
CONCRETE MEDIAN SURFACE - 6"	68	SY	$20.00	$1,360.00
SUB-BASE GRANULAR MATERIAL, TYPE B (CONCRETE MEDIAN)	68	SY	$10.00	$680.00
10" PCC PAVEMENT (JOINTED)	333	SY	$20.00	$6,660.00
12" AGGREGATE SUBGRADE	438	SY	$14.00	$6,132.00
6" WHITE, 2' DASH - 6' SKIP (THERMOPLASTIC)	175	LF	$6.00	$1,050.00
6" SOLID WHITE (THERMOPLASTIC)	165	LF	$6.00	$990.00
LETTERS AND SYMBOLS (THERMOPLASTIC)	37	SF	$6.00	$222.00
DEMOLITION AND PAVING - HALF DAY ROAD				**$81,173.00**

PEARSON, BROWN & ASSOCIATES, INC.

PRAIRIE VIEW TOWNS - OPINION OF PROBABLE COST
BUFFALO GROVE, ILLINOIS

JOB #: 25999
DATE: 2/20/2026
REVISED: 3/31/2026

ITEM	QUANTITY	UNIT	UNIT PRICE	EXTENSION
GRADING, EROSION CONTROL, AND DEMOLITION				
STRIP SITE AS NEEDED, CUT & FILL R.O.W. & PAVEMENT AREAS TO SUBGRADE CUT & FILL BUILDING PADS TO SUBGRADE. FINE GRADE ROADWAY & BACKFILL CURBS	1	LS	$320,000.00	$320,000.00
RETAINING WALL, COMPLETE	308	FSF	$35.00	$10,780.00
SILT FENCE (INC. MAINTENANCE)	4,425	LF	$2.00	$8,850.00
STABILIZED CONSTRUCTION ENTRANCE (INC. MAINTENANCE)	1	EA	$4,500.00	$4,500.00
CONCRETE WASHOUT (INC. MAINTENANCE)	1	EA	$3,250.00	$3,250.00
DROP INLET PROTECTION (STORM STRUCTURES IN PAVED AREAS, not part of demo)	31	EA	$150.00	$4,650.00
DROP INLET PROTECTION (STORM STRUCTURES IN PAVED AREAS, part of demo)	1	EA	$150.00	$150.00
INLET PROTECTION (STORM STRUCTURES IN GRASSY AREAS, not part of demo)	28	EA	$200.00	$5,600.00
INLET PROTECTION (STORM STRUCTURES IN GRASSY AREAS, part of demo)	9	EA	$200.00	$1,800.00
INLET PROTECTION (STORM STRUCTURES IN HALF DAY ROAD ROW, part of demo)	12	EA	$150.00	$1,800.00
GEORIDGE OR APPROVED EQUAL	2	EA	$250.00	$500.00
NAG S75BN BLANKET (not part of demo)	3,715	SY	$1.00	$3,715.00
DUST CONTROL AND STREET SWEEPING	1	LS	$10,000.00	$10,000.00
TREE REMOVAL	1	LS	$7,500.00	$7,500.00
TEMPORARY CONSTRUCTION FENCE	1	LS	$20,000.00	$20,000.00
SITE DEMOLITION (including utility disconnects, pavement & curb to ROW, site lighting and all structures)	1	LS	$97,150.00	$97,150.00
RESTORE DISTURBED AREAS WITH SEED AND BLANKET (part of demo)	1.6	AC		$0.00
TOTAL GRADING, EROSION CONTROL AND DEMOLITION				**$500,245.00**
STREET LIGHTING				
STREET LIGHT (COMPLETE INCL. WIRING)	7	EA	$7,800.00	$54,600.00
RELOCATE EXISTING STREET LIGHT (COMPLETE INCL. WIRING)	1	EA	$5,000.00	$5,000.00
CONDUIT CROSSING (FOR DRY UTILITIES AND STREET LIGHTS)	10	EA	$1,500.00	$15,000.00
TOTAL STREET LIGHTING				**$74,600.00**
LANDSCAPING (BY OTHERS)				
LANDSCAPE & MAINTENANCE (SEE SEPARATE DETAILED ESTIMATE BY DICKSON DESIGN)	1	LS	$299,557.00	$309,457.00
BUFFER AREA LANDSCAPING (SEE SEPARATE DETAILED ESTIMATE BY V3 COMPANIES)	1	LS	$70,892.00	$70,892.00
TOTAL LANDSCAPING				**$380,349.00**

PEARSON, BROWN & ASSOCIATES, INC.

PRAIRIE VIEW TOWNS - OPINION OF PROBABLE COST
BUFFALO GROVE, ILLINOIS

JOB #: 25999
DATE: 2/20/2026
REVISED: 3/31/2026

ITEM	QUANTITY	UNIT	UNIT PRICE	EXTENSION
RECAPITULATION				
SANITARY SEWER				$477,115.00
12" WATER MAIN IMPROVEMENTS				$221,660.00
WATER MAIN				$736,400.00
STORM SEWER PUBLIC				$212,547.00
STORM SEWER PRIVATE				$1,754,713.00
PAVING - PUBLIC				$353,185.00
PAVING - PRIVATE				$371,871.80
DEMOLITION AND PAVING - HALF DAY ROAD				$81,173.00
GRADING, EROSION CONTROL AND DEMOLITION				$500,245.00
STREET LIGHTING				$74,600.00
LANDSCAPING (BY OTHERS)				$380,349.00
	TOTAL			**$5,163,858.80**

NOTE:
THIS ENGINEER'S OPINION OF COST HAS BEEN PREPARED BASED UPON THE ENGINEER'S EXPERIENCE AS A DESIGN PROFESSIONAL AND IS FURNISHED FOR INFORMATION ONLY. IT DOES NOT CONSTITUTE A GUARANTEE OF ACTUAL CONSTRUCTION COST AND DOES NOT INCLUDE THE FOLLOWING: TAP ON FEES, PERMITS, DEWATERING OTHER THAN SPECIFICALLY LISTED ABOVE, TIGHT SHEETING, HAUL OFF OF EXCESS MATERIAL, ANY WET OR DRY UTILITY RELOCATION OR ANY DRIVEWAYS TO PROPOSED LOTS.

ANY ITEM NOT SPECIFICALLY REFERENCED ABOVE SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF THE PROJECT AND SHOULD BE INCLUDED IN THE UNIT PRICE OF THE PROPOSED IMPROVEMENTS.

Prairie View Towns

Site Development Permit - Full Project

EOPC 03/31/2026	$	5,163,858.80	

12" Water main improvement cost	$	221,660.00	
20% Contingency per Annexation Agreement	$	44,332.00	A.A. Section 30(d)
Overall 12" Water main improvement cost	$	265,992.00	Money to be held in escrow account

Site Development Permit - Reduced by 12" Water Main Improvements cost

EOPC 03/31/2026	$	5,163,858.80	
Overall 12" Water main improvement cost	$	221,660.00	
Reduced Project Cost	$	4,942,198.80	EOPC cost less 12" Water Main Cost
10% construction engineering	$	494,219.88	per Section 16.20.130B(1)
108%	$	5,871,333.00	LOC amount per Section 16.20.130B(2)
Overall Project Cash Deposit	$	58,713.33	16.20.130B(2)
Overall Project LOC Amount	**$**	**5,812,620.00**	

Engineering Review and Inspection Fee	**$**	**180,736.00**	3.5% per Appendix A, Table A-1 (based on Full Project include 12" WM)
Recapture Fee	**$**	**1,710.65**	Ordinace 1985-65 (Lexington)

Prairie View Towns Native Buffer and Compensatory Storage EEOPC					
V3 Companies Ltd., March 8, 2026					
Year	**Description**	**Quantity**	**Unit**	**Unit Price**	**Total Price**
1	Native Plant Plugs	1,404	Ea	$ 5.50	$ 7,722.00
	Native Trees	4	Ea	$ 350.00	$ 1,400.00
	Native Shrubs	28	Ea	$ 75.00	$ 2,100.00
	Plant Enclosure Installation	700	LF	$ 2.60	$ 1,820.00
	Native Seed and Soil Prep	0.92	Ac	$ 4,000.00	$ 3,680.00
	Erosion Control Blanket (S75)	4,900	SY	$ 2.10	$ 10,290.00
	Mowing	3	Ea	$ 900.00	$ 2,700.00
	Annual Weed Control	4	Ea	$ 1,500.00	$ 6,000.00
	Cattail Control	2	Ea	$ 1,500.00	$ 3,000.00
	Monitoring and Reporting	1	Ea	$ 3,500.00	$ 3,500.00
	Sub Total				**$ 42,212.00**
2	Mowing	2	Ea	$ 900.00	$ 1,800.00
	Annual Weed Control	4	Ea	$ 1,500.00	$ 6,000.00
	Cattail Control	2	Ea	$ 1,500.00	$ 3,000.00
	Monitoring and Reporting	1	Ea	$ 3,500.00	$ 3,500.00
	Sub Total				**$ 14,300.00**
3	Mowing	1	Ea	$ 900.00	$ 900.00
	Annual Weed Control	4	Ea	$ 1,500.00	$ 6,000.00
	Cattail Control	2	Ea	$ 1,500.00	$ 3,000.00
	Plant Enclosure Removal	700	LF	$ 1.40	$ 980.00
	Monitoring and Reporting	1	Ea	$ 3,500.00	$ 3,500.00
	Sub Total				**$ 14,380.00**
Total					**$ 70,892.00**

dickson design STUDIO

REVISED 3/27/2026

Pulte Home Company, LLC
Prairie View Towns, Buffalo Grove, IL

Prairie View Towns

Landscape Architect's Opinion of Probable Cost

NOTE! This opinion of probable cost represents an estimate; it does not include anything not specifically listed and it is subject to change based upon availablity, market conditions, site conditions, time of year, duration of construction schedule, installation year, and other unforeseen challenges.

QTY	SIZE	COMMON NAME	UNIT	EXTENSION
		LAND DEVELOPMENT		
OVERALL LANDSCAPE				
Softscape - Plant Material *(supply & install - estimated)*				
72	2.5" caliper	Canopy Trees *(deciduous)*	$ 450.00	$ 32,400.00
19	2.5" caliper	Columnar, Canopy Trees *(deciduous)*	$ 525.00	$ 9,975.00
1	10' high	Ornamental Trees *(deciduous)*	$ 625.00	$ 625.00
20	6' high	Ornamental Trees *(deciduous)*	$ 425.00	$ 8,500.00
3	10' high	Evergreen Trees *(Misc. var., non-Arb var.)*	$ 650.00	$ 1,950.00
13	8' high	Evergreen Trees *(Misc. var., non-Arb var.)*	$ 550.00	$ 7,150.00
26	6' high	Evergreen Trees *(Misc. var., non-Arb var.)*	$ 450.00	$ 11,700.00
16	36" wide	Evergreen Shrub, specimen	$ 135.00	$ 2,160.00
72	42" high	Deciduous Shrubs, large	$ 125.00	$ 9,000.00
127	36" high	Deciduous Shrubs, large	$ 105.00	$ 13,335.00
18	36" high	Deciduous Shrubs, medium	$ 100.00	$ 1,800.00
64	24" high	Deciduous Shrubs, small	$ 90.00	$ 5,760.00
135	3 gal.	Ornamental Grasses, large	$ 25.00	$ 3,375.00
429	1 gal.	Perennials	$ 18.00	$ 7,722.00
TBD	S.Y.	Seed *(Kentucky Bluegrass Blend)*	$ 6.00	$ -
TBD	S.Y.	Sod *(Kentucky Bluegrass Blend)*	$ 12.00	$ -
		NOTE! Refer to ecological plans by V3 Companies for all stormwater management / wetland areas costs.		
Materials *(supply & install - estimated)*				
20	C.Y.	Soil Amendments	$ 90.00	$ 1,800.00
60	C.Y.	Premium Shredded Hardwood Mulch	$ 90.00	$ 5,400.00
1,345	L.F.	Privacy Fencing *(8' high)*	$ 65.00	$ 87,425.00
6	EACH	Seating Benches	$ 1,650.00	$ 9,900.00
Permanent Signage *(supply & install - estimated)*				
1	EACH	Monument Pier - Secondary	*allowance*	$ 22,000.00
		***ESTIMATED* TOTAL** - *Overall Landscape* **:**		**$ 241,977.00**

dickson design STUDIO

REVISED 3/27/2026

Pulte Home Company, LLC
Prairie View Towns, Buffalo Grove, IL

Prairie View Towns

Landscape Architect's Opinion of Probable Cost

NOTE! This opinion of probable cost represents an estimate; it does not include anything not specifically listed and it is subject to change based upon availablity, market conditions, site conditions, time of year, duration of construction schedule, installation year, and other unforeseen challenges.

QTY	SIZE	COMMON NAME	UNIT	EXTENSION
		LAND DEVELOPMENT		
FEATURE CORNER				
Softscape - Plant Material *(supply & install - estimated)*				
2	2.5" caliper	Canopy Trees *(deciduous)*	$ 450.00	$ 900.00
1	10' high	Ornamental Trees *(deciduous)*	$ 625.00	$ 625.00
6	8' high	Evergreen Trees *(Misc. var., non-Arb var.)*	$ 550.00	$ 3,300.00
3	6' high	Evergreen Trees *(Misc. var., non-Arb var.)*	$ 450.00	$ 1,350.00
10	36" wide	Evergreen Shrub, specimen	$ 135.00	$ 1,350.00
16	42" high	Deciduous Shrubs, large	$ 125.00	$ 2,000.00
13	36" high	Deciduous Shrubs, large	$ 105.00	$ 1,365.00
8	36" high	Deciduous Shrubs, medium	$ 100.00	$ 800.00
23	24" high	Deciduous Shrubs, small	$ 90.00	$ 2,070.00
54	3 gal.	Ornamental Grasses, large	$ 25.00	$ 1,350.00
95	1 gal.	Perennials	$ 18.00	$ 1,710.00
170	S.Y.	Sod *(Kentucky Bluegrass Blend)*	$ 12.00	$ 2,040.00
Materials *(supply & install - estimated)*				
5	C.Y.	Soil Amendments	$ 90.00	$ 450.00
13	C.Y.	Premium Shredded Hardwood Mulch	$ 90.00	$ 1,170.00
Permanent Signage & Architectural Elements *(supply & install - estimated)*				
1	EACH	Monument Pier - Primary	*allowance*	$ 22,000.00
24	S.F.F.	Brick Accent Walls *(seatwalls)*	$ 135.00	$ 3,240.00
64	S.F.F.	Brick Accent Walls *(accent walls)*	$ 135.00	$ 8,640.00
328	Approx. S.F.	Decorative Plaza Pavers	$ 40.00	$ 13,120.00
		***ESTIMATED* TOTAL** - *Feature Corner*:		**$ 67,480.00**
		***ESTIMATED* GRAND TOTAL** - *Land Development*:		**$ 309,457.00**

PRAIRIE VIEW TOWNS

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT H

Temporary Signage Plan prepared by Pulte Home Company, LLC

Consisting of 6 sheets, last revised 7/8/2025

(see following pages)

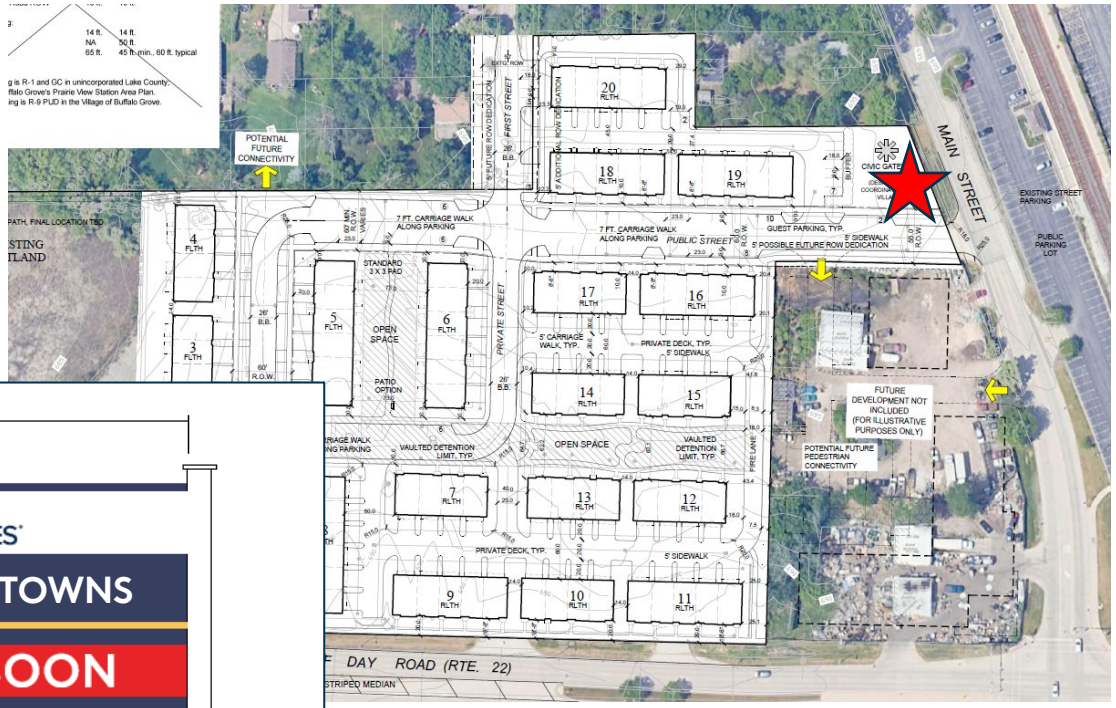
Prairie View Towns – Buffalo Grove

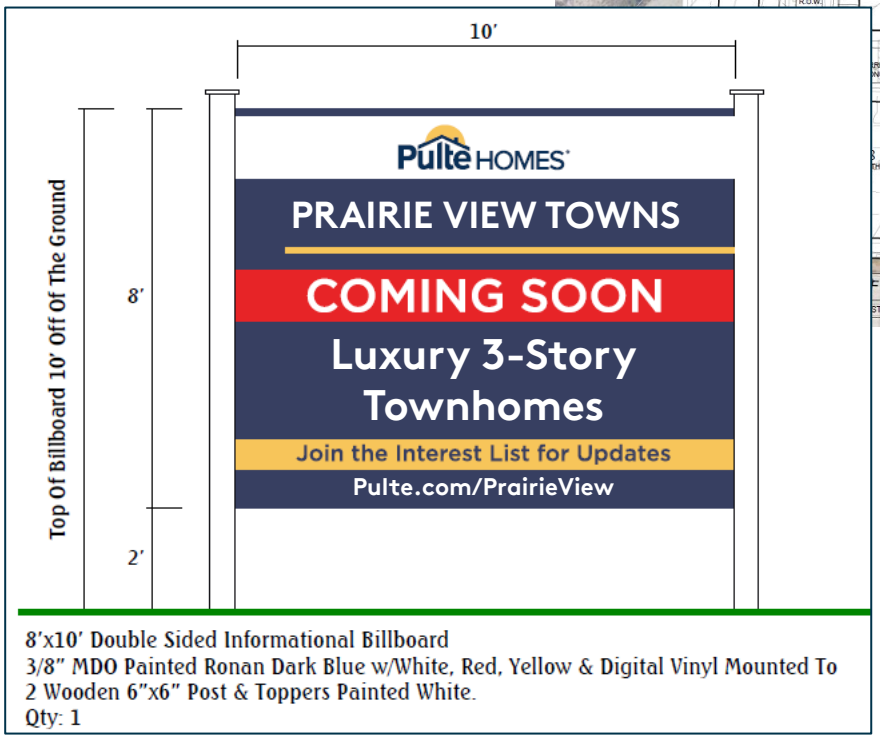
Proposed Signage Plan

July 8, 2025

Confidential and Proprietary

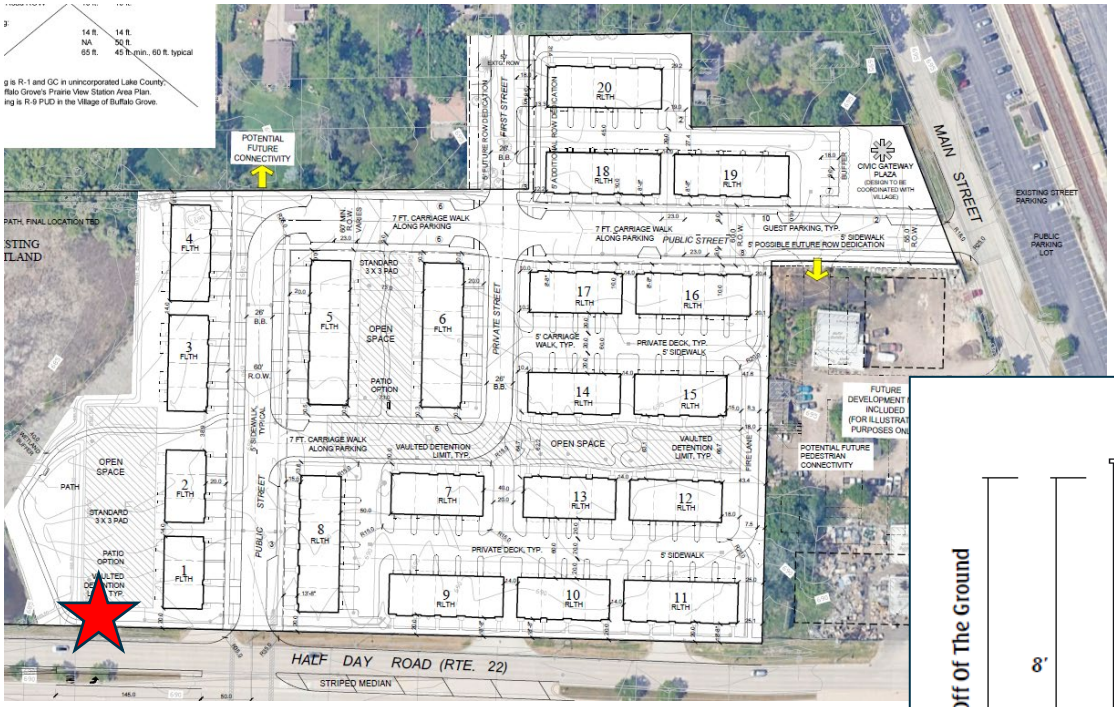
Entrance Billboard – Main Street





8'x10' Double Sided Informational Billboard
3/8" MDO Painted Ronan Dark Blue w/White, Red, Yellow & Digital Vinyl Mounted To 2 Wooden 6"x6" Post & Toppers Painted White.
Qty: 1

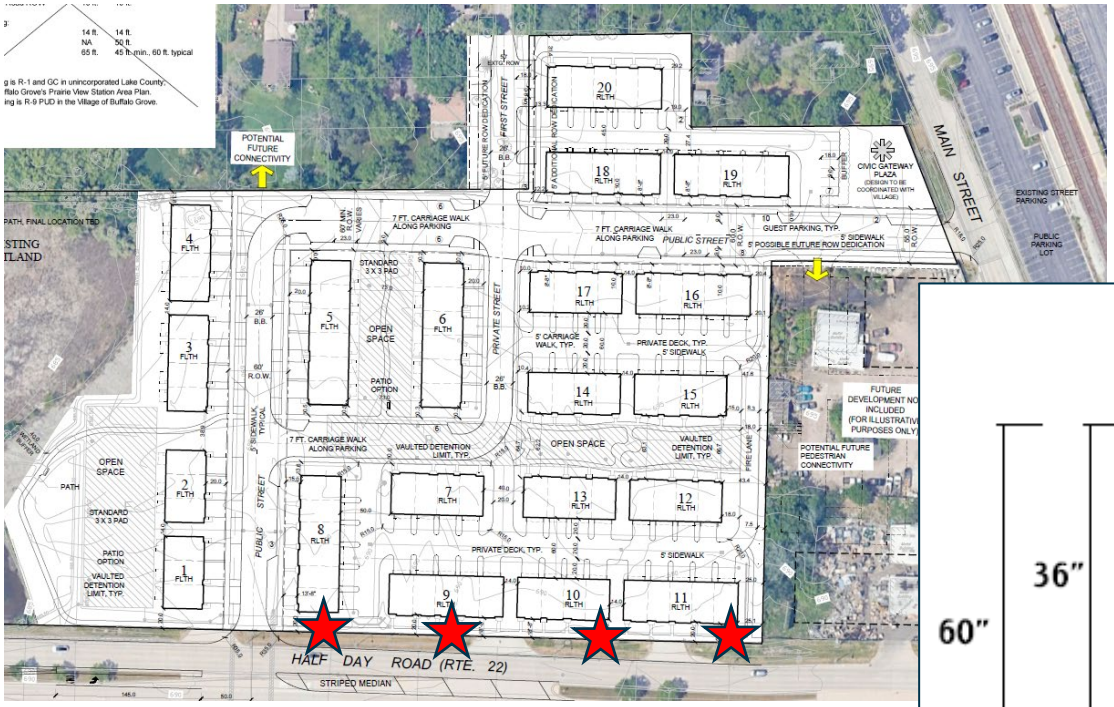
Entrance Billboard – Half Day Road (Route 22)

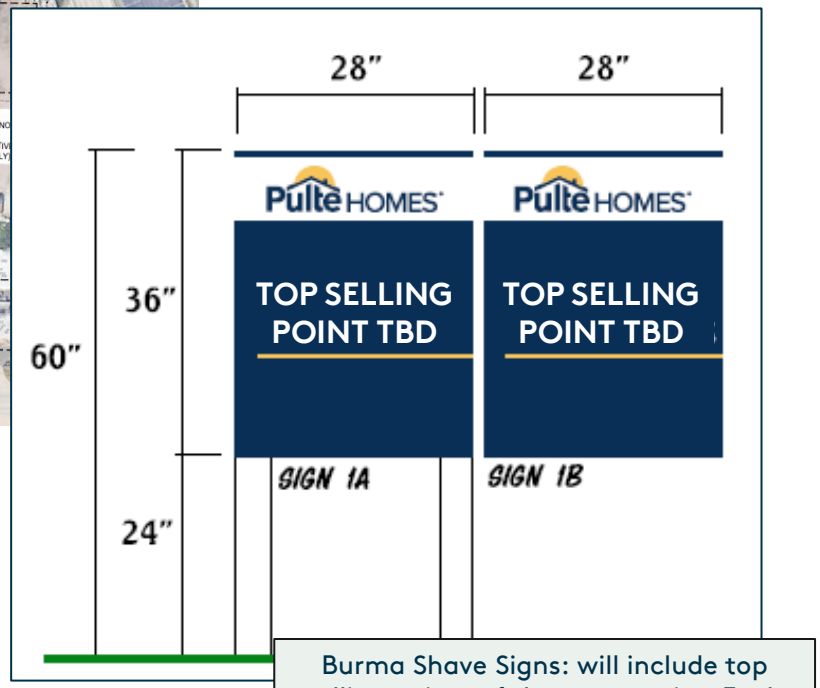




8'x10' Double Sided Informational Billboard
3/8" MDO Painted Ronan Dark Blue w/White, Red, Yellow & Digital Vinyl Mounted To 2 Wooden 6"x6" Post & Toppers Painted White.
Qty: 1

Burma Shave Signs – Half Day Road (Route 22)



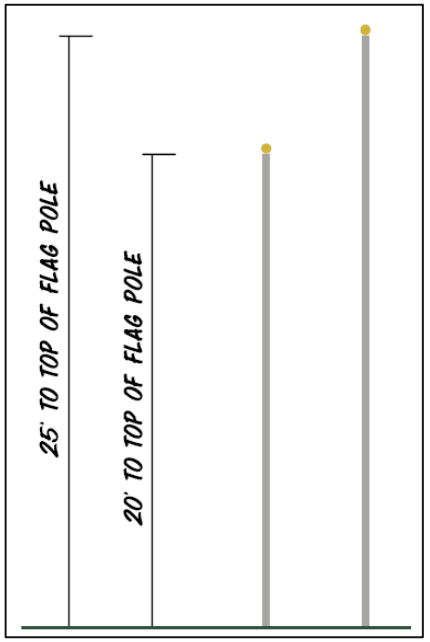


Burma Shave Signs: will include top selling points of the community. Each sign is double sided. Quantity = 4

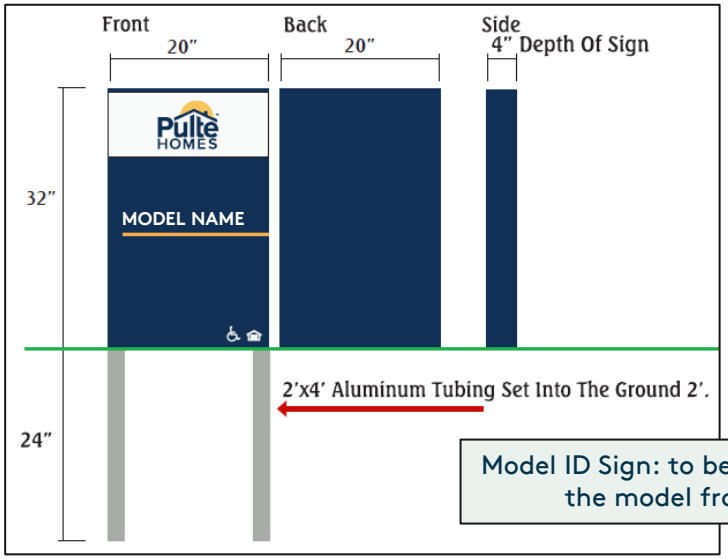
Model Signage – Lot TBD



Welcome Sign: to be installed in front of the model

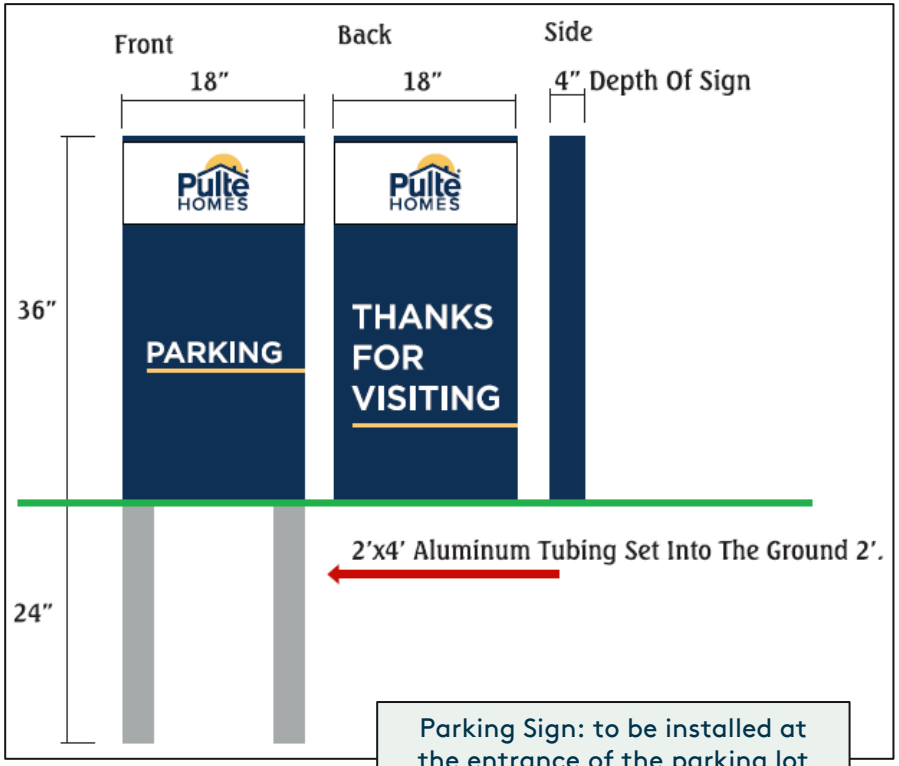


Flag Poles: to be installed behind the Welcome sign. One American flag, one Pulte flag

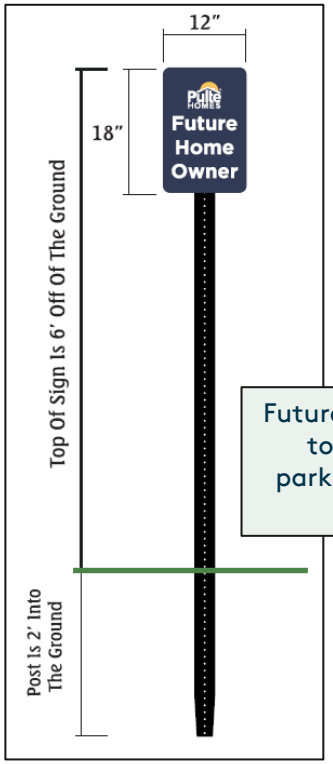


Model ID Sign: to be installed near the model front door

Parking Signage – Lot TBD



Parking Sign: to be installed at the entrance of the parking lot



Future Homeowner Parking Signs: to be installed in the first 4 parking spots in the parking lot. Quantity = 4

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 8.g.
Proclamation Recognizing May 3-9, 2026 as the 57th Professional Municipal Clerks Week

Contacts

Liaison: Clerk Sirabian
Staff: Samina Shaikh

Staff Recommendation

Staff recommends proclamation.

Recommended Motion

N/A

Summary

A proclamation recognizing May 3–9, 2026 as the 57th Professional Municipal Clerks Week. The Village of Buffalo Grove recognizes the accomplishments of our Clerk, Janet M. Sirabian and Deputy Village Clerk, Samina Shaikh.

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. Proclamation - Annual Professional Municipal Clerks Week - May 3-9, 2026

BUFFALO GROVE

PROCLAMATION

PROCLAMATION RECOGNIZING THE 57TH PROFESSIONAL MUNICIPAL CLERKS WEEK

WHEREAS, the Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world; and,

WHEREAS, the Office of the Professional Municipal Clerk is the oldest among public servants; and,

WHEREAS, the Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and,

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and,

WHEREAS, the Professional Municipal Clerk serves as the information center on functions of local government and community; and,

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and,

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk; and

NOW, THEREFORE, I, Eric N. Smith, Village President of the Village of Buffalo Grove, do hereby proclaim May 3-9, 2026, as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerk Janet Sirabian, Deputy Clerk Samina Shaikh, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Proclaimed this 20th day of April, 2026.

_____

Eric N. Smith
Village President

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 8.h.
Proclamation Recognizing International Compost Awareness Week

Contacts

Liaison: President Smith
Staff: Christopher Stilling

Staff Recommendation

Staff recommends proclamation.

Recommended Motion

N/A

Summary

Proclamation Recognizing International Compost Awareness Week

Strategic Alignment

Guiding Principle

Principle 6: Engages Our Residents

Goal

Goal 3: Strengthened Buffalo Grove community identity and pride

File Attachments

1. Proclamation - International Compost Awareness Week - May 3-9, 2026

BUFFALO GROVE

PROCLAMATION

PROCLAMATION RECOGNIZING

INTERNATIONAL COMPOST AWARENESS WEEK

WHEREAS, the Village of Buffalo Grove has declared the first full week of May to be the annual Compost Awareness Week;

WHEREAS, composting is a way of returning organic resources to the soil to restore the health of the soil and enable its essential function in the carbon cycle; and,

WHEREAS, applying finished compost is a proven method of growing healthy food, conserving water during extreme drought, providing resiliency during flooding conditions, reducing water consumption and non-point pollution, decreasing the dependence on chemical fertilizers, decreasing erosion, carbon sequestration and remediating fire damaged lands; and,

WHEREAS, it is critical to recognize composting as an effective form of resource recovery, waste reduction, reuse and recycling, and pollution reduction; and,

WHEREAS, materials such as yard trimmings, fruit and vegetable cuttings, acceptable food scraps and organics, are all able to be composted and processed into a beneficial product known as compost; and,

WHEREAS, communities, through their local governments, highway departments, soil conservation service and extension offices, and public works professionals, can have significant impact on clean water, soil, climate resiliency and landfill diversion by using compost for projects at all scales; and,

WHEREAS, International Compost Awareness Week is a publicity and education initiative to showcase compost production and demonstrate compost use; and,

WHEREAS, composting creates green jobs and infrastructure for cities and states who implement composting programs; and,

WHEREAS, this year's theme is ***Compost! Feed the Soil that Feeds Us***. The 2026 theme was chosen with the goal of highlighting the benefits of composting in agriculture and food production, and its role in supporting healthy, nutritious food, and by extension, healthy people and communities.

Beyond responsible waste management, composting recognizes the interconnectedness between every person who eats and the earth that provides all of our food, as well as our agency in feeding the earth our scraps so that the soil may continue to provide for us abundantly. Compost grows healthy soil, healthy food, and a healthy Illinois; and

NOW, THEREFORE, I, Eric N. Smith, Village President of the Village of Buffalo Grove, do hereby proclaim May 3-9, 2026, as International Compost Awareness Week in recognition of the efforts of the Compost Research & Education Foundation and Illinois Food Scrap & Composting Coalition, as well as extension agents, soil conservation stewards, householders, landscapers, farmers, recylcers, public workers, composters, gardeners, and plant growers everywhere.

Proclaimed this 20th day of April, 2026.

_____

Eric N. Smith
Village President

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 8.i.
Proclamation Recognizing Friday, April 24, 2026, as Arbor Day

Contacts

Liaison: Trustee Johnson
Staff: Chris Krase

Staff Recommendation

Staff recommends proclamation.

Recommended Motion

Staff recommends approval.

Summary

Designates Friday, April 24, 2026, Arbor Day in Buffalo Grove. This Proclamation is one of four criteria to qualify for the Tree City U.S.A. Award.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future
Principle 6: Engages Our Residents
Principle 7: Builds Our Community

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. Proclamation - Arbor Day 2026

BUFFALO GROVE

PROCLAMATION

PROCLAMATION RECOGNIZING FRIDAY, APRIL 24, 2026, AS ARBOR DAY

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this day, called Arbor Day, was first observed with the planting of more than one million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees reduce the erosion of precious topsoil by wind and water, reduce heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees beautify and enhance the economic vitality of our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and

WHEREAS, the Village of Buffalo Grove has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue the maintenance of our village urban forest;

NOW THEREFORE, I, Eric Smith, Village President of the Village of Buffalo Grove, do hereby proclaim Friday, April 24th, 2026, Arbor Day in the Village of Buffalo Grove, and call upon citizens and civic organizations to support efforts to protect our trees and woodlands and to support our Village Urban Forestry Program.

Proclaimed this 20th of April 2026.

_____

Eric N. Smith
Village President

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 9.a. R-2026-7
Resolution Urging the General Assembly and the Governor to Preserve and Protect Municipal Zoning Authority

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve a Resolution urging the General Assembly and Governor to preserve and protect municipal zoning authority.

Summary

Please see the attached memorandum.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future
Principle 7: Builds Our Community

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. HB 5626 issue
2. IML BUILD Resolution 04-06-26

MEMORANDUM

DATE: April 7, 2026

TO: Village Manager Dane Bragg

FROM: Deputy Village Manager Chris Stilling
Community Development Director Nicole Woods

SUBJECT: House Bill 5626 and Impact to Buffalo Grove

PURPOSE

The purpose of this memo is to provide an overview of HB 5626, along with other proposed legislative actions, and to outline potential impacts to the Village's planning efforts, housing strategy, and ongoing redevelopment initiatives.

OVERVIEW

State Bill HB 5626, part of the Building Up Illinois Developments (BUILD) Initiative, seeks to address the statewide housing shortage and growing affordability challenges. This goal is shared by many communities across Illinois, including the Village of Buffalo Grove. For more than a decade, expanding and diversifying Buffalo Grove's housing stock has been a core priority reflected in several adopted planning documents, including the Economic Development Strategic Plan, Comprehensive Plan, Strategic Plan, and multiple subarea plans.

Thanks to a sustained effort and strong partnerships, the Village has made significant progress toward this objective. Since 2016, more than 900 new residential units have been approved or constructed, with an additional 500 units anticipated over the next three years. Combined, this represents nearly a 10% increase in the Village's total housing inventory.

These achievements are the result of several key factors: Strategic and flexible planning, community engagement, balanced growth policies, and effective public–private collaboration. This locally grounded, market-driven approach has proven effective, and we are confident it will continue to yield positive results.

For this reason, we have significant concerns with HB 5626's proposed approach. Although the bill aims to increase housing supply, it does so by effectively overriding local zoning, building, and transportation codes and policies. It is, in fact, these tailored regulations and plans that

allow Buffalo Grove and other communities to develop comprehensively, responsibly, and efficiently as they are rooted in local conditions. HB 5626's uniform statewide policy disregards essential market, infrastructure, neighborhood, safety, and livability considerations and factors that are vital to home development.

BUFFALO GROVE'S STRATEGY CREATES "HOUSING LADDER"

Buffalo Grove has planned and facilitated various types of residential developments throughout the community, including infill, conservation design, as well as mixed-use and higher density redevelopment projects. These projects have effectively diversified the housing stock by introducing new housing typologies that align with market demand, particularly for empty-nester, and young-professional demographics.

This strategy strengthens the Village's housing stock and creates a "**Housing Ladder**," which organically increases in housing availability driven by market demand by enabling:

- Residents who move into new units to free up existing homes.
- Existing units become more financially attainable for buyers (especially first-time and middle-income buyers) on a per-square-foot basis versus new construction.

HB 5626 does not recognize or account for communities that are already delivering these outcomes through targeted, thoughtful planning. Moreover, HB 5626 risks disrupting Buffalo Grove's strategy and resulting "Housing Ladder" by encouraging growth and housing in areas not suited for it and or not in-demand. This type of unbalanced growth and development can lead to increases in building, infrastructure, design, and associated costs, which will ultimately undermine housing affordability rather than improving it.

LOCAL MARKET CONDITIONS AND PLANNING EFFORTS

Buffalo Grove's long range housing planning efforts are grounded in:

- Infrastructure capacity and service delivery.
- Comprehensive Plans, neighborhood and corridor compatibility and conditions.
- Fiscal sustainability to maintain a high level of emergency, environmental, sanitary, and other municipal services for all residents.

Statewide zoning overrides limit the Village's ability to calibrate development to these conditions. Uniform standards could:

- Overburden infrastructure not designed for additional density.
    - *For example, nearly 80% of Buffalo Grove's sanitary infrastructure is controlled and regulated by a Sanitary Sewer Agreement with Lake County. This agreement specifically limits the amount of sewage disposal based on our existing and future planned residential projects due to the capacity of the treatment facility.*

HB 5626 would require Lake County to modify both the agreement and their treatment plant to accommodate further density.

- Overburden governmental service providers.
    - *Buffalo Grove is a high-demand community for families with school-age children. The Village uses an interactive process with local school districts to ensure proposed developments adequately fund the cost of incremental student generation.*
- Create significant resident opposition through the introduction of very high-density development within established residential neighborhoods.
- Create incompatibility between new and existing development patterns.
- Undermine corridor-focused reinvestment strategies and decades of long-term planning efforts.

NEGATIVE IMPACTS ON ECONOMIC DEVELOPMENT INITIATIVES

The Village has significantly invested in older retail redevelopment areas to attract high quality mixed-use projects, featuring residential, commercial and open space to strengthen the tax base. This strategy has allowed the Village to "right size" our retail footprint to better align with market realities and create housing that meets a high livability standard with access to commercial services, open space and other amenities without impacts on the neighborhood fabric. Statewide zoning mandates could diminish these efforts by:

- Allowing similar densities by right in areas not planned for them.
- Reducing the competitive advantages of designated redevelopment sites which rely on multifamily projects as the financial anchor for their mixed-use project. These projects are catalysts for redevelopment of blighted and underutilized properties.
- Creating uncertainty for developers who rely on predictable, locally controlled processes.

REDUCTION IN LOCAL ACCOUNTABILITY AND RESPONSIVENESS

Local governments are best positioned to respond to resident concerns, market trends, and site-specific conditions. Through coordinated strategic planning efforts, the Village has developed a successful economic development program by establishing clear processes with predictable outcomes resulting in significant success. Furthermore, local governments such as the Village have long been entrusted with making zoning decisions through their police powers as the Legislature and Courts have recognized the role of local governments in protecting the public health, safety, and welfare.

HB 5626 shifts key decision-making authority away from municipalities, reducing the Village's ability to:

- Engage residents through meaningful planning processes.
- Adjust policy based on real-time community and adjacent needs.

- Ensure development aligns with infrastructure capacity, local priorities and maintains the standards of public health, safety and welfare.

The proposed legislation also seeks to modify established building and fire codes, including allowing multi-family buildings to be served by a single stairway. Such modifications are troubling because they are being advanced without the rigorous, transparent, and consensus driven code amendment process typically used in the industry. Building and fire codes have long been developed through careful evaluation by safety experts and code officials who work collaboratively to assess risks, review data, and reach agreement on updates. Implementing significant changes outside of this methodical framework raises concerns.

Many fire service organizations, including the International Association of Fire Fighters, have publicly opposed this provision, citing serious safety concerns such as compromised firefighter operations, the absence of a secondary means of egress if the primary exit becomes obstructed by fire or smoke, and increased danger to both residents and emergency personnel.

Lastly, the proposed bills infringe upon the constitutional due process granted to citizens in Illinois via the establishment of plan commissions and open public hearing processes that are fundamental to zoning decisions.

CONCLUSION

Buffalo Grove's experience demonstrates that locally driven planning can effectively expand housing supply while improving overall affordability. The Village's targeted approach to redevelopment supports housing mobility, enhances neighborhood stability, and produces attainable housing opportunities without heavy-handed state mandates. This has resulted in 10% growth to the Village's housing stock since 2016.

HB 5626, in its current form, risks disrupting these proven strategies by imposing broad zoning requirements that do not reflect local conditions. A more effective statewide approach would recognize and support municipalities that are already advancing balanced, market-aligned housing solutions rather than preempting them.

COMMON SENSE RECOMMENDATIONS TO IMPROVE HOUSING DEVELOPMENT

Statewide Building Codes

Illinois' decentralized approach to building codes prioritizes local control but can introduce fragmentation and inefficiencies. A statewide or hybrid model is often considered a way to balance consistency and economic efficiency with local implementation and oversight. Over half of U.S. States have statewide or hybrid approach building codes (state baseline with limited local flexibility). By introducing such a system, Illinois could achieve the following:

- Improve consistency across jurisdictions allowing for government consortiums to share and reduce costs.
- Increase predictability for the building industry.
- Streamline development timelines with predictable outcomes.
- Ensure uniform minimum safety and performance standards.
- Maintain local control through compliance/enforcement rather than code creation.

Infrastructure Investment

Infrastructure upgrades (roads, water, sewer, stormwater systems) are often among the largest cost drivers in new or redevelopment projects. The State of Illinois should focus efforts on the infrastructure needs that can:

- Improve project feasibility.
- Attract private investment.
- Unlock redevelopment opportunities, particularly in built-out communities where aging infrastructure often limits growth or where an infrastructure barrier constrains further development.

For example, enhanced north-south connectivity in Lake County would open additional areas for thoughtful residential development, particularly in locations that are currently constrained by limited transportation infrastructure.

When aligned with locally adopted plans and targeted redevelopment areas, regional infrastructure investment ensures growth occurs where it is intended and can be best supported. It also reinforces a natural housing cycle by enabling new construction that attracts move-up buyers, which in turn frees up existing homes that are typically more attainable on a per-square-foot basis.

Recognize Success and Preserve "Home-Rule" Authority

Establish a provision allowing municipalities to demonstrate compliance through existing outcomes rather than mandates. Such a provision for high-performing communities or a limitation of the law to Non-Home Rule Municipalities represents a common-sense alternative to HB 5626 by focusing on outcomes. Municipalities like Buffalo Grove are already delivering new housing through targeted redevelopment, strategic corridor investment, and market-driven turnover that frees up more attainable existing homes. This approach maintains momentum on housing supply while preserving local flexibility to respond to market conditions, infrastructure capacity, and long-term planning goals. Rather than imposing uniform requirements across all communities—regardless of performance—it rewards results, encourages continued investment, and aligns state objectives with proven, on-the-ground success.

Other Factors to Consider

In addition to the availability of housing for sale or rent, there are other constraints that may limit affordability and buyer/seller mobility, such as:

- **Extraordinary property taxes**. Illinois has the some of the highest property tax rates in the nation, which are used primarily to fund schools and other government services. A recent analysis by the Tax Foundation showed that Lake County residents pay an effective rate of 2.28% of home value in annual taxes, with Illinois boasting an effective rate of 1.88%, tied with New Jersey for the highest property tax rates in the nation. This level of taxation can add 50 percent or more to a monthly mortgage payment, making a home further from reach for many buyers.
- **Excessive impact fees**. Given the aforementioned infrastructure challenges to accommodating new housing, building fees such as sewer connection charges, park district donations and other fees can dramatically impact the profitability of developing new housing.
- **Inadequate allowances for housing rehabilitation**. To encourage remodeling and redevelopment of existing structures, the State should consider additional allowances within energy and conservation codes to strike a balance between efficiency goals and cost to implement.

RESOLUTION 2026-xx

A RESOLUTION URGING THE GENERAL ASSEMBLY AND GOVERNOR TO PRESERVE AND PROTECT MUNICIPAL ZONING AUTHORITY

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village of Buffalo Grove has the right and responsibility to promote public health, safety and general welfare of Village residents by regulating land use, density and development standards within the village in accordance with its police powers conferred in the Illinois Constitution of 1970; and

WHEREAS the Village of Buffalo Grove recognizes that municipal authority of land use and zoning is a means to address separating incompatible land uses, protecting property values, managing traffic flow, preventing overcrowding of schools, ensuring adequate infrastructure and guiding orderly community growth; and

WHEREAS the Village of Buffalo Grove has adopted a Comprehensive Plan, Future Land Use Plan, Lake Cook Corridor Plan, Prairie View Metra Station Area Plan, and Municipal Zoning Code consistent with its constitutional authority to provide for safe and orderly development and regulation for its citizens; and

WHEREAS the Village of Buffalo Grove reiterates that community-led and community-informed policies for land use and zoning are not causing a crisis of housing affordability or availability; and

WHEREAS land use and zoning decisions are appropriately made and decided as part of a public process at the local level by municipal officials familiar with the unique characteristics of Buffalo Grove and the Illinois Legislature as well as Federal and State Courts have long recognized and affirmed local zoning authority; and

WHEREAS the President and Board of Trustees of the Village of Buffalo Grove find that the existing municipal authority for land use and zoning is essential for the continuing community vitality of the village.

NOW THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Resolution as if fully set forth herein.

SECTION 2. The Village of Buffalo Grove urges the Illinois General Assembly and Governor to preserve municipal authority for land use and zoning in its current form without additional restrictions on municipal governments and the communities they serve.

SECTION 3. The Village Clerk shall forward a copy of this Resolution to the Illinois Municipal League.

SECTION 4. This Resolution shall be in full force and effect from and after its passage and approval.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026

ATTEST: APPROVED:

_____ _____
Janet M. Sirabian, Village Clerk Eric N. Smith, Village President

DRAFT

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: April 20, 2026

AGENDA ITEM 9.b. R-2026-8

Resolution referring the proposed Comprehensive Plan to the Planning and Zoning Commission for a public hearing and requesting the Commission provide a recommendation to the Village Board.

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve a Resolution referring the proposed Comprehensive Plan to the Planning and Zoning Commission for a public hearing and requesting that the Commission provide a recommendation to the Village Board.

Summary

Pursuant to State Statue, this resolution refers the proposed Comprehensive Plan to the Planning and Zoning Commission for a public hearing on June 3, 2026 and requests that the Commission provide a recommendation to the Village Board.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. DRAFT Resolution

RESOLUTION 2026-xx

REFERRAL OF COMPREHENSIVE PLAN TO THE PLANNING AND ZONING COMMISSION FOR PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD.

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Village has drafted a proposed Comprehensive Plan that was presented to the Village Board at the Committee of the Whole meeting for discussion and feedback on April 6, 2026; and

WHEREAS, pursuant to State Statue 65 ILSC 5/11-12, a public hearing for the proposed Comprehensive Plan is required along with a recommendation to the Village Board from the Planning and Zoning Commission;

NOW THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Resolution as if fully set forth herein.

SECTION 2. The Village Board refers the proposed Comprehensive Plan to the Planning and Zoning Commission for a public hearing on June 3, 2026 and requests that the Commission provide a recommendation to the Village Board.

SECTION 3. This Resolution shall be in full force and effect from and after its passage and approval.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026

ATTEST:

_____
Janet M. Sirabian, Village Clerk

APPROVED:

_____
Eric N. Smith, Village President