



AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: May 20, 2026 at 7:30 PM

Jeffrey S. Braiman Council Chambers

Fifty Raupp Blvd, Buffalo Grove, IL 60089

1. Call to Order

2. Public Hearings/Items for Consideration

Public Comment is limited to items that are on the agenda for discussion. 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 Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission 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 Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

- A. Consideration of a Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of an approximately 76,500 sq ft addition at 990 and 1000 Deerfield Parkway (Trustee Ottenheimer, Andrew Binder)

3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Minutes
 - 1. Approval of Draft Minutes from March 4, 2026 PZC Meeting
- C. Chairperson's Report
- D. Committee and Liaison Reports
- E. Staff Report/Future Agenda Schedule
- F. **Public Comments and Questions**

All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

4. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 P.M. The Commission 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

PLANNING AND ZONING COMMISSION

Regular Meeting: May 20, 2026

AGENDA ITEM 2.A.

Consideration of a Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of an approximately 76,500 sq ft addition at 990 and 1000 Deerfield Parkway

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC recommends approval of a Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of an approximately 76,500 sqft addition at 990 and 1000 Deerfield Parkway, subject to the following conditions:

1. The proposed development shall be constructed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.
2. Final Engineering Plans shall be submitted in a manner acceptable to the Village.
3. Final Landscaping Plan shall be submitted in a manner acceptable to the Village.
4. The Plat of Consolidation shall be submitted in a manner acceptable to the Village.
5. The final elevations and colors of both buildings shall be coordinated, and the Petitioner shall work with staff to ensure they are submitted in an acceptable manner.
6. Any directional or incidental signage added to the site shall be reviewed administratively by staff.

Summary

The property owner, CRE Deerfield Associates, LLC, has petitioned the Village for approval of plans for a proposed 76,500 square-foot warehouse addition to the existing office building at 1000 Deerfield Parkway, on the site of 990 Deerfield Parkway.

File Attachments

1. 990 - 1000 Deerfield Pkwy - Staff Report
2. 990 - 1000 Deerfield Pkwy - Plan Set



VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	May 20, 2026
Subject Property Location:	990 - 1000 Deerfield Parkway, Buffalo Grove, IL 60089
Petitioner:	CRE Deerfield Associates LLC
Prepared By:	Andrew Binder, Principal Planner
Request:	The petitioner is seeking approval of a Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of an approximately 76,500 sq ft addition at 990 and 1000 Deerfield Parkway.
Existing Lane Use and Zoning:	The properties are improved with an office building and parking lots. Both properties are zoned I: Industrial.
Comprehensive Plan:	The 2009 Comprehensive Plan outlines that these properties should be Industrial.

PROJECT BACKGROUND

The property owner, CRE Deerfield Associates, LLC, has petitioned the Village for approval of plans for a proposed 76,500 square-foot warehouse addition to the existing office building at 1000 Deerfield Parkway, on the site of 990 Deerfield Parkway, shown in Figure 1.

Siemens plans to construct an addition on the site of the former Siemens office building at 990 Deerfield Parkway, which was demolished in 2023. In doing so, the petitioner has provided a Plat of Consolidation to combine the lots. The project also includes site improvements, parking lot upgrades, lighting, and landscaping. The proposed project also requires a parking variation.



Figure 1: Subject Property

As proposed, the project will require approval of Plat of Consolidation, a Preliminary Plan, and a parking variation to accommodate a warehouse addition to the properties. The following report summarizes the petitioner's requests.

PLANNING & ZONING ANALYSIS

Business Operations & Proposed Addition

- Siemens has its corporate headquarters for its Smart Infrastructure Building division for North America at 1000 Deerfield Pkwy.
- They are proposing a 76,500 addition, as shown in Figure 2, to connect to the existing office building for additional warehouse and distribution operations, and will include 12 truck loading docks. The parking lot south of the building will be modified, and the area adjacent to the building addition will be regraded to accommodate the addition.
- The existing office building at 1000 Deerfield Pkwy will have no changes in operation.



Figure 2: Proposed Site Plan

Use & Setbacks

- The proposed warehouse use is permitted in the Industrial District and aligns with existing industrial and office uses in the surrounding area, including those surrounding the site. The 2009 Comprehensive Plan indicates that this site should be an industrial use.
- The proposed addition meets the setback and bulk requirements within the Industrial District.

Building Elevations

- The addition will be constructed using steel frames, while the exterior will feature precast concrete panels. The existing office building will undergo façade updates to match the new addition. Siemens is still finalizing the scope and colors of the exterior changes they plan to implement, and Staff will work with the Petitioner to ensure the addition and the existing building are coordinated. The buildings' aesthetics will be aligned, as illustrated in Figure 3.
- All roof or ground mechanical equipment will be screened from public view with materials harmonious with the building.



Figure 3: Rendering from the Southwest Corner of the site

Lot Consolidation

- The Siemens office building at 1000 Deerfield Parkway will be consolidated with the parking lot and the former office building site to the west at 990 Deerfield Parkway. There is also a lot north of the office building, connected by an access road, which will be merged with the other two lots to create a single, unified parcel. The combined properties will continue to be zoned Industrial.

Parking & Vehicular Accessibility

- With the new building addition, the property is required by code to provide 378 parking stalls. The Petitioner is requesting a variation, proposing 348 stalls, 30 fewer than required. This variation is reasonable given the large magnitude of parking stalls offered, and Siemens has indicated that its operations do not require parking in excess of what is being provided.
- There are three existing access drives to the site: two full-access drives along Deerfield Parkway and one additional access drive that connects to Barclay Boulevard through the property at 1050 Barclay Blvd, for which an access easement agreement is already in place. An Auto-Turn exhibit was provided showing how the largest possible semi-truck could access the site and maneuver to the warehouse loading docks.

Lighting & Landscaping

- Ground-mounted pole lighting will illuminate the parking lot. The proposed lighting complies with the Village illumination standards, which limit illumination to no more than 0.5 footcandles at the property lines.
- The petitioner provided a landscape plan showing tree plantings across the site, including parking lot islands and trees along Deerfield Parkway. The Village Forester reviewed the plan and has no concerns.

Stormwater & Engineering

- Village engineering staff have reviewed the preliminary submittal and found the preliminary concepts to be acceptable. Final engineering plans shall provide the additional level of detail necessary for construction, and these plans will be reviewed by engineering staff to ensure compliance with all codes. Once approved, these plans will be an exhibit to the Development Improvement Agreement for approval by the Village Board.

DEPARTMENT REVIEWS

Village Department	Comments
Building	The Village's Building Staff has reviewed the proposal and has no concerns.
Engineering	The Village's Engineering Staff has reviewed the proposal and has identified minimal changes that can be addressed during the final engineering process.
Fire	The Village's Fire Department has reviewed the proposal and has no concerns.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the property owners within 350 feet of the site were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of notifications were completed within the prescribed timeframe. As of the date of this Staff Report, the Village has received two general inquiries regarding the proposal.

STANDARDS

Zoning Variation Requests

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Zoning Variations based on the following criteria:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts.
2. The plight of the owner is due to unique circumstances.
3. The proposed variation will not alter the essential character of the neighborhood.

The petitioner has provided written responses to the variation standards which are included in the attached packet.

STAFF RECOMMENDATION

Staff recommends **approval** of the Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of an approximately 76,500 sqft addition at 990 and 1000 Deerfield Parkway, subject to the conditions outlined in the suggested PZC motion below.

SUGGESTED PZC MOTION

The PZC recommends approval of a Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of an approximately 76,500 sqft addition at 990 and 1000 Deerfield Parkway, subject to the following conditions:

1. *The proposed development shall be constructed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.*
2. *Final Engineering Plans shall be submitted in a manner acceptable to the Village.*
3. *Final Landscaping Plan shall be submitted in a manner acceptable to the Village.*
4. *The Plat of Consolidation shall be submitted in a manner acceptable to the Village.*
5. *The final elevations and colors of both buildings shall be coordinated, and the Petitioner shall work with staff to ensure they are submitted in an acceptable manner.*
6. *Any directional or incidental signage added to the site shall be reviewed administratively by staff.*

ATTACHMENTS

- | | |
|---|----------------------------------|
| a. Narrative Description | f. Preliminary Engineering Plans |
| b. Responses to Zoning Variation Standards | g. Landscape Plan |
| c. Site Plan | h. Draft Plat of Consolidation |
| d. Architectural Plans (Elevations, Floor Plan) | i. Photometric Plan |
| e. Rendering of Addition | j. Light Fixture Cut Sheets |
| | k. Plat of Survey |
| | l. Existing Building Photos |

Narrative Statement / Use Description

In an effort to retain a long-term tenant in the Buffalo Grove community, and specifically at 1000 Deerfield Pkwy in Covington Corporate Center, CRE Deerfield Associates LLC wishes to expand onto its existing building an approx. 78,000 sf distribution Center. Our tenant, Siemens, currently operates its corporate headquarters for its Smart Infrastructure Buildings division for North America at 1000 Deerfield Pkwy, and has identified a need for increasing output of the technology manufactured / assembled at the facility, necessitating the requested addition. No changes are proposed in the operation of the existing building, but Siemens requires the construction of the addition in order to consolidate off-site warehouse and distribution for increased efficiency and reduction in operating costs. Peak employee hours in the addition will be 6am to 3pm, Monday through Friday. A 24 hour operation is not planned.

The basic building design and construction proposed will accommodate a 36-foot clear height to the underside of structural steel of the building roof framing to facilitate Siemens' racking program. The addition is to be constructed of internal steel frame on traditional spread footings. The building skin will be load-bearing, insulated, precast concrete panels with storefront glazing and composite metal panel canopies at the main entry areas. The parking lot south of the building will be modified and the area adjacent to the building addition will be regraded to accommodate the addition. A 26' wide roadway will continue to provide access for the facility to both Barclay Blvd and Deerfield Pkwy.

We are requesting the following approvals from the Village:

1. Consolidation of three lots of record into a single lot;
2. Preliminary Plan approval;
3. Appearance and landscape approval; and
4. A possible variation reducing the number of required parking spaces.

We will provide copies of all documentation necessary to consider our requests.

Community Development Department

50 Raupp Boulevard, Buffalo Grove, IL 60089

Phone: 847-459-2530 | www.vbg.org

Zoning Variation Standards

During your testimony at the Public Hearing you need to testify and present your case for the variance by addressing the three (3) standards listed below:

The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Response:

The variation being requested in the number of required parking spaces is in keeping with the parking projections provided by Siemens, the tenant. Without the variation, Applicant would not be able to develop the property to its maximum ability in order to align with Siemens' requirements. This would result in Applicant being unable to retain Siemens as a tenant resulting in the property failing to yield a reasonable return.

2. The plight of the owner is due to unique circumstances;

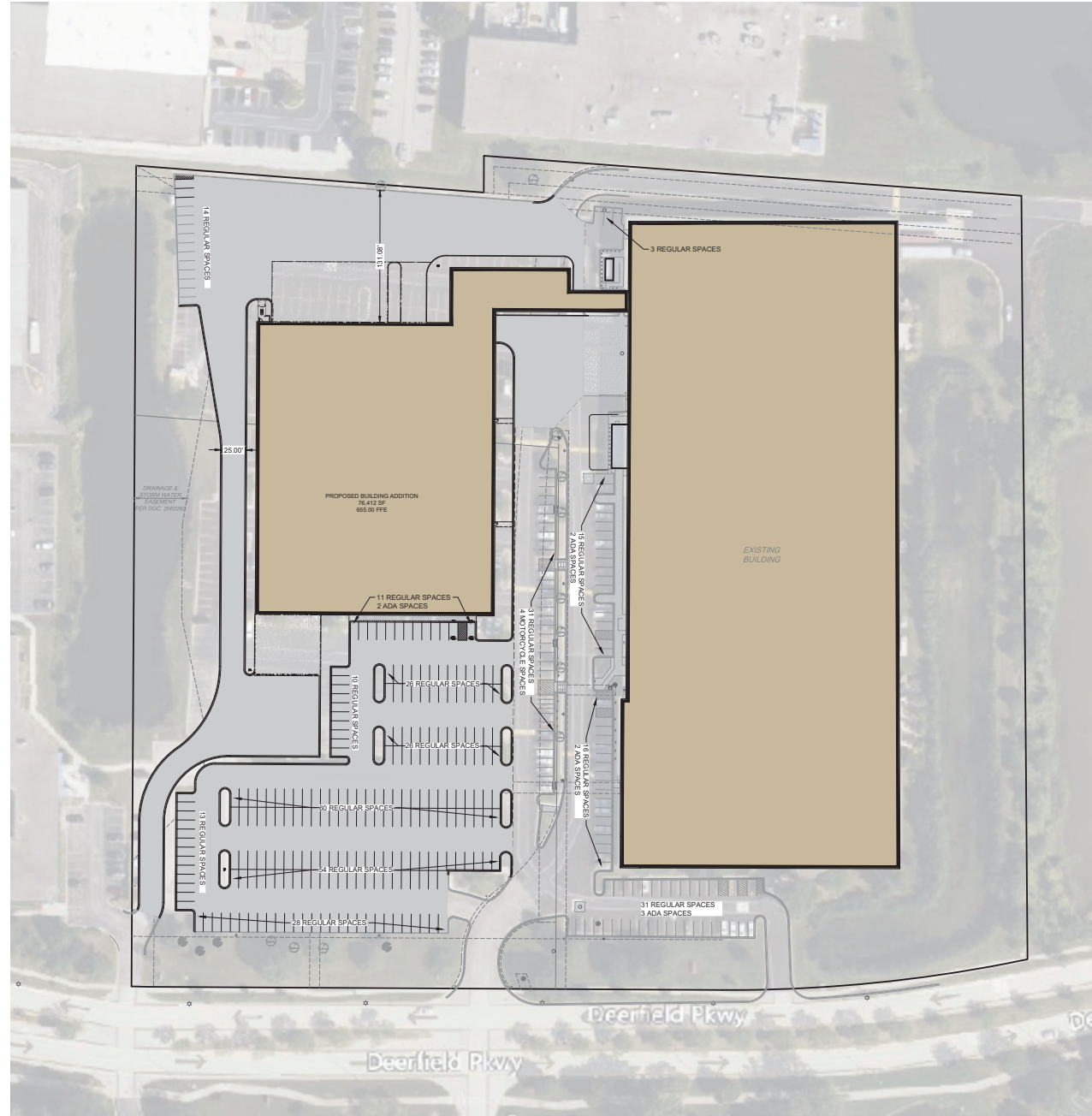
Response:

Siemens is the sole tenant of the expanding facility and because of their employee mix and count it is anticipated that their use will not require more than 347 stalls which is a unique circumstance.

3. The proposed variation will not alter the essential character of the neighborhood

Response:

The neighborhood is developed with similar uses of industrial use and the variation will not alter the character of the neighborhood as all employees will still be parking onsite.



SITE DATA TABLE

EXISTING PARKING STALLS	740
PARKING STALLS REMOVED	389
PROPOSED PARKING STALLS	347
PROPOSED MOTORCYCLE PARKING STALLS	4
REQUIRED ADA STALLS	8
PROPOSED ADA STALLS	9

WARE MALCOMB
CIVIL ENGINEERING

1316 29th Street
Suite 410
Oak Brook, IL 60023
p 630.218.0063
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

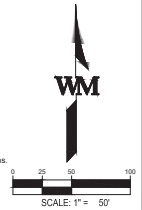
**SIEMENS EXPANSION
PRELIM ENGINEERING PLANS
1000 DEERFIELD PARKWAY
BUFFALO GROVE, IL 60089**

PRELIMINARY OVERALL SITE PLAN	
NO.	DATE
1	01/16/2028
	ISSUED FOR ENTIRETY SUBMITTAL

JOB NO.:	CH24-0094
PA / PM:	JG
DESIGNED:	CS
DATE:	01/16/2028
PLOT DATE:	02/05/26

SHEET
C3.0
Sheet 1 of 1

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



THIS DRAWING AND ALL INFORMATION HEREON ARE THE PROPERTY OF WARE MALCOMB AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM WARE MALCOMB. WRITTEN PERMISSION SHALL BE OBTAINED FROM WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

KEYNOTES:

- 001 ALL REQUIRED EXITS TO RECEIVE WALL-MOUNTED TACTILE SIGNS, INDICATING "EXIT"
- 002 PROVIDE AT LEAST ONE (1) FIRE EXTINGUISHER, WALL COLUMN HANG MOUNTED WITH BRACKET AND WITH A MINIMUM RATING OF 2A:10BC FOR OFFICE AND LABORATORY WAREHOUSE. FIRE EXTINGUISHERS TO BE PROVIDED WITHIN A 75' CLEAR WALKWAY TRAVEL DISTANCE PER PERSONS FROM EXITS AND FROM PERFORMER OFFICE OR LABORATORY. FIRE EXTINGUISHERS REQUIRED BY CODE AND PER THE FIRE MARSHAL'S FINAL INSPECTION. MOUNT TOP OF FIRE EXTINGUISHER NO HIGHER THAN 48" A.F.F.
- 003 PROVIDE AT LEAST ONE (1) FIRE EXTINGUISHER, WALL COLUMN HANG MOUNTED WITH BRACKET AND WITH A MINIMUM RATING OF 2A:10BC FOR OFFICE AND LABORATORY WAREHOUSE. FIRE EXTINGUISHERS TO BE PROVIDED WITHIN A 75' CLEAR WALKWAY TRAVEL DISTANCE PER PERSONS FROM EXITS AND FROM PERFORMER OFFICE OR LABORATORY. FIRE EXTINGUISHERS REQUIRED BY CODE AND PER THE FIRE MARSHAL'S FINAL INSPECTION. MOUNT TOP OF FIRE EXTINGUISHER NO HIGHER THAN 48" A.F.F.
- 004 POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT
- 005 ILLUMINATION SHALL BE PROVIDED IN THE AREAS OF EGRESS IN ACCORDANCE WITH SECTION 108.3
- 006 DEDICATED ADA ACCESSIBLE EGRESS DOOR
- 007 PROVIDE KNOCK BOX AT THE FRONT ENTRANCE AND AT THE F.A.C.P. ROOM DOOR LOCATION. INSTALL AT 5'0" ABOVE FINISHED FLOOR. COORDINATE FINAL LOCATION WITH FIRE INSPECTOR A-I-J
- 008 PROVIDE BATTERY BACKUP ILLUMINATED EXTERIOR AREA OF ASSISTED RESCUE SIGN AND TACTILE SIGN IN COMPLIANCE WITH ICC A117.1 AT ALL EXIT DOORS WITH ASSOCIATED EXTERIOR AREA FOR ASSISTED RESCUE.

EGRESS ANALYSIS

FINISHED FLOOR OCCUPANCY	FINISHED FLOOR AREA (SF)	AREA PER OCC. (SQ. FT./OCC.)	LOAD (OCC./SQ. FOOT)	NUMBER OF EXITS	DOORS AND OTHER OPENINGS (NO. WITH WIDTH 108" OR MORE)	NUMBER OF EXITS PER 100 SQ. FT. (MIN.)	MINIMUM EXITS PROVIDED PER 100 SQ. FT. (REQUIRED)	DOORS WITH PRODUCED
WAREHOUSE	77,400	600	162	3	5007	15	15	15

STAR WIDTH CALCULATIONS:

NUMBER OF OCCUPANTS PER STAR: 48
 STAR WIDTH REQUIRED (108x3.1): 48' EACH
 STAR WIDTH PROVIDED: 48' EACH

MAX. TRAVEL DISTANCE TO EXITS

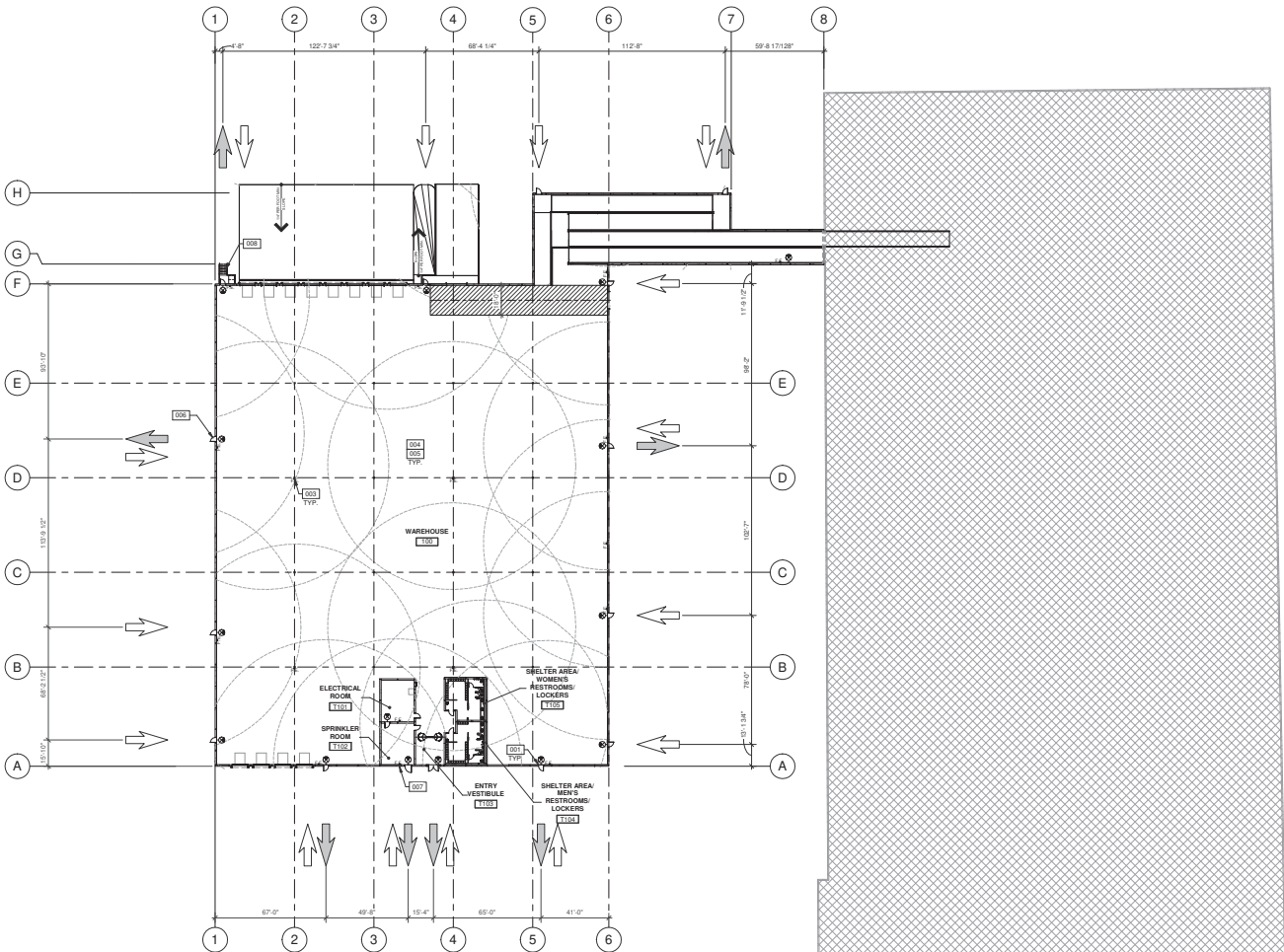
MAXIMUM TRAVEL DISTANCE TO EXITS (1037.2 SPRINKLED BUILDING)
 5-1 STORAGE (MODERATE HAZARD WAREHOUSE): 400' MAX.
 1037.2.2 GROUPS F-1 AND S-1 INCREASE
 THE MAXIMUM EXIT ACCESS TRAVEL DISTANCE SHALL BE 400 FEET (122 M) IN GROUP F-1 OR S-1 OCCUPANCIES WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
 1. THE PORTION OF THE BUILDING CLASSIFIED AS GROUP F-1 OR S-1 IS LIMITED TO ONE STORY IN HEIGHT.
 2. THE MINIMUM HEIGHT FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CEILING OR ROOF SLAB OR DECK IS 84 FEET (25.6 M).
 3. THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1.
 3008.7.5 NUMBER OF DOORS REQUIRED.
 THE REQUIRED FIRE DEPARTMENT ACCESS DOORS SHALL BE DISTRIBUTED SUCH THAT THE LINEAL DISTANCE BETWEEN ADJACENT FIRE DEPARTMENT ACCESS DOORS DOES NOT EXCEED 125 FEET (38.1 M) MEASURED CENTER TO CENTER.

WALL / PARTITION LEGEND

- EXISTING EXTERIOR WALL
- NON-RATED WALL / PARTITION

LEGEND

- DISCERNIBLE PATH OF TRAVEL, 4" MIN. CLEAR WIDTH EGRESS ROUTE. PROVIDE STRIPING, BOLLARDS OR RAILS AS NECESSARY.
- REQUIRED EXIT
- FIRE DEPARTMENT ACCESS
- EXISTING EXIT
- MAXIMUM TRAVEL DISTANCE
- TRAVEL DISTANCE TO EXIT
- 75' RADIUS OF FIRE EXTINGUISHER
- FIRE EXTINGUISHER
- WALL MOUNTED ILLUMINATED EMERGENCY EXIT SIGN ABOVE DOOR WITH BATTERY POWERED BACK-UP. MINIMUM QUANTITY INDICATES PLACE OF LETTERING.
- ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.
- EXIT SIGN TO BE CENTERED WITH THE DOOR.



OVERALL OCCUPANCY AND EGRESS PLAN SCALE: 1" = 30' 1

WARE MALCOMB
 ARCHITECTURE / ENGINEERING / INTERIOR DESIGN
 1312 25th St #412
 Oak Brook, IL 60069
 Phone: 630.582.8800
 Fax: 630.582.8801
 www.waremalcomb.com

DD Progress Set

SIEMENS EXPANSION
 900 DEERFIELD PARKWAY
 BUFFALO GROVE, ILLINOIS 60089

OVERALL OCCUPANCY AND EGRESS PLAN

DATE	REVISIONS

PAPR: M. MGRD
 DRAWN BY: V.O. / J.M. / A.P.
 JOB NO.: CH24-0094-00

SHEET
A110

KEYNOTES:

- SEE SHEET A119 FOR GENERAL NOTES
- 201 STRUCTURAL STEEL COLUMN
 - 202 CONCRETE SLAB, PROVIDE VAPOR RETARDER AT THE PROPOSED OFFICE AREA PER SOL REPORT. PROVIDE SEALER FOR THE CONCRETE FLOOR AREA IN THE WAREHOUSE.
 - 203 (R/R) 7X7 (HYDRAULIC MECHANICAL) DOCK LEVELER AND RT.
 - 204 ROOF ACCESS LADDERS: FOR ACCESS LADDERS OVER 6' PROVIDE FALL ARREST SYSTEM PER NEW OSHA GUIDELINES AND REQUIREMENTS. VERIFY ROOF JOIST LOCATIONS WITH STRUCTURAL DRAWINGS.
 - 206 CONCRETE DRIVE IN RAMP: REFER TO CIVIL.
 - 207 STEEL ISOLATORS: CONCRETE FILLED PAINTED SAFETY YELLOW.
 - 208 EXTERIOR STEEL STAIR: ALL COMPONENTS GALVANIZED.
 - 403 IRMP: REVEALS AT EXPOSED ENDS.
 - 404 CONCRETE WALL JOINT.
 - 407 DOCK BUMPER.
 - 408 DOCK SEAL.
 - 412 SERVICE MAN DOOR: COLOR TO MATCH ADJACENT CONCRETE PANEL COLOR. REFER TO ENVELOPE ASSEMBLY NOTES AND DOOR SCHEDULE.
 - 413 HIGH LIFT OVERHEAD SECTIONAL DOOR: FACTORY PAINTED FINISH. REFER TO ENVELOPE ASSEMBLY NOTES AND DOOR SCHEDULE.

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

WALL/ PARTITION LEGEND

PRECAST CONCRETE WALL
 CONCRETE MASONRY WALL

FLOOR PLAN

DATE	REVISIONS

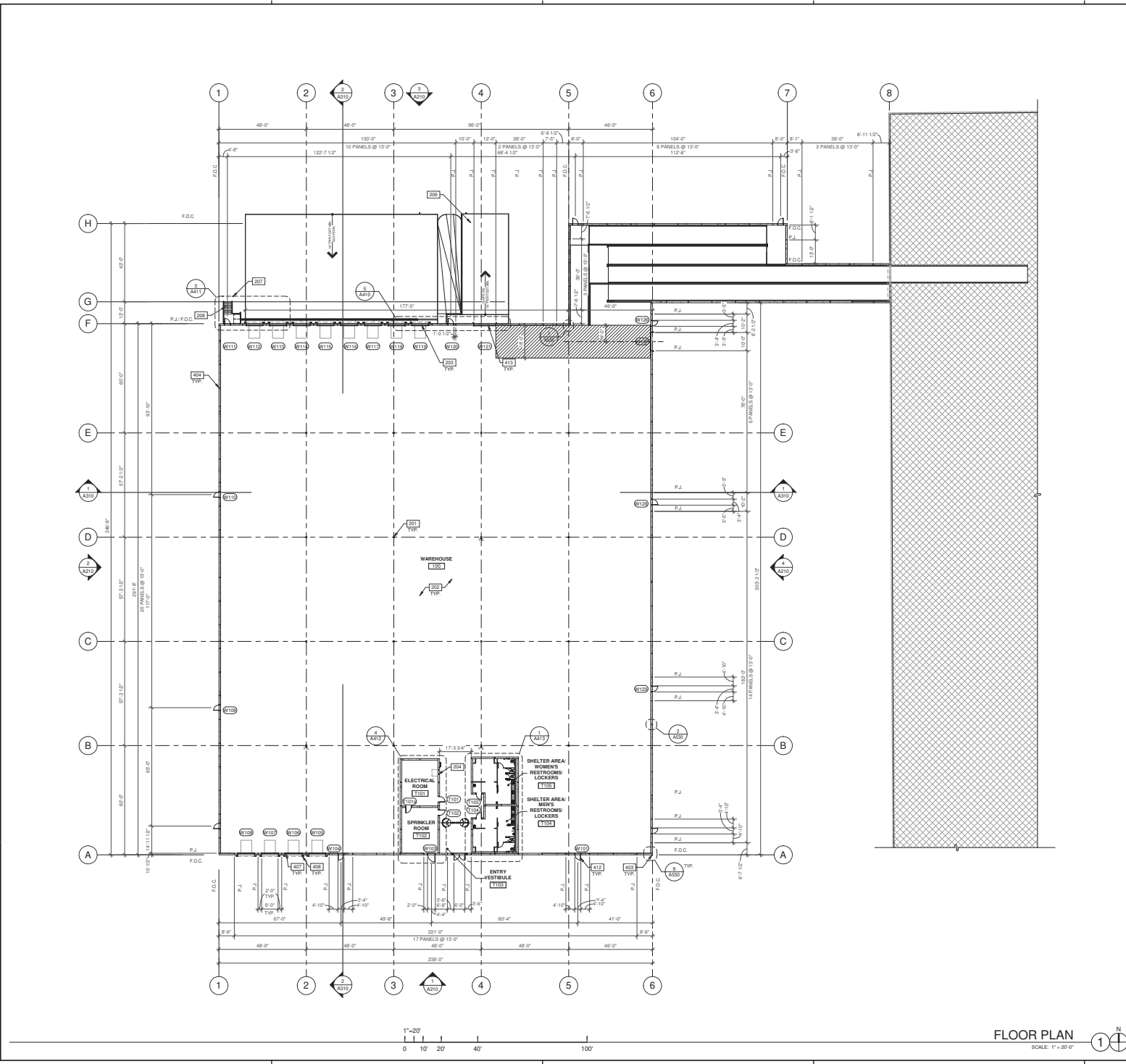
WARE MALCOMB
 ARCHITECTURE INTERIORS
 1310 25th St #410
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 F: 630.582.1001
 www.waremalcomb.com
 State of Ill. Design Firm Registration No. 148-000003

DD Progress Set

SIEMENS EXPANSION
 900 DEERFIELD PARKWAY
 BUFFALO GROVE, ILLINOIS 60089

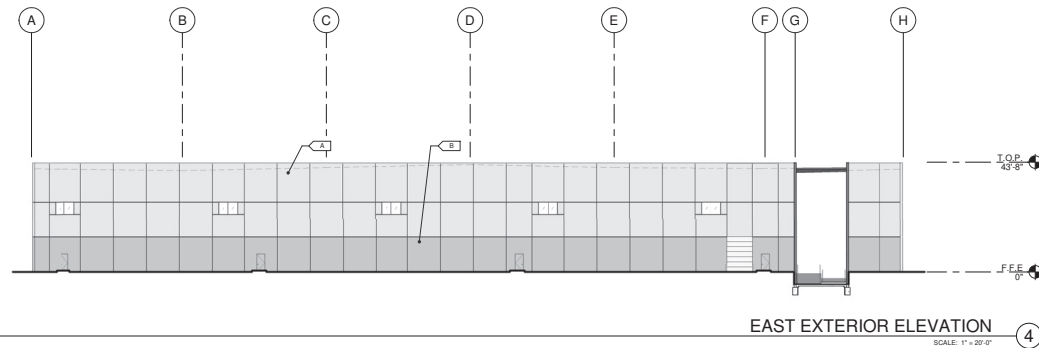
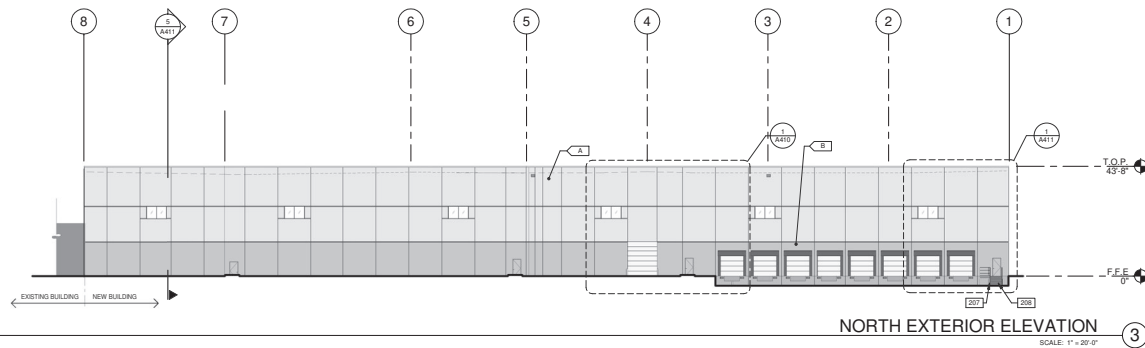
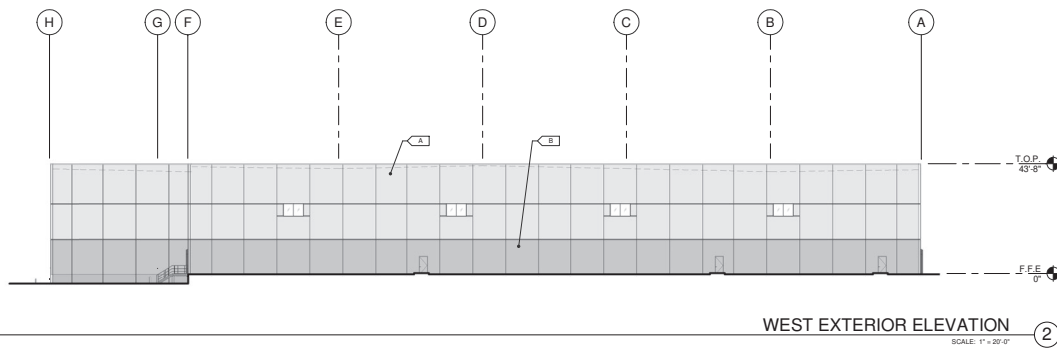
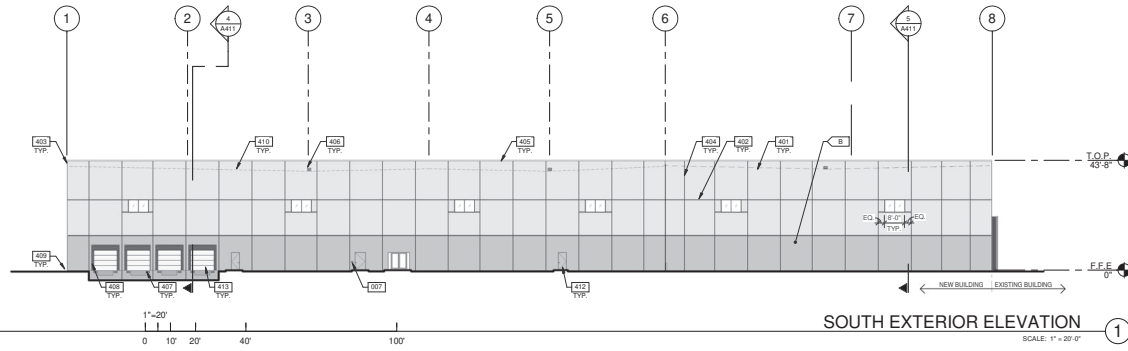
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 DRAWN BY: V.O./J.M./A.P.
 JOB NO.: CH24-0094-00

SHEET
A121



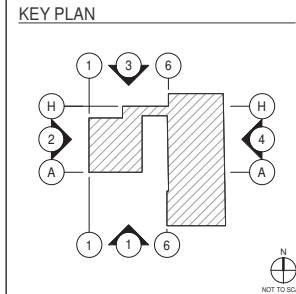
FLOOR PLAN
 SCALE: 1" = 20'
 1 N





- KEYNOTES:**
- SEE SHEET A210 FOR GENERAL NOTES
- 007 PROVIDE KNOCK BOX AT THE FRONT ENTRANCE AND AT THE F.A.C.P. ROOM DOOR LOCATION. INSTALL AT 2'-0" ABOVE FINISHED FLOOR. COORDINATE FINAL LOCATION WITH FIRE INSPECTOR A.H.J.
 - 207 STEEL BOLLARD, CONCRETE FILLED PAINTED SAFETY YELLOW
 - 208 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED, PRECAST CONCRETE WALL PANEL, PAINTED. REFER TO ENVELOPE ASSEMBLY NOTES.
 - 401 2" G-REVEAL.
 - 402 CONCRETE WALL JOINT.
 - 403 CONTINUOUS FINE FINISHED METAL COPING TO BE PROVIDED AT THE TOP OF WALL PANELS. COPING COLOR TO MATCH PAINT COLOR AT THE TOP OF EACH CONCRETE PANEL.
 - 404 OVERFLOW SCUPPER OPENING (THROUGH WALL SCUPPERS) TO BE SIZED PER APPLICABLE PLUMBING CODE. REFER TO PLUMBING DRAWINGS.
 - 405 DOOR SEAL.
 - 406 FINISH GRADE VARIES. REFER TO CIVIL DRAWINGS.
 - 407 LINE OF ROOF BEYOND.
 - 410 SERVICE MAN DOOR. COLOR TO MATCH ADJACENT CONCRETE PANEL COLOR. REFER TO ENVELOPE ASSEMBLY NOTES AND DOOR SCHEDULE.
 - 412 HIGH LIFT OVERHEAD SECTIONAL DOOR. FACTORY PAINTED FINISH. REFER TO ENVELOPE ASSEMBLY NOTES AND DOOR SCHEDULE.

- LEGEND**
- GLASS:**
- VISION GLASS
- COLORS:**
- PROVIDE 6" WIDE PAINT COLOR MOCK UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- A BASE COLOR: EXTRA WHITE SW 706
 - B SECONDARY COLOR: GRAY MATTERS SW 706



WARE MALCOMB
ARCHITECTURE
1313 25th St #410
Oak Brook, IL 60067
TEL: 630.584.1000
FAX: 630.584.1003
www.waremalcomb.com
Member of the Design Firm, Registration No. 146-000003

DD Progress Set

SIEMENS EXPANSION
900 DEERFIELD PARKWAY
BUFFALO GROVE, ILLINOIS 60089

EXTERIOR ELEVATIONS	
REVISIONS	DATE

PAPR:	M. MGRD
DRAWN BY:	V.O. / J.M. / A.P.
JOB NO.:	CH24-0094-00

SHEET
A210



PRELIMINARY ENGINEERING PLANS SIEMENS EXPANSION

100 DEERFIELD PARKWAY, BUFFALO GROVE, IL 60089

SHEET INDEX	
1	C1.0 - COVER SHEET
2	C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN
3	C3.0 - SITE PLAN
4	C3.1 - VEHICLE TRACKING EXHIBIT
5	C5.0 - GRADING PLAN
6	C5.0 - UTILITY PLAN

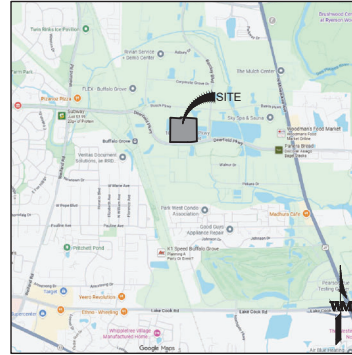
SUPPLEMENTAL DRAWINGS
TOPOGRAPHIC SURVEY, PREPARED BY RIDGELINE,
DATED NOVEMBER 14, 2025.

AGENCY CONTACT LIST

OWNER/DEVELOPER
LIGHTSTONE
299 PARK AVENUE
NEW YORK, NY 10171
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GIANNACONE@LIGHTSTONEGROUP.COM
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VILLAGE OF BUFFALO GROVE
50 RAUPP BOULEVARD
BUFFALO GROVE, IL 60089
847.459.2500



VICINITY MAP
SCALE: 1" = 600'

LEGAL DESCRIPTION

LOT 1 IN FINAL PLAT OF SUBDIVISION OF ECW2020, A PLANNED UNIT DEVELOPMENT, IN THE SOUTHWEST 1/4 OF SECTION 23, IN TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 2021 AS DOCUMENT NO. 02021108811, IN WILL COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. WJ25000041, DATED JULY 8, 2025.

LEGEND

EXISTING		PROPOSED			
---	BOUNDARY LINE	---	BOUNDARY LINE	AB	AGGREGATE BASE
---	EASEMENT	---	EASEMENT	AC	ASPHALT CONCRETE
---	CENTERLINE	---	CENTERLINE	BFV	BACK FLOW VALVE
---	CURB & GUTTER	---	CURB & GUTTER	CF	CURB FACE
⊙	TREE (VARIOUS)	⊙	TREE (VARIOUS)	CL/L	CENTERLINE
(5280)	CONTOUR	---	CONTOUR	CO	CLEANOUT
---	CATV	---	CATV	DF	DEEPENED FOOTING
---	ELECTRIC	---	ELECTRIC	DIP	DUCTILE IRON PIPE
---	OVERHEAD UTILITY	---	OVERHEAD UTILITY	EG	EXISTING GRADE
---	FIBER OPTIC	---	FIBER OPTIC	EL	ELEVATION
---	IRRIGATION	---	IRRIGATION	EOA	EDGE OF ASPHALT
---	NATURAL GAS	---	NATURAL GAS	ESMT	EASEMENT
---	SANITARY	---	SANITARY	EX	EXISTING
---	STORM DRAIN	---	STORM DRAIN	FDC	FIRE DEPARTMENT CONNECTION
---	TELEPHONE	---	TELEPHONE	FES	FLARED END SECTION
---	UNKNOWN UTIL	---	UNKNOWN UTIL	FG	FINISHED GRADE
---	WATER LINE	---	WATER LINE	FH	FIRE HYDRANT
---	DOMESTIC WATER	---	DOMESTIC WATER	FF/FFE	FINISH FLOOR ELEVATION
---	FIRE WATER	---	FIRE WATER	FG	FINISHED GRADE
---	RECLAIMED WATER	---	RECLAIMED WATER	FGW	FINISH GRADE AT WALL
		---		FL/L	FLOW LINE
		---		FS	FINISHED SURFACE
		---		GB	GRADE BREAK
		---		GBW	GRADE AT BOTTOM OF WALL
		---		GTW	GRADE AT TOP OF WALL
		---		GM	GAS METER
		---		GV	GAS VALVE
		---		HP	HIGH POINT
		---		LP	LOW POINT
		---		INV	INVERT
		---		LF	LINEAR FEET
		---		ME	MATCH EXISTING
		---		MH	MANHOLE
		---		NG	NATURAL GROUND
		---		OC	ON CENTER
		---		PB	PULL BOX
		---		PCC	PORTLAND CEMENT CONCRETE
		---		PL/R	PROPERTY LINE
		---		PVC	POLYVINYL CHLORIDE PIPE
		---		R	RADIUS
		---		(RAD)	RADIAL BEARING
		---		RC/P	REINFORCED CONCRETE PIPE
		---		RAW/ROW	RIGHT OF WAY
		---		SD/STRM	STORM DRAIN
		---		STA	STATION
		---		SS/SAN	SANITARY SEWER
		---		TC	TOP OF GRATE
		---		TBC	TOP BACK OF CURB
		---		TFI	TOP FACE OF INLET
		---		TC	TOP OF CURB
		---		TOP	TOP OF PIPE
		---		TOW	TOP OF WALL
		---		TYP.	TYPICAL
		---		VE	VERIFY IN FIELD
		---		WM	WATER METER
		---		WSEL	WATER SURFACE ELEVATION
		---		WV	WATER VALVE

WARE MALCOMB CIVIL ENGINEERING

131E 22nd Street
Suite 410
Oak Brook, IL 60523
P 630.218.0063
waremalcomb.com

04.03.2026
EXP 11.30.2027
FOR AND ON BEHALF
OF WARE MALCOMB

SIEMENS EXPANSION
PRELIM ENGINEERING PLANS
1000 DEERFIELD PARKWAY
BUFFALO GROVE, IL 60089

COVER SHEET		
NO.	DATE	REVISIONS
1	01/16/2026	ISSUED FOR ENTIREMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER UTILITY COMMENTS

JOB NO.:	CH24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	01/16/2026
PLOT DATE:	04/03/26



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

SHEET
C1.0
Sheet 1 of 6

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REVISIONS

1 - Per Buffalo Grove Review 2026-04-01

Siemens Building & Parking Lot Expansion
 990 Deerfield Road
 Buffalo Grove, Illinois

LEGEND

- EXISTING SHADE TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING ORNAMENTAL TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- DECIDUOUS SHADE TREE - 2.5" BB
- UPRIGHT EVERGREEN TREE - 6" BB

PLANT LIST: (Siemens Building Expansion, Buffalo Grove) 2026-04-01

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
CO	4	Celtis occidentalis	Common Hackberry	2.5"BB
GTS	4	Gleditsia L. 'Skycole'	Skyline Honeylocust	2.5"BB
GDE	3	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	2.5"BB
PMC	4	Platanus x a. 'Morton Circle'	Exclamation London Planetree	2.5"BB
QR	4	Quercus rubra	Red Oak	2.5"BB
TT	3	Tilia tomentosa	Silver Linden	2.5"BB
UA	5	Ulmus 'Morton'	Accolade Elm	2.5"BB
EVERGREEN TREES				
JVB	5	Juniperus c. 'Burkii'	Burki Juniper	6"BB
JVC	6	Juniperus v. 'Canaertii'	Canaertii Juniper	6"BB

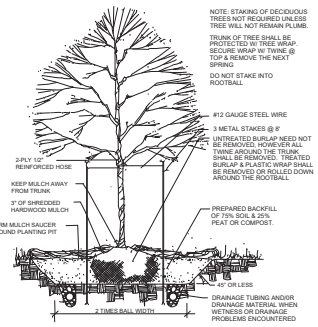
MATERIALS LIST:

3,670	Seed & Straw Blanket (Kentucky Bluegrass/Per. Rye Mix-Sec Specs)
6	CY Mulch (Shredded Hardwood)
6	CY Compost (Mushroom or Yard Waste)

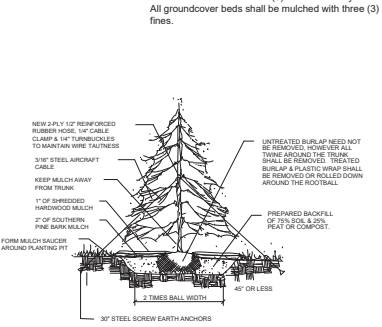
*NOTE: SEED & BLANKET QUANTITY IS APPROXIMATE. FINAL QUANTITY WILL BE DETERMINED BY LIMITS OF CONSTRUCTION AND DISTURBED AREAS

NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE; HOWEVER, ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

- Notes:
- See Sheet L-2 for Landscape Specifications.
 - For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.
 - For Architectural information see Architectural plan set.



DECIDUOUS TREE



EVERGREEN TREE

GENERAL NOTES:
 Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest edition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that he have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0125 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's, specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.



SCALE: 1" = 40'

HERITAGE OAK STUDIOS, LLC
 Landscape Architects
 2481 White Oak Drive
 Franklin, IL 60141
 PHONE: 815-531-4415

PRELIMINARY LANDSCAPE PLAN

DATE: 2026-01-16
 SCALE: 1"=40'
 PLANNER: RP
 DRAWN BY: RP
 CHECKED: _____

SHEET L-1
 PROJECT NO.: 0226 - 2476

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcovers, bulbs of any kind and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to effect such acceptance and shipment. The Landscape Architect reserves the right to reject the plant material at the place of growth for each inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

- A. American National Standards for Tree Care Operations, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, NY, 10036.
B. American Standard for Nursery Stock, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 200, Washington, D.C. 20005.
C. Manual Third, The Staff of the U.S. Botany Horticultur, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the date of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL: The Landscape Architect reserves the right to tag or inspect plants in the nursery but shall not preclude the right of rejection at the site. Container shall furnish and install all plants as shown on the drawing and in the quantities as actually depicted on the drawings. The quantities shown on the plan list are indicated for convenience purposes only.

2.2 Nomenclature

The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE

Plants shall have a height of growth that is normal for the species and shall be healthy, soundly, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist at the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be removed before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. There will be no accepted which have their leaders damaged in that cutting is necessary. Plants larger than those specified may be used with the approval of the Landscape Architect but the use of larger plants will result in no change in the contractor's price. Requirements for the measurement, branching, quality, height, and burliness of plants on the plant list shall follow the Code of Standards (2001 - most recent edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material obtained by any means which does not comply with the specifications will be rejected. All shrubs shall be at least twice trepanned and must have a fully developed fibrous root system typical of the selected species. All shrubs must be heavily dug immediately before shipping unless they are containerized and must be protected with a root wrap. All trees shall be heavily dug immediately before shipping unless they are containerized and must be protected with a root wrap. All plants shall be heavily dug immediately before shipping unless they are containerized and must be protected with a root wrap. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to the inspection prior to said approval.

2.4 DELIVERIES

The contractor shall take all precautions that are deemed by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without any injury. Plants shall be covered properly to prevent drying, frost damage, or injury.

2.5 TEMPORARY STORAGE

Insure that as possible, plant material shall be sheltered on the day of delivery. In the event this is not possible, the Contractor shall protect the ungranted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have but not off the ground and laid out in neat rows, well set off their moisture-retaining material and shall be kept cool. Plants should not remain ungranted for longer than three (3) days if in leaf. On-leaf storage shall be only as directed by the Owner.

2.6 SUBSTITUTIONS

Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitutions may be made only upon authorization by the Landscape Architect.

2.7 SELECTION

All plants shall be obtained from nurseries for the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to authorize the Contractor to purchase plants from the business of planting (regarding material). Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL

Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural base containing a liberal amount of humus. It shall be delivered free from weeds, logs, rocks, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The resulting Contractor shall be responsible for rock picking and/or debris removal as needed to meet the specification.

2.9 ORGANIC MATTER: Not less than 15 percent not more than 10.0 percent.

3. pH: No lower than 5.0 nor higher than 8.0.

4. TEXTURE: No more than 25 percent clay.

5. SOLUBLE SALT: No more than 1000 ppm.

6. CHEMICAL ACTIVITY: The topsoil (one & imported) shall be free from any toxins or chemical residues which could result in any form of plant growth damage. The Contractor shall provide a soil analysis report submitted containing test results and soil chemical recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover major nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

NOTE: All alterations herein specified to be planted with native emergent sedge and/or native sedge mixes shall be imported with twelve (12) of uncompact topsoil per the above apply prior to planting/grading.

2.9 MALCH

- 1. MALCH shall consist of the following:
A. MULCHROOM COMPOST (Groundcover Mulching): Mulchroom compost shall be composed of well-rotted oak or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SPREDEED HARDWOOD BARK (ground mulching): Double or triple processed locally sourced hardwood chips and bark free of sticks and leaves with no added dyes.
C. COMPOST

2.10 MULCHROOM COMPOST

- 1. See 2.9 A above
2. YARD WASTE COMPOST: Landfills needs consisting of grass clippings, leaves & twigs with no added chemicals or gypsum.
Additionally, all compost materials shall meet the following:
1. 35-50% minimum organic matter
2. soluble salts under 2.0 ppm maximum (under 2 dmh test)
3. Moisture content = 35-55%
4. pH range 6.1-6.4
5. Nitrogen = 10-9

2.11 FERTILIZER NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

- A. Shrubs: Woodens (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Trees: Woodens (14-3-3) slow-release briquettes
2. Superphos liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines: Omomaco (15-6-12)-8.9 month controlled-release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers: Omomaco (14-11-14)-3.4 month controlled-release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs: Holland Bulb Soaker (9-0-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees: No fertilizer required.

2.12 TREE WRAPPING MATERIAL

- A. Wrap shall be Breathable synthetic fabric tree wrap. Within or over an inch, drilled in 75 mm (3 in) wide ribs. Specifically manufactured for tree wrapping. The wrap shall be produced by the Fabrics by the Trade Web* as manufactured by the Dwell Company, Inc., Skiksum, MD, or approved equal. Submit manufacturer literature for approval.
B. Tags for marking the wrap shall be identification tags suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.13 WATER

Pliable water shall be supplied by the Owner at or to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fire-pipe source site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trodded or hauled over and upon which soil is to be temporarily stockpiled. The Contractor shall be responsible for the replacement of all damaged existing turf. All excavations shall be seeded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscape shall be performed during the seasons or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unreasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and the Contractor shall be held strictly to the schedule of operations. Approval to plant under such conditions shall in no way relieve the Contractor from the guarantee provisions of these specifications.

PLANTING SEASON ACCEPTABLE TIME PERIOD

- 1. SPRING: From time frost has worked to June 15 with the following exception:
a. Bare root material (if any) shall come on May 31
2. FALL: a. Sept. 1 to Nov. 15 with following exceptions:
1. Evergreen shrub planting to cease Oct. 31
2. Evergreen tree planting to cease Oct. 15
3. Perennials & Ornamental Grass planting to cease Oct. 15

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 20 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. The use of dip irrigation hose bags are encouraged (i.e., polytubs). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices in addition to water.

3.3 MAINTENANCE

Maintenance shall be performed by the Contractor as follows:
A. TEMPORARY MAINTENANCE: The Contractor shall be responsible for the total maintenance of all plant material until such date as all landscape operations have received Primary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, rewatering of plants to proper growth or upright position, restoration of damaged planting areas, and any other protective maintenance with good horticultural practice necessary to insure normal, vigorous and healthy growth of all work under this Contract. Upon the Primary Acceptance of all planted areas, the responsibility for plant maintenance ends solely with the Owner, with the following exceptions:

- B. CONTINUED MAINTENANCE: For the duration of the guarantee period the Contractor shall be responsible for the rewatering of wilted plants, the straightening of plants which are not straight and the tightening of tree type of plants. All other maintenance in the care of the Owner. However, in the Contractor's responsibility to maintain the quality of the Owner's maintenance.
3.4 ACCEPTANCE
A. PRELIMINARY PLANTING ACCEPTANCE: Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for the portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative in phone or in writing of the completion of all planting operations so that preliminary acceptance may be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All material shall be in conformance with the Drawings with respect to quantity, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the quality specifications stated below in Section 3.14.

- B. FINAL PLANTING ACCEPTANCE: Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below. On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owner and/or Owner's Representative to determine measurements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document the findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall provide an acceptance to determine the acceptability of the required replacement. If all is found to be acceptable as defined in Part 3 above, the Contractor and the Owner/Contractor shall be notified in writing of the final acceptance of work.
3.5 GUARANTEE: The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which has become irregular (I.R.) must be replaced. These guarantees shall be in accordance with the following:

- A. ONE YEAR PERIOD: The one (1) year period shall begin on the date of Primary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES: The decision of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for replacing damaged or persons and property also caused by defective landscaping and materials.
C. EXCLUSIONS: The Contractor shall not be held for the replacement of plants which were damaged by animals, by insect composites, herbicides, pesticides or other materials not specified by the Contract documents or not approved by the Owner under his supervision, by herbicide or removal by the acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION: During the guarantee period, the Contractor shall, not less than, inspect the watering, cultivation, and other maintenance operations conducted by the Owner with respect to each work, and promptly report to the Owner any methods, practices or operations which are considered unsatisfactory, and not in accord with his interests or good horticultural practice. The failure of the Contractor to inspect or report shall constitute an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that such defects which later develop are the result of such methods or practices or operations.

3.5 GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes final grading, finishing fertilizer, seed and/or soil as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (DOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural base containing a liberal amount of humus. It shall be delivered free from weeds, logs, rocks, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The resulting Contractor shall be responsible for rock picking and/or debris removal as needed to meet the specification.

2.2 TOPSOIL

The soil, to be acceptable topsoil, shall meet the following criteria:
1. ORGANIC MATTER: Not less than 15 percent not more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (one & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submitted containing test results and soil chemical recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover major nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2.1 FERTILIZER AND/OR SOODING 10-20-20: Nitrogen..... 20% Phosphorus..... 20% Potash..... 20%
2.2.2 AFTER SEEDING AND/OR SOODING 30-0-0: Nitrogen..... 20% Phosphorus..... 0% Potash..... 0%

40-One-quarter of the nitrogen shall be in the form of nitrate, one-quarter in the form of ammoniac salts, and one-half in the form of organic nitrogen. This phosphorus is allowed to be applied. (The potash shall be in the form of sulphate of potash.)
The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris which usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

A. FERTILIZER STRENGTH

The fertilizer shall be a complete fertilizer containing a minimum basic percentage by weight of the following:
1. PROMIX TO BEEDING AND/OR SOODING 10-20-20: Nitrogen..... 20% Phosphorus..... 20% Potash..... 20%
2. AFTER SEEDING AND/OR SOODING 30-0-0: Nitrogen..... 20% Phosphorus..... 0% Potash..... 0%

B. MOWING

- 1. The Contractor shall mow all seeded areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf 2.0-2.2". At all times should be less than 1/3 of the turf blades be removed by any mowing.
2. The Contractor shall mow all sodded areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At all times should be more than 1/3 of the turf blades be removed by any mowing.

C. FERTILIZATION

- 1. Seeded areas after completion of the second mowing, the Contractor shall apply an 18-5-8 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (850 lbs/acre) to all turf areas using a mechanical spreader and by mowing twice at right angles to each other.
2. Sodded areas after completion of the required mowing, the Contractor shall apply an 18-5-8 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (850 lbs/acre) to all turf areas using a mechanical spreader and by mowing twice at right angles to each other.

2.3 GRASS SEED (if specified)

Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Control Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated:

- PROPORTION BY WEIGHT TYPE OF GRASS
1. CONVENTIONAL TURF GRASS MIX (if specified)
60% KENTUCKY BLUEGRASS (blend of 3 cultivars)
20% PERENNIAL RYEGRASS (blend of 2 cultivars)
10% CRESPING RED FESCUE
10% (Apply at 7 lbs./1,000 sq. ft. for mechanical seeding)

2. SALT TOLERANT MIX (if specified)

- 40% TALLT ALKALI GRASS (PUCCELLUNA DISTANS)
30% KENTUCKY BLUEGRASS
10% PERENNIAL RYEGRASS
20% (Apply at 8 lbs./1,000 sq. ft. for mechanical seeding)

The percentage of seed included as part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 20 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged to indicate as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor attesting to the kind of seed contained, the percentage of purity and germination, the percentage of hard seed, if any, or a statement conforming to the law of the STATE OF ILLINOIS heretofore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

4. EROSION CONTROL BLANKET

- 1. STRAW BLANKET (if specified)
a. SC-25 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company) or equivalent.
2. STRAWCOATED BLANKET (if specified)
a. SC-100 StrawCoated Blanket (North American Green)
b. AEC Premier StrawCoated Blanket (American Excelsior Company) or equivalent.

2.5 HYDROMULCH (if specified)

SoilCover Hydraulic Wood Mulch with Prolife distributed by IROTEC-TRIP (9847-67-6839)

2.6 SOD (if specified)

Sod shall be State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one-half (1 1/2) inches thick having well-settled roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Grass shall be acceptable. The turf shall contain no bare or spindly grass nor any other noxious weed grass. It shall be free from tough texture having a compact growth of grass. The sod sections shall be well-watered in situ (24 inches wide x 1/2 inch length) and each section shall be allowed to support its own weight and maintain its size and shape when suspended vertically from a firm grasp on the upper rim (10% percent of the section).

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall be set out for the purpose of supplying material to be replaced. The Owner and/or Landscape Architect shall be permitted to take such samples as may be needed. All sod shall be fresh and green when placed. Any sod that is dried, burred, inferior in quality to said samples, or in any way found to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply similar material in its place.

- 1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.
2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, Fairway Kikuyu Grass (Panicum Distans), Pennwell Progress and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at all cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Portable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, the hydrant or a designated fire-pipe source for mobile use. When water is provided by any of the hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If water is required, it is the Contractor's responsibility to obtain, store, and return the meter. All fees incurred by the Contractor in obtaining or for meter and obtaining the water supply will be reimbursed to the Contractor.

In the event that the on-site water supply is curtailed or interrupted by the Owner or by ordinance during the period the Contract is in effect, or that there is no reliable source of water, the Contractor shall supply water from off-site to sufficient quantities to complete the job. Compensation for this additional work will be in accordance with applicable price gates. Authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be held responsible for damage to new plantings (plant material & sod) or failure of seed to germinate and grass to reach a direct result of an inadequate water supply.

PART 3 - EXECUTION

- 3.1 SEED: The accepted seasons for seeding seed in lawn areas shall be defined as follows:
PLANTING - SEEDING: Spring seed - FALL
Turf grass: April 1 to May 31 Aug. 15 to Sept. 30
or as soon as the soil is free of frost in a workable condition.
Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All seeding of seed shall be completed after all trees and shrubs have been installed.
3.2 SOD: The accepted seasons for laying sod shall be as follows:
1. SPRING SOODING shall be performed from the time the soil becomes workable and uniform sod becomes available to June 15.
2. FALL SOODING shall be performed from August 15 to October 31.

Seeding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unacceptable and will require the approval of the Landscape Architect or Owner.

3.2 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly seeded areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent runoff or erosion. The Contractor shall be responsible for watering turf until it is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for maintaining the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids which alternate watering prices shall be applied. If the Contractor does not install as part of the original Contract, it must be authorized by Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor is hereby providing an established stand of grass.

2. The Contractor shall water all newly installed sod immediately. The Contractor shall remain responsible for watering three (3) applications. If the Owner supplies an in-ground irrigation system installed in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Contractor does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids which alternate watering prices shall be applied. If the Contractor does not install as part of the original Contract, it must be authorized by Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor is hereby providing an established stand of turf will be seeded. Watering after the required two (2) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

- 1. The Contractor shall mow all seeded areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf 2.0-2.2". At all times should be less than 1/3 of the turf blades be removed by any mowing.
2. The Contractor shall mow all sodded areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At all times should be more than 1/3 of the turf blades be removed by any mowing.

C. FERTILIZATION

- 1. Seeded areas after completion of the second mowing, the Contractor shall apply an 18-5-8 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (850 lbs/acre) to all turf areas using a mechanical spreader and by mowing twice at right angles to each other.
2. Sodded areas after completion of the required mowing, the Contractor shall apply an 18-5-8 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (850 lbs/acre) to all turf areas using a mechanical spreader and by mowing twice at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall fulfill the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect. Acceptance shall be granted upon confirmation with the following:
1. Grass shall display a reasonably uniform distribution of grass species.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall show evidence of the required mowing, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred in the seed areas caused by striking components, bare substrates, herbicides, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or fire of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

- 1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.
2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below to sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out during the initial 2-3 weeks subsequent to laying. Dryness will cause shrinkage leading to uneven gaps between blades.

- 3. Depending on conditions, sod may take 1-3 weeks to root to the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied with a streak generally accepted except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

- 1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.
2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

- 3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day during this stage is adequate, depending on rainfall.

C. Plant Material Watering

- 1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.
2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used, for three (3) watering periods, they shall be provided, as weather conditions dictate, in lieu of injection waterings, they shall be provided, as weather conditions dictate, for a minimum of five (5) continuous days each.

REVISIONS table with columns for No., Description, and Date. Includes a signature line for Paul Buffalo Green Review dated 2026-01-01.

Siemens Building & Parking Lot Expansion
990 Deerfield Road
Buffalo Grove, Illinois

RONALD PLONKA
Professional Engineer
No. 1212 S. Lincoln Ave.
Chicago, IL 60605
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
2481 White Oak Drive
Pleasanton, CA 94566
PHONE: 925-531-4415

LANDSCAPE SPECIFICATIONS

DATE: 2

A.L.T.A./N.S.P.S. LAND TITLE SURVEY



ADDRESSES	LAKE COUNTY PROPERTY INDEX NUMBERS (P.I.N.S)
TRACT A 990 DEERFIELD PARKWAY BUFFALO GROVE, IL 60089	TRACT A 15-27-305-024
TRACT B 1000 DEERFIELD PARKWAY BUFFALO GROVE, IL 60089	TRACT B 15-27-408-004 15-27-408-003

LEGEND	
	EXISTING
MINOR	○
DRIVE	○
DRIVE PILE	○
ELECTRIC METER	○
ELECTRIC MANHOLE	○
ONE METER	○
WATER MANHOLE	○
WELL	○
BOUNDARY	○
UTILITY POLE	○
WATER METER	○
LIGHT POLE	○
SON	○

TRACT A:
PARCEL 1
LOT 10A IN CONINGTON CORPORATE CENTER FIRST RESUBDIVISION OF LOT 10 IN CONINGTON CORPORATE CENTER UNIT 1, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 27 AND THE NORTH HALF OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CONINGTON CORPORATE CENTER FIRST RESUBDIVISION RECORDED FEBRUARY 26, 1988, AS DOCUMENT 2960293, IN LAKE COUNTY, ILLINOIS.

PARCEL 2
GRANT OF EASEMENT DATED JANUARY 30, 1990, AND RECORDED ON SEPTEMBER 24, 1990, AS DOCUMENT NUMBER 2947231, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 20, 1989, AND KNOWN AS TRUST NUMBER 109340-05, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 7, 1989, AND KNOWN AS TRUST NUMBER 109336-07, FOR THE PURPOSES OF INGRESS AND EGRESS FOR ANY AND ALL VEHICULAR AND PEDESTRIAN TRAFFIC.

PARCEL 3
GRANT OF EASEMENT DATED SEPTEMBER 10, 1990, AND RECORDED ON SEPTEMBER 24, 1990, AS DOCUMENT NUMBER 2947231, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1987, AND KNOWN AS TRUST NUMBER 102804-02, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 7, 1989, AND KNOWN AS TRUST NUMBER 109336-07, FOR THE PURPOSES OF MAINTENANCE, REPAIR AND REPLACEMENT OF THE BRIDGE AND PEDESTRIAN PASSAGE OF THE BRIDGE.

TRACT B:
PARCEL 1
LOT 10B IN CONINGTON CORPORATE CENTER FOURTH RESUBDIVISION, BEING A RESUBDIVISION OF LOT 10B IN CONINGTON CORPORATE CENTER FIRST RESUBDIVISION AND PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CONINGTON CORPORATE CENTER FOURTH RESUBDIVISION RECORDED OCTOBER 7, 1992, AS DOCUMENT 3222654, IN LAKE COUNTY, ILLINOIS.

PARCEL 2
EASEMENT FOR BRIDGE FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE MUTUAL GRANT OF EASEMENT AGREEMENT DATED SEPTEMBER 19, 1990, AND RECORDED SEPTEMBER 24, 1990, AS DOCUMENT 2947232.

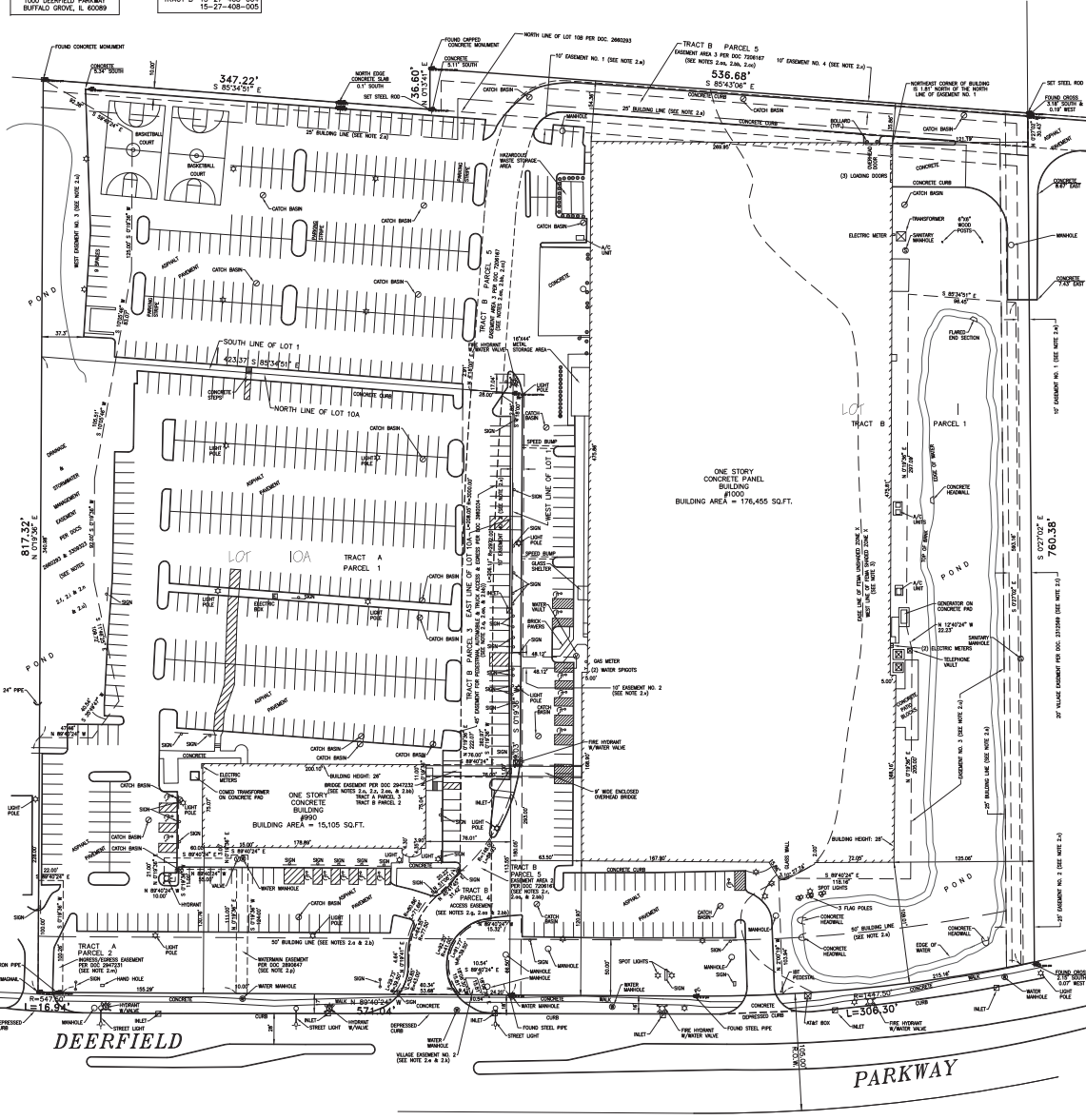
PARCEL 3
NON-EXCLUSIVE EASEMENT FOR DRIVEWAYS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN GRANT OF EASEMENT AGREEMENT DATED FEBRUARY 2, 1997, AND RECORDED JUNE 18, 1997, AS DOCUMENT 3382034.

PARCEL 4
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE PLAT OF CONINGTON CORPORATE CENTER FIRST RESUBDIVISION RECORDED FEBRUARY 26, 1988, FOR DOCUMENT 2960293 AND AS DELINEATED ON THE PLAT OF CONINGTON CORPORATE CENTER FOURTH RESUBDIVISION RECORDED OCTOBER 7, 1992, AS DOCUMENT 3222654.

PARCEL 5
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED JUNE 16, 2015, AND RECORDED JUNE 24, 2015, AS DOCUMENT NUMBER 7206167.

AREAS	
TRACT A	234,006 SQ.FT. 5.372 AC
TRACT B	480,028 SQ.FT. 11.020 AC
TOTAL	714,034 SQ.FT. 16.392 AC (more or less)

EASING DATA	
STANDARD STALLS	717
MOOTORCYCLE STALLS	5
DISABLED STALLS	15
TOTAL	737



NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS - BEARINGS ON THE RECORDED PLATS OF CONINGTON CORPORATE CENTER FIRST AND FOURTH RESUBDIVISION NEED TO BE RECORDED CLOSELY TO MATCH MEASUREMENTS.
2. TITLE COMMITMENT NO. 2000030544, DATED MARCH 8, 2022, ISSUED BY STEWART TITLE GUARANTY COMPANY, WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTIONS SHOWN HEREON ARE BASED ON EXHIBIT "A" TO ITEM 5 IN SCHEDULE A OF SAID COMMITMENT AND THE RECORDED PLATS OF SUBDIVISION. SCHEDULE B PART II OF SAID COMMITMENT REFLECTS THE FOLLOWING SURVEY SPECIFIC EXCEPTIONS:
 - a. ITEM 4 NOTES A 50 FOOT BUILDING LINE THAT IS SHOWN HEREON.
 - b. ITEM 5 NOTES THE SAME 50 FOOT BUILDING LINE IN ITEM 5, BUT ALSO NOTES TWO 25 FOOT BUILDING LINES THAT ARE LOCATED ON LOT 10B AND NOT ON LOT 10A - SEE NOTE 2.4.
 - c. ITEM 20 NOTES EASEMENTS THAT DO NOT APPEAR TO BE LOCATED ON LOT 10A.
 - d. ITEM 4 NOTES AN EASEMENT LOCATED ON LOT 10B AND NOT ON LOT 10A. SEE NOTE 2.4.
 - e. ITEM 5 NOTES A VILLAGE EASEMENT ADJOINING DEERFIELD PARKWAY THAT IS SHOWN HEREON.
 - f. ITEM 5 NOTES THE WEST DRAINAGE AND STORMWATER EASEMENT NO. 3 THAT IS SHOWN HEREON - SEE ALSO NOTE 2.4.
 - g. ITEM 10 NOTES THE ACCESS EASEMENT THAT IS SHOWN HEREON.
 - h. ITEM 11 NOTES THE ACCESS NOTATION FOR THE ACCESS EASEMENT NOTED ABOVE IN NOTE 2.g.
 - i. ITEM 12 NOTES THE EASEMENT NOTATION FOR THE DRAINAGE AND STORMWATER EASEMENT NOTED ABOVE IN NOTE 2.i.
 - j. ITEMS 13 & 14 NOTE EASEMENT PROVISIONS FOR EASEMENTS THAT ARE LOCATED ON LOT 10B AND NOT ON LOT 10A.
 - k. ITEMS 15 & 16 NOTE EASEMENT PROVISIONS FOR THE VILLAGE EASEMENT NOTED ABOVE IN NOTE 2.a.
 - l. ITEM 20 NOTES EASEMENT PROVISIONS FOR AN "EASEMENT NO. 4", WHICH DOES NOT APPEAR TO BE LOCATED ON LOT 10A. SEE NOTE 2.4.
 - m. ITEM 21 NOTES AN EASEMENT FOR INGRESS & EGRESS PER DOC 2947231. EASEMENT PREMISES "B" IS LISTED AS PARCEL 2 AND IS PART OF PARCEL 1 (LOT 10A) AS SHOWN HEREON.
 - n. ITEM 22 NOTES A PLAT OF VACATION PER DOC 3309323 THAT AFFECTS THE DRAINAGE AND STORMWATER MANAGEMENT EASEMENT NOTED ABOVE IN NOTE 2.i.
 - o. ITEM 23 NOTES AN OVERHEAD BRIDGE EASEMENT PER DOC 2947232 THAT IS SHOWN HEREON AND IS ALSO TRACT A PARCEL 3 AND TRACT B PARCEL 2 AND PART OF TRACT A PARCEL 1 AND TRACT B PARCEL 1 - SEE ALSO NOTE 2.4.
 - p. ITEM 24 NOTES A WATER MAIN EASEMENT PER DOC 2906467 THAT IS SHOWN HEREON.
 - q. ITEM 25 NOTES AN EASEMENT FOR INGRESS & EGRESS PER DOC 2906467 THAT IS SHOWN HEREON.
 - r. ITEM 26 NOTES EASEMENTS PER DOC 7206167. EASEMENT AREA 2 OF SAID DOCUMENT IS ON TRACT A PARCEL 1 (LOT 10A). EASEMENT AREAS 1 AND 3 OF SAID DOCUMENT ARE NOT LOCATED ON LOT 10A. SEE ALSO NOTE 2.4.
 - s. ITEM 28 NOTES BUILDING LINES PER DOC 3222654 THAT ARE SHOWN HEREON.
 - t. ITEM 29 NOTES A VILLAGE EASEMENT PER DOC 2312569 THAT IS SHOWN HEREON AS LOCATED ON DOC 3222654.
 - u. ITEM 30 NOTES DRAINAGE & STORMWATER EASEMENTS NO. 3 PER DOCS 2660293 & 322654 THAT ARE SHOWN HEREON - SEE ALSO NOTE 2.1.
 - v. ITEM 31 NOTES PUBLIC UTILITY & DRAINAGE EASEMENT NO. 2 PER DOCS 2660293 & 322654 THAT IS SHOWN HEREON.
 - w. ITEM 32 NOTES PUBLIC UTILITY & DRAINAGE EASEMENT NO. 1 PER DOCS 2660293 & 322654 THAT IS SHOWN HEREON.
 - x. ITEM 33 NOTES PUBLIC UTILITY & DRAINAGE EASEMENT NO. 4 PER DOC 322654 THAT IS SHOWN HEREON.
 - y. ITEM 34 NOTES COVENANTS PER DOC 260685, WHERE SECTIONS B.U.1 & B.U.2 ADDRESS DRAINAGE AND STORM WATER MANAGEMENT EASEMENTS AND STORM WATER FACILITIES, RESPECTIVELY.
 - z. ITEM 35 NOTES AN OVERHEAD BRIDGE EASEMENT PER DOC 2947232 THAT IS SHOWN HEREON AND IS ALSO TRACT A PARCEL 3 AND TRACT B PARCEL 2 AND PART OF TRACT A PARCEL 1 AND TRACT B PARCEL 1 - SEE ALSO NOTE 2.4.
 - aa. ITEM 36 NOTES EASEMENTS DESCRIBED AS TRACT B PARCELS 2, 3, 4 & 5.
 - bb. ITEM 37 NOTES EASEMENTS DESCRIBED AS TRACT B PARCELS 2, 3, 4 & 5.
 - cc. ITEM 38 NOTES EASEMENTS PER DOC 7206167, WHICH ARE SHOWN HEREON AND ALSO DESCRIBED AS TRACT B PARCEL 5, EASEMENT AREA 3 OF SAID DOCUMENT IS ON TRACT B PARCEL 1 (LOT 10B). EASEMENT AREAS 1 AND 2 OF SAID DOCUMENT ARE NOT LOCATED ON LOT 1. SEE ALSO NOTE 2.4.

FOR OTHER BUILDING LINES, EASEMENTS AND RESTRICTIONS, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

3. SURVEYED PROPERTY, AS SHOWN PARTIALLY IN IMPROVED ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY IN SHADY ZONE X, AN AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD OR AN AREA OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH A CHANCE AREA LESS THAN 1 SQUARE MILE, AS INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE MAP NO. 17040C0206A, REVISED SEPTEMBER 16, 2013.

4. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

5. LOCATIONS OF IMPROVEMENTS AND UTILITIES SHOWN ARE BASED ON OBSERVED SURFACE EVIDENCE & FIELD MEASUREMENTS COMPLETED ON MARCH 29, 2022. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND DIMENSIONS, LENGTHS OF METERS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

PREPARED FOR:
BECKER GURIAN

PREPARED BY:
LANDMARK ENGINEERING LLC

60301 PFM Registration No. 18-00077-2010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 22-03-087

STATE OF ILLINOIS) s.s.
COUNTY OF COOK)

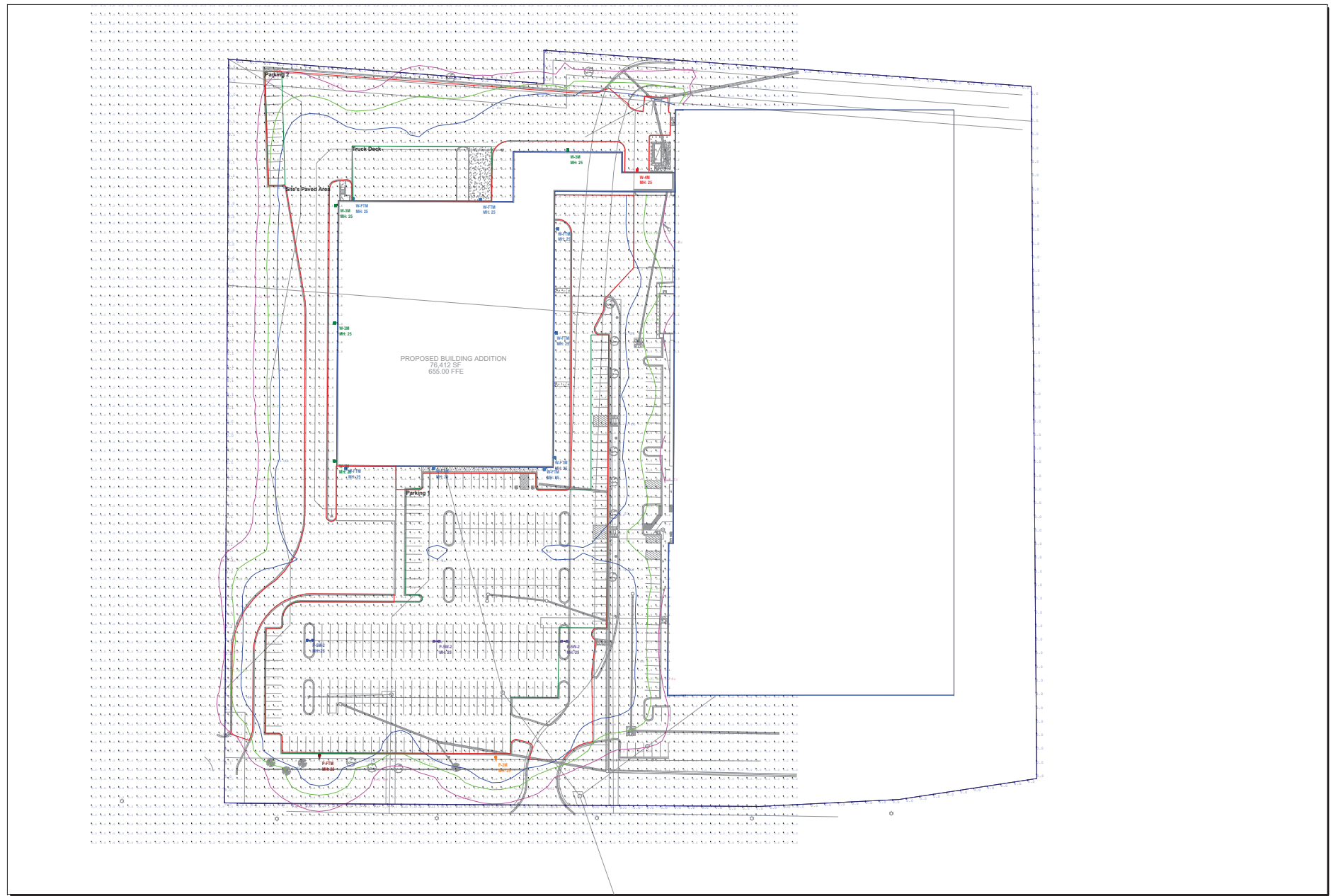
TO: CONINGTON CENTER A111, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CONINGTON 1000 OF LLC, A DELAWARE LIMITED LIABILITY COMPANY
JES CONINGTON 1000 OF LLC, A DELAWARE LIMITED LIABILITY COMPANY
ETC CONINGTON 1000 OF LLC, A DELAWARE LIMITED LIABILITY COMPANY
D&M CONINGTON 1000 OF LLC, A DELAWARE LIMITED LIABILITY COMPANY
LIGHTSTONE ACQUISITIONS VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY
STEWART TITLE GUARANTY COMPANY

BECKER GURIAN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 14 AND 16 OF SAID RULE. THEREFORE, THE FIELD WORK WAS COMPLETED ON MARCH 29, 2022.

DATED AT PALOS HILLS, ILLINOIS, THIS 5th DAY OF APRIL, A.D. 2022.

MARK H. LAWSTROM
P.L.S. No. 0265
LICENSE RENEWAL DATE: 11/29/2022
MLANDSTROM@LANDMARKENR.COM



Luminaire Schedule						
Symbol	Qty	Label	LLF	Lumens	Watts	Description
	1	P-2M	1.000	33612	277.07	DSX1 LED P9 40K 70CRI T2M
	1	P-5M-2	1.000	35503	277.07	DSX1 LED P9 40K 70CRI T5M
	2	P-5W-2	1.000	36078	277.07	DSX1 LED P9 40K 70CRI T5W
	1	P-FTM	1.000	34749	277.07	DSX1 LED P9 40K 70CRI TFTM
	4	W-3M	1.000	34003	277.07	DSX1 LED P9 40K 70CRI T3M
	1	W-4M	1.000	34510	277.07	DSX1 LED P9 40K 70CRI T4M
	8	W-FTM	1.000	34749	277.07	DSX1 LED P9 40K 70CRI TFTM
						[MANUFAC]
						Lithonia Lighting
						Lithonia Lighting
						Lithonia Lighting
						Lithonia Lighting
						Lithonia Lighting
						Lithonia Lighting

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	1.06	9.3	0.0	N.A.	N.A.
Property Line	Fc	0.07	0.4	0.0	N.A.	N.A.
Parking 1	Fc	2.93	6.7	0.6	4.88	11.17
Parking 2	Fc	0.65	1.3	0.2	3.25	6.50
Site's Paved Area	Fc	2.64	8.4	0.1	26.40	84.00
Truck Dock	Fc	2.53	5.8	1.1	2.30	5.27

- Notes :
1. Calculation Work Plane : Grade
 2. Fixture Mounting Height : AS NOTED
 3. Calculation Point Spacing : 10'x10'

**This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. This lighting layout is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting & Controls is not responsible for specifying the light fixtures or illumination requirements for any specific project, nor is it responsible for meeting municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting layout meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting layout. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this drawing.



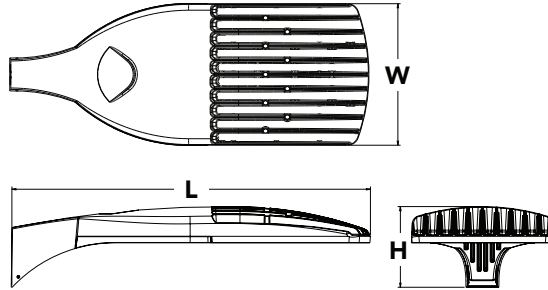
D-Series Size 1 LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



A+ Capable options indicated by this color background.

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ²	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ^{2,3} RCCO Right corner cutoff ^{2,3}	MVOLT ^{4,5} 120 ⁶ 208 ^{5,6} 240 ^{5,6} 277 ⁶ 347 ^{5,6,7} 480 ^{5,6,7}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹⁰ PER NEMA twist-lock receptacle only (controls ordered separate) ¹¹ PER5 Five-wire receptacle only (controls ordered separate) ^{11,12} PER7 Seven-wire receptacle only (controls ordered separate) ^{11,12} DMG 0-10V dimming extend out back of housing for external control (leads exit fixture) DS Dual switching ^{13,14} PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,15,16} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,15,16} PIRHN Network, Bi-Level motion/ambient sensor ¹⁷ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,15,16}	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,15,16} BL30 Bi-level switched dimming, 30% ^{5,14,18} BL50 Bi-level switched dimming, 50% ^{5,14,18} PNMTDD3 Part night, dim till dawn ^{5,19} PNMT5D3 Part night, dim 5 hrs ^{5,19} PNMT6D3 Part night, dim 6 hrs ^{5,19} PNMT7D3 Part night, dim 7 hrs ^{5,19} FAO Field adjustable output ²⁰	Shipped installed HS House-side shield ²¹ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ L90 Left rotated optics ¹ R90 Right rotated optics ¹ Shipped separately BS Bird spikes ²² EGS External glare shield ²²
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately.

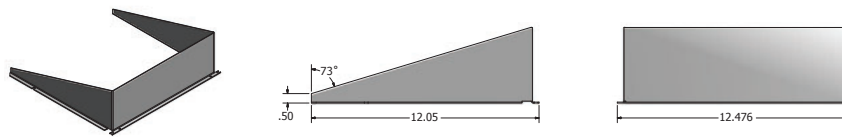
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK U	Shorting cap ²³
DSX1HS 30C U	House-side shield for 30 LED unit ²¹
DSX1HS 40C U	House-side shield for 40 LED unit ²¹
DSX1HS 60C U	House-side shield for 60 LED unit ²¹
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁴
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁴

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

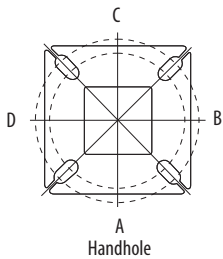
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits.
- Reference Motion Sensor table on page 3.
- Reference PER table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)

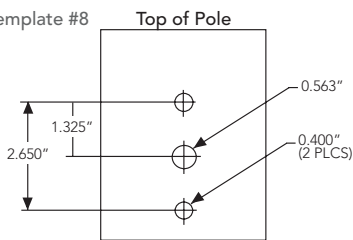
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @120 require round pole top/tenon.

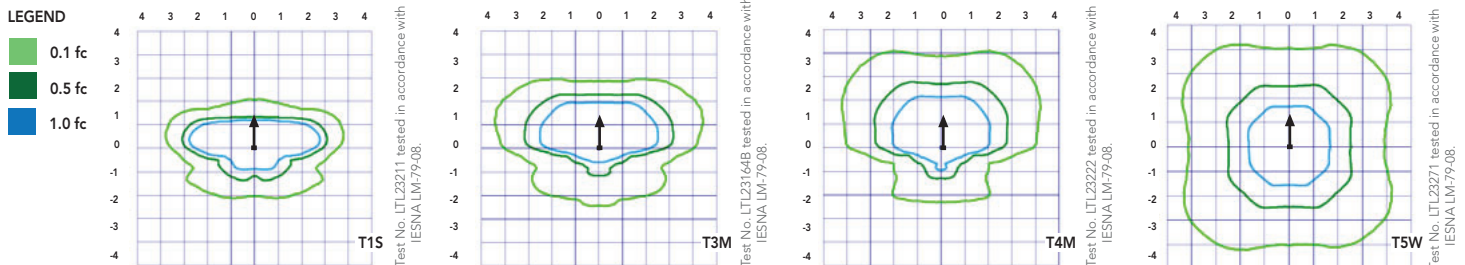
Template #8



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
		Wire 4/Wire5	Wire 4/Wire5	Wire 4/Wire5	Wire 6/Wire7	
Photocontrol Only (On/Off)	✓	▲	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	▲	Wires Capped inside fixture	▲	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	▲	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
▲ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																												
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70				
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73				
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71				
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73				
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72				
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72				
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71				
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76				
				TSS	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75				
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76				
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73				
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107									
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80									
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80									
				30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561	1	0	1	67
								T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
T2M	8,283	2	0					2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68				
T3S	8,021	2	0					2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69				
T3M	8,263	2	0					2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69				
T4M	8,083	2	0					2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69				
TFTM	8,257	2	0					2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68				
TSVS	8,588	3	0					0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72				
TSS	8,595	3	0					1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72				
T5M	8,573	3	0					2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72				
TSW	8,517	3	0					2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70				
BLC	6,770	1	0					2	97	7,293	1	0	2	104	7,386	1	0	2	106									
LCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79									
RCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79									
30	1050	P3	102W					T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125					
								T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125									
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121									
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125									
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122									
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125									
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130									
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130									
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130									
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129									
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102									
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76									
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76									
				30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117					
								T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117					
T2M	13,490	2	0					2	108	14,532	3	0	3	116	14,716	3	0	3	118									
T3S	13,064	3	0					3	105	14,074	3	0	3	113	14,252	3	0	3	114									
T3M	13,457	2	0					2	108	14,497	2	0	2	116	14,681	2	0	2	117									
T4M	13,165	2	0					3	105	14,182	2	0	3	113	14,362	2	0	3	115									
TFTM	13,449	2	0					3	108	14,488	2	0	3	116	14,672	2	0	3	117									
TSVS	13,987	4	0					1	112	15,068	4	0	1	121	15,259	4	0	1	122									
TSS	13,999	3	0					1	112	15,080	3	0	1	121	15,271	3	0	1	122									
T5M	13,963	4	0					2	112	15,042	4	0	2	120	15,233	4	0	2	122									
TSW	13,872	4	0					3	111	14,944	4	0	3	120	15,133	4	0	3	121									
BLC	11,027	1	0					2	88	11,879	1	0	2	95	12,029	1	0	2	96									
LCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72									
RCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72									
30	1400	P5	138W					T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116					
								T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117									
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113									
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116									
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114									
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116									
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121									
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121									
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121									
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120									
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95									
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71									
									8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																											
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)							
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lu-mens	B	U	G	LPW			
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118								
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118								
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119								
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115								
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118								
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116								
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118								
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123								
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123								
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123								
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122								
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97								
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72								
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72								
				40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115				
T2S	19,206	3	0					3	105	20,690	3	0	3	113	20,952	3	0	3	114								
T2M	19,305	3	0					3	105	20,797	3	0	3	114	21,060	3	0	3	115								
T3S	18,696	3	0					3	102	20,141	3	0	3	110	20,396	3	0	4	111								
T3M	19,258	3	0					3	105	20,746	3	0	3	113	21,009	3	0	3	115								
T4M	18,840	3	0					4	103	20,296	3	0	4	111	20,553	3	0	4	112								
TFTM	19,246	3	0					4	105	20,734	3	0	4	113	20,996	3	0	4	115								
TSVS	20,017	4	0					1	109	21,564	4	0	1	118	21,837	4	0	1	119								
T5S	20,033	4	0					2	109	21,581	4	0	2	118	21,854	4	0	2	119								
T5M	19,983	4	0					2	109	21,527	5	0	3	118	21,799	5	0	3	119								
T5W	19,852	5	0					3	108	21,386	5	0	3	117	21,656	5	0	3	118								
BLC	15,780	2	0					3	86	16,999	2	0	3	93	17,214	2	0	3	94								
LCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70								
RCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70								
60	1050	P8	207W					T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119				
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118								
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119								
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115								
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119								
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116								
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119								
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123								
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123								
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123								
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122								
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97								
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72								
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72								
				60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116				
T2S	25,548	3	0					4	106	27,522	3	0	4	114	27,871	3	0	4	116								
T2M	25,680	3	0					3	107	27,664	3	0	3	115	28,014	3	0	3	116								
T3S	24,870	3	0					4	103	26,791	3	0	4	111	27,130	3	0	4	113								
T3M	25,617	3	0					4	106	27,597	3	0	4	115	27,946	3	0	4	116								
T4M	25,061	3	0					4	104	26,997	3	0	4	112	27,339	3	0	4	113								
TFTM	25,602	3	0					4	106	27,580	3	0	4	114	27,929	3	0	4	116								
TSVS	26,626	5	0					1	110	28,684	5	0	1	119	29,047	5	0	1	121								
T5S	26,648	4	0					2	111	28,707	5	0	2	119	29,070	5	0	2	121								
T5M	26,581	5	0					3	110	28,635	5	0	3	119	28,997	5	0	3	120								
T5W	26,406	5	0					4	110	28,447	5	0	4	118	28,807	5	0	4	120								
BLC	20,990	2	0					3	87	22,612	2	0	3	94	22,898	2	0	3	95								
LCCO	15,619	2	0					4	65	16,825	2	0	4	70	17,038	2	0	4	71								
									15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71				

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																											
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)							
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW			
					60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134	7,167	2	0
T2S	12,967	4	0	4					122	13,969	4	0	4	132	14,146	4	0	4	133	7,507	2	0	2	76			
T2M	13,201	3	0	3					125	14,221	3	0	3	134	14,401	3	0	3	136	7,263	2	0	2	73			
T3S	12,766	4	0	4					120	13,752	4	0	4	130	13,926	4	0	4	131	7,424	2	0	2	75			
T3M	13,193	4	0	4					124	14,213	4	0	4	134	14,393	4	0	4	136	7,387	2	0	2	75			
T4M	12,944	4	0	4					122	13,945	4	0	4	132	14,121	4	0	4	133	7,400	2	0	2	75			
TFTM	13,279	4	0	4					125	14,305	4	0	4	135	14,486	4	0	4	137	7,288	1	0	2	74			
T5VS	13,372	3	0	1					126	14,405	4	0	1	136	14,588	4	0	1	138	7,734	3	0	1	78			
T5S	13,260	3	0	1					125	14,284	3	0	1	135	14,465	3	0	1	136	7,641	3	0	0	77			
T5M	13,256	4	0	2					125	14,281	4	0	2	135	14,462	4	0	2	136	7,737	3	0	2	78			
T5W	13,137	4	0	3					124	14,153	4	0	3	134	14,332	4	0	3	135	7,522	3	0	2	76			
BLC	10,906	3	0	3					103	11,749	3	0	3	111	11,898	3	0	3	112								
LCCO	7,789	1	0	3					73	8,391	1	0	3	79	8,497	1	0	3	80								
RCCO	7,779	4	0	4					73	8,380	4	0	4	79	8,486	4	0	4	80								
60	700	P11	137W	T1S					16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132	8,952	2	0	2
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131	9,377	2	0	2	72			
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133	9,072	2	0	2	69			
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129	9,273	2	0	2	71			
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133	9,227	2	0	2	70			
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131	9,243	2	0	2	71			
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134	9,103	2	0	2	69			
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135	9,661	3	0	1	74			
				T5S	16,832	4	0	1	123	18,133	4	0	1	132	18,362	4	0	1	134	9,544	3	0	1	73			
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134	9,665	3	0	2	74			
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133	9,395	4	0	2	72			
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110								
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79								
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79								
				60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121				
T2S	22,864	4	0					4	110	24,631	5	0	5	119	24,943	5	0	5	120								
T2M	23,277	4	0					4	112	25,075	4	0	4	121	25,393	4	0	4	123								
T3S	22,509	4	0					4	109	24,248	5	0	5	117	24,555	5	0	5	119								
T3M	23,263	4	0					4	112	25,061	4	0	4	121	25,378	4	0	4	123								
T4M	22,824	5	0					5	110	24,588	5	0	5	119	24,899	5	0	5	120								
TFTM	23,414	5	0					5	113	25,223	5	0	5	122	25,543	5	0	5	123								
T5VS	23,579	5	0					1	114	25,401	5	0	1	123	25,722	5	0	1	124								
T5S	23,380	4	0					2	113	25,187	4	0	2	122	25,506	4	0	2	123								
T5M	23,374	5	0					3	113	25,181	5	0	3	122	25,499	5	0	3	123								
T5W	23,165	5	0					4	112	24,955	5	0	4	121	25,271	5	0	4	122								
BLC	19,231	4	0					4	93	20,717	4	0	4	100	20,979	4	0	4	101								
LCCO	13,734	2	0					3	66	14,796	2	0	4	71	14,983	2	0	4	72								
RCCO	13,716	4	0					4	66	14,776	4	0	4	71	14,963	4	0	4	72								
60	1250	P13	231W					T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120				
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119								
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121								
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117								
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121								
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119								
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122								
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123								
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122								
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122								
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121								
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100								
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72								
									15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72				

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1

electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



PRELIMINARY/FINAL PLAT OF CONSOLIDATION COVINGTON CORPORATE CENTER FIFTH RESUBDIVISION

IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SUBMITTED BY & RETURN TO:
VILLAGE OF BUFFALO GROVE

North
Scale 1" = 50'



ABBREVIATION LEGEND

- BSL = BUILDING SETBACK LINE
- E = EAST
- Ely = EASTERLY
- (M) = MEASURED DISTANCE
- N = NORTH
- Nly = NORTHERLY
- (R) = RECORD DISTANCE
- R.O.W. = RIGHT OF WAY
- S = SOUTH
- Sly = SOUTHERLY
- W = WEST
- Wly = WESTERLY

LINE TYPE LEGEND

- BOUNDARY LINE = ————
- ADJACENT LOT LINE = - - - - -
- EXISTING EASEMENT LINE = - - - - -
- PROPOSED EASEMENT LINE = - - - - -
- BUILDING SETBACK LINE = - - - - -

NOTES:

- ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE BLX NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.
- TITLE COMMITMENT NO. 204806 DATED NOVEMBER 20, 2025 BY STEWART TITLE GUARANTY COMPANY WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY.
- PARCEL CONTAINS APPROXIMATELY 714,039 SQUARE FEET (OR 16.3923 ACRES).
- SURVEY FIELD WORK COMPLETED ON 11/14/25
- ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)
I, _____, IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBMITTED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY 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, METROPCS, THE GAS COMPANY, AND THE COMMONWEALTH EDISON COMPANY, THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

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

(SIGNATURE TITLE)
ATTEST: _____ (SIGNATURE TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE AFORESAID STATE, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAID PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS _____ AND OF SAID AUTHORITY GIVEN BY THE _____ AND CAUSED THE SEAL OF SAID _____ TO BE AFFIXED THERETO, PURSUANT TO AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID _____ FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

LAKE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)
I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT 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 THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR #4071
LICENSE EXPIRATION / RENEWAL DATE 11-30-2028

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

COUNTY CLERK

CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)
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____.

VILLAGE PRESIDENT

VILLAGE PRESIDENT
ATTEST: _____ VILLAGE CLERK

PLAN COMMISSIONER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)
APPROVED 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____.

CHAIRMAN

CHAIRMAN
ATTEST: _____ SECRETARY

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)
HEREBY CERTIFY THAT I HAVE NO DEFERRED INSTALLATIONS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN, BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, DATED THIS _____ DAY OF _____, A.D. 20____.

VILLAGE COLLECTOR

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)
APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, DATED THIS _____ DAY OF _____, A.D. 20____.

VILLAGE ENGINEER

VILLAGE ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)
THIS IS TO CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBMITTED BY RESURVEY CONSULTANTS, LLC UNDER THE SUPERVISION OF JIANFENG LIU (JIANFENG LIU), AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 31-4071, AND THAT THEREON DRAWING A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

TRACT A:
LOT 10A IN COVINGTON CORPORATE CENTER FIRST RESUBDIVISION OF LOT 10 IN COVINGTON CORPORATE CENTER UNIT 1 OF PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COVINGTON CORPORATE CENTER FIRST RESUBDIVISION RECORDED FEBRUARY 16, 2004, AS DOCUMENT 2662093, IN LAKE COUNTY, ILLINOIS.

TRACT B:
LOT 1 IN COVINGTON CORPORATE CENTER FOURTH RESUBDIVISION, BEING A RESUBDIVISION OF LOT 10B IN COVINGTON CORPORATE CENTER FIRST RESUBDIVISION AND PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COVINGTON CORPORATE CENTER FOURTH RESUBDIVISION RECORDED OCTOBER 7, 1992, AS DOCUMENT 322854, IN LAKE COUNTY, ILLINOIS.

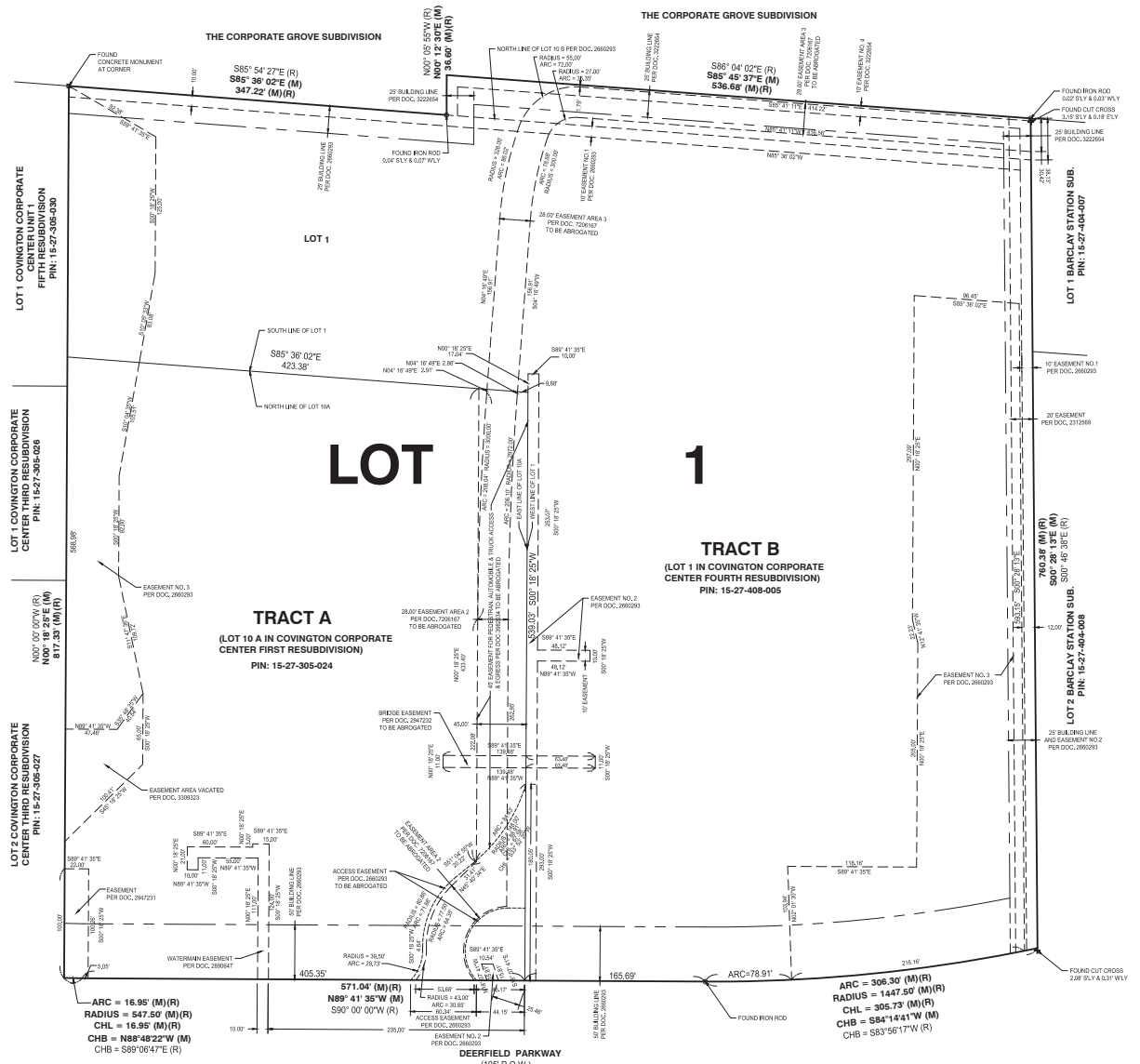
THIS IS ALSO TO CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS, AS SHOWN, AND BORN PINS AT ALL LOT CORNERS AND POINT OF CHANGES ALIGNMENT WILL BE SET.

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 50 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 40 ACRES OR MORE.

GIVEN UNDER MY HAND AND SEAL AT VILLAGE OF MONTGOMERY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

JIANFENG LIU
ILLINOIS PROFESSIONAL LAND SURVEYOR #4071
LICENSE EXPIRATION / RENEWAL DATE 11-30-2028



NO. BY	DATE	BY	DATE	PROJECT NO.
1	11/14/25	JFL	11/14/25	2025-0406

DATE	BY	DESCRIPTION
11/14/25	JFL	PRELIMINARY PLAT
11/14/25	JFL	FINAL PLAT

PREPARED BY: **Riggle Consultants LLC**
10111 AUSTIN PARKWAY, SUITE 1000
JANUARY 2008
5801 N. STEWART Pk. E. 3115 Express Drive, IL1002020

PREPARED BY: **WARE MALCOMB**
990-1000 DEERFIELD PARKWAY
BUFFALO GROVE, ILLINOIS

SHEET 1 OF 1





**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, MARCH 4, 2026**

CALL TO ORDER

Chairperson Weinstein called the meeting to order at 7:30 PM

Roll call indicated the following were present: PZC Chairperson Weinstein, PZC Commissioner Au, PZC Commissioner Moodhe, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Gregory.

Also present were: Trustee Liaison Ottenheimer, Village Attorney Patrick Brankin, Community Development Director Nicole Woods, Associate Planner Andrew Binder, Civil Engineer 1 Daniel Hoscilo.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. Consideration of a Fence Code variation, to replace an 8-foot semi-open fence that exceeds the allowable height for a fence at the rear property line along Route 83 / McHenry Road at 1001 Belmar Lane

Associate Planner Binder provided an overview of the fence variation request and indicated that staff is recommending approval of the variation as the fence is an exact replacement of the existing fence in height, style and location.

The petitioner, Weiyi Jia, was sworn in.

Ms. Jia indicated that the new fence aligned with what they had before. Unfortunately, the fence was involved in a car accident near the property and is working on rebuilding the fence to match the existing one.

Com. Au asked whether the other side fences will be replaced at the same time as the rear fence.

Ms. Jia indicated no, it is just the rear yard fence.

Chairperson Weinstein stated that he would speak for Com. Moodhe, who expressed regret that the Petitioner had to be here this evening.

Com. Moodhe asked if all the fences along Route 83/McHenry Road are 8 feet.

Binder stated that he doesn't know whether all of them are 8 feet, but most are.

Com. Moodhe asked if this property received a fence variation in 2006 for the same height and style as the proposed fence.

Binder Confirmed.

Com. Moodhe asked whether the variation applies to the property, not the property owner, correct?

Brankin mentioned that the ordinance is definitive for now, but indicated that they hope to amend it later so that we can handle these situations without needing a public hearing.

Com. Moodhe urged Trustee Oppenheimer to take the request back to the Village Board to change the code to allow the 8-foot fence, especially on major roads. He stated that the delay in this fence appears bad, not just for the village, but also for drivers who see a massive hole and debris, which looks unprofessional and unsafe.

The staff report was entered into the record as Exhibit 1.

Com. Davis made a motion to grant a variation to Section 15.20.040 of the Buffalo Grove Fence Code to allow the installation of an 8-foot semi-open fence that exceeds the allowable height for a fence at the rear property line along Route 83 / McHenry Road at 1001 Belmar Lane, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Moodhe seconded the motion.

The floor was opened for Commissioners discussion.

Com. Worlikar agrees with Com. Moodhe's sadness that the petitioner must be here over the replacement of an existing 8-foot fence, citing safety concerns, supporting the variation.

Moved by Jason Davis, seconded by Adam Moodhe to approve. Upon roll call, Commissioners voted as follows:

AYES: 7 Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Chad Gregory

NAYS: 0 None

ABSENT: 2 Sujat Saxena, Don Schwartz

Motion declared Passed.

B. Consideration of an amendment to the Planned Development and Preliminary Plan approved by Ordinance No. 1971-033, a Plat of Subdivision, a Special Use for an Automobile Laundry (Car Wash) facility, as well as zoning and sign variations for Dream Clean Carwash at 1355 Dundee Road

Associate Planner Binder provided an overview of the request and indicated that staff is recommending approval.

The petitioner, Craig Krandel (attorney representing Dream Clean), Mitchell Zaveduk (Petitioner), Javier Millen (Traffic - KLOA), Steve Thunder (Noise - Thunder Hearing & Sound), Benedict Bussman (Civil - Webster, McGrath & Ahlbery), Ed Kurzeja (Architect - ArchAmerica), Cory Hoff (Sign - IC Signs) were sworn in.

Krandel outlined Dream Clean Carwash's plans for a new 6,130-square-foot facility featuring 33 stacking spaces, a dual-lane, canopy-covered pay station, and 22 vacuum stations. Dream Clean is a regional express car wash operator that recently acquired and refurbished seven locations and is expanding by developing ten new sites across Northern Illinois.

Com. Spunt stated that he is looking forward to this location and seems like a good fit. He asked if they plan to close their location at Hicks and Lake Cook.

Krandel responded no.

Com. Spunt asked if this car wash will have the option of complete brushless.

Zaveduk responded that brushless wash quality really isn't effective and it's just more spraying water on the car, making it very hard to clean. Therefore, he stated that they don't use a touchless option.

Com. Spunt raised a concern about noise from vacuums at the new car wash, given the nearby apartments and housing. He asked if there's any new technology to reduce this noise.

Zaveduk mentioned that sound studies show we are not exceeding ambient noise levels on Dundee roads, so the noise won't be louder for neighbors. The primary source of noise is from the blowers used when exiting the wash, directed toward the Burger King, with no residences affected. To mitigate this, we use high-speed roll-up doors that only open briefly when a vehicle is exiting, limiting the noise to that moment. He noted that while vacuums are quieter than blowers, we have methods to further reduce noise. The vacuum producer will be enclosed to minimize sound, and it uses a Variable Frequency Drive (VFD) that adjusts power based on suction demand. This system efficiently operates at a low rate unless multiple hoses are in use simultaneously.

Com Gregory asked about the traffic study, questioning if the numbers were simply pulled from the ITE. He asked if they did not conduct their own study but used ITE numbers for the driving bank and automated car wash.

Millen confirmed that KLOA's surveys of car washes align closely with ITE data. While traffic patterns can fluctuate daily, he feels very comfortable with the numbers.

Com. Gregory mentioned finding the ITE somewhat obscure, particularly regarding trip generation comparisons. He inquired whether the peak hours for the automated car wash refer to average weekday mornings or the worst possible day.

Millen outlined a typical operational day, highlighting fluctuations in customer traffic, especially during peak hours. He stated that peak days, occurring about 8 to 10 times a year, increase demand, especially after snowstorms. To manage this, strategies like improving processing speed and directing traffic are employed

to prevent vehicle stacking, which can reach 30 to 33 cars. Normal operations see around 8 to 10 vehicles in queue, while peak days can have 25 or more.

Com. Greg stated that his main concern is the amount of time the car spends in the tunnel. He is trying to determine what the maximum wait time should be for cars in the queue lines.

Zaveduk mentioned that the system moves quickly, and the belt speed can be adjusted during peak times to reduce tunnel transit to about 90 seconds. The tunnel accommodates 5 to 6 cars at a time, with an additional 4 to 5 cars in the turnaround area, allowing for nearly 40 cars in total. He expressed confidence that there wouldn't be any overflow issues, as the entrance isn't directly on Dundee.

Com. Gregory asked how you determined the 22 vacuum spots, suggesting that someone might come in and use one of those spots.

Zaveduk stated that vacuums are free for the public and do not require a car wash purchase. This strategy aims to attract customers who may eventually return for a wash. The industry standard is typically 16 to 24 vacuums per wash. Having more vacuums allows for better customer flow, as some prefer not to park next to others. Plans include installing two Robo-Vacs, each serving 10 vacuums, to meet customer expectations.

Com. Au inquired about the north elevation needing a variation and whether complying with the signage requirement of 4.9 would be difficult.

Hoff and Zaveduk stated that they can certainly do that.

Com. Au explained that the only reason for my suggestion is that if you ever decide to change it, you will need to come back, allowing for that possibility.

Com Worlikar inquired about the traffic from the east and whether there is an easy access route for vehicles heading west. He asked for clarification on how this works, wanted to know how eastbound drivers can access the area.

Millen emphasized that the center has excellent accessibility with numerous access points from both the east and west, allowing for easy navigation even if one route is missed. Overall, the connectivity within the shopping area ensures that visitors can reach their destinations through multiple pathways.

Com. Worlikar asked if there is a risk for those traveling from the east to the west on Dundee, specifically regarding the turn lane that may block traffic when stacking up to make a left turn.

Millen noted that there's is a turn lane, and the trip generation is similar to what the bank used to generate. While the site is currently vacant, the impact will be about the same and there should not be any back up to limit the turning into the site.

Com. Worlikar asked how many employees will be working, as the staff report and presentation have different numbers.

Zaveduk stated that it will typically be 3 employees, with a maximum of 5. If we anticipate a busy day or are training a new employee, we might have an extra manager on site. Generally, it will be 3 employees.

Com. Worlikar inquired about the recycled water, noting that around 55% is reused. He asked how this ties into sewer capacity and how the increased water volume affects capacity sampling.

Hoscilo indicated that preliminary studies show sewer capacity is adequate, but final engineering will verify the details.

A discussion was had about how to enter the site and the access off Dundee Road.

Com. Moodhe asked what the square footage of the bank is.

Binder stated that we don't have that information.

Com. Moodhe asked who owns the Plaza Verde West site and if the site is still broken up into multiple owners.

Woods stated that the whole site except the Burger King is owned by the same owner.

Krandel stated that Plaza Verde West has two owners: Burger King owns one site, and the other site, which includes the bank, is owned by a separate entity. The plan is to split the Plaza Verde West property into two parts. They will purchase the bank site along with a little additional land, resulting in three ownerships. Although there are always three lots, there have only been two owners.

Com. Moodhe inquired about the parking lot area of Plaza Verde West, specifically in relation to the site next to Burger King and if the additional parking area is included in your purchase and will be part of the deed.

Krandel confirmed the additional static. They will be coming south as part of the purchase, which includes cross-access and parking covenants. Although it will be a new site, all of it is governed by the same covenants. Therefore, the declaration specifies that the parking available is still intended for the other owner of Plaza Verede West.

Com Moodhe inquired whether the additional south lane will also be utilized for staking. Vehicles are approaching from Arlington Heights Road and weaving, and we now have a stand still or traffic outpouring on to Dundee Road, the site and the inputs.

Millien stated that, from a traffic perspective, the location is appealing for both entry and exit. There is space for 32 to 33 vehicles, not including the area on either end of the tunnel. What you are suggesting could happen, but the measures taken by Dream Clean make it highly unlikely and such occurrences are very rare.

Com. Moodhe mentioned that the recent car wash on Milwaukee Road caused significant backups, reaching the Shell Gas Station. The developer for the Milwaukee Road car wash assured that this won't happen. He stated that this project would manage traffic better, but there are concerns that busy days might still lead to frustrated drivers blocking the road. Some may want to turn left towards Arlington but might be forced to go right instead. Will there be training to address this issue?

Zaveduk confirmed that 100% of their employees will receive training on this issue. They recognize that back-up can sometimes happen, but they have half the stacking capacity at their location compared to the Milwaukee development. Backups occur on Milwaukee Road about 5-10 days a year, but they can stack 40 cars at their site instead of 20, so they are confident it won't be a problem. If backups do occur, they would increase the speed and have employees directing traffic to prevent backups on Dundee Road.

Com. Moodhe asked that with the conveyance of the south lane, there will be any other major improvements to the parking lot of Plaza Verde West.

Zaveduk mentioned that the current parking lot has diagonal spaces, and they will be reconfiguring it to reduce parking space loss by adding perpendicular spaces.

Com. Moodhe asked about the parking lot and the existing potholes on the Plaza Verde West site.

Krandel inquired whether the entire surface would be resurfaced. The development team confirmed that their portion would be, but they couldn't speak for the rest of the parking lot, as their agreement doesn't cover that area. They anticipate that their improvements may enhance the overall appearance, but they can't comment on the condition of the entire shopping center site.

Com. Worlikar inquired about the on-site access point dimensions and its functionality, noting that most visitors would be using the same entrance. He also asked if there would be hand drying available and if the on-site stacking would accommodate that.

Zaveduk stated that there will be no hand drying. The access point will be approximately 40 feet, and the site access and circulation will be adequate with this access size.

Millien demonstrated various car maneuvers, explaining that they tested different vehicles and scenarios to ensure the site could accommodate all types of cars, times of day, and levels of service.

Com. Worlikar asked whether there would be any protection on the curbs at the site's exit corner.

Millien stated that they had modified the site plan and curbs for smoother movement.

Kurzeja stated that any curbs that may conflict will be modified to ensure they do not hit or rub against the cars.

Com. Spunt asked why there isn't an entrance on the west side of the site, as you could easily access it from there.

Zaveduk stated that they explored a variety of different designs.

Kurzeja mentioned that for the car wash, it's best to make left turns since right turns limit visibility. Both the entrance and exit are at the same point due to proximity to the road. If we had separate entrances and exits, we would need to relocate the building.

Com. Spunt agreed that it makes sense.

Chairperson Weinstein discussed Commissioner Au's earlier comment about a minor variation in signage, noting that the request was for 5 instead of 4.9, which is unlikely to face pushback. Weinstein questioned Village Staff whether, if the variation were granted, and if new sign is proposed that meets the 4.9, would it require additional Village Approval.

Brankin stated that is correct, as according to the signage package in part of the Planned Development ordinance, it must return for an amendment to the Planned Development if it differs from what is presented tonight.

Zaveduk requested that he still seek the variation for the wall sign.

Chairperson Weinstein stated that his issue was noise and asked when the busiest day will be.

Zaveduk noted that the busiest days for the car wash are weather-dependent, but typically weekends experience more foot traffic than weekdays. He emphasized that most customers treat the car wash as a convenient stop while running errands, such as grocery shopping. During the week, the car wash sees increased activity after work, while weekends tend to have a steady flow of customers throughout the day as people complete their various tasks. In general, weekday evenings are busier than midday.

Chairperson Weinstein questioned why the sound study was conducted on a Monday.

Thunder stated that they conducted the sound study on Monday as it was during

the bulk of the week, and focusing on peak noise levels during high traffic times. The analysis examined the worst-case scenario, where blower noise would constantly occur alongside a steady stream of cars. This scenario was illustrated in Figure 5 of the sound study. The findings indicated that the noise generated by the car wash is comparable to the existing ambient noise from traffic on Dundee Road, suggesting no significant impact from the car wash's operations.

Chairperson Weinstein asked if the ambient noise tested on a Monday are similar to those on other days of the week.

Thunder noted that while traffic patterns may change, overall noise levels remain relatively constant. With half the number of cars running at peak rush hour, noise increases only slightly; a significant rise in car volume is needed for substantial noise changes. On weekends, noise levels are similar but follow a different pattern. Weekday traffic peaks during morning rush hour, dips at midday, and rises again in the evening. In contrast, weekends see a gradual midday peak before tapering off, yet still reach similar noise levels as weekdays.

Chairperson Weinstein mentioned that if traffic is lower on Saturday afternoons, it might be a busier time than usual, leading to consistent ambient noise. He expressed concern about receiving complaints from residents across the street, stating that it has become too loud on Saturday afternoons.

Thunder stated that Figure 5 would represent their expectation in a worst-case scenario.

The Staff Report was entered into the record as Exhibit 1.

Zaveduk thanked everyone for their time and looks forward to being good stewards of the village and neighbors to those around them when they open.

Public Hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board to allow an amendment to the Planned Development and Preliminary Plan approved by Ordinance No. 1971-033, A Plat of Subdivision, and a Special Use for an Automobile Laundry (Car Wash) facility, as well as zoning and sign variations for Dream Clean Carwash at 1355 Dundee Road, subject to the conditions in the Staff Report.

The motion was seconded by Com. Worlikar.

Chairperson Weinstein stated that the development is comprehensive and suitable for the location, with all concerns addressed satisfactorily. The setback issue is minor regarding the building heights. Additionally, the sign variation is minimal, and the parking situation is more of a nuance, considering the original development did not have parking requirements. Given that there is ample parking within the facility, he believes the proposal meets all necessary criteria and is in favor of it.

Com. Worlikar agreed and noted that he really appreciates the effort to come out and conduct the traffic study and perform the sound study. Having the expert present allows for a thorough review that benefits the public and the community, especially since everyone resides in the village. He is also very pleased to see that the area is being developed, so he is in favor of the proposal.

Moved by Jason Davis, seconded by Neil Worlikar, to recommend approval. Upon roll call, Commissioners voted as follows:

AYES: 7 Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Chad Gregory

NAYS: 0 None

ABSENT: 2 Sujat Saxena, Don Schwartz

Motion declared passed.

REGULAR MEETING

A. Other Matters for Discussion

None.

B. Approval of Draft Minutes from the December 17, 2025 PZC Meeting

Moved by Adam Moodhe, seconded by Amy Au to approve. Upon roll call, Commissioners voted as follows:

AYES: 5 Mitchell Weinstein, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis

NAYS: 0 None

ABSENT 2 Sujat Saxena, Don Schwartz

:

Motion declared Passed.

C. Chairperson's Report

None.

D. Committee and Liaison Reports

Com. Spunt provided an overview of the January Board meeting, confirming the approval of the VEG Signage and Chase Plaza.

E. Staff Report/Future Agenda Schedule

Associate Planner Binder provided an overview that the next two PZC meetings will likely be canceled.

F. Public Comments and Questions

All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

None.

ADJOURNMENT

The meeting was adjourned at 8:42 PM.