AGENDA

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026 at 7:00 PM

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

1. Call to Order

a. Pledge of Allegiance

b. Roll Call

2. Approval of Minutes

a. Minutes of the July 20, 2026 Village Board Regular Meeting

b. Minutes of the August 3, 2026 Village Board Committee of the Whole Meeting

3. Approval of Warrant

a. Approval of Warrant #1397 (Trustee Cesario, Chris Black)

4. Village President's Report

5. Village Manager's Report

6. Special Business

7. Reports from Trustees

8. Consent Agenda

All items listed on the Consent Agenda, which are available in this room this evening, are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event, the item will be removed from the General Order of Business and considered after all other items of business on the Regular Agenda under New Business.

a. Motion to Approve a Memorandum of Understanding with the Buffalo Grove Community Foundation (Trustee Weidenfeld, Tyler Grace)

b. O-2026-73 Authorization to Waive Bids and Purchase Water Meters from Core & Main (Trustee Cesario, Chris Krase)

c. R-2026-12 Resolution to Support the Village's Open Space Land Acquisition and Development (OSLAD) Funding Application (Trustee Weidenfeld, Briget Schwab)

d. Motion to Execute Contract Extension with Hillside Auto Body & Service, Inc. for Towing & Vehicle Storage Services (Trustee Cesario, Jessica Price)

e. O-2026-74 Ordinance Authorizing a Development Improvement Agreement with CRE Deerfield Associates and Final Plat of Consolidation for the Siemens Expansion Project (Trustee Weidenfeld, Briget Schwab)

f. O-2026-75 Ordinance Amending Title 5.20 Liquor Controls (President Smith, Samina Shaikh)

g. O-2026-76 Ordinance Authorizing the Village Manager to Expend Additional Funds for Streetlight Repairs with Integral Power Atlantic, LLC (Trustee Cesario, Tom Wisniewski)

h. O-2026-77 Ordinance Approving a Special Use for a Martial Arts School in the Industrial District at 358 Lexington Drive (Trustee Ottenheimer, Nicole Woods)

i. O-2026-78 Ordinance Authorizing the Village Manager to Execute an Agreement with MissionSquare for a Renewal Administrative Services Agreement and Self-directed Brokerage Account Addendum (Trustee Richards, Kathryn Golbach)

j. Motion to Approve a Memorandum of Understanding with the Rotary Club of Buffalo Grove for Buffalo Grove Days (Trustee Johnson, Molly Gillespie)

k. Motion to Approve a Memorandum of Understanding with the Buffalo Grove Lincolnshire Chamber of Commerce for Buffalo Grove Days (Trustee Johnson, Molly Gillespie)

9. Ordinances and Resolutions

a. O-2026-79 Ordinance Authorizing a Contract with Semper Fi Landscaping Inc. for the Boredeaux Open Space Improvements Project (Trustee Weidenfeld, Briget Schwab)

b. O-2026-80 Authorization to Waive Bids and Purchase Bulk Rock Salt from Salt Xchange, Inc (Trustee Cesario, Chris Krase)

c. O-2026-81 Ordinance Authorizing an Engineering Services Agreement with Hampton, Lenzini and Renwick, Inc. for Development Review Services (Trustee Weidenfeld, Briget Schwab)

d. O-2026-82 Ordinance approving and adopting a BG2050 Comprehensive Plan as the new comprehensive plan for the Village of Buffalo Grove (Trustee Ottenheimer, Nicole Woods)

10. Unfinished Business

11. New Business

a. Pre-application Discussion: Proposed Chase Plaza Redevelopment - Phase II at 1120, 1140 – 1180 W Lake Cook Road & 105 – 133 Arlington Heights Road (Trustee Ottenheimer, Nicole Woods)

12. Public Comment

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5

minutes and should be limited to concerns or comments regarding issues that are relevant to Village Board business. All members of the public addressing the Village Board shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Village Board may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

13. Executive Session

a. Executive Session- Section 2(C)(21) of the Illinois Open Meetings Act: Discussion of Minutes of Meetings Lawfully Closed Under This Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes as Mandated by Section 2.06.

b. Executive Session - Section 2(C)(1) of the Illinois Open Meetings Act: the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body, Including Hearing Testimony on a Complaint Lodged Against an Employee of the Public Body or Against Legal Counsel for the Public Body to Determine Its Validity.

14. Adjournment

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

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

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 2.a.
Minutes of the July 20, 2026 Village Board Regular Meeting

Contacts

Liaison: Clerk Sirabian
Staff: Samina Shaikh

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the minutes of the July 20, 2026 Village Board Regular Meeting.

Summary

N/A

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services

Goal

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

File Attachments

1. Minutes - 07/20/2026 Regular Meeting

MINUTES OF THE REGULAR MEETING OF THE VILLAGE PRESIDENT & BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS MONDAY, JULY 20, 2026

CALL TO ORDER

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

ROLL CALL

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

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

APPROVAL OF MINUTES

Moved by Richards, seconded by Ottenheimer, to approve the minutes of the June 15, 2026, Regular Meeting. Upon roll call, Trustees voted as follows:

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

WARRANT #1396

Mr. Black read Warrant #1396. Moved by Cesario, seconded by Johnson, to approve Warrant #1396 in the amount of $8,941,960.23 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

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

VILLAGE PRESIDENT'S REPORT

President Smith recognized Ed Muldoon, the co-chair of the **Buffalo Grove Farmer's Market**, and he thanked him and the entire committee for their hard work and dedication every Sunday morning to make the event so successful.

VILLAGE MANAGER'S REPORT

There is no Village Manager's report tonight.

TRUSTEE REPORTS

There were no reports from Trustees tonight.

CONSENT AGENDA

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

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Ordinance No. 2026-67 - Golfview Terrace

Motion to pass Ordinance No. 2026-67 amending Parking Restrictions to Golfview Terrace at Joyce Kilmer Elementary School.

Ordinance No. 2026-68 - 506 Windover Circle

Motion to pass Ordinance No. 2026-68 approving a Variation for a front porch to encroach into the side yard setback at 506 Windover Circle.

Resolution No.2026-11 - ILAG Grant Award

Motion to pass Resolution No.2026-11 approving ratification of the ILAG Organized Retail Crime Grant Award.

Ordinance No. 2026-69 - 1682 Barclay Boulevard

Motion to pass Ordinance No. 2026-69 approving a Special Use for a Martial Arts Studio in the Industrial District at 1682 Barclay Boulevard.

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

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

ORDINANCE NO. 2026-70 – FIREFIGHTER ASSOCIATION

Moved by Richards, seconded by Johnson, to pass Ordinance No. 2026-70 authorizing the Village Manager to execute a Memorandum of Understanding between the Village of Buffalo Grove and the Buffalo Grove Professional Firefighter Association, Local 3177, IAFF.

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

Upon roll call, Trustees voted as follows:

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

ORDINANCE NO. 2026-71 – LUCKY STRIKE

Moved by Ottenheimer, seconded by Cesario, to pass Ordinance No. 2026-71 approving an Amendment to the Planned Development and Sign Variations for Lucky Strike at 350 McHenry Road in accordance with materials contained in Board packets

Ms. Woods reviewed the proposed ordinance, details of which are contained in the memo that she and Mr. Binder sent to Mr. Bragg dated July 15, 2026, after which there were comments from the Board.

Frank Lambert with Sharpen Up representing Lucky Strike improvements further detailed the re-branding efforts that they plan to undertake, after which he answered questions from the Board.

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Upon roll call, Trustees voted as follows:

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

ORDINANCE NO. 2026-72 – GATEWAY SIGNAGE

Moved by Weidenfeld, seconded by Johnson, to pass Ordinance No. 2026-72 authorizing the execution of a contract with Burke, LLC for the construction management of the design-led design-build Gateway Signage Project, subject to the approval of the Village Attorney.

Ms. Gillespie and Ms. Schwab reviewed the proposed ordinance, details of which are contained in the memo that they sent to the Board dated July 15, 2026.

Trustee Weidenfeld noted that he thinks the signs are great, but there is no way that he can support this expenditure with all the other obligations that are pending. Other Trustees agreed that this is a large expense but believe that these signs are a vital part of the Village's re-branding initiative and an expense that is necessary.

Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 1 – Weidenfeld
Motion declared carried.

PUBLIC COMMENT

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

Lindsay Siegal, a resident of **The Crossings,** commented on the proposed daycare which would be located in Long Grove but has significant impact on the residents of The Crossings in Buffalo Grove. Tom Stoneburg also commented on this issue. President Smith assured them that the Buffalo Grove Board and staff are very aware of this situation and will do everything possible to protect our residents.

EXECUTIVE SESSION

Moved by Johnson, seconded by Richards, to move to Executive Session to discuss **Section 2(C)(1) of the Illinois Open Meetings Act: the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body, including hearing testimony on a Complaint Lodged against an Employee of the Public Body or against Legal Counsel for the Public Body to determine its validity** and **Section 2(C)(11) of the Illinois Open Meetings Act: Litigation, when an Action Against, Affecting or on Behalf of the Particular Public Body has been filed and is Pending Before a Court or Administrative Tribunal, or when the Public Body finds that an Action is Probable or Imminent, in which case the basis for the finding shall be recorded and entered into the Minutes of the Closed Meeting,** and **Section 2(C)(5) of the Illinois Open Meetings Act: (5) the Purchase or Lease of Real Property for the Use of the Public Body, including Meetings held for the Purpose of discussing whether a particular parcel should be acquired.**

Upon roll call, Trustees voted as follows:

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

The Board moved to Executive Session from 7:30 P.M. until 8:14 P.M.

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ADJOURNMENT

Moved by Richards, seconded by Cesario, to adjourn the meeting. Upon voice vote, the motion was unanimously declared carried. The meeting was adjourned at 8:15 P.M.

_____
Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 17th DAY OF August 2026

_____
Village President

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 2.b.
Minutes of the August 3, 2026 Village Board Committee of the Whole Meeting

Contacts

Liaison: Clerk Sirabian
Staff: Samina Shaikh

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the minutes of the August 3, 2026 Village Board Committee of the Whole Meeting.

Summary

N/A

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services

Goal

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

File Attachments

1. Minutes - 08/03/2026 Committee of the Whole Meeting

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT & BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN COUNCIL CHAMBERS AT VILLAGE HALL, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS, MONDAY AUGUST 3, 2026

CALL TO ORDER

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

ROLL CALL

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

Also present were: Dane Bragg, Village Manager; Chris Stilling, Deputy Village Manager; Mike Skibbe, Deputy Village Manager/Director of Public Works; Chris Black, Finance Director; Tyler Grace, Assistant Village Manager - Administrative Services; Katie Golbach, Director of Human Resources; Nicole Woods, Director of Community Development; Molly Gillespie, Communications Director; Tim Kirsininkas, Communications Coordinator; Briget Schwab, Village Engineer; Chris Krase, Deputy Public Works Director; Geoff Tollefson, Director of Golf Operations; Police Chief Budds; Fire Chief Kane. Village Attorney Patrick Brankin arrived at 7:42 P.M.

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

VILLAGE PRESIDENT'S REPORT

President Smith invited residents to attend the next **President's Pick** event on Tuesday, August 11, 2026, which will feature Fire Chief Kane to share information and answer questions regarding the Buffalo Grove Fire Department

Ms. Gillespie reviewed the **Caring Community Program** that celebrates individuals, groups, organizations and programs in Buffalo Grove that embodies the community's "Smart, With Heart" brand, and recognizes outstanding contributions that enhance the quality of life, demonstrate leadership, and reflect the values of collaboration, compassion and innovation within the Village.

The current recipients of this award are:

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- **Suriya Sanjeev Vikramrajkumar** was recognized for outstanding leadership, mentorship, and service to young learners in the Buffalo Grove community. Through the 4C STEM Club, he has guided middle school students to statewide success in the Illinois Future City Competition while fostering teamwork, confidence, and a passion for STEM, as well as volunteering as a tutor, STEM competition judge, and creator of educational resources that help students better understand emerging technologies like artificial intelligence**.**

- **Lawrence Le Vine** was recognized for his dedication to building a stronger, more connected Buffalo Grove community. During the pandemic, he organized more than 40 food truck events that supported struggling local businesses while safely bringing neighbors together; he continues to coordinate neighborhood cleanups, garage sales, and other community improvement efforts, making an impact on local families.

- **Alka Sharma** was recognized for her vision and leadership as the Founder and Artistic Director of Mandi Theater, a Buffalo Grove-based performing arts organization that brings people together through culturally rich and socially meaningful productions; she has created opportunities for

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immigrant families, youth, seniors, and emerging artists to share their stories while making theater accessible and welcoming to audiences of all backgrounds. Through her commitment to inclusion, community engagement, and artistic excellence, Alka has strengthened cultural understanding and enriched the fabric of the Buffalo Grove community.

- **Dean Klassman** was recognized for 25 years of unwavering dedication to Buffalo Grove's Buddy Baseball program and for his lifelong commitment to inclusion. As a coach, mentor, and advocate, Dean has helped hundreds of children and adults with physical and developmental disabilities experience the joy of teamwork, belonging, and personal achievement.

- **Jeremie "Jay" Simmons** was recognized for going above and beyond his role as a mail carrier to help keep the Buffalo Grove community safe and connected. Whether reuniting a wandering toddler with family, protecting children from dangerous ice conditions, reporting safety concerns, or simply greeting residents and their pets by name, Jay consistently demonstrates compassion and attentiveness, and his daily interactions have made him a trusted friend to the Ridgewood community.

FY 2026 SIX-MONTH REPORT

Mr. Black reviewed the FY 2026 Budget – Six-Month Status Update, details of which are contained in his memo to Mr. Bragg of August 3, 2026, after which he responded to comments and questions from the Board.

2026 PROPERTY TAX LEVY

Mr. Black reviewed the staff recommendation for the proposed 2026 tax levy, details of which are contained in his memo to Mr. Bragg of August 3, 2026, after which he responded to comments and questions from the Board.

GENERAL WAGE INCREASE

Ms. Golbach reviewed the 2027 General Wage Increase and Merit Pool recommendation, details of which are contained in her memo to Mr. Bragg dated August 3, 2026

2027 CAPITAL IMPROVEMENT REQUESTS

Referring to a PowerPoint presentation, Mr. Krase and Ms. Schwab presented the initial Capital Improvement Program (CIP) requests compiled by staff for the Fiscal Year 2027, after which they responded to comments and questions from the Board.

PUBLIC COMMENT

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

Resident Pat Krug asked a question regarding one of our fire trucks, which was answered by staff.

EXECUTIVE SESSION

Moved by Richards, seconded by Cesario, to move to Executive Session to discuss **Section 2(C)(1) of the Illinois Open Meetings Act: the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body, including hearing testimony on a Complaint Lodged against an Employee of the Public Body or against Legal Counsel for the Public Body to determine its validity.** Upon roll call, Trustees voted as follows:

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

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The Board moved to Executive Session from 8:02 P.M. until 8:15 P.M.

ADJOURNMENT

Moved by Weidenfeld, seconded by Ottenheimer, to adjourn the meeting. Upon voice vote, the motion was unanimously declared carried.

The meeting was adjourned at 8:16 P.M.

_____
Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS ___17th_____DAY OF ___August___ 2026

_____
Village President

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 3.a.
Approval of Warrant #1397

Contacts

Liaison: Trustee Cesario
Staff: Chris Black

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve Warrant #1397 in the amount of $7,859,695.45

Summary

Warrant #1397 in the amount of $7,859,695.45

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Goal

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

File Attachments

1. Warrant 1397_Summary

VILLAGE OF BUFFALO GROVE WARRANT #1397
17-Aug-26

General Fund:	**1,736,954.96**
Parking Lot Fund:	**500.12**
Motor Fuel Tax Fund:	**0.00**
Debt Service Fund:	**800.00**
School & Park Donations:	**0.00**
Lake Cook Rd TIF Fund:	**16,093.75**
Capital Projects-Facilities:	**1,291,560.02**
Capital Projects-Vehicles/Equipment:	**16,088.80**
Capital Projects-Streets:	**149,187.87**
Retiree Health Savings (RHS):	**8,170.74**
Water Fund:	**1,470,207.58**
Buffalo Grove Golf Fund:	**67,882.65**
Arboretum Golf Fund:	**131,478.41**
Refuse Service Fund:	**76,896.00**
Information Technology Internal Service Fund:	**191,769.54**
Central Garage Internal Service Fund:	**43,949.71**
Building Maintenance Internal Service Fund:	**56,897.17**
	5,258,437.32
PAYROLL PERIOD ENDING 7/30/2026	**1,350,040.93**
PAYROLL PERIOD ENDING 8/13/2026	**1,251,217.20**
TOTAL WARRANT #1397	**7,859,695.45**

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

Village Clerk

Village President

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 8.a.
Motion to Approve a Memorandum of Understanding with the Buffalo Grove Community Foundation

Contacts

Liaison: Trustee Weidenfeld
Staff: Tyler Grace

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve a memorandum of understanding with the Buffalo Grove Community Foundation, pending final review and approval of the Village Attorney.

Summary

Background

In September 2025, the Village Board approved a renewal of an electrical aggregation agreement with MC Squared Energy Services for a two-year term, taking effect in December 2025. Under the current agreement, MC Squared Energy Services contributes $4,000 per month to the Village as a civic contribution, totaling $96,000 over the term of the agreement.

Analysis

As part of the new electrical aggregation agreement, the Village will continue to receive monthly civic contributions from MC Squared Energy Services. Staff proposes that these contributions be dedicated toward establishing the Sustainable Futures Community Grant Program, a locally focused initiative supporting community-driven sustainability projects. To further this goal, the program would prioritize initiatives that demonstrate measurable environmental benefits, foster long-term community stewardship, or pilot innovative approaches that could be scaled or replicated across the Village. Examples may include projects that reduce energy use, improve waste diversion, enhance natural habitats, expand educational outreach on sustainability practices, or strengthen climate resilience at the neighborhood level. The program is intended to empower residents, local organizations, schools, and community groups to lead sustainability efforts that align with Village objectives and complement ongoing municipal initiatives.

By investing the civic contribution funds into a competitive, transparent grant structure, the

Village can help seed impactful local projects, build capacity within community organizations, and create visible, community-led demonstrations of environmental commitment throughout Buffalo Grove.

To provide strong financial stewardship, community governance, and administrative efficiency, staff recommends a Memorandum of Understanding with the Buffalo Grove Community Foundation. The Foundation has a demonstrated track record of effectively managing community funds, as reflected in its distribution of more than $40,000 to local nonprofits since 2024. Additionally, BGCF maintains an established administrative and reporting infrastructure well suited for managing a grant program of this type.

Financial Impact

No costs are incurred by either residents or the Village. All program funding originates from civic contributions received through the Village's aggregation agreement with MC Squared Energy Services.

Next Steps

Upon Board approval, the Village Manager will execute the MOU, and staff will coordinate with the Buffalo Grove Community Foundation to finalize administrative responsibilities, grant guidelines, and distribution procedures. Civic contribution funds will be transmitted to the Foundation as they are received, after which the grant program will be launched and promoted to the community.

Strategic Alignment

Guiding Principle

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

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. DRAFT MOU - BGCF Sustainable Futures Grant

Memorandum of Understanding

This Memorandum of Understanding (MOU) sets the terms and understanding between the Village of Buffalo Grove (Village) and the Buffalo Grove Community Foundation (Foundation).

Background & Purpose

In September 2025, the Village Board approved a renewal of an electrical aggregation agreement with MC Squared Energy Services for a two-year term, taking effect in December 2025. Under this agreement, MC Squared Energy Services contributes $4,000 per month to the Village as a civic contribution, totaling $96,000 over the term of the agreement.

The Village seeks to dedicate these civic contribution funds toward a locally focused initiative supporting community-driven sustainability projects, to be known as the Sustainable Futures Community Grant Program. The Foundation, with its demonstrated track record of managing community funds and its established administrative and reporting infrastructure, is well positioned to administer the program on behalf of the community.

The Village and Foundation wish to enter into this Memorandum of Understanding to establish the mechanism by which civic contribution funds are transmitted to the Foundation and administered as grants in accordance with the principles set forth herein.

Funds

The Village of Buffalo Grove will transmit to the Buffalo Grove Community Foundation the civic contribution funds received from MC Squared Energy Services under the Village's electrical aggregation agreement. Funds will be periodically transmitted as the funds are received by the Village, up to a total of $96,000 over the term of the aggregation agreement.

All funds transmitted under this MOU shall be held and administered by the Foundation in a dedicated account restricted to the Sustainable Futures Community Grant Program. The Foundation shall have authority to establish individual grant parameters, including award amounts and cycle timing, within the program guidelines set forth herein.

The Village's obligations under this MOU are limited solely to funds actually received by the Village from MC Squared Energy Services and transmitted to the Foundation. Should the Village cease to receive civic contributions for any reason including but not

limited to early termination, non-payment, or modification of the aggregation agreement, the Village shall have no obligation to transmit additional funds. Any funds already transmitted to the Foundation prior to such cessation shall remain subject to the full terms and conditions of this MOU.

Program Purpose & Grant Priorities

The Foundation shall administer the Sustainable Futures Community Grant Program in a manner consistent with the following principles:

1. Grants shall support community-driven sustainability projects that demonstrate measurable environmental benefits, foster long-term community stewardship, or pilot innovative approaches that could be scaled or replicated across the Village. Grants should further the objectives of the Greenest Region Compact 2 (GRC2).
2. Eligible project categories include, but are not limited to: reduction of energy use, improvement of waste diversion, enhancement of natural habitats, expansion of educational outreach on sustainability practices, and strengthening of climate resilience at the neighborhood level.
3. Eligible applicants include residents, local organizations, schools, and community groups whose proposed projects align with Village sustainability objectives and complement ongoing municipal initiatives.
4. The grant structure shall be competitive and transparent, designed to build capacity within community organizations and create visible, community-led demonstrations of environmental commitment throughout Buffalo Grove.
5. The program shall provide benefit to the whole of the Buffalo Grove community and shall not be used for purposes inconsistent with the Foundation's established guidelines or the Village's stated objectives.

Administration

The Foundation shall be responsible for: establishing and publishing grant guidelines and application procedures; reviewing and selecting grant recipients through a fair and transparent process; disbursing approved grant funds to recipients; and maintaining records of all grants awarded, funds disbursed, and program outcomes.

The Foundation shall periodically provide the Village with a report summarizing program activity, grants awarded, and the use of funds. The Village retains the right to review financial records relating to the Sustainable Futures Community Grant Program upon request.

Return of Unexpended Funds

Upon termination or expiration of this MOU, any funds held by the Foundation that have not been committed to an approved grant recipient shall be returned to the Village within thirty (30) days. For purposes of this provision, funds are considered “committed” upon the Foundation’s formal award of a grant to a recipient, regardless of whether disbursement has occurred. Funds committed to approved grants prior to termination may be fully disbursed by the Foundation notwithstanding the termination of this MOU.

Duration

This MOU shall become effective upon signature by the authorized officials of both parties. It shall remain in effect until all funds transmitted hereunder have been fully distributed to approved grant recipients. Either party may terminate this MOU upon thirty (30) days written notice to the other party. In the event of termination, the Return of Unexpended Funds provision shall apply, and any funds already committed to approved grant recipients prior to the notice of termination may be fully disbursed by the Foundation.

_____ Date: _____

Dane C. Bragg
Village of Buffalo Grove, Village Manager

_____ Date: _____

David Weidenfeld
Buffalo Grove Community Foundation, Chair

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 8.b. O-2026-73
Authorization to Waive Bids and Purchase Water Meters from Core & Main

Contacts

Liaison: Trustee Cesario
Staff: Chris Krase

Staff Recommendation

Staff recommends approval.

Recommended Motion

Staff recommends the Village Board waive bids and authorize the Village Manager to purchase sole source water meters from Core & Main at a not to exceed price of $56,775.00 pending review and approval by the Village Attorney.

Summary

The water meters included in this purchase will be installed by Village staff in the Highbury Club and Prairie Point Townhome developments, which are currently under construction. The cost of these meters is recovered through the water and sewer permit fees associated with these developments. Core & Main is the sole authorized regional supplier of Sensus water meters utilized within the Village. This project was budgeted in the 2026 budget under GL Account No.170.55.35.540.25 - Maintenance & Repairs - Water & Sewer Water Meters.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Goal

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

File Attachments

1. DRAFT Ordinance - Authorization to Waive Bids and Purchase Water Meters from Core & Main
2. Buffalo Grove Allys & 510M SP 3W_Buffalo Grove_IL_Bid#_5062745_7-10-2026_1220_PM
3. Sensus Sole Source Letter - C&M Illinois 1.29.26

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

ORDINANCE 2026-xxx

AN ORDINANCE AUTHORIZING THE WAIVING OF BIDS AND THE PURCHASE OF WATER METERS FROM CORE & MAIN

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

WHEREAS the Village sought out companies qualified to provide the requested materials for water meters; and

WHEREAS the Village engaged in a negotiation process to obtain the best value for its money and staff recommends the waiver of bids as it has determined Core & Main is the sole source provider of water meters utilized within the Village system.

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

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

SECTION 2. The Village Board authorizes the waiver of competitive bidding and further authorizes the Village Manager to execute any documents and take all actions necessary to purchase water meters from Core & Main in an amount not to exceed $56,775.00 pending review and approval by the Village Attorney.

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

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

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

ATTEST: APPROVED:

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

DRAFT

Bid Proposal for Buffalo Grove Allys & 510M SP 3W

CUSTOMER

VILLAGE OF BUFFALO GROVE
1650 LEIDER LN
BUFFALO GROVE, IL 60089

Job
Buffalo Grove Allys & 510M SP 3W
Buffalo Grove, IL
Bid Date: 07/10/2026
Bid #: 5062745

CONTACT

Sales Representative
Lori Ray
(M) 630-746-8269
(T) 630-665-1800
Lori.Ray@coreandmain.com

Core & Main
3415 E. Ohio Avenue
St. Charles, IL 60174
(T) 6306651800

NOTES

Prairie Crossing Highbury Estates

Bid Proposal for Buffalo Grove Allys & 510M SP 3W

VILLAGE OF BUFFALO GROVE
Job Location: Buffalo Grove, IL
Bid Date: 07/10/2026
Core & Main Bid #: 5062745

Core & Main
3415 E. Ohio Avenue
St. Charles, IL 60174
Phone: 6306651800
Fax: 6306651887

Seq#	Qty	Part Number	Description	Units	Price	Ext Price
10	75	43V4VPX3XSGBD	ALLY 1 1G 10.75LL 7WHL 3TS MFG S/N F/MTR ID & CVR SM	EA	572.00	42,900.00
			V4VPX3XSGBD			
20	75	425396353751202MI	510M M2 S/POINT WIRED SP HR & LD NON-PIT SET	EA	185.00	13,875.00
			5396353751202MI			
40			**ALLYS 4 WEEK LEAD TIME**			
60			**THANK YOU!**			
					Sub Total	**56,775.00**
					Tax	0.00
					Total	**56,775.00**

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: https://coreandmain.com/terms-of-sale/

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

Drew Scranton
Director of Sales, Central Region
309-214-5332
drew.scranton@xylem.com

January 29, 2026

To Whom It May Concern:

Sensus, a Xylem brand, is pleased to announce that **Core & Main - Illinois** is the exclusive Authorized Distributor of Sensus products and a Value-Added Reseller (VAR) for Sensus Services such as SaaS and NaaS in the state of Illinois for 2026.

Please contact your Core & Main representative for all of your Sensus needs. Purchasing Sensus products and services from the authorized distributor for your area ensures that your products will be properly supported and warranted.

We look forward to the opportunity of providing your firm with quality water measurement equipment and support in the near future.

Please feel free to contact me at drew.scranton@xylem.com regarding this or any other matter.

Sincerely

Drew Scranton
Director of Sales, Central Region
Sensus, a Xylem Brand

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 8.c. R-2026-12
Resolution to Support the Village's Open Space Land Acquisition and Development (OSLAD) Funding Application

Contacts

Liaison: Trustee Weidenfeld
Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the resolution in support of the Village's application for funding to the Open Space Land Acquisition and Development (OSLAD) grant program.

Summary

Background

Public Works and Engineering staff have been working to implement drainage, pathway, and ecological improvements in the area surrounding Bordeaux Courts East and West. Due to the scale and complexity of the improvements, staff has developed a phased approach and continues to pursue available funding opportunities to supplement existing Village resources.

One potential funding source is the Open Space Land Acquisition and Development (OSLAD) Grant Program, administered by the Illinois Department of Natural Resources (IDNR). Staff is proposing to submit an OSLAD application for the Bordeaux Natural Area Wetland Restoration project.

Analysis

OSLAD provides state funding to local governments for the acquisition and development of public outdoor recreational spaces. The proposed Bordeaux Natural Area project would advance the Village's efforts to improve drainage, restore and enhance wetland and natural areas, and improve public access and recreational opportunities within the area.

OSLAD funding carries several statutory requirements, including restrictions on the use of funded property, audit and documentation requirements, and financial commitments by the recipient agency. Of particular importance, property and improvements supported by OSLAD funds must generally be operated and maintained for outdoor recreational purposes for a period proportional to the amount of state assistance. Based on the current funding request, this commitment could extend for up to 28 years.

Given the nature and intended long-term use of the Bordeaux Natural Area, staff is comfortable with

these requirements and recommends pursuing OSLAD funding for the project.

Financial Impact

OSLAD is a reimbursement-based grant program. The Village will be responsible for funding eligible project expenditures upfront and submitting documentation to IDNR for reimbursement. Staff anticipates requesting the maximum $600,000 in OSLAD funding, which requires a $600,000 local match. The local match is included in the Department's $1,760,000 CIP budget request.

Funding Source	Amount
State DCEO Funds	$650,000.00
Requested OSLAD Funds	$600,000.00
Village OSLAD Match	$600,000.00
Total Identified Funding	$1,850,000.00

The final OSLAD funding request and eligible project costs remain subject to the program's eligibility requirements, which Engineering staff are continuing to evaluate.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound
Principle 2: Outstanding Village Services
Principle 3: Plan and Invest in the Future
Principle 5: Partnership with Local Districts
Principle 7: Builds Our Community

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services
Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods
Goal 5: More livable Buffalo Grove community with leisure experiences for all

File Attachments

1. DRAFT Resolution - OSLAD 2026 Application
2. DRAFT Resolution - OSLAD 2026 Application Map

RESOLUTION 2026-xx

A RESOLUTION IN SUPPORT OF AN OPEN SPACE LAND ACQUISITION AND DEVELOPMENT (OSLAD) FUNDING APPLICATION FOR BORDEAUX NATURAL AREA IMPROVEMENTS

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

WHEREAS the Open Space Land Acquisition and Development (OSLAD) Grant Program can be utilized for the development of public outdoor spaces for recreational purposes; and

WHEREAS an OSLAD grant will fund fifty percent (50%) of eligible construction of the proposed improvements to a maximum of $600,000.00 with the remaining costs and ineligible costs to be paid for with local funds; and

WHEREAS the applicant as part of its proposal must adopt and submit a Resolution of Authorization with the grant proposal certifying and acknowledging the applicant's commitment to securing funds and completing the submitted project within the timeframe specified; and

WHEREAS Public Works is preparing a grant submittal to the OSLAD Grant Program for funding the construction phase of the Bordeaux Open Space Improvements Project "the Project" located west of Brandywyn Lane.

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

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

SECTION 2. The Village does hereby commit to funding of the required local match to complete the design, construction, and construction engineering and all ineligible costs associated with the Project subject to review by the Village Board and Attorney review.

SECTION 3. This Resolution shall be in full force and effect from and after its passage and approval.

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

ATTEST:

Janet M. Sirabian, Village Clerk

APPROVED:

Eric N. Smith, Village President

DRAFT

Bordeaux Open Area

Restoration & Drainage Improvements

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 8.d.
Motion to Execute Contract Extension with Hillside Auto Body & Service, Inc. for Towing & Vehicle Storage Services

Contacts

Liaison: Trustee Cesario
Staff: Jessica Price

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve authorization for staff to execute a contract extension with Hillside Auto Body & Service, Inc. as detailed in the attached memo.

Summary

Staff recommends that the Village President and Board of Trustees authorize staff to execute a two-year contract option with Hillside Auto Body & Service, Inc., for Towing & Vehicle Storage Services to cover the period from September 1, 2026, to August 31, 2028.

In July of 2024 an Invitation to Bid was conducted with three vendors participating. The agreement entered into is a two (2) year contract with two (2) possible two (2) year extensions from the date of the award. This is the first extension to the agreement.

I have reviewed the performance of the above-listed contractor/vendor with the staff from the individual department responsible for managing the contract. Staff have reported that the above-listed contractor has either met or exceeded the expectations of the contract.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing

outstanding, responsive services

File Attachments

1. Hillside Towing Contract - Fully Executed
2. Contract Extension Hillside 2026-2028

TOWING & VEHICLE STORAGE CONTRACT

Towing & Vehicle Storage Contract (the "**Contract**") is entered between the Village of Buffalo Grove (hereinafter the "**Village**" or "**Owner**"), an Illinois home-rule unit of government, and Hillside Auto Body & Service, Inc. an [Illinois corporation] (hereinafter the "**Contractor**") on this 1st day of September, 2024 (the "**Effective Date**"). The Village and the Contractor are hereinafter sometimes collectively referred to as the "**Parties**" and individually as a "**Party**".

RECITALS

WHEREAS, the Village has solicited bids for the Work (defined below), Contractor has submitted a bid for the Work and Village has selected Contractor for the Work based on their bid; and

WHEREAS, the Contractor wishes to enter into this Contract with the Village and the Village wishes to enter into this Contract with the Contractor for the Work;

NOW THEREFORE, for and in consideration of the mutual covenants and promises herein contained, the adequacy and sufficiency of which are hereby acknowledged by the Parties, it is agreed as follows:

ARTICLE I - WORK TO BE DONE BY THE CONTRACTOR

The Village does hereby hire and contract with the Contractor to provide all the labor, equipment, materials and/or services described more thoroughly on Contract **Exhibit A** (the "**Work**") which is incorporated into the Contract by this reference.

ARTICLE II - CONTRACT DOCUMENTS

The following exhibits are attached hereto and incorporated herein by this reference:

Contract Exhibit A – Description of the Work
Contract Exhibit B – Schedule of Prices
Contract Exhibit C – Performance and Payment Bond

If any term or provision of this Contract shall conflict with any term or provision of the exhibits referenced above, the terms and provisions of the exhibit shall control.

ARTICLE III - CONTRACT AMOUNT

The Village agrees to pay the Contractor for the proper and timely performance of the Work in strict accordance with this Contract as detailed in **Contract Exhibit B (**the **"Schedule of Prices")** Unless explicitly provided otherwise in this Contract, the detailed sums shall be the full and exclusive compensation owed to the Contractor for the Work; and Contractor may not seek additional payments from the Village.

Escalation. Written requests for price revisions after the two year period shall be submitted at least sixty (60) calendar days in advance of the annual contract period. Requests must be based upon and include: (1) documentation of the actual change in the cost of the components involved in the contract and shall not include overhead or profit, and (2) shall not exceed the CPI-All Urban Consumers Chicago, or 3 % whichever is less.

The Village of Buffalo Grove reserves the right to reject a proposed price increase and terminate the Contract.

ARTICLE IV – APPLICATION FOR PAYMENT

The Contractor shall be paid at most once a month and only after providing the Village the following:

1. An executed and notarized Contractor's Sworn Statement in a form similar to AIA G702 or AIA G703;

All payments under this Contract must be approved by the Village's Board at regularly scheduled meetings. The Village reserves the right to request any receipts, invoices, proof of payments as the Village, in its sole discretion, may deem necessary to justify the payment requested *prior* to paying the requested payment. The Contractor shall furnish with his final application for payment a Final Lien Waiver from itself and, if not already provided, from every subcontractor and materialman of the Work.

The Contractor acknowledges that the Village is a unit of local government and that all payments under the Contract are subject to the Local Government Prompt Payment Act, 50 ILCS 505 et seq. To that extent, the Village shall have forty-five calendar (45) days from receipt of a bill or invoice to pay the same before it is considered late under the Contract. Interest, if any, charged for any late payments will be subject to the interest rate caps specified in the Prompt Payment Act.

ARTICLE V – CONTRACT TIME

Term. The Village will enter into a two (2) year contract with two (2) possible two (2) year extensions from the date of award. At the end of any contract term, The Village of Buffalo Grove reserves the right to extend this contract for a period of up to sixty (60) calendar days for the purpose of securing a new contract.

Termination of Contract. The Contract may be terminated, in whole or in part, by either party if the other party substantially fails to fulfill its obligations under the Contract through no fault of the terminating party; or the Village may terminate the Contract, in whole or in part, for its convenience. However, no such termination may be effected unless the terminating party gives the other party: (1) not less than thirty (30) calendar days written notice by certified mail of intent to terminate, and (2) an opportunity for a meeting with the terminating party before termination.

ARTICLE VI – PERFORMANCE and PAYMENT BOND

The Contractor shall provide the Village with a performance and payment bond in substantially the same form as on **Contract Exhibit C** (the "**Performance and Payment Bond**") prior to Contractor beginning any Work and within 10 calendar days of the Notice of Award sent to the Contractor.

ARTICLE VII – ACCIDENT PREVENTION

The Contractor shall exercise every precaution at all times to protect itself, the property of the Village and the property of others. The safety provision of all applicable laws and ordinances shall be strictly observed by the Contractor at all times. Any practice deemed hazardous or dangerous by the Police Chief or his authorized representatives shall be immediately discontinued by the Contractor upon receipt of instructions from the Police Chief or his authorized representatives. To the fullest extent permitted by law, the Contractor shall be solely responsible for all safety-related matters.

ARTICLE VIII – INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to defend, pay on behalf of, indemnify, and hold harmless the Village, its elected and appointed officials, agents, employees and volunteers and others working on behalf of the Village against any and all claims, demands, suits or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the Village, its elected and appointed officials, agents, employees and volunteers and others working on behalf of the Village, by reason of personal injury, including bodily injury and death, and/or property damage, whether damage to property of the Village or of a third party, including loss of use thereof, which arises out of or is in any way connected or associated with the Contract and the Work.

ARTICLE IX – INSURANCE

Contractor shall procure and maintain, for the duration of the Contract and any maintenance period, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance: Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village of Buffalo Grove named as additional insured on a primary and non-contributory basis. This primary, non-contributory additional insured coverage shall be confirmed through the following required policy endorsements: ISO Additional Insured Endorsement CG 20 10 or CG 20 26 and CG 20 01 04 13

1. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement CG 2010 and CG 2026
2. Insurance Service Office Business Auto Liability coverage form number CA 0001, Symbol 01 "Any Auto."
3. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

B. Minimum Limits of Insurance: Contractor shall maintain limits no less than:

1. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a project/contract specific aggregate of $1,000,000.
2. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.
3. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of $500,000 per accident.

C. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as it respects the Village, its officials, agents, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

D. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages:
    a. The Village, its officials, agents, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, leased or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officials, agents, employees and volunteers.
2. The Contractor's insurance coverage shall be primary and non-contributory as respects the Village, its officials, agents, employees and volunteers. Any insurance or self-insurance maintained by the Village, its officials, agents, employees and volunteers shall be excess of Contractor's insurance and shall not contribute with it.
3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officials, agents, employees and volunteers.
4. The Contractor's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not “follow form,” then the Contractor shall be required to name the Village, its officials, employees, agents and volunteers as additional insureds
6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.
7. The contractor and all subcontractors hereby agree to waive any limitation as to the amount of contribution recoverable against them by the Village. This specifically includes any limitation imposed by any state statute, regulation, or case law including any Workers’ Compensation Act provision that applies a limitation to the amount recoverable in contribution such as Kotecki v. Cyclops Welding

E. All Coverages:

1. No Waiver. Under no circumstances shall the Village be deemed to have waived any of the insurance requirements of this Contract by any act or omission, including, but not limited to:
    a. Allowing work by Contractor or any subcontractor to start before receipt of Certificates of Insurance and Additional Insured Endorsements.
    b. Failure to examine, or to demand correction of any deficiency, of any Certificate of Insurance and Additional Insured Endorsement received.
2. Each insurance policy required shall have the Village expressly endorsed onto the policy as a Cancellation Notice Recipient. Should any of the policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

F. Acceptability of Insurers

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

G. Verification of Coverage

Contractor shall furnish the Village with certificates of insurance naming the Village, its officials, agents, employees, and volunteers as additional insured's and with original endorsements, affecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Village before any work commences. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

The Certificate of Insurance shall state the Village of Buffalo Grove has been endorsed as an "additional insured" by the Vendor's insurance carrier. Specifically, this Certificate must include the following language: **"The Village of Buffalo Grove, and it's respective elected and appointed officials, employees, agents, consultants, attorneys and representatives, are, and have been endorsed, as an additional insured under the above reference policy number_____ on a primary and non-contributory basis for general liability and automobile liability coverage for the duration of the agreement term."**

H. Subcontractors

Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

I. Assumption of Liability

The contractor assumes liability for all injury to or death of any person or persons including employees of the contractor, any subcontractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to the Contract.

ARTICLE X – CERTIFICATE OF AUTHORITY AND SURETY CERTIFICATE

The Contractor shall furnish the Village with a current Certificate of Authority or Surety Certificate issued by the Illinois Department of Insurance for the bonding company and insurance company they are using. In lieu of a Certificate of Authority of Surety Certificate, the Contractor may provide certificate of good standing from the Illinois Department of Insurance's website.

ARTICLE XI – COPYRIGHTS AND LICENSES

The Contractor agrees that all documents of any kind whatsoever, and in whatever medium expressed, prepared by the Contractor and the Contractor's consultants in connection with the Work (collectively, the "**Documents**") or otherwise pursuant to this Contract and all rights therein (including trademarks, trade names, rights or use, copyrights and/or other proprietary rights) shall be and remain the sole property of the Village (regardless of whether the Village or the Contractor terminates this Contract for any reason whatsoever). The Contractor hereby agrees that the Documents are or shall be deemed to be "Works for Hire" within the meaning of Section 101 of the Copyright Act, and the Contractor hereby assigns to the Village all right, title and interest therein. Notwithstanding, the Contractor shall indemnify and hold harmless the Village, its appointed and elected officials, employees, agents and volunteers from and against all claims, damages, losses, and expenses (including attorneys' fees and court and arbitration costs) arising out of any infringement of patent rights or copyrights incident to the Documents and the Work.

ARTICLE XII – NOTICE

All notices, demands, requests, consents, approvals and other communications required or permitted to be given hereunder (a "**Notice**") shall be in writing and shall be deemed effective three (3) business days after mailing if mailed by certified mail with return receipt requested and immediately if served personally, and shall be addressed to the following:

IF TO THE VILLAGE:
Village of Buffalo Grove
50 Raupp Blvd
Buffalo Grove, IL 60089
bjbudds@vbg.org
ATTN: Police Chief

WITH COPIES TO:
Cc: pbrankin@schainbanks.com
Cc: tcwisniewski@vbg.org

IF TO THE CONTRACTOR:
Hillside Auto Body & Service, Inc.
120 W. University Drive
Arlington Heights, IL 60004
cbalek@hillsidecompanies.com
ATTN: Colleen Balek and Mark Balek
Copies to: mbalek@hillsidecompanies.com

ARTICLE XIII – CHANGE ORDERS

If the Village requests any change to the Work the Village shall do so by delivering Notice of the same to the Contractor and the change requested by the Village shall be effective upon receipt of the Notice by the Contractor. The Contractor may propose a change to the Work by delivering Notice of the proposed change along with a description of the changes full effect on the Work to the Village; provided, such requested change shall not be deemed accepted until the Village has delivered to the Contractor Notice of the same. Prior to approving a proposed change to the Work by the Contractor, the Village may request such additional documentation as it deems necessary to investigate the proposed change. The Contractor shall be responsible for informing all its employees and subcontractors of any changes to the Work, whether such change is requested by the Contractor or the Village.

ARTICLE XIV – NOTICE OF STARTING WORK

The Contractor shall provide Notice to the Village prior to the Contractor, or its employees or subcontractors, starting the Work or any phase of the Work.

ARTICLE XV – SEQUENCE OF THE WORK

The Police Chief shall have the power to direct the order and sequence of the Work. On any major portion of the Work, all accessories shall be set coincident with the main construction. Payment for major portions of the Work may be withheld until proper completion of accessories.

ARTICLE XVI – SUPERVISION

The Police Chief shall have override power to superintend and direct the Work, and the Contractor shall perform all of the Work herein specified to the satisfaction, approval and acceptance of the Police Chief. The Contractor shall have at all times a competent foreman or superintendent at the Work's site, who shall have full authority to act for the Contractor and to receive and execute orders from the Police Chief, and any instructions given to such superintendent or person, executing work for the Contractor, shall be binding on the Contractor as though it was personally given to the Contractor.

ARTICLE XVII – STANDARD OF WORK AND WORKERS

The Contractor shall employ competent staff and shall discharge, at the request of the Police Chief, any incompetent, unfaithful, abusive or disorderly workers in its employ. Where experts or skilled workers must be employed, only expert or skilled workers shall be employed.

ARTICLE XVIII – CONDITIONS OF THE WORK SITE

The Contractor shall provide and maintain such sanitary accommodations for the use of its employees as may be necessary to comply with the State and local Board of Health requirements. Public nuisances will not be permitted. The Contractor shall leave said Work's site(s) in the best possible condition to the complete satisfaction of the Police Chief. No vehicles of any kind shall be placed, parked, or operated upon any grass areas at any time except as authorized by the Police Chief or his authorized representative. Further, the Contractor shall exercise every precaution for the protection of all persons and all property. The safety provisions of all-applicable laws and ordinances shall be strictly observed. Any practice hazardous in the opinion of the Police Chief or his authorized representatives shall be immediately discontinued by the Contractor upon his receipt of instructions from the Police Chief or his authorized representative. To the maximum extent permitted by law, the Contractor shall be responsible for all safety-related matters.

ARTICLE XIX – WARRANTY PERIOD

All material and workmanship shall be warranted and guaranteed according to manufacturer's recommendation after inspection and approval by the Police Chief or his designated representative. All work performed by the Contractor shall be warranted by the Contractor following completion and final acceptance of the Work for a period of twelve (12) months from the date of final, and not substantial, completion.

ARTICLE XX – ACCIDENTS

In the event of any accident of any kind that involves the general public or property of the Village or a third party, the Contractor shall immediately notify the Police Chief by phone as well as provide Notice of the same. The Notice shall include a full accounting of all details of the accident. The Contractor shall furnish the Village with copies of all reports of such accidents at the same time that the reports are forwarded to any other interested parties.

ARTICLE XXI – NO ASSIGNMENT

If the Contractor sublets or assigns any part of the Work then the Contractor shall not under any circumstances be relieved of its liabilities hereunder. All transactions of the Village shall be with the Contractor. Subcontractors shall be recognized only in the capacity of employees or workmen and shall be subject to the same requirements as to character and competence. The Contractor shall not assign, transfer, convey, sell or otherwise dispose of the whole or any part of this Contract to any person, firm or corporation without written consent of the Police Chief or his authorized representative.

ARTICLE XXII – DEFAULT

The following shall constitute a default an "**Event of Default**" by the Contractor under this Contract:

A. If the Contractor shall fail to strictly observe or perform one or more of the terms, conditions, covenants and agreements of this Contract;

B. If there shall be placed on any property owned by the Village any mechanics', materialmens' or suppliers' lien;

C. If there shall be instituted any proceeding against the Contractor seeking liquidation, dissolution or similar relief and the same shall not be dismissed within forty-five (45) calendar days;

D. If there shall be appointed any trustee, receiver or liquidator of the Contractor and such appointment shall not have been vacated within forty-five (45) calendar days; and

E. If the Contractor fails to maintain or obtain any and all permits, licenses and the like, if any, required by the Village, State or Federal governments for the Work.

Upon any Event of Default the Village shall have the option of (**i**) terminating the Contract; (**ii**) pursuing any remedy available to it at law or in equity; or (**iii**) pursuing both simultaneously. In addition, upon an Event of Default, the Village may withhold payments due to the Contractor until it has hired a replacement of the Contractor and deducted all costs of hiring a replacement.

ARTICLE XXIII – DELAYS

The Contractor shall not be liable in damages for delays in performance when such delay is the result of fire, flood, strike, acts of God, or by any other circumstances which are beyond the control of the Contractor; provided, however, under such circumstances the Village may, at its option, cancel the Contract.

ARTICLE XXIV – COMPLIANCE WITH LAWS

The Contractor shall comply with all applicable laws, regulations and rules promulgated by any federal, state, local, or other governmental authority or regulatory body pertaining to all aspects of the Work, now in effect, or which may become in effect during the performance of the Work. The scope of the laws, regulations, and rules referred to in this paragraph includes, but is in no way limited to, the Illinois Human Rights Act, Illinois Equal Pay Act of 2003, Occupational Safety & Health Act along with the standards and regulations promulgated pursuant thereto (including but not limited to those safety requirements involving work on elevated platforms), all forms of traffic regulations, public utility, Interstate and Intrastate Commerce Commission regulations, Workers' Compensation Laws, Public Construction Bond Act, Public Works Preference Act, Employment of Illinois Workers on Public Works Act, USA Security Act, federal Social Security Act (and any of its titles), and any other law, rule or regulation of the Illinois Department of Labor, Department of Transportation, Illinois Environmental Protection Act, Illinois Department of Natural Resources, Illinois Department of Human Rights, Human Rights Commission, EEOC, and the Village of Buffalo Grove. Notwithstanding the following, the Contractor shall particularly note that:

A. NO DISCRIMINATION – The Contractor shall comply with the provisions of the Illinois Public Works Employment Discrimination Act and the Illinois Human Rights Act/Equal Opportunity Clause which, pursuant to Illinois law, are deemed to be part of this Contract.

B. FREEDOM OF INFORMATION - The Contractor agrees to furnish all documentation related to the Contract, the Work and any documentation related to the Village required under an Illinois Freedom of Information Act (ILCS 140/1 et. seq.) ("**FOIA**") request within five (5) calendar days after the Village issues Notice of such request to the Contractor. The Contractor agrees to defend, indemnify and hold harmless the Village, and agrees to pay all reasonable costs connected therewith (including, but not limited to attorney's and witness fees, filing fees and any other expenses) for the Village to defend any and all causes, actions, causes of action, disputes, prosecutions, or conflicts arising from Contractor's actual or alleged violation of FOIA or the Contractor's failure to furnish all documentation related to a FOIA request within five (5) calendar days after Notice from the Village for the same. Furthermore, should the Contractor request that the Village utilize a lawful exemption under FOIA in relation to any FOIA request thereby denying that request, Contractor agrees to pay all costs connected therewith (such as attorneys' and witness fees, filing fees and any other expenses) to defend the denial of the request. This defense shall include, but not be limited to, any challenged or appealed denials of FOIA requests to either the Illinois Attorney General or a court of competent jurisdiction.

C. ILLINOIS WORKERS ON PUBLIC WORKS ACT - To the extent applicable, the Contractor shall comply with the Illinois Workers on Public Works Act, 30 ILCS 570/1 et seq., and shall provide to the Village any supporting documentation necessary to show such compliance.

D. NOT A BLOCKED PERSON - The Contractor affirms and covenants that neither the Contractor nor any individual employed by the Contractor for this Work or under this Contract is a person forbidden from doing business with a unit of local government under Executive Order No. 13224 (Sept 23, 2001), 66 Fed.Reg. 49,079 (Sept 23, 2001) or is a person registered on the Specially Designated Nationals and Blocked Persons List. The Contractor shall indemnify the Village from all costs associated with failure to comply with this paragraph.

E. SUBSTANCE ABUSE PREVENTION ON PUBLIC WORKS ACT - The Contractor knows, understands and acknowledges its obligations under the Substance Abuse Prevention on Public Works Act (820 ILCS 265/1 et seq.), and shall comply and require all subcontractors and lower tiered contractors to comply with the requirements and provisions thereof.

F. PREVAILING WAGE ACT - The Village is an Illinois unit of local government and the Work hereunder is subject to the Illinois Prevailing Wage Act, 820 ILCS 130/0.01, et seq. Consequently, the Contract and each subcontractor shall submit monthly with their application for payment a certified payroll along with a signed statement attesting that: (**i**) such payroll is true and accurate; (**ii**) the hourly rate paid to each worker is at least equal to the prevailing wage for such work; and (**iii**) the Contractor or subcontractor is aware that filing a falsely certified payroll is a Class B Misdemeanor. Any delay in processing the payments due to a lack of certified payroll shall not be an event of default by the Village and shall not excuse any delay by the Contractor who shall proceed with the Work as if no delay in payment has occurred. The Contractor and Village shall agree to take any further steps not outlined above to ensure compliance with the Prevailing Wage Act. Upon two business day's Notice, the Contractor and each subcontractor shall make available to the Village their records to confirm compliance with the Prevailing Wage Act. Finally, to ensure compliance with Prevailing Wage Act, the Contractor and each subcontractor shall keep for a period of not less than 5 years after the Work has been completed records of all laborers, mechanics, and other workers employed by them for the Work; the records shall include each worker's name, address, telephone number, classification or classifications, the hourly wages paid in each period, the number of hours worked each day, the starting and ending times of work each day and, when available, last four digits of the social security number. The Contractor shall provide a list of every name, address, phone number and email of every sub-contractor for the Work.

Current rates can be located on the Illinois Department of Labor website.
https://www.illinois.gov/idol/Laws-Rules/CONMED/Pages/Rates.aspx

ARTICLE XXV – NO WAIVER OF RIGHTS

A waiver by the Village of any Event of Default or any term of provision of this Contract shall not be a waiver of the same Event of Default, another Event of Default or any other term or provision of this Contract.

ARTICLE XXVI – CONTROLLING LAW AND VENUE

This Contract is entered into in the State of Illinois, for work to be performed in the State of Illinois and shall be governed by and construed in accordance with the laws of the State of Illinois. Any legal matters or dispute shall be resolved in the Circuit Court of Cook County and the Parties hereby submit to the jurisdiction of such Circuit Court. This Contract shall be construed without regard to any presumption or other rule requiring construction against the Party causing the Contract to be drafted.

ARTICLE XXVII – MISCELLANEOUS

A. AMENDMENT – This Contract may be amended only in writing executed by both Parties.

B. NO RECORDING – This Contract, or a memorandum thereof, may not be recorded in any form by either Party. If either Party records this Contract, or a memorandum thereof, they shall immediately file a release of the same.

C. COUNTERPARTS – This Contract may be executed by the Parties in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute an original instrument.

D. SECTION HEADINGS – The headings in the Contract are intended for convenience only and shall not be taken into consideration in any construction or interpretation of the Contract.

E. NO THIRD-PARTY BENEFICIARIES – This Contract does not confer any rights or benefits on any third party.

F. BINDING EFFECT – This Contract shall be binding and inure to the benefit of the Parties hereto, their respective legal representatives, heirs and successors-in-interest.

G. ENTIRE AGREEMENT – This Contract supersedes all prior agreements and understandings and constitutes the entire understanding between the Parties relating to the subject matter hereof.

H. SEVERABILITY - If any term, condition or provision of the Contract is adjudicated invalid or unenforceable, the remainder of the Contract shall not be affected and shall remain in full force and effect, to the fullest extent permitted by law.

I. TORT IMMUNITY DEFENSES - Nothing contained in this Contract is intended to constitute nor shall constitute a waiver of the rights, defenses, and immunities provided or available to the Village under the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10 *et seq*.

J. CALENDAR DAYS AND TIME. Unless otherwise provided in this Contract, any reference in this Contract to "day" or "days" shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Contract falls on a Saturday, Sunday or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday or federal holiday.

IN WITNESS WHEREOF, the Parties hereto have caused the Contract to be executed as of the Effective Date.

Village of Buffalo Grove,
an Illinois home-rule unit of government

By: _____
Name: Dane Bragg
Title: Village Manager

Company Hillside Auto Body & Service, Inc.
[An Illinois corporation company]

By: _____
Name: Mark Balek
Title: Vice President

CONTRACT EXHIBIT A- DESCRIPTION OF THE WORK

[Insert Description of the Work]

DESCRIPTION OF THE WORK

The work services, equipment, labor and/or materials below shall be collectively referred to as the "Work":

A. GENERAL INSTRUCTIONS

1. INTENT:

It is the intent of the Village of Buffalo Grove to establish a contract with a Bidder to provide Towing Services and Vehicle Storage for the Buffalo Grove Police Department for a two-year period.

2. SCOPE:

To provide Towing Services, Vehicle Relocation and Vehicle Storage on an as required basis for vehicles as determined by the Village of Buffalo Grove Police Department, twenty-four hours a day, seven days a week. The Village of Buffalo Grove Police Department shall request service when required. Vehicles are to be towed to the towing company's storage area and shall be held until claimed by the vehicle owner. Towing and storage costs are the responsibility and obligation of the vehicle owner. All transactions shall be between the vehicle owner and the Contractor.

3. INTERRUPTED SERVICE:

After an interruption caused by severe inclement weather or other disaster, the Contractor must be prepared to complete the work without unnecessary delays.

B. RESPONSIBILITIES OF CONTRACTOR

1. VEHICLES, EQUIPMENT AND SUPPLIES:

The Contractor shall provide sufficient tow trucks, equipment and supplies for the operation of the tow service to adequately handle the volume and variety of anticipated calls at the time of bid submission. The bidder must be equipped to provide towing service within the Village of Buffalo Grove and shall provide a minimum of four tow trucks fully equipped with a four ton or greater capacity winch, one of which shall have a twenty-five ton or greater capacity. One additional truck capable of carrying a full-size passenger vehicle on its bed shall be provided. The bidder must have tow trucks with a two-way radio system or mobile phones with 24-hour dispatching.

Contractor shall provide with the Bid documents and on an annual basis, a list of all vehicles and equipment to be used to complete the work described in the Bid documents.

2. STORAGE FACILITY:

The Contractor must provide a fenced, lighted storage area that must provide adequate security. This must include a monitoring system, or an electronic alarm monitoring system, with 24/7 monitoring and adequate security fencing. The Contractor should be responsible and is liable for the safekeeping of vehicles towed and for items left stored in the vehicles. Storage shall be sufficient to store 80 passenger cars or equivalent, including storage for motorcycles and light trucks.

The storage lot must be located not more than a maximum of five (5) miles outside of the geographical boundaries of the Village of Buffalo Grove. The Contractor must have a business office at the location of the storage facility suitable for conducting business with customers. Customer's records must be retained electronically or manually on-site in this office. The Contractor must have a telephone answering machine or voice mail, to receive customer phone calls when the business office is vacant and for calls received outside of normal business hours.

Bidder shall include location of lot(s) with their Bid.

3. PERSONNEL:

The Contractor shall staff their vehicle storage facility with qualified staff, during normal business hours for the purpose of vehicle release. The Contractor's drivers, office and dispatching staff must provide services in a polite and courteous manner and as a contractor for, and therefore a representative of the Village, the contractor and all contractor employees shall display appropriate courtesy and demeanor in any dealings with citizens and/or Village employees regarding the performance of this contract. The Contractor must accept responsibility for all damages incurred while moving vehicles.

The Contractor shall have available sufficiently trained and qualified personnel for the operation of the required tow trucks, office and dispatching staff. Photo ID’s, and uniforms with the company logo will be provided for each employee.

The Contractor shall obtain criminal background checks, at its expense, on all personnel at the start of this Contract or upon employment, and at least once per year thereafter. The criminal background check is to include Federal, State and local including any location that the employee resided within the past five (5) years. The criminal background check shall be completed utilizing the employee’s legal name, current and past address, date of birth, and Social Security Number. The Contractor shall provide documentation to the Village illustrating that the background checks have been successfully completed.

The Contractor shall inform the Village, by e mail, of any criminal convictions of any type for personnel within five (5) days of obtaining such information. Thirty (30) days prior to any Contract renewal, the Contractor shall provide verification of current background checks on all personnel assigned under this Contract. At the minimum, the submission shall include copies of the background check for each Contractor’s employee assigned under this Contract with a current personnel list attached. Failure to provide this information may result in the Contract not being renewed.

The Contractor, at its expense, shall run an E-Verify search on each employee for employment eligibility verification. The Contractor shall provide documentation to the Village illustrating that the search has been successfully completed for each employee assigned under this perform work under this contract on demand.

3. PERSONNEL(cont.):

Contractor shall supply the Village with a current list of all background checked employees that will be assigned to perform work as part of this Contract prior to beginning work under this Contract. A copy of a driver's license shall be supplied for each employee. Each of these employees shall be adequately trained and have had criminal background checks and E- Verify search completed. If the Contractor uses employees not on the list, the Village will order that person(s) off the job site. Repeated use of employees not on the current list may be grounds for termination of the Contract.

The Village reserves the right to require immediate removal of any Contractor's personnel, if the Village determines that the individual is unfit for service for any reason, not contrary to law. This right is nonnegotiable, and the Contractor agrees to this condition by accepting this Contract.

4. VEHICLE RELEASE:

Normal business hours for the storage facility should be at a minimum 8:00 a.m. to 5:00 p.m., Monday through Friday, and 8 a.m. to noon, Saturday excluding holidays. All vehicles shall be released according to Police Department policy. Contractor shall provide an answering machine or equivalent to receive messages from individuals revealing their intentions to claim a vehicle. Contractor shall accept all major credit cards for charges up to $500.00.

a. The contractor shall maintain complete records and a system of releasing vehicles, which assures vehicles, are released only to the rightful owner or authorized person. All records involving towing at the request of the Village shall be open to the Village of Buffalo Grove Police Department for inspection during normal business hours or at such time as there is an existing dispute concerning the amount or validity of any towing or storage charges. Upon request, these tow receipts shall be tendered to the Police Department Staff Support Commander for the vehicles towed by the contractor for the Village. For every vehicle towed by the contractor for the Village, the contractor shall generate a tow receipt, which will include at a minimum, the following information:

1. Date and time towed.
2. Location towed from.
3. Vehicle description, including license plate number and state.
4. Tow driver's name.
5. Police case number.
6. Reason towed, i.e., accident, arrest, abandoned, or other.
7. Date and time released.
8. Total itemized charges.

4. VEHICLE RELEASE:(cont.)

b. Vehicles which have been towed as a result of a traffic crash will be made available for viewing and or inspection by the owner of the vehicle, a designated representative of the owner, or the owner's insurance company.

c. The owner of a vehicle, or a designated representative, will be allowed to inspect and remove personal belongings contained within the vehicle, but only those belongings that are not attached to the vehicle.

d. Receipts for all tows made at the request of the Police Department must be kept separate and apart from other receipts and be made available immediately upon request of the Chief of Police or his designee.

5. AVAILABILITY and RESPONSE

The Contractor will ensure requests for service will be responded to promptly and with the appropriate equipment, at the requested location, within twenty (20) minutes from the time the call was placed in no less than 95% of all such calls. If the Contractor is unable to respond within the twenty (20) minutes from the time they are contacted, the police dispatcher shall be immediately notified by the Contractor. It is expected that response times will be less when personnel are on duty. Priority shall be given to police requests for tows. The vendor shall maintain two-way radio communication with a base located at the point where calls for service are received, not to include citizens band radio.

6. LICENSE

The Contractor selected shall possess a valid Illinois towing license and relocators license. The Contractor shall ensure that each piece of equipment specified for use to provide the services proposed is equipped and used in compliance with the provisions of Chapter 625 of the Illinois Compiled Statutes and all other licensing and regulatory requirements of the State of Illinois. The Vendor shall make each piece of equipment available for inspection at the request of the Village. All drivers employed by the Contractor shall be properly licensed to drive vehicles assigned to them.

7. VILLAGE VEHICLES

There will be no charge of any kind for providing towing service and / or service calls to disabled Village owned or leased vehicles, including vehicles with a Gross Vehicle Weight Rating (GVWR) of up to 65,000 lbs, within a 15-mile radius of the Village limits. Such calls may include, but are not limited to, the changing of flat tires and jumpstarting of stalled vehicles. Service for village owned vehicles are expected to be furnished on a twenty-four (24) hour a day basis. Tows in excess of 15 miles will be invoiced at the per mile rate listed as item l. in the Schedule of Prices.

C. ABANDONED VEHICLES and ADMINISTRATIVE TOW FEE PROGRAM VEHICLES

The Police Department may authorize the removal of abandoned or junk vehicles from public and private property. The Police Department will also impound vehicles pursuant to the administrative tow fee program. There will be no charge made to the Village for removing and storage of these vehicles. No Vehicles towed under the administrative tow program shall be released without proper authorization (see Appendix B.) from the Chief of Police or his designee. the Village reserves the right to update or modify Form A or use a similar web based form. The Contractor may, at the Village's discretion, recoup certain expenses at a later date by disposing of eligible vehicles, pursuant to Section 4-201 through 4-214 of the Illinois Vehicle Code (625 ILCS 5/4-201 through 4- 214) and the applicable provisions of the Village of Buffalo Grove Municipal Code, provided however, that the Contractor shall have first mailed all notices required there-under by Certified Mail, Return Receipt Requested and forwarded copies of these notices to the Police Department. If the Village chooses to dispose of the Vehicles the contractor may be compensated for the initial cost of the tow with no compensation for storage fees.

On the first business day of each month the towing company will submit an electronic report of all activities performed with the Village of Buffalo Grove Police Department for all vehicles that were authorized to be towed by the Village of Buffalo Grove Police Department, giving the number and status of vehicles in custody or control, the respective Police Department complaint number, and any other information which may be required by the Chief of Police. The Police Department will conduct a Secretary of State (SOS) search, tow report and final review of all paper work that is relevant to the disposal of eligible vehicles. Written approval must be received from the Police Department before any vehicle is disposed of. The Contractor will be responsible for other functions related to the process of re-titling any such vehicle. Abandoned vehicles shall be picked up during normal business hours, seven days a week, unless vehicle is a hazard; in such case, response time shall be as detailed in Section 5 Availability and Response

Vehicles towed in accordance with the administrative tow program will be released without charge if ordered by the Tow Administrator or his designee, based on an Administrative Hearing.

D. EVIDENCE IMPOUNDS

A vehicle that is towed at the request of the Village, and is required by the Village either on the date of the tow or at any time thereafter, to be held as evidence shall be identified as an Evidence Tow. Such Evidence Tow will cease to accrue storage fees otherwise required under this agreement after the first ten (10) days following the date of the tow. Any Evidence Tow held in excess of thirty (30) days shall be subject to a $100.00 extended hold fee in addition to the customary towing charge. Upon notification by the Village to the owner of the vehicle and to the Contractor that the vehicle is no longer an Evidence Tow and is eligible for release, the storage fees otherwise applicable in these specifications shall commence to accrue 24 hours after said notifications. The vehicle may then be claimed by the owner or be subject to disposal as otherwise provided in these specifications.

E. INVESTIGATIVE TOWS

Vehicles towed at the request of the Police Department based on a need to recover evidence or conduct further investigation shall be considered an investigative tow and as such will not be subject to a towing or storage charge. The vehicle may be released directly to the owner at the discretion of the supervisor in charge of the investigation. The contractor shall be notified when a vehicle is an investigative tow.

F. VEHICLE IMMOBILIZATION

The contractor shall provide vehicle immobilization services upon request following the availability and response times outlined within this agreement. The Police Department shall provide the vehicle immobilization devices, and the contractor agrees to train employees following the recommended placement and removal instructions and guidelines set by the manufacturer. The noted contractor rates for service are a onetime fee per vehicle and shall include the placement and subsequent removal of the immobilization device. The vehicle immobilization fee shall be invoiced to the Village. Upon request, the contractor shall also provide for the towing and impounding of any vehicles immobilized.

The noted contractor rates for a vehicle towing along with storage rates will apply. There will be no charge made to the Village for the removing and storage of immobilized vehicles. The contractor, may at the Village's discretion, recoup certain expenses at a later date by disposing of eligible vehicles, pursuant to 625 ILCS 5/4-201 through 4-214 of the Illinois Vehicle Code and any applicable provisions of the Buffalo Grove Municipal Code. If the Village chooses to dispose of the vehicles the contractor may be compensated for the initial cost of the tow with no compensation for impoundment or storage fees.

G. ASSET SEIZURE:

Some property towed at the request of the Police Department shall be for the purposes of an asset seizure and shall be considered a seizure tow and as such will not be subject to a towing or storage charge. The contractor shall store the property for up to one (1) year and provide the amount of space listed in the Schedule of Prices to the Village at no cost. The vehicle will be released directly to the Police Department.

H. TRIAL PERIOD:

In the event the successful Bidder has not in the past performed towing services for the Village, a purchase order will be issued for a trial period of six (6) to twelve (12) weeks prior to the award of the contract in order for the Village of Buffalo Grove to evaluate their services.

I. HISTORY:

Total number of tows performed for The Village of Buffalo Grove, during the period of 01/01/2023 to 12/31/2023 was approximately 453.

Total number of asset seizures for The Village of Buffalo Grove, for the past three years has averaged between 5 and 10 vehicles.

This data is provided for informational purposes only. The Village does not guarantee the contractor will experience any specific number of tows during the term of this contract.

Buffalo Grove Police Department
Vehicle Seizure Payment
Appendix G

Date/Time of Seizure:_____ Report Number:_____ LEADS#:_____

Removed By CDC Operator#: _____ Date:_____ Time:_____

Make:_____ Model:_____ Year:_____ Color:_____ 2-door ☐ 4-door ☐

License Plate #:_____ State:_____ Month/Year:_____ VIN:_____

Name:_____ D.O.B.:_____

Address:_____ City:_____ State:_____ ZIP:_____

CONDUCT PROHIBITED – BG 10.20.020

I understand that the above described vehicle has been seized by the Buffalo Grove Police Department for its alleged use in the violation of:

____ Driving while a driver's license, permit, or privilege to operate a motor vehicle is suspended or revoked pursuant to Section BG-6-303 of the Buffalo Grove Municipal Code or Section 6-303 of Illinois Vehicle Code (625 ILCS *5/6-303);* except that vehicles shall not be subjected to seizure or impoundment if the suspension is for Section 6-306.5 (625 ILCS 5/6-303 (a-7) a failure to pay fine for emissions, standing, parking, compliance, automated speed enforcement system, or automated traffic law violations or 7-702 failure to comply with order to pay support or comply with visitation order. Persons suspended for one of the above reasons will be issued a traffic citation for driving while suspended. No actual physical arrest will occur nor will an arrest report be needed. Officers when reviewing a 10-27 response / or drivers abstract will notice the following for Unpaid Parking Tickets action type 07 or 72 on the abstract, Red Light 03 Discretionary Suspension, Child Support action type 51 and action type FR on abstract.; or

____ Operation or use of a motor vehicle with no valid driver's license, permit, or expired driver's license greater than one year in violation of Section BG-6-101 of the Buffalo Grove Municipal Code or Section 6-101 of the Illinois Vehicle Code (625 ILCS 5/6-101), or operating a motor vehicle without ever having been issued a driver's license or permit due to a person's age; or

____ Driving under the influence of alcohol, another drug or drugs, an intoxicating compound or compounds. or any combination thereof, in violation of Section BG-11-50 1 of the Buffalo Grove Municipal Code or Section J 1-501 of the Illinois Vehicle Code C625 ILCS 5/11-501); or

____ Operation or use of a motor vehicle in the commission of, or in the attempt to commit. a felony or in violation of the Illinois Cannabis Control Act (720 ILCS *55011* et seq.); or

____ Operation or use of a motor vehicle in the commission of. or in the attempt to commit an offense in violation of the Illinois Controlled Substances Act (720 ILCS5701100 et seq.); or

____ Operation or use of a motor vehicle in the commission at or in the attempt to commit, an offense for which a motor vehicle may be seized and forfeited pursuant to Section 36-1 of the Illinois Criminal Code 0[2012 (720 ILCS 5/36-1); or

____ Operation or use of a motor vehicle in the commission of, or in the attempt to commit, an offense in violation of Section 24-1,24-1.5, or 24-3 .1 of the Illinois Criminal Code of 1961 or the Illinois Criminal Code 0[2012 (720 ILCS 5/24-1 (Unlawful Use of a Weapon); 24-1.5 (Reckless Discharge of a Weapon), 24-3.1 (Unlawful Possession of Firearms & Ammunition); or

____ Operation or use of a motor vehicle while soliciting, possessing, or attempting to solicit or possess cannabis or a controlled substance, as defined by the Illinois Cannabis Control Act (720 ILCS 55011 et seq.) or the Illinois Controlled Substances Act (720 ILCS 57011 00 et seq.); or

____ Operation or use of a motor vehicle by a person against whom a warrant has been issued by a circuit clerk in Illinois for failing to answer charges that the driver violated Section 6-101, 6-303, or 11-501 of the Illinois Vehicle Code (720 ILCS 5/6-101, 6-303, or 11-501; or

____ Operation or use of a motor vehicle in the commission of, or in the attempt to commit, an offense in violation of Article 16 (Theft) or 16A (Retail Theft) of the Illinois Criminal Code of 1961 or the Illinois Criminal Code of 2012 (720 ILCS 5/16 or 16A); or

____ Operation or use of a motor vehicle in the commission of, or in the attempt to commit, any other misdemeanor or felony offense in violation of the Illinois Criminal Code of 1961 or the Illinois Criminal Code of 2012 (720 ILCS 5/1-1 et seq.)

____ Any person in violation of 625 ILCS 5/6-303 who is also in violation of Section 7-601 relating to mandatory insurance requirements, shall have his or her motor vehicle immediately impounded by the arresting law enforcement officer. This will apply regardless if there is another licensed driver on the scene or not.

ADMINISTRATIVE FEES – BG 10.20.040

The registered owner of record of a properly impounded vehicle, or the agents(s) of said owner, shall be liable to the Village for an administrative fee of $500.00. The administrative fee is in addition to any towing and storage fees charged for the towing and storage of the impounded vehicle.

ACKNOWLEDGEMENT

I understand that as the owner of record of the listed vehicle used for the above described prohibited conduct, I am civilly liable to the Village of Buffalo Grove for an administrative penalty of $500.00. It is also understood that I am liable to the towing agent for all towing fees.

____ I forfeit to the Village of Buffalo Grove $500.00 as the administrative civil penalty to cover associated costs for the violation indicated above. I voluntarily waive my rights to a probable cause hearing and final administrative hearing.

____ I am posting a $500.00 fee and requesting an administrative hearing. I understand that the hearing will be held during normal business hours no later than 45 days after the date of mailing of notice of hearing.

____ I am requesting an administrative hearing and I am not posting the required $500.00 fee. I understand that the vehicle will continue to be impounded and shall incur storage fees until the $500.00 fee is posted in full or a hearing is held and I am found not liable. I understand the hearing will be held during normal business hours no later than 45 days after the date of mailing of notice of hearing.

The civil penalty or posting of the $500.00 fee should in no way be considered an admission of guilt to any of the charges that have been placed against me.

Date: _____ Time: _____

(check one) Cash _____Certified Check _____Money Order _____

Owner Signature: _____

Officer Signature: _____ Badge Number: _____

Village of Buffalo Grove
Municipal Boundary

N
W
E
S

0.5 0.25 0 0.5
Miles

GIS Consortium

X:\GISC\Community\BuffaloGrove\Project\20240415_BoundaryMap\

Date Printed: 4/15/2024

CONTRACT EXHIBIT B- SCHEDULE OF PRICES

[Insert Schedule of Prices]

EXHIBIT B - SCHEDULE OF PRICES (cont.)

Item No.	Item Description	Units	Unit Cost	Estimated Quantity Annually	Extended Cost
a	Towing of passenger vehicle, motorcycle, or trucks with GVWR not more than 8,000 lbs., within 10 miles of the Village.	each	$ 115.00	453	$ 52,095.00
b	Winching charge (fee for winching only not including tow)	per foot	$ 1.00	68	$ 68.00
c	Towing of trucks with GVWR from 8001 lbs. To 12,000lbs.within 10 miles of the Village.	each	$ 140.00	5	$ 700.00
d	Towing of trucks with GVWR from 12,001 lbs. To 36,000lbs.within 10 miles of the Village.	each	$ 165.00	5	$ 825.00
e	Towing of trucks with GVWR from 36,001 lbs. To 55,000lbs.within 10 miles of the Village.	each	$ 175.00	3	$ 525.00
f	Towing of trucks with GVWR in excess of 55,000lbs.within 10 miles of the Village.	each	$ 250.00	1	$ 250.00
g	Vehicle Storage Motorcycles	per 24 hr	$ 15.00	10	$ 150.00
h	Vehicle Storage Passenger cars and light trucks	per 24 hr	$ 30.00	136	$ 4,080.00
i	Vehicle Storage Trucks +8000 - 40,000 lbs	per 24 hr	$ 40.00	10	$ 400.00
j	Vehicle Storage Trucks 40,001 - 80,000 lbs	per 24 hr	$ 50.00	10	$ 500.00
k	Per mile rate for vehicles towed at owner's request to a place other than Contractor's place of business.	per mile	$ 2.00	20	$ 40.00
l	Up righting of of passenger vehicle or truck with GVWR not more than 8,000 lbs	each	$ 40.00	5	$ 200.00
m	Up righting of an overturned vehicle - over 8,000 GVWR to 12,000 GVWR - uncontained load	per hour	$ 50.00	2	$ 100.00
n	Up righting of an overturned vehicle - over 8,000 GVWR to 12,000 GVWR - contained load	per hour	$ 65.00	1	$ 65.00
o	Up righting of an overturned vehicle - from 12,001 - 36,000 lbs - uncontained load	per hour	$ 65.00	1	$ 65.00
p	Up righting of an overturned vehicle - from 12,001 - 36,000 lbs - contained load	per hour	$ 75.00	1	$ 75.00
q	Up righting of an overturned vehicle - from 36,001 - 55,000 GVWR - uncontained load	per hour	$ 85.00	1	$ 85.00
r	Up righting of an overturned vehicle - from 36,001 - 55,000 GVWR - contained load	per hour	$ 95.00	1	$ 95.00
s	Up righting of an overturned vehicle - in excess of 55,000 GVWR - uncontained load	per hour	$ 200.00	1	$ 200.00
t	Up righting of an overturned vehicle - in excess of 55,000 GVWR - contained load	per hour	$ 200.00	1	$ 200.00
u	Road Service: out of gas, jump start. No Tow Required.	each	$ 75.00	5	$ 375.00
v	Vehicle Immobilization	each	$ 75.00	1	$ 75.00
	Total Cost				**$** 61,168.00

EXHIBIT B - SCHEDULE OF PRICES (cont.)

Do you agree with the Escalation clause in Article III of the Contract ? Yes **(Yes/No)**

If the response to the above is **No,** then please complete the unit price adjustment percentage below

Contract extension #1, September 1, 2026- August 31, 2028 unit prices shall be adjusted by _____% (percent)

Contract extension #2, September 1, 2028- August 31, 2030 unit prices shall be adjusted by _____% (percent)

Asset Seizure Storage Space. The contractor agrees to provide 2000* square feet of storage space to the Village at no cost for purposes of asset seizure property storage.

*Hillside has two additional secure, fenced in facilities and can provide any additional space required by the Village (ability to securely store up to 700 vehicles). Hillside can also provide inside storage for investigation or seizure vehicles.

Detachable Low Boy. Are you capable of providing detachable lowboy trailer service? Yes Yes/No

If yes, please attach to your bid, your equipment specifications

Please see attached for full list of equipment. Hillside owns the following lowboys and trailers:
(1) Traileze 3 Axle 53 Foot Detachable Lowboy Trailer with winch capacity to haul fully loaded 100 ft. tower truck up to 40 tons;
(2) Talbert 55 Ton High Beam - 3 Axle with Detachable Lowboy 4th Axle- 53 Foot can extend to 60 Feet, winch, capacity to haul 150,000 lbs 4th Axle.
(3) Landoll Sliding Axle Trailer, 2 Axle, 53 Foot Trailer, can haul up to 35 tons
(4) Traileze Sliding Axle 53 foot, 55 Ton with winch.

EXHIBIT B - SCHEDULE OF PRICES (cont.)

SUBCONTRACTOR LISTING

Bidder, to employ the following listed subcontractors for the following enumerated classes of work and is not to alter or add to such list without the written consent of the Village.

	SUBCONTRACTOR	CLASS OF WORK
1.	None.	
2.		
3.		
4.		

ACKNOWLEDGEMENT OF ADDENDA

Acknowledgement of receipt of Addenda(s)_____(list each addendum number)

Attach each signed addendum, if any, to the bid packet as part of your submittal.

CONTRACTOR SIGNATURE and CONTACT INFORMATION

07/16/24
Date

847-253-0183
Phone

Hillside Auto Body & Service, Inc.
Legal Entity

cbalek@hillsidecompanies.com
E-mail

Mark Balek
(Sign here)

Mark Balek
(Print Name)

Hillside Auto Body & Service, Inc.
120 W. University Drive, Arlington Heights, Illinois 60004
Phone: 847-253-0183 Fax: 847-253-1658
mbalek@hillsidecompanies.com
cbalek@hillsidecompanies.com

Equipment:

2007 Ford Wrecker (Conventional Wheel Lift)
2008 Freightliner M2 Flatbed
2008 Freightliner M2 Flatbed
2008 Freightliner M2 Flatbed
2008 Dodge Flatbed
2011 Ford F550 Wrecker Wheel Lift (Claw/Wheel Lift)
2010 Peterbilt Flatbed
2016 Ford Flatbed
2017 Ram Wrecker (Claw/Wheel Lift)
2018 Ford Flatbed
2020 Ford Wrecker (Claw/Wheel Lift)
2021 Peterbilt NRC Flatbed
2023 Freightliner Extended Cab Flatbed

2013 Chevrolet Express Service Truck
2016 Ford F550 Service Truck

2007 International 35 Ton Wrecker
2007 Peterbilt 20 Ton Wrecker
2011 Kenworth T880 50 Ton Wrecker
2012 Peterbilt 50 Ton Wrecker
2015 Kenworth T880 Heavy Duty Flatbed
2018 Peterbilt 35 Ton Wrecker
2017 Kenworth T880 NRC 70 Ton Rotator
2022 Kenworth T880 NRC 80 Ton Rotator

2005 Kenworth Tractor
2011 Kenworth Tractor
2011 Mack Tractor
2017 Kenworth Tractor
2018 Peterbilt 367 Tractor

1996 Hilbilt Dump Trailer
1996 Hilbilt Dump Trailer
2011 Traileze Lowboy Trailer
2013 Landoll Trailer
2015 Talbert Trailer
2019 Traileze Trailer

Airbag Recovery System
JCB Telehandler Machine
JCB Telehandler Machine
JCB Loader
Forklift

VILLAGE OF BUFFALO GROVE

Finance Department
Fifty Raupp Blvd.
Buffalo Grove, IL 60089-2198
Phone 847-459-2500
Fax 847-459-7906
tcwisniewski@vbg.org

August 6,2026

Hillside Auto Body & Service, Inc.
120 W. University Drive
Arlington Heights, IL 60004
Cbalek@hillsidecompanies.com

Re: Towing & Vehicle Storage Services 2026-2028

You are hereby notified of a two-year contract extension dated September 1, 2026, through August 31, 2028, with the Village of Buffalo Grove for Towing & Vehicle Storage Services per the contract documents previously accepted by Buffalo Grove in 2024.

All other specifications continue to be in effect through this contract extension. Please provide an updated copy of the Insurance Certificate.

Please acknowledge this extension by signing this letter in the box below and returning a copy to my attention. Please give me a call at 847.777.6255 if you have any questions.

Sincerely,

VILLAGE OF BUFFALO GROVE
Jessica Price
Purchasing Manager

Acknowledged by Hillside Auto Body & Service, Inc.
On August 7, 2026
Colleen J. Balek
Signature
Colleen J. Balek, Asst. Secretary
Printed Name & Title

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 8.e. O-2026-74
Ordinance Authorizing a Development Improvement Agreement with CRE Deerfield Associates and Final Plat of Consolidation for the Siemens Expansion Project

Contacts

Liaison: Trustee Weidenfeld
Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the Development Improvement Agreement with CRE Deerfield Associates for the Siemens Expansion project, subject to review and approval by the Village Attorney.

Summary

At the June 15, 2026 meeting, the Village Board approved the Preliminary Plan for the Siemens Expansion project. Following this approval, the developer, CRE Deerfield Associates, submitted the Final Engineering Plans prepared by Ware Malcomb, the Landscape Plans prepared by Heritage Oak Studios LLC, and a Development Improvement Agreement (DIA) for the property located at 990–1000 Deerfield Parkway. All submitted materials have successfully completed the Village's engineering review process.

The proposed redevelopment includes a 76,500-square-foot warehouse expansion for Siemens. The new warehouse will connect to the existing office building at 1000 Deerfield Parkway and will be constructed on the site of the former Siemens office building at 990 Deerfield Parkway, which was demolished in 2023. The developer has also submitted a Plat of Consolidation to combine the two lots. Additional site improvements include parking lot upgrades, lighting, and landscaping.

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

Strategic Alignment

Guiding Principle

Principle 7: Builds Our Community

Goal

Goal 4: Vibrant and innovative community: leading edge

File Attachments

1. DRAFT Ordinance Siemens DIA
2. DRAFT Siemens DIA with exhibits

ORDINANCE 2026-xxx

AN ORDINANCE AUTHORIZING A DEVELOPMENT IMPROVEMENT AGREEMENT WITH CRE DEERFIELD ASSOCIATES AND FINAL PLAT OF CONSOLIDATION FOR SIEMENS EXPANSION PROJECT

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

WHEREAS the Village seeks to enter into a Development Improvement Agreement (DIA) with CRE Deerfield Associates ("Developer") for site improvements associated with the Siemens Expansion project.

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

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

SECTION 2. The Development Improvement Agreement and Final Plat of Consolidation both attached herein are approved subject to review and approval by the Village Attorney and Village Engineer.

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

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

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

ATTEST:

_____
Janet M. Sirabian, Village Clerk

APPROVED:

_____
Eric N. Smith, Village President

DRAFT

SIEMENS EXPANSION

DEVELOPMENT IMPROVEMENT AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into as of this 17 day of August, 2026 by and between the **VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation**, and having its office at Village Hall, 50 Raupp Boulevard, Buffalo Grove, Illinois (hereinafter called "Village"), and **CRE Deerfield Associates** having its office at 1985 Cedar Bridge Ave, Suite 1, Lakewood, NJ 08701, (hereinafter called "Developer").

WITNESSETH:

WHEREAS, Developer desires to improve the real property described in **Exhibit "A,"** attached hereto and made a part hereof (the "Property"), and, in compliance with the Village's Development Ordinance, Developer has submitted to the Village: (i) certain plans prepared by **Ware Malcomb** through its registered professional engineers (the "Site Plan"), which were approved by the **Village on June 15, 2026, pursuant to Ordinance No. 2026-064;** (ii) additional engineering plans and specifications prepared by **Ware Malcomb, dated August 3, 2026,** and described in greater detail in Exhibit "C," attached hereto and made a part hereof (the "Site Improvement Plans"); and (iii) additional landscape plans and specifications prepared by **Heritage Oak Studios LLC, dated July 8, 2026**, and described in greater detail in Exhibit "C" (the "Landscape Plans," and collectively with the Site Plan and the Site Improvement Plans, the "Plans"); and,

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

NOW, THEREFORE, it is mutually agreed as follows:

1. Completion of Improvement. Developer shall furnish, or cause to be furnished, at their own cost and expense, all the necessary material, labor, and equipment to complete the improvements listed on **Exhibit "B**" attached hereto, and all other site improvements not specifically set forth, which are required by applicable ordinances or agreements (collectively, the "Improvements"), all in a good and workmanlike manner and in accordance with all pertinent ordinances and regulations of the Village and in

accordance with the Plans (including any subsequent revisions requested by the Developer and approved in writing by the Village pursuant to the Village's Development Ordinance). All utility lines and services to be installed in the street shall be installed prior to paving.

2. Estimate of Probable Costs. Attached hereto as **Exhibit "D"** is a complete cost estimate for the construction of the improvement described in **Exhibit "B"** hereto. No later than three (3) business days following the execution of this Agreement and prior to the issuance of Village Permits, the Developer shall deposit a **Letter of Credit** acceptable to and in a form and substance approved by the Village in the original amount of **Two million seven hundred thirty thousand one hundred seventy-six dollars and 85/100 Dollars ($2,730,176.85),** as further described in Paragraph 9 herein (the "Letter of Credit").

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

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

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

In addition, by its execution of this Agreement, the Developer agrees to protect, indemnify, save and hold harmless, and defend the Village and its employees, officials, and agents, against any and all claims, costs, causes, actions, and expenses, including but not limited to reasonable attorney's fees incurred by reason of a lawsuit or claim for damages or compensation arising in favor of any person, corporation or other entity, including the employees or officers or independent contractors or sub-contractors of the Developer or the Village, on account of personal injuries or death, or damages to property occurring, growing out of, incident to, or resulting directly or indirectly, from the performance of the work of the

Developer, independent contractors or sub-contractors or their officers, agents, or employees. The Developer shall have no liability or damages for the costs incident thereto to the extent caused by the sole negligence or intentional misconduct of the Village, its independent contractors or sub-contractors or their officers, agents, or employees.

6. Timing of Completion. Subject to Force Majeure (as defined herein), Developer shall cause the **Improvements to be completed within twenty-four (24) months following the date of this Agreement** (except any Improvements for which specified time limits are noted on the Plans, which shall be completed within the specified time limits shown on the Plans). "Force Majeure" as used herein shall mean a delay in Developer's performance hereunder caused by a strike or labor problem, energy shortage, governmental pre-emption or prescription, national emergency, or any other cause of any kind beyond the reasonable control of Developer. If work is not completed within the time prescribed herein, the Village shall have the right to call upon the Letter of Credit, in accordance with its terms, for the purpose of completing the Improvements. Upon completion of the Improvements herein provided for, as evidenced by the certificate or certificates of the Village President and Board of Trustees, the Village shall be deemed to have accepted said Improvements, and thereupon, the Letter of Credit shall automatically be reduced to serve as security for the obligations of the Developer as set forth in Paragraph 7 hereof. The Developer shall cause its consulting engineers to correct drawings to show work as actually constructed and said engineers shall turn over high quality Mylar reproducible copies thereof to the Village to become the Village's property prior to acceptance of the Improvements by the President and Board of Trustees.

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

8. Utilities. It is agreed that no occupancy permit shall be granted by any official for the construction of any structure until all required utility facilities set forth in the Plans (to include, but not by

way of limitation, sanitary sewer, water and storm sewer systems) have been installed and made ready to service the Property; and that all parking lots or access drives (to include curbs) set forth in the Plans that provide access to the Property have been completely constructed, except for the designed surface course. It is understood and agreed that building permits may be granted for buildings on specific lots to which utility facilities have been installed and made ready for service and to which parking lots or access drives have been constructed as described above, notwithstanding the fact that all improvements within the Development may not be completed.

9. Letter of Credit.

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

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

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

unpaid contract balances for the completion of the Improvements referred to in this Agreement.

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

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

E. As a portion of the security amount specified in Paragraph 2, the Developer shall maintain a cash deposit with the Village Clerk in the amount of **Twenty-Five Thousand Five Hundred Fifteen Dollars and Sixty-Seven Cents ($25,515.67).** If roads are not maintained with a smooth and firm surface reasonably adequate for access of emergency vehicles such as fire trucks and ambulances, or if any condition develops which is deemed a danger to public health or safety by the Village of Buffalo Grove due to the actions of the Developer or his failure to act; and after written notice of this condition, the Developer fails to immediately remedy the condition; then the Village may take action to remedy the situation and charge any expenses which results from the action to remedy the situation to the cash deposit. Upon notification that the cash deposit has been drawn upon, the Developer shall immediately deposit sufficient funds to maintain the deposit in the amount of **Twenty-Five Thousand Five Hundred Fifteen Dollars and Sixty-Seven Cents ($25,515.67).** If the Developer has not made the additional deposit required to maintain the total cash deposit within three (3) days

from the date he received notice that such additional deposit was required, it is agreed that the Village may issue a Stop Work Order or also may revoke all permits which the Developer had been granted. This cash deposit shall continue to be maintained until the maintenance guarantee period has lapsed. The deposit may be drawn upon by the Village if the conditions of this Agreement are not met by the Developer within five (5) days after receipt of a written notice of noncompliance with the conditions of this Agreement, except in cases of danger to public health and safety as determined by the Village, in which case, the deposit may be drawn upon immediately following notice to the Developer and his failure to immediately remedy the situation. After termination of the one-year maintenance period and upon receipt by the Village Clerk of a written request for release of the deposit, the Village will either notify the Developer that the Improvements are not in a proper condition for final release of the deposit, or shall release the deposit within **fifteen (15) days.**

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

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

10. Exterior Lighting. No occupancy permit shall be issued until all exterior lighting specified

on **Exhibit "C**" is installed and operational.

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

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

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

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

14. Related Agreements. This Agreement and the obligations contained herein are in addition to, and not in limitation of, all other agreements between the Parties hereto including, without limitation, the **Parking Variation and Preliminary Plan approved by Ordinance No. 2026-064** and the obligations contained therein.

15. No Recordation. Neither party shall cause this Agreement (or any memorandum hereof)

to be recorded against the Property.

16. Assignment. Neither party shall assign this Agreement or any of its terms without the prior, express and written consent of the other party. Furthermore, no assignment of the Developer's obligations shall be effective unless and until the Village approves the language of any proposed assignment and substitute security in the amounts required by this Agreement.

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

VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation

By _____

Village President

DEVELOPER:

CRE Deerfield Associates
1985 Cedar Bridge Ave, Suite 1,
Lakewood, NJ 08701

By: _____

Name: Joseph E. Teichman

Title: Executive Vice President

SIEMENS EXPANSION

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT A

LEGAL DESCRIPTION

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 26, 1988, AS DOCUMENT 2660293, 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 3222654, IN LAKE COUNTY, ILLINOIS.

KNOWN AS: **990 AND 1000 DEERFIELD PARKWAY, BUFFALO GROVE, ILLINOIS 60089**

PERMANENT INDEX NUMBERS:
Tract A 15-27-305-024
Tract B 15-27-408-004 and 15-27-408-005

AREA = **714,039 SQ. FT. OR 16.392 ACRES**

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.

North
Scale 1" = 50'

50' 0' 50' 100'

ABBREVIATION LEGEND

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

LINE TYPE LEGEND

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

NOTES:

1) 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 TRIMBLES VRS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.

2) TITLE COMMITMENT NO. 206806 DATED NOVEMBER 20, 2025 BY STEWART TITLE GUARANTY COMPANY WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY.

3) PARCEL CONTAINS APPROXIMATELY 714,039 SQUARE FEET (OR 16.392± ACRES).

4) SURVEY FIELD WORK COMPLETED ON 11/14/25

5) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

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

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

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

_____
(DENOTE TITLE)

ATTEST: _____
(DENOTE TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____ , A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE AFORESAID STATE, DO HEREBY CERTIFY THAT _____AND_____ , PERSONALLY KNOWN TO ME TO BE THE SAME 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 _____AND CAUSED THE SEAL OF SAID TO BE AFFIXED THERETO, PURSUANT TO AUTHORITY GIVEN BY THE _____ OF SAID _____AS THEIR FREE 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____.

_____
NOTARY PUBLIC

LAKE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS,

THIS_____DAY OF_____ , A.D., 20____.

_____
COUNTY CLERK

CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

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

_____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)
) SS
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

ATTEST: _____
SECRETARY

VILLAGE COLLECTOR' CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I HEREBY CERTIFY THAT I FIND 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 ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
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

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY RIDGELINE CONSULTANTS, LLC UNDER THE SUPERVISION OF JIANFENG (JJ) HUA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-4071, AND PLAT HEREON DRAWN IS A CORRECT PRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

TRACT A:

LOT 10 A 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 26, 1988, AS DOCUMENT 2660293, 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 3222654, IN LAKE COUNTY, ILLINOIS.

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

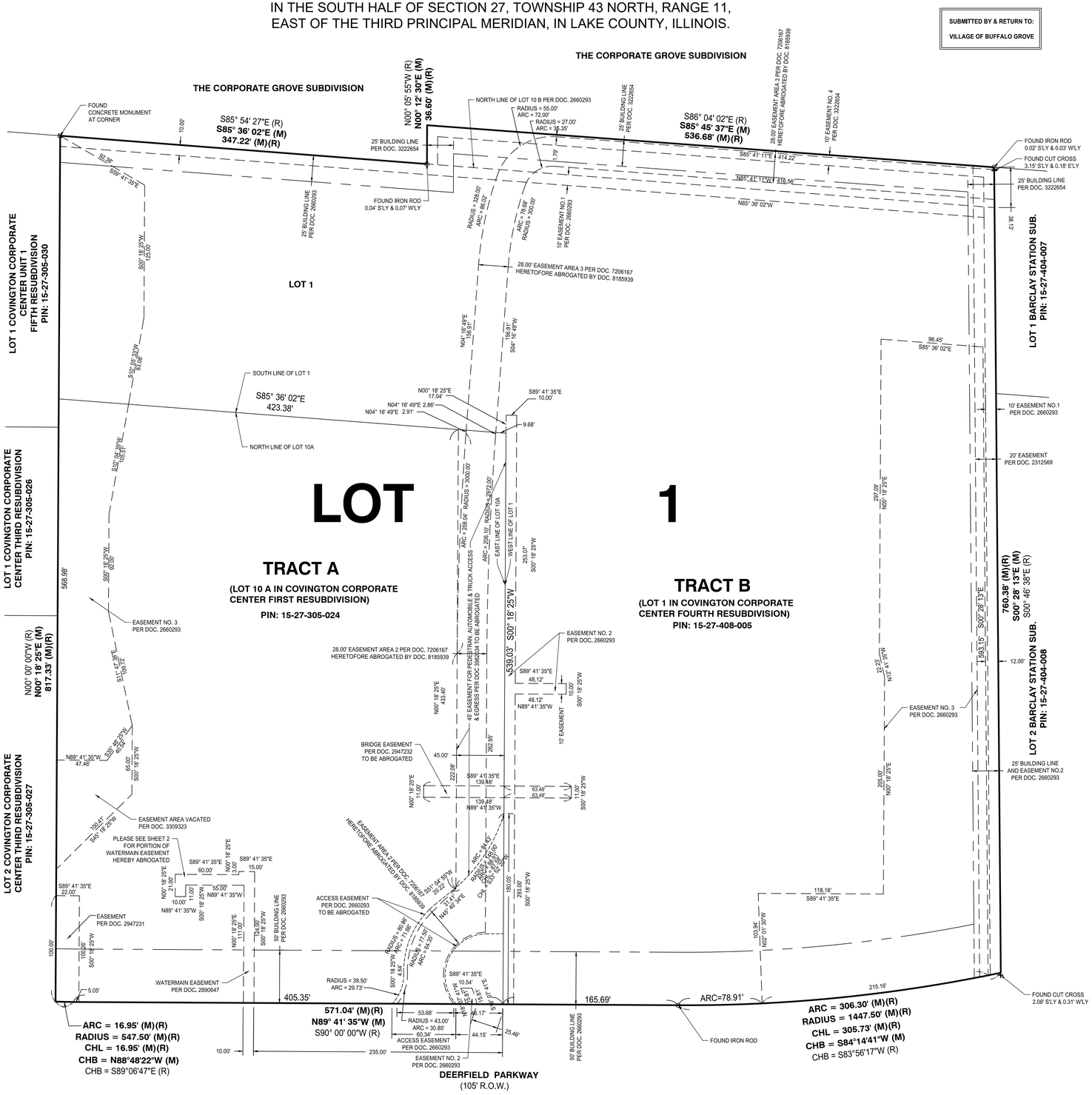
THIS IS ALSO TO CERTIFY THAT THE PROPERTY, AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BUFFALO GROVE, ILLINOIS, WHICH AS ADOPTED A COMPREHENSIVE PLAN.

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

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

BY:_____

JIANFENG HUA
ILLINOIS PROFESSIONAL LAND SURVEYOR #4071
LICENSE EXPIRATION / RENEWAL DATE 11-30-2026



REVISION	DATE	DESC
JH	04/06/26	REVISED PER VILLAGE REVIEW COMMENTS DATED 03/19/2026
JH	05/06/26	ADDED PROPOSED EASEMENT PER CLIENT'S REQUEST
JH	06/09/26	ADDED PROPOSED EASEMENT
JH	07/10/26	NO CHANGE ON THIS SHEET
JH	09/05/26	ADDED EASEMENT ABROGATION BY DOC. 8185939

BOOK:
DRAWN: TS/ (EP)
CHECKED: JH
REFERENCE:
DATE: 01-30-2026
PROJECT NO. 2025-0406
DWG. SIZE: D

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1N641 Fabyan Parkway, Batavia, IL 60510
PH. 630.801.7927 FAX: 630.701.1365
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3410 Expiration Date 11/30/2026

PREPARED FOR:
WARE MALCOMB
PROPERTY ADDRESS:
990-1000 DEERFIELD PARKWAY
BUFFALO GROVE, ILLINOIS

SHEET 1 OF 3

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.

North
Scale 1" = 50'

50' 0' 50' 100'

ABBREVIATION LEGEND

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

LINE TYPE LEGEND

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

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

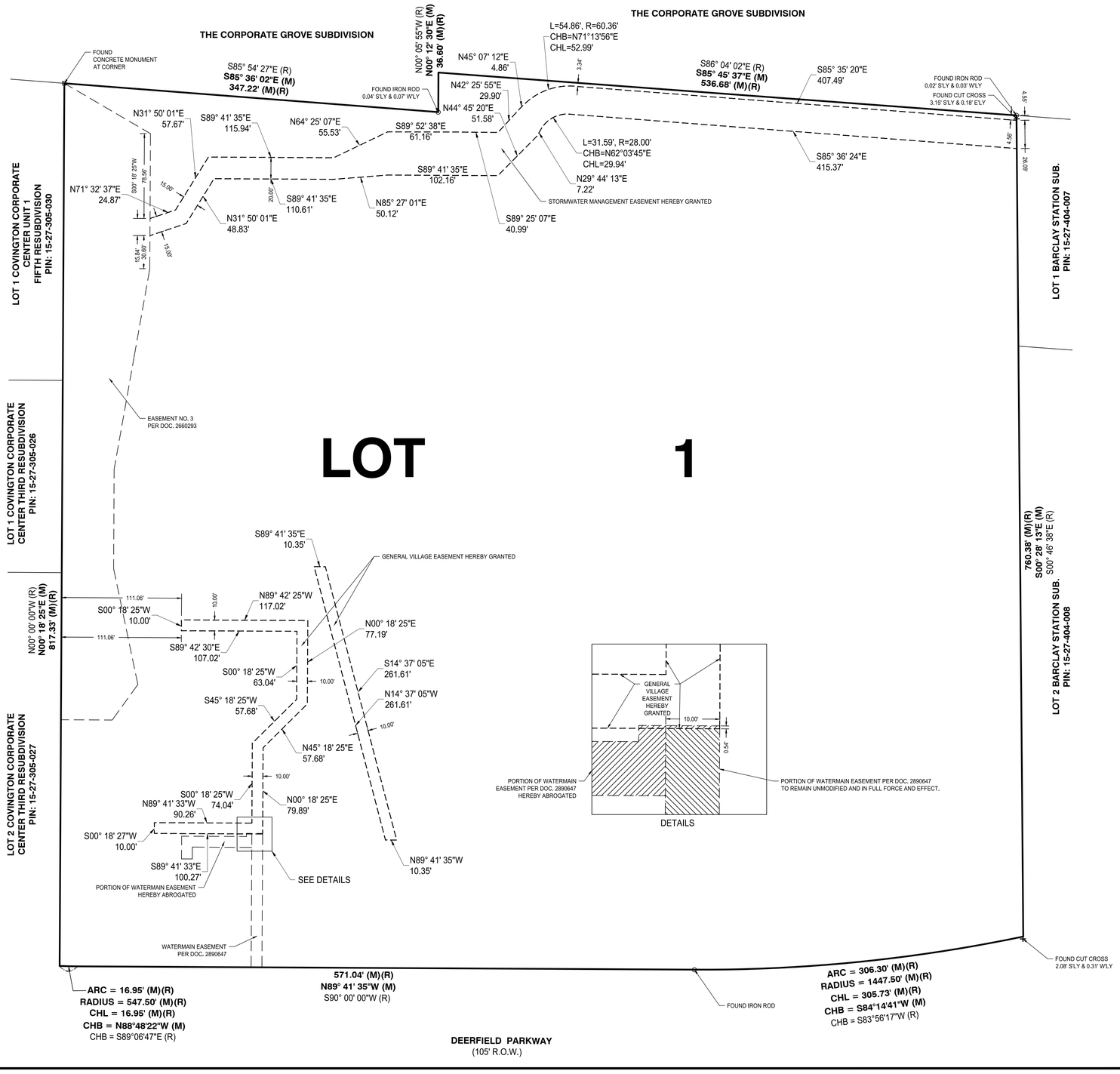
OWNER SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREAS AND APPURTENANCES, IN ACCORDANCE WITH THE MAINTENANCE PLANS APPROVED WITH THE WATERSHED DEVELOPMENT PERMIT, IN THE EVENT AN OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST IN THE EASEMENT AREAS, OR IF THE PROPERTY OWNER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

GENERAL VILLAGE EASEMENT PROVISIONS

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

VILLAGE OF BUFFALO GROVE

ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWERAGE, STORM SEWER AND DRAINAGE, AND STREET LIGHTING IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "GENERAL VILLAGE EASEMENT". ALSO GRANTED HEREWITH IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.



REVISION	DATE	DESC
JH	05/08/26	ADDED PROPOSED EASEMENT PER CLIENT'S REQUEST
JH	05/07/26	ADDED GENERAL VILLAGE EASEMENT PROVISIONS
JH	05/06/26	REVISED GRADING AND SLOPE EASEMENT PROVISION REQUEST
JH	05/05/26	ADDED OTHER CORRECTIONS AND MADE OTHER CORRECTIONS
JH	05/05/26	ABROGATED PORTION OF WATERMAIN EASEMENT AND REVISED PROPOSED EASEMENT

BOOK:
DRAWN: TS/ (EP)
CHECKED: JH
REFERENCE:
DATE: 01-30-2026
PROJECT NO. 2025-0406
DWG. SIZE: D

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1111 Plaza Drive, Suite 400, Schaumburg, IL 60173
PH. 630.807.7927 FAX: 630.701.1365
Jianfeng Hui P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3410 Expiration Date 11/30/2026

PREPARED FOR: WARE MALCOMB
PROPERTY ADDRESS: 990-1000 DEERFIELD PARKWAY BUFFALO GROVE, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS AND SURVEYORS

SHEET 2 OF 3

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.

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LINE TYPE LEGEND

BOUNDARY LINE =
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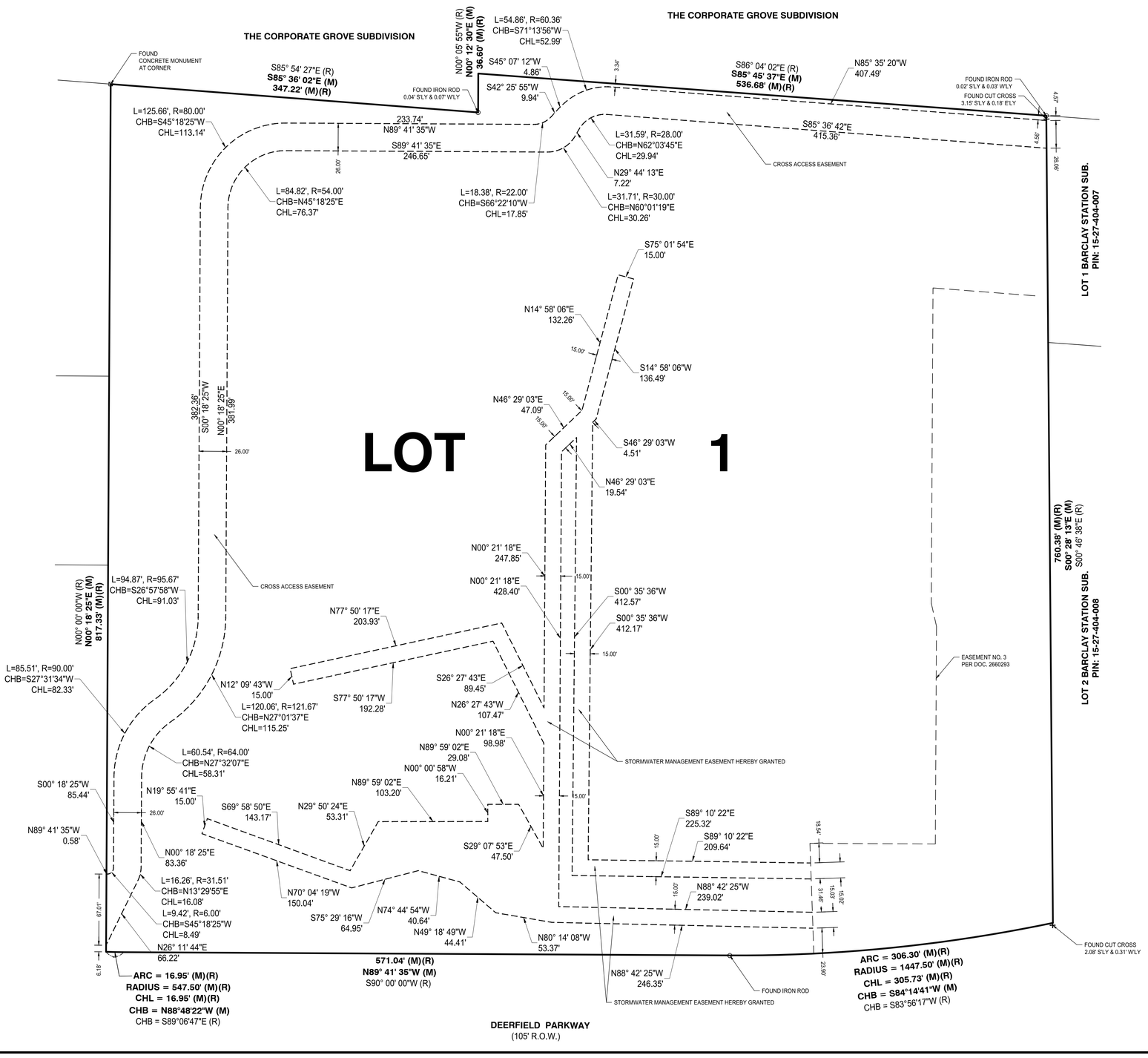

REVISION	DATE	DESC
JH	07/10/26	ADDED PROPOSED EASEMENT PER CLIENTS REQUEST
JH	09/05/26	NO CHANGE ON THIS SHEET

BOOK:
DRAWN: TS/ (EP)
REFERENCE:
DATE: 01-30-2026
DWG. SIZE: D
CHECKED: JH
PROJECT NO. 2025-0406

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1660 Lake Cook Road, Deerfield, IL 60015
PH: 630.801.7927 FAX: 630.701.1365
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3410 Expiration Date 11/30/2026

PREPARED FOR: WARE MALCOMB
PROPERTY ADDRESS: 990-1000 DEERFIELD PARKWAY BUFFALO GROVE, ILLINOIS

SHEET 3 OF 3

SIEMENS EXPANSION

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT B

All improvements set forth and depicted in the Plans, both public and private, including (to the extent applicable) earthwork, soil erosion and sediment control measures, grading, parking lot and drive aisle pavement, sidewalks, sanitary and storm sewers, water main, drainage and storm water management facilities, site grading, site lighting, landscaping, survey monuments, and benchmarks.

SIEMENS EXPANSION

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT C

Final Engineering Plans prepared by Ware Malcomb

Entitled "Final Engineering Plans – Siemens Expansion"

Consisting of 15 sheets, last revised **August 3, 2026**

Final Landscape Plans prepared by Heritage Oak Studios, LLC

Entitled "Siemens Building and Parking Lot Expansion"

Consisting of 2 sheets, last revised **July 8, 2026**

(see following pages)

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

FINAL ENGINEERING PLANS

SIEMENS EXPANSION

1000 DEERFIELD PARKWAY, BUFFALO GROVE, IL 60089

AGENCY CONTACT LIST

OWNER/DEVELOPER
LIGHTSTONE
299 PARK AVENUE
NEW YORK, NY 10171
732.569.5022
GIANNACONE@LIGHTSTONEGROUP.COM
CONTACT: GREG IANNACONE

CIVIL ENGINEER
WARE MALCOMB
1315 W 22ND ST, SUITE 410
OAK BROOK, IL 60523
312.366.0977
CONTACT: GIANNA SITHAMMAVONG

VILLAGE OF BUFFALO GROVE
50 RAUPP BOULEVARD,
BUFFALO GROVE, IL 60089
847.459.2500

BENCHMARK

SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HERON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT.

SITE BENCHMARK: ALL CONTROL POINTS. (AS SHOWN ON DRAWING)

BASIS OF BEARINGS

ELEVATIONS HEREON REFER TO NAVD 88 DATUM.

SUPPLEMENTAL DRAWINGS

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

VICINITY MAP
SCALE: 1" = 600'

LEGAL DESCRIPTION

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 26, 1988, AS DOCUMENT 2660293, 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 3222654, IN LAKE COUNTY, ILLINOIS.

SHEET INDEX

SHEET NUMBER	SHEET CATEGORY	SHEET TITLE
01	C1.0	COVER SHEET
02	C1.1	GENERAL NOTES
03	C2.0	EXISTING CONDITIONS PLAN
04	C2.1	DEMOLITION PLAN
05	C3.0	SITE PLAN
06	C3.1	VEHICLE TRACKING EXHIBIT
07	C4.0	GRADING PLAN
08	C5.0	EROSION & SEDIMENT CONTROL PLAN
09	C5.1	EROSION & SEDIMENT CONTROL DETAILS
10	C6.0	UTILITY & DRAINAGE PLAN
11	C7.0	DETAILS
12	C7.1	DETAILS
13	C7.2	DETAILS
14	C7.3	DETAILS
15	C7.4	DETAILS

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT	
	CENTERLINE	
	CURB & GUTTER	
	TREE (VARIOUS)	
(5280)	CONTOUR	5750
CATV	CATV	CATV
E E	ELECTRIC	E E
OH	OVERHEAD UTILITY	OH
FO	FIBER OPTIC	FO
IRR	IRRIGATION	IRR
NGAS	NATURAL GAS	NGAS
SS	SANITARY	SS
SD	STORM DRAIN	
T	TELEPHONE	T
UKWN	UNKNOWN UTIL	N/A
WM	WATER LINE	WM
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
RW	RECLAIMED WATER	RW

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BFV	BACK FLOW VALVE
CF	CURB FACE
CL/℄	CENTERLINE
CO	CLEANOUT
DF	DEEPENED FOOTING
DIP	DUCTILE IRON PIPE
EG	EXISTING GRADE
EL	ELEVATION
EOA	EDGE OF ASPHALT
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FF/FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FGW	FINISH GRADE AT WALL
FL/℄	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	MAHNOLE
NG	NATURAL GROUND
OC	ON CENTER
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE
PL/℄	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
(RAD)	RADIAL BEARING
RCP	REINFORCED CONCRETE PIPE
R/W /ROW	RIGHT OF WAY
SD/STRM	STORM DRAIN
STA	STATION
SS/SAN	SANITARY SEWER
TG	TOP OF GRATE
SW	SIDE WALK
TBC	TOP BACK OF CURB
TFI	TOP FACE OF INLET
TC	TOP OF CURB
TOP	TOP OF PIPE
TOW	TOP OF WALL
TYP.	TYPICAL
VIF	VERIFY IN FIELD
WM	WATER METER
WSEL	WATER SURFACE ELEVATION
WV	WATER VALVE

811 Know what's below. Call before you dig.

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.

WARE MALCOMB
CIVIL ENGINEERING
1315 22nd street
suite 410
oak brook, Il 60523
p. 630.218.0063
waremalcomb.com

EDWARD J. WALSH
REGISTERED PROFESSIONAL ENGINEER
062.065255
STATE OF ILLINOIS
08/04/2026
FOR AND ON BEHALF OF WARE MALCOMB

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

COVER SHEET

NO	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS
4	05/08/2026	ISSUED FOR FINAL ENGINEERING
5	06/19/2026	REVISED PER FINAL ENGINEERING REVIEW
6	07/10/2026	REVISED PER FINAL ENGINEERING REVIEW 2
7	08/03/2026	REVISED PER FINAL ENGINEERING REVIEW 3

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
C1.0
Sheet 1 of 15

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

P:\CHI\24\0094\00\Civil\CAD\Sheets\CD\CHI24-0094_C1.0_Cover Sheet & General Notes.dwg 08/04/2026 2:16 PM BMENDOZA 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

WM NOTES: GENERAL NOTES

1. ELEVATIONS ARE U.S.G.S DATUM.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL EXAMINE THE PLANS AND SPECIFICATIONS, VISIT THE SITE OF THE WORK AND INFORM HIMSELF FULLY WITH THE WORK INVOLVED, GENERAL AND LOCAL CONDITIONS, ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS WHICH MAY AFFECT THE COST AND TIME OF COMPLETION OF THIS PROJECT BEFORE SUBMITTING A PROPOSAL. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND A RESPONSE PROVIDED BY THE ENGINEER.
5. THE ACCURACY AND COMPLETE INCLUSION OF THE LOCATIONS OF EXISTING UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, OWNER, AND UTILITY OWNER, BY THE CONTRACTOR AT HIS OWN EXPENSE. CONTRACTOR TO NOTIFY VILLAGE OF ANY CONFLICTS PRIOR TO REPAIRING THE DAMAGE EXISTING UTILITIES.
6. THE CONTRACTOR SHALL EXAMINE THE PLANS AND SPECIFICATIONS, VISIT THE PROJECT SITE, AND INFORM HIMSELF FULLY WITH THE WORK INVOLVED, GENERAL AND LOCAL CONDITIONS, ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS WHICH MAY AFFECT THE COST AND TIME OF COMPLETION OF THIS PROJECT BEFORE SUBMITTING A PROPOSAL. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.
7. OPEN EXCAVATION WITHIN THE PAVEMENT OR PARKWAY SHALL NOT BE LEFT OVER A WEEKEND, HOLIDAY, OR AFTER 3 P.M. ON THE DAY PRECEDING A WEEKEND OR HOLIDAY, OR ANY TIME THE EXCAVATION CANNOT BE SUPERVISED AND SECURED TO THE SATISFACTION OF THE ENGINEER AND AUTHORITY HAVING JURISDICTION.
8. THE CONTRACTOR SHALL RESTORE ANY AREA DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL USE. THIS SHALL INCLUDE FINISH GRADING, ESTABLISHMENT OF A VEGETATIVE COVER (SEEDING OR SOD) AND GENERAL CLEANUP. THE CONTRACTOR SHALL NOT EXCAVATE OR DISTURB BEYOND PROPERTY LINE BOUNDARIES, UNLESS OTHERWISE NOTED.
9. ALL LOT IRONS DAMAGED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY THE ENGINEER AND SAID COST OF REPLACEMENT SHALL BE PAID BY THE CONTRACTOR.
10. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION", ADOPTED JAN 1, 2022 WITH ALL SUBSEQUENT SUPPLEMENTS, AND LOCAL JURISDICTIONAL REQUIREMENTS. IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
11. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, UNLESS OTHERWISE NOTED.
12. ALL MANHOLES AND VALVE VAULTS SHALL HAVE "SANITARY", "STORM" OR "WATER" CAST INTO THE CAST IRON LIDS, AS APPROPRIATE.
13. ALL SEWERS AND WATER MAINS WHICH FALL WITHIN THREE FEET OF EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH AGGREGATE CA 6 OR OTHER APPROVED GRANULAR MATERIAL. THE GRAVEL SHALL EXTEND A DISTANCE OF 2'-0" BEYOND THE PAVEMENT AND EXTEND DOWN FROM THAT POINT AT A 1:1 SLOPE, AWAY FROM THE PAVEMENT.
14. "BAND-SEAL" CONNECTORS, OR EQUAL, SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIALS
15. ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION OF THE WORK. ADJUSTMENTS UPWARD SHALL BE MADE USING PRECAST CONCRETE ADJUSTMENT RINGS, BUT NO MORE THAN TWO PRECAST CONCRETE ADJUSTING RINGS WITH 6" MINIMUM HEIGHT ADJUSTMENT SHALL BE ALLOWED, MINIMUM ONE 2" RING INSTALLED ON NEW STRUCTURES PER STANDARD DETAIL S-03. IF THE TOTAL HEIGHT OF ALL ADJUSTMENTS EXCEEDS 6", THEN ADJUSTMENTS SHALL BE MADE BY INTERCHANGING AND/OR ADDING/REMOVING COMPLETE BARREL SECTIONS TO ACHIEVE DESIRED ELEVATIONS.
16. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN ALL SEWERS AND SERVICES AND WATER MAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN A TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM OF 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN WITHIN A DISTANCE OF 10 FEET ON EITHER SIDE OF THE WATER MAIN, THE SEWER PIPES SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
17. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL CALL THE ATTENTION OF THE ENGINEER TO ANY MATERIAL OR EQUIPMENT HE DEEMS INADEQUATE AND TO ANY ITEM OF WORK OMITTED.
18. THE CONTRACTOR WILL HAVE IN HIS POSSESSION, ON THE JOB SITE, A COPY OF THE PLANS AND SPECIFICATIONS PRIOR TO BEGINNING WORK.
19. A LICENSED WELL DRILLER SHALL CAP ALL WELLS IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS. CERTIFICATES SHALL BE FURNISHED, SUBMITTED AND APPROVED BY THE APPROPRIATE HEALTH DEPARTMENT PRIOR TO ACCEPTANCE OF THE WORK.

WM NOTES: PAVEMENT & CONCRETE CONSTRUCTION NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION", ADOPTED JAN 1, 2022 WITH ALL SUBSEQUENT SUPPLEMENTS, AND LOCAL JURISDICTIONAL REQUIREMENTS. IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
2. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATION BEGINS.
3. ALL CURBS CONSTRUCTED OR REPLACED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #4 REBAR FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #6 REBAR.
4. ALL PROPOSED ELEVATIONS SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS UNLESS NOTED OTHERWISE.
3. ALL RADII AND DIMENSIONS ARE TO THE FLOWLINE/BOTTOM OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
4. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT TEN (10) FOOT MINIMUM INTERVALS. THE GRANULAR CURB BASE SHALL BE A MINIMUM OF THREE (3) INCHES OF 3/8" TO 3/4" OPEN GRADED GRANULAR MATERIAL TO ALLOW FOR PROPER SUBGRADE DRAINAGE. COMPACTED CURB SUBGRADE SHALL BE SHAPED PARALLEL TO THE CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS. ALL PAVEMENTS SHALL BE CONSTRUCTED ON A SELECT COMPACTED SUBGRADE, GRADED PARALLEL TO THE FINISH SURFACE.
5. EXPANSION JOINTS SHALL BE REQUIRED AT ALL POINTS OF CURVATURE, AT BOTH SIDES OF ALL DRAINAGE STRUCTURES, AND ALL LOCATIONS WHERE THE SIDEWALK ABUTS THE CONCRETE CURB AND GUTTER.
6. CURB AND GUTTER SHALL BE CONSTRUCTED AND TIED INTO EXISTING P.C.C. PAVEMENT IN ACCORDANCE WITH I.D.O.T. STANDARDS 606001 AND 420001.
7. ALL CONCRETE CURB AND GUTTER AND SIDEWALKS SHALL BE CURED WITH W.R. MEADOWS CS-309 CURING COMPOUND OR APPROVED EQUAL.
8. ALL CONCRETE CURB AND GUTTER SHALL BE SEALED WITH W.R. MEADOWS T1A44 SEALANT OR APPROVED EQUAL, IMMEDIATELY AFTER SEVEN (7) DAYS OF CURING AT A RATE OF 300 S.F. PER GALLON UTILIZING A SPRAY APPLICATION. THE SURFACE MUST BE THOROUGHLY CLEAN AND DRY OF APPLICATION.
9. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, 5" THICK. BASE SHALL BE FOUR INCHES (4") OF COMPACTED CRUSHED STONE OR FINE AGGREGATE BASE ON A DRY NATURAL OR COMPACTED SUBGRADE FOR SIDEWALKS.
10. WHERE NEW PAVEMENT MEETS EXISTING BITUMINOUS CONCRETE OR PORTLAND CEMENT CONCRETE PAVEMENTS, A CUT JOINT OF TRANSITIONAL LENGTH NO LESS THAN TEN (10') FEET WILL BE REQUIRED. THE SUBGRADE SHALL BE GRADED PARALLEL TO THE FINAL SURFACE GRADES AS SUCH, SHALL DRAIN TO THE CURB LINE AND TO THE INLETS AND CATCH BASINS. POSITIVE DRAINAGE MUST BE ACCOMPLISHED ON THE COMPACTED SUBGRADE OR THE PLACEMENT OF BASE MATERIAL WILL BE ALLOWED.
11. THE INSTALLATION OF THE BITUMINOUS SURFACE COURSE SHALL BE DELAYED UNTIL THE BASE COURSE IS "PROOF ROLLED" BY THE CONTRACTOR, AT HIS COST, TO THE SATISFACTION OF THE ENGINEER.

WM NOTES: STORM SEWER CONSTRUCTION NOTES

1. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, ADOPTED JAN. 1, 2022, AND REVISIONS THERETO, THE NOTES IN THE PLANS, AND IN ACCORDANCE WITH THE ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
2. ALL STORM SEWERS 12"-60" SHALL BE REINFORCED CONCRETE PIPE (RCP), CONFORMING TO ASTM C-76, CLASS V, WITH JOINTS CONFORMING TO ASTM C-443 OR HIGH DENSITY POLYETHYLENE (HDPE) CONFORMING TO ASTM F2306 WITH JOINTS CONFORMING TO ASTM F477.
3. UNLESS SHOWN OTHERWISE, ALL 10" AND SMALLER STORM SEWER SHALL BE POLYVINYL CHLORIDE (PVC) SDR-26 CONFORMING TO ASTM D-3034 WITH JOINTS CONFORMING TO ASTM D-3212. WHERE SPECIFIED ON THE PLANS, WATER MAIN QUALITY PVC SHALL CONFORM TO ASTM D-2241 WITH JOINTS CONFORMING TO ASTM D-3139.
4. ALL MANHOLES AND INLET STRUCTURES SHALL BE PRECAST REINFORCED CONCRETE, ASTM DESIGNATION C-478.
5. EXISTING FIELD TILE ENCOUNTERED AT AN ELEVATION ABOVE THE PROPOSED DRAINAGE SYSTEM SHALL BE CONNECTED TO THE DRAINAGE SYSTEM BY A METHOD APPROVED BY THE ENGINEER. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION.
6. EXISTING FIELD TILE ENCOUNTERED AT AN ELEVATION BELOW THE PROPOSED DRAINAGE SYSTEM SHALL BE REPLACED BY A METHOD APPROVED BY THE ENGINEER. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION.
7. ALL DOWNSPOUTS AND ROOF DRAINS SHALL DISCHARGE INTO THE STORM SEWER SYSTEM.
8. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO INITIATION OF THE MAINTENANCE GUARANTEE PERIOD, AND IF DEEMED NECESSARY DURING THE CONSTRUCTION OF THE STORM SEWER, A T.V. INSPECTION SHALL BE PERFORMED ON THE SECTIONS OR PORTIONS OF THE SEWER AS DIRECTED BY THE VILLAGE ENGINEER. VIDEO TAPES AND A WRITTEN REPORT OF ALL TELEVISION INSPECTIONS SHALL BE PROVIDED TO THE VILLAGE PRIOR TO THE INITIAL ACCEPTANCE PROVIDED FOR BY THIS TITLE. THE FORM OF THE REPORT AND TYPE AND FORMAT OF THE VIDEO TAPE SHALL BE APPROVED BY THE VILLAGE ENGINEER.
   - 8.1. FEES AND COSTS CONNECTED WITH T.V. INSPECTIONS SHALL BE PAID FOR BY THE DEVELOPER OR OWNER.
   - 8.2. ALL DIPS, CRACKS, LEAKS, IMPROPERLY SEALED JOINTS, AND DEPARTURES FROM APPROVED GRADES AND ALIGNMENT SHALL BE REPAIRED BY REMOVING AND REPLACING THE INVOLVED SECTIONS OF PIPE.
   - 8.3. ALL DEFECTS AND CORRECTIVE WORK REQUIRED AS THE RESULT OF T.V. INSPECTION SHALL BE PERFORMED BY THE DEVELOPER WITHOUT DELAY. UPON COMPLETION THEREOF, THE SEWER SHALL BE RE-TESTED AND SUCH FURTHER INSPECTION MADE AS MAY APPEAR WARRANTED.

WM NOTES: SANITARY SEWER CONSTRUCTION NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AND REVISIONS THERETO, THE NOTES AND ON THE PLANS, AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
2. THE SANITARY SEWER AND SERVICE SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC) PIPE IN ACCORDANCE WITH ASTM D-3034 FOR PIPE AND ASTM D-3212 FOR JOINTS FOR PIPE DIAMETERS FROM 6" TO 15", AND THE STANDARD DIMENSION RATIO (SDR) SHALL BE 26.
3. ALL SANITARY SEWER MANHOLES SHALL BE PROVIDED WITH APPROVED CAST IN PLACE RUBBER BOOTS THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
4. BAND SEAL, OR SIMILAR COUPLINGS SHALL BE USED IN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS.
5. ALL MANHOLE COVERS SHALL HAVE THE WORD "SANITARY" CAST INTO THE TOP AND SHALL BE THE CONCEALED PICKHOLE TYPE. ALL COVERS USED FOR SANITARY SEWERS SHALL HAVE A MACHINED SURFACE AND A WATERTIGHT RUBBER GASKET SEAL. ALL MANHOLE FRAMES SHALL BE SET WITH BUTYL ROPE JOINT SEALANT.
6. ALL FINAL ADJUSTMENTS OF CASTINGS WILL BE ACCOMPLISHED BY THE USE OF PRECAST CONCRETE ADJUSTING RINGS SET IN BUTYL ROPE JOINT SEALANT, MORTAR JOINTS ARE NOT ALLOWED. ADJUSTING RINGS USED SHALL HAVE A MINIMUM HEIGHT OF 2" AND MAXIMUM HEIGHT OF 6".
7. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
   - 7.1. CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOL "SEWER TAP" MACHINE (OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
   - 7.2. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
   - 7.3. WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
8. SANITARY SEWER SERVICES SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS IN THE PLANS AND THE EXACT LOCATION OF EACH SHALL BE DETERMINED IN THE FIELD. THE CONTRACTOR SHALL FURNISH RECORD DRAWINGS OF SANITARY SEWER SERVICES AT THE COMPLETION OF CONSTRUCTION, BASED ON MEASUREMENTS PROVIDED BY THE CONTRACTOR.
9. A RED TIPPED 4"X4"X6' POST SHALL BE PLACED VERTICALLY IN THE GROUND AT SERVICE TERMINATION, 4' OUT OF THE GROUND.
10. ALL SANITARY SEWER AND SERVICES TO HAVE PIPE BEDDING WITH IDOT GRADATION CA-11 STONE, CLASS B OR BETTER. FOR THERMOPLASTIC PIPE THE BEDDING AND BACKFILL MATERIAL AND METHOD SHALL MEET ASTM D-2321, CLASS I STANDARDS, EXCEPT THAT A UNIFORM GRADATION OF THE GRANULAR MATERIAL MAY RANGE FROM 1/4" TO 1" IN SIZE. THE BEDDING MATERIAL SHALL EXTEND ABOVE THE TOP OF THE PIPE A MINIMUM OF 12" FOR FLEXIBLE PIPE AND A MINIMUM OF 4" FOR RIGID PIPE.
11. ALL FLOOR DRAINS SHALL DISCHARGE INTO THE SANITARY SEWER.

WM NOTES: DEFLECTION TESTING FOR FLEXIBLE THERMOPLASTIC PIPE NOTES

1. ALL PIPELINE SHALL BE TESTED FOR EXCESS DEFLECTION BY PULLING A "GO - NO GO" MANDREL THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANDREL SHALL BE SIZED IN ACCORDANCE WITH THE TESTING LIMITS GIVEN BELOW, AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION. WHEREVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES.
2. WHERE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER), THE LINE SHALL BE REPLACED.
3. SAMPLING SHALL BE PERFORMED ON ALL SEWER PIPELINE BY THE ENGINEER.
4. DEFLECTION LIMITS FOR FLEXIBLE THERMOPLASTIC PIPES:

   VERTICAL RING DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0%

   MANDREL DIAMETER = (100% - DEFLECTION % LIMIT) * BASE INSIDE DIAMETER (ID)

   BASE ID = AVERAGE ID - TOLERANCE PACKAGE
   AVERAGE ID = AVERAGE OD - 2* 1.06 * MIN WALL THICKNESS

   TOLERANCE PACKAGE = [(OD TOLERANCE)² + 2(0.06 * MIN WALL THICKNESS)² + ROUNDNESS TOLERANCE)²] ^1/2

WM NOTES: SITE GRADING NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION", ADOPTED JAN 1, 2022 WITH ALL SUBSEQUENT SUPPLEMENTS, AND LOCAL JURISDICTIONAL REQUIREMENTS. IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
2. EARTHWORK AND EMBANKMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", ADOPTED JANUARY 1, 2022 WITH ALL SUBSEQUENT SUPPLEMENTS. COMPACTION OF ALL EMBANKMENTS SHALL NOT DEVIATE FROM SECTION 205.04.
3. ALL SITE WORK SHALL INCLUDE CLEARING, STRIPPING, AND STOCKPILING OF TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTING NON-STRUCTURAL FILLS, AND FINAL SHAPING, AND TRIMMING TO THE LINES, GRADES AND CROSS-SECTION SHOWN ON THE PLANS.
4. UNSUITABLE MATERIAL ENCOUNTERED IN EXCAVATING FOR PAVEMENT SUBGRADE SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO THE LIMITS APPROVED BY THE GEOTECHNICAL ENGINEER. UNSUITABLE MATERIAL THAT IS EXCAVATED SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
5. TOPSOIL EXCAVATED SHALL BE STOCKPILED ON THE SITE IN AREAS DESIGNATED BY THE ENGINEER UNTIL SUCH TIME THAT THIS TOPSOIL CAN BE USED FOR FINAL GRADING. ALL TOPSOIL STOCKPILE AREAS TO BE STABILIZED IN ACCORDANCE WITH APPLICABLE EROSION CONTROL REQUIREMENTS.
6. CONTRACTOR SHALL LANDSCAPE DISTURBED R.O.W. BY BACKFILLING FROM BACK OF CURB TO ROW LINE WITH A MINIMUM OF 6-INCHES OF TOPSOIL & PLACING SOD. FERTILIZE TOPSOIL WITH NITROGEN, PHOSPHORUS AND POTASSIUM FERTILIZER NUTRIENT.

WM NOTES: WATER MAIN CONSTRUCTION NOTES

1. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, THE NOTES AND ON THE PLANS, AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE LOCAL JURISDICTION HAVING AUTHORITY.
2. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE CLASS 52 AND SHALL CONFORM TO ANSI A21.51, AWWA C151
3. ALL MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI A21.11, AWWA C111.
4. ALL FITTINGS SHALL BE COMPACT DUCTILE IRON AND SHALL CONFORM TO ANSI AND AWWA C153. FITTINGS SHALL BE U.L. LISTED CLASS 350, TYLER, GRIFFIN OR APPROVED EQUAL.
5. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI AND AWWA C104.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT AND SHALL BE INSTALLED WITH RETAINER GLANDS.
7. SLEEVES SHALL BE ROCKWELL D.I. COUPLING TYPE 441 OR EQUAL. SLEEVES SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS OR AS REQUIRED. THE COST OF SLEEVES IS CONSIDERED AS INCIDENTAL TO THE COST OF THE PROJECT.
8. ALL GATE VALVES SHALL BE OF THE DOUBLE DISC TYPE, SHALL HAVE A STANDARD OPERATING NUT AND SHALL OPEN IN A COUNTERCLOCKWISE DIRECTION. GATE VALVE SHALL BE RESILIENT WEDGE TYPE GATE VALVE - AWWA C-509 OR AS SPECIFIED BY THE JURISDICTION HAVING AUTHORITY.
9. ALL GATE VALVES 12" AND LARGER SHALL BE LOCATED IN A VALVE VAULT WITH A MINIMUM OF 6' INSIDE DIAMETER.
10. ALL WATER MAIN SHUTDOWNS SHALL BE PERFORMED BY DISTRICT PERSONNEL ONLY. A MINIMUM OF 24 HOURS NOTICE SHALL BE GIVEN PRIOR TO REQUESTED SHUT-DOWNS.
11. VALVE BOXES SHALL BE CAST IRON, TWO PIECE 5 1/4 INCH SHAFTS, SCREW-TYPE TYLER MODEL 664-5, OR EQUAL. LIDS TO BE MARKED "WATER."
12. ALL HYDRANTS SHALL BE IN ACCORDANCE WITH AWWA C502 AND SHALL BE WATEROUS PACER MODEL WB67-250 (TRAFFIC TYPE) WITH TWO NOZZLES AT 2 1/2" AND ONE NOZZLE AT 4 1/2", WHICH THE THREADS CONFORMING TO NATIONAL STANDARDS.
13. AUXILLARY BOXES AND HYDRANTS SHALL BE A DIRECT FLANGE-TO-FLANGE CONNECTION UNLESS OTHERWISE NOTED.
14. ALL TEE BENDS, FIRE HYDRANTS AND VALVES SHALL BE ADEQUATELY SUPPORTED WITH BLOCKING, SUPPORTED LATERALLY WITH POURED IN THRUST BLOCKING AGAINST UNDISTURBED EARTH. ALL FITTINGS SHALL BE INSTALLED WITH RETAINER GLANDS. AUXILIARY VALVES SHALL BE AWWA C-509 TYPE. STEAMER PORT ON FIRE HYDRANT SHALL BE 18" ABOVE FINISHED GRADE.
15. WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER SERVICE CONNECTIONS AND DRAINS IN ACCORDANCE WITH TITLE 35: ENVIRONMENTAL PROTECTION AGENCY SUBTITLE F: PUBLIC WATER SUPPLIES, CHAPTER II: ENVIRONMENTAL PROTECTION AGENCY, PARTS 651-654 TECHNICAL POLICY STATEMENTS, SECTION 653.119.
16. ALL CURB STOPS SHALL BE MUELLER MODEL H15155, MARK II ORISEAL 1" MINNEAPOLIS PATTERN UNLESS OTHERWISE NOTED. ALL CURB BOXES SHALL BE MUELLER MODEL H10300, EXTENSION TYPE (5-1/2 FT.) MINNEAPOLIS PATTERN BASE CURB BOX UNLESS OTHERWISE NOTED.
17. A BLUE TIPPED 4"X4"X6' WOODEN POST SHALL BE PLACED VERTICALLY IN THE GROUND AT EACH SERVICE TERMINATION 4' OUT OF THE GROUND.
18. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF COVER OF 5'-6".
19. WATER MAIN MAY BE LAID ON A 2" SAND CUSHION TO INSURE EVEN BEARING ALONG THE ENTIRE LENGTH OF THE PIPE.
20. CONTRACTOR SHALL PROVIDE THE VILLAGE A MINIMUM OF 48 HOURS ADVANCE NOTICE PRIOR TO ANY WATER SYSTEM SHUTDOWN REQUIRED FOR VALVE INSTALLATION OR WATER MAIN MODIFICATIONS. COORDINATE ALL SHUTDOWNS WITH THE VILLAGE PUBLIC WORKS DEPARTMENT.

WM NOTES: SANITARY SEWER TESTING NOTES

1. THE MAXIMUM ALLOWABLE INFILTRATION SHALL BE 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE. THE USE OF A V-NOTCH WEIR OR A PLUG WITH SPIGOT TO MEASURE FLOWS SHALL BE DETERMINED BY THE ENGINEER PRIOR TO THE TEST.
2. THE SANITARY SEWER SHALL BE TELEVISED BY THE CONTRACTOR AND A VIDEO TAPE RECORD SHALL BE MADE AND TURNED OVER TO THE MUNICIPALITY AFTER CONSTRUCTION BUT PRIOR TO PLACING THE SANITARY SEWER INTO SERVICE.
3. ALL SANITARY SEWERS WILL BE AIR TESTED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE MUNICIPALITY ENGINEER. ALL TESTING WILL BE DONE IN CONFORMANCE WITH THE 'STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS', CURRENT EDITION.
4. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244-02 PRIOR TO PLACING INTO SERVICE

WM NOTES: WATER DISINFECTION NOTES

AFTER THE WATER MAIN INSTALLATION HAS BEEN SATISFACTORILY COMPLETED, INCLUDING PRESSURE AND LEAKAGE TESTING, THE CONTRACTOR SHALL FURNISH EQUIPMENT AND CHEMICALS NECESSARY TO PROPERLY DISINFECT THE WORK IN ACCORDANCE WITH THE LATEST REVISION OF AWWA STANDARD C601. CHLORINE WHICH MAY BE USED IN THE DISINFECTING SOLUTIONS IS CHLORINE GAS ONLY. DISINFECTING SOLUTIONS SHALL BE APPLIED BY CONTINUOUS FEED METHOD UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER, AND SHALL CONTAIN A MINIMUM OF 50 MILLIGRAMS PER LITER (MG/L) OF AVAILABLE CHLORINE. THE DISINFECTING SOLUTION SHALL BE RETAINED IN THE MAIN FOR A PERIOD OF NOT LESS THAN 24 HOURS AFTER WHICH THE WATER SHALL CONTAIN NO LESS THAN 25 MG/L CHLORINE THROUGHOUT THE NEW WORK. AFTER THE 24 HOUR RETENTION PERIOD, THE DISINFECTING SOLUTION SHALL BE FLUSHED FROM THE MAIN UNTIL THE CHLORINE CONCENTRATION IN THE WATER FLOWING FROM THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE OWNER'S SYSTEM, OR LESS THAN 1MG/L.

WM NOTES: WATER MAIN TESTING NOTES

ALL WATER MAIN AND SERVICE PIPE, FITTINGS, VALVES AND HYDRANTS SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI AFTER INSTALLATION. EACH SECTION OF WATER MAIN AND CONNECTIONS TO BE PRESSURE TESTED SHALL BE CAREFULLY FILLED WITH WATER TO EXPEL ALL TRAPPED AIR, AND THE TEST PRESSURE SHALL BE APPLIED BY USE OF A PUMP CONNECTED TO A TAP IN THE PIPE. THE TEST PRESSURE SHALL HOLD WITHOUT PRESSURE LOSS OR FURTHER PRESSURE APPLICATION FOR A DURATION OF TWO HOURS. IN THE EVENT OF A PRESSURE LOSS, THE CONTRACTOR SHALL LOCATE AND CORRECT ALL LEAKS, AND THEN REPEAT THE HYDROSTATIC PRESSURE TEST UNTIL SATISFACTORY TO THE AUTHORITY HAVING JURISDICTION ENGINEER. THE APPROVING AGENCY MUST BE CONTACTED AT LEAST 24 HOURS PRIOR TO PRESSURE TESTING THE WATER MAIN.

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CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

EXISTING CONDITIONS NOTE

CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER SHALL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.

WARE MALCOMB WAS NOT CONTRACTED TO CONDUCT ONSITE UTILITY INVESTIGATIONS NOR TO BE DIRECTLY INVOLVED WITH OVERSIGHT OF FIELD-VERIFICATIONS PERFORMED PRIOR TO COMMENCEMENT OF/DURING CONSTRUCTION. THE EXISTING UTILITIES SHOWN ON THESE PLANS/EXHIBITS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION; HOWEVER, IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD-VERIFY ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

LEGEND

EXISTING

- BOUNDARY
- LOT LINE
- EASEMENT
- SOIL DELINEATION
- (5280) MAJOR CONTOUR
- (5278) MINOR CONTOUR
- CURB / GUTTER
- BUILDING
- CONCRETE
- CURB RAMPS
- FENCE
- SIGN
- BOLLARD
- TREES
- STORM DRAIN
- CATCH BASIN
- STORM INLET
- STORM MANHOLE
- SANITARY
- SANITARY MANHOLE
- WATERLINE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- LIGHT POLE

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.

SCALE: 1" = 50'

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EDWARD J. GRAY
PROFESSIONAL ENGINEER
062.065755
STATE OF ILLINOIS

08/04/2026

FOR AND ON BEHALF OF WARE MALCOMB

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

EXISTING CONDITIONS PLAN

NO.	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS
4	05/08/2026	ISSUED FOR FINAL ENGINEERING
5	06/19/2026	REVISED PER FINAL ENGINEERING REVIEW
6	07/10/2026	REVISED PER FINAL ENGINEERING REVIEW 2
7	08/03/2026	REVISED PER FINAL ENGINEERING REVIEW 3

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
C2.0
Sheet 03 of 15

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NOT FOR CONSTRUCTION

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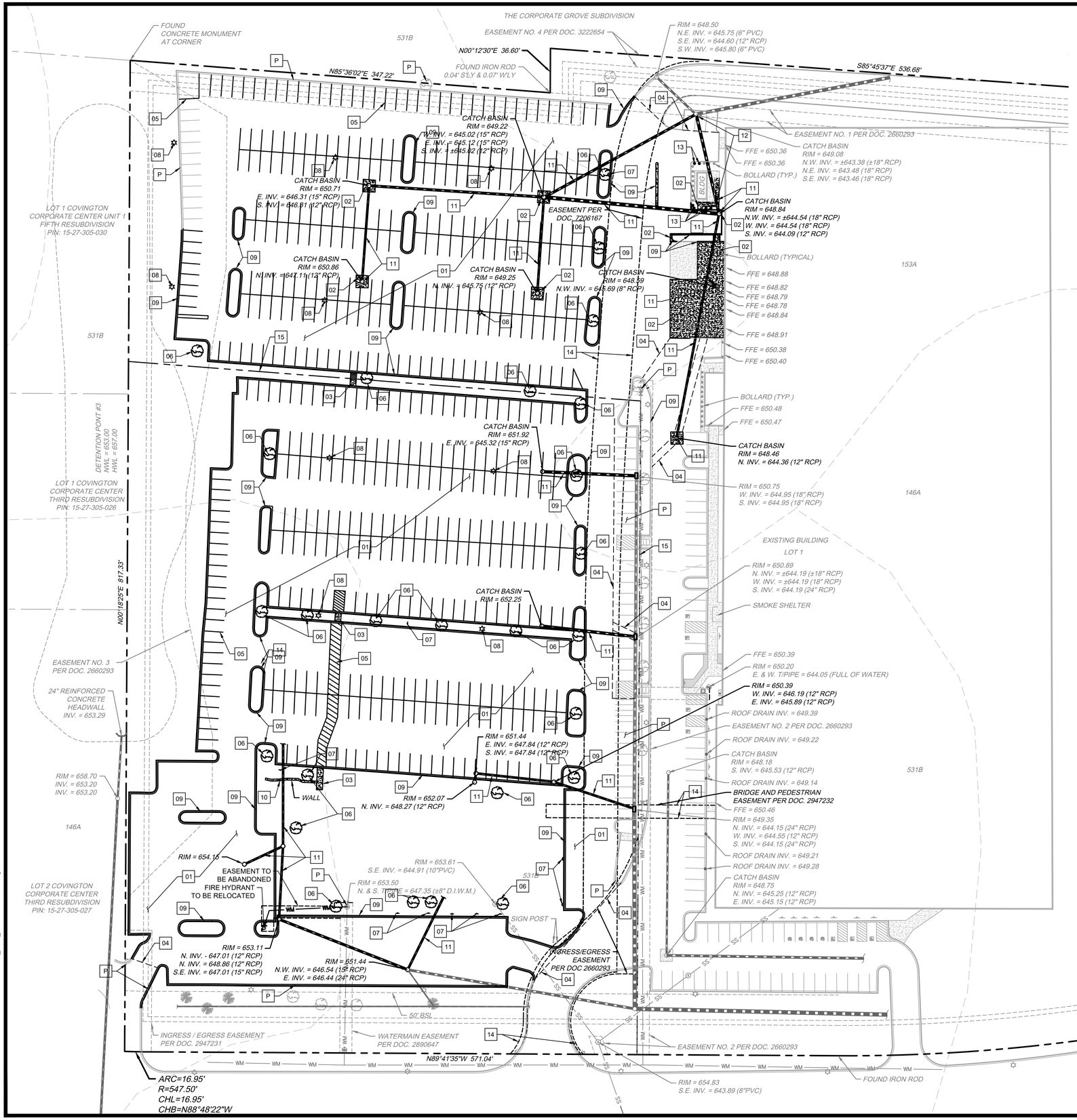

DEMOLITION NOTES

1. CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. EXCAVATION SPOILS SHALL NOT BE USED IN EARTHWORK OPERATIONS UNLESS ALLOWED PER THE GEOTECHNICAL REPORT. DISPOSAL OF NON-USABLE SPOILS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. TOPSOIL TO BE STOCKPILED AND REUSED ONSITE WITHIN ARES OF PROPOSED LANDSCAPE WHENEVER POSSIBLE.
4. EXISTING STRUCTURES, CONCRETE, PAVEMENT, FENCING MATERIAL, CURBS, UTILITY BOXES, LIGHTS, GATES, ETC., NOT CALLED OUT IN THE PLANS TO BE REMOVED OR REPLACED SHALL BE PROTECTED IN PLACE.
5. CONTRACTOR TO PROVIDE TREE PROTECTION AS NECESSARY DURING CONSTRUCTION TO PRESERVE EXISTING TREES TO REMAIN. ANY TREES NOT IDENTIFIED TO BE REMOVED ARE ASSUMED TO REMAIN AND SHALL BE PROTECTED IN PLACE.

LEGEND

EXISTING		REMOVE / DEMO
	BOUNDARY	
	LOT LINE	
	EASEMENT	
	SOIL DELINEATION	N/A
(5280)	MAJOR CONTOUR	N/A
(5278)	MINOR CONTOUR	N/A
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
	FENCE	
	SIGN	
B	BOLLARD	B
	PAVEMENT MARKINGS	
	TREES	
N/A	SAWCUT	
	STORM DRAIN	
	CATCH BASIN	
	STORM INLET	
SD	STORM MANHOLE	SD
SS	SANITARY	SS
S	SANITARY MANHOLE	S
WM	WATERLINE	WM
	FIRE HYDRANT	
	WATER VALVE	
WA	WATER MANHOLE	WA
	LIGHT POLE	

DEMOLITION KEYNOTES

P	PROTECT ITEM IN PLACE, AS NOTED
01	REMOVE EXISTING ASPHALT PAVEMENT
02	REMOVE EXISTING CONCRETE PAVEMENT
03	REMOVE EXISTING CONCRETE SIDEWALK
04	SAWCUT LINE
05	REMOVE EXISTING STRIPING
06	REMOVE EXISTING TREE
07	REMOVE EXISTING SIGN
08	REMOVE EXISTING LIGHT POST AND CONCRETE BASE
09	REMOVE EXISTING CURB AND GUTTER
10	REMOVE EXISTING WALL
11	REMOVE EXISTING STORM STRUCTURE AND STORM PIPE
12	ABANDON EXISTING STORM SEWER IN PLACE
13	REMOVE EXISTING BOLLARD
14	EASEMENT TO BE ABROGATED
15	LOT CONSOLIDATION

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.

SCALE: 1" = 40'

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08/04/2026
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1000 DEERFIELD PARKWAY
BUFFALO GROVE, IL 60089

DEMOLITION PLAN

NO.	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS
4	05/08/2026	ISSUED FOR FINAL ENGINEERING
5	06/19/2026	REVISED PER FINAL ENGINEERING REVIEW
6	07/10/2026	REVISED PER FINAL ENGINEERING REVIEW 2
7	08/03/2026	REVISED PER FINAL ENGINEERING REVIEW 3

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
C2.1
Sheet 04 of 15

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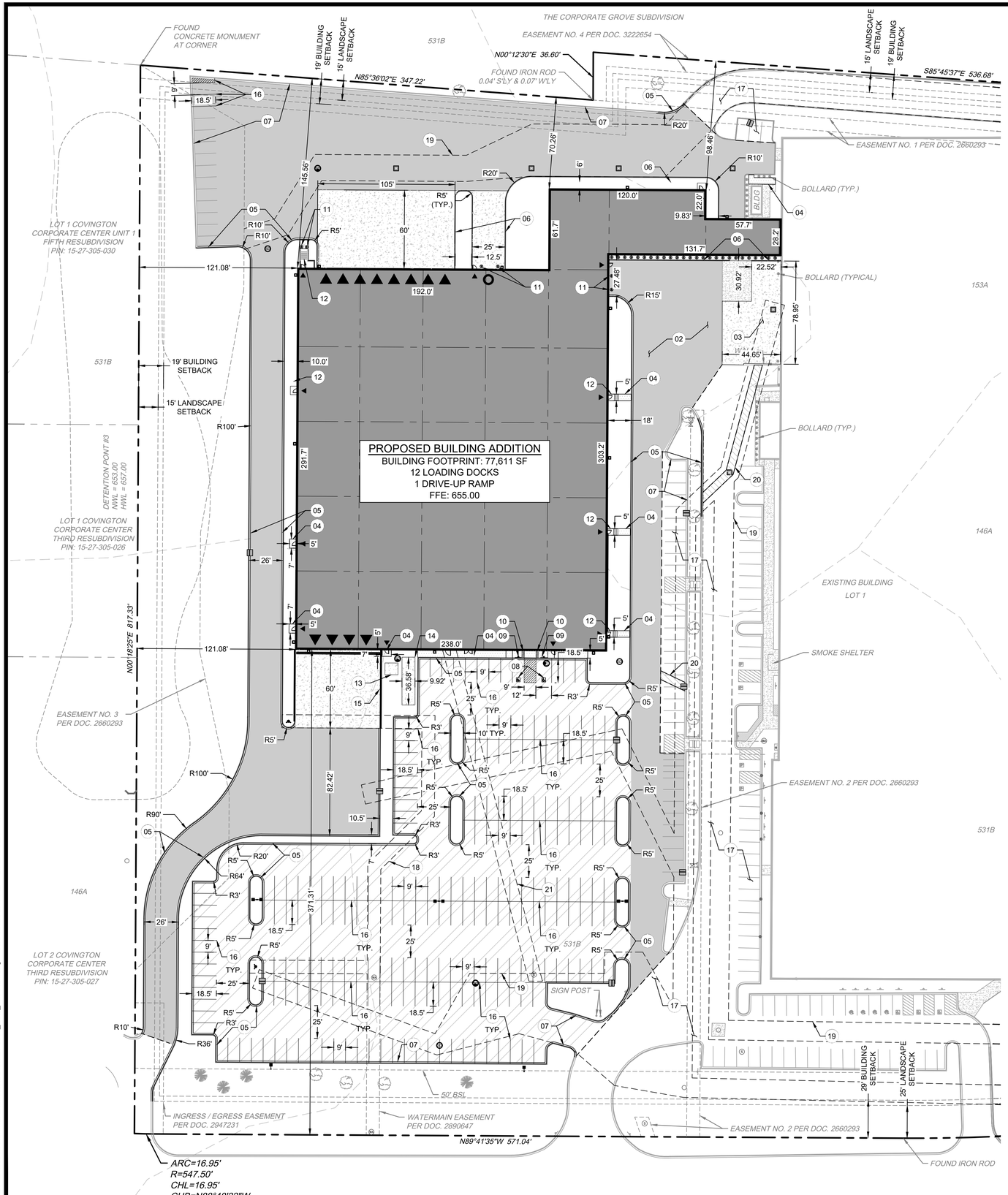

SITE NOTES

1. CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. DIMENSIONS ARE TO THE FLOWLINE/BOTTOM OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
4. PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
5. ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS IF REQUIRED BY LOCAL CRITERIA.
6. CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.
7. ALL SUBGRADE TO BE PREPARED AND CONFIRMED PER THE APPROVED GEOTECHNICAL REPORT PRIOR TO THE START OF FOUNDATIONS, SLABS, PAVING, ETC.

SITE DATA TABLE

EXISTING PARKING STALLS	768
PARKING STALLS REMOVED	417
PROPOSED PARKING STALLS	351
REQUIRED ADA STALLS	8
PROPOSED ADA STALLS	9

DEVELOPMENT STANDARDS

JURISDICTION		BUFFALO GROVE
ZONING DESIGNATION		I
MAX COVERAGE		TBD[1]
MAX F.A.R.		0.80
MAX HEIGHT		50 FT
MAX STORIES		TBD[1]
REQ. LANDSCAPE		TBD[1]
BUILDING SETBACKS[3,4]		
	FRONT	25 FT [2]
	SIDE	15 FT [2]
	REAR	15 FT [2]
LANDSCAPE SETBACKS		
	FRONT	25 FT
	SIDE	15 FT
	REAR	15 FT

1. TO BE CONFIRMED BY CITY.

2. PLUS 1 FOOT IN DEPTH FOR EVERY ONE FOOT IN HEIGHT THE BUILDING EXCEEDS THIRTY FEET.

3. WHERE THE I DISTRICT FRONTS ON A HIGHWAY OR MAJOR STREET, AS DEPICTED ON THE VILLAGE OF BUFFALO GROVE OFFICIAL MAP, THE REQUIRED SETBACK SHALL BE FIFTY FEET. NO PARKING SHALL BE ALLOWED WITHIN SAID REQUIRED SETBACK AND SAID SETBACK SHALL BE LANDSCAPED.

4. WHERE A LOT ABUTS A RESIDENTIAL DISTRICT, EXCEPT ACROSS A PUBLIC RIGHT-OF-WAY, THE REQUIRED BUILDING SETBACK SHALL BE SIXTY FEET.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	LOT LINE	
	EASEMENT	
	SOIL DILINEATION	N/A
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	CONCRETE	
	CURB RAMPS	
X	FENCE	X
	SIGN	
B	BOLLARD	B
	PAVEMENT MARKINGS	
	CROSSWALK STRIPING	
	TREES	
N/A	SAWCUT	
	STORM INLET	
	CATCH BASIN	
SD	STORM MANHOLE	SD
S	SANITARY MANHOLE	S

SITE KEYNOTES

01	PROPOSED LIGHT DUTY ASPHALT
02	PROPOSED HEAVY DUTY ASPHALT
03	PROPOSED CONCRETE PAVEMENT
04	PROPOSED CONCRETE SIDEWALK
05	PROPOSED B-6.12 CURB AND GUTTER
06	PROPOSED 6" CURB
07	EXISTING CURB AND GUTTER TO REMAIN
08	PROPOSED ADA PARKING SYMBOL
09	PROPOSED ADA PARKING SIGN
10	PROPOSED ADA CURB RAMP WITH DETECTABLE WARNING
11	PROPOSED BOLLARD
12	PROPOSED STAIRS, SEE ARCH PLANS FOR DETAIL.
13	PROPOSED TRANSFORMER PAD
14	PROPOSED GENERATOR PAD
15	PROPOSED CAST-IN-PLACE RETAINING WALL TO BE DESIGNED BY LICENSED STRUCTURAL ENGINEER.
16	PROPOSED 4" STRIPING
17	EXISTING PAVEMENT TO REMAIN
18	PROPOSED WATER EASEMENT EXTENSION
19	PROPOSED STORM DRAINAGE EASEMENT
20	PROPOSED MILL & OVERLAY
21	PROPOSED SEWER EASEMENT

PAVEMENT LEGEND

- ASPHALT PAVEMENT, LIGHT DUTY
- ASPHALT PAVEMENT, HEAVY DUTY
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- MILL & OVERLAY

REFER TO SHEET C7.0 FOR PAVEMENT SECTIONS.

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SCALE: 1" = 40'

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PRELIMINARY SITE PLAN

NO.	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS
4	05/08/2026	ISSUED FOR FINAL ENGINEERING
5	06/19/2026	REVISED PER FINAL ENGINEERING REVIEW
6	07/10/2026	REVISED PER FINAL ENGINEERING REVIEW 2
7	08/03/2026	REVISED PER FINAL ENGINEERING REVIEW 3

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
C3.0
Sheet 05 of 15

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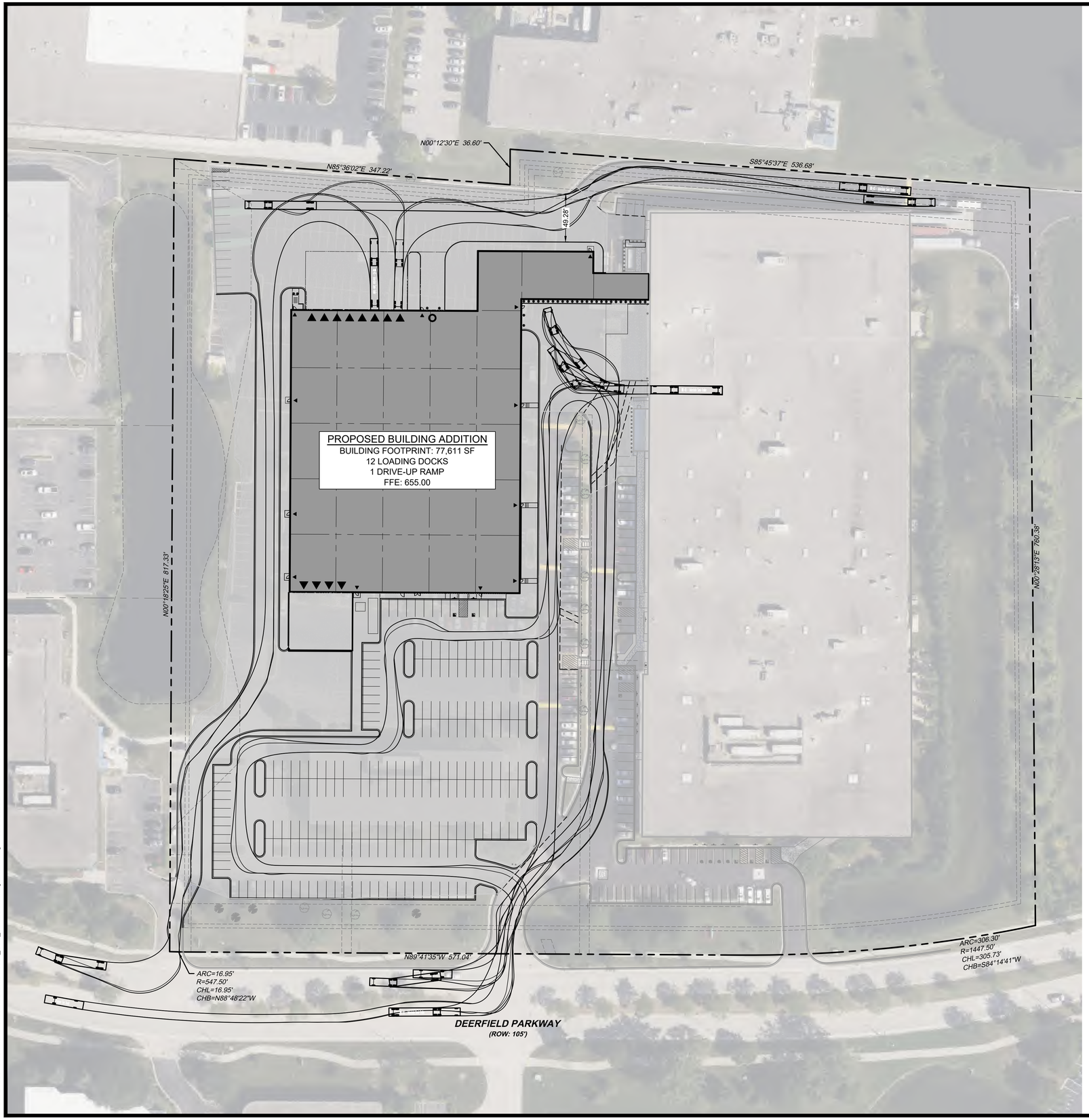
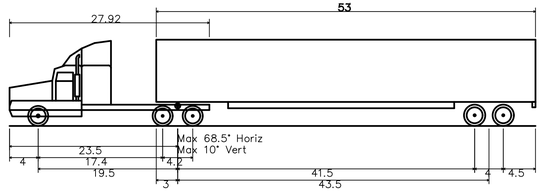


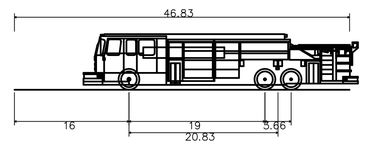
LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	LOT LINE	
	EASEMENT	
–(5280)–	MAJOR CONTOUR	5280
–(5278)–	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	CONCRETE	
	CURB RAMPS	
X	FENCE	X
	SIGN	
B	BOLLARD	B
STOP	PAVEMENT MARKINGS	STOP
	TREES	



WB-65 – Interstate Semi-Trailer

Overall Length	73.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	45.000ft



E-ONE Pumper Fire Truck

Overall Length	46.830ft
Overall Width	8.330ft
Overall Body Height	7.773ft
Min Body Ground Clearance	0.684ft
Track Width	8.330ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

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SCALE: 1" = 50'

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BUFFALO GROVE, IL 60089

VEHICLE TRACKING EXHIBIT

NO.	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
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7	08/03/2026	REVISED PER FINAL ENGINEERING REVIEW 3

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
C3.1
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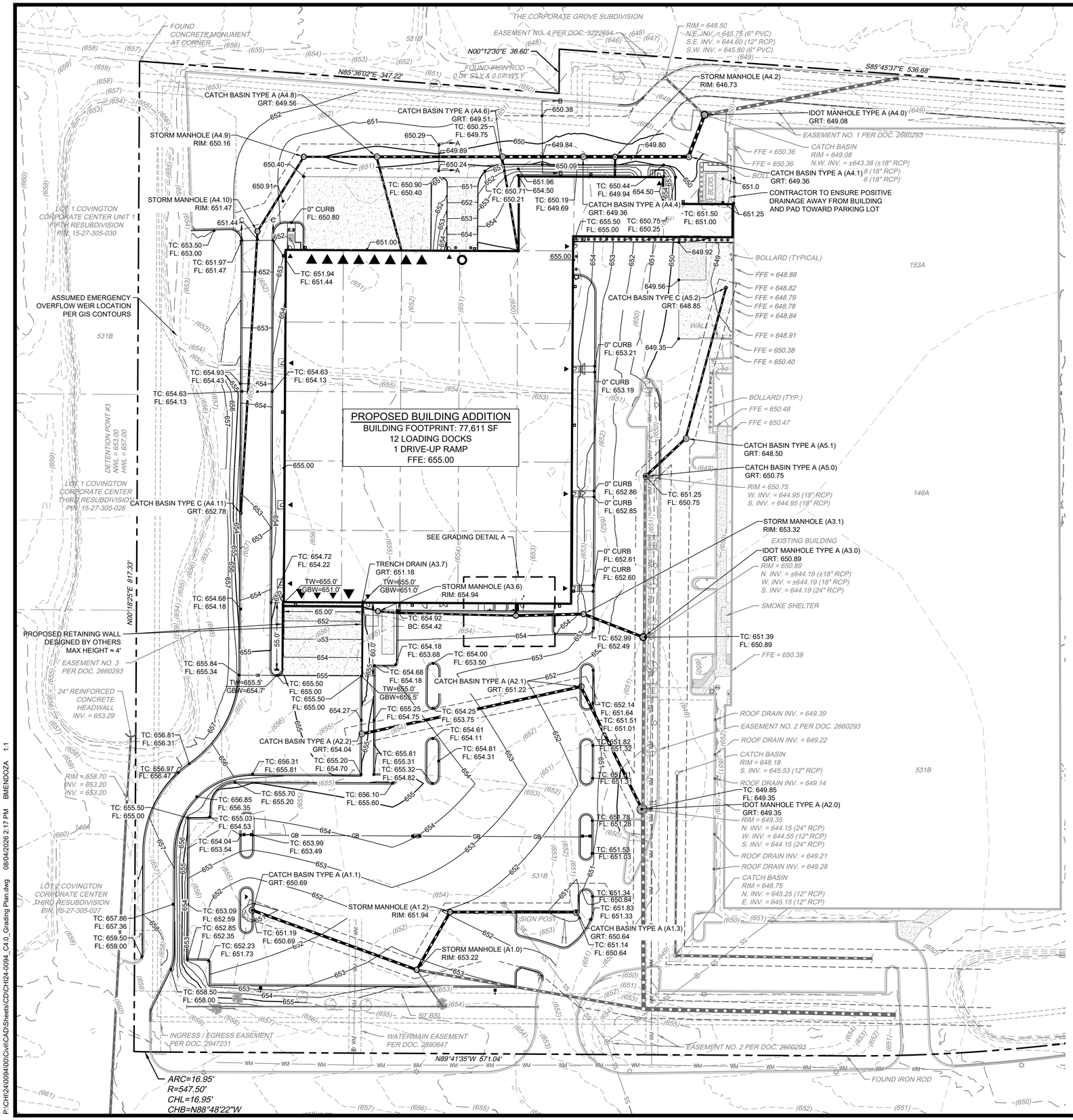


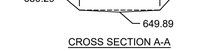
GRADING NOTES

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ELEVATIONS SHOWN ON THE PLANS. ENGINEER WILL NOT BE LIABLE FOR AN COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARING AND SURVEY INFORMATION.
3. ELEVATIONS ARE PER THE SURVEY DATUM, NOT PER ARCHITECTURAL FLOOR ELEVATIONS.
4. ELEVATIONS ARE AT FINISHED SURFACE UNLESS OTHERWISE NOTED.
5. CURB ELEVATIONS ARE AT FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED. FLOWLINE/BOTTOM OF CURB ELEVATIONS IN THE VICINITY OF INLETS ARE AT THE EXTENDED FLOWLINE ELEVATION AND DO NOT ACCOUNT FOR LOCAL DEPRESSIONS.
6. EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
7. SIDEWALKS AND LANDINGS SHALL BE 2.00% MAX CROSS-SLOPE TOWARD ROADS, DRIVE LANES, AND PARKING AREAS UNLESS OTHERWISE NOTED.
8. ACCESSIBLE PARKING STALLS AND LOADING AREAS TO BE 2.00% MAX SLOPE IN ANY DIRECTION.
9. CROSS-SLOPE FOR WALK THROUGH CURB CUT SHALL NOT EXCEED 2.00% MAX ANYWHERE.
10. REFER TO GEOTECHNICAL REPORT FOR GROUNDWATER ELEVATIONS.
11. GRADING OF LANDSCAPED AREAS AROUND BUILDING TO COMPLY WITH GEOTECHNICAL REPORT.
12. PEDESTRIAN GUARDRAILS TO BE INSTALLED WHERE REQUIRED BY LOCAL, STATE OR FEDERAL REQUIREMENTS. RE: ARCHITECTURAL/LANDSCAPE PLANS.

STORMWATER MANAGEMENT SUMMARY

DISTURBED AREA:	303,615 SF (6.97 AC)
EXISTING IMPERVIOUS AREA:	244,795 SF (5.62 AC)
PROPOSED IMPERVIOUS AREA:	237,274 SF (5.44 AC)
NET NEW IMPERVIOUS AREA:	-7,521 SF (0.17 AC)

WESTERN BASIN EMERGENCY OVERFLOW
TRIBUTARY AREA TO WESTERN BASIN: 13.4 ACRES
ASSUMED OVERFLOW WEIR CAPACITY: 1 CFS/ACRE = 13.4 CFS

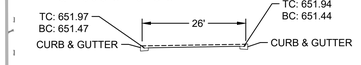


CROSS SECTION A-A

$Q = C*L_W*H^{3/2}$
$Q = 3.3*20*0.35^{3/2}$
$Q = 3.3*20*0.35^{3/2}$
Q = 13.7 CFS > 13.4 CFS

CROSS SECTION B-B

$Q = C*L_W*H^{3/2}$
$Q = 3.3*40*0.46^{3/2}$
$Q = 3.3*40*0.46^{3/2}$
Q = 20.6 CFS > 13.4 CFS



CROSS SECTION C-C

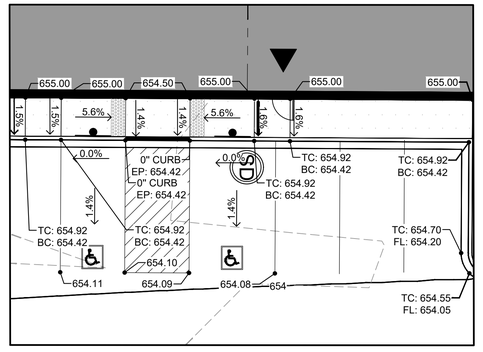
$Q = C*L_W*H^{3/2}$
$Q = 3.3*26*0.5^{3/2}$
$Q = 3.3*26*0.5^{3/2}$
Q = 23.33 CFS > 13.4 CFS

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	LOT LINE	
	EASEMENT	
	SOIL DILINEATION	N/A
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	CONCRETE	
	CURB RAMPS	
X	FENCE	X
	SIGN	
B	BOLLARD	B
	PAVEMENT MARKINGS	
	TREES	
N/A	SAWCUT	
	STORM DRAIN	
	STORM INLET	
	CATCH BASIN	
SD	STORM MANHOLE	SD
	ROOF DRAIN	
S	SANITARY MANHOLE	SS

GRADING LEGEND

5280.00	PROPOSED SPOT ELEVATION
(5280.0)	EXISTING SPOT ELEVATION
2.00%	PROPOSED SLOPE / GRADE
2.00%	EXISTING SLOPE / GRADE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
GB	GRADE BREAK
RIM	RIM ELEVATION
TC	TOP OF CURB
	OVERLAND OVERFLOW ROUTE



GRADING DETAIL A
SCALE: 1" = 10'

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0 20 40 80
SCALE: 1" = 40'

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GRADING PLAN

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1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
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JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
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NOT FOR CONSTRUCTION

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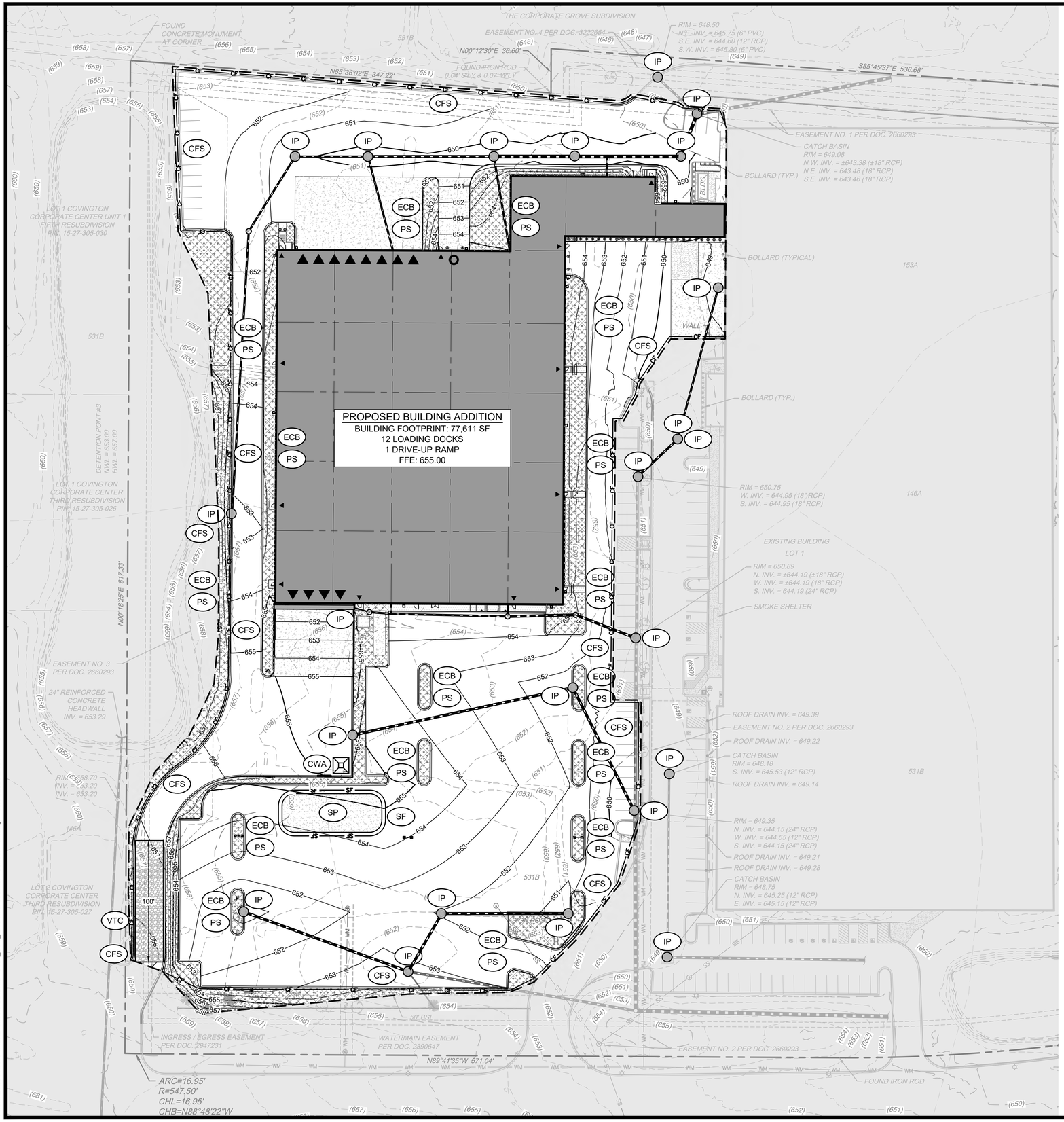

EROSION CONTROL NOTES

1. CONTRACTOR TO INSPECT AND MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION, INCLUDING INSTALLING, REPAIRING, REPLACING, RELOCATING AND MODIFYING AS NECESSARY FOR CONSTRUCTION, TO ENSURE THE SITE IS IN COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS.
2. REFER TO JURISDICTIONS EROSION CONTROL STANDARDS AND SPECIFICATIONS.
3. ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THIS PLAN MAY BE NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
4. AREAS THAT ARE TO REMAIN IN A DISTURBED CONDITION FOR AN EXTENDED PERIOD SHALL BE TEMPORARILY SEEDED IN ACCORDANCE WITH LOCAL AND STATE CRITERIA.
5. REFER TO APPROVED LANDSCAPE PLAN FOR FINAL STABILIZATION INFORMATION. AREAS NOT STABILIZED BY PAVEMENT, BUILDING FOOTPRINT, PERMANENT LANDSCAPING, OR OTHER PERMANENT STABILIZATION SHALL BE PERMANENTLY SEEDED PER STATE AND LOCAL REQUIREMENTS.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	LOT LINE	
	EASEMENT	
	SOIL DILINEATION	N/A
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	CONCRETE	
	CURB RAMPS	
	FENCE	X
	SIGN	
B	BOLLARD	B
	PAVEMENT MARKINGS	
	TREES	
N/A	SAWCUT	
	STORM DRAIN	
	STORM INLET	
	CATCH BASIN	
SD	STORM MANHOLE	SD
	ROOF DRAIN	
S	SANITARY MANHOLE	SS

EROSION CONTROL BMP LEGEND

LOC	LIMITS OF CONSTRUCTION
ECB	EROSION CONTROL BLANKET
IP	INLET PROTECTION
PS	PERMANENT SEEDING / LANDSCAPE (PER LANDSCAPE PLAN)
SF	SILT FENCE
VTC	VEHICLE TRACKING CONTROL
SP	STOCKPILE MANAGEMENT
CWA	CONCRETE WASHOUT AREA
CFS	COMPOST FILTER SOCK

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.

SCALE: 1" = 40'

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LICENSED PROFESSIONAL ENGINEER
062.065755
STATE OF ILLINOIS
08/04/2026
FOR AND ON BEHALF OF WARE MALCOMB

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

NO.	DATE	REMARKS
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6	07/10/2026	REVISED PER FINAL ENGINEERING REVIEW 2
7	08/03/2026	REVISED PER FINAL ENGINEERING REVIEW 3

EROSION & SEDIMENT CONTROL PLAN

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
C5.0
Sheet 08 of 15

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NOT FOR CONSTRUCTION

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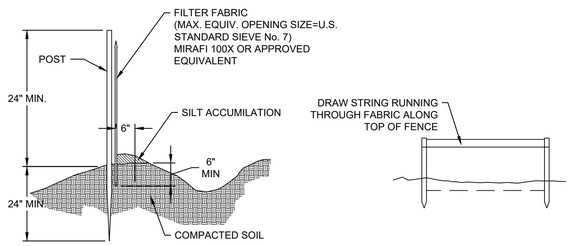
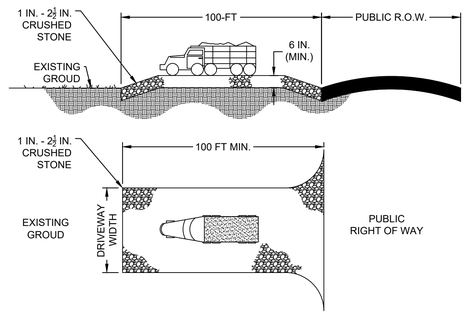


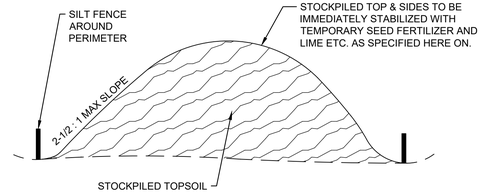
METHOD OF INSTALLATION

1. CONTRACTOR TO DIG 6" MIN. TRENCH AND LINE TRENCH WITH FILTER FABRIC PRIOR TO BACK FILL.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FT O.C.
3. ATTACH FILTER FABRIC TO POST AND STRETCH BETWEEN POST WITH METAL FASTENER AND REINFORCEMENT MATERIAL PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC.
4. POST SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.

SILT FENCE
SCALE: N.T.S.



CONSTRUCTION ENTRANCE
SCALE: N.T.S.

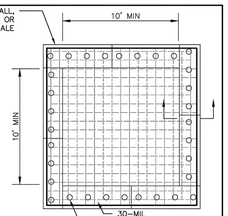


MATERIAL	WATER DILITION	TYPE OF NOZZLE	APPLY CAL/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASING TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD, P. 26-1		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

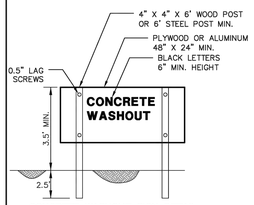
STOCKPILE AREA
SCALE: N.T.S.

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

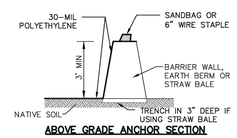
MAINTENANCE:
1. DRIED CONCRETE WASTE SHALL BE REMOVED AND DISPOSED OF PROPERLY WHEN 75% OF CAPACITY IS REACHED.
2. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND REUSED ONSITE OR HAULED OFF-SITE TO AN APPROPRIATE FACILITY.



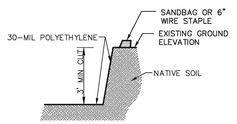
PLAN VIEW



CONCRETE WASHOUT SIGN DETAIL
(OR EQUIVALENT)

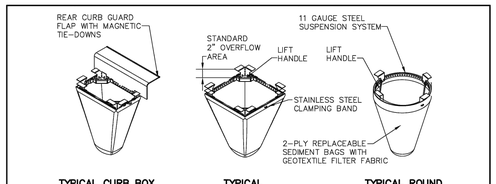


ABOVE GRADE ANCHOR SECTION



SUBGRADE ANCHOR SECTION

APPROVED:	DATE	CONCRETE WASHOUT	BUFFALO GROVE (Where Life's Natural)
VILLAGE ENGINEER			STANDARD CONSTRUCTION DWG.
			REVISED: 01-23-2026 / STANDARD NO.: BMP-01



TYPICAL CURB BOX INLET FILTER | TYPICAL FLAT/RECTANGULAR/ROLLED CURB INLET FILTER | TYPICAL ROUND INLET FILTER

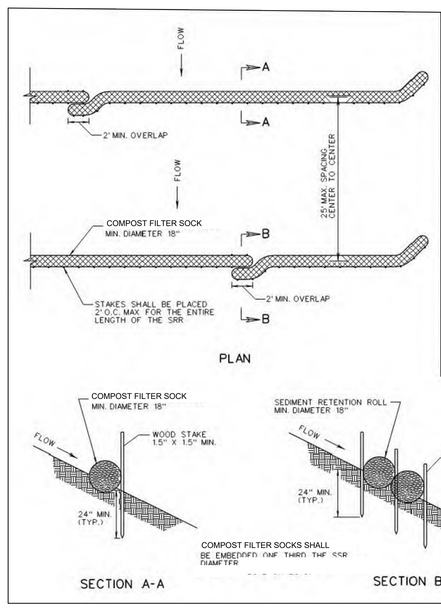
Material Property	Test Method	Value (min. ave.)	
> Inner Filter Bag Specs (2ft²/min val)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4535	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App. Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Premittivity	ASTM D 4491	2.0/sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft.	145gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sqyd +/-15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
A36 Structural Steel; 11 Gauge, Zinc Plated	ASTM A 576	Tensile Strength > 58,000 psi Yield Strength > 36,000 psi	

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

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

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

APPROVED:	DATE	INLET FILTER BASKET DETAIL	BUFFALO GROVE (Where Life's Natural)
VILLAGE ENGINEER			STANDARD CONSTRUCTION DWG.
			REVISED: 02-13-2026 / STANDARD NO.: BMP-02



NOTES:
1. SHALL BE INSTALLED PARALLEL TO THE SLOPE ALONG THE GROUND CONTOUR AND SHALL NOT BE INSTALLED WITHIN 10' OF THE TOE OF THE SLOPE FILTER SOCKS SHALL NOT BE USED IN STREAMS.
2. COMPOST FILTER SOCKS USED IN SLOPE APPLICATIONS MAY REMAIN IN PLACE TO BIODEGRADE.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER SOCK WHEN IT HAS ACCUMULATED TO ONE-HALF THE EXPOSED HEIGHT OF THE STRUCTURE.
4. SHALL BE INSTALLED WITH WOODEN STAKES (MIN 1.5" X 1.5" ACTUAL) THE STAKE SHALL BE EMBEDDED A MINIMUM OF 2'.
5. IF MORE THAN ONE FILTER SOCK IS PLACED IN A ROW IN A SLOPE APPLICATION, THE TUBES SHALL BE OVERLAPPED A MINIMUM OF 24" TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE JOINT.
6. WHERE COMPOST FILTER SOCKS ARE PROPOSED ON PAVEMENT, ROCKY SOILS, OR OTHER SURFACES THAT PREVENT STAKES FROM BEING DRIVEN TO THE REQUIRED DEPTH, THE CONTRACTOR SHALL EVALUATE SITE CONDITIONS AND DETERMINE WHETHER COMPOST FILTER SOCK INSTALLATION IS APPROPRIATE. WHERE THE CONTRACTOR DETERMINES THAT INSTALLATION IS NECESSARY, THE CONTRACTOR SHALL IMPLEMENT ANY MEASURES REQUIRED TO ACHIEVE PROPER INSTALLATION, INCLUDING, BUT NOT LIMITED TO REMOVAL OF SURFACE MATERIALS.
7. COMPOST FILTER SOCK INSTALATION SHALL COMPLY WITH CODE 805 OF THE ILLINOIS URBAN MANUAL SPECIFICATIONS

COMPOST FILTER SOCK
SCALE: N.T.S.

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SIEMENS EXPANSION
FINAL ENGINEERING PLANS
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BUFFALO GROVE, IL 60089

EROSION & SEDIMENT CONTROL DETAILS

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JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
C5.1
Sheet 09 of 15

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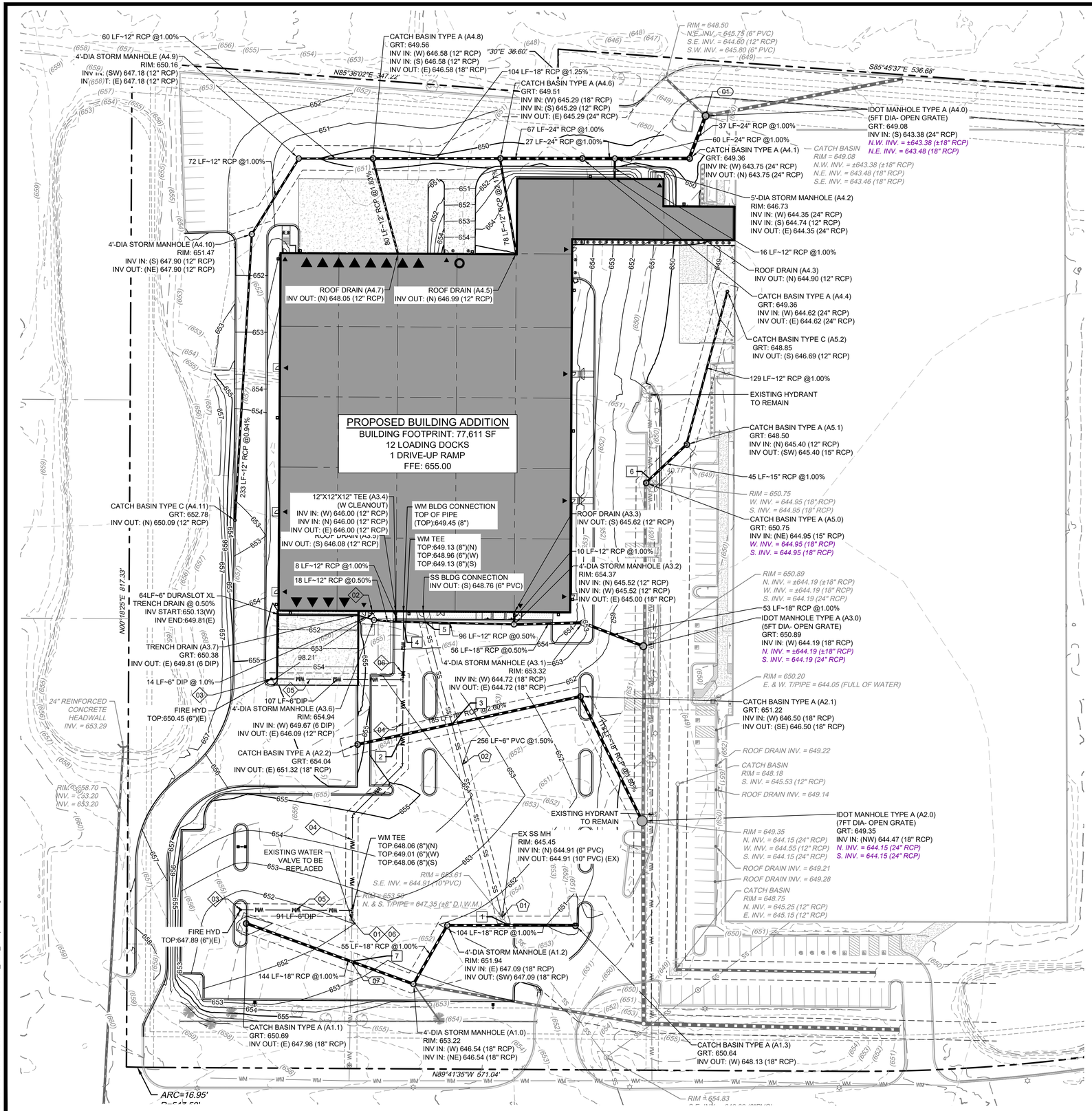

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW GRADING OR UTILITY WORK WILL OCCUR AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION. THE CONTRACTOR SHALL REVIEW THE EXISTING CONDITIONS OF THE CATCH BASINS PRIOR TO REMOVAL AND REPLACEMENTS WITH A LARGER STRUCTURE.
2. PROPOSED DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY UTILITY PROVIDERS AND/OR MEP.
3. EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
4. REFER TO THE GEOTECH REPORT FOR GROUNDWATER ELEVATIONS.
5. MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.
6. ALL RCP TO BE CLASS III OR APPROVED EQUIVALENT UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO VERIFY INVERT AND CROWN OF EXISTING WATER LINE AT CROSSING PRIOR TO CONSTRUCTION. IF THERE IS CONFLICT WITH THE PROPOSED STORM & WATER LINE THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY BEFORE PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE THE VILLAGE A MINIMUM OF 48 HOURS ADVANCE NOTICE PRIOR TO ANY WATER SYSTEM SHUTDOWN REQUIRED FOR VALVE INSTALLATION OR WATER MAIN MODIFICATIONS. COORDINATE ALL SHUTDOWNS WITH THE VILLAGE PUBLIC WORKS DEPARTMENT.

SANITARY SEWER NOTES

01 CONNECT TO EXISTING SANITARY SEWER

02 PROPOSED SANITARY SERVICE

WATER SERVICE NOTES

01 CONNECT TO EXISTING WATER MAIN

02 PROPOSED FIRE DEPARTMENT CONNECTION

03 PRPOSED FIRE HYDRANT

04 PROPOSED 8" WATER SERVICE

05 PROPOSED 6" HYDRANT LEAD

06 PROPOSED GATE VALVE

UTILITY CROSSINGS

#	FG	BOTTOM OF PIPE	TOP OF PIPE	DIFF.
1	654.22	18" STM: 647.50	10" SAN: 645.70	1.80'
2	654.33	12" STM: 650.39	8" WTR[1,2,4]: 648.90	1.88'
3	653.47	12" STM: 649.30	6" SAN: 647.85	1.45'
4	654.39	8" WTR[1,2]: 648.71	12" STM: 646.97	1.74'
5	654.39	6" SAN: 648.63	12" STM: 646.88	1.75'
6	650.84	12" STM: 644.95	EX 8" WTR[1,2,4]: 643.45	1.50'
7	652.62	18" STM: 647.09 EX 8" WTR[5]: UNKNOWN	18" STM: 648.59 EX 8" WTR[5]: UNKNOWN	-

[1]PROVIDE MIN. 5.5' COVER OVER WATER SERVICE.
[2]LOWER WATER MAIN AT CROSSING AND PROVIDE 18" MIN COVER BELOW CROSSING PIPE
[3]WHERE 18" OF VERTICAL SEPARATION CANNOT BE ACHIEVED BETWEEN WATER LINES AND OTHER UTILITIES, THE STORM/SAN PIPE WILL BE REQUIRED TO BE ENCASED PER THE VILLAGE OF BUFFALO GROVE CROSSING DETAIL W-02 SHOWN ON SHEET C7.0.
[4]WATER MAIN QUALITY SEWER PIPE OR ENCASEMENT AND 18 INCHES OF SEPARATION MUST BE PROVIDED PER IEPA REQUIREMENTS.
[5] CONTRACTOR TO VERIFY INVERT AND CROWN OF EXISTING WATER LINE AT CROSSING PRIOR TO CONSTRUCTION. IF THERE IS CONFLICT WITH THE PROPOSED STORM & WATER LINE THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY BEFORE PROCEEDING WITH CONSTRUCTION.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	LOT LINE	
	EASEMENT	
	SOIL DILINEATION	N/A
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	CONCRETE	
	CURB RAMPS	
	FENCE	X
	SIGN	
B	BOLLARD	B
	PAVEMENT MARKINGS	
	TREES	
N/A	SAWCUT	
	STORM DRAIN	
	STORM INLET	
	CATCH BASIN	
SD	STORM MANHOLE	SD
	ROOF DRAIN	
S	SANITARY MANHOLE	S
SS	SANITARY	SS
WM	WATERLINE	WM
	FIRE HYDRANT	
	WATER VALVE	
	WATER FITTINGS	
	LIGHT POLE	

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UTILITY & DRAINAGE PLAN

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JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
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Sheet 10 of 15

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WATER MAIN MATERIAL

WATER MAIN SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

DUCTILE IRON PIPE. PIPE CLASS THICKNESS--AWWA C150, MINIMUM THICKNESS, CLASS 52. ZINC-COATED. PIPE--AWWA C151. PIPE LINING--AWWA C104. FITTINGS--AWWA C153. JOINTS--MECHANICAL AND PUSH-ON, AWWA C111. NO 90-DEGREE BENDS ALLOWED. ALL STAINLESS STEEL TRIM. USA-MADE. ALL FITTINGS SHALL BE MECHANICALLY RESTRAINED. ALL FASTENERS SHALL BE LUBRICATED.

WATER VALVE MATERIAL

VALVES SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

AMERICAN FLOW CONTROL, SERIES 2500 RESILIENT WEDGE GATE VALVE, ALL SIZES TWO INCH (2") TO FOURTEEN INCH (14"), COUNTERCLOCKWISE TO OPEN, AWWA C500., AWWA C504. CLOW AWWA C-504 BUTTERFLY VALVE FOR SIXTEEN INCH (16") AND ABOVE. JOINT END--MECHANICAL, AWWA C111. ALL STAINLESS STEEL TRIM. USA-MADE.

RESTRAINED LENGTH TABLE

TYPE OF FITTING	RESTRAINED LENGTH (EACH WAY)
TEE AND PLUG	LENGTH OF TEE
45° BEND	8'-0"
22 1/2° BEND	4'-0"
11 1/4° BEND	2'-0"

LOCKING GASKET LENGTH TABLE

TYPE OF BEND/FITTING	DISTANCE FROM BEND/FITTING (EACH WAY)
45° HORIZONTAL BEND	15'-0"
22.5° HORIZONTAL BEND	10'-0"
45° VERTICAL OFFSET	25'-0"
TEES	PROVIDE THRUST BLOCK
PRESSURE CONNECTION	PROVIDE THRUST BLOCK
END CAPS	PROVIDE THRUST BLOCK

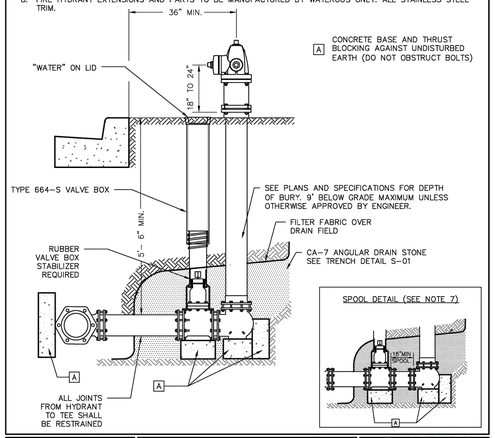
APPROVED: DATE — VILLAGE ENGINEER

WATER MAIN INSTALLATION REQUIREMENTS

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

REVISED:	DRAWING NO.
02-03-2026	W-01

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



APPROVED: DATE — VILLAGE ENGINEER

FIRE HYDRANT

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

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

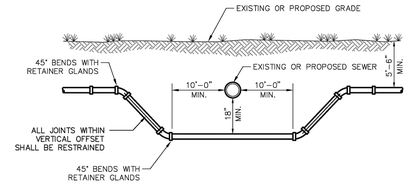
VERTICAL SEPARATION

AT LOCATIONS WHERE THE WATER MAIN CROSSES STORM OR SANITARY SEWER, 18" MINIMUM OF VERTICAL SEPARATION FROM THE CROWN OF THE LOWER PIPE TO THE INVERT OF THE UPPER PIPE SHALL BE MAINTAINED. WHERE 18" VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER OR SEWER PIPE SHALL BE ENCASED FOR A MINIMUM DISTANCE OF 10' FROM THE EDGE OF PIPE, ON EITHER SIDE, PERPENDICULAR TO THE CROSSING, OR THE SEWER PIPE SHALL BE WATER MAIN CLASS PIPE FOR A DISTANCE OF 10' FROM THE EDGE OF PIPE, ON EITHER SIDE, PERPENDICULAR TO THE CROSSING. WATER MAIN BELOW SEWER WITH LESS THAN 18" OF VERTICAL SEPARATION SHALL NEVER BE ALLOWED.

HORIZONTAL SEPARATION

10' OF LATERAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE SHALL BE MAINTAINED BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN. WHERE 10' OF LATERAL SEPARATION CANNOT BE MAINTAINED, THE INVERT OF THE WATER MAIN SHALL BE A MINIMUM OF 18" ABOVE THE CROWN OF THE SEWER. WHERE 10' OF LATERAL SEPARATION AND 18" OF VERTICAL SEPARATION CANNOT BE MAINTAINED, THE SEWER SHALL BE CONSTRUCTED WITH WATER MAIN CLASS PIPE AS PER THE VERTICAL SEPARATION REQUIREMENTS AND PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE PRIOR TO BACKFILLING.

WATER MAINS SHALL BE SEPARATED FROM SEPTIC TANKS, DISPOSAL FIELDS, SEEPAGE BEDS, AND LIFT STATIONS BY A MINIMUM OF 25'.



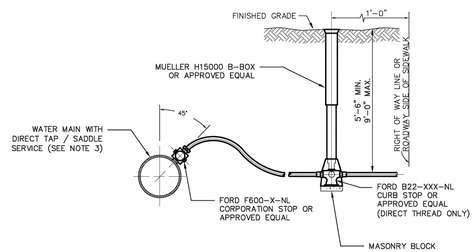
APPROVED: DATE — VILLAGE ENGINEER

WATER MAIN SEPARATION

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

REVISED:	DRAWING NO.
01-23-2026	W-02

NOTES:
1. MATERIAL SHALL BE ASTM B-88 SOFT ANNEALED, SEAMLESS, TYPE K COPPER. MADE IN USA.
2. MAXIMUM SERVICE SIZE SHALL NOT BE GREATER THAN 2" EXCEPT AS APPROVED BY THE ENGINEER. SERVICES LARGER THAN 2" SHALL BE DUCTILE IRON PIPE.
3. DIRECT TAP FOR 1" SERVICES. 1 ½" AND LARGER SHALL USE FORD FC202 STAINLESS STEEL BAND, EPOXY COATED SADDLE.
4. INSULATION SHALL BE REQUIRED FOR SERVICES LESS THAN 5.5' DEEP. INSULATION MATERIAL SHALL BE AS APPROVED BY THE ENGINEER.
5. GOOSENECK SERVICE PIPE AT CONNECTION TO ALLOW AT LEAST ONE (1) FOOT EXTRA LENGTH.
6. ALL CONNECTIONS SHALL BE OF THE "FLARED" TYPE.



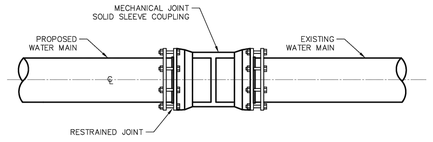
APPROVED: DATE — VILLAGE ENGINEER

WATER SERVICE

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

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

NOTES:
1. SWAB ALL CONNECTIONS WITH 2% HYPOCHLORITE SOLUTION.
2. ALL MECHANICAL JOINTS SHALL CONFORM TO AWWA C111.
3. ALL COUPLINGS SHALL BE USA-MADE.



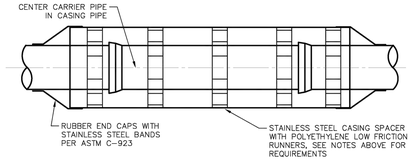
APPROVED: DATE — VILLAGE ENGINEER

SOLID SLEEVE CONNECTION TO EX. WATER MAIN

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

REVISED:	DRAWING NO.
01-23-2026	W-07

NOTES:
1. CASING SPACERS AND HARDWARE SHALL BE T-304 STAINLESS STEEL.
2. CASING SPACERS SHALL BE INSTALLED AT EACH END OF THE CASING PIPE A MAXIMUM OF 2' FROM THE END OF THE CASING PIPE.
3. FOR DUCTILE IRON PIPE INSTALLATIONS CASING SPACERS SHALL BE PLACED AT A MAXIMUM INTERVAL OF 10'
4. FOR PVC AND HDPE INSTALLATIONS CASING SPACERS SHALL BE PLACED AT A MAXIMUM INTERVAL OF 6'
5. CASING SPACERS ON PVC PIPE SHALL BE INSTALLED AT THE SPIGOT END OF EACH PIPE.
6. CASING SPACERS SHALL BE A MINIMUM OF 8" WIDE.
7. CASING SPACERS SHALL ELECTRICALLY ISOLATE THE CARRIER PIPE FROM THE CASING PIPE.
8. CASING RUNNERS SHALL HAVE A COEFFICIENT OF FRICTION < 0.13 PER ASTM D-1894 ON SMOOTH STEEL SURFACES
9. SEE TRENCH DETAIL S-01 FOR TRENCHING REQUIREMENTS.



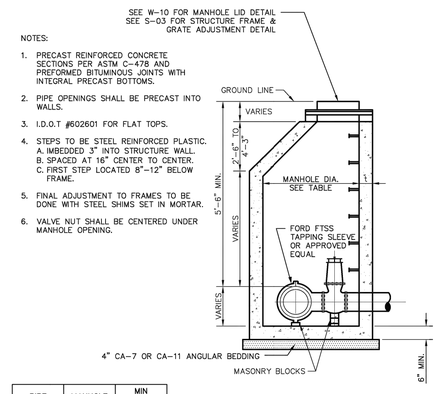
APPROVED: DATE — VILLAGE ENGINEER

CASING PIPE

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

REVISED:	DRAWING NO.
01-26-2026	W-05

NOTES:
1. PRECAST REINFORCED CONCRETE SECTIONS PER ASTM C-478 AND PREFORMED BITUMINOUS JOINTS WITH INTEGRAL PRECAST BOTTOMS.
2. PIPE OPENINGS SHALL BE PRECAST INTO WALLS.
3. I.D.O.T #602601 FOR FLAT TOPS.
4. STEPS TO BE STEEL REINFORCED PLASTIC.
   A. IMBEDDED 3" INTO STRUCTURE WALL.
   B. SPACED AT 16" CENTER TO CENTER.
   C. FIRST STEP LOCATED 8"-12" BELOW FRAME.
5. FINAL ADJUSTMENT TO FRAMES TO BE DONE WITH STEEL SHIMS SET IN MORTAR.
6. VALVE NUT SHALL BE CENTERED UNDER MANHOLE OPENING.



PIPE DIAMETER	MANHOLE DIAMETER	MIN THICKNESS (t)
6"-8"	48"	5"
≥10"	60"	6"

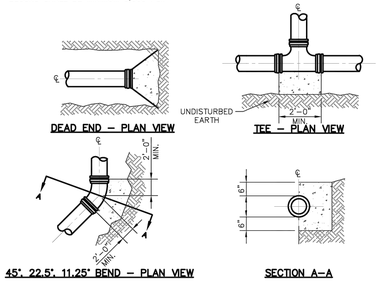
APPROVED: DATE — VILLAGE ENGINEER

TAPPING VALVE AND VAULT

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

REVISED:	DRAWING NO.
02-03-2026	W-09

NOTES:
1. THRUST BLOCKS SHALL BE MASONRY BLOCKS. CAST-IN-PLACE CONCRETE THRUST BLOCKS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER.
2. ALL THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.
3. ALL MASONRY BLOCK AND CAST IN PLACE THRUST BLOCKS SHALL BE MINIMUM 3,000 PSI.



APPROVED: DATE — VILLAGE ENGINEER

THRUST BLOCKING

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

REVISED:	DRAWING NO.
02-03-2026	W-08

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oak brook, il 60523
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waremalcomb.com

EDWARD J. WALSH — PROFESSIONAL ENGINEER — 062.058755 — STATE OF ILLINOIS

08/04/2026

FOR AND ON BEHALF OF WARE MALCOMB

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

DETAILS

NO	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS
4	05/08/2026	ISSUED FOR FINAL ENGINEERING
5	06/19/2026	REVISED PER FINAL ENGINEERING REVIEW
6	07/10/2026	REVISED PER FINAL ENGINEERING REVIEW 2
7	08/03/2026	REVISED PER FINAL ENGINEERING REVIEW 3

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
C7.0
Sheet 11 of 15

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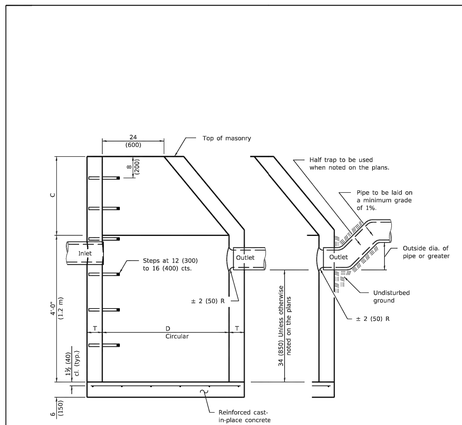
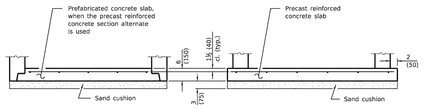


ELEVATION
(Standard Outlet)

ELEVATION
(Half Trap)



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

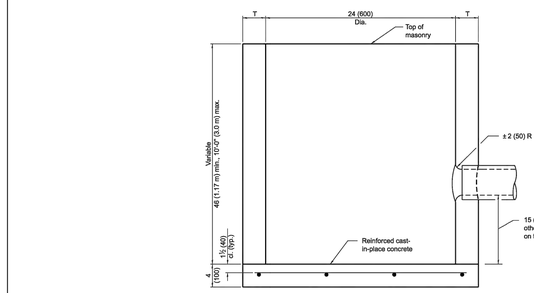
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2011
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT
07-01.13 602001-02

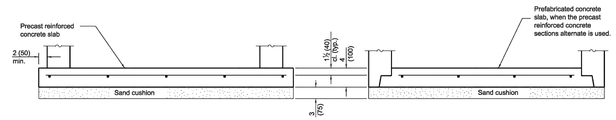
DATE	REVISIONS
1-1-11	Added 'Outside' to half trap
	note. Detail rein. in slabs.
	Revised general notes.
1-1-09	Switched units to
	English (metric).

CATCH BASIN TYPE A

STANDARD 602001-02



ELEVATION



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	T (min)
Precast Reinforced Concrete Section	3 (75)
Concrete Masonry Unit	5 (125)
Cast-in-Place Concrete	6 (150)
Brick Masonry	8 (200)

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.27 sq. in./ft. (570 sq. mm/m) in both directions with a maximum spacing of 9 (230).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

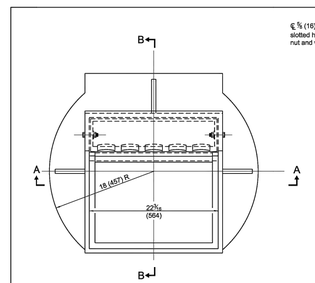
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED January 1, 2011
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT
07-01.13 602011-02

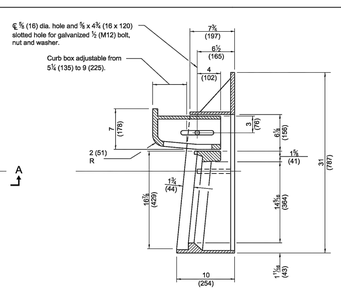
DATE	REVISIONS
1-1-11	Detailed rein. in slabs. Added
	max limit to height. Added
	general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE C

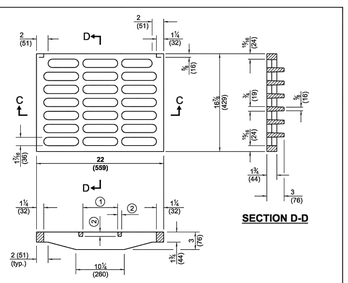
STANDARD 602011-02



CAST FRAME



SECTION B-B

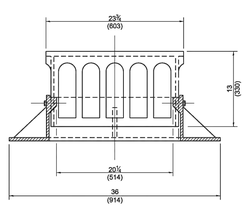


SECTION D-D

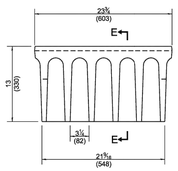
SECTION C-C

① = 6 (152) typ.
② = ¾ (19) typ.

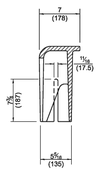
CAST GRATE



SECTION A-A



ALTERNATE CURB BOX



SECTION E-E

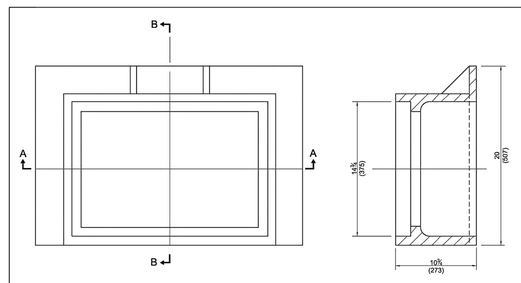
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2016
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2015
ENGINEER OF DESIGN AND ENVIRONMENT
07-01.13 604006-05

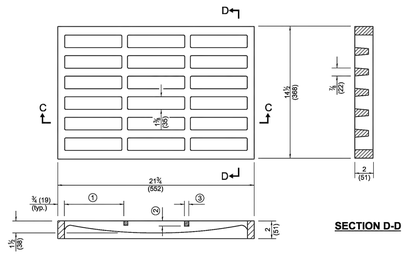
DATE	REVISIONS
1-1-15	Revised dimensions of frame
	and alternate curb box.
1-1-09	Switched units to English (metric).

FRAME AND GRATE TYPE 3

STANDARD 604006-05



SECTION B-B

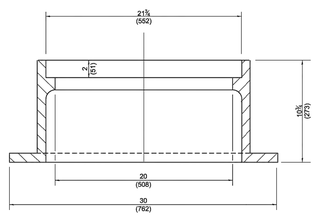


SECTION D-D

SECTION C-C

① = 6¼ (159) (typ.)
② = ¾ (19) (typ.)
③ = ⅝ (16) (typ.)

CAST GRATE



SECTION A-A

CAST FRAME

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

Illinois Department of Transportation
APPROVED April 1, 2016
ENGINEER OF POLICY AND PROCEDURES
APPROVED April 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT
07-01.13 604016-04

DATE	REVISIONS
4-1-16	Corrected dimension on
	SECTION A-A.
1-1-15	Revised dimensions of frame
	and grate.

FRAME AND GRATE TYPE 4

STANDARD 604016-04

CATCH BASIN A FRAME GRATE
SCALE: N.T.S.

CATCH BASIN C FRAME GRATE
SCALE: N.T.S.

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EDWARD J. WARES
PE.062.062755
LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS
08/04/2026
FOR AND ON BEHALF OF WARE MALCOMB

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

DETAILS

NO.	DATE	REMARKS
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2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS
4	05/08/2026	ISSUED FOR FINAL ENGINEERING
5	06/19/2026	REVISED PER FINAL ENGINEERING REVIEW
6	07/10/2026	REVISED PER FINAL ENGINEERING REVIEW 2
7	08/03/2026	REVISED PER FINAL ENGINEERING REVIEW 3

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
C7.1
Sheet 12 of 15

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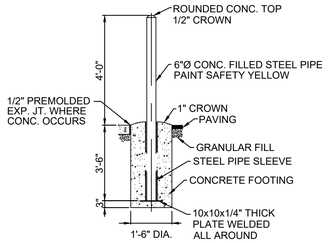
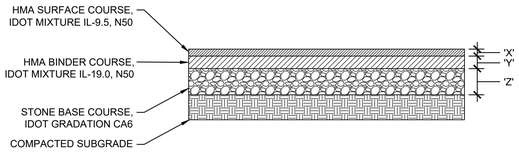


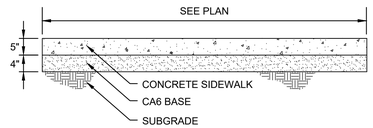
PIPE BOLLARD
SCALE: N.T.S.

ASPHALT SECTION	SURFACE COURSE -'X'	BASE COURSE-'Y'	SUBBASE-'Z'
LIGHT DUTY	1.5 INCHES	2.25 INCHES	10 INCHES
HEAVY DUTY	2 INCHES	5 INCHES	12 INCHES



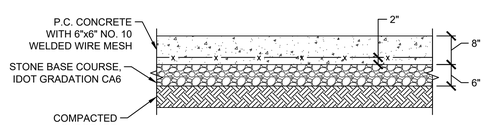
NOTES:
1. PAVING BASECOURSE SHALL BE CONSTRUCTED IN LAYERS NOT LESS THAN 2 INCHES AND NOT MORE THAN 5 INCHES THICK PER LIFT.
2. ALL AREAS TO BE PAVED SHALL BE PROOFROLLED WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER HAVING A MINIMUM STATIC DRUM WEIGHT OF 5-TONS OR A FULLY LOADED TANDEM DUMP TRUCK. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR, FREE-DRAINING SOUL. FILL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 12-INCHES AND SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
3. REFER TO PROJECT GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS AND COMPACTION REQUIREMENTS.

ASPHALT PAVEMENT SECTION
SCALE: N.T.S.



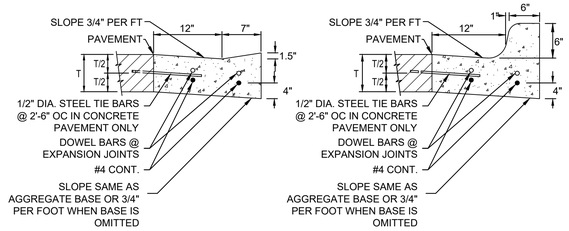
NOTES:
1. ALL SIDEWALKS AND CURB RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH CURRENT IDOT STANDARDS FOR CURB RAMPS, AS WELL AS CURRENT ADA AND PROWAG REGULATIONS.
2. ALL SIDEWALK SHALL BE CONSTRUCTED WITH IDOT CLASS SI CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.
3. PREFORMED EXPANSION JOINTS (3/4" THICK) SHALL BE CONSTRUCTED IN SIDEWALK EVERY 100 FEET AND AT ALL LOCATIONS ABUTTING DRIVEWAYS AND CURB AND GUTTER.
4. TOOL CONTRACTION JOINTS SHALL BE CONSTRUCTED IN SIDEWALK EVERY FIVE FEET.
5. SIDEWALK TO HAVE MAXIMUM CROSS SLOPE OF 2%.
6. WELDED WIRE FABRIC (6X6) OR FIBER MESH SHALL BE INSTALLED THROUGH DRIVEWAYS 2" ABOVE BOTTOM OF CONCRETE.
7. PROVIDE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK.
8. SIDEWALK TO MATCH DRIVEWAY OR CONCRETE PAVEMENT THICKNESS IN ALL SIDEWALK CROSSING LOCATIONS.

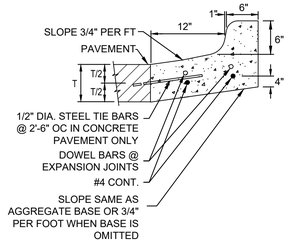
CONCRETE SIDEWALK DETAIL
SCALE: N.T.S.



NOTES:
1. REFERENCE IDOT STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 351 FOR AGGREGATE BASE COURSE.
2. THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY PER SECTION 301.

HEAVY DUTY CONCRETE SECTION
SCALE: N.T.S.

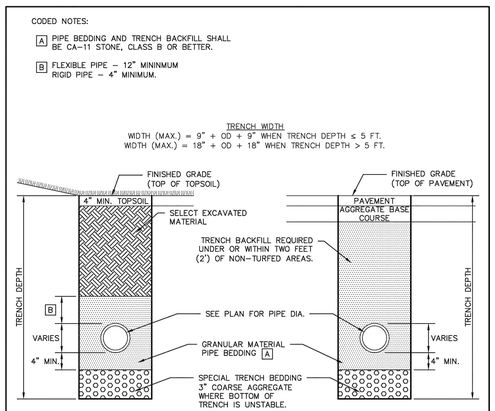




NOTES:
1. ALL CURB AND GUTTER SHALL BE CONSTRUCTED WITH IDOT CLASS SI CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 14 DAYS
2. CONTRACTION JOINTS SHALL BE SAW CUT AT 20' INTERVALS AND CAULKED
3. PREFORMED EXPANSION JOINTS, 3/4" THICK, SHALL BE PLACED FIVE FEET EITHER SIDE OF STORM STRUCTURES LOCATED IN CURB AND GUTTER, AT CURB RETURNS AND AT POINTS OF CURVATURE, AT ALL CONNECTIONS BETWEEN NEW AND EXISTING CURB AND GUTTER, AND AT 100 FOOT INTERVALS.
4. CURB AND GUTTER AT STORM STRUCTURES SHALL BE BOXED OUT AND HAND-FORMED BETWEEN EXPANSION JOINTS.
5. DOWELS AT EXPANSION JOINTS SHALL BE CENTERED ON THE JOINT (DRILLED INTO EXISTING CURB AND GUTTER) AND SHALL BE INSTALLED WITH GREASE CAPS ON ONE SIDE

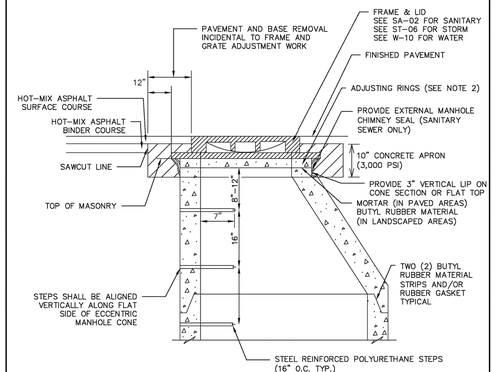
B-6.12 CURB AND GUTTER
SCALE: N.T.S.

CODED NOTES:
- A PIPE BEDDING AND TRENCH BACKFILL SHALL BE CA-11 STONE, CLASS B OR BETTER.
- B FLEXIBLE PIPE – 12" MINIMUM
  RIGID PIPE – 4" MINIMUM.

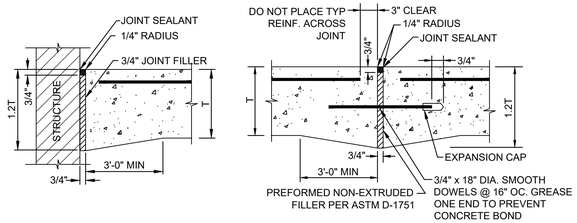


APPROVED: DATE	TRENCH DETAIL	BUFFALO GROVE	STANDARD CONSTRUCTION DWG.
VILLAGE ENGINEER		ISSUED: 02-03-2026	DRAWING NO.: S-01

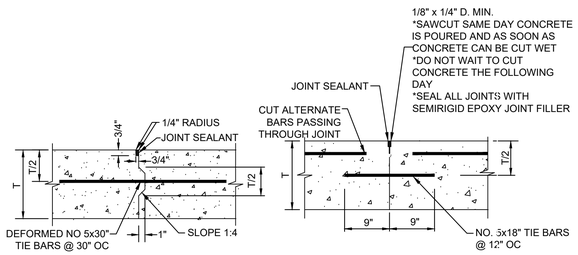
NOTES:
1. THE REQUIRED MANHOLE FRAME AND GRATE ADJUSTMENTS, DUE TO THE PAVEMENT RESURFACING, INCLUDING POURING OF CONCRETE APRON, SHALL BE PERFORMED BEFORE PLACING HOT-MIX ASPHALT SURFACE COURSE.
2. TOTAL ADJUSTING RINGS HEIGHT SHALL BE 2" MINIMUM, 6" MAXIMUM.



APPROVED: DATE	STRUCTURE FRAME & GRATE ADJUSTMENT	BUFFALO GROVE	STANDARD CONSTRUCTION DWG.
VILLAGE ENGINEER		ISSUED: 02-13-2026	DRAWING NO.: S-03



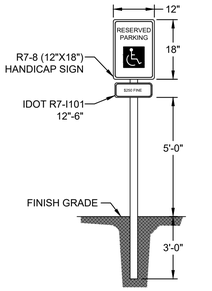
JOINT AT STRUCTURES — EXPANSION JOINT



CONSTRUCTION JOINTS — CONTRACTION JOINTS

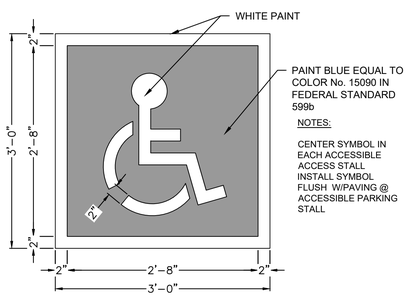
NOTE:
1. JOINT CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS ARTICLE 420.05, 420.12, 1006.10, 1006.11, 1050.01, 1050.02 AND 1053.01.

TYPICAL CONCRETE PAVEMENT JOINTS
SCALE: N.T.S.



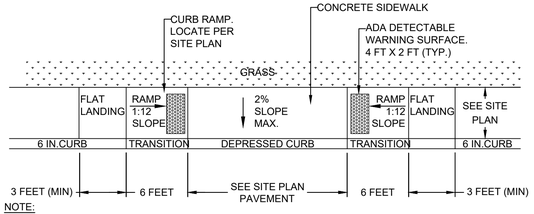
NOTES:
1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
2. ADD A "VAN ACCESSIBLE" SIGN WHERE APPLICABLE.
3. REFER TO ACCESSIBLE PARKING DETAIL FOR SIGN LOCATIONS.

ACCESSIBLE PARKING SIGN
SCALE: N.T.S.



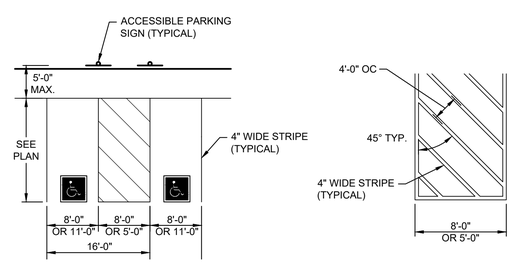
NOTES:
CENTER SYMBOL IN EACH ACCESSIBLE ACCESS STALL INSTALL SYMBOL FLUSH W/PAVING @ ACCESSIBLE PARKING STALL

ACCESSIBLE STALL SYMBOL
SCALE: N.T.S.



NOTE:
1. ACCESSIBLE RAMP AREAS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS
2. LANDINGS ARE REQUIRED AT THE TOP OF THE CURB RAMP WITH MINIMUM 3 FOOT CLEAR LENGTH.
3. ALL RAMPS TO HAVE A SLIP RESISTANT SURFACE AND BROOM FINISH IN ACCORDANCE WITH ADA REQUIREMENTS.
4. WHERE DETECTABLE WARNINGS ARE PROPOSED, SEE ADA DETECTABLE WARNING SURFACE DETAIL FOR MORE INFORMATION.
5. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES, MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
6. CURB RAMPS AND FLARES SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING FLARES.

ACCESSIBLE CURB RAMP
SCALE: N.T.S.



NOTES:
1. ALL ACCESSIBLE PARKING STALLS TO BE A MINIMUM OF 16 FEET WIDE WITH EITHER AN 8 FOOT WIDE OR 5 FOOT WIDE DIAGONALLY STRIPED ACCESS AISLE.
2. ACCESSIBLE PARKING SIGNS TO BE MOUNTED ON A PERMANENT POST CENTERED ON THE 16 FOOT WIDE ACCESSIBLE PARKING STALL.
3. PROPOSED STRIPING SHALL BE YELLOW IN COLOR.

ACCESSIBLE PARKING STALL DETAIL
N.T.S.

WARE MALCOMB
CIVIL ENGINEERING
1315 22nd street
suite 410
oak brook, il 60523
p. 630.218.0063
waremalcomb.com

EDWARD J. WAGS
062.060755
OF ILLINOIS
08/04/2026
FOR AND ON BEHALF OF WARE MALCOMB

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

DETAILS

NO	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS
4	05/08/2026	ISSUED FOR FINAL ENGINEERING
5	06/19/2026	REVISED PER FINAL ENGINEERING REVIEW
6	07/10/2026	REVISED PER FINAL ENGINEERING REVIEW 2
7	08/03/2026	REVISED PER FINAL ENGINEERING REVIEW 3

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
C7.2
Sheet 13 of 15

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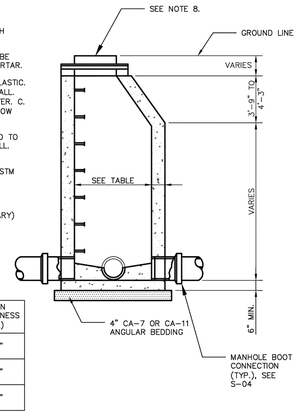
NOT FOR CONSTRUCTION

P:\CHI\24\0094\00\Civil\CAD\Sheets\CD\CHI24-0094_C7.0_Details.dwg 08/04/2026 2:20 PM BMENDOZA 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

NOTES:

1. EXTERIOR NEOPRENE CHIMNEY SEAL. STAINLESS STEEL TRIM PER ASTM C-923.
2. PIPE OPENINGS SHALL BE PRECAST INTO WALLS. CAST IN RESILIENT WATERTIGHT SLEEVE WITH STAINLESS STEEL TRIM PER ASTM C-923.
3. PRECAST REINFORCED CONCRETE SECTIONS PER ASTM C-478 AND PREFORMED BITUMINOUS JOINTS WITH INTEGRAL PRECAST BOTTOMS.
4. FINAL ADJUSTMENT TO FRAMES TO BE DONE WITH STEEL SHIMS SET IN MORTAR.
5. STEPS TO BE STEEL REINFORCED PLASTIC.
   A. IMBEDDED 3" INTO STRUCTURE WALL.
   B. SPACED AT 16" CENTER TO CENTER, C. FIRST STEP LOCATED 8"-12" BELOW FRAME.
6. PRECAST PCC BENCH SHALL EXTEND TO CROWN AND SLOPE TO OUTSIDE WALL. SMOOTH FINISH.
7. JOINT WRAP SHALL COMPLY WITH ASTM C-877
8. SEE S-03 FOR FRAME ADJUSTMENT DETAILS. FOR MANHOLE COVER REQUIREMENTS, SEE SA-02 (SANITARY) OR ST-06 (STORM).



PIPE DIAMETER	MANHOLE DIAMETER	MIN THICKNESS (t)
≥18"	48"	5"
21"-36"	60"	6"
>36"	72"	7"

APPROVED: _____ DATE _____ VILLAGE ENGINEER

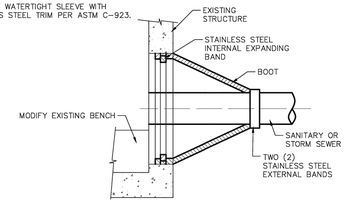
SANITARY OR STORM MANHOLE

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

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

NOTES:

1. MACHINE CORE CIRCULAR OPENING IN STRUCTURE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE PER MANUFACTURERS RECOMMENDATION.
2. CUT SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM/TO NEW CONNECTION.
3. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
4. RESILIENT WATERTIGHT SLEEVE WITH STAINLESS STEEL TRIM PER ASTM C-923.



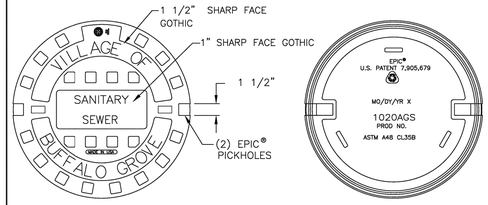
APPROVED: _____ DATE _____ VILLAGE ENGINEER

CONNECTIONS TO SEWER STRUCTURES

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

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

1020AGS Cover



NOTES:

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

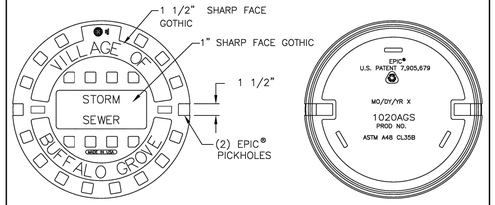
APPROVED: _____ DATE _____ VILLAGE ENGINEER

SANITARY SEWER MANHOLE LID DETAIL

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

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

1020AGS Cover



NOTES:

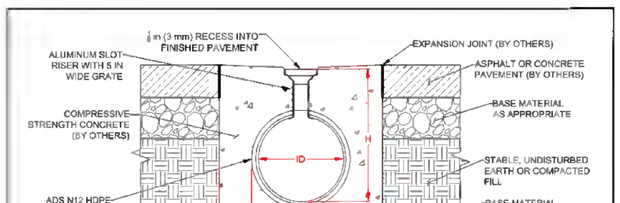
1. MANHOLE COVERS SHALL BE EJ PRODUCT NUMBER 00102171, CONFORMING TO ASTM A48, OR USA-MADE EQUIVALENT AS APPROVED BY THE ENGINEER.
2. MANHOLE COVER SHALL HAVE 1" RAISED LETTERS AS SHOWN ABOVE.

APPROVED: _____ DATE _____ VILLAGE ENGINEER

STORM SEWER MANHOLE LID DETAIL

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.

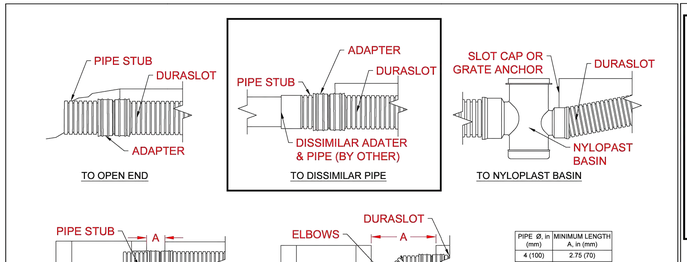
REVISED	DRAWING NO.
02-13-2026	ST-06



Nominal Diameter, ID in (mm)	Depth of Invert, H, in (mm) Minimum	Maximum
8 (150)	12.50 (318)	30.00 (762)
8 (200)	14.50 (368)	32.00 (813)
10 (250)	16.50 (419)	34.00 (864)
12 (300)	19.00 (483)	48.00 (1219)
15 (375)	22.00 (559)	51.00 (1295)
18 (450)	25.00 (635)	54.00 (1372)
24 (600)	31.25 (794)	60.00 (1524)
30 (750)	36.25 (972)	66.00 (1676)
36 (900)	44.25 (1024)	72.00 (1829)

NOTES:
1. BACKFILL DESIGN SHOULD BE USED FOR HS-20 LOADING APPLICATIONS.
2. SITE ENGINEER TO PROVIDE SITE SPECIFIC DETAILS SUCH AS CONCRETE STRENGTH
3. REFER TO ADS TECH NOTE 2.11 FOR ADDITIONAL DESIGN INFORMATION
4. SLOT RECESS IS NOT INCLUDED IN DEPTH OF INVERT TABLES

Illinois Department of Transportation — Duraslot XL Heavy Traffic Installation — ADS — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026 — 800.733.7473 — 614.658.0313 — 614.658.0236 FAX — www.ads-pipe.com — 876-14538 — SHEET NO. 1 OF 1 SHEETS — STA. — ITEM — EST NO. — CONTRACT NO. — SCALE: 1:20



PIPE Ø, in (mm)	MINIMUM LENGTH A, in (mm)
4 (100)	2.75 (70)
6 (150)	3.25 (83)
8 (200)	4.75 (121)
10 (250)	5.25 (133)
12 (300)	8.50 (216)
15 (375)	9.50 (241)
18 (450)	10.50 (267)
24 (600)	8.80 (224)
30 (750)	8.50 (216)
36 (900)	10.80 (274)

NOTE: "A" SHALL INCREASE IF ADDITIONAL FITTINGS ARE USED

NOTES:
1. DURASLOT ADAPTERS MAY CONNECT TO N-12 HDPE OR 12 - 18 in (300 - 450 mm) HP STORM PIPE
2. ALL NON-DURASLOT PRODUCTS TO BE SUPPLIED SEPARATELY

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	Updated Layers & Logo	KJS	01/09/2025	-

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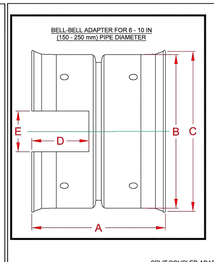
Duraslot & Duraslot XL Outlet Connection — DRAWING NUMBER: STD-1466 — ADS — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026 — KJS — 04-16-2024 — NTS — 1 OF 1



ADAPTERS FOR DURASLOT DIMENSIONS

PIPE Ø, in (mm)	A, in (mm)	B, in (mm)	C, in (mm)	D, in (mm)	E, in (mm)	PRODUCT # (Std /Cust. Slot)
6 (150)	7.25 (184)	6.95 (177)	7.63 (194)	3.00 (76)	2.50 (64)	0662DS/ 0696DS
8 (200)	8.25 (210)	9.17 (233)	10.13 (257)	3.50 (89)	2.50 (64)	0862DS/ 0896DS
10 (250)	9.25 (235)	11.56 (294)	12.13 (308)	4.00 (100)	2.50 (64)	1062DS/ 1096DS
12 (300)	14.00 (356)	14.60 (371)	15.40 (391)	5.50 (140)	2.50 (64)	1262DS/ 1296DS
15 (375)	16.00 (406)	17.75 (449)	18.60 (472)	6.50 (165)	2.50 (64)	1562DS/ 1596DS
18 (450)	18.00 (457)	21.40 (544)	22.40 (569)	7.50 (191)	2.50 (64)	1862DS/ 1896DS
24 (600)	14.80 (374)	28.20 (716)	29.25 (743)	6.00 (152)	2.50 (64)	2462DS/ 2496DS
30 (750)	16.50 (419)	N/A	NA	8.00 (203)	2.50 (64)	3062DS/ 3096DS
36 (900)	20.80 (528)	N/A	NA	10.00 (254)	2.50 (64)	3662DS/ 3696DS

ADAPTERS FOR DURASLOT XL DIMENSIONS

PIPE Ø, in (mm)	A, in (mm)	B, in (mm)	C, in (mm)	D, in (mm)	E, in (mm)	PRODUCT # (Std./Cust. Slot)
6 (150)	7.25 (184)	6.95 (177)	7.63 (194)	3.00 (76)	2.50 (64)	0662DSXL/ 0696DSXL
8 (200)	8.25 (210)	9.17 (233)	10.13 (257)	3.50 (89)	2.50 (64)	0862DSXL/ 0896DSXL
10 (250)	9.25 (235)	11.56 (294)	12.13 (308)	4.00 (100)	2.50 (64)	1062DSXL/ 1096DSXL
12 (300)	14.00 (356)	14.60 (371)	15.40 (391)	5.50 (140)	2.50 (64)	1262DSXL/ 1296DSXL
15 (375)	16.00 (406)	17.75 (449)	18.60 (472)	6.50 (165)	2.50 (64)	1562DSXL/ 1596DSXL
18 (450)	18.00 (457)	21.40 (544)	22.40 (569)	7.50 (191)	2.50 (64)	1862DSXL/ 1896DSXL
24 (600)	14.80 (374)	28.20 (716)	29.25 (743)	6.00 (152)	2.50 (64)	2462DSXL/ 2496DSXL
30 (750)	16.50 (419)	N/A	NA	8.00 (203)	2.50 (64)	3062DSXL/ 3096DSXL
36 (900)	20.80 (528)	N/A	NA	10.00 (254)	2.50 (64)	3662DSXL/ 3696DSXL

NOTES:
1. ALL FITTING DIMENSIONS ARE FOR REFERENCE ONLY.
2. ALL HARDWARE REQUIRED FOR ASSEMBLY IS INCLUDED WITH THE PURCHASE OF A COUPLER BAND, INCLUDING A SLOT END CAP.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
2	Updated Layers & Logo	KJS	01/13/25	-

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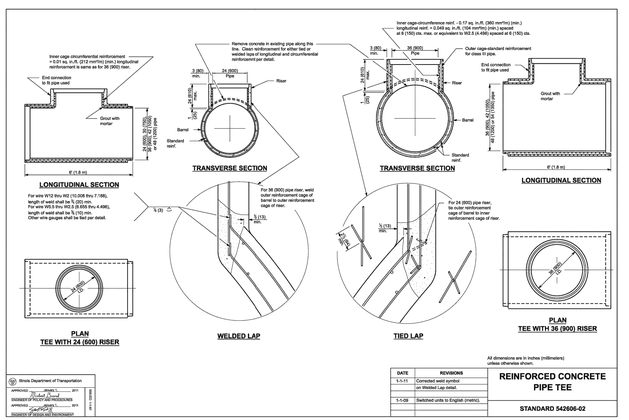
Duraslot & Duraslot XL Adapter — DRAWING NUMBER: STD-1412 — ADS — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026 — KJS — 04-18-2023 — NTS — 1 OF 1



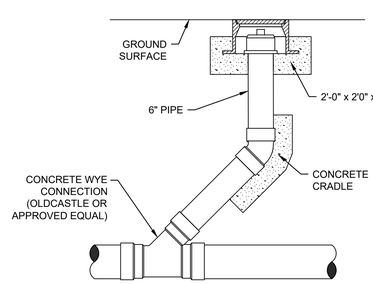
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-11	Corrected weld symbol on Welded Lap detail.
1-1-09	Switched units to English (metric).

Illinois Department of Transportation — APPROVED _____ DATE _____ ENGINEER OF POLICY AND PROCEDURES — APPROVED _____ DATE _____ ENGINEER OF BUREAU OF TECHNOLOGY

REINFORCED CONCRETE PIPE TEE

STANDARD 542606-02



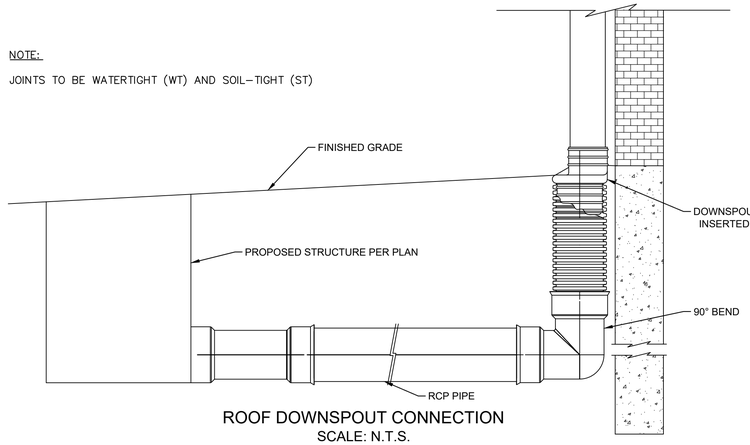
NOTES:
THE CONTRACTOR SHALL PROVIDE ALL APPROPRIATE AND NECESSARY FITTING AND ADAPTORS.

CLEANOUT FRAME & PATTERN NO. 4155 WITH LOCKING COVER MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUIVALENT, OR AS SHOWN ON PLAN.

STORM DRAIN CLEANOUT
SCALE: N.T.S.

NOTE:

JOINTS TO BE WATERTIGHT (WT) AND SOIL-TIGHT (ST)



ROOF DOWNSPOUT CONNECTION
SCALE: N.T.S.

WARE MALCOMB
CIVIL ENGINEERING
1315 22nd street
suite 410
oak brook, il 60523
p. 630.218.0063
waremalcomb.com

PROFESSIONAL ENGINEER — EDWARD J. WALSH — 062-061755 — STATE OF ILLINOIS

08/04/2026

FOR AND ON BEHALF OF WARE MALCOMB

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

DETAILS

NO.	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS
4	05/08/2026	ISSUED FOR FINAL ENGINEERING
5	06/19/2026	REVISED PER FINAL ENGINEERING REVIEW
6	07/10/2026	REVISED PER FINAL ENGINEERING REVIEW 2
7	08/03/2026	REVISED PER FINAL ENGINEERING REVIEW 3

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
C7.3
Sheet 14 of 15

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NOT FOR CONSTRUCTION

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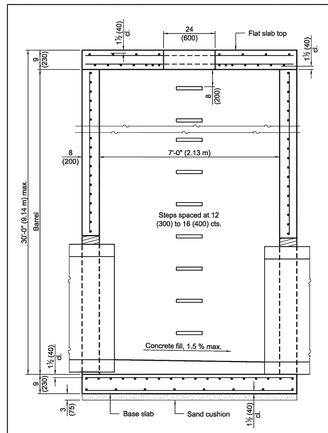
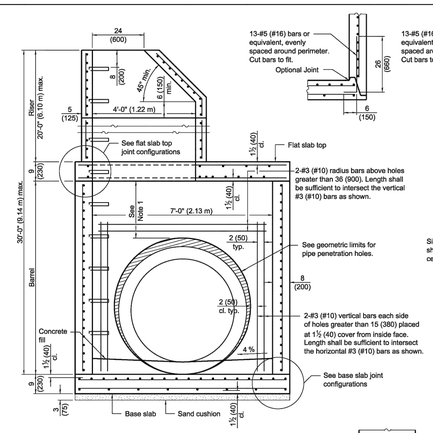
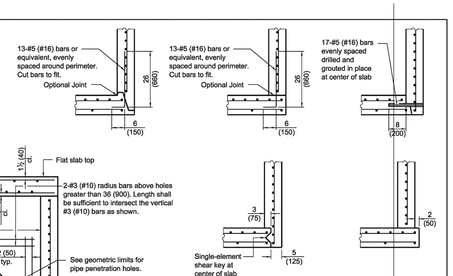
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



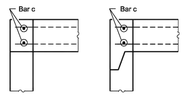
SECTION PARALLEL TO PIPE
(Without conical top riser)



SECTION PERPENDICULAR TO PIPE
(With conical top riser)



BASE SLAB JOINT CONFIGURATIONS



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 12 (300) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 36 (900).

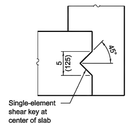
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

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

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

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

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



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

Pipe holes shall be formed to facilitate proper placement of hole reinforcement.

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

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

See Standard 602701 for details of manhole steps.

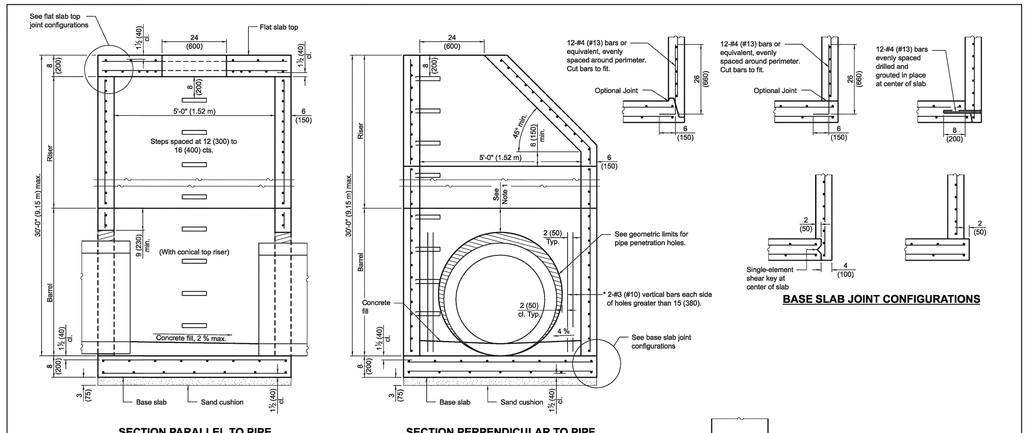
All dimensions are in inches (millimeters) unless otherwise noted.

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

PRECAST MANHOLE TYPE A
7' (2.13 m) DIAMETER
(Sheet 1 of 3)

STANDARD 602411-09

Illinois Department of Transportation
APPROVED: January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED: January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BP-1-1 (D)RS09

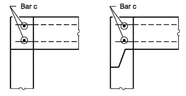


SECTION PARALLEL TO PIPE
(Without conical top riser)

SECTION PERPENDICULAR TO PIPE
(With conical top riser)

BASE SLAB JOINT CONFIGURATIONS

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



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 32 (810).

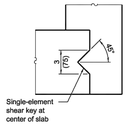
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

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

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

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

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



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

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

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

See Standard 602701 for details of manhole steps.

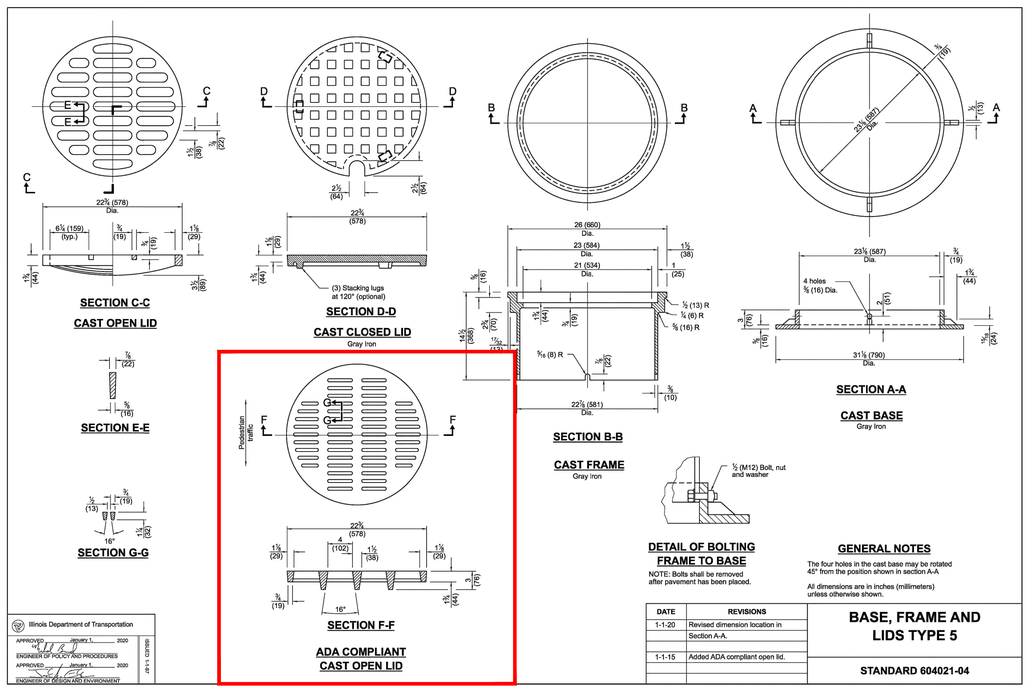
All dimensions are in inches (millimeters) unless otherwise noted.

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

PRECAST MANHOLE TYPE A
5' (1.52 m) DIAMETER
(Sheet 1 of 2)

STANDARD 602402-03

Illinois Department of Transportation
APPROVED: January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED: January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BP-1-1 (D)RS09



GENERAL NOTES

The four holes in the cast base may be rotated 45° from the position shown in section A-A.

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

DATE	REVISIONS
1-1-20	Revised dimension location in
	Section A-A.
1-1-15	Added ADA compliant open lid.

BASE, FRAME AND LIDS TYPE 5

STANDARD 604021-04

Illinois Department of Transportation
APPROVED: January 1, 2020 — ENGINEER OF POLICY AND PROCEDURES
APPROVED: January 1, 2020 — ENGINEER OF DESIGN AND ENVIRONMENT
BP-1-1 (D)RS09

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EDWARD J. WALSH
PE.062.063755
LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS
08/04/2026
FOR AND ON BEHALF OF WARE MALCOMB

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

NO.	DATE	REMARKS
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3	04/03/2026	REVISED PER VILLAGE COMMENTS
4	05/08/2026	ISSUED FOR FINAL ENGINEERING
5	06/19/2026	REVISED PER FINAL ENGINEERING REVIEW
6	07/10/2026	REVISED PER FINAL ENGINEERING REVIEW 2
7	08/03/2026	REVISED PER FINAL ENGINEERING REVIEW 3

DETAILS

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	04/24/2026
PLOT DATE:	08/04/26

SHEET
C7.4
Sheet 15 of 15

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NOT FOR CONSTRUCTION

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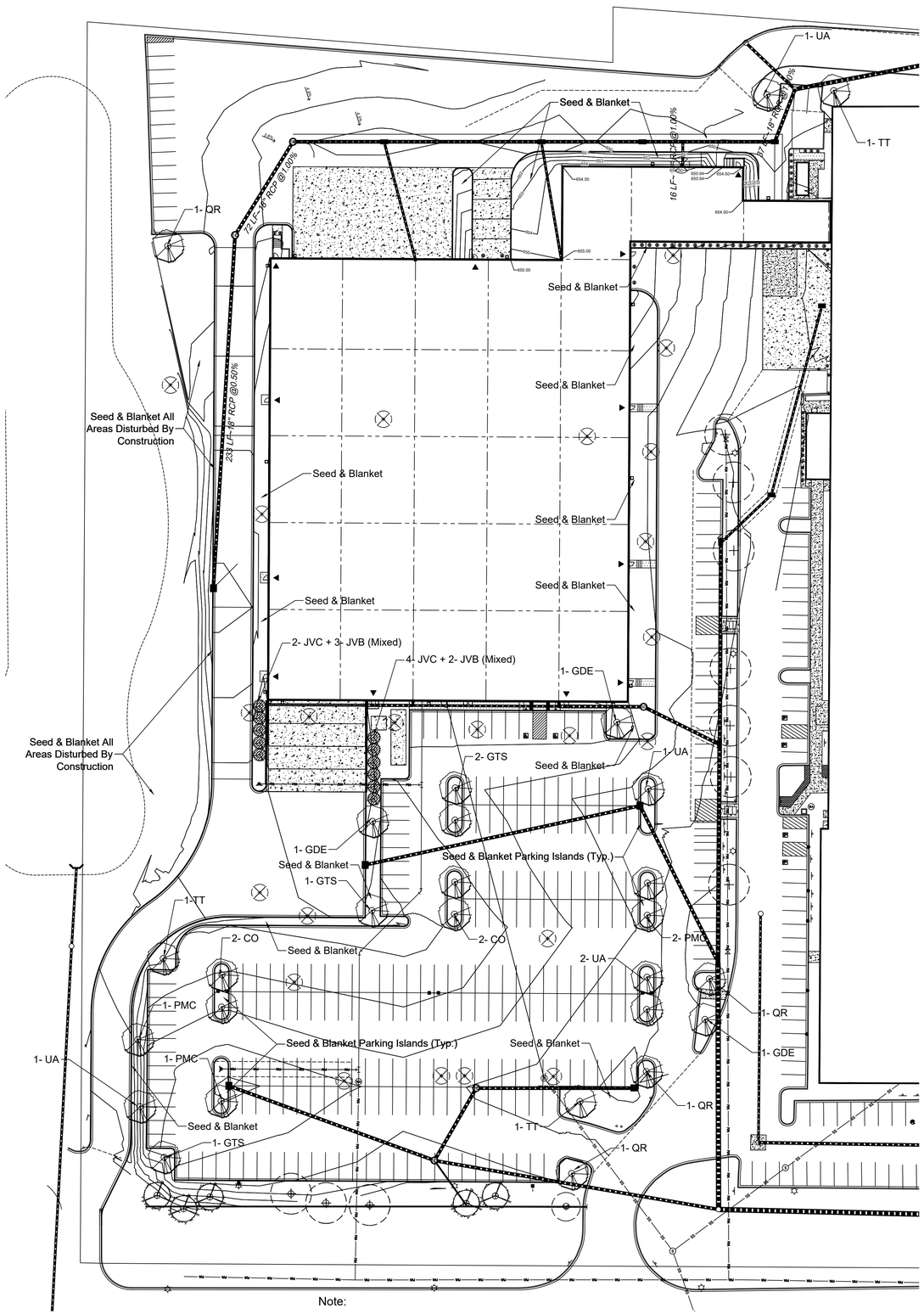
CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



Note:

All trees and large shrubs shall be located a minimum of ten feet (10') from utility structures and five feet (5') from underground utility mains and services.

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 Buildin- 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 t. I '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'	Canaerti Juniper	6'BB

MATERIALS LIST:

3,670SY		Seed & Straw Blanket (Kentucky Bluegrass/Per. Rye Mix-See 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

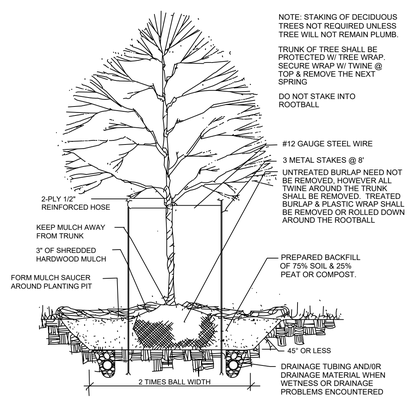
NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE; HOWEVER, ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

Notes:

1. See Sheet L-2 for Landscape Specifications.

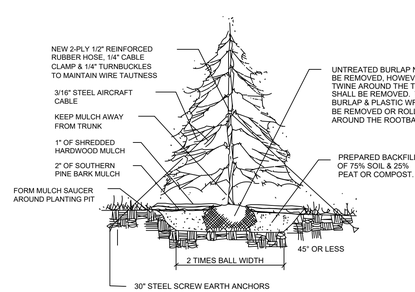
3. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.

4. For Architectural information see Architectural plan set.



DECIDUOUS TREE

NTS



EVERGREEN TREE

NTS

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 addition 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 they 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) 1-800-892-0123 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.

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The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC

REVISIONS

4 - Per Utility Drawings	2026-07-08
3 - Per Utility Drawings	2026-06-19
2 - Per Civil Drawings	2026-04-24
1 - Per Buffalo Grove Review	2026-04-01

Siemens Building & Parking Lot Expansion

990 Deerfield Road
Buffalo Grove, Illinois

STATE OF ILLINOIS
RONALD PLONKA
PRO 157-000717
REGISTERED LANDSCAPE ARCHITECT

Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

811 Know what's below. Call before you dig.

FINAL LANDSCAPE PLAN

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

SHEET
L-1

PROJECT NO.: 0226 - 2476

SCALE 1" = 40'
0 40 80

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.

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, groundcover, bulbs (if any) 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 this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such 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, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included 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 habit of growth that is normal for the species and shall be sound, healthy, 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 in 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 measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated 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 substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) 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 loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:
A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & 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 submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

NOTE: All detention basins specified to be planted with native emergent plugs and/or native seed mixes shall be improved with twelve inches (12") of uncompacted topsoil per the above spec prior to planting/seeding.

2.9 MULCH
Mulch shall consist of the following:

A. MUSHROOM COMPOST (Groundcover Mulching)
Mushroom compost shall be composed of well-rotted cattle 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. SHREDDED HARDWOOD BARK (general bed mulching)
Double or triple processes locally sourced hardwood logs and bark free of sticks and leaves with no added dyes.

2.10 COMPOST

A. MUSHROOM COMPOST
See 2.9 A above
B. YARD WASTE COMPOST
Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or gypsum.

Additionally, all compost materials shall meet the following:
1. 35-65% minimum organic matter
2. soluble salts under 5 ds/m minimum (under 2 ds/m best)
3. Moisture content = 35-55%
4. ph range 6.1-8.4
5. Nitrogen = >0.9

2.11 FERTILIZER & NUTRIENTS

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

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) 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. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.13 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on 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 trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor form the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease 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) Perennial & 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 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

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 a date as all landscape operations have received Preliminary 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, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests 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 resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect 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 this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, 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 guarantee requirements 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 Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his 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 is twenty-five percent (25%) or more dead shall 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 Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions 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 repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod 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 (IDOT) 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 loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no 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 (on-site & 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 submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen..... 10%
Phosphorous..... 0%
Potash..... 20%

2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen..... 26%
Phosphorous..... 0%
Potash..... 4%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) 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.terials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

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 Controls 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)
30%	PERENNIAL RYEGRASS (blend of 2 cultivars)
10%	CREEPING RED FESCUE
	(Apply at 7 lbs./1,000 S.F. for mechanical seeding)
2. SALT TOLERANT MIX (if specified)	
40%	'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS)
30%	CREEPING RED FESCUE
20%	KENTUCKY BLUEGRASS
10%	PERENNIAL RYEGRASS
	(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 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 or labeled 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 showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Cocnut Blanket (North American Green)
b. AEC Premier Straw/Cocnut Blanket (American Excelsior Company)
c. or equivalent

2.5 HYDROMULCH (if specified)
SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)
Sod shall comply with 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-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (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 not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing 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 suitable 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, 'Fults' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no 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. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If 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 left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding 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 unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and 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 run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, 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 Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

2. The Contractor shall water all newly installed **sod** immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included 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 Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) 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 at 2-2½". At no time should more than 1/3 of the leaf blade 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 no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

2. **Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes 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 reflect 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 conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts 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 a 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 the 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 as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable 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 watering 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 in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

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The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC

REVISIONS

4 - Per Utility Drawings	2026-07-08
3 - Per Utility Drawings	2026-06-19
2 - Per Civil Drawings	2026-04-24
1 - Per Buffalo Grove Review	2026-04-01

Siemens Building & Parking Lot Expansion

990 Deerfield Road
Buffalo Grove, Illinois

STATE OF ILLINOIS
RONALD PLONKA
reg. 157-000717
LANDSCAPE ARCHITECT
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

LANDSCAPE SPECIFICATIONS

DATE: 2026-01-16
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-2

PROJECT NO.: 0226 - 2476

SIEMENS EXPANSION

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT D

Engineer's Opinion of Probable Costs

(see following pages)

WARE MALCOMB

PROJECT ESTIMATE

110 Edison Place
Suite 303
Newark, NJ 07102
P: 732.986.9000

Lightstone - Siemens Expansion
1000 Deerfield Parkway
Buffalo Grove, Illinois 60089

Project Number: **CHI24-0094**
Date: **8/3/2026**
Open Shop Total: **$2,055,046.50**
Standard Union Total: **$2,319,606.50**

Item	Description	Qty	Unit	Open Shop	Total	Union	Total
SITE DEMO							
Demo Utilities		1	L.S.	$40,000.00	$40,000.00	$40,000.00	$40,000.00
Demo Curb	Concrete	1	L.F.	$4.00	$4.00	$5.00	$5.00
Demo 4"-6" Thick Asphalt	Removal & Disposal	24020	S.Y.	$6.00	$144,120.00	$10.00	$240,200.00
Demo 0"-6" Thick Concrete	Removal & Disposal	3750	S.F.	$2.00	$7,500.00	$2.00	$7,500.00
Remove Bollards		7	Each	$15.00	$105.00	$16.00	$112.00
Remove Tree 8"-12"	w/ Chainsaw	26	Each	$500.00	$13,000.00	$550.00	$14,300.00
Remove Light Pole & Base		10	Each	$750.00	$7,500.00	$1,000.00	$10,000.00
Demo Signage		11	Each	$20.00	$220.00	$25.00	$275.00
SUBTOTAL					$212,449.00		$312,392.00
EARTHWORK							
Import Fill	Typical	5960	C.Y.	$35.00	$208,600.00	$35.00	$208,600.00
Cut to Fill	w/ Ultilty & Foundation	3360	C.Y.	$5.00	$16,800.00	$5.00	$16,800.00
Trench Excavation 4' to 6'	Common Earth (for water installation)	40	B.C.Y.	$5.00	$200.00	$6.00	$240.00
SUBTOTAL					$225,600.00		$225,640.00
LANDSCAPING							
Seeding & Fine Grading	Includes lime, fertilizer & seed	3670	S.Y.	$3.00	$11,010.00	$4.00	$14,680.00
Evergreen Tree	Purchase & Plant	11	Each	$350.00	$3,850.00	$350.00	$3,850.00
Shade Tree	Purchase & Plant	27	Each	$500.00	$13,500.00	$500.00	$13,500.00
Mulch 3"		160	S.F.	$3.00	$480.00	$5.00	$800.00
SUBTOTAL					$28,840.00		$32,830.00
DRAINAGE							
R.C.P. Class III 12"	Includes Trench & Backfill	800	L.F.	$140.00	$112,000.00	$150.00	$120,000.00
R.C.P. Class III 18"	Includes Trench & Backfill	820	L.F.	$160.00	$131,200.00	$170.00	$139,400.00
IDOT MH, Type "A", 7' Diameter		1	Each	$6,800.00	$6,800.00	$6,800.00	$6,800.00
Catch Basin, Type "C"		2	Each	$5,500.00	$11,000.00	$6,000.00	$12,000.00

Precast Manhole 4' ID		7	Each	$4,000.00	$28,000.00	$4,500.00	$31,500.00
R.C.P. Class III 24"	Includes Trench & Backfill	190	L.F.	$170.00	$32,300.00	$180.00	$34,200.00
R.C.P. Class III 15"	Includes Trench & Backfill	45	L.F.	$150.00	$6,750.00	$150.00	$6,750.00
D.I.P. 6", Class 52	Cement lined, Includes Trench & Backfill	14	L.F.	$180.00	$2,520.00	$190.00	$2,660.00
12" RCP Tee W/ Cleanout	Includes Trench & Backfill	1	Each	$1,800.00	$1,800.00	$1,800.00	$1,800.00
Trench Drain	Duraslot XL 6", Includes Trench & Backfill	64	LF	$100.00	$6,400.00	$100.00	$6,400.00
Underground Roof Drain	Includes Trench & Backfill	5	Each	$500.00	$2,500.00	$500.00	$2,500.00
IDOT MH, Type "A", 5' Diameter		2	Each	$5,500.00	$11,000.00	$5,500.00	$11,000.00
Catch Basin, Type "A", 4' Diameter		10	Each	$4,500.00	$45,000.00	$4,500.00	$45,000.00
Precast Manhole 5' ID		1	Each	$5,000.00	$5,000.00	$5,500.00	$5,500.00
SUBTOTAL					$402,270.00		$425,510.00

UTILITIES							
D.I.P. 8", Class 52	Cement lined, Includes Trench & Backfill	270	L.F.	$205.00	$55,350.00	$205.00	$55,350.00
D.I.P. 90° Wye/Tee 8", Class 52	Cement lined, Includes Trench & Backfill	2	Each	$2,000.00	$4,000.00	$2,025.00	$4,050.00
D.I.P. 45° Elbow 8", Class 52	Cement lined, Includes Trench & Backfill	1	Each	$1,000.00	$1,000.00	$1,000.00	$1,000.00
D.I.P. 6", Class 52	Cement lined, Includes Trench & Backfill	200	L.F.	$195.00	$39,000.00	$195.00	$39,000.00
Fire Hydrant Assembly	5-1/4" Gate Valve	2	Each	$7,500.00	$15,000.00	$8,000.00	$16,000.00
FDC	Wall-mounted	1	Each	$1,800.00	$1,800.00	$2,000.00	$2,000.00
P.V.C. 6"	SDR 26, Includes Trench & Backfill	260	L.F.	$35.00	$9,100.00	$35.00	$9,100.00
6" Gate Valve		2	Each	$2,500.00	$5,000.00	$2,500.00	$5,000.00
SUBTOTAL					$130,250.00		$131,500.00

EROSION CONTROL							
Construction Entrance	2-1/2" Stone	43	C.Y.	$150.00	$6,450.00	$175.00	$7,525.00
Silt Fence 3'	Install & Remove	230	L.F.	$4.00	$920.00	$5.00	$1,150.00
Inlet Protection Device		19	Each	$75.00	$1,425.00	$75.00	$1,425.00
Erosion Control Blanket		19730	SF	$3.00	$59,190.00	$4.00	$78,920.00
Compost Filter Sock	Install & Remove	2220	L.F.	$4.00	$8,880.00	$5.00	$11,100.00
Sediment Trap/Basin	Structure	1	Each	$8,750.00	$8,750.00	$8,750.00	$8,750.00
Concrete Washout Area		1	Each	$1,000.00	$1,000.00	$1,000.00	$1,000.00
SUBTOTAL					$86,615.00		$109,870.00

SITE IMPROV.							
Wearing Course 1-1/2" Regular		7990	S.Y.	$10.00	$79,900.00	$11.00	$87,890.00
Wearing Course 2" Regular		7430	S.Y.	$14.00	$104,020.00	$14.00	$104,020.00
Asphalt Base Course 2-1/2"		7990	S.Y.	$16.00	$127,840.00	$20.00	$159,800.00

Asphalt Base Course 5"		7430	S.Y.	$30.00	$222,900.00	$34.00	$252,620.00
Stone Subbase 10" Deep	3/4" Stone	7990	S.Y.	$13.00	$103,870.00	$14.00	$111,860.00
Stone Subbase 12"	3/4" Stone	7430	S.Y.	$18.00	$133,740.00	$21.00	$156,030.00
Concrete Pavement 8"	8" Thick, 4500 PSI	1670	S.Y.	$50.00	$83,500.00	$51.00	$85,170.00
Stone Subbase 6" Deep	3/4" Stone	1670	S.Y.	$8.00	$13,360.00	$9.00	$15,030.00
Sidewalk 5"	Exlcudes base	1	S.F.	$2.50	$2.50	$2.50	$2.50
Handicap Parking Sign & Marking	18" x 12", Aluminum, Reflectorized	2	Each	$345.00	$690.00	$356.00	$712.00
Steel Sign Post	Galvanized, upright, bolted, 10' high	2	Each	$75.00	$150.00	$80.00	$160.00
Detectable Warning Surface	Truncated domes	22	SF	$60.00	$1,320.00	$70.00	$1,540.00
4" Painted White Line	9' x 18' Parking Stall, Thermoplastic	232	Stall	$45.00	$10,440.00	$50.00	$11,600.00
Detectable Warning Surface	Truncated domes	22	SF	$60.00	$1,320.00	$70.00	$1,540.00
CIP 6" x 18" Curb Straight Wood	Including Wood Forms	3850	L.F.	$13.00	$50,050.00	$15.00	$57,750.00
Detectable Warning Surface	Truncated domes	22	SF	$60.00	$1,320.00	$70.00	$1,540.00
Light Post	single light	2	Each	$6,050.00	$12,100.00	$6,050.00	$12,100.00
Light Post 2	double light	3	Each	$7,500.00	$22,500.00	$7,500.00	$22,500.00
SUBTOTAL					$969,023.00		$1,081,865.00

1. This Engineer's estimate is based on a set of plans titled "Siemens Expansion" prepared by Ware Malcomb and dated 08/3/2026. This estimate does not include General Contractor's overhead, profit and general conditions. The estimate also does not include items within the building footprint, permit/application fees or any environmental remediation costs. All unit prices shown in this estimate should be verified by a local Contractor.
2. This estimate is an approximate cost of construction and reflects available cost information for construction located in New Jersey.
3. This Engineer's estimate represents an opinion of the probable costs of construction, within a reasonable degree of certainty. This estimate does not guarantee the cost of labor, material, or equipment, nor the means, methods and procedures of the Contractor's work as determined by the Contractor and/or Owner, nor the competitive bidding submissions.
4. This estimate of probable construction cost is based on our experience and qualifications as an engineer and shall be deemed to represent our opinion and judgment. This estimate cannot and does not guarantee that proposals, bids or actual costs will be the same as or within any specific percentage of this estimate of probable construction cost.
5. Inherent in soils, foundations, groundwater, and other geotechnical investigations, actual conditions may vary materially from those noted at test points or sample intervals. Because of these inherent uncertainties, changed or unanticipated conditions may arise during construction activities at the project site subsequent to the initial investigation(s) that could potentially affect project scope and cost. Therefore, this estimate, with respect to potential construction costs, including environmental remediation costs, shall not be deemed a guaranteed maximum price or cost of the project

Open Shop Total	$2,055,046,50
Standard Union Total	$2,319,606.50

SIEMENS EXPANSION

Project Security

Description	Source	Code Section	Amount
Estimated Construction Costs (EEOPC)	Developer	16.20.130 B1	$ 2,319,606.50
Construction Engineering Cost	10% of EEOPC		$ 231,960.65
Total Construction Costs for Project Security	EEOPC + Construction Engineering Cost		**$ 2,551,567.15**
Project Security Amount	108% of Total Construction Costs	16.20.130 B2	$ 2,755,692.52
Cash Escrow	1% of Total Construction Costs (min $5,000)		**$ 25,515.67**
Letter of Credit	Project Security minus Cash Escrow		**$ 2,730,176.85**

Engineering Review & Inspection Fee

Description	Source	Code Section	Amount
Engineering Review & Inspection Fee	3.5% of EEOPC	Appendix A - Fee Schedule, Table A-1 per Section 16.20.130B(1)	**$ 81,186.23**

Recapture Fee

Description	Source	Code Section	Amount
Recapture Fee (if applicable)			**N/A**

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 8.f. O-2026-75
Ordinance Amending Title 5.20 Liquor Controls

Contacts

Liaison: President Smith
Staff: Samina Shaikh

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance amending Title 5.20 Liquor Controls to reserve a Class A liquor license for R Plaza, LLC d/b/a Legacy Pizza & Sports Bar.

Summary

Background

This ordinance is to amend Title 5.20 Liquor Controls of the Village of Buffalo Grove municipal code to update section 5.20.130 Licenses authorized. A Class A liquor license is reserved for R Plaza, LLC d/b/a Legacy Pizza & Sports Bar at 1236 Dundee Rd, Buffalo Grove. This reservation is subject to the applicant completing Village requirements for said license on or before November 16, 2026.

Strategic Alignment

Guiding Principle

Principle 7: Builds Our Community

Goal

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

File Attachments

1. Memo - Amending 5.20 Liquor Controls - 08172026
2. DRAFT Ordinance - Amending 5.20 Liquor Controls - 08172026

MEMORANDUM

DATE:	August 17, 2026
TO:	Village Manager Dane Bragg
FROM:	Samina Shaikh, Administrative Services Manager / Deputy Village Clerk
SUBJECT:	Amending Chapter 5.20 Liquor Controls

RECOMMENDATION

Staff recommend approval to amend Title 5.20 Liquor Controls of the Village of Buffalo Grove municipal code to reserve a Class A liquor license for R Plaza, LLC d/b/a Legacy Pizza & Sports Bar.

BACKGROUND

A Class A liquor license is reserved for a new business R Plaza, LLC d/b/a Legacy Pizza & Sports Bar at 1236 Dundee Road. The following change to the list of authorized licenses in Section 5.20.130 of the municipal code is included in the attached draft ordinance for the license period ending April 30, 2027:

A. A Class A liquor license is reserved for R Plaza, LLC d/b/a Legacy Pizza & Sports Bar at 1236 Dundee Road. This reservation is subject to the applicant completing Village requirements for said license on or before November 16, 2026. The Village Manager shall have the authority to extend the November 16,2026 date for good cause shown. If not so extended, this reservation shall cease.

ORDINANCE 2026-xxx

AN ORDINANCE AMENDING CHAPTER 5.20 LIQUOR CONTROLS

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970.

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

SECTION 1. Section 5.20.130 of the Village of Buffalo Grove Municipal Code is hereby amended to read as follows:

5.20.130 Licenses authorized.

Subsection A. of Section 5.20.130 of the Village of Buffalo Grove Municipal Code is hereby amended with deletions in ~~strikethrough~~ and additions in underline text so that Subsection A. of Section 5.20.130 shall provide as follows.

Licensee and d/b/a	***Address***
Class A.	
1. Midas Banquets, Inc. d/b/a Astoria Banquets	1375 W. Dundee Road
2. Leiserv, LLC d/b/a Lucky Strike Buffalo Grove	350 McHenry Road
3. Continental Restaurant, Inc.	782 S. Buffalo Grove Road
4. Eva's Mexican Restaurant, Inc.	205 Dundee Road
5. Golden Durebak Restaurant, Inc.	718 Buffalo Grove Road
7. La Presa Restaurant, Inc.	86 W. Dundee Road
8. Luma, LLC d/b/a Lou Malnati's	85 South Buffalo Grove Road
9. Paddock Lounge, LLC	301 Hastings Drive
10. TK Tavern, Inc. d/b/a Prairie House Tavern	2710 Main Street
11. BRI Incorporated d/b/a Sal & Tony's	48 Raupp Boulevard
12. Sky Fitness Café, Inc. d/b/a Sky Spa & Sauna	1501 Busch Parkway
13. Yang Group, Inc. d/b/a Sushi Grove	154 McHenry Road
14. WJN Gold, LLC d/b/a WJ Golf	401 Half Day Road

15. Booming, Inc. d/b/a Yan Yan Chinese Cuisine	360 Half Day Road
16. Rotary Sushi and Bar LLC d/b/a Blackfish Rotary Sushi and Bar	686 Buffalo Grove Road
17. Lazy Dog Colorado Ops, LLC d/b/a Lazy Dog Restaurant & Bar	51 McHenry Road
18. SP Ramen 24 Inc d/b/a Sanjo Ramen	167 McHenry Road
19. SSAS Foods LLC d/b/a Hyderabad House Buffalo Grove	800 Lake Cook Rd
20. Culinary Conquest Inc d/b/a Flambe Karma	1155 McHenry Road
21. Brunchy's Café Inc	1224 Dundee Road
22. Moloco Café LLC	814 Buffalo Grove Road
23. R Plaza, LLC d/b/a Legacy Pizza & Sports Bar	1236 Dundee Road

SECTION 2.

A. A Class A liquor license is reserved for R Plaza, LLC d/b/a Legacy Pizza & Sports Bar at 1236 Dundee Road. This reservation is subject to the applicant completing Village requirements for said license on or before November 16, 2026. The Village Manager shall have the authority to extend the November 16, 2026 date for good cause shown. If not so extended, this reservation shall cease.

B. This Section 2 shall not be codified.

SECTION 5. This Ordinance shall be in full force and in effect from and after its passage and approval.

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

ATTEST:

_____
Janet M. Sirabian, Village Clerk

APPROVED:

_____
Eric N. Smith, Village President

DRAFT

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 8.g. O-2026-76
Ordinance Authorizing the Village Manager to Expend Additional Funds for Streetlight Repairs with Integral Power Atlantic, LLC

Contacts

Liaison: Trustee Cesario
Staff: Tom Wisniewski

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the Village Manager to expend an additional $135,000.00 with Integral Power Atlantic, LLC as detailed in the attached memo.

Summary

See attached memo.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Goal

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

File Attachments

1. IPA Memo Streetlights (1)
2. DRAFT Ordinance - IPA Streetlights

MEMORANDUM

DATE: August 7, 2026

TO: Village Manager Dane Bragg

FROM: Facilities Manager Tom Wisniewski

SUBJECT: Streetlight Maintenance

RECOMMENDATION

Staff recommends that the Village Board authorize the Village Manager to expend up to an additional $135,000.00 with Integral Power Atlantic, LLC. for Streetlight Maintenance for a total amount not to exceed $443,208.05 for fiscal year 2026. The majority of funds will be recovered through insurance claims and contractor payments.

BACKGROUND

The Village has a contract with Integral Power Atlantic, LLC for streetlight maintenance services. The demand for these services varies throughout the year based on the number of streetlight knockdowns, underground cable faults, contractor caused damage, and the replacement of aging streetlight fixtures.

In 2026, staff has experienced a significant increase in maintenance and repair activities, primarily due to a higher number of streetlight knockdowns and underground cable damage resulting from contractors striking electrical infrastructure during excavation and directional boring operations. In addition, many of the Village's high-pressure sodium fixtures have reached the end of their useful life. In many cases, the cost to repair these fixtures exceeds the cost of replacing them with new LED fixtures, resulting in additional replacement costs.

The contract was originally awarded in an amount not to exceed $308,208.05. Due to the unforeseen increase in streetlight knockdowns, contractor caused cable damage, and other necessary repairs, staff is requesting an increase of $135,000.00, bringing the new not to exceed amount to $443,208.05**.**

To date, 18 streetlight knockdowns have resulted in repair costs exceeding $105,000, while cable faults, contractor damaged underground wiring, and deficiencies identified during routine maintenance inspections have generated more than $30,000 in additional repair costs.

The Village actively pursues reimbursement for eligible repair costs through insurance claims for streetlight knockdowns and cost recovery from contractors responsible for damaging Village infrastructure. Because the majority of this year's increased expenditures are associated with

recoverable events, staff anticipates that reimbursements will substantially offset these costs and help keep the net 2026 expenditures below the budgeted amount.

Financial Analysis

Funding for the project is available in Building Maintenance Fund under:

G/L Account No.213.94.535.15, Building Maintenance – Maintenance & Repairs – Facilities Street Lights as follows:

- Original Contact Award: $308,208.05
- Additional Funding Request: $135,000.00
- **Total Project Funding: $443,208.05**

ORDINANCE 2026-xxx

AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO EXPEND ADDITIONAL FUNDS FOR STREETLIGHT REPAIRS WITH INTEGRAL POWER ATLANTIC LLC

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

WHEREAS the Village sought out companies qualified to provide the requested services and materials ; and

WHEREAS it is in the best interests of the Village to expend additional funds.

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

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

SECTION 2. The Village Manager is authorized to expend an additional $135,000.00 with Integral Power Atlantic, LLC., for a total amount not to exceed $443,208.05 for fiscal year 2026.

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

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

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

ATTEST: APPROVED:

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

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 8.h. O-2026-77
Ordinance Approving a Special Use for a Martial Arts School in the Industrial District at 358 Lexington Drive

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance approving a special use for martial arts school in the Industrial District at 358 Lexington Drive.

Summary

See attached memorandum.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

File Attachments

1. Memo - Brothers MMA Gym - 358 Lexington Dr
2. DRAFT Ordinance - Brothers MMA Gym - 358 Lexington Dr
3. DRAFT Ordinance - Exhibit B. Plan Set
4. DRAFT Ordinance - Exhibit C. Draft PZC Minutes July 15, 2026

MEMORANDUM

DATE:	August 17, 2026
TO:	Village Manager Dane Bragg
FROM:	Nicole Woods, Community Development Director Andrew Binder, Principal Planner
SUBJECT:	358 Lexington Drive - Special Use for a Martial Arts School in the Industrial District

RECOMMENDATION

Staff recommends that the Village Board approve an Ordinance granting a Special Use for a non-academic school, classes, and instruction in the Industrial District at 358 Lexington Drive, subject to the conditions in the attached Ordinance.

PROJECT BACKGROUND

Brothers' MMA Gym, Inc, is seeking a Special Use to establish a martial arts school at 358 Lexington Drive in the Industrial Zoning district. Brothers' MMA Gym will provide MMA, Muay Thai, Brazilian Jiu-Jitsu, wrestling fundamentals, and self-defense programs for children and adults within the tenant space. The space formerly operated as a personal training and fitness facility from 2014-2019.

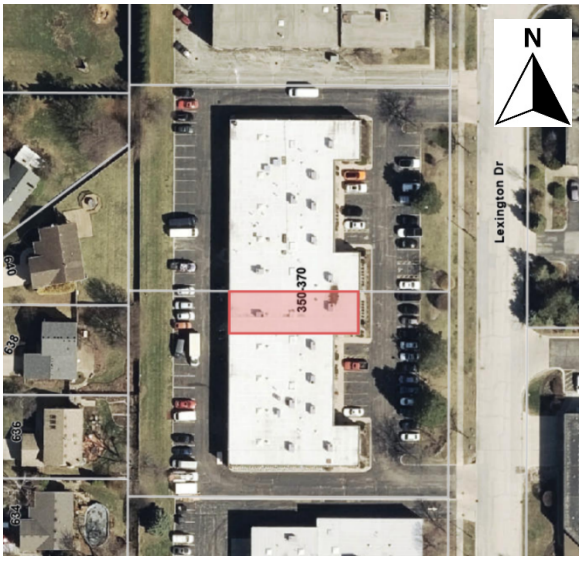

Figure 1: Subject Tenant Space

PLANNING & ZONING ANALYSIS

Brothers' MMA Gym will be open Monday through Friday from 5:30 AM to 8:30 PM, on Saturday from 9 AM to 2 PM, and on Sundays for private sessions only. Peak classes occur on weekdays from 5:30 PM to 8:30 PM. During daytime hours, the facility will primarily be used for private one-on-one instruction by appointment. The multi-tenant building at 350–370 Lexington Drive includes office, warehouse, garage, and auto-repair uses.

The site provides 75 shared parking stalls, with no designated spaces for individual tenants. As the code does not specify a parking requirement for this use, the standard for dance schools is applied (1 parking space per employee plus 3 spaces per student). With a maximum of 14 students and 3 employees, 8 parking stalls are required. The owner anticipates that traffic flow will consist of a mix of student drop-offs and adult self-parking. The Petitioner reports that peak classes occur after 5:30 PM, when parking demand from other tenants decreases, and estimates 6–8 cars per class. Youth class participants are typically

dropped off and picked up in the lot near the building entrance. The petitioner reviewed the site's parking activity and indicated that ample parking is available on late weekdays and weekends.

In 2014, the Sweatshop received a Special Use to operate a personal training and fitness facility within the subject tenant space until they vacated in 2019. The conditions for the Sweatshop's special use, which include restrictions on large events, noise impacts on neighboring tenants, and parking management, are also listed for this user. There were no reported issues with the previous user.

PUBLIC HEARING COMMENTS

No comments were received before the public hearing, and no members of the public were present at the meeting to discuss this project.

PLANNING & ZONING COMMISSION (PZC) RECOMMENDATION

The PZC **unanimously recommended approval** to allow a Special Use for a non-academic school, classes, and instruction in the Industrial District at 358 Lexington Drive, subject to the following conditions:

1. The non-academic school, classes, and instruction shall be operated in substantial compliance with the business description and plans provided as part of this petition.
2. The Special Use is granted to Brothers' MMA Gym, Inc to operate a non-academic school, classes at 358 Lexington Drive, which shall not run with the land.
3. The Special Use granted to the Brothers' MMA Gym, Inc is assignable to subsequent petitioners seeking assignment of this special use as follows:

    a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
    b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.
4. The facility shall be used for individual and group personal training and physical fitness activities as represented in the exhibits hereto and testimony presented by the Petitioner. The facility shall not be used for large group activities, including but not limited to competitions.
5. Activities at the facility shall be conducted indoors within the lease space, and amplified music shall be managed to ensure that sound from the facility is not audible on adjacent residential properties.
6. The Petitioner and Owner shall monitor traffic circulation and parking on the Property and take appropriate measures, as approved by the Village, to ensure the safety of pedestrians using the facility.

ORDINANCE 2026-xxx

AN ORDINANCE APPROVING A SPECIAL USE FOR A NON-ACADEMIC SCHOOL, (MARTIAL ARTS SCHOOL) AT 358 LEXINGTON DRIVE

BROTHERS' MMA GYM, INC
358 LEXINGTON DRIVE

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS 358 Lexington Drive, Buffalo Grove, IL ("Property") is located in a multi-tenant building at 350-370 Lexington Drive in the I Industrial District and is hereinafter legally described in Exhibit A; and,

WHEREAS, Saltillo Investments LLC is the owner of the Property; and,

WHEREAS, Brothers' MMA Gym, Inc , ("Petitioner") has filed a petition for a Special Use to allow a Non-Academic School (Martial Arts School) in the Industrial District (I); and

WHEREAS the Planning & Zoning Commission held a public hearing on July 15, 2026, concerning the request; and

WHEREAS the Planning & Zoning Commission made findings of fact and determined that the petition meets the criteria for a Special Use as set forth in the Buffalo Grove Zoning Ordinance, and as described in the minutes attached hereto as Exhibit C; and

WHEREAS the Planning & Zoning Commission voted 7-0 to recommend approval of the requested Special Use; and

WHEREAS the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that the requested Special Use is reasonable and will serve the best interests of the Village; and

WHEREAS, the proposed Special Use shall operate in accordance with and pursuant to the following exhibits:

EXHIBIT A Legal Description of the Property

EXHIBIT B Plan Set

EXHIBIT C Draft Minutes from July 15, 2026 Planning & Zoning Commission Meeting

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

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

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SECTION 2. The Corporate Authorities hereby adopt a proper, valid, and binding ordinance approving the Special Use for the property at 358 Lexington Drive, Buffalo Grove, IL, subject to the following conditions:

1. The non-academic school, classes, and instruction shall be operated in substantial compliance with the business description and plans provided as part of this petition.
2. The Special Use is granted to Brothers' MMA Gym, Inc to operate a non-academic school, classes at 358 Lexington Drive, which shall not run with the land.
3. The Special Use granted to the Brothers' MMA Gym, Inc is assignable to subsequent petitioners seeking assignment of this special use as follows:
    a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
    b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.
4. The facility shall be used for individual and group personal training and physical fitness activities as represented in the exhibits hereto and testimony presented by the Petitioner. The facility shall not be used for large group activities, including but not limited to competitions.
5. Activities at the facility shall be conducted indoors within the lease space, and amplified music shall be managed to ensure that sound from the facility is not audible on adjacent residential properties.
6. The Petitioner and Owner shall monitor traffic circulation and parking on the Property and take appropriate measures, as approved by the Village, to ensure the safety of pedestrians using the facility.

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

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

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

ATTEST: APPROVED:

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

DRAFT

EXHIBIT A

Legal Description
BROTHERS' MMA GYM, INC
358 LEXINGTON DRIVE

SUBJECT PROPERTY COMMON ADDRESS: 358 Lexington Drive

PARCEL INDEX NUMBERS: 15-34-302-039 & 15-34-302-038

LEGAL DESCRIPTION: LOT 32 AND 33 IN BUFFALO GROVE COMMERCE CENTER, UNIT 2–B, BEING A SUBDIVISION OF PART OF THE SOUTHWEST HALF OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 600.00 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1983 AS DOCUMENT 2230857, IN LAKE COUNTY, ILLINOIS.

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EXHIBIT B

Plan Set
BROTHERS' MMA GYM, INC
358 LEXINGTON DRIVE

DRAFT

EXHIBIT C

Draft Minutes from July 15, 2026, Planning & Zoning Commission Meeting
BROTHERS' MMA GYM, INC
358 LEXINGTON DRIVE

DRAFT

BROTHERS MMA GYM

Narrative of Operations

358 Lexington Drive, Suite 358
Buffalo Grove, IL 60089

Business Description

Brothers MMA Gym is a martial arts training facility that provides structured instruction in a safe, supervised environment for children, teenagers, and adults. The facility focuses on fitness, discipline, self-defense, and athletic development through professional martial arts instruction.

Services Provided

The facility will offer:

- Mixed Martial Arts (MMA)
- Muay Thai
- Brazilian Jiu-Jitsu (BJJ)
- Wrestling fundamentals
- Self-defense programs
- Youth martial arts classes
- Adult martial arts classes
- Private one-on-one instruction
- Small group training sessions

No retail sales, manufacturing, or entertainment uses are proposed.

Hours of Operation

Monday – Friday: 5:30 AM – 8:30PM

Saturday: 9:00 AM – 2:00 PM

Sunday: Closed (private instruction by appointment only, if scheduled)

The majority of group classes will be conducted between **5:30 PM and 8:00 PM**.

During daytime hours, the facility will primarily be utilized for private **one-on-one** instruction by appointment only. This sessions typically require only one parking space for the student and one parking space for the instructor, resulting in minimal parking demand during daytime hours.

Facility Size

Brothers MMA Gym will occupy approximately **3,471 square feet** within Suite 358.

Staffing

The business currently has **no employees**.

The owner will operate the business and classes may be conducted by the owner together with **assistant instructors**, depending on enrollment.

Typically, no more than **three instructors** will be present at one time.

Class Size

Typical attendance is expected to be:

- Youth Classes: **10–14 students**
- Adult Classes: **8–10 students**

Private lessons generally involve one instructor and one student.

Parking

The property provides **75 shared parking spaces** that are available for all tenants.

Parking is not assigned to individual tenants and is available on both the north and south sides of the building.

Most neighboring businesses operate during normal daytime business hours 8pm-5pm. Brothers MMA Gym's busiest hours occur during the evening, generally after **5:30 PM**, when parking demand from many neighboring tenants has significantly decreased.

Based on anticipated attendance, Brothers MMA Gym is expected to generate approximately **6–8 parked vehicles per class**, which can be readily accommodated within the existing parking supply.

Existing Tenant Directory

The building is occupied by a mix of office and commercial tenants. The current tenant directory is as follows:

Suite	Tenant	Square Feet
350	Kovera Labs LLC	3,020
352	Spiced LLC	2,050
354	SCK & Associates	2,050
356	Freelance Studios	2,050
358	Brothers MMA	3,471
364	Truck Star Group	2,050
366-368	Restore FX	4,100
370	Restore FX	3,100

Drop-Off / Pick-Up Procedures

Children attending youth classes will be dropped off and picked up using the existing parking lot immediately adjacent to the building entrance.

Parents will utilize existing parking spaces and internal drive aisles. Drop-off and pick-up typically lasts only a few minutes before and after each class.

No vehicle queuing on Lexington Drive or other public streets is anticipated, and traffic circulation within the parking lot will remain unchanged.

Compatibility With Existing Uses

The proposed martial arts studio is a low-impact recreational and educational use. The business generates minimal noise outside the building, requires no outdoor activities, and will primarily operate during hours that complement the surrounding office and commercial tenants.

The existing building, shared parking facilities, and site access are adequate to support the proposed use without requiring any modifications or creating adverse impacts on neighboring tenants or surrounding properties.

Community Development Department
50 Raupp Boulevard, Buffalo Grove, IL 60089
Phone: 847-459-2530 | www.vbg.org

Special Use Standards

During the Public Hearing, you will need to present your case for the Special Use being requested. In doing so, please address the six (6) Special Use Standards listed below:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

   Response:

   The proposed Brothers MMA martial arts academy will provide a valuable recreational and educational service to the Buffalo Grove community by offering martial arts, self-defense, youth fitness, and wellness programs for children, teens, and adults. The business promotes physical fitness, discipline, confidence, and respect in a safe, supervised environment. The operation will not create excessive noise, pollution, or hazardous conditions and will not be detrimental to the public health, safety, comfort, morals, or general welfare.

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

   Response:

   The proposed use is compatible with the existing office and commercial properties surrounding the site. The facility will operate entirely indoors within the existing building without changing the exterior appearance of the property. Class schedules are staggered throughout the day and evening, resulting in moderate traffic that is consistent with surrounding commercial uses. The location has convenient access from Lexington Drive and provides adequate on-site parking.

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

   Response:

   The proposed martial arts academy will not negatively impact neighboring businesses or surrounding properties. All activities will take place inside the building, minimizing noise and other impacts. The business is expected to enhance occupancy of the existing commercial space, contribute to the local economy, and maintain the quality and value of neighboring properties without interfering with their normal operation

4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

Response:

The proposed martial arts academy will occupy an existing tenant space within the building and will not require significant exterior modifications, expansion of the structure, or changes to surrounding properties. The use is compatible with nearby office and commercial uses and will not impede, hinder, or discourage the continued development or use of adjacent properties. The facility will operate entirely indoors and will maintain the professional character of the surrounding business area.

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

Response:

The property is currently served by all necessary public utilities and infrastructure, including water, sanitary sewer, electrical service, drainage facilities, and paved access roads. The proposed use will utilize the existing building infrastructure and will not place unusual demands on public services. Adequate access to the site is provided through the existing roadway network, and no additional public improvements are anticipated to be necessary.

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

Response:

7. The property provides 73 existing on-site parking spaces, which are more than adequate to accommodate students, instructors, and visitors. Group classes are held between 5:30 p.m. and 8:00 p.m., when parking demand from surrounding office uses is significantly reduced. Each class typically consists of approximately 10 to 14 students. During daytime hours, the facility operates primarily by appointment for one-on-one private training sessions, resulting in minimal parking demand. Many students are dropped off and picked up, further reducing the number of vehicles parked on-site. The existing parking lot and access driveways provide safe and efficient vehicle circulation, and the proposed use will not create traffic hazards or contribute to congestion on adjacent public streets.

8. Brothers MMA Gym is currently owner-operated and has no employees. All classes and business operations are conducted by the owners.

LEXINGTON TECH CENTER
350-370 LEXINGTON DRIVE
BUFFALO GROVE, ILLINOIS 60089

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

Total parking spaces – 75

Outlook

Re: 358 Lexington Dr. _ Special Use permit application.

From Gary Gerovoy [redacted]
Date Fri 6/26/2026 11:30 AM
To Andrew Binder <ABinder@vbg.org>
Cc [redacted]

1. Other tenants are mostly. 8am- 5pm.
2. Only two units #370, and #368 using about 2 to 3 spots
All other units are by appointments only.
3. We will have first class start at 5:30 -6:30pm which will have about 6 to 10 kids.
Next class will be at 6:30pm- 8pm which will have about 10 -12 students.

Attached are the photo of the parking lot taken at approximately 11:15 AM, during the normal business hours.
As you can see there is plenty of available parking spaces

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, JULY 15, 2026

CALL TO ORDER

Acting Chairperson Moodhe called the meeting to order at 7:30 PM.

Roll call indicated the following were present: PZC Acting Chairperson Moodhe, PZC Commissioner Davis, PZC Commissioner Gregory, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Saxena, PZC Commissioner Schwartz.

Absent: PZC Chairperson Weinstein, PZC Commissioner Au

Also present were: Trustee Liaison Lester Ottenheimer , Village Attorney Patrick Brankin, Deputy Director Michelle House, and Principal Planner Andrew Binder

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. **Consideration of a Fence Code variation from Section 15.20.090, to replace a 6-foot privacy fence that exceeds the allowable height of a privacy fence in the rear yard of the property at 166 Stonegate Drive**

Principal Planner Binder provided an overview of the fence variation request, including the previous variation that was granted for the home.

Larry Orloff, property owner, was sworn in. He stated that they are proposing to replace the existing fence with a privacy fence. The dogs don't get along, and the current fence is becoming dilapidated.

Commissioner Gregory questioned whether anyone had made any comments on the application.

Binder confirmed the only call was a general inquiry.

Commissioner Worlikar confirmed that the existing 5'-tall fences would also be replaced with 5'-tall fences, and that the petitioner is not requesting a 6'-tall fence around the entire yard.

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

Commissioner Davis made a motion to approval of the fence variation at 166 Stonegate Drive, subject to the conditions listed in the staff report. The motion was seconded by Commissioner Worlikar.

Commissioner Worlikar emphasized the importance of precedent, noting that since it has been granted previously, issuing it again is reasonable. Additionally, it is not entirely across the yard.

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

AYES:	7	Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz, Chad Gregory
NAYS:	0	None
ABSENT:	2	Mitchell Weinstein, Amy Au

Motion declared Passed.

B. **Consideration of a Fence Code variation, Section 15.20.040 and 15.20.090, to install a 7-foot privacy fence that exceeds the allowable height and does not match the permitted style of a corner side yard fence, as well as encroaches beyond the minimum required setback for a corner side yard fence along McHenry Rd/Route 83 at 961 Checker Drive.**

Principal Planner Binder provided an overview of the fence variation request, including the previous variation that was granted for the home.

Gadam Bazarov, property owner, was sworn in. He stated they are looking for privacy for their kids at the busy intersection.

Commissioner Gregory questioned whether that changes the approval with the material change of the fence.

Binder stated that staff would work with the resident regarding the style of the fence to confirm it matches.

Commissioner Davis noted he was going to mention the materials. He also questioned the height of the fence along Checker.

Bazarov stated the existing fence facing Checker Drive is 6’ in height.

Commissioner Schwartz questioned whether the site lines were reviewed since the last approval in 2003, with the additional foot of the fence.

Binder stated it has not been reviewed by our current engineering staff, but the fence would be in the same location as the previous engineer recommended and still outside the site triangle.

Acting Chairperson Moodhe questioned whether the motion needs to change to allow the composite material.

Brankin stated that the Commission could allow Staff to address the fence style as part of the permit.

Commissioner Worlikar questioned whether the petitioner would consider a 7’ fence along McHenry Road and a 6’ fence along Checker Drive.

Bazarov stated they still wanted a 7’ tall fence for the entire area as requested.

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

Commissioner Davis made a motion to approve the fence variation at 166

Stonegate Drive, subject to the conditions listed in the staff report, as well as a condition that the fence matches the style of the adjacent fence, with final determination to be reviewed and approved by Village Staff. The motion was seconded by Commissioner Gregory.

Commissioner Gregory spoke in favor of the motion and mentioned that Figure 1 of the existing fence does not alter the site line, even with the taller fence.

Acting Chairperson Moodhe commented that this house has historically faced traffic issues along McHenry, including the fence being installed at an angle, and expressed that it should not continue to be a concern.

Commissioner Worlikar observed that the street's curve is less of a concern for him regarding McHenry. Instead, he is more focused on the section along Checker, which is 7 feet high, and whether emergency personnel can see over that part of the fence.

Moved by Jason Davis, seconded by Chad Gregory to approve. Upon roll call, the Commissioners voted as follows:

AYES:	7	Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz, Chad Gregory
NAYS:	0	None
ABSENT:	2	Mitchell Weinstein, Amy Au

Motion declared Passed.

C. **Consideration of a Special Use for a non-academic school, classes, and instruction in the Industrial District at 358 Lexington Drive**

Principal Planner Binder provided an overview of the special use request, and the anticipated operations of the martial arts training program.

Gary Gerovoy, Petitioner, was sworn in. He stated they lost their current facility and are currently training in parks. They have signed a lease and hope to open soon and that most of their students live in Buffalo Grove currently.

Commissioner Gregory questioned the drop-off and how it will work for children to ensure safety and questioned if the petitioner thought there would be enough parking for the use.

Gerovoy stated the their business close at 5pm and the proposed use will not open until after the rest of the businesses close. In the evening the parking lot is empty and will be safe for drop-off and pick-ups.

Commissioner Saxena questioned if there was any licensing requirements.

Binder stated not that he was aware of, other than a business license.

Commissioner Worlikar questioned whether parking could be used on either side of the building.

Gerovoy stated yes, they could.

Commissioner Worlikar questioned whether there was another martial arts tenant within this area.

Gerovoy stated there was one at the corner of Lexington and Armstrong.

Commissioner Davis made a motion to recommend approval of the special use for a non-academic school, classes, and instruction at 358 Lexington Drive, subject to the conditions listed in the staff report. The motion was seconded by Commissioner Schwartz.

Commissioner Spunt stated it is great to see additional businesses wanting to move into the Village.

Acting Chairperson Moodhe stated he is surprised that this building has been vacant since 2022. He also stated that these types of uses have been common in the last several meetings and compliant with the other uses in the industrial area.

Commissioner Worlikar stated there previously was another martial arts use in this area which ceased operations but has been there before. Having the ability to enter on both sides of the building helps with the parking usability.

Moved by Jason Davis, seconded by Don Schwartz to recommend approval. Upon roll call, the Commissioners voted as follows:

AYES:	7	Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz, Chad Gregory
NAYS:	0	None
ABSENT:	2	Mitchell Weinstein, Amy Au

Motion declared Passed.

REGULAR MEETING

A. **Other Matters for Discussion**
None.

B. **Approval of Minutes of the June 17, 2026 Planning & Zoning Commission Meeting**
Moved by Marc Spunt, seconded by Chad Gregory to approve the June 17, 2026 PZC Minutes. Upon roll call, the Commissioners voted as follows:

AYES:	5	Adam Moodhe, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory
NAYS:	0	None
ABSTAIN:	2	Neil Worlikar, Sujat Saxena
ABSENT:	2	Mitchell Weinstein, Amy Au

Motion declared Passed.

C. **Chairperson's Report**
None.

D. **Committee and Liaison Reports**
None.

E. **Staff Report/Future Agenda Schedule**
Binder stated that they are planning to cancel the August 5, 2026 meeting.

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.
Commissioner Worlikar had a question regarding the potential development of the daycare building on the border of Long Grove and Buffalo Grove.

Brankin stated the Village objected as it is located in the Village of Long Grove and will not comment further. Access to the site is controlled by Buffalo Grove, but access is not in the purview of the PZC.

ADJOURNMENT

The meeting was adjourned 8:14 PM.

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 8.i. O-2026-78
Ordinance Authorizing the Village Manager to Execute an Agreement with MissionSquare for a Renewal Administrative Services Agreement and Self-directed Brokerage Account Addendum

Contacts

Liaison: Trustee Richards
Staff: Kathryn Golbach

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the Village Manage to Execute an Agreement with MissionSquare for a Renewal Administrative Services Agreement and Self-directed Brokerage Account Addendum.

Summary

Staff recommends the Village Board approve renewal of the Administrative Services Agreement with MissionSquare Retirement (formerly ICMA-RC), the Village's deferred compensation plan administrator for the past 50 years. The renewal transitions plan investments to a lower-cost R9 share class funds, which carry lower expense ratios than the plan's current share class (R5). The renewal is projected to save Village employees approximately $57,000 annually in fees, increasing the amount of each participant's contributions that remains invested toward retirement.

To secure this reduced-fee pricing, the Village agrees to a seven-year term with automatic annual renewal thereafter, while retaining the right to terminate for convenience with 60 days' written notice. The renewal also adds a brokerage services option, giving employees access to a broader range of investment choices at no additional cost. The agreement carries no cost to the Village, as MissionSquare's compensation is drawn from plan assets, and both agreements have been reviewed by Village Legal Counsel.

Staff recommends approval to secure the reduced fee structure and expanded investment options for Village employees.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound
Principle 3: Plan and Invest in the Future

Goal

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

File Attachments

1. Draft Ordinance - MSQ Agreements
2. Buffalo Grove Village of - Renewal - 300521 - R9 - (SSC 5647)
3. Buffalo Grove Village of - Brokerage - 300521 - (SSC 5648) - Revised 24June2026

ORDINANCE 2026-xxx

AN ORDINANCE AUTHORIZING A RENEWAL ADMINISTRATIVE SERVICES AGREEMENT AND SELF-DIRECTED BROKERAGE ACCOUNT ADDENDUM WITH MISSIONSQUARE RETIREMENT

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

WHEREAS the Village sponsors a Section 457 deferred compensation retirement plan for its employees with MissionSquare Retirement ("MissionSquare").

WHEREAS MissionSquare has presented a renewal Administrative Services Agreement continuing MissionSquare's administration of the plan for a new seven-year term with an addendum establishing a Self-Directed Brokage Account option for Plan participants who elect to use it;

WHEREAS the Village desires to continue offering the Plan and the Self-Directed Brokerage Account option to its employees without interruption.

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

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

SECTION 2. The Village Manager is authorized to (i) the renewal Administrative Services Agreement with MissionSquare for continued administration of the Village's Section 457 deferred compensation plan for a seven-year term, and (ii) the related Self-Directed Brokerage Account Addendum pending final review and approval by the Village Attorney.

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

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

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

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ATTEST:

Janet M. Sirabian, Village Clerk

APPROVED:

Eric N. Smith, Village President

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ADMINISTRATIVE SERVICES AGREEMENT

for

Village of Buffalo Grove

Type: **457**

Account #: **300521**

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MissionSquare
RETIREMENT

ADMINISTRATIVE SERVICES AGREEMENT

This Administrative Services Agreement ("Agreement"), made as of this day, (please enter date) _____, (herein referred to as the "Inception Date"), between the International City Management Association Retirement Corporation doing business as MissionSquare Retirement ("MissionSquare"), a nonprofit corporation organized and existing under the laws of the State of Delaware, and the **Village of Buffalo Grove** ("Employer"), an **Entity** organized and existing under the laws of the State of **Illinois** with an office at **50 Raupp Boulevard, Buffalo Grove, Illinois 60089**.

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RECITALS

Employer acts as public plan sponsor of a retirement plan ("Plan"), and in that capacity, has responsibility to obtain administrative services and investment alternatives for the Plan;

VantageTrust is a group trust established and maintained in accordance with New Hampshire Revised Statutes Annotated section 391:1 and Internal Revenue Service Revenue Ruling 81-100, 1981-1 C.B. 326, which provides for the commingled investment of retirement funds;

MissionSquare, or its wholly owned subsidiary, acts as investment adviser to VantageTrust Company, LLC, the Trustee of VantageTrust;

MissionSquare has designed, and VantageTrust Company offers, a series of separate funds (the "Funds") for the investment of plan assets as referenced in the Funds' principal disclosure documents, the Disclosure Memorandum and the Fact Sheets (together, "MissionSquare Disclosures"); and

MissionSquare provides a range of services to public employers for the operation of employee retirement plans including, but not limited to, communications concerning investment alternatives, account maintenance, account recordkeeping, investment and tax reporting, transaction processing, and benefit disbursement.

AGREEMENTS

1. Appointment of MissionSquare

Employer hereby appoints MissionSquare as administrator of the Plan to perform all nondiscretionary functions necessary for the administration of the Plan. The functions to be performed by MissionSquare shall be those set forth in Exhibit A to this Agreement.

2. Adoption of VantageTrust

Employer has adopted the Declaration of Trust of VantageTrust Company and agrees to the commingled investment of assets of the Plan within VantageTrust. Employer agrees that the investment, management, and distribution of amounts deposited in VantageTrust shall be subject to the Declaration of Trust, as it may be amended from time to time and shall also be subject to terms and conditions set forth in disclosure documents (such as the MissionSquare Disclosures or Employer Bulletins) as those terms and conditions may be adjusted from time to time.

3. Exclusivity Agreement

Employer agrees that for the initial or succeeding term of this Agreement specified in Section 11, so long as MissionSquare continues to perform in all material respects the services to be performed by it under this Agreement, Employer shall not obtain plan administration from anyone other than MissionSquare. Employer acknowledges that MissionSquare has agreed to the compensation to be paid to MissionSquare under this Agreement in the expectation that MissionSquare will be able to offset costs allocable to performing this Agreement with revenues arising from Employer's exclusive use of MissionSquare at the rates provided herein throughout the initial or succeeding term.

4. Employer Duty to Furnish Information

Employer agrees to furnish to MissionSquare on a timely basis such information as is necessary for MissionSquare to carry out its responsibilities as Administrator of the Plan, including information needed to allocate individual participant accounts to Funds in VantageTrust, and information as to the employment status of participants, and participant ages, addresses, and other identifying information (including tax identification numbers). Employer also agrees that it will notify MissionSquare in a timely manner regarding changes in staff as it relates to various roles. Such notification is to be completed through the plan sponsor website. MissionSquare shall be entitled to rely upon the accuracy of any information that is furnished to it by a responsible official of the Employer or

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any information relating to an individual participant or beneficiary that is furnished by such participant or beneficiary, and MissionSquare shall not be responsible for any error arising from its reliance on such information. MissionSquare will provide reports and account information to the Employer through the plan sponsor website.

Employer is required to send in contributions through the plan sponsor website. Alternative electronic methods may be allowed but must be approved by MissionSquare for use. Contributions may not be sent through paper submittal documents.

To the extent Employer selects third-party investment options that do not have profile information provided to MissionSquare through our electronic data feeds from external sources (such as Morningstar) or the third-party investment option providers, the Employer is responsible for providing to MissionSquare timely investment option updates for disclosure to Plan participants. Such updates may be provided to MissionSquare through the Employer's investment consultant or other designated representative.

5. MissionSquare Representations and Warranties

MissionSquare represents and warrants to Employer that:

(a) MissionSquare is a non-profit corporation with full power and authority to enter into this Agreement and to perform its obligations under this Agreement. The ability of MissionSquare, or its wholly owned subsidiary, to serve as investment adviser to VantageTrust Company is dependent upon the continued willingness of VantageTrust Company for MissionSquare, or its wholly owned subsidiary, to serve in that capacity.

(b) MissionSquare is an investment adviser registered as such with the U.S. Securities and Exchange Commission under the Investment Advisers Act of 1940, as amended.

(c) MissionSquare shall maintain and administer the Plan in accordance with the requirements for eligible deferred compensation plans under Section 457 of the Internal Revenue Code and other applicable federal law; provided, however, that MissionSquare shall not be responsible for the eligible status of the Plan in the event that the Employer directs MissionSquare to administer the Plan or disburse assets in a manner inconsistent with the requirements of Section 457 or otherwise causes the Plan not to be carried out in accordance with its terms. Further, in the event that the Employer uses its own customized plan document,

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MissionSquare shall not be responsible for the eligible status of the Plan to the extent affected by terms in the Employer's plan document that differ from those in MissionSquare's model plan document. MissionSquare shall not be responsible for monitoring state or local law applicable to retirement plans or for administering the Plan in compliance with local or state requirements regarding plan administration unless Employer notifies MissionSquare of any such local or state requirements.

6. Employer Representations and Warranties

Employer represents and warrants to MissionSquare that:

(a) Employer is organized in the form and manner recited in the opening paragraph of this Agreement with full power and authority to enter into and perform its obligations under this Agreement and to act for the Plan and participants in the manner contemplated in this Agreement. Execution, delivery, and performance of this Agreement will not conflict with any law, rule, regulation or contract by which the Employer is bound or to which it is a party.

(b) Employer understands and agrees that MissionSquare's sole function under this Agreement is to act as recordkeeper and to provide administrative, investment or other services at the direction of Plan participants, the Employer, its agents or designees in accordance with the terms of this Agreement. Under the terms of this Agreement, MissionSquare does not render investment advice, is neither the "Plan Administrator" nor "Plan Sponsor" as those terms are defined under applicable federal, state, or local law, and does not provide legal, tax or accounting advice with respect to the creation, adoption or operation of the Plan and its related trust. MissionSquare does not perform any service under this Agreement that might cause MissionSquare to be treated as a "fiduciary" of the Plan under applicable law, except, and only, to the extent that MissionSquare provides investment advisory services to individual participants enrolled in Guided Pathways Advisory Services.

(c) Employer acknowledges and agrees that MissionSquare does not assume any responsibility with respect to the selection or retention of the Plan's investment options. Employer shall have exclusive responsibility for the Plan's investment options, including the selection of the applicable share class.

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(d) Employer acknowledges that certain such services to be performed by MissionSquare under this Agreement may be performed by an affiliate or agent of MissionSquare pursuant to one or more other contractual arrangements or relationships, and that MissionSquare reserves the right to change vendors with which it has contracted to provide services in connection with this Agreement without prior notice to Employer.

(e) Employer approves the use of its Plan in MissionSquare external media, publications and materials. Examples include press releases announcements and inclusion of the general plan information in request for proposal responses.

7. Participation in Certain Proceedings

The Employer hereby authorizes MissionSquare to act as agent, to appear on its behalf, and to join the Employer as a necessary party in all legal proceedings involving the garnishment of benefits or the transfer of benefits pursuant to the divorce or separation of participants in the Plan. Unless Employer notifies MissionSquare otherwise, Employer consents to the disbursement by MissionSquare of benefits that have been garnished or transferred to a former spouse, current spouse, or child pursuant to a domestic relations order or child support order.

8. Compensation and Payment

(a) MissionSquare's compensation under this Agreement shall be as set forth in subsection (b) below.

(b) **Compensation for Management Services to VantageTrust Company, Compensation for Advisory and other Services to the MissionSquare Funds Class M and Payments from Third-Party Investment Options**. Employer acknowledges that MissionSquare, or its wholly owned subsidiary, receives fees from VantageTrust Company for investment advisory services and plan and participant services furnished to VantageTrust Company. Employer further acknowledges that MissionSquare, including certain of its wholly owned subsidiaries, receives compensation for advisory and other services furnished to the MissionSquare Funds Class M, which serve as the underlying portfolios of a number of Funds offered through VantageTrust. For a MissionSquare Fund Class R that invests substantially all of its assets in a third-party mutual fund not affiliated with MissionSquare, MissionSquare or its wholly owned subsidiary receives payments from the third-party mutual fund families or their service providers in the form of 12b-1

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fees, service fees, compensation for sub-accounting and other services provided based on assets in the underlying third-party mutual fund. These fees are described in the MissionSquare Disclosures and MissionSquare's fee disclosure statement. In addition, to the extent that third party options are included in the investment line-up for the Plan, MissionSquare receives administrative fees from its third-party settlement and clearing agent for providing administrative and other services based on assets invested in third-party investment options; such administrative fees come from payments made by third-party investment options to the settlement and clearing agent.

(c) **Redemption Fees**. Redemption fees imposed by outside investment options in which Plan assets are invested are collected and paid to the investment option by MissionSquare. MissionSquare remits 100% of redemption fees back to the specific investment option to which redemption fees apply. These redemption fees and the individual investment option's policy with respect to redemption fees are specified in the prospectus for the individual mutual fund and referenced in the MissionSquare Disclosures.

(d) **Payment Procedures**. All payments to MissionSquare pursuant to this Section 8 shall be made from Plan assets held by VantageTrust or received from third-party investment options or their service providers in connection with Plan assets invested in such third-party investment options, to the extent not paid by the Employer. The amount of Plan assets administered by MissionSquare shall be adjusted as required to reflect any such payments as are made from the Plan. In the event that the Employer agrees to pay amounts owed pursuant to this Section 8 directly, any amounts unpaid and outstanding after 45 days of invoice to the Employer shall be withdrawn from Plan assets.

The compensation and payment set forth in this Section 8 are contingent upon the Employer's using MissionSquare's plan sponsor website for contribution processing and submitting contribution funds by ACH or wire transfer on a consistent basis over the term of this Agreement. The compensation in this Section 7 is also based on (a) the assets of the Plan being invested in **R5** shares of the MSQ Trust Series Funds and MissionSquare Index Funds, and **R9** shares of all other MissionSquare Funds and (b) the Employer offering the MissionSquare PLUS Fund as the sole stable value option.

The compensation and payment in this Section 8 will take effect in the calendar quarter following receipt at a Delivery Address (defined below the signature

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line) of one fully executed copy of this Administrative Services Agreement based upon the following schedule:

- Agreement received by February 20 – Effective April
- Agreement received by May 20 – Effective July
- Agreement received by August 20 – Effective October
- Agreement received by November 20 – Effective January

Employer further acknowledges and agrees that compensation and payment under this Agreement shall be subject to re-negotiation in the event that the Employer (a) chooses to implement additional mutual funds that neither (i) trade via NSCC nor (ii) meet MissionSquare's daily trading operational guidelines or (b) chooses to implement investment options that are not mutual funds.

9. Indemnification

MissionSquare shall not be responsible for any acts or omissions of any person with respect to the Plan or its related trust, other than MissionSquare in connection with the administration or operation of the Plan. Employer shall indemnify MissionSquare against, and hold MissionSquare harmless from, any and all loss, damage, penalty, liability, cost, and expense, including without limitation, reasonable attorney's fees, that may be incurred by, imposed upon, or asserted against MissionSquare by reason of any claim, regulatory proceeding, or litigation arising from any act done or omitted to be done by Employer with respect to the Plan or its related trust, excepting only any and all loss, damage, penalty, liability, cost or expense resulting from MissionSquare's negligence, bad faith, or willful misconduct. Nothing herein shall be construed to waive any statutory or common law immunities in response to or defense of any such claims that the Employer may assert.

10. Term

This Agreement shall be in effect and commence on the date all parties have signed and executed this Agreement ("Inception Date"). The term of this Agreement will commence on the Inception Date and extend **seven (7) years** from that date. This Agreement will be renewed automatically for each succeeding year unless written notice of termination is provided by either party to the other no less than 60 days before the end of such Agreement year. The Employer understands and acknowledges that, in the event the Employer terminates this Agreement (or replaces the MissionSquare PLUS Fund of VantageTrust as an investment option in its investment line-up), MissionSquare retains full discretion to release Plan assets invested in the MissionSquare PLUS Fund in an orderly manner over a period of up to 1 month from the date MissionSquare receives written notification from the Employer that it has made

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a final and binding selection of a replacement for MissionSquare as administrator of the Plan (or a replacement investment option for the MissionSquare PLUS Fund). Notwithstanding any other provision herein to the contrary, the Village shall have the right to terminate this Agreement for convenience upon 60 days written notice to Mission Square.

11. Amendments and Adjustments

(a) This Agreement may be amended by written instrument signed by the parties.

(b) MissionSquare may modify this Agreement by providing 60 days' advance written notice to the Employer prior to the effective date of such proposed modification. Such modification shall become effective unless, within the 60-day notice period, the Employer notifies MissionSquare in writing that it objects to such modification. The foregoing permissions shall not apply to material provisions of this Agreement that are specifical only to Employer, such as the compensation terms, the Term provision, the scope of services provided by MissionSquare, or the Indemnification provision.

(c) The parties agree that enhancements may be made to administrative services under this Agreement. The Employer will be notified of enhancements or reduction in fees through electronic messages or special mailings.

12. Notices

Unless otherwise provided in this Agreement, all notices required to be delivered under this Agreement shall be in writing and shall be delivered, mailed, e-mailed or faxed to the location of the relevant party set forth below or to such other address or to the attention of such other persons as such party may hereafter specify by notice to the other party.

MissionSquare: Legal Department, MissionSquare, 777 North Capitol Street, N.E., Suite 600, Washington, D.C., 20002-4240
Facsimile; (202) 962-4601

Employer: at the office set forth in the first paragraph hereof, or to any other address, facsimile number or e-mail address designated by the Employer to receive the same by written notice similarly given.

Each such notice, request or other communication shall be effective: (i) if given by facsimile, when transmitted to the applicable facsimile number and there is

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appropriate confirmation of receipt; (ii) if given by mail or e-mail, upon transmission to the designated address with no indication that such address is invalid or incorrect; or (iii) if given by any other means, when actually delivered at the aforesaid address.

13. Complete Agreement

This Agreement shall constitute the complete and full understanding and sole agreement between MissionSquare and Employer relating to the object of this Agreement and correctly sets forth the complete rights, duties and obligations of each party to the other as of its date. This Agreement supersedes all written and oral agreements, communications or negotiations among the parties. Any prior agreements, promises, negotiations or representations, verbal or otherwise, not expressly set forth in this Agreement are of no force and effect.

14. Titles

The headings of Sections of this Agreement and the headings for each of the attached schedules are for convenience only and do not define or limit the contents thereof.

15. Incorporation of Exhibits

All Exhibits (and any subsequent amendments thereto), attached hereto, and referenced herein, are hereby incorporated within this Agreement as if set forth fully herein.

16. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of **Illinois**, applicable to contracts made in that jurisdiction without reference to its conflicts of laws provisions.

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In Witness Whereof, the parties hereto certify that they have read and understand this Agreement and all Schedules attached hereto and have caused this Agreement to be executed by their duly authorized officers as of the Inception Date first above written.

VILLAGE OF BUFFALO GROVE

By _____
Signature/Date

By _____
Name and Title (Please Print)

THE INTERNATIONAL CITY MANAGEMENT ASSOCIATION RETIREMENT CORPORATION doing business as MISSIONSQUARE RETIREMENT

By _____
Erica McFarquhar
Authorized Secretary

[An execution copy will be provided via DocuSign]

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Exhibit A

Administrative Services

The administrative services to be performed by MissionSquare under this Agreement shall be as follows:

(a) Participant enrollment services are provided online. Employees will enroll online through a secure site or the Employer will enroll employees through the plan sponsor website.

(b) Establishment of participant accounts for each employee participating in the Plan for whom MissionSquare receives appropriate enrollment instructions. MissionSquare is not responsible for determining if such Plan participants are eligible under the terms of the Plan.

(c) Allocation in accordance with participant directions received in good order of individual participant accounts to investment options offered under the Plan.

(d) Maintenance of individual accounts for participants reflecting amounts deferred, income, gain or loss credited, and amounts distributed as benefits.

(e) Maintenance of records for all participants for whom participant accounts have been established. These files shall include enrollment instructions (provided to MissionSquare through the participant website or the plan sponsor website), beneficiary designation instructions and all other documents concerning each participant's account.

(f) Provision of periodic reports to the Employer through the plan sponsor website. Participants will have access to account information through Participant Services, Voice Response System, the participant website, and text access, and through quarterly statements that can be delivered electronically through the participant website or by postal service.

(g) Communication to participants of information regarding their rights and elections under the Plan.

(h) Making available Participant Services Representatives through a toll-free telephone number from 8:30 a.m. to 9:00 p.m. Eastern Time, Monday through Friday (excluding holidays and days on which the securities markets or MissionSquare are closed for business (including emergency closings)), to assist participants.

(i) Making available access to MissionSquare's website, to allow participants to access certain account information and initiate certain plan transactions at any time. The participant website is normally

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available 24 hours a day, seven days a week except during scheduled maintenance periods designed to ensure high-quality performance.

(j) Maintaining the security and confidentiality of client information through a system of controls including but not limited to, as appropriate: restricting plan and participant information only to those who need it to provide services, software and hardware security, access controls, data back-up and storage procedures, non-disclosure agreements, security incident response procedures, and audit reviews.

(k) Making available access to MissionSquare's plan sponsor web site to allow plan sponsors to access certain plan information and initiate plan transactions such as enrolling participants and managing contributions at any time. The plan sponsor web site is normally available 24 hours a day, seven days a week except during scheduled maintenance periods designed to ensure high-quality performance.

(l) Distribution of benefits as agent for the Employer in accordance with terms of the Plan. Participants who have separated from service can request distributions through the participant website or via form.

(m) MissionSquare is authorized by the Employer to (a) determine whether a domestic relations order is an acceptable qualified domestic relations order under the terms of the Plan and (b) establish a separate account record for the alternate payee and provide for the investment and distribution of assets held thereunder.

(n) Loans may be made available on the terms specified in the Loan Guidelines, if loans are adopted by the Employer. Participants can request loans through the participant website.

(o) Guided Pathways Advisory Services – MissionSquare's participant advice service, "Fund Advice", may be made available through a third-party vendor on the terms specified on MissionSquare's website.

(p) MissionSquare is authorized by the Employer to establish an unallocated plan level expense account to function as the Administrative Allowance account, to be invested as Employer directs.

(q) MissionSquare will determine appropriate delivery method (electronic and/or print) for plan sponsor/participant communications and education based on a number of factors (audience, effectiveness, etc.)

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ADDENDUM

SELF DIRECTED BROKERAGE ACCOUNT

This Addendum to the Administrative Services Agreement ("Agreement") between Plan **300521, Village of Buffalo Grove** ("Employer") and the International City Management Association Retirement Corporation doing business as MissionSquare Retirement ("MissionSquare") is entered as of this day _____. The parties to the Agreement hereby agree as follows:

1. General. MissionSquare will make available to participants in Employer's Plan the MissionSquare Brokerage self-directed brokerage account option through MissionSquare's relationship with Charles Schwab & Co., Inc. ("Schwab"),[1] a broker-dealer registered with the Securities and Exchange Commission ("SEC"). Schwab. will hold in each self-directed brokerage account, also known as Personal Choice Retirement Account ("PCRA"), all securities, cash and other property transferred to the account on behalf of a participant and will disburse the same in accordance with directions of each participant electing the self-directed brokerage account option. All securities are offered by Schwab. To the extent necessary to satisfy plan requirements, including minimum distribution requirements, MissionSquare is authorized to liquidate a participant's MissionSquare Brokerage account.

2. Investment Options. Investments under the MissionSquare Brokerage account option may be made in the following shares:

   Individual stocks and fixed income securities, ETFs, and registered mutual funds.

3. Account and Transfer Minimums.

   For the Retirement Plan 300521: For each plan, participants must have a minimum of $5,000 to enroll in the MissionSquare Brokerage option for that plan and can transfer up to 50% of their total core balance to the MissionSquare Brokerage. There are no initial transfer minimums and no subsequent transfer minimums. Participants must maintain a minimum core account balance of $2,500.

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4. Account Information and Transactions. Access to MissionSquare Brokerage information and transactions can be made through MissionSquare's website, by calling MissionSquare, or by contacting Schwab directly.

5. Fees. For services provided in connection with the MissionSquare Brokerage option, MissionSquare will charge each participant who opens a MissionSquare Brokerage account a $50 initial set-up fee per plan and a $50 annual fee per plan, which shall be assessed on a quarterly basis ($12.50 per quarter). The Fees charged by Schwab are set forth in the Schwab account documents.

6. Additional Compensation. Schwab may from time to time, and from monies independent of Plan assets, compensate MissionSquare for the administrative services provided for MissionSquare Brokerage accounts. Such compensation, if any, shall be fully disclosed to Employer annually.

7. Liability for Participant Directions. Notwithstanding any other provision in the Agreement or this Addendum, MissionSquare shall not be liable in connection with any claim, loss, damages, or injury resulting from any participant MissionSquare Brokerage account investment direction, unless MissionSquare, its officers, agents or employees have acted negligently in executing or failing to execute such direction.

8. Limitation of Liability. Employer has elected under this Addendum to make available to participants the option of using their MissionSquare Brokerage accounts to buy, sell or hold shares of mutual funds and individual securities selected by Plan participants ("MissionSquare Brokerage Investments."). All MissionSquare Brokerage Investments made by participants through their MissionSquare Brokerage accounts will be selected by the participants in their sole discretion and bought or sold on an unsolicited basis. It is understood and acknowledged that MissionSquare, MissionSquare Investment Services, MissionSquare Investments, VantageTrust Company, LLC, Vantagepoint Transfer Agents, LLC or any of their respective officers, directors, employees or affiliates ("MSQ Group") will not make recommendations or give advice of any kind to Employer or participants with respect to such MissionSquare Brokerage Investments or act in a fiduciary capacity for Employer, participants or the issuers of such MissionSquare Brokerage Investments. Although the MSQ Group may consult with Employers regarding fiduciary and other issues related to offering the MissionSquare Brokerage program, the MSQ Group also will not make recommendations or give advice to Employer with respect to the advisability of allowing participants to use their MissionSquare Brokerage accounts to buy, sell or hold "MissionSquare Brokerage Investments" or as to what, if any, specific MissionSquare Brokerage Investments or categories of MissionSquare Brokerage Investments participants should be permitted to invest in through their

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MissionSquare Brokerage accounts. All investment decisions with respect to MissionSquare Brokerage Investments will be the sole responsibility of each participant and his or her own financial or other advisors, and the MSQ Group is not in a position, nor does it undertake any responsibility, to give advice to a participant, make suitability determinations with respect to a participant's investment in MissionSquare Brokerage Investments, or oversee the handling of Schwab's responsibility in this regard. ~~Employer acknowledges and agrees that no persons in the MSQ Group will have any responsibility or liability whatsoever for any loss or damage that Employer or any participant may incur with respect to such MissionSquare Brokerage Investments, and Employer agrees to indemnify and hold harmless each person in the MSQ Group from all losses, damages or claims, including reasonable legal fees and expenses, that may arise in connection with any MissionSquare Brokerage Investments bought, sold or held through MissionSquare Brokerage accounts by participants in Employer's Plan.~~ Employer acknowledges and agrees that, except as provided in Section 7, no persons in the MSQ Group will have any responsibility or liability whatsoever for any loss or damage that Employer or any participant may incur with respect to such MissionSquare Brokerage Investments, and Employer agrees that no person in the MSQ Group shall be responsible for any all losses, damages or claims, including reasonable legal fees and expenses, that may arise in connection with any MissionSquare Brokerage Investments bought, sold or held through MissionSquare Brokerage accounts by participants in Employer's Plan.

9. Arbitration. The parties hereto agree to settle by arbitration any controversy between or among MissionSquare, its affiliates, officers, directors or employees, the Employer, the Plan or a Plan participant, which controversy relates to the MissionSquare Brokerage option or participant directed transactions thereunder, a participant's payment of fees, or MissionSquare's actions or omissions in connection with a MissionSquare Brokerage account. Such arbitration will be conducted in accordance with the securities arbitration rules then in effect of the American Arbitration Association, the Financial Industry Regulatory Authority ("FINRA"), or any registered national securities exchange. Any award made by an arbitrator shall be final, and judgment on it may be entered by any court having jurisdiction.

10. Delivery of Documents. To the extent required by law, Schwab shall forward to participants documents received by Schwab relating to voting rights or other rights accruing from investments purchased through a participant's MissionSquare Brokerage account, including, but not limited to, proxies, options, warrants, tenders, reports, and offering circulars. MissionSquare will not receive such documents and therefore cannot be responsible for their delivery to participants.

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11. Complaint, Correspondence, Participant Inquiries. MissionSquare agrees to forward immediately to the Employer any complaint from a participant concerning MissionSquare Brokerage, or any document, correspondence, complaint, or inquiry from any regulatory authority, including, but not limited to, the SEC, FINRA, state securities departments, state insurance departments, or state banking departments concerning MissionSquare Brokerage that names or refers directly or indirectly to the Employer or its employees.

12. Confidential Information. All information provided to MissionSquare by the Employer or Plan participants in connection with a MissionSquare Brokerage account shall be regarded by MissionSquare as confidential and shall not be used by MissionSquare in connection with any matter other than Plan or MissionSquare Brokerage account administration without prior written consent of the Employer, or participant, as appropriate.

In Witness Whereof, the parties hereto have executed this Addendum as of the date first shown above.

VILLAGE OF BUFFALO GROVE

By _____ Date _____
Signature

_____
Name and Title (Please Print)

THE INTERNATIONAL CITY MANAGEMENT ASSOCIATION RETIREMENT CORPORATION doing business as MISSIONSQUARE RETIREMENT

By _____
Erica McFarquhar
Assistant Secretary

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Please return an executed copy of the Agreement via DocuSign

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 8.j.
Motion to Approve a Memorandum of Understanding with the Rotary Club of Buffalo Grove for Buffalo Grove Days

Contacts

Liaison: Trustee Johnson
Staff: Molly Gillespie

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve a Memorandum of Understanding (MOU) with the Rotary Club of Buffalo Grove (Rotary) for Buffalo Grove Days (BG Days).

Summary

Background

BG Days is jointly presented by the Village and Park District through a 50/50 partnership that leverages the resources, expertise and staff of both agencies. Strategic partnerships with community organizations have also become an important part of the event, allowing each organization to contribute its strengths while supporting a successful community festival.

Rotary has been a longstanding BG Days partner, most notably through its coordination of Bingo and the Duck Race. In 2024, the Village and Park District entered into a formal agreement with Rotary that also expanded the organization's role to include volunteer staffing and support of the festival Information Booth.The partnership has proven successful, providing Rotary with an opportunity to continue two popular community traditions and fundraising activities while also providing meaningful, organized volunteer support for BG Days operations.

Analysis

The proposed MOU maintains the existing partnership model and establishes terms for five BG Days events from 2026 through 2030. Under the agreement, Rotary will continue to coordinate three primary activities and support functions: Bingo, the Duck Race and the Information Booth. The Village, Park District and Rotary will work collaboratively on scheduling, site needs and event logistics, while the Park District retains final approval of the festival layout as property owner.Rotary will remain responsible for the costs and supplies associated with operating Bingo and the Duck Race beyond those items already provided as part of the overall

festival. Rotary will also retain the proceeds generated by those activities and assume the associated financial liability.In exchange for the opportunity to conduct these fundraising activities as part of BG Days, Rotary will coordinate volunteer staffing for the Information Booth throughout the five-day festival. Information Booth volunteers will assist with attendee questions and wayfinding, radio communications, lost-and-found coordination, courtesy shuttle support and other general event needs. The agreement provides continuity for a partnership that has worked well for all three organizations. Establishing a five-year term also reduces the need for annual agreements while providing consistency for event planning, volunteer recruitment and Rotary's continued involvement in BG Days. The agreement includes an opportunity for the Village or Park District to terminate the agreement following the 2026 event by providing notice to Rotary by November 1, 2026.

Next Steps

Following approval by the Village Board and Park District Board of Commissioners and execution by all three parties, Village and Park District staff will continue coordinating with Rotary on planning for Bingo, the Duck Race and Information Booth operations for the 2026 BG Days festival.

Staff and Rotary will identify operational needs and coordinate volunteer recruitment and Information Booth shifts. The partnership will continue through the 2030 BG Days event, subject to the terms of the agreement.

Strategic Alignment

Guiding Principle

Principle 5: Partnership with Local Districts
Principle 6: Engages Our Residents
Principle 7: Builds Our Community

Goal

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

File Attachments

1. 2026-2030 MOU with Rotary for BG Days_Joint Memo
2. 2026-2030 MOU with Rotary for BG Days

BUFFALO GROVE

BUFFALO GROVE PARK DISTRICT

MEMORANDUM

DATE:	August 12, 2026
TO:	Village Board, Village of Buffalo Grove Board of Commissioners, Buffalo Grove Park District
FROM:	Molly Gillespie, Director of Communications and Engagement Joe Zimmermann, Director of Recreation and Operations
SUBJECT:	Rotary Club Partnership at Buffalo Grove Days 2026-2030

RECOMMENDATION

The Village of Buffalo Grove (Village) and Buffalo Grove Park District (Park District) recommend approval of a five-year Memorandum of Understanding (MOU) with the Rotary Club of Buffalo Grove (Rotary) for Buffalo Grove Days (BG Days). The agreement extends and solidifies the successful partnership among the three organizations for the 2026 through 2030 events. The event continues to develop meaningful relationships with community groups while maintaining a stable financial model.

BACKGROUND

BG Days is jointly presented by the Village and Park District through a 50/50 partnership that leverages the resources, expertise and staff of both agencies. Strategic partnerships with community organizations have also become an important part of the event, allowing each organization to contribute its strengths while supporting a successful community festival.

Rotary has been a longstanding BG Days partner, most notably through its coordination of Bingo and the Duck Race. In 2024, the Village and Park District entered into a formal agreement with Rotary that also expanded the organization's role to include volunteer staffing and support of the festival Information Booth.

The partnership has proven successful, providing Rotary with an opportunity to continue two popular community traditions and fundraising activities while also providing meaningful, organized volunteer support for BG Days operations.

ANALYSIS

The proposed MOU maintains the existing partnership model and establishes terms for five BG Days events from 2026 through 2030.

Under the agreement, Rotary will continue to coordinate three primary activities and support functions: Bingo, the Duck Race and the Information Booth. The Village, Park District and Rotary will work collaboratively on scheduling, site needs and event logistics, while the Park District retains final approval of the festival layout as property owner.

Rotary will remain responsible for the costs and supplies associated with operating Bingo and the Duck Race beyond those items already provided as part of the overall festival. Rotary will also retain the proceeds generated by those activities and assume the associated financial liability.

In exchange for the opportunity to conduct these fundraising activities as part of BG Days, Rotary will coordinate volunteer staffing for the Information Booth throughout the five-day festival. Information Booth volunteers will assist with attendee questions and wayfinding, radio communications, lost-and-found coordination, courtesy shuttle support and other general event needs.

The agreement provides continuity for a partnership that has worked well for all three organizations. Establishing a five-year term also reduces the need for annual agreements while providing consistency for event planning, volunteer recruitment and Rotary's continued involvement in BG Days. The agreement includes an opportunity for the Village or Park District to terminate the agreement following the 2026 event by providing notice to Rotary by November 1, 2026.

NEXT STEPS

Following approval by the Village Board and Park District Board of Commissioners and execution by all three parties, Village and Park District staff will continue coordinating with Rotary on planning for Bingo, the Duck Race and Information Booth operations for the 2026 BG Days festival.

Staff and Rotary will identify operational needs and coordinate volunteer recruitment and Information Booth shifts. The partnership will continue through the 2030 BG Days event, subject to the terms of the agreement.

AN AGREEMENT BETWEEN

VILLAGE OF BUFFALO GROVE
BUFFALO GROVE PARK DISTRICT
ROTARY CLUB OF BUFFALO GROVE

REGARDING BUFFALO GROVE DAYS

This Agreement is between the Village of Buffalo Grove ("Village"), the Buffalo Grove Park District ("Park District") and the Rotary Club of Buffalo Grove ("Rotary") relating to coordination of specific activities for Buffalo Grove Days.

The Village, Park District, and Rotary in consideration of the following do hereby agree as follows:

Term
The term of this agreement shall be for five Buffalo Grove Days events to take place in 2026 until 2030 ("Term"). Should the Village or Park District advise Rotary by November 1st, 2026, this agreement may be terminated without any recourse after the 2026 Buffalo Grove Days.

Buffalo Grove Days
Buffalo Grove Days is a community event planned annually each year over the Labor Day weekend ("BG Days"), which is sponsored and presented by the Village and Park District.

The Village and Park District designate the responsibility for promotion and execution of the following events and support functions at BG Days exclusively to Rotary:

1) Bingo
2) Duck Race
3) Information Booth

Bingo
The Village, Park District, and Rotary will work jointly to plan the Bingo event, generally occurring on Thursday evening of BG Days at Mike Rylko Park. The Park District, as property owner, will retain final approval of the festival layout as per the intergovernmental agreement between the Village and Park District.

The Village, Park District, and Rotary will work jointly to identify the schedule for Bingo, within the larger overall schedule of events for BG Days.

The use of the pavilion structure, as well as the tables and chairs already rented for the event and placed under the pavilion will not be charged to Rotary. In the event the weather is good and Bingo participation is high, on-site Village and Park District staff will coordinate the delivery of additional tables and chairs around the pavilion, adding seating capacity.

Rotary will be responsible for any costs related to set up requirements and supplies beyond tables and chairs, including a Bingo board, game cards, signage, public address system, etc. in order to host a complete event.

Duck Race

The Village, Park District, and Rotary will work jointly to plan the Duck Race event and ticket sales area of information tent, generally occurring throughout the BG Days event at Mike Rylko Park. The Park District, as property owner, will retain final approval of the festival layout as per the intergovernmental agreement between the Village and Park District.

The Village, Park District, and Rotary will work jointly to identify the schedule for the Duck Race, within the larger overall schedule of events for BG Days.

The use of the information tent area, office trailer access, as well as the tables and chairs already rented and placed under the tent will not be charged to Rotary. Rotary may store Duck Sales items in the office trailer overnight, with access controlled by Public Works employees.

Rotary will be granted use of Willow Stream Pool for the running of the Duck Race and will be responsible for any costs related to the use of Willow Stream Pool.

Rotary will be responsible for any costs related to set up requirements and supplies, including ducks, tickets, signage, public address system, etc. in order to host a complete event.

Information Booth

The Village, Park District, and Rotary will work jointly to support an information tent as determined necessary near the entrance of Buffalo Grove Days, at a site approved by the Park District as per the intergovernmental agreement between the Village and Park District.

Rotary, as a beneficiary of the Bingo and Duck Race events, will then support the information tent throughout the five-day event by:

1. Secure volunteers to staff the information booth
    a. Set overall shift schedules in coordination with Village and Park District
    b. Maintain a sign-up list online to track volunteers
    c. Strive to secure 2 volunteers for each shift
2. Perform the following duties including:
    a. Radio Communications
        i. Secure a portable radio for the information tent from MobileComm
        ii. Answer calls from MobileComm to Info Tent, and assist as necessary
            1. Site Questions
            2. Look out for missing children
            3. Flag down courtesy shuttle drivers if unresponsive to radio calls

4. Other communications as may occur throughout the event

iii. Use radio to report to MobileComm, as necessary
    1. Reports of lost and found items turned into Info Tent
        a. MobileComm/Police will secure items when notified
    2. Report any emergency conditions observed
    3. Report any aide requested by attendees, including a call for a courtesy shuttle

iv. Return portable radio to MobileComm at end of each shift/day

b. Attendee wayfinding
    i. Greet attendees at the entrance to the event and answer questions as they arise.
        1. FAQ's include location of bathrooms, event schedules, location of carnival ticket/wrist band pick up, etc.
    ii. Village will provide an overall map of the event
    iii. Park District will provide an overall schedule of events

c. General Coordination
    i. Courtesy Shuttle drivers will report to Info Tent to secure keys to a golf cart for their shift. Keys will be maintained by Public Works staff, within the office trailer. Shift schedules for the shuttles will be maintained by Rick Kahen Commission for Residents with Disabilities. Rotary to help connect drivers with keys, as they arrive.
    ii. If the Village or Park District have contest prizes to hand out, help connect winners to their wrist band prize
        1. Compare name/ID to list provided
        2. Hand over corresponding prize
        3. Mark list for item that has been picked up

Financial Considerations
Rotary shall set all registration fees associated with Bingo and Duck Race, as they deem appropriate.

Because Rotary is assuming financial liability in the set up and coordination of Bingo and the Duck Race, proceeds from those two events will remain with Rotary. Neither the Village nor Park District assume financial liability if Bingo and/or the Duck Race do not break even.

Any revenues from BG Days that fall outside the portion of BG Days contemplated in this agreement remain under the terms and conditions of the existing memorandum of understanding in place between the Village and Park District, solely.

Buffalo Grove Days Coordination
Rotary shall coordinate with the Agency Representatives for execution of the above events.

Payment Due

All accounts payable and sums being due to the Village from Rotary Club of Buffalo Grove pertaining to the amounts due from Rotary to the Village shall be due and payable within 60 calendar days after the event. A fee of nine percent (9%) simple interest (0.75% per month) shall be applied to all balances due and remaining in excess of 90 days, per Village policy.

Agency Representatives
The following staff members will be identified as the BG Days Liaisons from each agency, granted authority to coordinate agency responsibilities.

For the Park District:
Joe Zimmermann, Director of Recreation and Operations

For the Village:
Molly Gillespie, Director of Communications and Engagement

For Rotary:
Jason Davis, President

Future Events
The Village, Park District, and Rotary intend to revisit all BG Days agreements following the term of this agreement, to solidify future partnerships.

Miscellaneous
This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois without giving effect to any choice or conflict of law provision or rule (whether of the State of Illinois or any other jurisdiction).

This Agreement may only be amended, modified, or supplemented by an agreement in writing signed by each party hereto.

All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); (c) on the date sent by facsimile or e-mail of a PDF document (with confirmation of transmission) if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to the respective parties at the addresses set forth below the parties' respective signatures.

This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and permitted assigns. Neither party may assign its rights or obligations hereunder without the prior written consent of the other party, which consent shall not be unreasonably withheld or delayed. No assignment shall relieve the assigning party of any of its obligations hereunder.

Village of Buffalo Grove	**Buffalo Grove Park District**	**Rotary Club of Buffalo Grove**
By: _____	By: _____	By: _____
Dane C. Bragg Village Manager Village of Buffalo Grove 50 Raupp Boulevard Buffalo Grove, Illinois 60089	Erika Strojinc Executive Director Buffalo Grove Park District 530 Bernard Drive Buffalo Grove, Illinois 60089	Jason Davis President Rotary Club of Buffalo Grove P.O. Box #5062 Buffalo Grove, Illinois 60089
Date:_____	Date:_____	Date:_____

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 8.k.
Motion to Approve a Memorandum of Understanding with the Buffalo Grove Lincolnshire Chamber of Commerce for Buffalo Grove Days

Contacts

Liaison: Trustee Johnson
Staff: Molly Gillespie

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve a Memorandum of Understanding (MOU) with the Buffalo Grove Lincolnshire Chamber of Commerce (Chamber) for Buffalo Grove Days (BG Days).

Summary

Background

BG Days is jointly presented by the Village and Park District through a 50/50 partnership that leverages the resources, expertise and staff of both agencies. Strategic partnerships with community organizations have also become an important part of the event, allowing each organization to contribute its strengths while supporting a successful community festival.

The Chamber has served as a key BG Days partner since 2022 through its coordination of the Business and Craft Fair, commonly known as Main Street BG. Under the partnership, the Chamber manages marketing, vendor registration, and coordination of businesses and crafters before and during the event.Following a successful first year, the Village, Park District and Chamber entered into a three-year agreement covering the 2023 through 2025 BG Days events. The partnership has continued to work well, providing local businesses, crafters, and community organizations an opportunity to participate in BG Days while allowing the Chamber to manage an activity aligned with its mission and expertise.

Analysis

The proposed MOU continues the existing partnership model and establishes terms for five BG Days events from 2026 through 2030. Under the agreement, the Chamber will remain responsible for the promotion and operation of the Business and Craft Fair. The Village, Park District, and Chamber will work collaboratively to determine the fair's location and schedule within the larger BG Days event, with the Park District retaining final approval of the festival

layout as property owner.The Chamber will market the fair, collect registrations, and coordinate vendor setup, scheduling, and on-site support. The Chamber is also responsible for tents, tables, chairs, and other setup needs associated with the fair. When mutually beneficial cost or labor savings can be achieved, the Village may assist with procurement through existing BG Days vendor contracts, with the Chamber reimbursing the Village at cost.The agreement also establishes guidelines for participation by elected officials, candidates for office, political parties and organizations, not-for-profit organizations, businesses and crafters. It further clarifies the treatment of booths associated with BG Days sponsorships and booths used by the Village or Park District. These provisions provide a consistent framework for managing requests from organizations and individuals that do not fall within the traditional business or craft vendor categories.As part of its event management responsibilities, the Chamber will ensure Business and Craft Fair vendors complete the Park District's waiver and release of liability prior to participating.The Chamber will continue to establish registration fees and retain proceeds from the Business and Craft Fair in recognition of its responsibility for coordinating the activity and assuming the associated financial risk. Neither the Village nor Park District assumes financial liability if the fair does not break even.The five-year agreement provides continuity for a partnership that has successfully operated the Business and Craft Fair while reducing the need for annual or shorter-term agreements. The agreement includes an opportunity for the Village or Park District to terminate the agreement following the 2026 event by providing notice to the Chamber by November 1, 2026.

Next Steps

Following approval by the Village Board and Park District Board of Commissioners and execution by all three parties, Village and Park District staff will continue coordinating with the Chamber on planning for the 2026 BG Days Business and Craft Fair.

The partners will work together to establish the fair layout and schedule, coordinate operational needs and support vendor planning for the upcoming festival. The partnership will continue through the 2030 BG Days event, subject to the terms of the agreement.

Strategic Alignment

Guiding Principle

Principle 5: Partnership with Local Districts
Principle 6: Engages Our Residents
Principle 7: Builds Our Community

Goal

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

File Attachments

1. 2026-2030 MOU with Chamber for BG Days_Joint Memo
2. 2026-2030 MOU with Chamber for BG Days

MEMORANDUM

DATE:	August 12, 2026
TO:	Village Board, Village of Buffalo Grove Board of Commissioners, Buffalo Grove Park District
FROM:	Molly Gillespie, Director of Communications and Engagement Joe Zimmermann, Director of Recreation and Operations
SUBJECT:	Chamber Partnership at Buffalo Grove Days 2026-2030

RECOMMENDATION

The Village of Buffalo Grove (Village) and Buffalo Grove Park District (Park District) recommend approval of a five-year Memorandum of Understanding (MOU) with the Buffalo Grove Lincolnshire Chamber of Commerce (Chamber) for Buffalo Grove Days (BG Days). The agreement extends and solidifies the successful partnership among the three organizations for the 2026 through 2030 events.

BACKGROUND

BG Days is jointly presented by the Village and Park District through a 50/50 partnership that leverages the resources, expertise and staff of both agencies. Strategic partnerships with community organizations have also become an important part of the event, allowing each organization to contribute its strengths while supporting a successful community festival.

The Chamber has served as a key BG Days partner since 2022 through its coordination of the Business and Craft Fair, commonly known as Main Street BG. Under the partnership, the Chamber manages marketing, vendor registration, and coordination of businesses and crafters before and during the event.

Following a successful first year, the Village, Park District and Chamber entered into a three-year agreement covering the 2023 through 2025 BG Days events. The partnership has continued to work well, providing local businesses, crafters, and community organizations an opportunity to participate in BG Days while allowing the Chamber to manage an activity aligned with its mission and expertise.

ANALYSIS

The proposed MOU continues the existing partnership model and establishes terms for five BG Days events from 2026 through 2030.

Under the agreement, the Chamber will remain responsible for the promotion and operation of the Business and Craft Fair. The Village, Park District, and Chamber will work collaboratively to determine the fair's location and schedule within the larger BG Days event, with the Park District retaining final approval of the festival layout as property owner.

The Chamber will market the fair, collect registrations, and coordinate vendor setup, scheduling, and on-site support. The Chamber is also responsible for tents, tables, chairs, and other setup needs associated with the fair. When mutually beneficial cost or labor savings can be achieved, the Village may assist with procurement through existing BG Days vendor contracts, with the Chamber reimbursing the Village at cost.

The agreement also establishes guidelines for participation by elected officials, candidates for office, political parties and organizations, not-for-profit organizations, businesses and crafters. It further clarifies the treatment of booths associated with BG Days sponsorships and booths used by the Village or Park District. These provisions provide a consistent framework for managing requests from organizations and individuals that do not fall within the traditional business or craft vendor categories.

As part of its event management responsibilities, the Chamber will ensure Business and Craft Fair vendors complete the Park District's waiver and release of liability prior to participating.

The Chamber will continue to establish registration fees and retain proceeds from the Business and Craft Fair in recognition of its responsibility for coordinating the activity and assuming the associated financial risk. Neither the Village nor Park District assumes financial liability if the fair does not break even.

The five-year agreement provides continuity for a partnership that has successfully operated the Business and Craft Fair while reducing the need for annual or shorter-term agreements. The agreement includes an opportunity for the Village or Park District to terminate the agreement following the 2026 event by providing notice to the Chamber by November 1, 2026.

NEXT STEPS

Following approval by the Village Board and Park District Board of Commissioners and execution by all three parties, Village and Park District staff will continue coordinating with the Chamber on planning for the 2026 BG Days Business and Craft Fair.

The partners will work together to establish the fair layout and schedule, coordinate operational needs and support vendor planning for the upcoming festival. The partnership will continue through the 2030 BG Days event, subject to the terms of the agreement.

AN AGREEMENT BETWEEN

VILLAGE OF BUFFALO GROVE
BUFFALO GROVE PARK DISTRICT
BUFFALO GROVE LINCOLNSHIRE CHAMBER OF COMMERCE

REGARDING BUFFALO GROVE DAYS

This Agreement is between the Village of Buffalo Grove ("Village"), the Buffalo Grove Park District ("Park District") and the Buffalo Grove Lincolnshire Chamber of Commerce ("Chamber") relating to coordination of specific activities for Buffalo Grove Days.

The Village, Park District, and Chamber in consideration of the following do hereby agree as follows:

Term
The term of this agreement shall be for five Buffalo Grove Days events to take place in 2026 until 2030 ("Term"). Should the Village or Park District advise the Chamber by November 1st, 2026, this agreement may be terminated without any recourse after the 2026 Buffalo Grove Days.

Buffalo Grove Days
Buffalo Grove Days is a community event planned annually each year over the Labor Day weekend ("BG Days"), presented by the Village and Park District.

The Village and Park District designate the responsibility for promotion and execution of the Business and Craft Fair at BG Days exclusively to the Chamber.

Business and Craft Fair
The Village, Park District, and Chamber will work jointly to identify the locations of 10'x10' tent sites throughout BG Days at Mike Rylko Community Park. The Park District, as property owner, will retain final approval of the festival layout as per the intergovernmental agreement between the Village and Park District. The Village will mark the location of the tents to assist with site layout as part of the setup of the event.

The Village, Park District, and Chamber will work jointly to identify the schedule for the Business and Craft Fair, within the larger overall schedule of events for BG Days.

The Chamber shall be the sole operator of any tent provided for the purpose of selling craft goods or business services by business entities during BG Days during the Term. Food and beverage tents are separate and specifically exempted. However, gourmet food goods, spices, or other unprepared food mixes and the like are allowed.

The Chamber will be responsible for tents, chairs, and tables, and any other set up requirements for operation of the Business and Craft Fair, if they choose to provide such appurtenances to fair vendors. Regardless, any tents brought to the site will conform with the guidance and must be safely anchored and secured. In addition, the Chamber will market, collect registrations, and coordinate with the businesses for set-up, scheduling, and support during the fair with Chamber volunteers.

If mutually beneficial cost and labor savings can be realized with Village assisted procurement of 10x10 tents and folding tables for the business fair, through existing vendor contracts, the Chamber will reimburse the Village. The cost of such tents and tables will be determined in accordance with the contract that the Village has with the tent and table provider for Buffalo Grove Days without any mark-up by the Village. Decision will be made by the agency representatives listed below, as part of overall event planning.

The Chamber shall be responsible for ensuring that each Business and Craft Fair vendor executes the Park District's waiver and release of liability prior to setting up at Mike Rylko Community Park. The Park District will provide the waiver form to the Chamber in advance of the event, and the Chamber will collect the executed waivers and deliver them to the Park District prior to the first day of BG Days.

Tables/Booths at BG Days
The Village, Park District, and Chamber acknowledge that there may be non-traditional entities looking for a table or booth at the BG Days event. The following guidelines will be used:

1) **Elected Officials** – For officials currently in office, the Park District provides a table free of charge at the event. These requests can go directly to the Park District, and jointly coordinated with the Chamber. Each official shall be allowed one day of space at the event, subject to availability additional days may be offered. At no time shall the number of spaces reserved for this use exceed five percent (5%) of the total spaces available unless mutually agreed upon by the parties. *The complimentary booth is for the official's use in their capacity as a current officeholder and shall not be used to promote a political party, campaign, or other candidates for office*.
2) **Candidates Running for Office** – These requests are steered toward the Chamber, as individuals running for office can secure space equal to the not-for-profit price. Each office seeker shall be allowed one day of space at the event, subject to availability additional days may be offered. Said person must be a declared candidate and must provide evidence of same. At no time shall the number of spaces reserved for this use exceed five percent (5%) of the total spaces available unless mutually agreed upon by the parties.
3) **Political Parties and Political Organizations** – Political party organizations, political action committees, and similar political organizations shall reserve space through the Chamber under the same terms and fees applicable to candidates for office. *The complimentary booth provided to elected officials is intended solely for*

an individual currently holding elected office to engage with constituents in their official capacity and shall not be used by or on behalf of a political party, political committee, or campaign organization.

4) **Not-For-Profits** – Tables are also available through the Chamber as part this agreement. Chamber may establish a non-member NFP rate, if necessary. Each NFP shall be allowed one day of space at the event, subject to availability additional days may be offered. Said NFP shall provide evidence of their tax status. At no time shall the number of spaces reserved for this use exceed five percent (5%) of the total spaces available unless mutually agreed upon by the parties.
5) **Businesses and Crafters** – These are the most straightforward, as these fit the Chamber's model for "Main Street BG". The Chamber shall set the costs of participation.
6) **Sponsorships** – As part of the sponsorship deals secured by the Park District, business entities may request a table or booth as part of their sponsorship of the overall event. These shall be located outside of the fair, and noncontiguous to the business fair, as determined by the sponsorship agreement and in consultation with the Chamber. The Village and Park District, as hosting agencies, may also request a table or booth to be located inside or outside of the business fair.

Financial Considerations
The Chamber shall set all registration fees associated with the Business and Craft Fair, as they deem appropriate and in the best interest of the business community.

Because the Chamber is assuming financial liability in the set up and coordination of the Business and Craft Fair, proceeds from the Business and Craft Fair will remain with the Chamber. Neither the Village nor Park District assume financial liability if the Business and Craft Fair does not break even.

Any revenues from BG Days that fall outside the portion of BG Days contemplated in this agreement remain under the terms and conditions of the existing memorandum of understanding in place between the Village and Park District, solely.

Buffalo Grove Days Coordination
The Chamber shall coordinate with the Agency Representatives for execution of the above events.

Payment Due
All accounts payable and sums being due to the Village from the Chamber of Commerce pertaining to the amounts due from the Chamber to the Village shall be due and payable within 60 calendar days after the event. A fee of nine percent (9%) simple interest (0.75% per month) shall be applied to all balances due and remaining in excess of 90 days, per Village policy.

Agency Representatives

The following staff members will be identified as the BG Days Liaisons from each agency, granted authority to coordinate agency responsibilities.

For the Park District:
Joe Zimmermann, Director of Recreation and Operations

For the Village:
Molly Gillespie, Director of Communications and Engagement

For the Chamber:
Marino Cecchi, Executive Director

Future Events
The Village, Park District, and Chamber intend to revisit all BG Days agreements following the term of this agreement, to solidify future partnerships.

Miscellaneous
This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois without giving effect to any choice or conflict of law provision or rule (whether of the State of Illinois or any other jurisdiction).

This Agreement may only be amended, modified, or supplemented by an agreement in writing signed by each party hereto.

All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); (c) on the date sent by facsimile or e-mail of a PDF document (with confirmation of transmission) if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to the respective parties at the addresses set forth below the parties' respective signatures.

This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and permitted assigns. Neither party may assign its rights or obligations hereunder without the prior written consent of the other party, which

consent shall not be unreasonably withheld or delayed. No assignment shall relieve the assigning party of any of its obligations hereunder.

Village of Buffalo Grove	**Buffalo Grove Park District**	**Buffalo Grove Lincolnshire Chamber of Commerce**
By: _____	By: _____	By: _____
Dane C. Bragg Village Manager Village of Buffalo Grove 50 Raupp Boulevard Buffalo Grove, Illinois 60089	Erika Strojinc Executive Director Buffalo Grove Park District 530 Bernard Drive Buffalo Grove, Illinois 60089	Aquelah Allen President Buffalo Grove Lincolnshire Chamber of Commerce 50-1/2 Raupp Blvd Buffalo Grove, Illinois 60089
Date:_____	Date:_____	Date:_____

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 9.a. O-2026-79
Ordinance Authorizing a Contract with Semper Fi Landscaping Inc. for the Boredeaux Open Space Improvements Project

Contacts

Liaison: Trustee Weidenfeld
Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an Ordinance authorizing the execution of a Contract with Semper Fi Landscaping, Inc for the Bordeaux Open Space Improvements Project, pending final review by the Village Attorney.

Summary

Recommendation

Staff recommends that the Village Board award the contract to Semper Fi Landscaping, Inc. at a price not to exceed $556,015.10 because the firm is the lowest qualified bidder for the work proposed. Due to the size and scope of the project, staff recommends a contingency fund be created and controlled by the Village in the amount of $50,546.80 (10.0% of the project cost). As the combined bids came in below the engineer's estimate, Public Works staff will consult with the Village Manager prior to exceeding the low bid price of $505,468.30.

Background

The Bordeaux Open Space Improvements Project was advertised for bids and opened on August 6, 2026, where 3 qualifying bids were received. The lowest qualified base bid was in the amount of $410,968.30 from Semper Fi Landscaping, Inc. The project includes vegetation clearing, native restoration, tree clearing, and other associated items located in the Bordeaux Open Space area east of Brandywyn Lane. A bid alternate was also included for streambank stabilization. This work was not required as part of the Phase, but would be desirable to complete alongside the base bid clearing and restoration work. The lowest qualified amount for the alternate work was in the amount of $94,500.00 from Semper Fi Landscaping, Inc.

Attached is a copy of the Tabulation of Bids for the project indicating the lowest total qualified bid of $410,968.30; 94,500.00; and $505,468.30 for the base bid, bid alternate, and combined

prices, respectively. Also demonstrated in the attachment is an engineer's estimate of $715,096.00 for the combined cost of the base bid and bid alternate. Work associated with this project is expected to be substantially completed by November 13, 2026 with monitoring and management follow-up items in the 2027 and 2028 growing seasons to ensure a healthy vegetative stand.

Financial Impact

The Village has already approved a $64,910.00 grant from Lake County to help pay for this work. This amount will be reimbursed back to the Village upon substantial completion of the project and submission of grant documentation materials.

The Bourdeaux Project was identified in the 2026 Budget and Capital Improvement Plan as Project No. 6006. Funding for the project is available in Capital Projects Street Fund under G/L Account No. 160.75.560.20, Capital Projects – Streets & Highways, as follows:

- Contract Construction: $505,468.30
- Contingency: $50,546.80
- Total Project Funding: $556,015.10

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound
Principle 3: Plan and Invest in the Future
Principle 7: Builds Our Community

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services
Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. DRAFT Ordinance - Bordeaux Open Space Phase I Award
2. Bid Tabulation - Bordeaux
3. Map - Bordeaux Contract Work Location
4. Contract - Bordeaux East

ORDINANCE 2026-xxx

AN ORDINANCE AUTHORIZING THE EXECUTION OF A CONTRACT WITH SEMPER FI LANDSCAPING INC. FOR THE BORDEAUX OPEN SPACE IMPROVEMENTS PROJECT

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

WHEREAS the Village seeks to enter into a contract with Semper Fi Landscaping, Inc. for the Bordeaux Open Space Improvements Project.

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

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

SECTION 2. The Village President is authorized to execute a contract attached herein with Semper Fi Landscaping, Inc. for the Bordeaux Open Space Improvements Project at a price not to exceed $556,015.10, pending attorney review.

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

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

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

ATTEST: APPROVED:

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

DRAFT

Project: Village of Buffalo Grove
BORDEAUX OPEN SPACE IMPROVEMENTS (VoBG-2026-08)

Project Manager: Adam Dow
Bid Opening Date: 8/6/2026
Bid Opening Location: Virtual

				Engineer's Opinion of Probable Cost		BID TABULATION					
						Semper Fi Landscaping, Inc.		EarthWerks Land Improvement & Development Corporation		Landworks Ltd.	
Item No.	Desciption	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
A1	IN-STREAM WORK PLAN	L SUM	1	$ 10,000.00	$10,000.00	$ 3,000.00	$3,000.00	$ 100,000.00	$100,000.00	$ 18,445.00	$18,445.00
A2	MOBILIZATION	L SUM	1	$ 22,500.00	$22,500.00	$ 74,750.00	$74,750.00	$ 25,000.00	$25,000.00	$ 27,598.10	$27,598.10
A3	TRAFFIC CONTROL AND PROTECTION	L SUM	1	$ 5,000.00	$5,000.00	$ 1.00	$1.00	$ 13,000.00	$13,000.00	$ 2,160.00	$2,160.00
A4	TREE REMOVAL - EAST SIDE	EACH	37	$ 500.00	$18,500.00	$ 885.00	$32,745.00	$ 300.00	$11,100.00	$ 1,320.00	$48,840.00
A5	LIGHT SELECTIVE CLEARING - EAST SIDE	ACRE	0.71	$ 10,000.00	$7,100.00	$ 9,775.00	$6,940.25	$ 8,000.00	$5,680.00	$ 13,090.00	$9,293.90
A6	MODERATE SELECTIVE CLEARING - EAST SIDE	ACRE	1.04	$ 12,500.00	$13,000.00	$ 6,950.00	$7,228.00	$ 8,000.00	$8,320.00	$ 19,690.00	$20,477.60
A7	HEAVY SELECTIVE CLEARING - EAST SIDE	ACRE	3.43	$ 15,000.00	$51,450.00	$ 13,875.00	$47,591.25	$ 10,000.00	$34,300.00	$ 24,090.00	$82,628.70
A8	EROSION CONTROL BLANKET	S.Y.	24098	$ 2.50	$60,245.00	$ 3.60	$86,752.80	$ 3.00	$72,294.00	$ 2.15	$51,810.70
A9	SEEDING, WETLAND (NATIVE)	ACRE	3.2	$ 5,000.00	$16,000.00	$ 6,000.00	$19,200.00	$ 6,000.00	$19,200.00	$ 8,360.00	$26,752.00
A10	SEEDING, UPLAND (NATIVE)	ACRE	1.8	$ 4,000.00	$7,200.00	$ 4,625.00	$8,325.00	$ 5,000.00	$9,000.00	$ 7,370.00	$13,266.00
A11	SEEDING, TURF (IDOT CLASS 2)	ACRE	0.4	$ 2,500.00	$1,000.00	$ 3,750.00	$1,500.00	$ 10,000.00	$4,000.00	$ 7,260.00	$2,904.00
A12	CONSTRUCTION ENTRANCE	EACH	1	$ 2,500.00	$2,500.00	$ 6,375.00	$6,375.00	$ 30,000.00	$30,000.00	$ 7,160.00	$7,160.00
A13	STREAM RIFFLE	TON	16	$ 250.00	$4,000.00	$ 695.00	$11,120.00	$ 100.00	$1,600.00	$ 650.00	$10,400.00
A14	POOL EXCAVATION	C.Y.	22.2	$ 40.00	$888.00	$ 350.00	$7,770.00	$ 500.00	$11,100.00	$ 445.00	$9,879.00
A15	NPDES COMPLIANCE	LS	1	$ 4,800.00	$4,800.00	$ 9,000.00	$9,000.00	$ 28,000.00	$28,000.00	$ 8,860.00	$8,860.00
A16	CONSTRUCTION LAYOUT	LS	1	$ 2,500.00	$2,500.00	$ 15,000.00	$15,000.00	$ 18,000.00	$18,000.00	$ 21,350.00	$21,350.00
A17	HAUL OFF AND DISPOSAL	TON	28.9	$ 70.00	$2,023.00	$ 65.00	$1,878.50	$ 50.00	$1,445.00	$ 145.00	$4,190.50
A18	NON-SPECIAL WASTE DISPOSAL	TON	28.9	$ 100.00	$2,890.00	$ 235.00	$6,791.50	$ 150.00	$4,335.00	$ 145.00	$4,190.50
A19	SOIL DISPOSAL ANALYSIS	EACH	1	$5,000.00	$5,000.00	$2,000.00	$2,000.00	$10,000.00	$10,000.00	$9,960.00	$9,960.00
A20	MONITORING AND MANAGEMENT	YEAR	3	$ 19,500.00	$58,500.00	$ 21,000.00	$63,000.00	$ 26,000.00	$78,000.00	$ 39,885.00	$119,655.00
				Total Base Bid:	**$295,096.00**		**$410,968.30**		**$484,374.00**		**$499,821.00**
							*As-Read 410,963.30		*As-Read 474,384.00		
AA1	VEGETATED BOULDER TOE	FEET	2000	$ 200.00	$400,000.00	$ 35.50	$71,000.00	$ 80.00	$160,000.00	$ 289.00	$578,000.00
AA2	PERENNIAL PLANTS, VEGETATED BOULDER TOE	UNIT	20	$ 1,000.00	$20,000.00	$ 1,175.00	$23,500.00	$ 1,000.00	$20,000.00	$ 880.00	$17,600.00
				Total Alternate 1 Bid:	**$420,000.00**		**$94,500.00**		**$180,000.00**		**$595,600.00**
				Total Bid:	**$715,096.00**		**$505,468.30**		**$664,374.00**		**$1,095,421.00**

Value revised from as read based on unit pricing.

Bordeaux Open Area

Restoration & Drainage Improvements

Illinois Department of Transportation

Local Public Agency
Formal Contract Proposal
VoBG-2026-08

COVER SHEET

Proposal Submitted By:

Contractor's Name

Contractor's Address | City | State | Zip Code

STATE OF ILLINOIS

Local Public Agency	County	Section Number
Village of Buffalo Grove	Lake	

Route(s) (Street/Road Name)	Type of Funds
Bordeaux Open Space Improvements	General (Local)

☐ Proposal Only ☐ Proposal and Plans ☒ Proposal only, plans are separate

Submitted/Approved
For Local Public Agency:

For a County and Road District Project

Submitted/Approved

Highway Commissioner Signature & Date

Submitted/Approved

County Engineer/Superintendent of Highways Signature & Date

For a Municipal Project

Submitted/Approved/Passed

Signature & Date

Official Title

Department of Transportation

Released for bid based on limited review

Regional Engineer Signature & Date

Note: All proposal documents, including Proposal Guaranty Checks or Proposal Bid Bonds, should be stapled together to prevent loss when bids are processed.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Buffalo Grove	Lake		Bordeaux Open Space Improve

NOTICE TO BIDDERS

Sealed proposals for the project described below will be received at the office of www.vbg.org/bids
Name of Office

Address until 9:00 AM Time on 08/06/26 Date.

Sealed proposals will be opened and read publicly at the office of a live, online meeting hosted by the Village
Name of Office

https://shorturl.at/eUF4n Address at 9:00 AM Time on 08/06/26 Date.

DESCRIPTION OF WORK

Location: Bordeaux Court

Project Length:

Proposed Improvement:
This project includes, but is not limited, the following major work items: vegetation clearing; stream bank grading and stabilization; native restoration; tree clearing; and other associated improvements.

1. Plans and proposal forms will be available in the office of
www.vbg.org/bids
Office of the Purchasing Manager - (847) 459-2500

2. ☒ Prequalification
If checked, the 2 apparent as read low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57) in triplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority and two originals with the IDOT District Office.

3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.

4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:
   a. Local Public Agency Formal Contract Proposal (BLR 12200)
   b. Schedule of Prices (BLR 12201)
   c. Proposal Bid Bond (BLR 12230) (if applicable)
   d. ~~Apprenticeship or Training Program Certification (BLR 12325) (do not use for project with Federal funds.)~~
   e. Affidavit of Illinois Business Office (BLR 12326) (do not use for project with Federal funds)

5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.

6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case, be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.

7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.

8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.

9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Buffalo Grove	Lake		Bordeaux Open Space Improve

PROPOSAL

1. Proposal of Semper Fi Landscaping, Inc.
Contractor's Name

10744 Route 47, Yorville, IL 60560
Contractor's Address

2. The plans for the proposed work are those prepared by Hey and Associates, Inc.
and approved by the Department of Transportation on _____.

3. The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the " Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.

4. The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.

5. The undersigned agrees to complete the work within _____ working days or by 11/13/26 unless additional time is granted in accordance with the specifications.

6. The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the proposal guaranty check will be held in lieu thereof. If this proposal is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond of check shall be forfeited to the Awarding Authority.

7. Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the products of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price. A bid may be declared unacceptable if neither a unit price nor a total price is shown.

8. The undersigned submits herewith the schedule of prices on BLR 12201 covering the work to be performed under this contract.

9. The undersigned further agrees that if awarded the contract for the sections contained in the combinations on BLR 12201, the work shall be in accordance with the requirements of each individual proposal for the multiple bid specified in the Schedule for Multiple Bids below.

10. A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals, will be required. Bid Bonds will be allowed as a proposal guaranty. Accompanying this proposal is either a bid bond, if allowed, on Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to: Village Treasurer of Buffalo Grove .
The amount of the check is _____ (_____).

Attach Cashier's Check or Certified Check Here

In the event that one proposal guaranty check is intended to cover two or more bid proposals, the amount must be equal to the sum of the proposal guaranties which would be required for each individual bid proposal. If the proposal guaranty check is placed in another bid proposal, state below where it may be found.

The proposal guaranty check will be found in the bid proposal for: Section Number _____ .

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Buffalo Grove	Lake		Bordeaux Open Space Improve

CONTRACTOR CERTIFICATIONS

The certifications hereinafter made by the bidder are each a material representation of fact upon which reliance is placed should the Department enter into the contract with the bidder.

1. **Debt Delinquency.** The bidder or contractor or subcontractor, respectively, certifies that it is not delinquent in the payment of any tax administered by the Department of Revenue unless the individual or other entity is contesting, in accordance with the procedure established by the appropriate Revenue Act, its liability for the tax or the amount of the tax. Making a false statement voids the contract and allows the Department to recover all amounts paid to the individual or entity under the contract in a civil action.

2. **Bid-Rigging or Bid Rotating.** The bidder or contractor or subcontractor, respectively, certifies that it is not barred from contracting with the Department by reason of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

   A violation of section 33E-3 would be represented by a conviction of the crime of bid-rigging which, in addition to Class 3 felony sentencing, provides that any person convicted of this offense, or any similar offense of any state or the United States which contains the same elements as this offense shall be barred for 5 years from the date of conviction from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

   A violation of Section 33E-4 would be represented by a conviction of the crime of bid-rotating which, in addition to Class 2 felony sentencing, provides that any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be permanently barred from contracting with any unit of State of Local government. No corporation shall be barred from contracting with any unit of State or Local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

3. **Bribery.** The bidder or contractor or subcontractor, respectively, certifies that, it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois or any unit of local government, nor has the firm made an admission of guilt of such conduct which is a matter or record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm.

4. **Interim Suspension or Suspension.** The bidder or contractor or subcontractor, respectively, certifies that it is not currently under a suspension as defined in Subpart I of Title 44 Subtitle A Chapter III Part 6 of the Illinois Administrative code. Furthermore, if suspended prior to completion of this work, the contract or contracts executed for the completion of this work may be canceled.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Buffalo Grove	Lake		Bordeaux Open Space Improve

SIGNATURES

(If an individual)

Bidder Signature & Date

Business Address

City | State | Zip Code

(If a partnership)

Firm Name

Signature & Date

Title

Business Address

City | State | Zip Code

Insert the Names and Addresses of all Partners

(If a corporation)

Corporate Name: Semper Fi Landscaping, Inc.

Signature & Date: Roberto R. Velazquez 08/04/26

Title

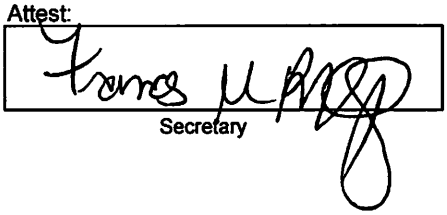
Business Address: 10744 Route 47

City: Yorkville | State: IL | Zip Code: 60560

Insert Names of Officers

President: Roberto R Velazquez

Attest:



Secretary

Secretary

Frances M Ramirez

Treasurer

Frances M Ramirez

RETURN WITH BID

SCHEDULE OF PRICES

Base Bid Scope of Work:

For the complete scope of work and information covering these items, see the plans and specifications.

BORDEAUX OPEN SPACE IMPROVEMENTS

The following Unit Prices will be used for basis of payment and shall be the bidder's proposal for completing the entire improvements herein.

BASE BID

ITEM NO	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	VALUE
A1	IN-STREAM WORK PLAN	L SUM	1	$3,000.00	$3,000.00
A2	MOBILIZATION	L SUM	1	$74,750.00	$74,750.00
A3	TRAFFIC CONTROL AND PROTECTION	L SUM	1	$1.00	$1.00
A4	TREE REMOVAL - EAST SIDE	EACH	37	$885.00	$32,745.00
A5	LIGHT SELECTIVE CLEARING - EAST SIDE	ACRE	0.71	$9,775.00	$6,940.25
A6	MODERATE SELECTIVE CLEARING - EAST SIDE	ACRE	1.04	$6,950.00	$7,228.00
A7	HEAVY SELECTIVE CLEARING - EAST SIDE	ACRE	3.43	$13,875.00	$47,591.25
A8	EROSION CONTROL BLANKET	S.Y.	24098	$3.60	$86,752.80
A9	SEEDING, WETLAND (NATIVE)	ACRE	3.2	$6,000.00	$19,200.00
A10	SEEDING, UPLAND (NATIVE)	ACRE	1.8	$4,625.00	$8,325.00
A11	SEEDING, TURF (IDOT CLASS 2)	ACRE	0.4	$3,750.00	$1,500.00
A12	CONSTRUCTION ENTRANCE	EACH	1.0	$6,375.00	$6,375.00
A13	STREAM RIFFLE	TON	16.0	$695.00	$11,120.00
A14	POOL EXCAVATION	C.Y.	22.2	$350.00	$7,770.00
A15	NPDES COMPLIANCE	LS	1.0	$9,000.00	$9,000.00
A16	CONSTRUCTION LAYOUT	LS	1.0	$15,000.00	$15,000.00
A17	HAUL OFF AND DISPOSAL	TON	28.9	$65.00	$1,878.50
A18	NON-SPECIAL WASTE DISPOSAL	TON	28.9	$235.00	$6,791.50
A19	SOIL DISPOSAL ANALYSIS	EACH	1.0	$2,000.00	$2,000.00
A20	MONITORING AND MANAGEMENT	YEAR	3.0	$21,000.00	~~$58,275.00~~ $63,000.00

PROPOSAL OF UNIT PRICE BASE BID TOTAL: $ 410,963.30

Written Amount for Proposal of Unit Price Base Bid Total:

Four Hundred Thousand Two Hundred Forty Three Dollars 30/100

ALTERNATE 01

ITEM NO	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	VALUE
AA1	VEGETATED BOULDER TOE	FEET	2000	$35.50	$71,000.00
AA2	PERENNIAL PLANTS, VEGETATED BOULDER TOE	UNIT	20	$1,175.00	$23,500.00

PROPOSAL OF UNIT PRICE ALTERNATE 01 BID TOTAL: $ 94,500.00

Written Amount for Proposal of Unit Price Alternate 01 Bid Total:

Ninty Four Thousand Five Hundred Dollars

Illinois Department of Transportation

Local Public Agency Proposal Bid Bond

VoBG-2026-08

Local Public Agency	County	Section Number
Village of Buffalo Grove	Lake	

WE, Semper Fi Landscaping, Inc. as PRINCIPAL, and Merchants National Bonding, Inc. as SURETY, are held jointly, severally and firmly bound unto the above Local Public Agency (hereafter referred to as "LPA") in the penal sum of 5% of the total bid price, or for the amount specified in the proposal documents in effect on the date of invitation for bids, whichever is the lesser sum. We bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly pay to the LPA this sum under the conditions of this instrument.

WHEREAS THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that, the said PRINCIPAL is submitting a written proposal to the LPA acting through its awarding authority for the construction of the work designated as the above section.

THEREFORE if the proposal is accepted and a contract awarded to the PRINCIPAL by the LPA for the above designated section and the PRINCIPAL shall within fifteen (15) days after award enter into a formal contract, furnish surety guaranteeing the faithful performance of the work, and furnish evidence of the required insurance coverage, all as provided in the "Standard Specifications for Road and Bridge Construction" and applicable Supplemental Specifications, then this obligation shall become void; otherwise it shall remain in full force and effect.

IN THE EVENT the LPA determines the PRINCIPAL has failed to enter into a formal contract in compliance with any requirements set forth in the preceding paragraph, then the LPA acting through its awarding authority shall immediately be entitled to recover the full penal sum set out above, together with all court costs, all attorney fees, and any other expense of recovery.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective officers this 6th (Day) of August 2026 (Month and Year)

Principal

Company Name	Company Name
Semper Fi Landscaping, Inc.	
Signature & Date	Signature & Date
By: Roberto L. Velazquez 08/06/26	By:
Title	Title
Robert Velazquez, President	

(If Principal is a joint venture of two or more contractors, the company names, and authorized signatures of each contractor must be affixed.)

Surety

Name of Surety	Signature of Attorney-in-Fact Signature & Date
Merchants National Bonding, Inc.	By: 08/06/2026

STATE OF IL

COUNTY OF Will

I Brandie L Catlin, a Notary Public in and for said county do hereby certify that Robert Velazquez and David A. Kotula (Insert names of individuals signing on behalf of PRINCIPAL & SURETY) who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of PRINCIPAL and SURETY, appeared before me this day in person and acknowledged respectively, that they signed and delivered said instruments as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th (Day) day of August 2026 (Month and Year).

Notary Public Signature & Date: Brandie L Catlin 08/06/2026

Date commission expires 01/12/2030

(SEAL, if required by the LPA)

OFFICIAL SEAL
BRANDIE L CATLIN
Notary Public, State of Illinois
Commission No. 1023655
My Commission Expires January 12, 2030

Local Public Agency	County	Section Number
Village of Buffalo Grove	Lake	

ELECTRONIC BID BOND

☐ **Electronic bid bond is allowed (box must be checked by LPA if electronic bid bond is allowed)**

The Principal may submit an electronic bid bond, in lieu of completing the above section of the Proposal Bid Bond Form. By providing an electronic bid bond ID code and signing below, the Principal is ensuring the identified electronic bid bond has been executed and the Principal and Surety are firmly bound unto the LPA under the conditions of the bid bond as shown above. (If PRINCIPAL is a joint venture of two or more contractors, an electronic bid bond ID code, company/Bidder name title and date must be affixed for each contractor in the venture.)

Electronic Bid Bond ID Code

Company/Bidder Name

Signature & Date

Title

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Brian DiPaola; David A Kotula

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship o obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 2nd day of June , 2025 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 2nd day of June 2025 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 6th day of August 2026

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

Illinois Department of Transportation

Apprenticeship and Training Program Certification

VoBG-2026-08

Local Public Agency	County	Street Name/Road Name	Section Number
Village of Buffalo Grove	Lake	Bordeaux Open Space Imp	

All contractors are required to complete the following certification

☒ For this contract proposal or for all bidding groups in this deliver and install proposal.

☐ For the following deliver and install bidding groups in this material proposal.

Illinois Department of Transportation policy, adopted in accordance with the provisions of the Illinois Highway Code, requires this contract to be awarded to the lowest responsive and responsible bidder. The award decision is subject to approval by the Department. In addition to all other responsibility factors, this contract or deliver and install proposal requires all bidders and all bidder's subcontractors to disclose participation in apprenticeship or training programs that are (1) approved by and registered with the United States Department of Labor's Bureau of Apprenticeship and Training, and (2) applicable to the work of the above indicated proposals or groups. Therefore, all bidders are required to complete the following certification:

1. Except as provided in paragraph 4 below, the undersigned bidder certifies that it is a participant, either as an individual or as part of a group program, in an approved apprenticeship or training program applicable to each type of work or craft that the bidder will perform with its own employees.

2. The undersigned bidder further certifies, for work to be performed by subcontract, that each of its subcontractors either (A) is, at the time of such bid, participating in an approved, applicable apprenticeship or training program; or (B) will, prior to commencement of performance of work pursuant to this contract, establish participation in an approved apprenticeship or training program applicable to the work of the subcontract.

3. The undersigned bidder, by inclusion in the list in the space below, certifies the official name of each program sponsor holding the Certificate of Registration for all of the types of work or crafts in which the bidder is a participant and that will be performed with the bidder's employees. Types of work or craft that will be subcontracted shall be included and listed as subcontract work. The list shall also indicate any type of work or craft job category for which there is no applicable apprenticeship or training program available.

4. Except for any work identified above, if any bidder or subcontractor shall perform all or part of the work of the contract or deliver and install proposal solely by individual owners, partners or members and not by employees to whom the payment of prevailing rates of wages would be required, check the following box, and identify the owner/operator workforces and positions of ownership. ☐

The requirements of this certification and disclosure are a material part of the contract, and the contractor shall require this certification provision to be included in all approved subcontracts. The bidder is responsible for making a complete report and shall make certain that each type of work or craft job category that will be utilized on the project is accounted for and listed. The Department at any time before or afterward may require the production of a copy of each applicable Certificate of Registration issued by the United States Department of Labor evidencing such participation by the contractor and any or all of its subcontractors. In order to fulfill the participation requirement, it shall not be necessary that any applicable program sponsor be currently taking or that it will take applications for apprenticeship, training or employment during the performance of the work of this contract or deliver and install proposal.

Bidder

Signature & Date

Title

Address

City

State

Zip Code

Illinois Department of Transportation

Affidavit of Illinois Business Office

VoBG-2026-08

Local Public Agency	County	Street Name/Road Name	Section Number
Village of Buffalo Grove	Lake	Bordeaux Open Space Imp	

I, _____ (Name of Affiant) of _____ (City of Affiant), _____ (State of Affiant),
being first duly sworn upon oath, state as follows:

1. That I am the _____ (Officer or Position) of _____ (Bidder).

2. That I have personal knowledge of the facts herein stated.

3. That, if selected under the proposal described above, _____ (Bidder), will maintain a business office in the State of Illinois, which will be located in _____ (County) County, Illinois.

4. That this business office will serve as the primary place of employment for any persons employed in the construction contemplated by this proposal.

5. That this Affidavit is given as a requirement of state law as provided in Section 30-22(8) of the Illinois Procurement Code.

Signature & Date

Print Name of Affiant

Notary Public

State of IL

County _____

Signed (or subscribed or attested) before me on _____ (date) by

_____ (name/s of person/s), authorized agent(s) of

_____ (Bidder).

Notary Public Signature & Date

(SEAL)

My commission expires _____

Instructions BLR 12326 - Page 1 of 1

The instructions should not be included when the form is submitted.

This form shall be used for Local Public Agency (LPA) contract proposals and deliver and install proposals. It must be completed by all bidders and submitted with their bids. This is not to be used for Federally Funded projects. See the Bureau of Local Roads and Streets Manual (BLRS) Chapter 12 for more information.

Local Public Agency	Insert the name of the LPA soliciting bids for the project.
County	Insert the name of the County in which the LPA is located.
Street Name/Road Name	Insert the name of the street/road on which the project is located. For projects that include several streets or routes insert various.
Section Number	Insert the section number assigned to this project without dashes.
Name of Affiant	Insert the name of the Affiant.
City of Affiant	Insert the city of residence of the Affiant.
State of Affiant	Insert the State of residence of the Affiant.
Officer or Position	Insert the position held by the Affiant.
Bidder	Insert the bidder's company name.
Bidder	Insert the bidder's company name.
County of	Insert the name of the County the Affiant is in.
Signature	The Affiant must sign and date here.
Name of Affiant	Insert the name of the Affiant (typed or printed).
State	Insert the name of the state where the signer(s) personally appeared before the notary public.
County	Insert the name of the county where the signer(s) personally appeared before the notary public.
Date	Insert the date the notary witnessed the signature(s).
Name	Insert the name(s) of the Affiant.
Bidder	Insert the bidder's company name.
Notary Signature	The Notary must sign and seal here.
Date Commission Expires	The Notary must write the date their commission expires here.

Distribution:

Upon completion this document gets inserted into the Formal Contract Proposal (BLR 12200) or the Material Proposal/Deliver and Install Proposal (BLR 12240) and **must be** submitted with the contractor's bid.

Upon execution of a formal contract this form is to be submitted with the formal contract package to the Department. For a Material/Deliver and Install project this form is to be maintained by the LPA.

Illinois Department of Transportation

Affidavit of Availability

For the Letting of

VoBG-2026-08

Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, IL 62764

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show NONE.

	1	2	3	4	Awards Pending	Accumulated Totals
Contract Number						
Contract With						
Estimated Completion Date						
Total Contract Price						
Uncompleted Dollar Value if Firm is the Prime Contractor						
Uncompleted Dollar Value if Firm is the Subcontractor						
					Total Value of All Work	

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show NONE.

Earthwork						
Portland Cement Concrete Paving						
HMA Plant Mix						
HMA Paving						
Clean & Seal Cracks/Joints						
Aggregate Bases, Surfaces						
Highway, R.R., Waterway Struc.						
Drainage						
Electrical						
Cover and Seal Coats						
Concrete Construction						
Landscaping						
Fencing						
Guardrail						
Painting						
Signing						
Cold Milling, Planning, Rotomilling						
Demolition						
Pavement Markings (Paint)						
Other Construction (List)						
Totals						

Disclosure of this information is REQUIRED to accomplish the statutory purpose as outlined in the "Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

EXHIBIT A - PUBLIC CONTRACT STATEMENT

This Public Contract Statement (the "**Contract Statement**") has been executed by the below supplier, Contractor or vendor (collectively the "**Contractor**") in order for the Village of Buffalo Grove to obtain certain information necessary prior to awarding a public contract. The Contract Statement shall be executed and notarized and submitted as part of the Bid Proposal.

CERTIFICATION OF CONTRACTOR/BIDDER

In order to comply with 720 Illinois Compiled Statutes 5/33 E-1 et seq., the Village of Buffalo Grove requires the following certification be acknowledged:

> The Contractor certifies that it is not barred from bidding or supplying any goods, services or construction let by the Village of Buffalo Grove with or without bid, due to any violation of either Section 5/33 E-3 or 5/33 E-4 of Article 33E, Public Contracts, of the Chapter 720 of the Illinois Compiled Statutes, as amended. This act relates to interference with public contracting, bid rigging and rotating, kickbacks, and bidding.

CERTIFICATION RELATIVE TO 65 ILCS 5/11-42.1.1

In order to comply with 65 Illinois Complied Statutes 5/11-42.1.1, the Village of Buffalo Grove requires the following certification:

> The Contractor does hereby swear and affirm that it is not delinquent in the payment of any tax administered by the Illinois Department of Revenue unless it is contesting such tax in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax. The undersigned further understands that making a false statement herein: (1) is a Class A misdemeanor, and (2) voids the contract and allows the Village to recover all amounts paid to it under the contract.

CONFLICT OF INTEREST

The Village of Buffalo Grove Municipal Code requires the following verification relative to conflict of interest and compliance with general ethics requirements of the Village:

> The Contractor represents and warrants to the Village of Buffalo Grove as a term and condition of acceptance of their Bid Proposal that none of the following Village officials is either an officer or director of Contractor nor owns five percent (5%) or more of the Contractor: the Village President, the members of the Village Board of Trustees, the Village Clerk, the Village Treasurer, the members of the Zoning Board of Appeals and the Plan Commission, the Village Manager and his/her Assistant, or the heads of the various departments within the Village.

If the foregoing representation and warranty is inaccurate, state the name of the Village official who either is an officer or director of your business entity or owns five percent (5%) or more thereof: _____.

OTHER COMMITMENTS

Has your firm ever been debarred by a governmental agency in the State of Illinois within the last 7 years? If no, please check the box. ☐

I have read, understand and am able to fulfill the requirements of the contract documents. If yes, please check the box. ☐

I can provide insurance documents that meet the terms of the contract documents, which includes original endorsements that explicitly names the Village of Buffalo Grove (and others per the contract documents). If yes, please check the box. ☐

In the past 7 years has your firm been involved inlitigation, arbitration, or mediation with a governmental agency? If no, please check the box. ☐ If yes, please provide a brief description.

IN WITNESS WHEREOF, the below Contractor has signed and sealed this Contract Statement as of this ____ day of _____, 20___.

_____
Print Name of Contractor

_____
Signature

_____
Print Title

Given under my hand and official seal, this _____ day of _____, 20___.

_____
Notary Public

Illinois Department of Transportation

Check Sheet for Recurring Special Provisions

Local Public Agency	County	Section Number
Village of Buffalo Grove	Lake	

☐ **Check this box for lettings prior to 01/01/2026**

The Following Recurring Special Provisions Indicated By An "X" Are Applicable To This Contract And Are Included By Reference:

Recurring Special Provisions

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Local Public Agency	County	Section Number
Village of Buffalo Grove	Lake	

The Following Local Roads And Streets Recurring Special Provisions Indicated By An "X" Are Applicable To This Contract And Are Included By Reference:

Local Roads And Streets Recurring Special Provisions

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Illinois Department of Transportation

Special Provisions

VoBG-2026-08

Local Public Agency	County	Section Number
Village of Buffalo Grove	Lake	

The following Special Provision supplement the "Standard Specifications for Road and Bridge Construction", adopted January 1, 2022, the latest edition of the "Manual on Uniform Traffic Control Devices for Streets and Highways", and the "Manual of Test Procedures of Materials" in effect on the date of invitation of bids, and the Supplemental Specification and Recurring Special Provisions indicated on the Check Sheet included here in which apply to and govern the construction of the above named section, and in case of conflict with any parts, or parts of said Specifications, the said Special Provisions shall take precedence and shall govern.

Bordeaux Open Space Improvements

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General Conditions

1. General Conditions

It is the policy of the Municipality and other governing agencies to set standards for the performance of road and bridge construction. This contract shall expressly adhere to the 'Standard Specifications for Road and Bridge Construction', latest edition, and the 'Standard Specifications for Water and Sewer Main Construction in Illinois', latest edition, unless otherwise specified herein.

2. Scope of Work

The provisions of Article 104.02 of the Standard Specifications are hereby amended as follows: **"The Village of Buffalo Grove (Village) expressly reserves the right to remove from or add to the project any portions thereof included in the Bordeaux Open Space Improvements Project. Such additions or reductions, if any, shall be made in writing by the Village prior to execution of the Contract Documents. Any addition or reduction in the scope of work required by the Village prior to the execution of the Contract Documents shall not result in an adjustment to the contract or to the price originally bid."**

3. Definition of Village of Buffalo Grove

All references in the contract relating to the Department, Awarding Authority, Village of Buffalo Grove, Village etc. shall mean the Village of Buffalo Grove.

4. Clean Construction and Demolition Debris (CCDD) Material Disposal

Work under this item shall be performed in compliance with the Illinois Environmental Protection Agency (IEPA) guidelines in effect at the time of construction.

The Contractor will be required to make all arrangements for coordination and submission of the necessary documents with their chosen CCDD or other suitable disposal facility. Written confirmation of preliminary approval must be provided from the disposal facility and confirmed by the Owner as acceptable.

All surplus, clean material generated from the Contractor's activities must be disposed of at an IEPA permitted CCDD or otherwise acceptable facility. The Contractor is responsible for providing documentation to the Owner for each load hauled off-site showing the quantity of material and the location the material was disposed of.

Disposal of clean material not in compliance with these requirements will constitute breach of contract. If the Contractor fails to provide adequate documentation supporting the legal disposal of clean material according to this special provision, the Contractor shall be fined $1,000 per load of material and will assume all liability associated with material disposed of not in compliance with this special provision.

No extra compensation will be allowed to the Contractor for any expenses incurred complying with these requirements including but not limited to: delays, inconvenience, or interruptions in the work resulting from compliance with these requirements. All costs associated with material disposal shall be included into the appropriate unit bid prices for the work.

5. JULIE Notification

The Contractor shall call the Joint Utility Locating Information for Excavators (JULIE) (1-800-892-0123 or 811), a minimum of forty-eight (48) hours in advance of work being done in the area in accordance with Article 107.39 of the Standard Specifications.

For utilities which are not members, excluding homeowners, the Contractor shall contact the owners directly. The Contractor will be required to cooperate with all utility companies and municipal agencies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these agencies of any and all services.

No additional compensation will be allowed the Contractor for any expense incurred by complying with these requirements, or because of delays, inconvenience or interruptions in his work resulting from the failure of the municipal agencies or utility company to remove, relocate, reconstruct or abandon their services.

6. Notice to Bidders

All bid proposals must be submitted electronically through the Village's BidNet online procurement system. **Hard copy bids will not be accepted.** As read results of the bids will be posted to the Village's webpage, www.vbg.org/bids as soon as possible following the bid opening. In order to submit a bid proposal, bidders shall:

a. Go to www.vbg.org/bids or www.bidnetdirect.com//villageofbuffalogrove
b. Click on the tab, Open Solicitations and select the project description, '2026 Pavement Patching Project'.
c. Log in to your account and enter your total bid.
d. Include an attachment (up to 200 MB), the following bid documents only:
    i. Local Public Agency Formal Contract Proposal
    ii. Schedule of Prices
    iii. Local Agency Proposal Bid Bond
e. The following documents will be requested by the two (2) as read low bidders immediately following the bid opening:
    i. ~~Apprenticeship or Training Program Certification~~
    ii. Affidavit of Illinois Business Office
    iii. Affidavit of Availability
    iv. Village of Buffalo Grove Public Contract Statements

All bid questions shall be in writing, and will be accepted up to Friday, July 31 at 9 AM.

All bids will be opened and read publicly via the Microsoft Teams video conferencing platform.
Please join on your computer, mobile app or room device
https://shorturl.at/eUF4n

7. Village Contractor Registration

Bidders shall be prequalified with the Illinois Department of Transportation in accordance with Article 102.01 of the Standard Specifications and is required by all bidders.

All bidders are required to fully register with the Village of Buffalo Grove, including IRS Form W-9, at:

www.vbg.org/bids

Select the link 'Register Now'

Please contact BidNet Direct's Vendor Support department at 800-835-4603 (Option 2) for assistance in the registration process.

The Village of Buffalo Grove reserves the right to reject any or all proposals if the bidder does not comply with the requirements as stated herein.

8. Completion Date

The Contractor shall commence the work to be performed under this contract, on or near Monday, September 14, 2026. The work shall be prosecuted in such a manner and with such a supply of materials, equipment and labor as considered necessary to ensure its completion according to the time specified in the contract. All work shall be completed, regardless of the actual start date by **Friday, November 13, 2026**, including punch list items, as defined in Article 108.04 of the Standard Specifications.

In case of failure to complete the work on time, the provisions of Article 108.09 of the Standard Specifications shall apply following the calendar day schedule of deductions.

The estimated Village Board award date for this project is Monday, August 17, 2026.

9. Contract Sequencing

The Contractor shall notify the Engineer at least 72 hours in advance of beginning work and 48 hours prior to construction commencement on each subsequent street. Construction operations shall be conducted in a manner such that streets will remain open to all traffic. At no time shall residents or business owners be kept out of their driveway over a weekend or holiday as defined in article 107.09 of the Standard Specifications.

Work shall be scheduled so that it is continuous on the various roadways. The Contractor and approved Subcontractor(s) shall, at all times, employ and provide sufficient labor, tools, equipment, multiple mobilizations, and other incidental items for prosecuting the work to full completion in the manner and time required by the contract.

10. Construction Work Periods

Construction operations shall be completed in accordance with Article 107.09 of the Standard Specifications. All work shall be confined to the period beginning at 7:00 AM and ending at 6:00 PM on weekdays. No work shall be done on weekends or legal holiday periods as defined in Article 107.09 of the Standard Specifications.

Any work outside the allowed time periods specified including but not limited to, material deliveries, mobilization of equipment, warming up machinery, and mobilization of equipment, a penalty of $1,000 per occurrence may be imposed.

11. Pre-Construction Meeting

Prior to commencing any construction operations, there shall be a pre-construction meeting. The Owner or Engineer will set the time and date of the meeting following Contract award.

The following shall be submitted by the Contractor for review at the pre-construction meeting:

A Progress Schedule in accordance with Article 108.02.

The 24-hour emergency phone number and contact information of the assigned Contractor's superintendent, or otherwise.

The name and 24-hour emergency phone number of the person in the direct employ of the Contractor who is responsible for administrating the Traffic Control and Protection on the Contract

A list of subcontractors with contact information, including but not limited to name, phone number, and email address, and include quantity and type of work to be sublet for each respective subcontractor in accordance with Article 108.01 of the Standard Specifications.

A list of proposed sources of material.

Any applicable shop drawing submittals.

12. Authority of the Engineer

Revise Article 105.01 Authority of Engineer to read:

"All work shall be done in accordance with the requirements of the Contract, the Engineer shall have the right, but not the obligation, to observe all work. The Engineer shall decide all questions that arise as to the interpretation of the Plans and Specifications and as to disputes and mutual rights between Contractors under the Specifications. The Engineer shall advise the Village of Buffalo Grove as to the quality and acceptability of materials furnished and work performed, rate of progress of the work, and acceptable fulfillment of the Contract. The Engineer will determine the amount of materials furnished and work performed. The Engineer's advice and determinations shall be conditions precedent to the right of the Contractor to receive money due the Contractor under the Contract."

"The Engineer will notify the Contractor in writing if the work is to be suspended by the Village of Buffalo Grove wholly or in part due to the failure of the Contractor to carry out provisions of the contract; for failure to carry out orders; for such periods due to unsuitable weather; for conditions considered unsuitable for the prosecution of the work or for any other condition or reason deemed to be in the public interest."

"In case of failure on the part of the Contractor to execute work as directed by the Engineer, the Village of Buffalo Grove may, at the expiration of a period of 48 hours after giving notice in writing to the Contractor, proceed to execute such work as may be deemed necessary, and the cost thereof shall be deducted from compensation due or which may become due to the Contractor under the contract."

The Engineer shall not assume any of the responsibilities of the Contractor's superintendent or of subcontractors; shall not expedite the work for the Contractor; and shall not advise on, or issue directions concerning aspects of construction means, methods, techniques, sequences or procedures, or safety precautions in connection with the work.

13. Status of Utilities (D-1)

Effective: June 1, 2016
Revised: January 1, 2020

Utility companies and/or municipal owners located within the construction limits of this project have provided the following information regarding their facilities and the proposed improvements. The tables below contain a description of specific conflicts to be resolved and/or facilities which will require some action on the part of the Department's contractor to proceed with work. Each table entry includes an identification of the action necessary and, if applicable, the estimated duration required for the resolution.

UTILITIES TO BE ADJUSTED

Conflicts noted below have been identified by following the suggested staging plan included in the contract. The company has been notified of all conflicts and will be required to obtain the necessary permits to complete their work; in some instances, resolution will be a function of the construction staging. The responsible agency must relocate, or complete new installations as noted below; this work has been deemed necessary to be complete for the Department's contractor to then work in the stage under which the item has been listed.

No conflicts to be resolved.

UTILITIES TO BE WATCHED AND PROTECTED

The areas of concern noted below have been identified by following the suggested staging plan included for the contract. The information provided is not a comprehensive list of all remaining utilities, but those which during coordination were identified as ones which might require the Department's contractor to take into consideration when making the determination of the means and methods that would be required to construct the proposed improvement. In some instances, the contractor will be responsible to notify the owner in advance of the work to take place so necessary staffing on the owner's part can be secured.

No facilities requiring extra consideration.

The following contact information is what was used during the preparation of the plans as provided by the owner of the facility.

The above represents the best information available to the Department and is included for the convenience of the bidder. The days required for conflict resolution should be considered in the bid as this information has also been factored into the timeline identified for the project when setting the completion date. The applicable portions of the Standard Specifications for Road and Bridge Construction shall apply.

Estimated duration of time provided above for the first conflicts identified will begin on the date of the executed contract regardless of the status of the utility relocations. The responsible agencies will be working toward resolving subsequent conflicts in conjunction with contractor activities in the number of days noted.

The estimated relocation duration must be part of the progress schedule submitted by the contractor. A utility kickoff meeting will be scheduled between the Department, the Department's contractor and the utility companies when necessary. The Department's contractor is responsible for contacting J.U.L.I.E. prior to all excavation work.

14. Existing Hardscape

Any damage to existing hardscape from tracked equipment or due to the Contractor's negligence, workmanship, or neglect shall be replaced at the Contractor's expense. It is recommended rubber tired or rubber tracked equipment is used. Any unwarranted disturbance to the existing hardscape to remain will warrant repairs made joint to joint and in conformance with the contract documents. The Engineer and Village shall determine the limits of removal and replacement, and all work shall be completed to their satisfaction.

15. Use of Fire Hydrants

The indiscriminate use of fire hydrants is strictly prohibited The Contractor can obtain non-potable water in bulk for a charge at Buffalo Grove's self-serve Water Station located at 851 Krause Drive. There is a credit card reader attached to the station for payment. The Contractor shall provide a water truck or containment and driver to obtain and transport the water. If it is determined that the Contractor or its subcontractors operate or use a Village fire hydrant, a monetary penalty of $1,000 per occurrence that will be imposed.

16. Dust Control

The Contractor shall be required to control dust or air-borne dirt resulting from construction operations by utilizing a mechanical street sweeper on all pavement within or adjacent to the project work zone throughout the duration of the project. The resulting debris shall be disposed of off-site in accordance with Article 202.03 of the Standard Specifications. Individual fire hydrant use shall not be permitted to control dust at specific locations. The Contractor shall provide dust control operations daily or as directed by the Engineer.

The cost of this work shall be included in the unit prices bid and no additional compensation shall be allowed to control dust as specified herein.

17. Maintenance of Roadways

Effective: September 30, 1985
Revised: November 1, 1996

Beginning on the date that the Contractor begins work on this project, he shall assume responsibility for normal maintenance of all existing roadways within the limits of the improvement. This normal maintenance shall include all repair work deemed necessary by the Engineer, but shall not include snow removal operations. Traffic control and protection for maintenance of roadways will be provided by the Contractor as required by the Engineer.

If items of work have not been provided for in the contract, or otherwise specified for payment, such items, including the accompanying traffic control and protection required by the Engineer, will be paid for in accordance with Article 109.04 of the Standard Specifications.

18. Use of the Work Site

Contractor shall use the Work Site solely to complete the Work and such related activities as may be authorized or directed by the Village. Except as provided herein, Contractor shall not (nor shall Contractor cause or permit any employee or person under Contractor's control) to

display or broadcast commercial, political, or religious messages or advertisements of any nature at the Work Site or in connection with the Work. The foregoing shall not be construed to prohibit the following at the Work Site or in connection with the Work: (a) the use of equipment, materials, or other items (*e.g.* personnel uniforms and clothing) that identify the Contractor (such as by displaying the Contractor's name, logo, slogan, contact information, or similar messages) or that identify the maker or supplier of such equipment, material, or item; or (b) the use or display of signs, flags, cones, traffic control devices, markers, or other similar devices that reasonably relate to the Work, Work Site safety, public safety, or regulatory compliance; or (c) personal speech, religious practice, or expression by any individual performing Work or at the Work Site; or (d) upon written approval or direction of the Village, the display of information regarding the sponsor of the Work or funding sources for the Work.

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

19. Indemnification

To the fullest extent permitted by law, the Contractor agrees to defend, pay on behalf of, indemnify, and hold harmless the Village, its elected and appointed officials, agents, employees and volunteers and others working on behalf of the Village against any and all claims, demands, suits or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the Village, its elected and appointed officials, agents, employees and volunteers and others working on behalf of the Village, by reason of personal injury, including bodily injury and death, and/or property damage, whether damage to property of the Village or of a third party, including loss of use thereof, which arises out of or is in any way connected or associated with the Contract and the Work.

20. Insurance Requirements

12.04.080 - Insurance.

A. Required Coverages and Limits. Unless otherwise provided by franchise, license, or similar agreement, each Contractor occupying right-of-way or constructing any facility in the right-of-way shall secure and maintain the following liability insurance policies insuring the Contractor as named insured and naming the Village, and its elected and appointed officers, officials, agents, and employees as additional insureds on the policies listed in subsection (A)(1) and (A)(2) of this section:

   1. Commercial general liability insurance, including premises-operations, explosion, collapse, and underground hazard (commonly referred to as "X," "C," and "U" coverages) and products-completed operations coverage with limits not less than:

   a. Five million dollars for bodily injury or death to each person,

   b. Five million dollars for property damage resulting from any one accident, and

   c. Five million dollars for all other types of liability;

   2. Automobile liability for owned, non-owned and hired vehicles with a combined single limit of one million dollars for personal injury and property damage for each accident;

   3. Worker's compensation with statutory limits; and

   4. Employer's liability insurance with limits of not less than one million dollars per employee and per accident.

   If the Contractor is not providing such insurance to protect the contractors and subcontractors performing the work, then such contractors and subcontractors shall comply with this section.

B. Excess or Umbrella Policies. The coverages required by this section may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

C. **Copies Required. The Contractor shall provide copies of any of the policies including all endorsements or certificates required by this section to the Village within ten calendar days following receipt of a written request therefor from the Village.**

D. Maintenance and Renewal of Required Coverages. The insurance policies required by this section shall contain the following endorsement:

"It is hereby understood and agreed that this policy may not be canceled nor the intention not to renew be stated until thirty (30) calendar days after receipt by the Village, by registered mail or certified mail, return receipt requested, of a written notice addressed to the Village Manager of such intent to cancel or not to renew."

Within ten (10) calendar days after receipt by the Village of said notice, and in no event later than ten (10) calendar days prior to said cancellation, the Contractor shall obtain and furnish to the Village evidence of replacement insurance policies meeting the requirements of this section.

E. Self-Insurance. A Contractor may self-insure all or a portion of the insurance coverage and limit requirements required by subsection A of this section. A Contractor that self-insures is not required, to the extent of such self-insurance, to comply with the requirement for the naming of additional insureds under subsection A of this section, or the requirements of subsections B through D of this section. A Contractor that elects to self-insure shall provide to the Village evidence sufficient to demonstrate its financial ability to self-insure the insurance coverage and limit requirements required under subsection A of this section, such as evidence that the Contractor is a "private self-insurer" under the Workers Compensation Act.

F. Effect of Insurance and Self-Insurance on Contractor's Liability. The legal liability of the Contractor to the Village and any person for any of the matters that are the subject of the insurance policies or self-insurance required by this section shall not be limited by such insurance policies or self-insurance or by the recovery of any amounts thereunder.

G. Insurance Companies. All insurance provided pursuant to this section shall be effected under valid and enforceable policies, issued by insurers legally able to conduct business with the licensee in the State of Illinois. All insurance carriers and surplus line carriers shall be rated "A-" or better and of a class size "X" or higher by A.M. Best Company.

H. Verification of Coverage. **Contractor shall furnish the Village with certificates of insurance naming the Village, its officials, agents, employees, and volunteers as additional insured's and with original endorsements, affecting coverage required herein.** The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Village before any work commences. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

I. Subcontractors. Contractor shall include all subcontractors as insured's under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage's for subcontractors shall be subject to all of the requirements stated herein.

J. Assumption of Liability. The contractor assumes liability for all injury to or death of any person or persons including employees of the contractor, any subcontractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to the Contract.

K. Workers' Compensation and Employers' Liability Coverage. The insurer shall agree to waive all rights of subrogation against the Village of Buffalo Grove, its officials, employees, agents and volunteers for losses arising from work performed by Contractor for the municipality.

L. Failure to Comply. In the event the Contractor fails to obtain or maintain any insurance coverage's required under this contract, The Village may purchase such insurance coverage's and charge the expense thereof to the Contractor.

Nothing contained herein is intended to constitute, nor shall it constitute a waiver of the rights, defenses and/or other immunities provided or available to the Village under law including, but not limited to, the Local Governmental and Governmental Employees Tort Immunity Act.

21. Accidents

In the event of any accident of any kind that involves the general public or property of the Village or a third party, the Contractor shall immediately notify the Village by phone as well as provide Notice of the same. The Notice shall include a full accounting of all details of the accident. The Contractor shall furnish the Village with copies of all reports of such accidents at the same time that the reports are forwarded to any other interested parties.

22. No Assignment

If the Contractor sublets or assigns any part of the Work then the Contractor shall not under any circumstances be relieved of its liabilities hereunder. All transactions of the Village shall be with the Contractor. Subcontractors shall be recognized only in the capacity of employees or workmen and shall be subject to the same requirements as to character and competence. The Contractor shall not assign, transfer, convey, sell or otherwise dispose of the whole or any part of this Contract to any person, firm or corporation without written consent of the Village or authorized representative.

23. Default

The following shall constitute a default an "**Event of Default**" by the Contractor under this Contract:

A. If the Contractor shall fail to strictly observe or perform one or more of the terms, conditions, covenants and agreements of this Contract;

B. If there shall be placed on any property owned by the Village any mechanics', materialmens' or suppliers' lien;

C. If there shall be instituted any proceeding against the Contractor seeking liquidation, dissolution or similar relief and the same shall not be dismissed within forty-five (45) calendar days;

D. If there shall be appointed any trustee, receiver or liquidator of the Contractor and such appointment shall not have been vacated within forty-five (45) calendar days; and

E. If the Contractor fails to maintain or obtain any and all permits, licenses and the like, if any, required by the Village, State or Federal governments for the Work.

Upon any Event of Default the Village shall have the option of (**i**) terminating the Contract; (**ii**) pursuing any remedy available to it at law or in equity; or (**iii**) pursuing both simultaneously. In addition, upon an Event of Default, the Village may withhold payments due to the Contractor until it has hired a replacement of the Contractor and deducted all costs of hiring a replacement.

24. Delays

The Contractor shall not be liable in damages for delays in performance when such delay is the result of fire, flood, strike, acts of God, or by any other circumstances which are beyond the control of the Contractor; provided, however, under such circumstances the Village may, at its option, cancel the Contract.

25. Compliance With Laws

The Contractor shall comply with all applicable laws, regulations and rules promulgated by any federal, state, local, or other governmental authority or regulatory body pertaining to all aspects of the Work, now in effect, or which may become in effect during the performance of the Work. The scope of the laws, regulations, and rules referred to in this paragraph includes, but is in no way limited to, the Illinois Human Rights Act, Illinois Equal Pay Act of 2003, Occupational Safety & Health Act along with the standards and regulations promulgated pursuant thereto (including but not limited to those safety requirements involving work on elevated platforms), all forms of traffic regulations, public utility, Interstate and Intrastate Commerce Commission regulations, Workers' Compensation Laws, Public Construction Bond Act, Public Works Preference Act, Employment of Illinois Workers on Public Works Act, USA Security Act, federal Social Security Act (and any of its titles), and any other law, rule or regulation of the Illinois Department of Labor, Department of Transportation, Illincis Environmental Protection Act, Illinois Department of Natural Resources, Illinois Department of Human Rights, Human Rights Commission, EEOC, and the Village of Buffalo Grove. Notwithstanding the following, the Contractor shall particularly note that:

A. NO DISCRIMINATION – The Contractor shall comply with the provisions of the Illinois Public Works Employment Discrimination Act and the Illinois Human Rights Act/Equal Opportunity Clause which, pursuant to Illinois law, are deemed to be part of this Contract.

B. FREEDOM OF INFORMATION - The Contractor agrees to furnish all documentation related to the Contract, the Work and any documentation related to the Village required under an Illinois Freedom of Information Act (ILCS 140/1 et. seq.) ("**FOIA**") request within five (5) calendar days after the Village issues Notice of such request to the Contractor. The Contractor agrees to defend, indemnify and hold harmless the Village, and agrees to pay all reasonable costs connected therewith (including, but not limited to attorney's and witness

fees, filing fees and any other expenses) for the Village to defend any and all causes, actions, causes of action, disputes, prosecutions, or conflicts arising from Contractor's actual or alleged violation of FOIA or the Contractor's failure to furnish all documentation related to a FOIA request within five (5) calendar days after Notice from the Village for the same. Furthermore, should the Contractor request that the Village utilize a lawful exemption under FOIA in relation to any FOIA request thereby denying that request, Contractor agrees to pay all costs connected therewith (such as attorneys' and witness fees, filing fees and any other expenses) to defend the denial of the request. This defense shall include, but not be limited to, any challenged or appealed denials of FOIA requests to either the Illinois Attorney General or a court of competent jurisdiction.

C. **ILLINOIS WORKERS ON PUBLIC WORKS ACT -** To the extent applicable, the Contractor shall comply with the Illinois Workers on Public Works Act, 30 ILCS 570/1 et seq., and shall provide to the Village any supporting documentation necessary to show such compliance.

D. **NOT A BLOCKED PERSON** - The Contractor affirms and covenants that neither the Contractor nor any individual employed by the Contractor for this Work or under this Contract is a person forbidden from doing business with a unit of local government under Executive Order No. 13224 (Sept 23, 2001), 66 Fed.Reg. 49,079 (Sept 23, 2001) or is a person registered on the Specially Designated Nationals and Blocked Persons List. The Contractor shall indemnify the Village from all costs associated with failure to comply with this paragraph.

E. **SUBSTANCE ABUSE PREVENTION ON PUBLIC WORKS ACT -** The Contractor knows, understands and acknowledges its obligations under the Substance Abuse Prevention on Public Works Act (820 ILCS 265/1 et seq.), and shall comply and require all subcontractors and lower tiered contractors to comply with the requirements and provisions thereof.

26. No Waiver of Rights

A waiver by the Village of any Event of Default or any term of provision of this Contract shall not be a waiver of the same Event of Default, another Event of Default or any other term or provision of this Contract.

27. Termination of the Contract

Voluntary Termination. Notwithstanding any other provision hereof, the Village may terminate this Contract during the Initial Term with or without cause, at any time upon thirty (30) calendar days prior written notice to the Contractor.

Termination for Breach. Either party may terminate this Contract upon written notice to the other party following material breach of a material provision of this Contract by the other party if the breaching party does not cure such breach within fifteen (15) calendar days of receipt of written notice of such breach from the non-breaching party.

28. Controlling Law and Venue

This Contract is entered into in the State of Illinois, for work to be performed in the State of Illinois and shall be governed by and construed in accordance with the laws of the State of Illinois. Any legal matters or dispute shall be resolved in the Circuit Court of Cook County and the Parties hereby submit to the jurisdiction of such Circuit Court. This Contract shall be construed without regard to any presumption or other rule requiring construction against the Party causing the Contract to be drafted.

29. Miscellaneous

A. **AMENDMENT –** This Contract may be amended only in writing executed by both Parties.

B. **NO RECORDING –** This Contract, or a memorandum thereof, may not be recorded in any form by either Party. If either Party records this Contract, or a memorandum thereof, they shall immediately file a release of the same.

C. **SECTION HEADINGS –** The headings in the Contract are intended for convenience only and shall not be taken into consideration in any construction or interpretation of the Contract.

D. **NO THIRD PARTY BENEFICIARIES –** This Contract does not confer any rights or benefits on any third party.

E. **BINDING EFFECT –** This Contract shall be binding and inure to the benefit of the Parties hereto, their respective legal representatives, heirs and successors-in-interest.

F. **ENTIRE AGREEMENT –** This Contract supersedes all prior agreements and understandings and constitutes the entire understanding between the Parties relating to the subject matter hereof.

G. **SEVERABILITY -** If any term, condition or provision of the Contract is adjudicated invalid or unenforceable, the remainder of the Contract shall not be affected and shall remain in full force and effect, to the fullest extent permitted by law.

H. **TORT IMMUNITY DEFENSES -** Nothing contained in this Contract is intended to constitute nor shall constitute a waiver of the rights, defenses, and immunities provided or available to the Village under the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10 *et seq*.

30. Application For Payment

At least once each month, the Engineer will make a written estimate of the quantity of work performed in accordance with the Contract, and the value thereof at the contract unit prices according to Article 109.02 of the Standard Specifications. For each pay period, the quantity cut off will be the first Saturday of each month. During the second week, the Engineer and Contractor will agree to the quantities completed to-date. The Contractor shall submit an agreed upon invoice electronically to the Engineer by the end of the working day of the third Monday of the month. The Village will begin their payment process and will result in the review of the payment at the next regularly scheduled Village Board meeting. Prior to the release of payment, the Contractor shall submit electronically, all certified payroll reports, applicable waivers, and a notarized and signed clarifying statement for Village Attorney review and subsequent approval. Prior to the release of the check, hard-copies of all applicable waivers and the clarifying statement shall be received by the Village.

All payments under this Contract must be approved by the Village Board at a regularly scheduled meeting. The Village reserves the right to request any receipts, invoices, proof of payments as the Village, in its sole discretion, may deem necessary to justify the payment requested prior to paying the requested payment. A Final Lien Waiver from the Contractor, its subcontractors, and all material suppliers shall be furnished with the final application for payment.

The Contractor acknowledges that the Village is a unit of local government and that all payments under the Contract are subject to the Local Government Prompt Payment Act, 50 ILCS 505 et seq. To that extent, the Village shall have forty-five calendar (45) days from receipt of a bill or invoice to pay the same before it is considered late under the Contract. Interest, if any, charged for any late payments will be subject to the interest rate caps specified in the Prompt Payment Act.

31. Retainage and Waivers

The Village of Buffalo Grove has the option to retain from the amount due to the Contractor a maximum of ten percent (10%) from each pay request. The Contractor may request the retainage be reduced and provide reasoning for such reduction in writing to the Village. The Village has the option to accept or deny the request and shall be considered final. The retainage may be held until the Village determines the project to be final and accepted, at which time any warranty or maintenance period shall commence.

The Contractor shall submit, for each pay request submittal, original partial or final waivers from all subcontractors and material suppliers for the work payment is requested from the Village; trailing waivers will not be permitted. The Village will not remit payment to the Contractor until all original hard-copies of waivers for the work the Contractor is requesting payment for are received and reviewed. To help expedite the process, the Village is willing to review draft waivers after the invoice has been submitted for the pay request. When the draft waivers are reviewed and found acceptable, and the check is cut according to the Village's Warrant schedule, then the check and final waivers can be exchanged accordingly.

32. Certified Payroll Reports

Pursuant to PA 100-1177 the Illinois Department of Labor (IDOL) has activated an electronic database (Payroll Portal) capable of accepting and retaining certified payrolls submitted under the State of Illinois Prevailing Wage Act (820 ILCS/130/1). All contractors and subcontractors completing work for the Village of Buffalo Grove pursuant to the Act must submit all certified payroll through the IDOL Payroll Portal.

The Village is an Illinois unit of local government and the Work hereunder is subject to the Illinois Prevailing Wage Act, 820 ILCS 130/0.01, et seq. Consequently, the Contractor and each subcontractor shall submit with their application for payment(s) the email certification received from their IDOL Payroll Portal submittal with each of their pay requests. Any delay in processing the payments due to a lack of aforementioned email certification shall not be an event of default by the Village and shall not excuse any delay by the Contractor who shall proceed with the Work as if no delay in payment has occurred. The Contractor and Village shall agree to take any further steps not outlined above to ensure

compliance with the Prevailing Wage Act. Upon two business days' Notice, the Contractor and each subcontractor shall make available to the Village their records to confirm compliance with the Prevailing Wage Act. Finally, to ensure compliance with Prevailing Wage Act, the Contractor and each subcontractor shall keep for a period of not less than 5 years after the Work has been completed records of all laborers, mechanics, and other workers employed by them for the Work; the records shall include each worker's name, address, telephone number, classification or classifications, the hourly wages paid in each period, the number of hours worked each day, the starting and ending times of work each day and, when available, last four digits of the social security number. The Contractor shall provide a list of every name, address, phone number and email of every sub-contractor for the Work.

If the contractor must submit the payroll to the Village of Buffalo Grove for reasons outside of their control, the Village requests that the Contractor submit all certified payroll reports, including subcontractors, and EEO reporting be sent electronically in separate files for each respective Contractor/subcontractor with the weeks ending date in the file name to amdow@vbg.org (i.e. Contractor Name Week Ending.pdf) as shown in the sample letter in Exhibit D.

The Contractor is responsible for providing all records in accordance with the Illinois Department of Labor's (IDOL) requirements pertaining to the Prevailing Wage Act on the standard IDOL form. Only the last four (4) digits of the employee's social security number will be required; the remaining digits shall be "X" or redacted. To complete the certified payroll request for release of payment, the Contractor must supply a signed and notarized written statement that all necessary documentation has been turned over for the pay period pertaining to that payment requested.

Under P.A. 98-0328, the public body must retain copies of the certified payroll for 5 years rather than 3 years as was the case previously. The Illinois Department of Labor (IDOL) has created model certified payroll forms which can be found at the IDOL website www.illinois.gov/idol. the new form consists of three pages identified as the "certified transcript of payroll affidavit" and "certified transcript of payroll instructions". The new forms on the IDOL website can be filled in online and then printed out. under P.A. 98-0482, contractors and subcontractors will have to provide additional information with respect to working hours, wage rates, overtime rates and fringe benefits. The IDOL's model certified payroll forms are the most current forms for compliance with P.A. 98-0482 and should be used in public works contracts.

33. Monetary Penalties

All work shall be completed in accordance with the Contract Documents in a reasonable and timely manner. For each occurrence that work is not completed in a reasonable and timely manner, a monetary penalty will be deducted from the final pay application. The Contractor shall make themselves and all subcontractors aware of the following deficiency and deductions:

Description	Penalty	Per Occurrence
Failure to Sweep Roadway	$2,000	Calendar Day
Failure to Maintain Trench	$250	Calendar Day
Failure to Adhere to Period of Establishment Requirements	$250	Calendar Day
Distributing Unapproved Resident Notices	$100	Household
Failure to Distribute Notices in a Timely Manner	$100	Household
Failure to Distribute Notice to Resident	$100	Household
Failure to Provide Access in a Timely Manner	$250	Household Per Day
Failure to Provide Weekly Update to Engineer	$1,000	Per Occurrence
Failure to Attend a Scheduled Weekly Meeting	$1,000	Per Occurrence
Failure to Respond in a Timely Manner to a Resident	$250	Calendar Day
Failure to Ramp Roadway or Driveway	$250	Household/Roadway Per Day
Use of Fire Hydrant or Valve	$1,000	Each
Failure to Provide Maintenance of Roadway in a Timely Manner as Determined by the Engineer	$1,000	Calendar Day
Entering Private Property	$500	Per Occurrence
Failure to Provide Portable Facilities	$100	Calendar Day
Illicit Discharge of Silt or Construction Debris	$1,000	Per Occurrence

Failure to Submit Shop Drawings on Time	$500	Per Occurrence
Failure to Maintain Erosion and/or Sediment Control Devices	$1,000	Per Occurrence
Working Outside Allowable Work Hours	$1,000	Per Occurrence

At the discretion of the Engineer and without notice, the Contractor shall have deducted the monetary penalty amount as listed above for each occurrence on the final pay application.

34. Public Notification

The Contractor shall be required to provide and distribute letters to residents or business owners anytime access will be affected to a home or utility service is interrupted. This general condition shall only apply when access will be directly affected for greater than four (4) hours, or as directed by the Engineer. Public notification shall not be required for every residence within the project limits.

Letters shall be typed on standard 8.5" x 11" paper and an envelope may or may not be used. All letters, including those written and distributed by a subcontractor, shall be printed on the General Contractor's letterhead and shall include the name, address, and telephone number of the General Contractor's person in charge.

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

- Exact day and time work is to begin that will affect access (weather permitting).
- How the resident will know they may resume normal access to their property.
- The anticipated length of the closure (no more than one week will be permitted).
- Specific location where parking is permitted, both overnight and during the working day (as signed and normally permitted during daytime).
- The Village of Buffalo Grove Police Department has been notified that overnight parking will be permitted. (It shall be the responsibility of the Contractor to confirm this with the Village.)
- The Contractor will go door-to-door the moment prior to work is to begin to ensure all accommodations are made.
- General Contractor's person in charge name and contact information for additional information or specific requests.
- If applicable, provide Resident flushing procedures (following reconnection of the water service, resident to flush inside of the house via the bath or utility sink for ten minutes prior to consumption).

Notification letters shall be distributed a minimum of 24 hours prior to access being affected or otherwise. If this requirements is not met, work shall not commence. **All letters must be approved by the Village or Engineer prior to and for each individual distribution**. Additional letters may be required when weather or other unforeseen circumstances change the schedule. When requested, the Contractor is required to return or provide correspondence from a resident within 24 hours.

Under special circumstances, the Village, may choose to write a notification letter and the Contractor shall still be responsible for delivering the letter as specified herein. An example of a resident notification letter can be found in Appendix A.

The Contractor must comply with all of the above-mentioned statements otherwise a monetary penalty of $100 per household, per calendar day shall be imposed.

35. Maintenance Bond

The Contractor will be required to post a Maintenance Bond for a period of One Year (1-yr) from date of final acceptance by the Village. Final acceptance will be the date the Final Payment is made to the Contractor. The bond shall be in a form acceptable to the Village in the amount of 10% (ten percent) of the awarded contract value. Unless under emergency situations, the Village will offer the Contractor the ability to fix or repair any item prior to the bond being called. If the Contractor elects to perform the repairs themselves, all work must be complete within 14 calendar days of notice from the Village or the Village reserves the right to perform the repairs themselves.

The Maintenance Bond shall cover all necessary repairs or replacements as deemed necessary by the Village due to poor workmanship, failed materials, settlement of trenches, excessively spalled, chert popped or cracked concrete, storm and water main failures, restoration establishment, and other items as completed by the Contractor.

All required pavement repairs shall be from curb line to the nearest cold joint. Pavement repairs shall have all joints routed and filled with crack seal material including along the edge of pavement 1 month after installation.

If the Contractor elects to not perform the repairs or does not perform them in the time allotted the Village will perform the work and collect from the bond any damages incurred by the Village to perform the repairs.

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LIST OF ATTACHMENTS AND EXHIBITS

Check Sheet for Recurring Special Provisions (IDOT BLR 11300)

IEPA Form LPC-662 (unsigned) and Associated Documents

Plans

C1.0	Cover Sheet
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C6.0	Grading and Drainage Plan and Details
C6.1	Grading and Drainage Plan
C6.2	Grading and Drainage Plan
C7.0	SESC Plan and Details
C7.1	SESC Plan
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L1.0	Landscape Restoration Plan and Plant Lists
L1.1	Landscape Restoration Plan
L1.2	Landscape Restoration Plan

SPECIAL PROVISIONS

The following Special Provisions supplement the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", adopted January 1, 2022, the latest edition of the "Manual on Uniform Traffic Control Devices for Streets and Highways", the "Manual of Test Procedures for Materials" in effect on the date of invitation for bids, and the "Supplemental Specifications and Recurring Special Provisions" adopted January 1, 2026, indicated on the Check Sheets included herein which apply to and govern the proposed improvement designated as **BORDEAUX OPEN SPACE IMPROVEMENTS**, and in case of conflict with any part or parts of said Specifications, the said Special Provisions shall take precedence and shall govern. The referenced IDOT Standard Specifications can be downloaded at no cost here:

http://www.idot.illinois.gov/doing-business/procurements/engineering-architectural-professional-services/consultants-resources/

PROJECT DESCRIPTION AND LOCATION

The project includes ecological improvements including but not limited to creekbank stabilization, wetland enhancement, native seeding and planting, and related work.

The work is located south of Aptakisic Road and east of Brandywyn Lane in the Village of Buffalo Grove, Lake County, Illinois.

PROPOSAL GUARANTY

The amount of the proposal guaranty shall be as per Local Roads and Streets Check Sheet #LRS6 Special Provision for Bidding Requirements and Conditions for Contract Proposals.

BASIS OF AWARD

It is the Owner's intent to award one contract for project implementation to one bidder based upon the lowest **Base Bid** total price received from a responsible and qualified Contractor. One, multiple, or no **Additional Alternates** may be added based upon available budget.

SCHEDULE

Substantial completion, defined as completion of all work excluding punch list work and Monitoring and Management, must be achieved by November 13th, 2026.

Final completion, defined as completion of all work inclusive of punch list work and successful completion of Ecological Monitoring and Management work must be achieved by September 30th, 2028.

DEFINITION OF TERMS

Terminology shall conform to Section 101 Definition of Terms of the Standard Specifications except as modified herein.

Modify Article 101.14 as follows: Department shall refer to the Village of Buffalo Grove.

Modify Article 101.15 as follows: Standard Specifications. The Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction" adopted January 1, 2022, and the "Supplemental Specifications and Recurring Special Provisions" adopted January 1, 2026, indicated on the Check Sheets included herein.

Modify Article 101.16 as follows: Engineer. The Village of Buffalo Grove's authorized representative.

CONTROL OF WORK

Comply with Section 105 Control of Work of the Standard Specifications except as modified herein.

Add the following to Article 105.03 Conformity with Contract: it is made explicitly clear that the Contractor shall be solely responsible for Quality Control (QC) as necessary to ensure all work is completed in conformance with the plans and specifications. The Contractor shall complete testing, measurements, or other methods acceptable to the Engineer. Provide written documentation of same to the Engineer demonstrating compliance with the plans and specifications. The Engineer will conduct spot checks, random tests, etc. for Quality Assurance (QA). Failure of the Engineer to bring the Contractor's attention to non-conforming work does not relieve the Contractor of their responsibility to complete all work in conformance with the plans and specifications.

Replace Article 105.09 Survey Control Points with the following: Refer to plans for benchmark. The Contractor shall provide all layout for the Engineer's approval. The Engineer reserves the right to make minor field adjustments to the layout with no changes in price or time. This special provision shall also apply to Check Sheet #9 Construction Layout Stakes.

CONTROL OF MATERIALS

Comply with Section 106 Control of Materials of the Standard Specifications except as modified herein.

Add the following to Article 106.01 Source of Supply and Quality Requirements: it is made explicitly clear that the Contractor shall be solely responsible for Quality Control (QC) as necessary to ensure all materials are in conformance with the plans and specifications. The Contractor shall complete testing, obtain material certifications from suppliers, or other measures acceptable to the Engineer. Provide written documentation of same to the Engineer demonstrating compliance with

the plans and specifications. The Engineer will conduct spot checks, random tests, etc. for Quality Assurance (QA). Failure of the Engineer to bring the Contractor's attention to non-conforming material does not relieve the Contractor of their responsibility to complete all work in conformance with the plans and specifications.

LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC

Comply with Section 107 Legal Regulations and Responsibility to the Public of the Standard Specifications except as modified herein.

Add the following to Article 107.04 Permits and Licenses: The construction site activities of this project shall be conducted by the Contractor in compliance with the following permits and approvals issued for this project:

- U.S. Army Corps of Engineers (USACE) Section 404 Nationwide Permit (NWP)
- Lake County Stormwater Management Commission (LCSMC) Watershed Development Permit
- Illinois Environmental Protection Agency (IEPA) NPDES ILR10 Permit

The Engineer will provide copies of all relevant permits, approvals, and/or applications to the Contractor after project award.

Add the following to the second paragraph of Article 107.20 Protection and Restoration of Property: The Contractor shall limit their activities, haul routes, temporary staging areas, and vehicular access throughout the site as shown on the plans or as approved by the Engineer. The Contractor shall plan their work to minimize on-site and off-site disturbances, and shall proactively manage noise, dust, vehicular traffic, and other disturbances to the satisfaction of the Engineer.

Add the following to Article 107.20: The Contractor shall maintain conveyance of all flows during construction of this project. When existing drainage facilities are disturbed, the Contractor shall provide and maintain temporary inlets, outlets, and connections for all private and public drains, sewers, culverts, and other drainage facilities. The Contractor shall provide facilities to take in all storm water which will be received by these drains and sewers, and discharge the same. The Contractor shall provide and maintain a pumping plant, if necessary, and a temporary outlet and be prepared at all times to dispose of water received from these temporary connections until such time that they are no longer necessary or permanent drainage facilities are in service.

Add the following to the last paragraph of Article 107.20: The cost of all materials and equipment required and all labor necessary to comply with the above Provisions will not be paid for separately but shall be considered as included in the unit bid prices of the contract; no additional compensation will be allowed.

Article 107.23 Protection of Streams, Lakes, Reservoirs, Natural Areas, Wetlands, Prairie Areas, Savannahs, and Endangered and Threatened Species. In additional to the requirements of this

Article, the Contractor's attention is directed to the fact that this site may contain high-quality natural areas in various stages of restoration and management. The Contractor shall exercise extreme care and restrict their operations to the work areas depicted on the plans. Any damage to natural areas outside of the work shown on the plans shall be repaired by the Contractor to the satisfaction of the Engineer at no additional cost to the Owner.

Article 107.26 Indemnification. In addition to the requirements of this Article, for any activity occurring on an easement or any other property not owned by the Village of Buffalo Grove, the indemnification shall also be extended to the property owners and any tenants thereon.

Article 107.27 Insurance. Insurance requirements shall be as stipulated by the Village of Buffalo Grove.

Article 107.39 Contractor's Responsibility for Locating and Protecting Utility Property and Services. In addition to the requirements of this article, the Contractor is to be aware of and protect existing infrastructure. Such infrastructure may include, but is not necessarily limited to, inlets, underdrains, culverts, storm sewers, electric lines, water lines, irrigation system, and related improvements. Any utility locations depicted on the plans are for informational purposes only and are not guaranteed; the Contractor shall make their own investigations and adjust their work accordingly to avoid impacting infrastructure.

INTENT OF THE CONTRACT

Modify Article 104.01 Intent of the Contract as follows: The intent of the contract is to prescribe a complete outline of work that the Contractor is to complete to deliver a complete project. Any work not specifically called for on the Plans or in these Special Provisions that is necessary or convenient to completing the project shall be considered incidental work.

Method of Measurement. Incidental work will not be measured for payment.

Basis of Payment. This work will not be paid for separately but shall be included in the various items of work.

PROSECUTION AND PROGRESS

Add the following to Article 108.02 Progress Schedule: Contractor shall proactively communicate with the Engineer in a timely manner regarding completed work, planned work, changes to the schedule, cancellations, etc. Contractor shall provide a weekly schedule of planned activities to the Engineer not later than 3:00 PM local time on Thursday of the preceding work week. Contractor shall provide a daily update including a general description of work completed during the previous day, work planned for the next day, cancellations, changes, etc. to the Engineer not later than 3:00 PM local time the day before any planned or canceled workday. Email or other electronic communication approved by the Engineer will be acceptable.

Modify the first sentence of Article 108-03 Prosecution of the Work as follows: The Contractor shall begin pre-construction activities including but not limited to submitting insurance and other required forms, preparation of a schedule acceptable to the Engineer, preparation of an acceptable in-stream work plan, and related work to be performed under the Contract not later than fourteen calendar days after Notice to Proceed unless otherwise directed by the Engineer. Field work shall not commence until written authorization is granted by the Engineer.

MOBILIZATION

Mobilization shall conform to Section 671 Mobilization of the Standard Specifications.

NPDES COMPLIANCE

The general construction site activities of this project shall be conducted by the Contractor in compliance with the Illinois Environmental Protection Agency (IEPA) National Pollutant Discharge Elimination System (NPDES) ILR10 permit issued for this project. The Engineer will prepare and submit the Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) for NPDES coverage. The Contractor shall be responsible for completing all weekly and post-rainfall inspections. Reports describing the results of all inspections shall be prepared by the Contractor and filed in the SWPPP. Reports shall be completed within 24 hours of each inspection. The Contractor shall be responsible for all supplemental documentation required by the NPDES permit including but not necessarily limited to Incidence of Noncompliance (ION), Change of Information (COI), and Notice of Termination (NOT). Said documents shall be submitted to the Engineer for review and approval prior to submittal to IEPA by the Contractor. The Contractor shall implement and maintain erosion and sediment control measures necessary for compliance with the NPDES permit throughout the duration of the work. The Contractor will be solely responsible for compliance with the NPDES permit during the duration of the Contract. A copy of the signed SWPPP, all inspection reports, and other required documents shall be kept on the construction site at all times by the Contractor. The Contractor shall maintain the SWPPP including but not necessarily limited to revisions and other updates as changes are made during construction. The Contractor shall make the SWPPP, all inspection reports, and other referenced documents available upon request by the Engineer or regulatory agencies during construction.

All inspections and reporting described herein shall be completed by an individual possessing a current Designated Erosion Control Inspector (DECI) certification from the Lake County Stormwater Management Commission (LCSMC).

Effective October 2, 2020, all Illinois EPA General NPDES Permits for Stormwater Discharges From Construction Site Activities (CGP) will be migrated to the Central Data Exchange (CDX), the USEPA's electronic reporting site. Registration for new accounts can be found at: https://cdxnodengn.epa.gov/net-cgp/action/login . Follow the step-by-step instructions provided below or contact the EPA Stormwater Coordinator for assistance. The CDX coordinator can be reached by email at Melissa.parrott@illinois.gov or terri.lemasters@illinois.gov or by phone at (217) 782-0610.

The steps needed to gain access to the CDX are below.

https://cdxnodengn.epa.gov/net-cgp/douments/CGP_SUR_Guide.pdf

Step 1: Register for CDX Account

- Go to: https://cdxnodengn.epa.gov/net-cgp/action/login
- Select create a new account
- Select Preparer (Individual who will be viewing and editing forms. Preparers are not authorized to sign and certify forms.
- Fill out all required information and click Submit. Confirm that the information is correct.
- Submit Request for Access – An access code will be emailed to you for verification – Enter the access code – you are now approved to login to NETCGP.

Step 2: Request Access to Permit

- Sign in https://cdxnodengn.epa.gov/net-cgp/action/login
- From MyCDX Tab click on Preparer for the Program Service of NETCGP: NeT – NPDES Stormwater Construction General Permit.
- Click Request Permissions to an existing NOI – Search for this NPDES ID (permit Number). Click Request Permissions for this NPDES ID and Project/Site.

Preparer should request View and Edit only.

IEPA will be notified of the request and you will receive a copy of the request email.

After permission requests have been approved, you will receive an email granting permissions with instructions to log in and, after launching the CGP application, the project/site will be listed on the NeT CGP home page.

Information on using the NPDES eReporting Tool (NeT) can be found on the following website: https://epanet.zendesk.com/

Step 3: Begin Using NeT NPDES

- Once you have been granted access, you are able to enter. Complete reporting and documentation work as described above in cooperation with the Engineer. For information on any of the related activities, view EPA training materials at the website listed above.

Method of Measurement. NPDES compliance will not be measured for payment.

Basis of Payment. This work will be paid for at the contract lump sum price for NPDES COMPLIANCE.

IN-STREAM WORK PLAN

Description. This work shall be performed in accordance with Article 502.06 and Check Sheet #8 Special Provision for Stream Crossings and In-Stream Work Pads of the Standard Specifications except as specifically modified herein. The work shall consist of the preparation of an in-stream/wetland work plan including but not limited to the installation, maintenance, removal, and disposal of the temporary crossings, cofferdams, dewatering operations, and related work to

isolate the work area from water within regulated wetlands and Waters of the U.S. (WOUS) in accordance with the permits and approvals from the U.S. Army Corps of Engineers (USACE) and Lake County Stormwater Management Commission (LCSMC).

Materials. Materials shall be in accordance with the requirements of the USACE and LCSMC.

Construction Requirements. Construction shall be in accordance with Article 502.06(a) of the Standard Specifications and in accordance with the requirements of the USACE and LCSMC.

The Contractor shall be responsible for diverting the water flow from the construction area using a method meeting the approval of the Engineer and in accordance with the requirements of the USACE and LCSMC.

All conditions of project permits and approvals from the USACE and LCSMC must be followed at all times. As a condition of these permits and approvals, the Contractor will be required to submit an In-Stream/Wetland Work Plan to the Engineer for approval. The Contractor shall prepare and submit to the Engineer a written in-stream work plan detailing work with Waters of the U.S. and regulatory wetlands. The in-stream work plan shall include dewatering, and any other required soil erosion and sediment control work required for regulatory compliance that is not included in other pay items. Upon receipt of regulatory approval of the in-stream work plan, the Contractor shall implement the plan for the duration of the project. The Contractor shall make changes to the plan if required by the regulatory agencies.

Method of Measurement: This work will not be measured for payment.

Basis of Payment: This work will be paid for at the contract lump sum price for IN-STREAM WORK PLAN.

LAYOUT

Layout shall conform to the requirements of Check Sheet #9 Special Provision for Construction Layout Stakes accept as modified herein. No survey control will be provided by the Engineer. Contractor shall utilize Benchmark(s) provided on the plans and/or recover their own survey control. The Contractor shall provide all layout for the Engineer's review and approval prior to commencement of work; layout may be staged as work progresses. The Engineer reserves the right to make minor field adjustments to the layout with no changes in price or time.

TEMPORARY SOIL EROSION AND SEDIMENT CONTROL

Description: The Contractor shall provide temporary soil erosion and sediment control measures during construction to prevent water pollution. Work shall conform to Section 280 Temporary Erosion and Sediment Control of the SSRBC and Check Sheet #8 Special Provision for Stream Crossings and In-Stream Work Pads except as modified herein.

Replace the first paragraph of Article 280.04 Temporary Erosion Control Systems with the following: Temporary erosion control systems shall be considered part of the Contractor's means and methods. The Contractor shall implement erosion and sediment control systems to prevent water pollution during completion of the work. Temporary erosion control systems shall be subject to the Engineer's review and approval. The Engineer reserves the right to require additional temporary erosion control systems if water pollution occurs or is imminent.

All conditions of project permits and approvals from regulatory agencies must be complied with at all times.

Temporary soil erosion and sediment control systems shall conform to the minimum requirements of the Illinois Urban Manual.

Modify Article 280.07 Method of Measurement as follows: Temporary soil erosion and sediment control will not be measured for payment.

Modify Article 280.08 Basis of Payment as follows: This work will not be paid for separately but shall be included in the various items of work.

PROTECTION OF EXISTING TREES

General. The Contractor shall prevent damage to existing trees not indicated for removal. Work shall conform to Articles 201.05 through 201.07 of the Standard Specifications except as modified herein.

Article 201.05 Protection of Existing Plant Material. Replace the second paragraph with the following: Parking or maneuvering of machinery, stockpiling of materials, or any other use will not be allowed upon unpaved areas within the dripline of existing trees unless the plans indicate construction work within said dripline. The Contractor shall exercise caution when working within the dripline of a tree, when required, to minimize damages.

Article 201.05 (a). Replace with the following: The Contractor shall manually erect Tree Protection Fencing at the dripline of trees to remain as shown on the plans and in locations requested by the Engineer.

Omit Article 201.05 (b) Tree Trunk Protection. This work will not be required.

Article 201.05 (c) Pruning for Safety and Equipment Clearance. Modify this Article as follows: Plant material shall be pruned to provide the minimum clearance required, as approved by the Engineer.

Modify Article 201.06 Care of Existing Plant Material as follows: All roots greater than or equal to one inch (1") diameter must be pruned. Root pruning shall be performed by an ISA certified arborist if requested by the Engineer. Fertilizing after root pruning is not required.

Modify Article 201.10 Method of Measurement as follows: Temporary fencing, pruning, root pruning, and other required work included in this special provision will not be measured for payment.

Modify Article 201.11 Basis of Payment as follows: This work will not be paid for separately but shall be included in the various items of work.

TRAFFIC CONTROL AND PROTECTION

Description. This work includes the use of barricades, signs, and other traffic control devices as necessary to protect the public from all aspects of the work during the life of the project. Traffic control and protection shall be in accordance with this Special Provision; Section 701 Work Zone Traffic Control and Protection of the Standard Specifications; the "Illinois Manual on Uniform Traffic Control Devices for Streets and Highways;" any special details contained in the Plans or referenced Highway Standards; and LOCAL ROADS AND STREETS RECURRING SPECIAL PROVISIONS check sheet LRS3 Special Provision for Work Zone Traffic Control Surveillance.

Special attention is called to Article 107.09 and the following Highway Standards.

Number	Title
701901	Traffic Control Devices

The Contractor shall be solely responsible for protecting the public from the Contractor's construction activities until final completion. The furnishing, placing, and removal of any temporary barrier, warning device, and/or signage necessary to protect public health, safety, and welfare from construction shall be included whether or not shown on the plans or otherwise specified.

Method of Measurement. This work will not be measured for payment.

Basis of Payment. This work will be paid for at the contract lump sum price for TRAFFIC CONTROL AND PROTECTION.

SELECTIVE CLEARING AND TREE REMOVAL

Description. This section includes removal of trees and shrubs, vines, and herbaceous broadleaf and graminoid weeds within the limits of work. Work shall conform to the requirements of Section 201 Clearing, Tree Removal and Protection, Care and Repair of Existing Plant Material of the SSRBC except as modified herein.

Qualifications. The Contractor's staff completing the work must be capable of identifying plants to be removed and remain to the species level at the time the work occurs. All persons applying herbicide must possess an Illinois Pesticide Applicator's or Operator's license with certifications in the appropriate categories.

Materials: Herbicides shall be selected by the Contractor based upon their experience and site conditions. Additives such as surfactants, water, and other materials shall be per the manufacturer's recommendations and shall be included. Contractor must submit a sample label and MSDS for all herbicides for approval at least one week before their use.

Selective Clearing. Selective clearing includes 1) cutting invasive trees, shrubs, and vines, 2) treating cut stumps with an appropriate herbicide to prevent resprouts, 3) removing and properly disposing of cut material, and 4) follow-up herbicide application to treat resprouts within the limits shown on the plans. Stumps shall be cut flat to within one inch (1") of the surrounding ground surface. All stumps must be treated with an appropriate herbicide within one (1) hour of cutting. Any stump that is not treated within this timeframe must be recut and treated as specified.

Selective clearing has been classified into light, moderate, and heavy categories for convenience and bidding purposes. The Contractor shall complete all work required to meet the requirements of this special provision regardless of classification.

Invasive woody plants shall include all species not native to northeastern Illinois, as defined in Flora of the Chicago Region by Wilhelm and Rericha (2017). Some aggressive, weedy native species shall be included. Invasive woody plants include, but are not limited to, those listed below.

Common Name	Botanic Name	Size class to be removed
Buckthorn	*Rhamnus* spp.	All
Honeysuckle	*Lonicera* spp.	All
Mulberry	*Morus alba*	All
Sandbar Willow	*Salix interior*	All
Boxelder	*Acer negundo*	Less than 12" DBH
Silver Maple	*Acer saccharinum*	Less than 12" DBH
Cottonwood	*Populus deltoides*	Less than 12" DBH
Black Cherry	*Prunus serotina*	Less than 6" DBH
Black Locust	*Robinia pseudoacacia*	All
American Elm	*Ulmus americana*	Less than 12" DBH
Multiflora Rose	*Rosa multiflora*	All
Bradford Pear	*Pyrus calleryana*	All

The removal of standing or fallen dead trees that pose a potential hazard shall be included in selective clearing. Potential hazards shall be determined in the field by the Engineer and includes, but is not limited to, the fall zone of the dead tree conflicting with trails, possibility of causing drainage problems, or other such issues contrary to project goals.

Selective clearing shall also include herbaceous weed control. Herbaceous weed control shall include applying herbicide to, mowing, and removal of undesirable, invasive, non-native weeds (e.g., common reed, reed canary grass, teasel, purple loosestrife, etc.). Weedy native species (e.g., ragweed, Canada goldenrod, etc.) shall also be targeted. Follow herbicide label directions at all

times. Use care not to damage adjacent vegetation to remain. The Contractor shall replace desirable vegetation to remain affected by their herbaceous weed control efforts at their own cost.

The Contractor shall be responsible for positively identifying all species before removal, and cooperatively working with the Engineer. Any non-target species tree, shrub, or vine removed shall be replaced at a 1:1 DBH to caliper ratio as directed by the Engineer and at the Contractor's cost.

Individual Tree and Stump Removal. Individual trees and stumps shall be removed as indicated on the plans. Trees and stumps shall be cut flat to within one inch (1") of the surrounding ground surface unless they conflict with proposed improvements, in which case all stump shall be removed to a depth of not less than twelve inches (12") below proposed final grade. Any remaining stumps must be treated with an appropriate herbicide within one (1) hour of cutting. Any stump that is not treated within this timeframe must be recut and treated as specified.

Disposal of Cut Vegetation. Cut material shall be removed from the site and properly disposed of. All cut material must be removed from the site within 7 calendar days of being cut unless otherwise approved by the Engineer. Burning of brush piles to dispose of cut material will not be permitted.

Follow-up Control. Woody and herbaceous control work shall include not less than three (3) follow-up maintenance visits conducted approximately thirty (30), sixty (60), and ninety (90) days after initial selective clearing to treat any resprouts and/or new seedlings. All maintenance visits must be conducted during the generally recognized growing season while the vegetation is actively growing and not dormant.

Method of Measurement. When the selective clearing has been completed essentially to the extents shown on the plans as determined solely by the Engineer, no measurement will be required. Individual tree removal will be measured as each individual tree. Existing stumps will not be measured for payment.

Basis of Payment. Selective clearing will be paid for at the contract unit price per acre for SELECTIVE CLEARING of the classification specified. Individual tree removal will be paid for at the contract unit price per EACH for TREE REMOVAL. Removal of existing stumps will not be paid for separately and shall be considered incidental to excavation and other work. Contractor prior to submitting bid shall conduct a site visit to review tree sizes and locations.

DEMOLITION

General. The Contractor shall complete all demolition as shown on the plans and as necessary for new construction. Work shall conform to Sections 201 and 501 of the Standard Specifications except as modified herein.

Removal and disposal of demolition debris shall be included in the cost of demolition. The Contractor shall comply with all IEPA requirements regarding the testing, certification and off-site disposal of all excess and undesirable material including compostable landscape waste, recyclable

materials, non-special waste, rubbish, and clean construction or demolition debris. If testing reveals the presence of any non-hazardous special waste, hazardous waste, or petroleum or any fraction thereof, the Contractor shall notify the Engineer immediately and work shall follow Article 107.19.

Method of Measurement. Demolition will not be measured for payment.

Basis of Payment. This work will not be paid for separately but shall be included in the various items of work.

EXCAVATION

Description: This work shall conform to the requirements of Section 202 Earth and Rock Excavation of the Standard Specifications except as modified herein.

Add the following to Article 202.02 Clearing, Tree Removal, and Protection of Existing Plant Material: The Contractor's attention is drawn to the fact that clearing within the limits of excavation is incidental to this work; clearing includes, but is not limited to, removal and disposal of logs, branches, debris, roots, and all woody vegetation less than six inches (6") diameter at breast height within the limits of work.

Add the following to Article 202.03 Removal and Disposal of Surplus, Unstable, Unsuitable, and Organic Materials: The Contractor shall remove and properly dispose of all surplus material resulting from earthwork operations.

Modify Article 202.07 Method of Measurement as follows: When the project is constructed essentially to the lines, grades, and dimensions shown on the plans as determined solely by the Engineer, no measurement will be required.

Modify Article 202.08 Basis of Payment as follows: This work will be paid for at the contract unit price per cubic yard multiplied by the contract quantity for STREAMBANK GRADING and EXCAVATION FOR OTHER SITE IMPROVEMENTS.

The removal and off-site disposal of surplus material shall be paid for as described in the HAUL OFF AND DISPOSAL OF EXCAVATED MATERIAL special provision.

HAUL OFF AND DISPOSAL OF EXCAVATED MATERIAL

Description: This work includes the removal and disposal of unsuitable and/or excess soil, rock, roots, and related materials resulting from EXCAVATION or other appropriate items which may include removal and disposal of excavated materials. DEMOLITION and PAVEMENT REMOVAL are not included in this special provision and shall be controlled by their respective special provisions.

The Contractor shall remove and dispose of surplus, unsuitable, and organic excavated soil and rock materials in conformance with Article 202.03 and Section 669 of the Standard Specifications except as modified herein.

The Owner anticipates that excess excavated material from the existing trail corridor meets the criteria to be considered uncontaminated soil and/or clean construction and demolition debris. An unsigned IEPA Form LPC-662 and supporting documentation is attached for reference but is not guaranteed. It shall be the sole responsibility of the Contractor to conduct analytical testing and prepare an IEPA Form LPC-662 or LPC-663 meeting regulatory requirements for proper disposal of excess excavated material from the existing trail corridor prior to the commencement of any excavation.

The Owner anticipates that excess excavated material from the stream and wetland will need to be disposed of as non-special waste. No analytical testing of this material has been completed. The Contractor shall complete analytical testing of stream and wetland materials to be excavated and disposed of at a registered Subtitle D facility prior to the commencement of any excavation. Should the Contractor's analytical testing reveal that stream and wetland materials to be excavated can be disposed of at a registered CCDD or USFO facility, an IEPA Form LPC-663 shall be prepared by the Contractor.

The Contractor must submit IEPA Form LPC-662, LPC-663, and/or the results of analytical testing to the operator of any disposal facility and obtain the facility operator's approval before the commencement of any excavation. The Contractor is advised that, even with the submittal of the properly executed IPEA Form LPC-662, LPC-663, and/or analytical results, the receiving site operator retains the right to reject any or all loads from a particular construction site based upon their own determination of the suitability of material from that site. Each certification covers only material from that specific area and/or job site. The Contractor shall take care not to comingle different materials from this site or materials from different sites. Any additional testing required by the CCDD, USFO, or Subtitle D site operator shall be at the Contractor's expense.

This special provision is not to be construed as a requirement that obligates the Contractor to dispose of surplus material at a CCDD or USFO facility. The Contractor is expected to be thoroughly familiar with applicable regulations related to the proper disposal of excavated materials.

Add the following to Section 669 of the Standard Specifications:

The Contractor is advised to consider the cost of disposing of all CCDD and uncontaminated soil and reflect those costs in their bid for HAUL OFF AND DISPOSAL or other appropriate items which include excavated material removal. Pay items for NON-SPECIAL WASTE DISPOSAL and SOIL DISPOSAL ANALYSIS have been included, as applicable, in the Summary of Quantities in order to provide for the management and disposal of materials. The requirements for removal and disposal of such materials shall be in accordance with Section 669. In the event that contamination resulting in a non-hazardous special waste, hazardous waste, petroleum, and any faction thereof is discovered, work shall cease immediately and the project will be reassessed.

Method of Measurement as follows: Analytical testing will not be measured for payment. Disposal of excess excavated materials will be measured by the ton.

Basis of Payment as follows: The transportation and disposal of material suitable for disposal at a certified CCDD or CFSO facility will be paid for at the contract unit price per ton for HAUL OFF AND DISPOSAL.

The transportation and disposal of material not suitable for disposal at a certified CCDD or CFSO facility to be disposed of at a certified Subtitle D facility will be paid for at the contract unit price per ton for NON-SPECIAL WASTE DISPOSAL.

Soil testing, report preparation, and preparation of IEPA Forms for disposal will be paid for at the contract lump sum price for SOIL DISPOSAL ANALYSIS.

TOPSOIL

Description: This work includes stripping, storing, and respreading topsoil. Work shall conform to Section 211 Topsoil and Compost of the Standard Specifications.

Modify Article 211.07 Method of Measurement as follows: Topsoil will not be measured for payment.

Modify Article 211.08 Basis of Payment as follows: This work will not be paid for separately but shall be included in the various items of work.

RIPRAP

Description: Work shall conform to Section 281 Riprap of the Standard Specifications except as modified herein.

Modify Article 281.02 Materials as follows: Riprap shall be limestone; broken concrete will not be permitted. Rip Rap shall be size RR2.

Add the following to Article 281.04 Placing: Filter fabric will be required under all stone riprap. Thickness of riprap shall be the greater of whatever is shown on the plans or the table in Article 281.04.

Modify Article 281.06 Method of Measurement as follows: Riprap will be measured for payment in place and the area calculated in square yards. Filter fabric will not be measured for payment.

Modify Article 281.07 Basis of Payment as follows: This work will be paid for separately at the contract unit price per square yard for RIPRAP of the class and thickness specified. Filter fabric will not be paid for separately but shall be included in the cost of riprap.

STREAM RIFFLE

Description: This work consists of installing cobblestone in areas identified on the plans as stream riffles.

Materials: Cobblestone shall be a mix of fifty percent (50%) D50 = 6" diameter rounded granite cobble, with 4" being the smallest permissible dimension in any plane, and fifty percent (50%) 8" diameter rounded granite cobble, with 7" being the smallest permissible dimension in any plane. Percentages shall be by weight. Length of individual stones shall not exceed 2 times diameter. Angular material including limestone riprap and broken concrete will not be allowed.

Requirements: Compact subsoil on which cobblestones are to be placed upon. Hand place cobblestones in the locations and to the extents shown on the plans. Dumped stone will not be acceptable. Fit different sizes and shapes of stones together to create a natural, varied appearance.

Method of Measurement: This work will be measured for payment in place tons.

Basis of Payment: This work will be paid for at the contract unit price per ton for STREAM RIFFLE.

VEGETATED BOULDER TOE

Description: This work consists of placement of cobblestone and perennial planting along the streambank.

Materials: Cobblestone shall be a mix of 50% 4-7" diameter rounded granite cobble, with 4" being the smallest permissible dimension in any plane, and 50% 7-12" diameter rounded granite cobble, with 7" being the smallest permissible dimension in any plane. Percentages are by weight. Length of individual stones shall not exceed 2 times diameter. Angular material including limestone riprap and broken concrete will not be allowed.

Perennial plants shall conform to the requirements of the Perennial Plants special provision.

Requirements: Compact subsoil on which cobblestones are to be placed upon.

Cobblestone shall be hand placed in the locations and to the extents shown on the plans. Dumped stone will not be acceptable. Fit different sizes and shapes of stones together to minimize gaps between individual stones. Backfill behind cobblestones with topsoil.

Complete planting after soil backfill and placement. Planting shall conform to the Perennial Plants special provision.

Method of Measurement: This work will be measured for payment in place in feet. Perennial plants will be measured per the Perennial Plants special provision.

Basis of Payment: This work will be paid for at the contract unit price per foot for VEGETATED BOULDER TOE.

Perennial plants will be paid per the Perennial Plants special provision.

SEEDING

Description: This work consists of seed bed preparation, and furnishing and planting seed. All work shall conform to Section 250 of the Standard Specifications except as modified herein.

Modify Article 250.04 Fertilizer and Agricultural Ground Limestone Application as follows: Agricultural ground limestone is not required. Fertilizer shall be installed only with turfgrass seeding.

Add the following to Article 250.05 Seed Bed Preparation: All areas to be seeded shall be worked to eliminate crusting, glazing, and compaction to create a seedbed suitable for germination and growth of vegetation. Existing herbaceous weeds, and woody weeds including, but not limited to, buckthorn (*Rhamnus* spp.) and sandbar willow (*Salix interior*) less than six inches (6") diameter at breast height, debris, gravel, and other foreign matter shall be removed and properly disposed of by the Contractor.

Neither soil preparation nor seeding shall be conducted when the ground is inundated, snow is present, or the ground is frozen or otherwise unworkable, as determined solely by the Engineer.

Add the following to Article 250.07 Seeding Mixtures: Seed mixtures shall be as noted on the plans. All native species shall have a provenance/genetic origin within 150 miles of the project site. The specified rate per acre shall be pure live seed (PLS).

Omit Article 250.08 Selective Mowing Stakes. Selective mowing stakes will not be required.

Modify Article 250.09 Method of Measurement as follows: Seeding will be measured for payment in place and the area computed in acres.

To be acceptable for final payment, all seeded areas shall achieve not less than 70% vegetative coverage overall and not less than 80% vegetative coverage in any 100 square foot plot within the limits of seeding by species in the seed mix and/or acceptable volunteer species, as solely decided by the Engineer. If less than the specified vegetative coverage is achieved, the Contractor shall overseed with the specified mix until the specified vegetative coverage rates are met.

Modify Article 250.10 Basis of Payment as follows: This work will be paid for at the contract unit price for SEEDING of the type or class specified. Payment shall be as follows.

(a.) Initial Payment. Upon completion of initial seeding, 75 percent of the pay item will be

paid.

(b.) Final Payment. Upon acceptance of the seeding, the remaining 25 percent of the pay item will be paid. Overseeding to meet specified vegetative coverage rates will not be measured for payment.

EROSION CONTROL BLANKET

Description: This work consists of furnishing and installing rolled erosion control products in areas of Seeding. All work shall conform to the requirements of Section 251 Mulch of the Standard Specifications except as modified herein.

Modify Article 251.02 Materials as follows: Erosion control blanket shall be 100% biodegradable double net straw blanket such as S75BN by North American Green or approved equal.

Modify Article 251.04 Erosion Control Blanket as follows: Only materials meeting the requirements of this section and approved by the Engineer shall be used. Install erosion control blanket on the same day seed is planted. Follow all of manufacturer's directions including staple pattern and density, keying in, and other requirements for successful application. Resecure or replace any erosion control blanket that becomes displaced prior to final acceptance of seeding.

Modify Article 251.06 Method of Measurement as follows: Erosion control blanket will be measured for payment in place and the area computed in square yards.

Modify Article 251.07 Basis of Payment as follows: This work will be paid for at the contract unit price per square yard for EROSION CONTROL BLANKET.

PERENNIAL PLANTS

Description: This work shall consist of furnishing and installing native perennial plant plugs with temporary fencing for herbivory protection. All work shall conform to Section 254 of the Standard Specifications except as modified herein

Modify Article 254.02 Materials as follows: Perennial plants shall be of the species, size, and condition noted on the plans. "Plugs" shall include GT-38 trays, nominal 2" x 2" pots in trays of 32 or 50, or other approved by the Engineer. Bare root stock and tubers shall be subject to visual inspection and approved by the Engineer. All plants must exhibit healthy vigorous growth at the time of planting.

All native species shall have a provenance/genetic origin within 150 miles of the project site. Perennials plants shall be as indicated on the plans; final mix and proportions to be submitted to the Engineer for approval prior to planting. In the event one or more species is not available, the Engineer may approve substitutions.

Add the following to Article 254.05 Layout of Planting and 254.06 Planting Procedures: All perennial plants shall be surrounded and protected by temporary goose fencing to minimize plant loss due to herbivory on the same day they are planted. Contractor must submit shop drawing of goose cages to the Engineer for review and approval prior to commencement of planting. Contractor shall maintain the temporary goose fencing in a neat and upright condition and shall remove and properly dispose of temporary goose fencing after one year or as directed by the Engineer.

Modify Article 254.07 Mulching: Mulching of plants is not required.

Modify Article 254.08 (b) Period of Establishment: Perennial plants must undergo a 90-day period of establishment (POE). Watering during the period of establishment shall be included in the cost of planting. The Contractor shall keep all perennial planting areas free of weeds during the period of establishment. For any perennial plants installed on or after August 1st, the period of establishment shall extend until June 15th of the following year. Any plants that are not alive, missing, or not possessing suitable vigor as determined solely by the Engineer shall be replaced at no additional cost.

Modify Article 254.09 Method of Measurement as follows: Perennial plants will be measured for payment in units of 100 perennial plants of the type specified.

Modify Article 254.10 Basis of Payment as follows: Perennial plants will be paid for at the contract unit price per unit for PERENNIAL PLANTS of the type specified. Payment will be made according to the following schedule.

(a) Initial Payment. Upon completion of planting and installation of temporary goose fence, 75 percent of the pay items will be paid.
(b) POE Payment. Upon inspection and acceptance of the plant material after the POE, including any required replacements, an additional 20 percent of the pay items will be paid.
(c) Final Payment. Upon removal of temporary goose fence, the final 5 percent of the pay items will be paid.

SITE RESTORATION

Description: This work consists of restoration of pavement, turf, landscape areas, and any other disturbances caused by the Contractor during completion of the project.

Materials: Materials as approved by the Engineer.

Requirements: Contractor shall restore all areas of incidental disturbance resulting from their work. Incidental disturbance includes, but is not limited to the following:

- Dead grass in staging areas, along access routes, and elsewhere

- Tire ruts in the ground
- Compacted soil in staging areas, along access routes, and elsewhere
- Unauthorized damage to or removal of trees, shrubs, and other landscaping
- Cracks and/or damage to concrete pavement, asphalt pavement, aggregate surfaces, and pavers
- Damage to concrete curbs
- Damage to utilities, site furnishings, fences, and other structures

Contractor shall repair all incidental damages to pre-project conditions or better as determined by the Engineer.

Compacted soils shall be tilled to a minimum depth of six inches (6"). Furnish and place clean topsoil to fill ruts, low areas, and elsewhere as directed by the Engineer. Turf shall be restored with IDOT Class 1B Seed Mixture, fertilizer, and erosion control blanket.

Trees, shrubs, and other plant materials shall be replaced with plants of the same size and species, or as otherwise approved by the Engineer.

Contractor must submit a written plan for restoration of pavements, utilities, site furnishings, or other structures disturbed by their work to the Engineer for review. No work may proceed until the Engineer has approved this submittal.

Method of Measurement as follows: This work will not be measured for payment.

Basis of Payment as follows: This work will not be paid for separately but shall be included in the various items of work.

MONITORING AND MANAGEMENT

Description: This work includes post-construction ecological monitoring of seeded and planted areas for conformance with performance criteria, conducting management activities to ensure compliance with performance criteria, and preparation and submittal of reports documenting compliance/non-compliance with performance criteria. Work also consists of monitoring and maintaining built improvements including stone installations, erosion and sediment control measures, and associated project features.

Definitions: The following terms used in this special provision are defined below.

A. Herbicide: A chemical compound used to kill weeds, including root system.

B. Weeds: Ecologically objectionable and undesirable species of vegetation in a given area. Specifically:
   1. Any species not native to Lake County, Illinois, as defined in the text Flora of the Chicago Region (2017) shall be considered a weed.

2. The following low quality and/or aggressive species shall also be considered weeds:
   a. *Acer negundo* – Boxelder (seedlings)
   b. *Acer saccharinum* – Silver maple (seedlings)
   c. *Amaranthus hybridus* – Green amaranth
   d. *Ambrosia* spp. – Ragweed
   e. *Cornus racemosa* – Gray dogwood
   f. *Equisetum arvense* – Horsetail
   g. *Erigeron annuus* – Annual fleabane
   h. *Juniperus* spp. – Juniper
   i. *Lactuca canadensis* – Wild lettuce
   j. *Lepidium virginicum* – Common peppergrass
   k. *Oxalis stricta* – Common wood sorrel
   l. *Plantago rugelii* – Red-stalked plantain
   m. *Populus deltoides* – Cottonwood (seedlings)
   n. *Potentilla norvegica* – Rough cinquefoil
   o. *Rhus glabra* – Smooth sumac
   p. *Rhus typhina* – Staghorn sumac
   q. *Solanum ptychanthum* – Black nightshade
   r. *Solidago altissima* – Tall goldenrod
   s. *Solidago canadensis* – Canada goldenrod
   t. *Toxicodendron radicans* – Poison Ivy
   u. *Verbena bracteata* – Creeping vervain

Performance-Based Specification: This special provision is a performance-based specification. The Contractor shall be solely responsible for determining what work, materials, means, and methods are necessary to meet the specified performance criteria.

A. Contractor shall guarantee that performance criteria will be met within the given timeframes.

B. If performance criteria are not met within given timeframes, the Contractor shall perform additional work and/or continue work at their own expense until such time as all performance criteria have been met. Payments may be withheld if performance criteria are not met.

C. Final acceptance will be granted after the term of the required monitoring, management, and reporting has passed and all performance criteria have been met.

Materials: All materials used during the completion of this work shall meet or exceed those originally specified for this project or as approved by the Engineer.

Performance Criteria: The following performance criteria shall be met by the specified dates.

A. Performance Criteria – Year 1 (2026)

1. The following performance criteria shall be met on May 15, 2027.
   a. Native Seeding: Minimum seventy percent (70%) total areal vegetative coverage by cover crop and/or non-weedy native species, and not less than seventy percent (70%) areal vegetative coverage by cover crop and/or non-weedy native species within any one hundred square feet (100 SF) plot.
   b. Perennial Plants: 100% survivorship of all planted plugs or a dense mass of non-weedy native vegetation, as determined by the Engineer.
   ~~c. Trees: 100% survivorship and in the same general condition and health as when they were planted.~~
   d. Stone installations: Structures are in place and functioning as intended when installed.

B. Performance Criteria – Year 2 (2027)
   1. The following performance criteria shall be met on June 15, 2027.
      a. Native Seeding: Minimum ninety percent (90%) total areal vegetative coverage by cover crop and/or non-weedy native species, and not less than eighty percent (80%) areal vegetative coverage by cover crop and/or non-weedy native species within any one hundred square feet (100 SF) plot. Seedlings of at least one (1) planted native grass species and three (3) planted native forb species found within any one thousand square foot (1,000 SF) plot. A minimum of twenty-five percent (25%) of the native species included in each seed mix found on site.
      b. Perennial Plants: 100% survivorship of all planted plugs or a dense mass of native vegetation, as determined by the Engineer.
      c. Stone installations: Structures are in place and functioning as intended when installed.
   2. The following performance criteria shall be met on September 15, 2027.
      a. Native Seeding: Minimum ninety-five percent (95%) total areal vegetative coverage by cover crop and/or non-weedy native species, and not less than ninety percent (90%) areal vegetative coverage by cover crop and/or non-weedy native species within any one hundred square feet (100 SF) plot. Minimum fifty percent (50%) total areal vegetative coverage by non-weedy native species, and not less than twenty-five percent (25%) areal vegetative coverage by non-weedy native species within any one hundred square foot (100 SF) plot. Seedlings of at least one (1) planted native grass species and three (3) planted native forb species found within any five hundred square foot (500 SF) plot. A minimum of fifty percent (50%) of the native species included in each seed mix found on site.
      b. Perennial Plants: 100% survivorship of all planted plugs or a dense mass of native vegetation, as determined by the Engineer.
      c. Stone installations: Structures are in place and functioning as intended when installed.

C. Performance Criteria – Year 3 (2028)
   1. The following performance criteria shall be met on June 15, 2028.
      a. Native Seeding: Minimum ninety-five percent (95%) total areal vegetative coverage

by cover crop and/or non-weedy native species, and not less than ninety percent (90%) areal vegetative coverage by cover crop and/or non-weedy native species within any one hundred square feet (100 SF) plot. Minimum fifty percent (50%) total areal vegetative coverage by non-weedy native species, and not less than thirty percent (30%) areal vegetative coverage by non-weedy native species within any one hundred square foot (100 SF) plot. Seedlings of at least one (1) planted native grass species and three (3) planted native forb species found within any five hundred square foot (500 SF) plot. A minimum of fifty percent (50%) of the native species included in each seed mix found on site.

b. Perennial Plants: 100% survivorship of all planted plugs or a dense mass of native vegetation, as determined by the Engineer.

c. Stone installations: Structures are in place and functioning as intended when installed.

2. The following performance criteria shall be met on September 15, 2028.

a. Native Seeding: Minimum ninety-five percent (95%) total areal vegetative coverage by cover crop and/or non-weedy native species, and not less than ninety percent (90%) areal vegetative coverage by cover crop and/or non-weedy native species within any one hundred square feet (100 SF) plot. Minimum sixty percent (60%) total areal vegetative coverage by non-weedy native species, and not less than thirty percent (30%) areal vegetative coverage by non-weedy native species within any one hundred square foot (100 SF) plot. Seedlings of at least one (1) planted native grass species and two (2) planted native forb species found within any two hundred and fifty square foot (250 SF) plot. A minimum of seventy five percent (75%) of the native species included in each seed mix found on site.

b. Perennial Plants: 100% survivorship of all planted plugs or a dense mass of native vegetation, as determined by the Engineer.

c. Stone installations: Structures are in place and functioning as intended when installed.

Natural Areas Management: Complete management activities, including but not limited to the following, as necessary to meet all performance criteria.

A. Herbicide Application
   1. The Contractor shall selectively control weeds with an approved herbicide.
   2. Care shall be taken not to affect surrounding desirable vegetation. The Contractor shall be required to replace any vegetation affected by their herbicide other than weeds.
   3. Herbicide application shall conform to all applicable laws and regulations.

B. Selective Mowing
   1. Selectively mow or weed whip weeds or cover crop to minimize competition and prevent reseeding.
   2. Ensure cut vegetation does not drop seed or smother desirable vegetation. Remove and properly dispose of cut vegetation as necessary.

3. Care shall be taken not to affect surrounding desirable vegetation. The Contractor shall be required to replace any vegetation affected other than that which was approved.

C. Prescribed Controlled Burning
   1. Prescribed controlled burning may be employed as a management and weed control tool at the project site with prior authorization from the Engineer and land owner.
   2. Prior to the commencement of prescribed controlled burning, the Contractor shall compile a burn plan that outlines a plan of action, identifies contingencies, and lists the names and contact information of local emergency agencies. Proper notice of intent to burn shall be given by the Contractor to all affected parties.
   3. The Contractor shall apply for and receive all required permits prior to the commencement of prescribed controlled burning. Provide copies of permits to the Engineer prior to conducting prescribed controlled burning.

D. Seeding
   1. Complete supplemental seeding as necessary to achieve performance criteria.

E. Perennial Planting
   1. Complete supplemental perennial planting as necessary to achieve performance criteria.

F. Erosion and Sediment Control
   1. Repair erosion within the work area including washouts, rills, gullies, and other soil loss as necessary to achieve performance criteria.
   2. Remove sediment accumulations resulting from erosion which affect performance.

G. Watering
   1. Provide temporary irrigation as necessary during dry periods for seeding and planting work to establish and/or sustain growth necessary to achieve performance criteria.

~~H. Trees~~
   ~~1. Prune deadwood out of trees.~~
   ~~2. Replace trees that are 50% or more dead or lack the character possessed when originally planted.~~

I. Stone
   1. Adjust, resituate, and/or replace stone that becomes displaced to ensure design intent is met.

Monitoring and Reporting: The Contractor shall visit the site at an interval sufficient to monitor plant growth and plan management activities, but not less than once every calendar month during the growing season. The growing season shall be defined as May 1 through September 30.

A. The Contractor shall submit written comprehensive annual monitoring reports

summarizing the findings of each inspection and all completed maintenance work performed during the previous growing season. Reports shall be provided no later than May 21, 2027 for Year 1, December 15, 2027 for Year 2, and September 20, 2028 for Year 3.

B. Quantitative monitoring will not be required.

C. If the Engineer determines Performance Criteria have not been met and the Contractor disagrees, the Contractor may conduct quantitative monitoring at their own expense and present the written results to the Engineer for consideration. Absent acceptable quantitative monitoring data to support the Contractor's claims, the Engineer's opinion shall be final.

Method of Measurement: This work will not be measured for payment.

Basis of Payment: This work will be paid for at the contract unit price per year for MONITORING AND MANAGEMENT after annual performance criteria have been met.

ATTACHMENTS AND EXHIBITS

BDE SPECIAL PROVISIONS
For the January 16 and February 27, 2026 Lettings

The following special provisions indicated by a "check mark" are applicable to this contract and will be included by the Project Coordination and Implementation Section of the Bureau of Design & Environment (BDE).

File Name	#		Special Provision Title	Effective	Revised
80099	1	☐	Accessible Pedestrian Signals (APS)	April 1, 2003	Jan. 1, 2022
80274	2	☐	Aggregate Subgrade Improvement	April 1, 2012	April 1, 2022
80192	3	☐	Automated Flagger Assistance Devices	Jan. 1, 2008	April 1, 2023
80173	4	☐	Bituminous Materials Cost Adjustments	Nov. 2, 2006	Aug. 1, 2017
80426	5	☐	Bituminous Surface Treatment with Fog Seal	Jan. 1, 2020	Jan. 1, 2022
80475	6	☐	Bridge Deck Concrete Overlays	Jan. 1, 2026	
* 80241	7	☐	Bridge Demolition Debris	July 1, 2009	
* 5053I	8	☐	Building Removal	Sept. 1, 1990	Aug. 1, 2022
* 5026I	9	☐	Building Removal with Asbestos Abatement	Sept. 1, 1990	Aug. 1, 2022
80460	10	☐	Cement, Finely Divided Minerals, Admixtures, Concrete, and Mortar	Jan. 1, 2025	Jan. 1, 2026
80384	11	☑	Compensable Delay Costs	June 2, 2017	April 1, 2019
* 80198	12	☐	Completion Date (via calendar days)	April 1, 2008	
* 80199	13	☐	Completion Date (via calendar days) Plus Working Days	April 1, 2008	
80461	14	☐	Concrete Barrier	Jan. 1, 2025	
80453	15	☐	Concrete Sealer	Nov. 1, 2023	
80261	16	☑	Construction Air Quality – Diesel Retrofit	June 1, 2010	Jan. 1, 2025
80476	17	☐	Deck Slab Repair	Jan. 1, 2026	
* 80029	18	☐	Disadvantaged Business Enterprise Participation	Sept. 1, 2000	Jan. 2, 2025
80467	19	☐	Erosion Control Blanket	Aug. 1, 2025	
80229	20	☐	Fuel Cost Adjustment	April 1, 2009	Aug. 1, 2017
80452	21	☐	Full Lane Sealant Waterproofing System	Nov. 1, 2023	
80433	22	☐	Green Preformed Thermoplastic Pavement Markings	Jan. 1, 2021	Jan. 1, 2022
80471	23	☐	Guardrail	Nov. 1, 2025	
80472	24	☐	High Friction Surface Treatment	Nov. 1, 2025	
80456	25	☐	Hot-Mix Asphalt	Jan. 1, 2024	Jan. 1, 2026
80446	26	☐	Hot-Mix Asphalt - Longitudinal Joint Sealant	Nov. 1, 2022	Aug. 1, 2023
80438	27	☐	Illinois Works Apprenticeship Initiative – State Funded Contracts	June 2, 2021	April 2, 2024
80477	28	☐	Longitudinal Tining	Jan. 1, 2026	
80450	29	☐	Mechanically Stabilized Earth Retaining Walls	Aug. 1, 2023	Aug. 1, 2025
80478	30	☐	Modified Longitudinal Construction Joint	Jan. 1, 2026	
80464	31	☐	Pavement Marking	April. 1, 2025	Nov. 1, 2025
80468	32	☐	Pavement Patching	Aug. 1, 2025	
80441	33	☐	Performance Graded Asphalt Binder	Jan. 1, 2023	
80459	34	☐	Preformed Plastic Pavement Marking	June 2, 2024	
* 3426I	35	☐	Railroad Protective Liability Insurance	Dec. 1, 1986	Jan. 1, 2022
80473	36	☐	Raised Reflective Pavement Markers	Nov. 1, 2025	
80455	37	☐	Removal and Disposal of Regulated Substances	Jan. 1, 2024	April 1, 2024
80474	38	☐	Residential Driveway Temporary Signal	Nov. 1, 2025	
80445	39	☐	Seeding	Nov. 1, 2022	
80457	40	☐	Short Term and Temporary Pavement Markings	April 1, 2024	April 2, 2024
80462	41	☐	Sign Panels and Appurtenances	Jan. 1, 2025	Jan. 1, 2026
80479	42	☐	Sinusoidal Rumble Strips	Jan. 1, 2026	
80469	43	☐	Slope Wall	Aug. 1, 2025	
80448	44	☐	Source of Supply and Quality Requirements	Jan. 2, 2023	Jan. 1, 2026
80340	45	☐	Speed Display Trailer	April 2, 2014	Jan. 1, 2022
80127	46	☐	Steel Cost Adjustment	April 2, 2004	Nov. 1, 2025
80480	47	☐	Structural Repair of Concrete	Jan. 1, 2026	
80397	48	☐	Subcontractor and DBE Payment Reporting	April 2, 2018	
80391	49	☑	Subcontractor Mobilization Payments	Nov. 2, 2017	April 1, 2019
80463	50	☐	Submission of Bidders List Information	Jan. 2, 2025	Mar. 2, 2025
80437	51	☐	Submission of Payroll Records	April 1, 2021	Nov. 2, 2023

	80435	52	☐	Surface Testing of Pavements – IRI	Jan. 1, 2021	Jan. 1, 2023
	80465	53	☐	Surveying Services	April 1, 2025	
	80481	54	☐	Temporary Concrete Barrier	Jan. 1, 2026	
	80466	55	☐	Temporary Rumble Strips	April 1, 2025	
	80470	56	☐	Traffic Signal Backplate	Aug. 1, 2025	
*	20338	57	☐	Training Special Provisions	Oct. 15, 1975	Sept. 2, 2021
	80429	58	☐	Ultra-Thin Bonded Wearing Course	April 1, 2020	Jan. 1, 2022
	80439	59	☑	Vehicle and Equipment Warning Lights	Nov. 1, 2021	Nov. 1, 2022
	80458	60	☐	Waterproofing Membrane System	Aug. 1, 2024	
	80302	61	☐	Weekly DBE Trucking Reports	June 2, 2012	Jan. 2, 2025
	80454	62	☐	Wood Sign Support	Nov. 1, 2023	
	80427	63	☑	Work Zone Traffic Control Devices	Mar. 2, 2020	Jan. 1, 2026
*	80071	64	☐	Working Days	Jan. 1, 2002	

Highlighted items indicate a new or revised special provision for the letting.

An * indicates the special provision requires additional information from the designer, which needs to be submitted separately. The Project Coordination and Implementation Section will then include the information in the applicable special provision.

The following special provisions are in the 2026 Supplemental Specifications and Recurring Special Provisions.

File Name	Special Provision Title	New Location(s)	Effective	Revised
80447	Grading and Shaping Ditches	Articles 214.03 & 214.04	Jan. 1, 2023	

COMPENSABLE DELAY COSTS (BDE)

Effective: June 2, 2017
Revised: April 1, 2019

Revise Article 107.40(b) of the Standard Specifications to read:

"(b) Compensation. Compensation will not be allowed for delays, inconveniences, or damages sustained by the Contractor from conflicts with facilities not meeting the above definition; or if a conflict with a utility in an unanticipated location does not cause a shutdown of the work or a documentable reduction in the rate of progress exceeding the limits set herein. The provisions of Article 104.03 notwithstanding, compensation for delays caused by a utility in an unanticipated location will be paid according to the provisions of this Article governing minor and major delays or reduced rate of production which are defined as follows.

(1) Minor Delay. A minor delay occurs when the work in conflict with the utility in an unanticipated location is completely stopped for more than two hours, but not to exceed two weeks.

(2) Major Delay. A major delay occurs when the work in conflict with the utility in an unanticipated location is completely stopped for more than two weeks.

(3) Reduced Rate of Production Delay. A reduced rate of production delay occurs when the rate of production on the work in conflict with the utility in an unanticipated location decreases by more than 25 percent and lasts longer than seven calendar days."

Revise Article 107.40(c) of the Standard Specifications to read:

"(c) Payment. Payment for Minor, Major, and Reduced Rate of Production Delays will be made as follows.

(1) Minor Delay. Labor idled which cannot be used on other work will be paid for according to Article 109.04(b)(1) and (2) for the time between start of the delay and the minimum remaining hours in the work shift required by the prevailing practice in the area.

Equipment idled which cannot be used on other work, and which is authorized to standby on the project site by the Engineer, will be paid for according to Article 109.04(b)(4).

(2) Major Delay. Labor will be the same as for a minor delay.

Equipment will be the same as for a minor delay, except Contractor-owned equipment will be limited to two weeks plus the cost of move-out to either the

Contractor's yard or another job and the cost to re-mobilize, whichever is less. Rental equipment may be paid for longer than two weeks provided the Contractor presents adequate support to the Department (including lease agreement) to show retaining equipment on the job is the most economical course to follow and in the public interest.

(3) Reduced Rate of Production Delay. The Contractor will be compensated for the reduced productivity for labor and equipment time in excess of the 25 percent threshold for that portion of the delay in excess of seven calendar days. Determination of compensation will be in accordance with Article 104.02, except labor and material additives will not be permitted.

Payment for escalated material costs, escalated labor costs, extended project overhead, and extended traffic control will be determined according to Article 109.13."

Revise Article 108.04(b) of the Standard Specifications to read:

"(b) No working day will be charged under the following conditions.

(1) When adverse weather prevents work on the controlling item.

(2) When job conditions due to recent weather prevent work on the controlling item.

(3) When conduct or lack of conduct by the Department or its consultants, representatives, officers, agents, or employees; delay by the Department in making the site available; or delay in furnishing any items required to be furnished to the Contractor by the Department prevents work on the controlling item.

(4) When delays caused by utility or railroad adjustments prevent work on the controlling item.

(5) When strikes, lock-outs, extraordinary delays in transportation, or inability to procure critical materials prevent work on the controlling item, as long as these delays are not due to any fault of the Contractor.

(6) When any condition over which the Contractor has no control prevents work on the controlling item."

Revise Article 109.09(f) of the Standard Specifications to read:

"(f) Basis of Payment. After resolution of a claim in favor of the Contractor, any adjustment in time required for the work will be made according to Section 108. Any adjustment in the costs to be paid will be made for direct labor, direct materials, direct equipment, direct jobsite overhead, direct offsite overhead, and other direct costs allowed by the resolution. Adjustments in costs will not be made for interest charges, loss of anticipated profit, undocumented loss of efficiency, home office overhead and unabsorbed overhead

other than as allowed by Article 109.13, lost opportunity, preparation of claim expenses and other consequential indirect costs regardless of method of calculation.

The above Basis of Payment is an essential element of the contract and the claim cost recovery of the Contractor shall be so limited."

Add the following to Section 109 of the Standard Specifications.

"**109.13 Payment for Contract Delay.** Compensation for escalated material costs, escalated labor costs, extended project overhead, and extended traffic control will be allowed when such costs result from a delay meeting the criteria in the following table.

Contract Type	Cause of Delay	Length of Delay
Working Days	Article 108.04(b)(3) or Article 108.04(b)(4)	No working days have been charged for two consecutive weeks.
Completion Date	Article 108.08(b)(1) or Article 108.08(b)(7)	The Contractor has been granted a minimum two week extension of contract time, according to Article 108.08.

Payment for each of the various costs will be according to the following.

(a) Escalated Material and/or Labor Costs. When the delay causes work, which would have otherwise been completed, to be done after material and/or labor costs have increased, such increases will be paid. Payment for escalated material costs will be limited to the increased costs substantiated by documentation furnished by the Contractor. Payment for escalated labor costs will be limited to those items in Article 109.04(b)(1) and (2), except the 35 percent and 10 percent additives will not be permitted.

(b) Extended Project Overhead. For the duration of the delay, payment for extended project overhead will be paid as follows.

(1) Direct Jobsite and Offsite Overhead. Payment for documented direct jobsite overhead and documented direct offsite overhead, including onsite supervisory and administrative personnel, will be allowed according to the following table.

Original Contract Amount	Supervisory and Administrative Personnel
Up to $5,000,000	One Project Superintendent
Over $ 5,000,000 - up to $25,000,000	One Project Manager, One Project Superintendent or Engineer, and One Clerk
Over $25,000,000 - up to $50,000,000	One Project Manager, One Project Superintendent, One Engineer, and

	One Clerk
Over $50,000,000	One Project Manager, Two Project Superintendents, One Engineer, and One Clerk

(2) Home Office and Unabsorbed Overhead. Payment for home office and unabsorbed overhead will be calculated as 8 percent of the total delay cost.

(c) Extended Traffic Control. Traffic control required for an extended period of time due to the delay will be paid for according to Article 109.04.

When an extended traffic control adjustment is paid under this provision, an adjusted unit price as provided for in Article 701.20(a) for increase or decrease in the value of work by more than ten percent will not be paid.

Upon payment for a contract delay under this provision, the Contractor shall assign subrogation rights to the Department for the Department's efforts of recovery from any other party for monies paid by the Department as a result of any claim under this provision. The Contractor shall fully cooperate with the Department in its efforts to recover from another party any money paid to the Contractor for delay damages under this provision."

80384

CONSTRUCTION AIR QUALITY – DIESEL RETROFIT (BDE)

Effective: June 1, 2010
Revised: January 1, 2025

The reduction of emissions of particulate matter (PM) for off-road equipment shall be accomplished by installing retrofit emission control devices. The term "equipment" refers to diesel fuel powered devices rated at 50 hp and above, to be used on the jobsite in excess of seven calendar days over the course of the construction period on the jobsite (including rental equipment).

Contractor and subcontractor diesel powered off-road equipment assigned to the contract shall be retrofitted according to the table below.

Horsepower Range	Model Year and Older
50-99	2003
100-299	2002
300-599	2000
600-749	2001
750 and up	2005

The retrofit emission control devices shall achieve a minimum PM emission reduction of 50 percent and shall be:

a) Included on the U.S. Environmental Protection Agency (USEPA) *Verified Retrofit Technology List* (https://www.epa.gov/verified-diesel-tech/verified-technologies-list-clean-diesel), or verified by the California Air Resources Board (CARB) (http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm); or

b) Retrofitted with a non-verified diesel retrofit emission control device if verified retrofit emission control devices are not available for equipment proposed to be used on the project, and if the Contractor has obtained a performance certification from the retrofit device manufacturer that the emission control device provides a minimum PM emission reduction of 50 percent.

Note: Large cranes (Crawler mounted cranes) which are responsible for critical lift operations are exempt from installing retrofit emission control devices if such devices adversely affect equipment operation.

Diesel powered off-road equipment with engine ratings of 50 hp and above, which are unable to be retrofitted with verified emission control devices or if performance certifications are not available which will achieve a minimum 50 percent PM reduction, may be granted a waiver by the Department if documentation is provided showing good faith efforts were made by the Contractor to retrofit the equipment.

Construction shall not proceed until the Contractor submits a certified list of the diesel powered off-road equipment that will be used, and as necessary, retrofitted with emission control devices. The list(s) shall include (1) the equipment number, type, make, Contractor/rental company name; and (2) the emission control devices make, model, USEPA or CARB verification number, or performance certification from the retrofit device manufacturer. Equipment reported as fitted with emissions control devices shall be made available to the Engineer for visual inspection of the device installation, prior to being used on the jobsite.

The Contractor shall submit an updated list of retrofitted off-road construction equipment as retrofitted equipment changes or comes on to the jobsite. The addition or deletion of any diesel powered equipment shall be included on the updated list.

If any diesel powered off-road equipment is found to be in non-compliance with any portion of this special provision, the Engineer will issue the Contractor a diesel retrofit deficiency deduction.

Any costs associated with retrofitting any diesel powered off-road equipment with emission control devices shall be considered as included in the contract unit prices bid for the various items of work involved and no additional compensation will be allowed. The Contractor's compliance with this notice and any associated regulations shall not be grounds for a claim.

Diesel Retrofit Deficiency Deduction

When the Engineer determines that a diesel retrofit deficiency exists, a daily monetary deduction will be imposed for each calendar day or fraction thereof the deficiency continues to exist. The calendar day(s) will begin when the time period for correction is exceeded and end with the Engineer's written acceptance of the correction. The daily monetary deduction will be $1,000.00 for each deficiency identified.

The deficiency will be based on lack of diesel retrofit emissions control.

If a Contractor accumulates three diesel retrofit deficiency deductions for the same piece of equipment in a contract period, the Contractor will be shutdown until the deficiency is corrected. Such a shutdown will not be grounds for any extension of the contract time, waiver of penalties, or be grounds for any claim.

80261

SUBCONTRACTOR MOBILIZATION PAYMENTS (BDE)

Effective: November 2, 2017
Revised: April 1, 2019

Replace the second paragraph of Article 109.12 of the Standard Specifications with the following:

"This mobilization payment shall be made at least seven days prior to the subcontractor starting work. The amount paid shall be at the following percentage of the amount of the subcontract reported on form BC 260A submitted for the approval of the subcontractor's work.

Value of Subcontract Reported on Form BC 260A	Mobilization Percentage
Less than $10,000	25%
$10,000 to less than $20,000	20%
$20,000 to less than $40,000	18%
$40,000 to less than $60,000	16%
$60,000 to less than $80,000	14%
$80,000 to less than $100,000	12%
$100,000 to less than $250,000	10%
$250,000 to less than $500,000	9%
$500,000 to $750,000	8%
Over $750,000	7%"

80391

VEHICLE AND EQUIPMENT WARNING LIGHTS (BDE)

Effective: November 1, 2021
Revised: November 1, 2022

Add the following paragraph after the first paragraph of Article 701.08 of the Standard Specifications:

"The Contractor shall equip all vehicles and equipment with high-intensity oscillating, rotating, or flashing, amber or amber-and-white, warning lights which are visible from all directions. In accordance with 625 ILCS 5/12-215, the lights may only be in operation while the vehicle or equipment is engaged in construction operations."

80439

WORK ZONE TRAFFIC CONTROL DEVICES (BDE)

Effective: March 2, 2020
Revised: January 1, 2026

Add the following to Article 701.03 of the Standard Specifications:

"(q) Temporary Sign Supports ..... 1106.02"

Revise Article 701.03(p) of the Standard Specifications to read:

"(p) Detectable Pedestrian Channelizing Barricades ..... 1106.02(m)"

Revise the third paragraph of Article 701.14 of the Standard Specifications to read:

"For temporary sign supports, the Contractor shall provide a FHWA eligibility letter for each device used on the contract. The letter shall provide information for the set-up and use of the device as well as a detailed drawing of the device. The signs shall be supported within 20 degrees of vertical. Weights used to stabilize signs shall be attached to the sign support per the manufacturer's specifications."

Revise the first paragraph of Article 701.15 of the Standard Specifications to read:

"**701.15 Traffic Control Devices.** For devices that must meet crashworthiness standards, the Contractor shall provide a manufacturer's self-certification or a FHWA eligibility letter for each Category 1 device and a FHWA eligibility letter for each Category 2 and Category 3 device used on the contract. The self-certification or letter shall provide information for the set-up and use of the device as well as a detailed drawing of the device."

Revise the first six paragraphs of Article 1106.02 of the Standard Specifications to read:

"**1106.02 Devices.** Work zone traffic control devices and combinations of devices shall meet crashworthiness standards for their respective categories. The categories are as follows.

Category 1 includes small, lightweight, channelizing and delineating devices that have been in common use for many years and are known to be crashworthy by crash testing of similar devices or years of demonstrable safe performance. These include cones, tubular markers, plastic drums, and delineators, with no attachments (e.g. lights). Category 1 devices shall be MASH compliant.

Category 2 includes devices that are not expected to produce significant vehicular velocity change but may otherwise be hazardous. These include vertical panels with lights, barricades, temporary sign supports, and Category 1 devices with attachments (e.g. drums with lights). Category 2 devices shall be MASH compliant.

Category 3 includes devices that are expected to cause significant velocity changes or other potentially harmful reactions to impacting vehicles. These include crash cushions (impact attenuators), truck mounted attenuators, and other devices not meeting the definitions of Category 1 or 2. Category 3 devices manufactured after December 31, 2019 shall be MASH compliant. Category 3 devices manufactured on or before December 31, 2019, and compliant with NCHRP 350, may be used on contracts let before December 31, 2029. Category 3 devices shall be crash tested for Test Level 3 or the test level specified.

Category 4 includes portable or trailer-mounted devices such as sign supports, speed feedback displays, arrow boards, changeable message signs, temporary traffic signals, and area lighting supports. It is preferable for Category 4 devices manufactured after December 31, 2019 to be MASH-16 compliant; however, there are currently no crash tested devices in this category, so it remains exempt from the NCHRP 350 or MASH compliance requirement.

For each type of device, when no more than one MASH compliant is available, an NCHRP 350 compliant device may be used, even if manufactured after December 31, 2019."

Revise the first paragraph of Section 1106.02(a) of the Standard Specifications to read:

"(a) Lights. Lights shall meet the requirements of Chapter 13 of the "Equipment and Materials Standards of the Institute of Transportation Engineers," 1998, Institute of Transportation Engineers, and shall be visible on a clear night from a distance of 3000 ft (900 m). Lights are classified as follows."

Revise Articles 1106.02(g), 1106.02(k), 1106.02(l), and 1106.02(m) of the Standard Specifications to read:

"(g) Truck Mounted/Trailer Mounted Attenuators. The attenuator shall be approved for use at Test Level 3. Test Level 2 may be used for normal posted speeds less than or equal to 45 mph.

(k) Temporary Water Filled Barrier. The water filled barrier shall be a lightweight plastic shell designed to accept water ballast and be on the Department's qualified product list.

Shop drawings shall be furnished by the manufacturer and shall indicate the deflection of the barrier as determined by acceptance testing; the configuration of the barrier in that test; and the vehicle weight, velocity, and angle of impact of the deflection test. The Engineer shall be provided one copy of the shop drawings.

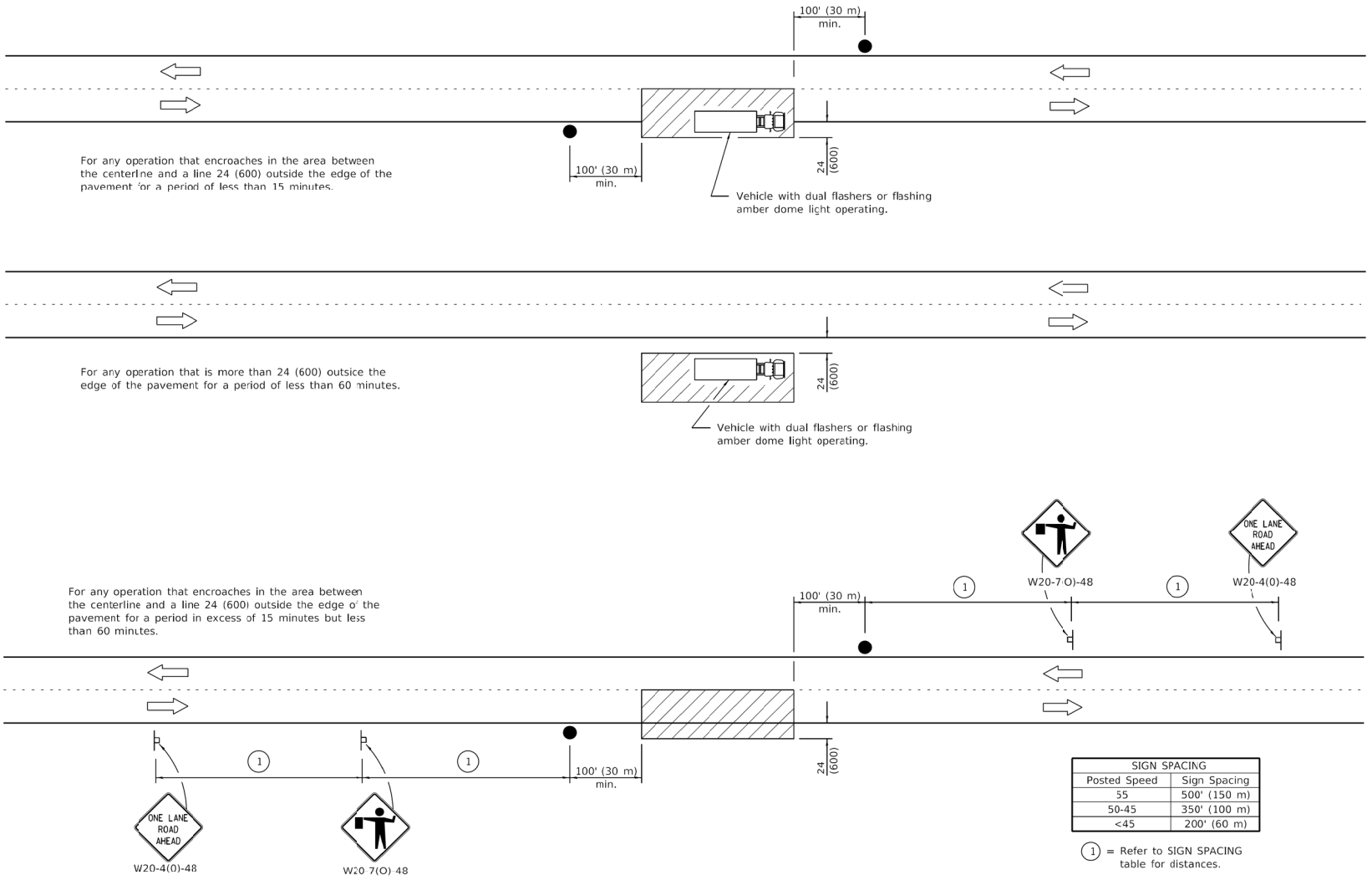
(l) Movable Traffic Barrier. The movable traffic barrier shall be on the Department's qualified product list.

Shop drawings shall be furnished by the manufacturer and shall indicate the deflection of the barrier as determined by acceptance testing; the configuration of the barrier in that test; and the vehicle weight, velocity, and angle of impact of the deflection test. The

Engineer shall be provided one copy of the shop drawings. The barrier shall be capable of being moved on and off the roadway on a daily basis.

(m) Detectable Pedestrian Channelizing Barricades. The top panel or handrail shall be continuous and there should be at least a 2 in. (50 mm) gap between the hand trailing edge and its support. When visible to vehicular traffic, the top rail shall have alternating white and orange retroreflective stripes sloping at 45 degrees. The bottom panel shall be continuous and have alternating white and orange retroreflective stripes sloping at 45 degrees. Barricade stripes shall be 6 in. (150 mm) in width. The predominant color for other barricade components shall be white, orange, or silver."

80427



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

(1) = Refer to SIGN SPACING table for distances.

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

TYPICAL APPLICATIONS

Marking patches
Field survey
String line
Utility operations
Cleaning up debris on pavement

SYMBOLS

Work area
Sign on portable or permanent support
Flagger with traffic control sign

Illinois Department of Transportation

PASSED January 1, 2011
ENGINEER OF SAFETY ENGINEERING

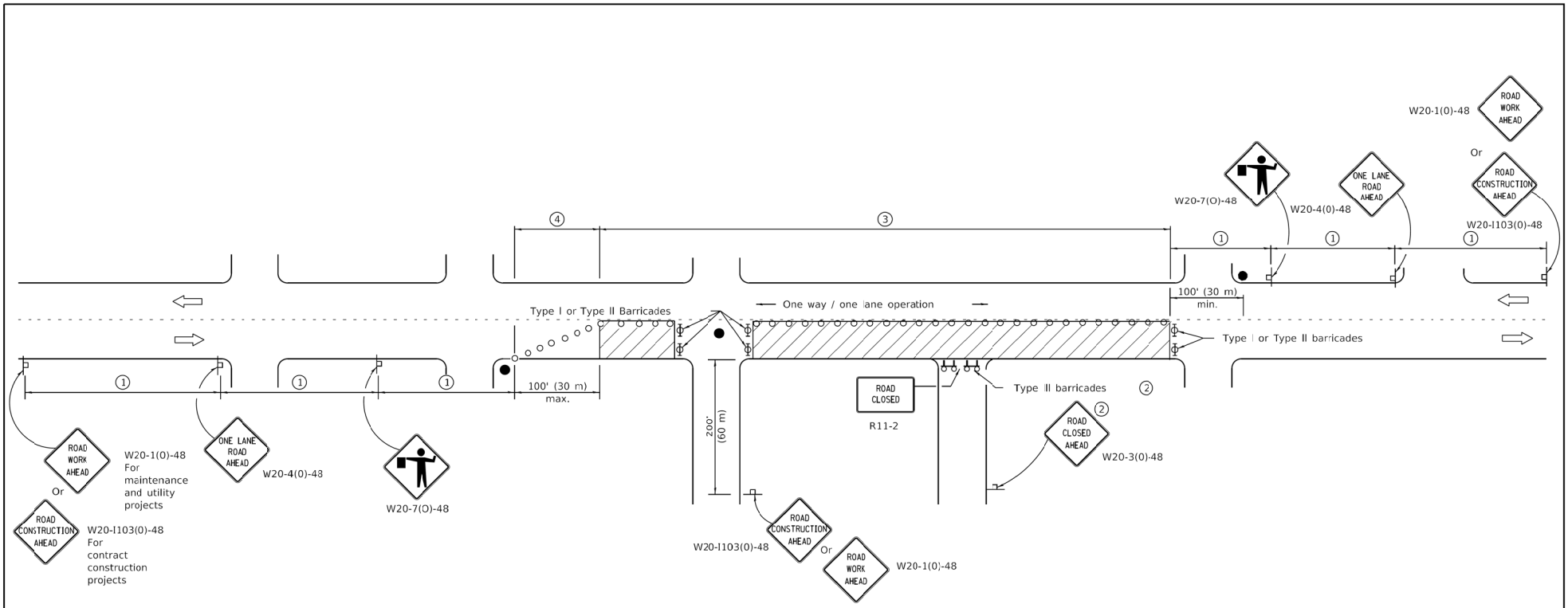
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

DATE	REVISIONS
1-1-11	Revised flagger sign.
1-1-09	Switched units to
	English (metric).

LANE CLOSURE, 2L, 2W, SHORT TIME OPERATIONS

STANDARD 701301-04



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Work area
- Cone, drum or barricade (not required for moving operations)
- Sign on portable or permanent support
- Flagger with traffic control sign
- Barricade or drum with flashing light
- Type III barricade with flashing lights

1. Refer to SIGN SPACING TABLE for distances.
2. For approved sideroad closures.
3. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used. the interval between devices may be doubled.
4. Cones, drums or barricades at 20' (6 m) centers.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an urban area.

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

Illinois Department of Transportation

PASSED January 1, 2011
ENGINEER OF SAFETY ENGINEERING

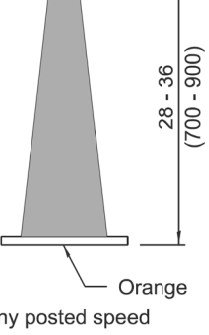
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

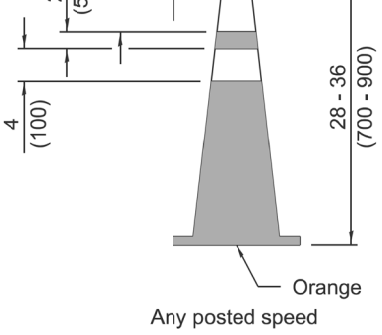
ISSUED 1-1-97

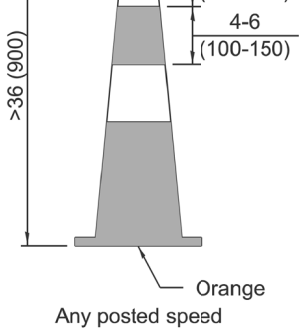
DATE	REVISIONS
1-1-11	Revised flagger sign.
1-1-09	Switched units to
	English (metric).
	Corrected sign No.'s.

URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED

STANDARD 701501-06

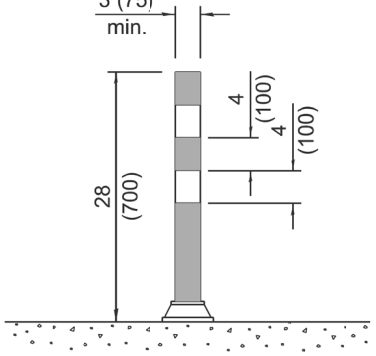




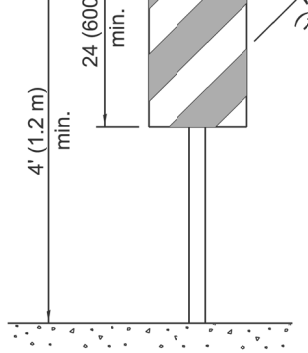


DAY OR NIGHTTIME USE

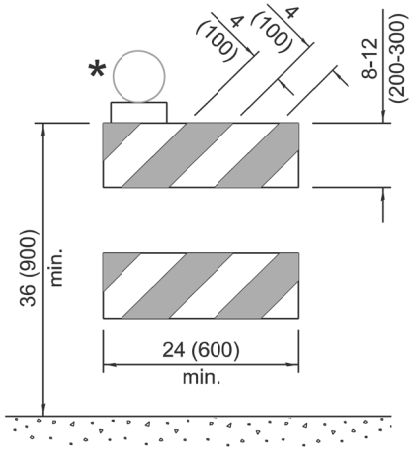
CONES



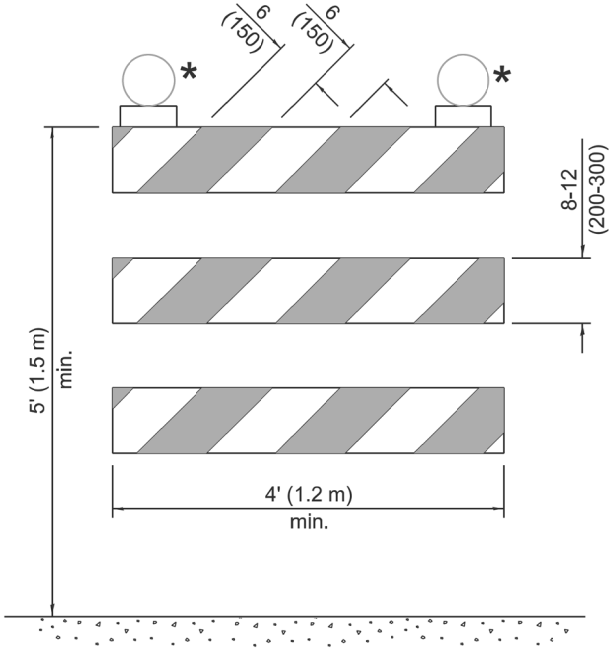
TUBULAR MARKER



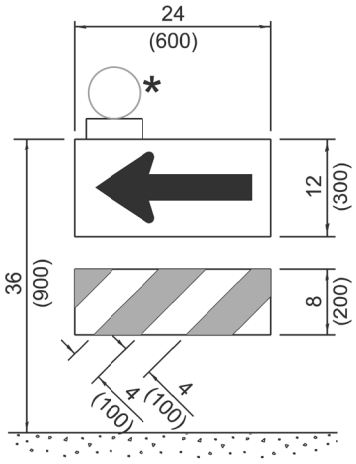
VERTICAL PANEL
POST MOUNTED



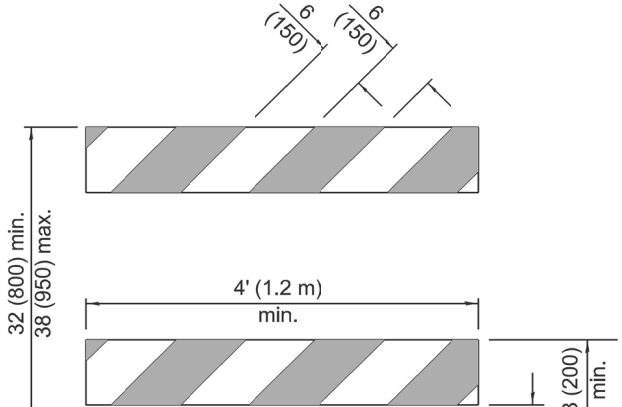
TYPE II BARRICADE



TYPE III BARRICADE



DIRECTION INDICATOR BARRICADE



* Warning lights (if required)

G

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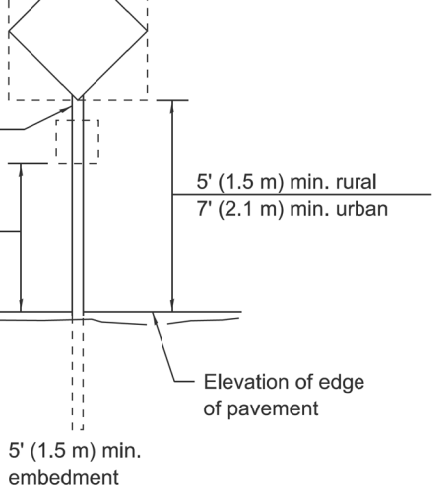
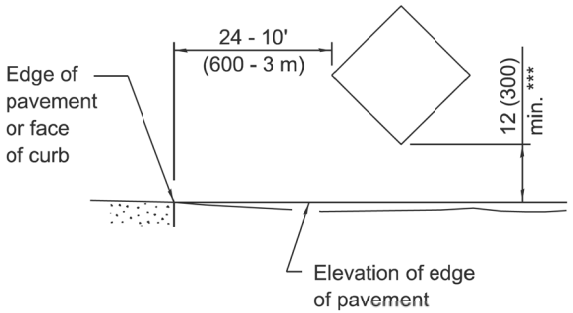
unless other

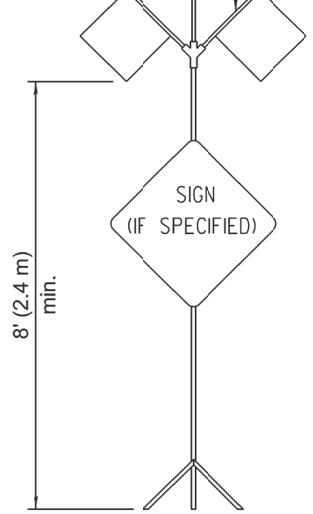
DATE	REVISIONS	





SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE

TED SIGNS

oulder are present
24 (600) to the
to the outside
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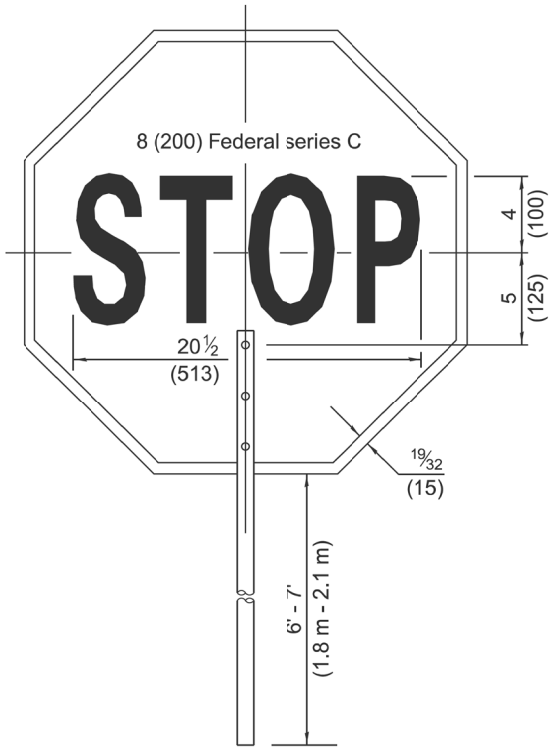
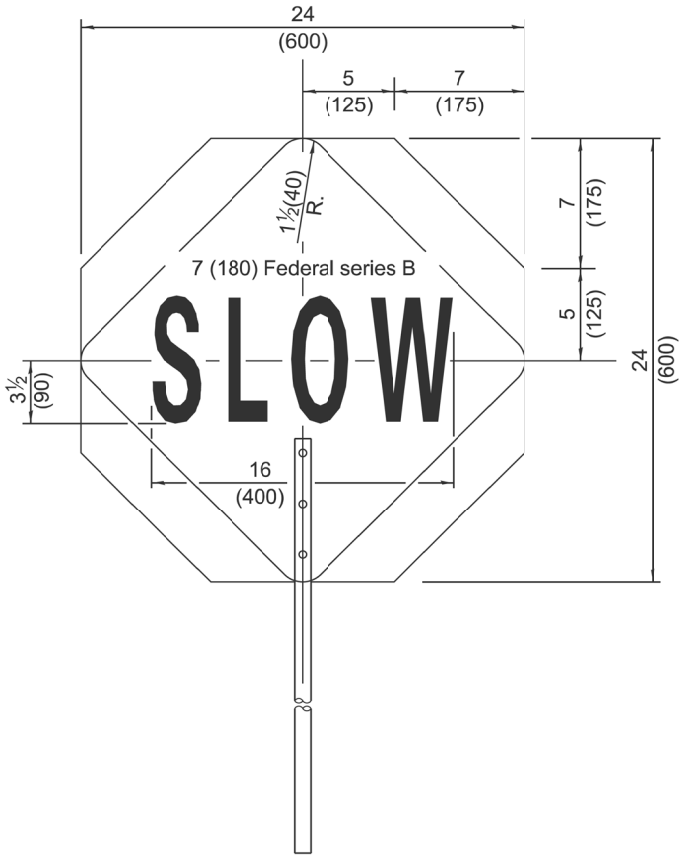
-I10-4848

TRICTION SIGN

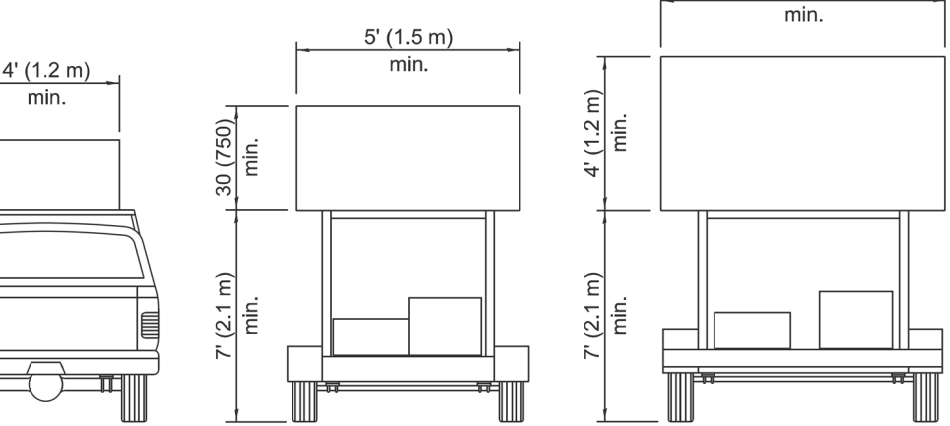
X miles are variable.



FRONT SIDE



REVERSE SIDE

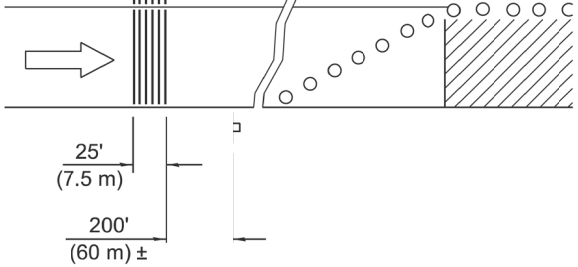


TYPE A ROOF OUNTED

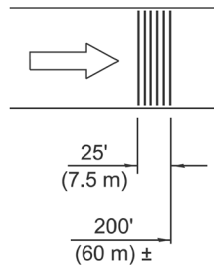
TYPE B ROOF OR TRAILER MOUNTED

TYPE C TRAILER MOUNTED

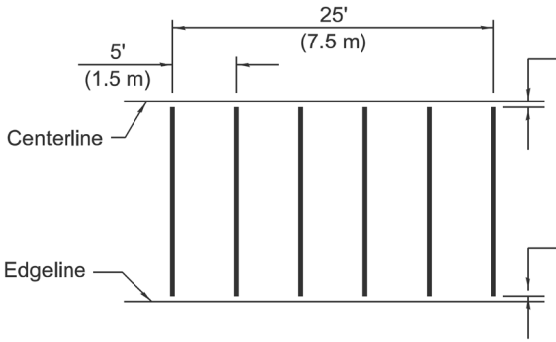
ARROW BOARDS



MULTI-LANE HIGHWAYS

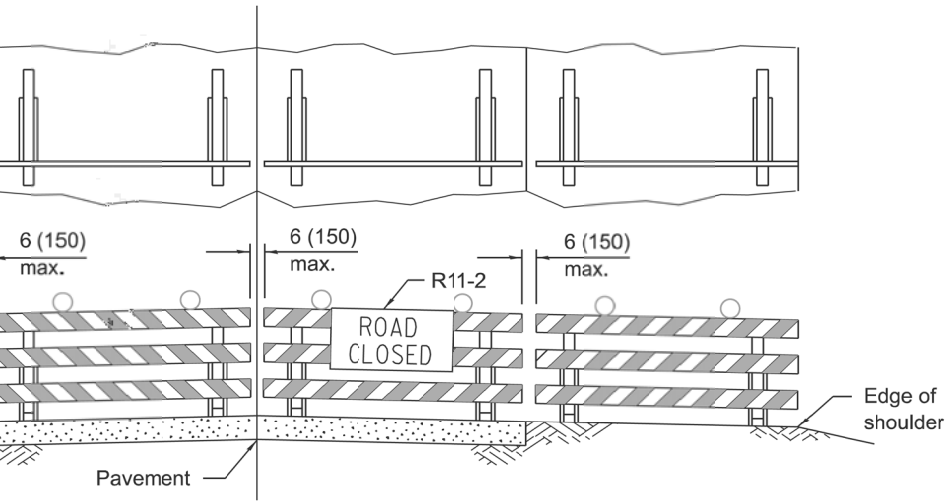


TWO



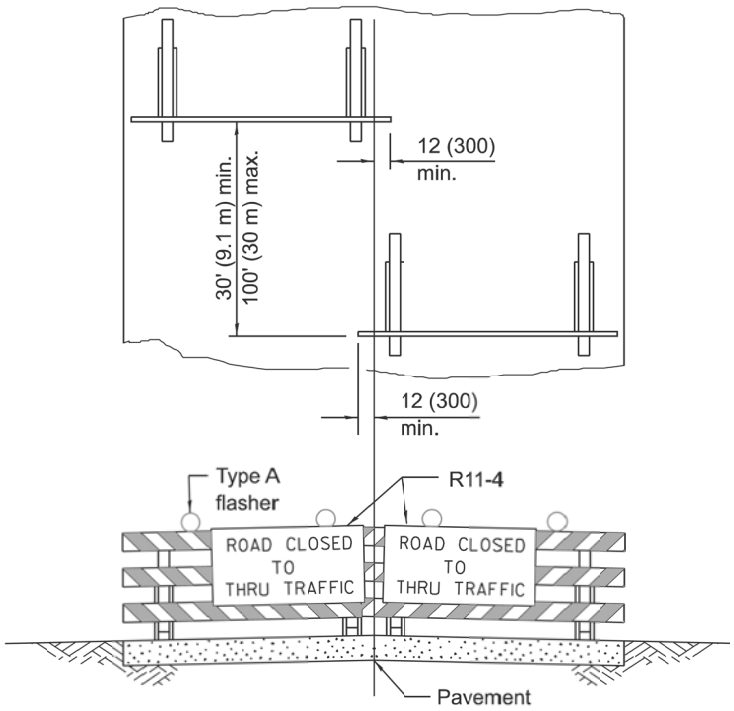
TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS



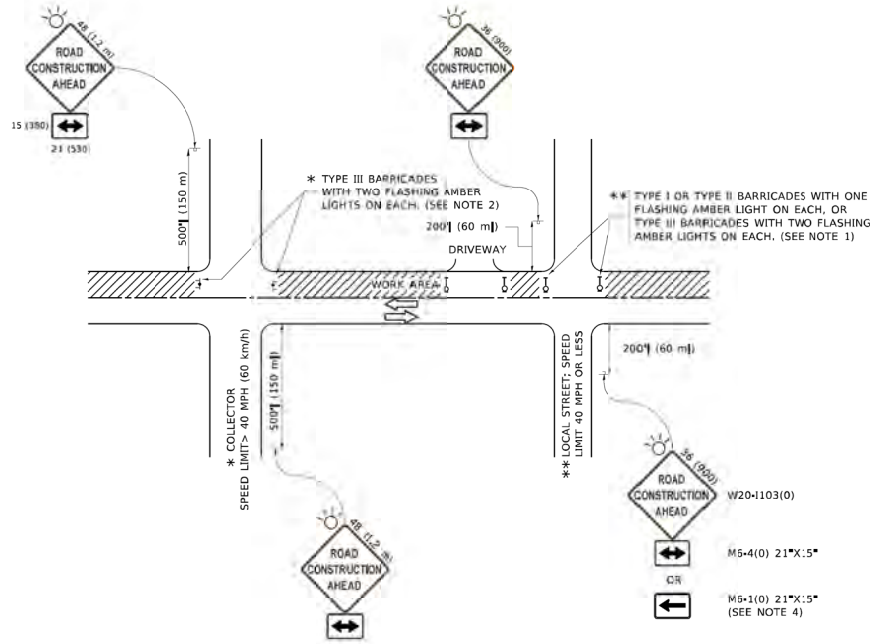
ROAD CLOSED TO ALL TRAFFIC

Reflectorized striping may be omitted on the back side of the barricades.



ROAD CLOSED TO THRU TRAFFIC

Reflectorized striping shall appear on



NOTES:

1. SIDE ROAD WITH A SPEED LIMIT OF 40 MPH (60 km/h) OR LESS AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE ENGINEER:
   a) ONE "ROAD CONSTRUCTION AHEAD" SIGN 36 x 36 (900x900) WITH A FLASHER MOUNTED ON IT APPROXIMATELY 200' (60 m) IN ADVANCE OF THE MAIN ROUTE.
   b) THE CLOSED PORTION OF THE MAIN ROUTE SHALL BE PROTECTED BY BLOCKING WITH TYPE I, TYPE II OR TYPE III BARRICADES, 1/3 OF THE CROSS SECTION OF THE CLOSED PORTION.
2. SIDE ROAD WITH A SPEED LIMIT GREATER THAN 40 MPH (60 km/h) AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE ENGINEER:
   a) ONE "ROAD CONSTRUCTION AHEAD" SIGN 48 x 48 (1.2 m x 1.2 m) WITH A FLASHER MOUNTED ON IT APPROXIMATELY 500' (150 m) IN ADVANCE OF THE MAIN ROUTE.
   b) THE CLOSED PORTION OF THE MAIN ROUTE SHALL BE PROTECTED BY BLOCKING WITH TYPE III BARRICADES, 1/2 OF THE CROSS SECTION OF THE CLOSED PORTION.
3. CONES MAY BE SUBSTITUTED FOR BARRICADES OR DRUMS AT HALF THE SPACING DURING DAY CPERATIONS. CONES SHALL BE A MINIMUM OF 28 (710) IN HEIGHT.
4. WHEN THE SIDE ROAD LIES BETWEEN THE BEGINNING OF THE MAINLINE SIGNING AND THE WORK ZONE, A SINGLE HEADED ARROW (M6-1) SHALL BE USED IN LIEU OF THE DOUBLE HEADED ARROW (M6-4).
5. WHEN WORK IS BEING PERFORMED ON A SIDE ROAD OR DRIVEWAY, FOLLOW THE APPLICABLE STANDARD(S). THE DIRECTIONAL ARROW (M6-1 OR M6-4) SHALL BE COVERED OR REMOVED WHEN NO LONGER CONSISTENT WITH THE TRAFFIC CONTROL SET-UP.
6. ADVANCE WARNING SIGNS ARE TO BE OMITTED ON DRIVEWAYS UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.
7. THE TRAFFIC CONTROL AND PROTECTION FOR SIDE ROADS, INTERSECTIONS, AND DRIVEWAYS SHALL BE INCLUDED IN THE COST OF SPECIFIED TRAFFIC CONTROL STANDARDS OR ITEMS.

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

USER NAME ▪ {username}	DESIGNED ▪ L.H.A.	RE/ISED ▪ A. HOUSEH 10-15-96
	DRAWN ▪	RE/ISED ▪ T. RAMMACHER 0'.-06-00
PLOT SCALE ▪ 50.0000 ' / in.	CHECKED ▪	RE/ISED ▪ A. SCHUETZE 07-01-13
PLOT DATE ▪ 3/4/2019	DATE ▪ 06-89	RE/ISED ▪ A. SCHUETZE 09-15-16

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

TRAFFIC CONTROL AND PROTECTION FOR SIDE ROADS, INTERSECTIONS, AND DRIVEWAYS

SCALE: NONE | SHEET 1 OF 1 SHEETS STA. TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
	TC-10	CONTRACT NO.		
	ILLINOIS FED. AID PROJECT			

MODEL: Default
FILE NAME: pw:\\IL084-BENTLEY.bentleycs.com:dms2-WIDOT\Documents\IDOT OfficeWorkSet 1\PwDetectedStd\23.34CADData\CADstnstc10.dgn

ABC Construction
123 Main St., Chicago, IL 60001

1/1/2017 | Pay Estimate #1 – Clarifying Statement

Adam Dow
Civil Engineer II
Village of Buffalo Grove
1650 Leider Lane
Buffalo Grove, IL 60089

ABC Construction has submitted all necessary certified payroll documentation for Pay Estimate #1 through January 1st, 2017. All certified payroll reports have been submitted through the Illinois Department of Labor Certified Payroll portal at illinois.gov.portal. Payrolls included in this period are:

ABC Construction Week Ending 12/24/16 #1

Week Ending 1/1/17 #2

Subcontractor 1 Week Ending 1/1/17 #1

Sincerely,

Joe Smith, Vice President

ABC Construction
123 Main St., Chicago, IL 60001

1/1/2017 | Week of January 1st, 2017 – Weekly Update

Adam Dow
Civil Engineer II
Village of Buffalo Grove
1650 Leider Lane
Buffalo Grove, IL 60089

Here is the weekly update for the week of January 1(weather permitting)
Monday, January 1 – Curb and concrete driveway removal on West side of Lauren and North side of Mohawk. Access made temporary after removal but before pour.
Tuesday, January 2 – Curb and concrete driveway removal continues on North side Mohawk and East side of Gregg. Access made temporary after removal but before pour.
Wednesday, January 3 – Curb poured on West side of Lauren, North Side of Mohawk and East side of Gregg.
Thursday, January 4 – Concrete driveways and sidewalks poured Lauren, Mohawk, and Gregg.
Friday, January 5 – Structure adjustments and any remaining concrete poured.

ABC Construction will pass out notices the day before notifying residents of this closing and will also knock on door the day of removal to avoid trapping any vehicles in. Concrete curb and aprons are scheduled to be poured starting Wednesday January 3 and there will be no access to driveways for seven days. ABC Construction will distribute a notification of this closureand explain your overnight parking options. Thank you for your patience throughout the ongoing project.

All streets in construction zone will be open but you will encounter delays as we load and unload materials. All driveways will be open during construction except for when we are installing water services directly adjacent to a driveway there will be a time where access will be limited. ABC will notify residents and make arrangements to ensure you have use of your vehicles during this time. Thank you again for your patience and understanding during construction.

Sincerely,

Joe Smith, Vice President

ABC Construction
123 Main St., Chicago, IL 60001
123-123-1234

1/1/2017 Driveway Closure Notice

Resident
Buffalo Grove, IL 60089

As part of the road rehabilitation process a portion of curb, and possibly a portion of your driveway apron, will be replaced. Please have all vehicles out of your driveway by 7 AM on;

_____ , _____, 2017
(day) (date)

During the rehabilitation process you will lose access to your driveway for a maximum of 7 working days from this date regardless of weather. If access is prior to the 7 days it will be recognizable by the removal of the barricades.

Parking: You may park on either side of the street as long as you are not inhibiting curb/driveway removal, consequential replacement of either or as otherwise noted by law. The Police Department has been notified and overnight parking restrictions have been lifted for all roadways under construction and the adjacent streets. For everyone's safety please do not park on the roadways under construction during working hours (7 AM to 6 PM, Monday thru Friday).

Notice: You have received this notice at least 1 day in advance of construction. As a courtesy, we will knock on your door one time the morning of the removal process. It is still up to you to have your car out by 7AM on the noted day. Thank you in advance for your cooperation.

This notice has been hand-delivered to you by the construction contractor, ABC Construction.

Any questions regarding this notice can be directed to the Project Manager Joe Smith at 321-765-4321.

Sincerely,

Joe Smith, Project Manager

3/31/2014
#100302
7/14/2016
#669681

SAMPLE LETTER OF CREDIT

ABC Bank
123 Main Street
Anywhere, Illinois

Irrevocable Standby Letter of Credit No. 1

Beneficiary:
Village of Buffalo Grove
Fifty Raupp Road
Buffalo Grove, IL 60089-219

Applicant:
Developer Company
Lake Cook Road
Buffalo Grove, Il 60089

Issue Date: October 18, 2012
Expiration Date: October 18, 2012

Gentlemen:

We hereby issue in your favor our Irrevocable Standby Letter of Credit No. 1 ("Letter of Credit") in favor of the Village of Buffalo Grove ("Beneficiary") on behalf of Developer Company ("Applicant"), up to the aggregate amount of $171,026.94 (One Hundred Seventy One Thousand Two Hundred Fifty Nine and 94/100 United States Dollars) to be available by draft(s) at sight. This credit is issued presentable and payable at the offices of our ABC Bank 123 Main Street, Anywhere, Illinois Attn: Letter of Credit Department and expires at 5:00 PM Chicago time on October 18, 2013 (subject to extension of such expiry date, as provided below).

This Credit is available against presentation of draft(s) drawn at sight on ABC Bank, Anywhere, Illinois. All draft(s) drawn under this Letter of Credit must bear the clause "Drawn under ABC Bank Irrevocable Letter of Credit No. 1 dated October 18, 2012", and be accompanied by this original Letter of Credit (and amendments, if any) and a dated certificate of an authorized official agent of the Village of Buffalo Grove (signed as such), certifying that either:

1) Said Letter of Credit is about to expire and has not been extended; or
2) Work has not been completed and formally accepted by the President and Board of Trustees of the Village of Buffalo Grove, in accordance with the plans specification, and agreements (including amendments thereof) for the project commonly known as Residential Development on Main Street.

This Letter of Credit shall be automatically extended for an additional period of one year from the present and each future expiration date unless we have notified the Beneficiary in writing, no more than one hundred twenty (120) calendar days nor less than sixty (60) calendar days before such expiration date, that we elect not to extend this Letter of Credit. Our notice of such election shall be sent by certified mail overnight courier service to the above Beneficiary address Attention: Village Clerk. Drafts must be

presented to drawee bank no later than 5:00 PM Central Time on or before the expiry day. Upon receipt by you of our notice of election not to extend this Letter of Credit, you may draw hereunder prior to the then current expiration date of this Letter of Credit.

We hereby agree with you that drafts drawn under and in compliance with the terms of this Letter of Credit shall be honored no later than the close of the third banking day following the presentment. If we fail to honor same, we agree to pay all attorneys fees, court costs and other expenses incurred by the Village of Buffalo Grove in enforcing the terms of this Letter of Credit.

Cancellation of Letter of Credit prior to expiration: This Letter of Credit (and amendments, if any) must be returned to us for cancellation with a statement signed by the Beneficiary stating that the Letter of Credit is no longer required and is being returned to the issuing bank for cancellation.

Jurisdiction of this letter of Credit shall be in the State of Illinois and venue shall be Cook County.

Please address all correspondence regarding this Letter of Credit to the attention of our Letter if Credit Department mentioning our Letter of Credit as it appears above.

Very Truly Yours,
ABC Bank

By:
Its: Vice President

TEMPORARY NO PARKING

TIME:

DATE:

CONSTRUCTION ZONE

Note – Hand written information must be dark, legible and large. Sign shall be printed on more than paper, unless laminated. Must withstand winds and stay on stake/lath.

EXHIBIT NO.109
MATERIALS LIST

Date of revision: 1/1/16

Water Distribution Material Specifications:

Water main pipe.	Ductile Iron Pipe. Pipe class thickness—AWWA C150, minimum thickness, Class 52. Pipe—AWWA C151. Pipe lining—AWWA C104. Fittings—AWWA C153. Joints—mechanical and push-on, AWWA C111. Wrap—4 mil. X-Lam conforming to AWWA C105.A21.5 and AWWA C600. No 90 degree bends allowed. All stainless steel trim.
Valves.	American Flow Control, Series 2500 resilient wedge gate valve, All sizes two inch to fourteen inch, counter clockwise to open, AWWA C500., AWWA C504. Clow AWWA C-504 Butterfly Valve for sixteen inch and above. Joint end—mechanical, AWWA C111. All stainless steel trim.
Valve Vault.	All structures shall be monolithically precast with designed openings or mechanically cored in the field and shall have rubber boots conforming to ASTM C-923. Dog house vaults are excluded from these requirements when permitted by Village Engineer. Size: For six and eight inch diameter valves, valve vaults shall have a forty-eight inch inside diameter; for pressure connections and valves ten inches and larger in diameter, valve vaults shall have a sixty inch inside diameter. All valve vault cones must be eccentric centers with valve properly aligned.
Castings.	East Jordan Iron Works 1022 Frame and Lid or Neenah R-1713, embossed per Exhibit No. 401 of Buffalo Grove Numerical Code Title 16.
Fire Hydrant.	Waterous Pacer Model WB67-250, AWWA C502, painted fire engine red above ground, with resilient wedge auxiliary gate valve. Nozzles, two at two and one half inch, one at four and one half inch, with threads conforming to National Standard Specifications. Frangible section (breakaway type) with the break line flange located one inch above finished grade. Joint end, six inch, mechanical or push-on. All stainless steel trim. Auxiliary boxes and hydrants shall be a direct flange-to-flange connection.
Fire hydrant extension	Fire hydrant extensions and parts to be manufactured by Waterous only. All stainless steel trim.
Hydrant Valve Box \ Valve boxes	Hydrant Valve Box Tyler 664-S. Lid embossed "WATER." Rubber valve box stabilizer required.
Service Pipe.	Copper tube, two inches and smaller, ASTM B88, Type K (1" minimum). Ductile iron, larger than two inches. Conform to Water main section above. Service upgrade for existing water main requires a stainless steel tap repair clamp. Ford model FS1-CC, minimum length 15" long.
Corporation Stop.	Mueller H15000, 1" minimum, AWWA C800. 1" Direct tap or 1 1/4" and larger shall use Ford FC202 stainless steel band, epoxy coated saddle.
Curb Stop.	Copper service, Mueller H-15154. Ductile iron service, Resilient wedge counter clockwise to open, AWWA C500. Joint end—mechanical, AWWA C111.
Curb box	Copper service, Mueller H-10302. Ductile iron service, conform to Hydrant Valve Box section above. Ductile iron service, 6" and larger, conform to Valve Vault section above.
Copper to Copper Fittings	Mueller Company Model #H-15400. An all flared coupling is required, no sweat joint or compression allowed.
Pressure Connections	Ford FTSS style tapping sleeve. American Flow Control Series 2500 tapping valve four inch minimum. All stainless steel trim.

Sanitary Sewer Material Specifications:

Sewer and Service Connection Pipe	Reinforced concrete pipe—circular reinforcement, minimum Class 3, ASTM C76, with epoxy lining. PVC solid wall (SDR-26H) pipe—ASTM D-3034 for six to fifteen inches in diameter.
Sewer and Service Connection Pipe Joints.	Reinforced concrete pipe—ASTM C443. PVC solid wall (SDR-26H) pipe—ASTM D-3212 for six to eighteen inches in diameter.
Sewer and Service Connection Pipe Fittings	PVC solid wall (SDR-26H) pipe—ASTM D3034 for six to fifteen inches in diameter.
Casing Pipes.	Steel pipe—ASTM A120, three-eighths inch minimum thickness.
Manholes	Size: For sewer eighteen inch diameter or less, manhole shall have a forty-eight inch inside diameter. For sewer twenty-one inch to thirty-six inch diameter, manhole shall have a sixty inch inside diameter. For sewer greater than thirty-six inch diameter, manhole shall have an offset riser pipe of forty-eight inch inside diameter. All structures shall be monolithically precast including bases and invert flow lines.
Castings.	East Jordan Iron Works Frame 1022 or Neenah R-1713, with self-sealing lid and recessed pick hole, embossed per Exhibit No. 301 of Buffalo Grove Numerical Code Title 16.

Storm Sewer System Material Specifications:

Structures.	All structures shall be precast with designed openings or mechanically cored in the field.
Castings.	Closed Lid, East Jordan Iron Works 1022 or Neenah R-1713, embossed per Exhibit No. 201., Open Lid, East Jordan Iron Works 1022 or Neenah R-1713, Standard B4.12 or any other barrier curb, Type 11— East Jordan Iron Works 7210 or Neenah 3281-A or Neenah 3170 on existing structures where required. Box height must be 6" minimum with 5' tapers to match curb height., Depressed barrier curb, Type M3 Grate, Yard inlet, Type 8— East Jordan Iron Works 6517 or Neenah R-4340-B
Sewer Pipe Joints.	Reinforced concrete pipe—ASTM C443 or C361. PVC solid wall (SDR-26H) pipe—ASTM D-3212 for six to eighteen inches in diameter.
Sump pump service connection pipe/sub surface drain pipe.	4" PVC solid wall sewer pipe SDR-35. Blind connections must be cored in storm sewer and pipe connection shall be made with a rubber boot and stainless steel band. Sump pump per Exhibit No. 202 of Buffalo Grove Numerical Code Title 16 and underdrain per Exhibit No. 203.

Material Specifications For All Utilities:

Bedding	CA-11, Class B or better. All stone shall be crushed; rounded aggregate will not be permitted. The stone shall be compacted to 90% modified proctor density as required by ASTM D1557 or AASHTO T-180. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Trench Backfill	CA-11, Class B or better. This item shall meet the requirements of Class B CA-11, per the IDOT Standard Specifications for Road and Bridge Construction. All stone shall be crushed; rounded aggregate will not be permitted. The stone shall be compacted to 95% modified proctor density as required by ASTM D1557 or AASHTO T-180. Jetting of trenches is not permitted. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Adjustments	No more than two precast concrete adjusting rings with six inch maximum height adjustment shall be allowed, minimum one 2" ring installed on new structures. All adjustment rings less than 2" shall be HDPE rings. Only one HDPE may be used within the precast tolerances. Only precast concrete or

	HDPE adjustment rings permitted. ½" x 3.5" mastic to be used between all frames, rings and structures. Mortar around rings, but none between. Bed of mortar can be used on cone or flat top of structure.

Miscellaneous Material Specifications:

Detectable Warnings	East Jordan Iron Works or Neenah cast iron detectable warnings. Color shall be brick red.
Concrete	In accordance with IDOT Standard Specifications for Road and Bridge Construction
Asphalt	In accordance with IDOT Standard Specifications for Road and Bridge Construction and Section 16.50.070 of the Village of Buffalo Grove Municipal Code

* The Village Engineer shall have the authority to approve the use of alternative materials than those specifically required by Exhibit 109 in the manner provided for in Title 16 of the Village of Buffalo Grove Numerical Code. The Village Engineer may approve alternative materials that are not specifically required by this title when:

1. The materials or their components required by this title are no longer manufactured and available for purchase; and

2. The alternative materials are generally consistent with requirements of this title, including but not limited to those standards relating to production, composition, safety and aesthetics.

Testing Specifications:

(In addition to the requirements of IDOT's Standard Specifications for Road and Bridge Construction or the Standard Specifications for Water and Sewer Construction in Illinois)

Storm Sewer	Cleaning and televising, with reporting, as directed by the Village Engineer
Sanitary Sewer	Cleaning and televising, with reporting, as directed by the Village Engineer

*When conflicting information exists between the plans specifications and this exhibit number 109 the information listed in exhibit number 109 shall govern. All castings on a project or development shall come from a single manufacturer.

Bordeaux Open Space Improvements
East Side
Buffalo Grove, Illinois

Client:

Village of Buffalo Grove
Andrea Larson
1650 Leider Lane
Buffalo Grove, IL 60089
Office (847) 459-2552

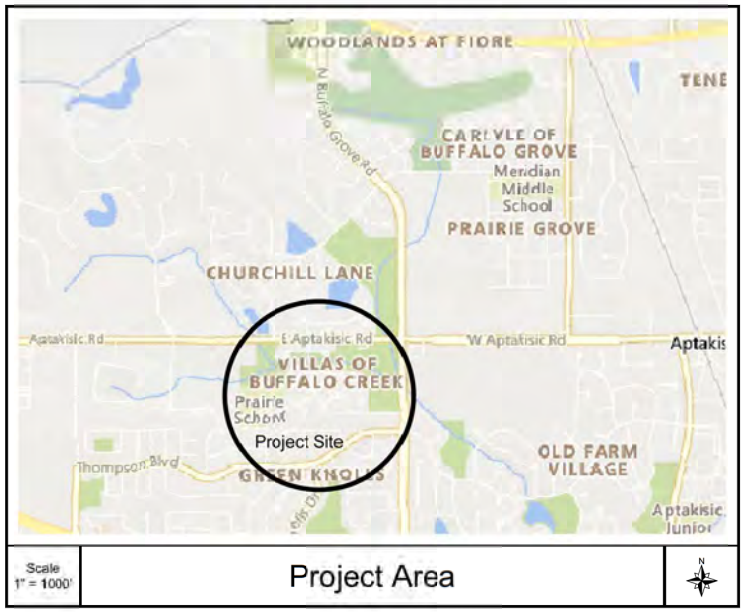
Engineer:

Hey and Associates, Inc.
8755 West Higgins Road, Suite 835
Chicago, IL 60631
Office (773) 693-9200
Fax (847) 740-2888

Benchmark:

Elevations shown hereon are in relation to Village of Buffalo Grove Benchmark #37
Elevation = 680.08 (NAVD 1988)
As established by GHA, Inc 11.08/2023.

Survey supplemented by Village of Buffalo Grove survey dated 03/10/2025



Scale 1" = 1000'

Project Area

Sheet Index:

(Page # / Sheet # / Title)

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2. C1.1 **Notes**
3. C2.0 **Overall Plan**
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5. C3.1 **Existing Conditions Plan**
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7. C4.0 **Demolition and Removals Plan**
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10. C5.0 **Layout Plan and Details**
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16. C7.0 **SESC Plan and Details**
17. C7.1 **SESC Plan**
18. C7.2 **SESC Plan**
19. L1.0 **Landscape Restoration Plan and Plant Lists**
20. L1.1 **Landscape Restoration Plan**
21. L1.2 **Landscape Restoration Plan**

Call J.U.L.I.E. 1-800-892-0123 at least 48 hours before start of construction with the following:

County: Lake
City or Township: Village of Buffalo Grove
Tier, Range & Section: T43N, R11E, Sec. 29

The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The Contractor is responsible for making their own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto.

PROFESSIONAL SEAL

PATRICK M. LADH
062-058745
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

Signature:
Date: 3/2/2026
License Expires: 11/30/2027

This document shall not be considered a valid technical submittal unless it bears an original seal and signature.

Base Survey Information provided by:
Gewalt Hamilton Associates, Inc.
11/8/2023

No	Revision/Issue	Date

Hey and Associates, Inc.
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Chicago@Heyassoc.com

Professional Design Firm
License No. 184-002429

Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Cover Sheet

PROJECT NO:	23-(168)
DESIGNED BY	ERA
DRAWN BY	ERA
CHECKED BY	PML
APPROVED BY	PML
ISSUE DATE	02/25/2026

SHEET NO: C1.0

Final

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GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS

1. All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the plans:
   a. "Standard Specifications for Road and Bridge Construction" (Latest Edition) by the Illinois Department of Transportation (SSRBC) and "Supplemental Specifications and Recurring Special Provisions" (Latest Edition) for all improvements except for sanitary sewer, watermain and plumbing construction;
   b. Standard Specifications for Water and Sewer Main Construction in Illinois" (Latest Edition) (SSWS) for sanitary and water main construction;
   c. Village of Buffalo Grove municipal code;
   d. The Lake County Watershed Management Ordinance;
   e. Illinois Plumbing Code;
   f. International Mechanical Code;
   g. In case of conflict between the applicable ordinances noted, the more stringent shall take precedence and shall control all construction.
2. The Contractor shall examine all plans and specifications, visit the site of the work and inform themself fully with the work involved, general and local conditions, all Federal, State and local laws, ordinances, rules and regulations and all other pertinent items which may affect the cost and time of completion of this project before submitting a proposal.
3. Prior to submitting a bid and beginning construction, the Contractor shall verify the lines and grades shown on the plans. If there are any discrepancies from what is shown on the plans, the Contractor shall immediately report them to the Owner prior to performing the work. The Contractor shall be responsible for coordination of work as required.
4. Prior to submitting his bid, the Contractor shall call the attention of the Engineer to any material or equipment he deems inadequate and to any item of work omitted.
5. Location of above and belowground utilities shown on plans are for information only and represent the best knowledge of the Engineer. Contractor shall make his own investigations as to location and elevation of all utilities, existing underground structures, cables and pipe lines prior to the start of construction operations.
6. If existing utility lines of any nature are encountered which conflict in location with new construction, the Contractor shall notify the Engineer and Owner so that the conflict may be resolved.
7. The Contractor shall notify the J.U.L.I.E. (811 or 1-800-892-0123) at least ten days prior to construction so that each utility company can stake out any underground improvements that they may have which might interfere with the proposed construction.
8. The Contractor shall be responsible for providing the necessary protection of all existing private and public utilities in conformance with the affected utility company's requirements as may be required to perform the work. Any utility that is damaged during construction shall be repaired or replaced by the Contractor at their own expense to the satisfaction of the Engineer, Owner and/or utility company.
9. The Contractor shall be required to make arrangements for the proper bracing, shoring and other required protection of all roadways, buildings, structures, poles, cables and pipe lines, before construction begins. Contractor shall be responsible for any damage to the site, streets, roadway, structures and shall make repairs as necessary to the satisfaction of the Engineer and Owner at the Contractor's own expense.
10. The work performed under this contract shall in no way interfere with the normal operation of any existing utility service. The Contractor shall furnish all necessary items of equipment required to maintain such normal operations at no additional expense to the Owner.
11. The Contractor shall obtain, erect, maintain and remove all signs, barricades, flagmen and other control devices as may be necessary for the purpose of regulating, warning or guiding traffic. Placement and maintenance of all traffic control devices shall be in accordance with the applicable parts of Article 1106 of the SSRBC and the "Standard Specifications for Traffic Control Items".
12. The Contractor shall restore any area disturbed outside the construction site to a condition equal to or better than its original use. This shall include finish grading establishment of a vegetative cover (seeding or sod), general cleanup and pavement replacement.
13. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to final grade prior to final inspection. No additional compensation shall be paid and said adjustments shall be considered incidental.
14. All trenches caused by the construction of sewers, service sewers, piping, utilities, and the excavation around catch basins, manholes, inlets and other appurtenances which occur within the limits of existing or proposed pavements, sidewalks and curb and gutters or where the edge of the trench shall be within two feet (2') of said improvements shall be backfilled with approved suitable select material and properly compacted.
15. The Contractor shall be responsible for providing safe and healthful working conditions throughout the construction of the proposed improvements.
16. The Contractor shall protect and carefully preserve all section or subsection monuments, lot irons, or other property or reference markers until the Engineer, his agent or an authorized surveyor has witnessed or otherwise referenced their location. Any damages shall be replaced by the Contractor and said cost of replacement shall be paid by the Contractor.
17. The Contractor shall provide a written work schedule and shall update said schedule as required. A minimum twenty-four (24) hour notice shall be given for any item that requires approval or inspection.
18. The Owner, Owner's Representative, municipality, or regulatory agency shall have the authority to inspect, approve and reject the construction improvements.
19. Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Engineer and Owner. Final payments shall be made after all of the Contractor's work has been approved and accepted.
20. The Contractor is responsible for coordinating any required inspections with the Owner, Engineer and other agencies.
21. If any approved equal items are proposed, the Contractor shall contact the Engineer for written approval prior to use or installation.
22. The Engineer and Owner are not responsible for the construction means, methods, techniques, sequences or procedures, time of performance, programs or for any safety precautions used by the Contractor. The Contractor is solely responsible for execution of his work in accordance with the contract documents and specifications.
23. Permits and licenses of a temporary nature necessary for the prosecution of the work shall be secured and paid for by the Contractor.
24. The Contractor will have in his possession on the job site a copy of the plans and specifications during construction.
25. Special attention is drawn to the fact that Article 105.06 of the SSRBC requires the Contractor to have a competent superintendent on the project site at all times, irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, shall be responsible for scheduling and have control of all work as the agent of the Contractor. Failure to comply with this provision will result in a suspension of work as provided in Article 108.07.
26. Record drawings shall be kept by the Contractor and submitted to the Engineer within 30 days of completion of the project, or as mutually agreed upon by the Engineer. Final payments to the Contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole.
27. The Contractor(s) shall indemnify the Owner, Engineer, Municipality and their agents, etc. from all liability involved with the construction, installation, or testing of work on the project.
28. Contractor is responsible for all site layout, including verification of benchmarks provided within the plans. If the Contractor identifies a discrepancy, it shall be brought to the attention of the Engineer immediately. DuPage County is not responsible for any rework on the project required due to improper grade stakes or failure of Contractor to verify existing benchmarks.
29. Any modifications of a drainage tile shall comply with the Illinois Drainage Code, and Section 15-77.

EARTHWORK AND GRADING CONSTRUCTION

All work done under this heading will be done in accordance with applicable provisions of the "Standard Specifications for Road and Bridge Construction", State of Illinois, Department of Transportation, adopted January 1, 2022.

1. Work under this section shall include, but not be limited to, the following:
   a. Clearing and removal of all undesirable vegetative growth within the construction area except as noted otherwise on the plans.
   b. Placement and construction of structural and non-structural fills.
   c. Movement and compaction of spoil material from the construction of underground utilities.
   d. Final shaping and trimming to the lines, grades and cross-sections shown in these plans, and topsoil placement to design finish grade elevations.
   e. Soil erosion control measures in accordance with the applicable specifications and county requirements.
2. Silt fence as shown in the construction plans shall be erected prior to start of work.
3. It is the Contractor's responsibility to determine all material quantities and the Contractor should be familiar with all site conditions. No claims for extra work will be recognized unless ordered in writing by the Owner.
4. The grading and construction of the site improvements shall not cause ponding of stormwater except as noted on the plans. All areas adjacent to these improvements shall be graded to allow positive drainage.
5. The proposed grading elevations shown on the plans are finish grade. For all landscape areas, a minimum of six inches (6") of topsoil (4" min. in sodded areas) is to be placed before finish grade elevations are achieved, except where noted otherwise.
6. All disturbed areas to be seeded or planted as specified on the Restoration or Planting Plans. Any disturbed areas not specified on the Restoration Plans shall be replaced in kind.
7. Detailed drawings for any sheering and bracing shall be provided for review to the Owner's representative prior to implementation of the method. A trench box shall be available on the job site at all times and be utilized in accordance with OSHA standards.
8. Suitable excavated materials subject to the review of the Owner's representative may be used to backfill the excavated areas of the site; unless shown otherwise.
9. No underground work shall be covered until it has been reviewed by Engineer.
10. Contractor shall submit to Owner for approval a construction and material access plan schematic for the site prior to commencement of work. The plan shall indicate ingress/egress points to roadways, any stabilized construction entrances, access routes and location of construction matting for completion of excavation and earthwork within wetland areas.

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION (LCSMC) SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

A. Sediment control measures shall be installed prior to the commencement of hydrologic disturbance of upland areas.
B. For those developments that require a designated erosion control inspector (deci), inspections and documentation shall be performed, at a minimum:
   B.A. Upon completion of sediment and runoff control measures (including perimeter controls and diversions), prior to proceeding with any other earth disturbance or grading.
   B.B. After every seven (7) calendar days or storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation.
C. Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the permittee shall plan for appropriate soil erosion and sediment control measures.
D. A stabilized mat of crushed stone meeting idot gradation ca 1 underlain with filter fabric and in accordance with the illinois urban manual, or other appropriate measure(s) as approved by the enforcement officer, shall be installed at any point where traffic will be entering or leaving a construction site. sediment or soil reaching an improved public right-of-way, street, alley or parking area shall be removed by scraping or street cleaning as accumulations warrant and transported to a controlled sediment disposal area.
E. Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin.
F. Disturbed areas shall be stabilized with temporary or permanent measures within seven (7) calendar days following the end of active hydrologic disturbance or redisturbance.
G. All stockpiles shall have appropriate measures to prevent erosion. stockpiles shall not be placed in flood prone areas or wetlands and designated buffers.
H. Slopes steeper than 3h:1v shall be stabilized with appropriate measures as approved by the enforcement officer.
I. Appropriate erosion control blanket shall be installed on all interior detention basin side slopes between the normal water level and high water level.
J. Storm sewers that are or will be functioning during construction shall be protected by an appropriate sediment control measure.
K. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. discharges shall be routed through an approved anionic polymer dewatering system or a similar measure as approved by the enforcement officer. dewatering systems should be inspected daily during operational periods. the enforcement officer, or approved representative, must be present at the commencement of dewatering activities.
L. If installed soil erosion and sediment control measures do not minimize sediment leaving the development site, additional measures such as anionic polymers or filtration systems may be required by the enforcement officer.
M. All temporary and permanent erosion control measures must be maintained and repaired as needed. the property owner shall be ultimately responsible for maintenance and repair.
N. All temporary sediment control measures shall be removed within 30 days after final site stabilization is achieved or after the temporary measures are no longer needed.
O. The erosion control measures indicated on the plans are the minimum requirements. additional measures may be required, as directed by the engineer, enforcement officer, or other governing agency.

LCSMC TYPICAL CONSTRUCTION SEQUENCING NOTES

1. Installation of soil erosion and sediment control SE/SC measures
   1.1. Selective vegetation removal for silt fence installation
   1.2. Silt fence installation
2. Construction fencing around areas not to be disturbed
3. Stabilized construction entrance
4. Tree removal where necessary (clear & grub)
5. Construct sediment trapping devices (sediment traps, basins...)
6. Construct detention facilities and outlet control structure with restrictor & temporary perforated riser
7. Strip topsoil, stockpile topsoil and grade site
8. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
9. Install storm sewer, sanitary sewer, water and associated inlet & outlet protection
10. Permanently stabilize detention basins with seed and erosion control blanket
11. Temporarily stabilize all areas including lots that have reached temporary grade
12. Install roadways
13. Permanently stabilize all outlot areas
14. Install structures and grade individual lots
15. Permanently stabilize lots
16. Remove all temporary SE/SC measures after the site is stabilized with vegetation

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

PLANT INSTALLATION

1. Contractor completing the planting work must submit documentation of prior experience and expertise in this type of work. Submit a minimum of three references, including contact names and phone numbers, that can verify these qualifications.
2. Contractor shall provide material certificates for each mix, container, and/or batch, signed by supplier.
3. Contractor must submit shop drawings of plant protection fencing (i.e. "goose fencing") to Owner for review and approval prior to commencement of any plant installation.
4. All plant materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations. All seed shall be free from insects and disease. Species shall be true to their botanic name as specified, and shall follow "Plants of the Chicago Region" by F. Swink and G. Wilhelm ('994).
5. Contractor shall provide at least one person who shall be present at all times during execution of this portion of the work who shall be thoroughly familiar with the type and operation of equipment, techniques, and materials being used. Said person shall direct all planting work performed.
6. All species native to northeastern Illinois shall be of local ecotype, and have a genetic origin within a 150-mile radius of the project site.
7. All plants shall be grown nursery stock, at least two years old.
8. All plants must be healthy and exhibit vigorous growth. Dormant plant materials will not be permitted.
9. Erosion control blanket shall be single net straw such as North American Green S75, or approved equal, except where otherwise noted.
10. If area to be seeded or planted was treated with herbicide, seed and plant installation shall occur no less than 14 days after herbicide application.
11. Installation of plant material:
   A. Planting must be completed after May 15 but no later than June 30. Planting may be completed outside of this time frame if approved by the Owner.
   B. All plant materials must be approved by the Owner prior to installation.
   C. Deliver plant materials to project site after preparations for planting have been completed. All plants must be packed in such a manner as to ensure adequate protection against wind damage, desiccation, and other physical damage while in transit. Any plant materials damaged in transit will be rejected by the Owner.
   D. If planting is delayed after delivery, keep plants in refrigerated container and/or protect from weather and mechanical damage, and keep moist and cool. Any plants materials damaged during on-site storage will be rejected by the Owner.
   E. Inspect the area to be planted. Ensure topsoil placement and other work preparatory to planting has been completed prior to commencement of planting.
   F. Mark locations of enhancement plantings for approval by Owner prior to installation of plant materials.
   G. Install all plant materials in locations shown on the plans, or as indicated in the field by the Owner. All plant materials shall be adequately healed in to minimize desiccation.
   H. Install plant protection fencing (i.e. "goose fencing") immediately after planting.
   I. All plant materials shall be thoroughly watered immediately after installation.
12. The work area shall be kept free of debris. After plant installation is complete, clean up any remaining materials, debris, trash, etc. Avoid driving or walking over planted areas.
13. After work has been completed remove tools, equipment, empty containers, and all other debris accumulated during completion of the work.
14. Repair any damages incurred during completion of this work.

LEGEND

No.	Revision/Issue	Date

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture
8755 W. Higgins Road, Suite 835
Chicago, Illinois 60631
Office (773) 693-9200
Fax (847) 740-2888
Chicago@Heyassoc.com

Professional Design Firm
License No. 184-002429

Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Notes

PROJECT NO	23-(165
DESIGNED BY	ERA
DRAWN BY	ERA
CHECKED BY	PML
APPROVED BY	PML
ISSUE DATE	02/5/2026

SHEET NO: C1.1

Construction

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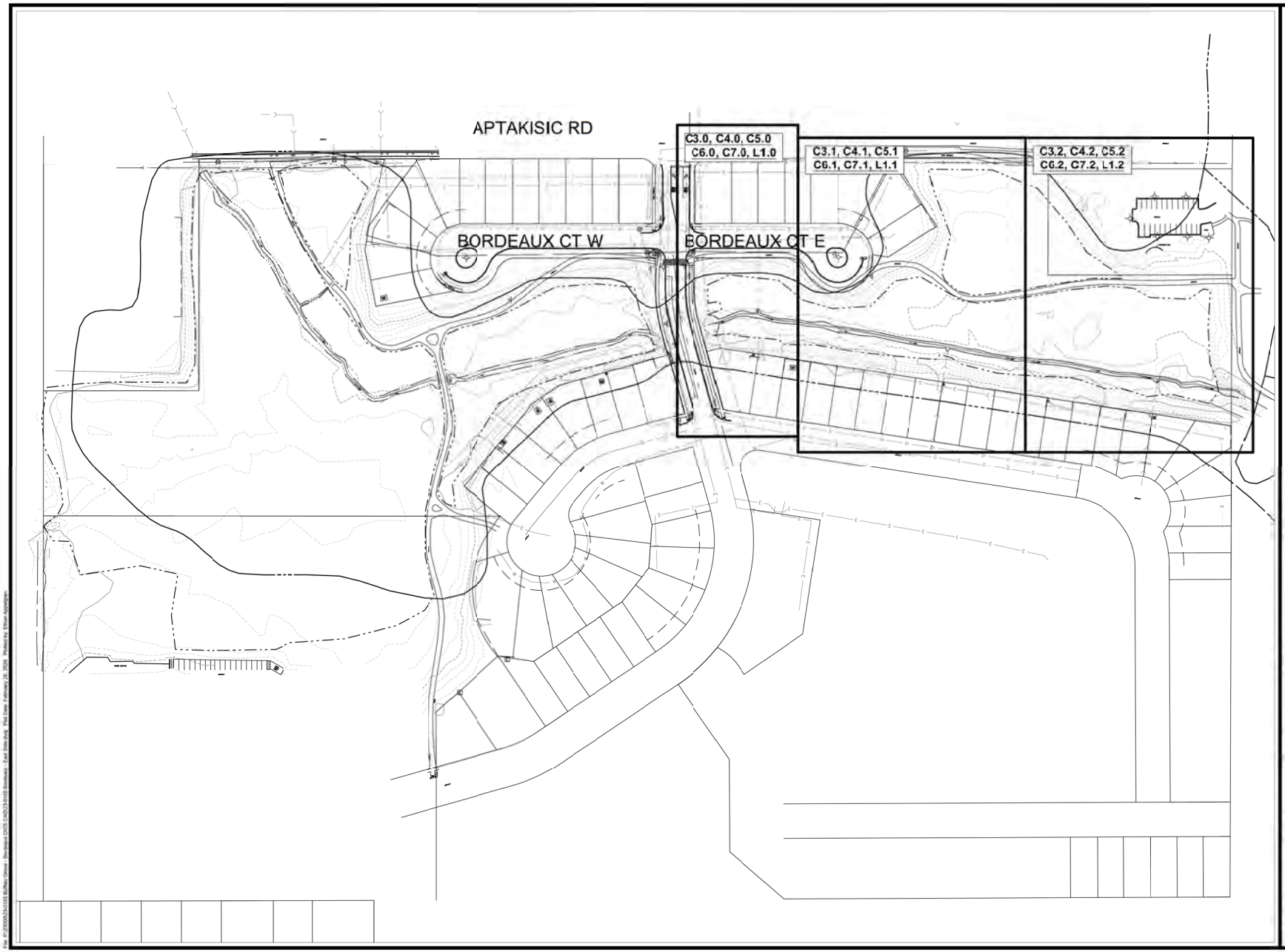
File: P:\2023\23-0165 Buffalo Grove - Bordeaux OSI\23-0165 Bordeaux - East Side.dwg Plot Date: February 26, 2026 Plotted by: Ethan Applegren



0 80 160

Scale: 1" = 80'

LEGEND

- Existing 1' Surveyed Contours
- Wetland Boundary
- Edge of Water
- Stream Centerline
- Tree / Shrub Line
- FEMA Floodway
- FEMA Floodplain

No.	Revision/Issue	Date

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture
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Chicago@Heyassoc.com

Professional Design Firm
License No. 184-002429

Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Overall Plan

PROJECT NO	23-165
DESIGNED BY	ERA
DRAWN BY	ERA
CHECKED BY	PML
APPROVED BY	PML
ISSUE DATE	02/25/2026

SHEET NO: C2.0

Final

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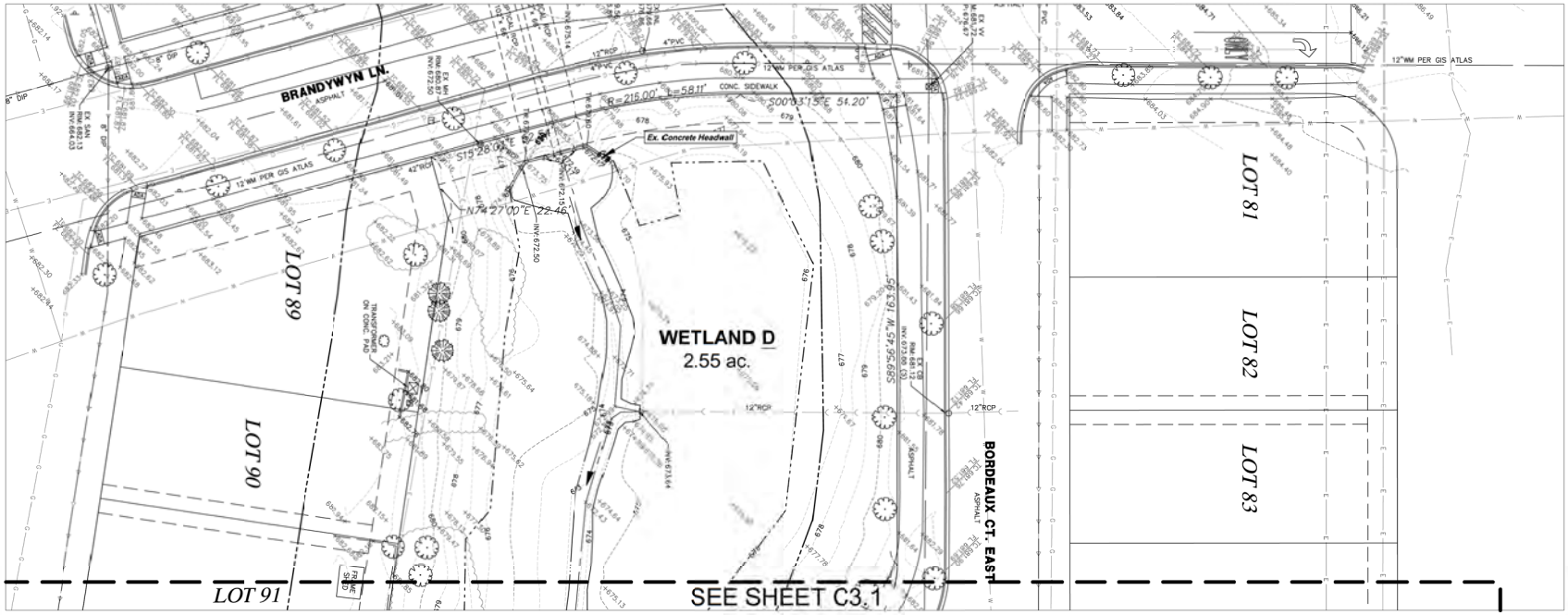

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Scale: 1" = 20'

LEGEND

- Existing 1' Surveyed Contours
- Wetland Boundary
- Edge of Water
- Stream Centerline
- FEMA Floodplain
- FEMA Floodway
- Tree / Shrub Line
- Existing Stump
- Existing Deciduous Tree
- Existing Evergreen Tree

No.	Revision/Issue	Date

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Professional Design Firm
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Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Existing Conditions Plan

PROJECT NO: 23-(185	SHEET NO:
DESIGNED BY: ERA	C3.0
DRAWN BY: ERA	
CHECKED BY: PML	
APPROVED BY: PML	
ISSUE DATE: 02/25/2026	

Final

File: R:\2023\23-0185 Buffalo Grove - Bordeaux CIVIL CAD\23-0185 Bordeaux - East Side.dwg Plot Date: February 26, 2026 Plotted by: Ethan Applegren

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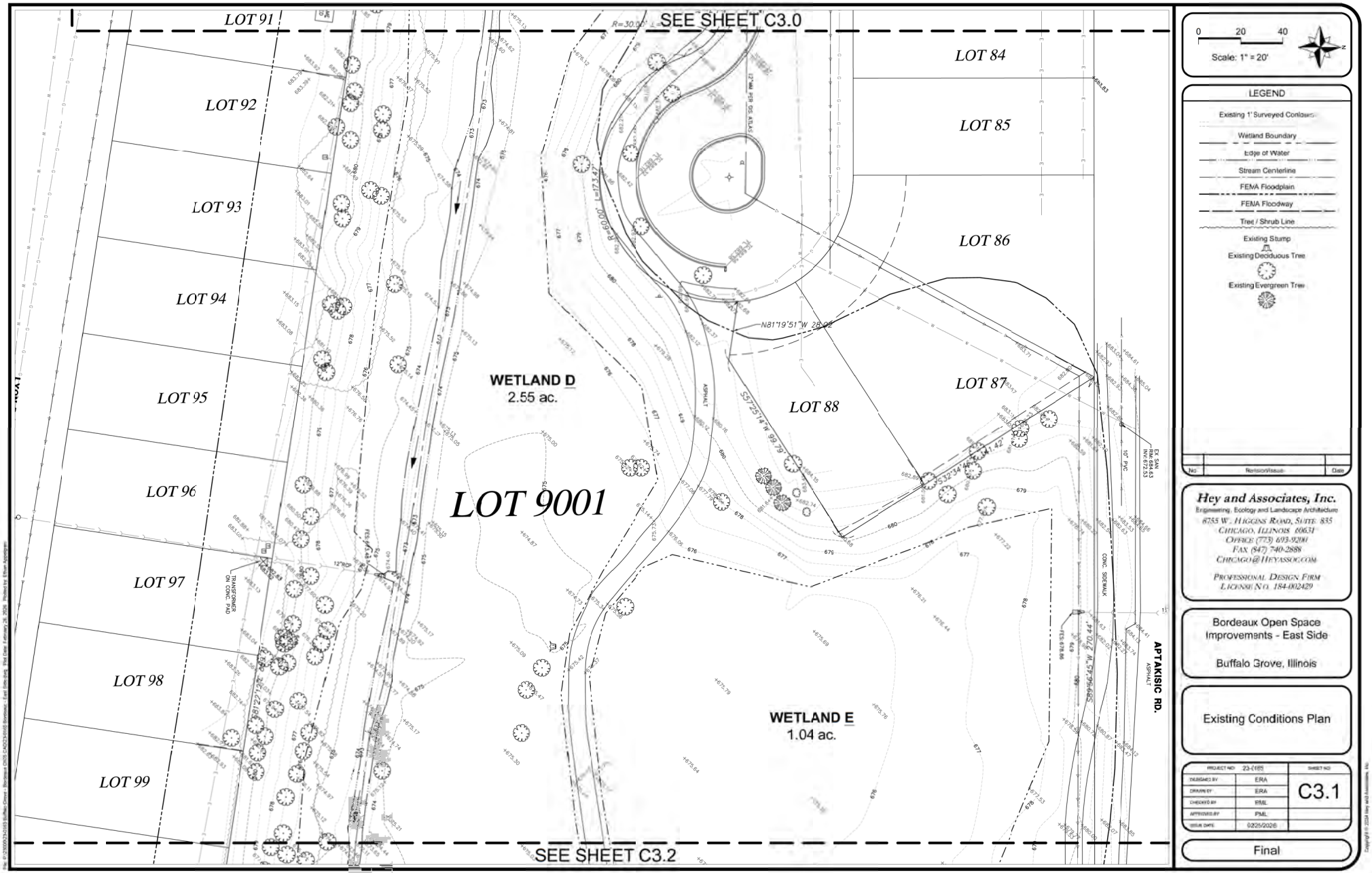

Hey and Associates, Inc.
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Professional Design Firm
License No. 184-002429

Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Existing Conditions Plan

PROJECT NO:	23-(185
DESIGNED BY	ERA
DRAWN BY	ERA
CHECKED BY	PML
APPROVED BY	PML
ISSUE DATE	02/25/2026

SHEET NO: C3.1

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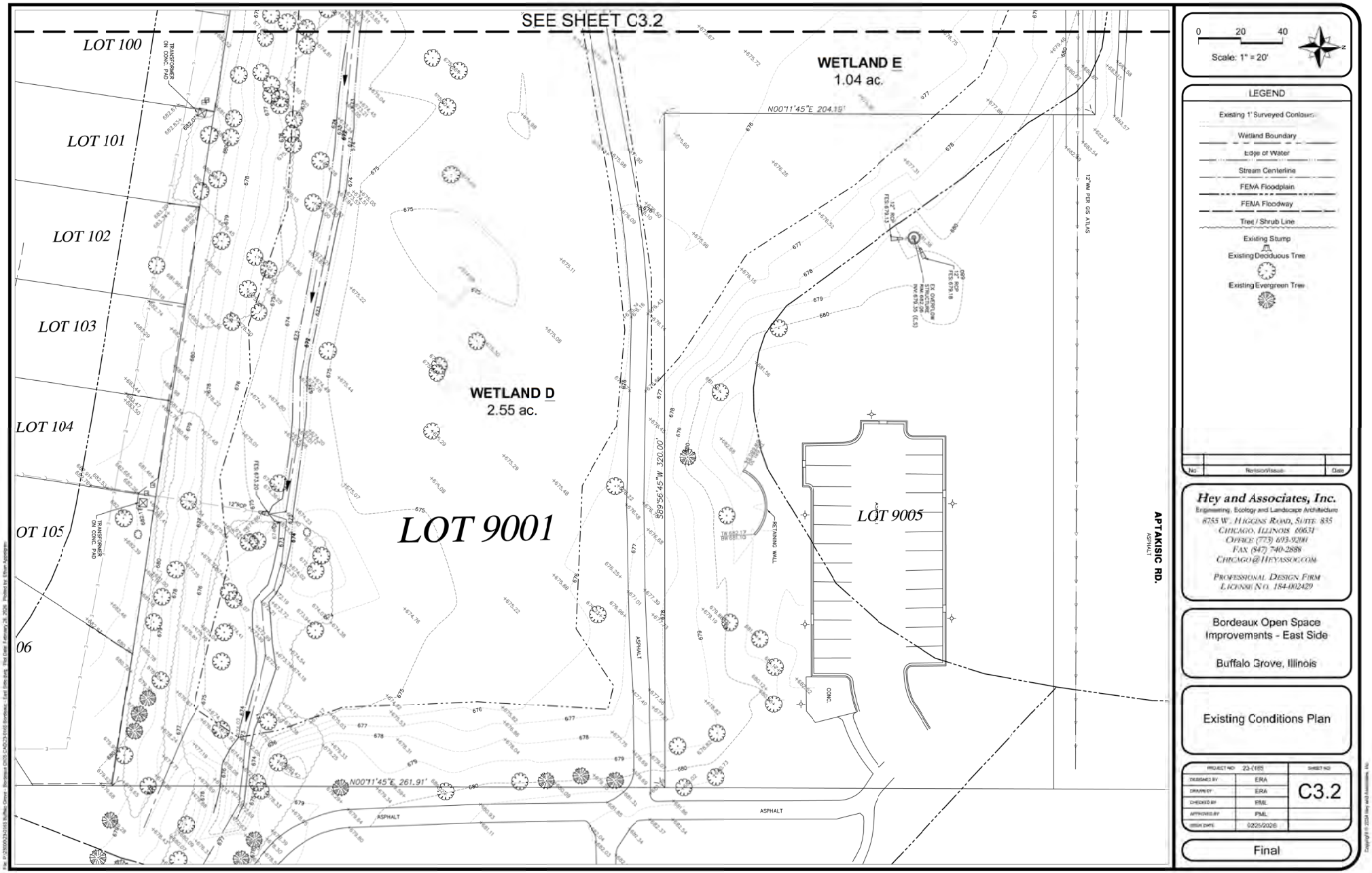
SEE SHEET C3.2
LOT 100
LOT 101
LOT 102
LOT 103
LOT 104
OT 105
06
WETLAND E
1.04 ac.
WETLAND D
2.55 ac.
LOT 9001
LOT 9005
N00°11'45"E 204.19'
S89°56'45"W 320.00'
N00°11'45"E 261.91'
APTAKISIC RD.
ASPHALT
CONC.
RETAINING WALL
TRANSFORMER ON CONC. PAD
12"WM PER GIS ATLAS
0 20 40
Scale: 1" = 20'
LEGEND
Existing 1' Surveyed Contours
Wetland Boundary
Edge of Water
Stream Centerline
FEMA Floodplain
FEMA Floodway
Tree / Shrub Line
Existing Stump
Existing Deciduous Tree
Existing Evergreen Tree
No.
Revision/Issue
Date
Hey and Associates, Inc.
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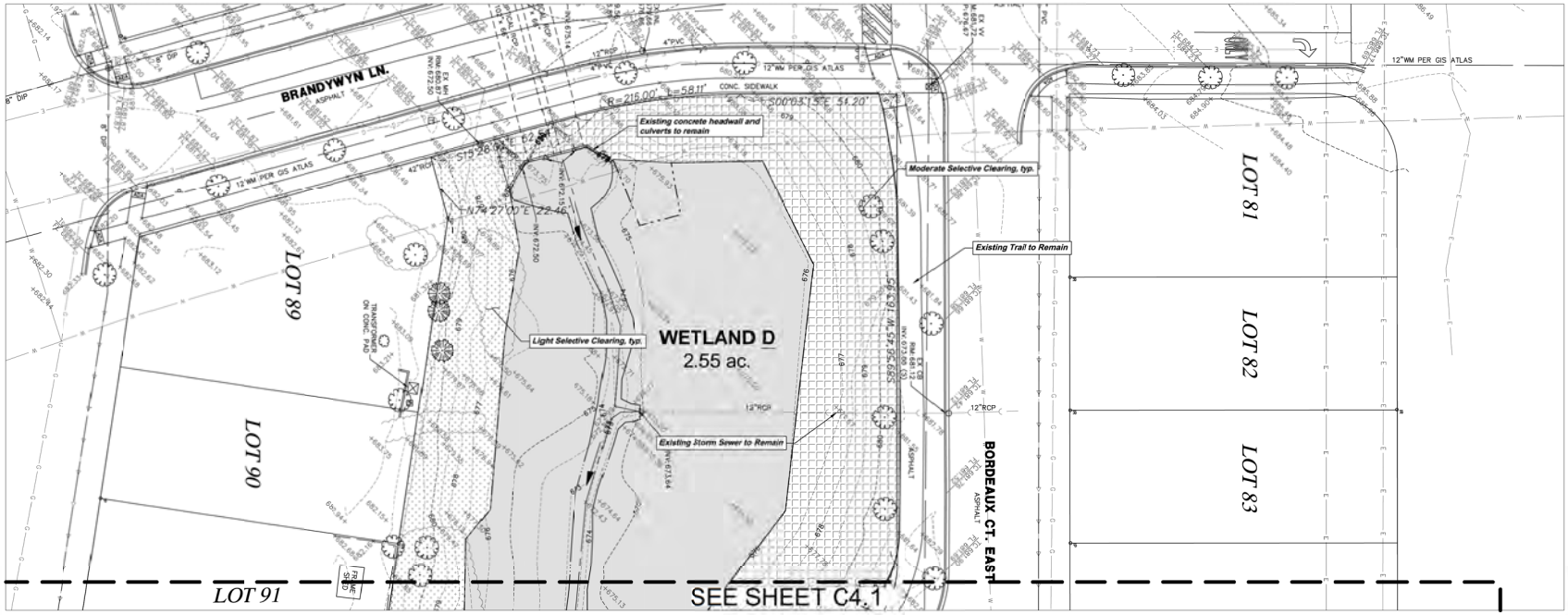
Bordeaux Open Space Improvements - East Side
Buffalo Grove, Illinois
Existing Conditions Plan
PROJECT NO: 23-185
SHEET NO: C3.2
DESIGNED BY: ERA
DRAWN BY: ERA
CHECKED BY: PML
APPROVED BY: PML
DESIGN DATE: 02/25/2026
Final



0 20 40

Scale: 1" = 20'

LEGEND

- Existing 1' Surveyed Contours
- Wetland Boundary
- Edge of Water
- Stream Centerline
- FEMA Floodplain
- FEMA Floodway
- Tree / Shrub Line
- Existing Stump to Remain
- Existing Deciduous Tree to Remain
- Existing Evergreen Tree to Remain
- Ligh: Selective Clearing
- Modrate Selective Clearing
- Heavy Selective Clearing
- Existing Tree / Stump to be Removed

No.	Revision/Issue	Date

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Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Demolition and Removals Plan

PROJECT NO: 23-(165	SHEET NO:
DESIGNED BY: ERA	C4.0
DRAWN BY: ERA	
CHECKED BY: PML	
APPROVED BY: PML	
ISSUE DATE: 02/25/2026	

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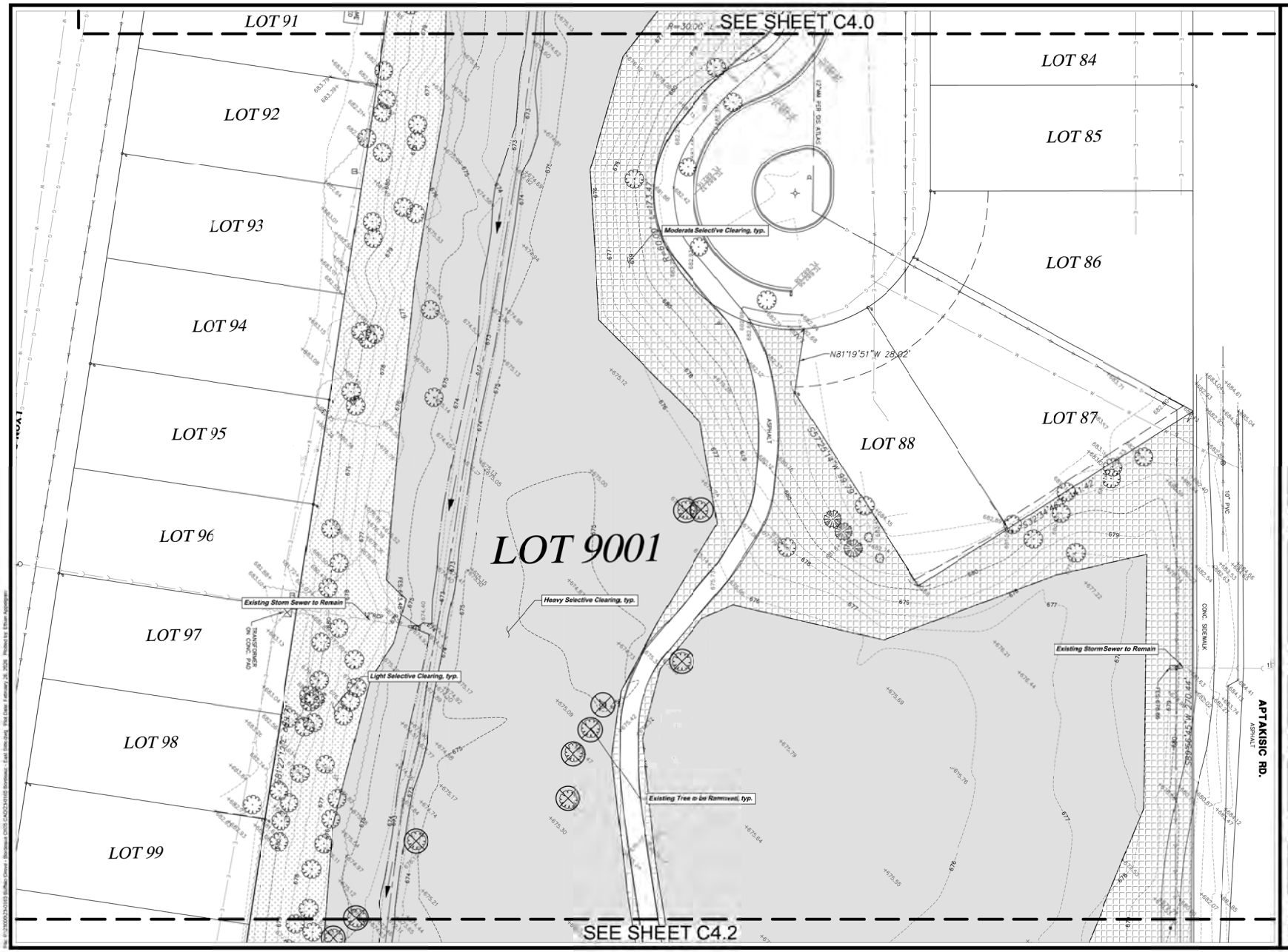

0 20 40

Scale: 1" = 20'

LEGEND

- Existing 1' Surveyed Contours
- Wetland Boundary
- Edge of Water
- Stream Centerline
- FEMA Floodplain
- FEMA Floodway
- Tree / Shrub Line
- Existing Stump to Remain
- Existing Deciduous Tree to Remain
- Existing Evergreen Tree to Remain
- Ligh Selective Clearing
- Moderate Selective Clearing
- Heavy Selective Clearing
- Existing Tree / Stump to be Removed

No.	Revision/Issue	Date

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Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Demolition and Removals Plan

PROJECT NO: 23-165		SHEET NO:
DESIGNED BY	ERA	C4.1
DRAWN BY	ERA	
CHECKED BY	PML	
APPROVED BY	PML	
ISSUE DATE	02/25/2026	

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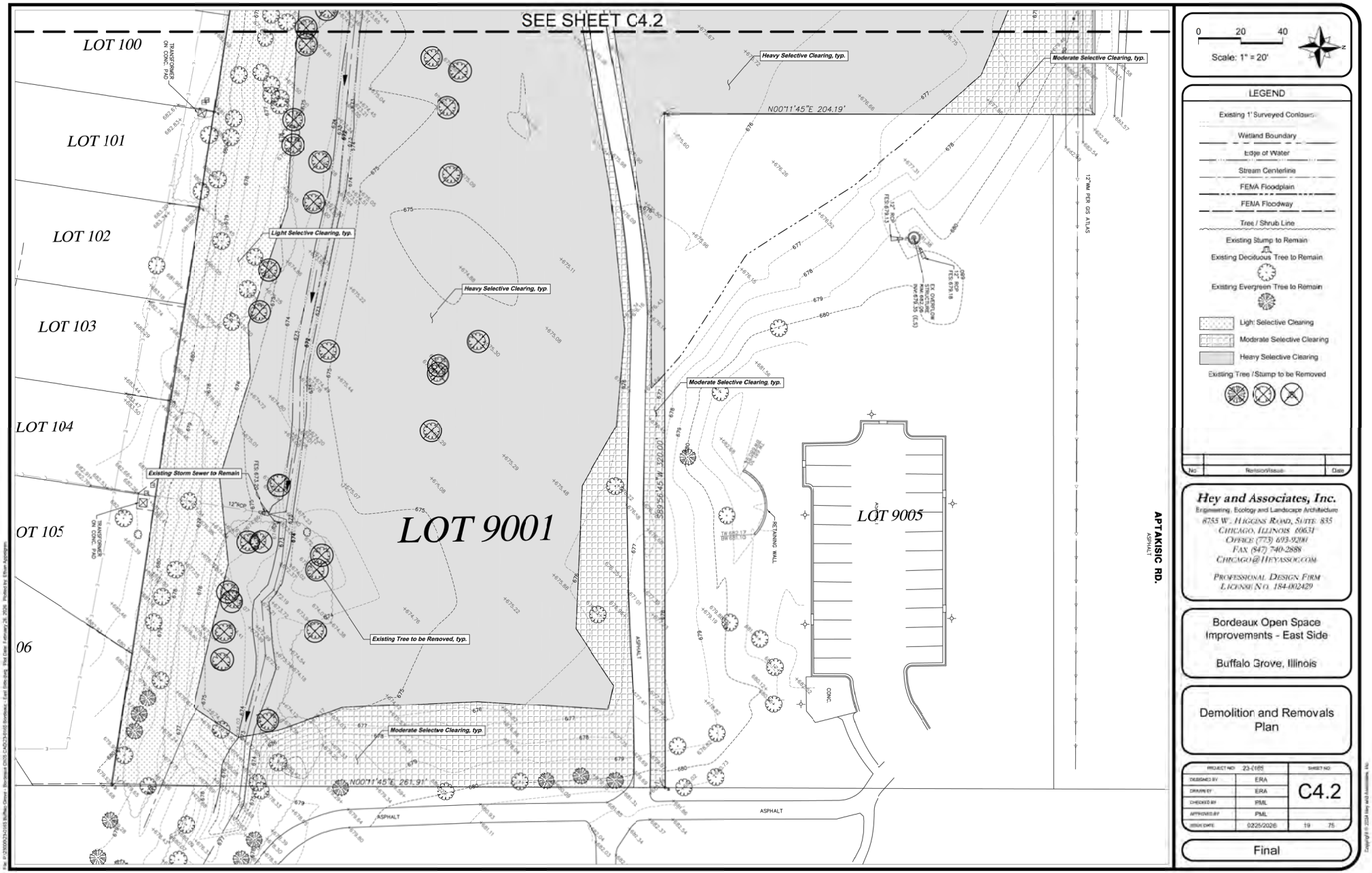

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Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Demolition and Removals Plan

PROJECT NO:	23-165	SHEET NO.
DESIGNED BY	ERA	C4.2
DRAWN BY	ERA	
CHECKED BY	PML	
APPROVED BY	PML	
ISSUE DATE	02/25/2026	19 75

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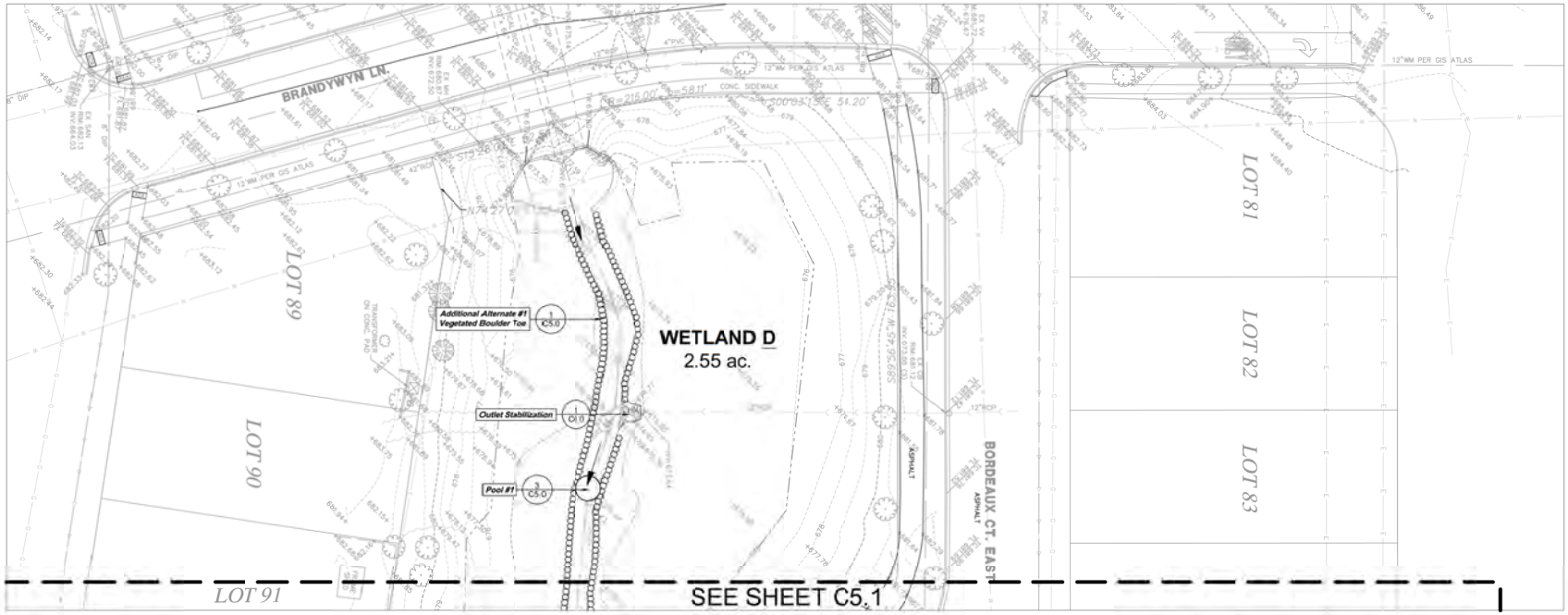


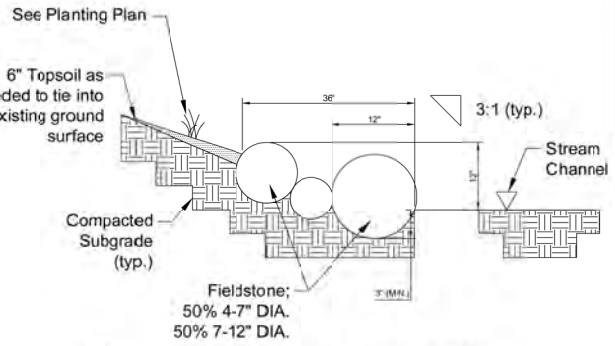
0 20 40

Scale: 1" = 20'

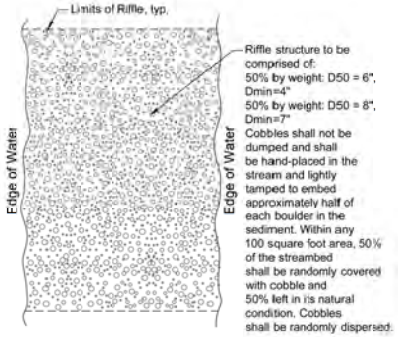
LEGEND

- Existing 1' Surveyed Contours
- Wetland Boundary
- Edge of Water
- Stream Centerline
- Tree/ Shrub Line
- Existing Stump to Remain
- Existing Deciduous Tree to Remain
- Existing Evergreen Tree to Remain
- Additional Alternate #1 - Vegetated Boulder Toe
- Proposed Pool
- Proposed Outlet Stabilization
- Proposed Riffle

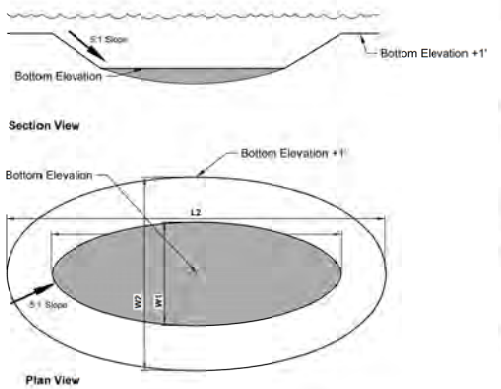
No.	Revision/Issue	Date



1 Additional Alternate #1 - Vegetated Boulder Toe (Not to Scale)



2 Stream Riffle (Not to Scale)



3 Stream Pool (Not to Scale)

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Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Layout Plan and Details

PROJECT NO:	23-(165	SHEET NO.
DESIGNED BY	ERA	C5.0
DRAWN BY	ERA	
CHECKED BY	PML	
APPROVED BY	PML	
ISSUE DATE	02/25/2026	

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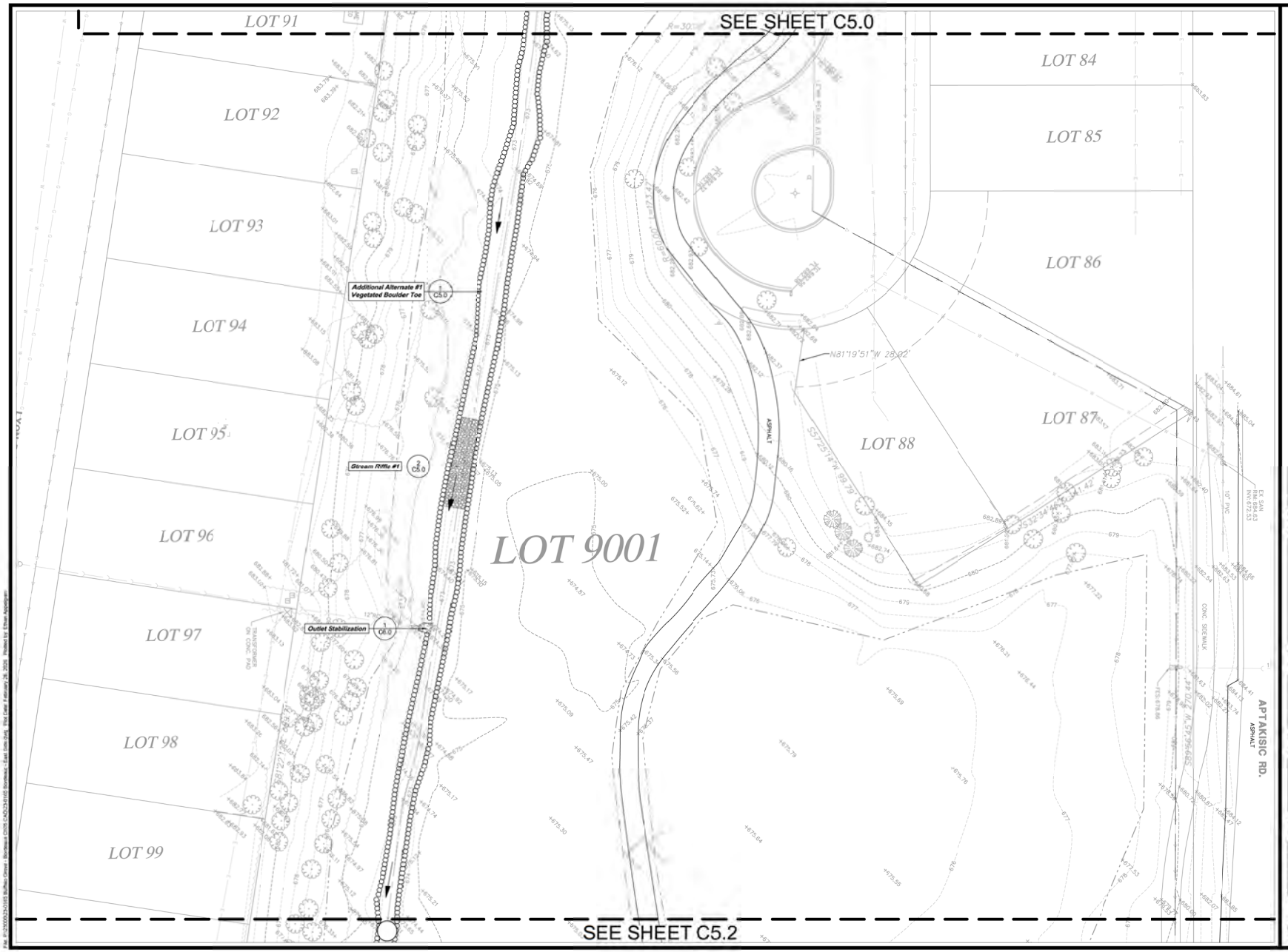

0 20 40

Scale: 1" = 20'

LEGEND

- Existing 1' Surveyed Contours
- Wetland Boundary
- Edge of Water
- Stream Centerline
- Tree/ Shrub Line
- Existing Stump to Remain
- Existing Deciduous Tree to Remain
- Existing Evergreen Tree to Remain
- Additional Alternate #1 - Vegetated Boulder Toe
- Proposed Pool
- Proposed Outlet Stabilization
- Proposed Riffle

No.	Revision/Issue	Date

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Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Layout Plan

PROJECT NO:	23-C165
DESIGNED BY:	ERA
DRAWN BY:	ERA
CHECKED BY:	PML
APPROVED BY:	PML
ISSUE DATE:	02/25/2026

SHEET NO: C5.1

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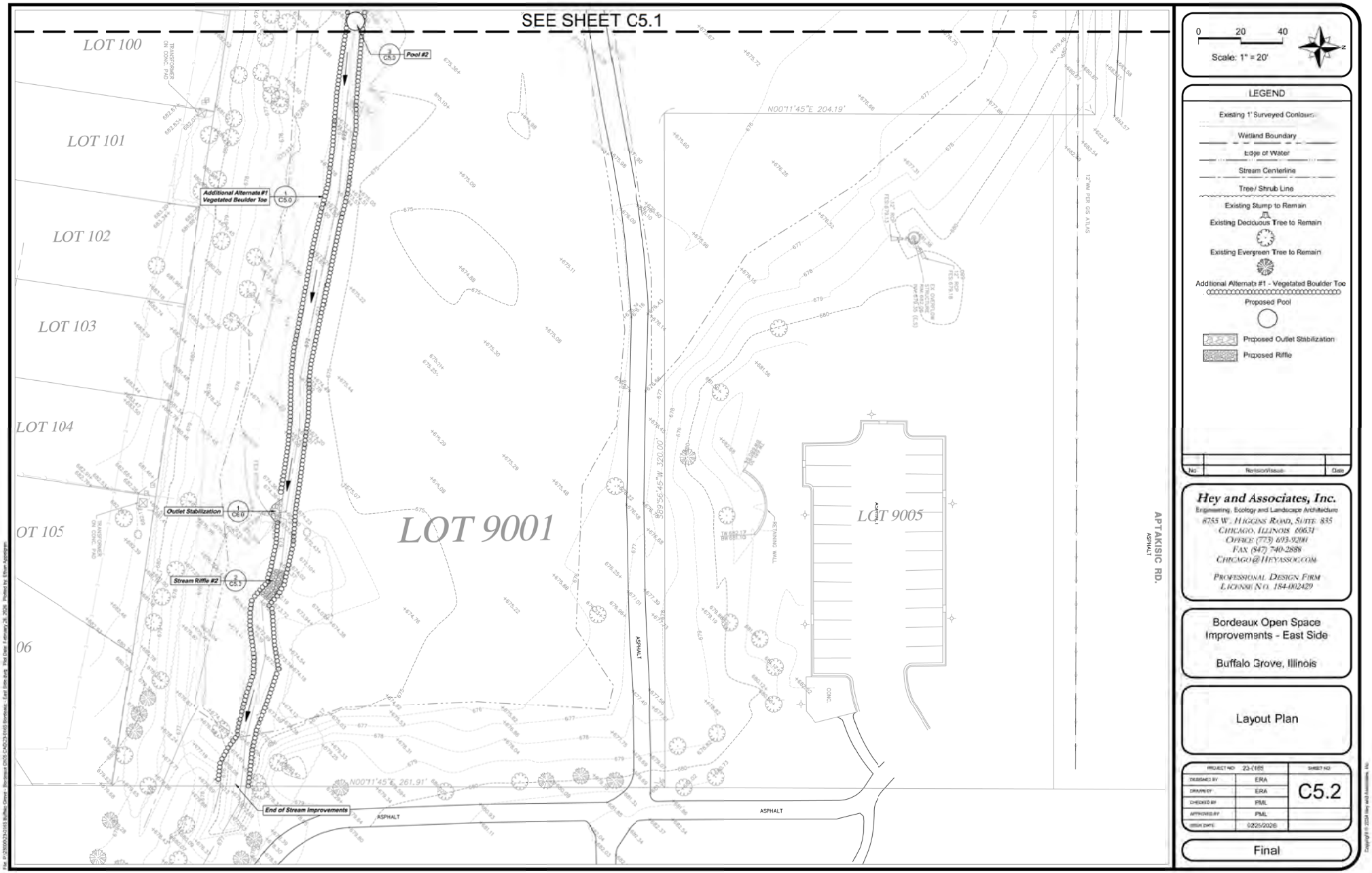

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Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Layout Plan

PROJECT NO	23-165
DESIGNED BY	ERA
DRAWN BY	ERA
CHECKED BY	PML
APPROVED BY	PML
ISSUE DATE	02/25/2026

SHEET NO. C5.2

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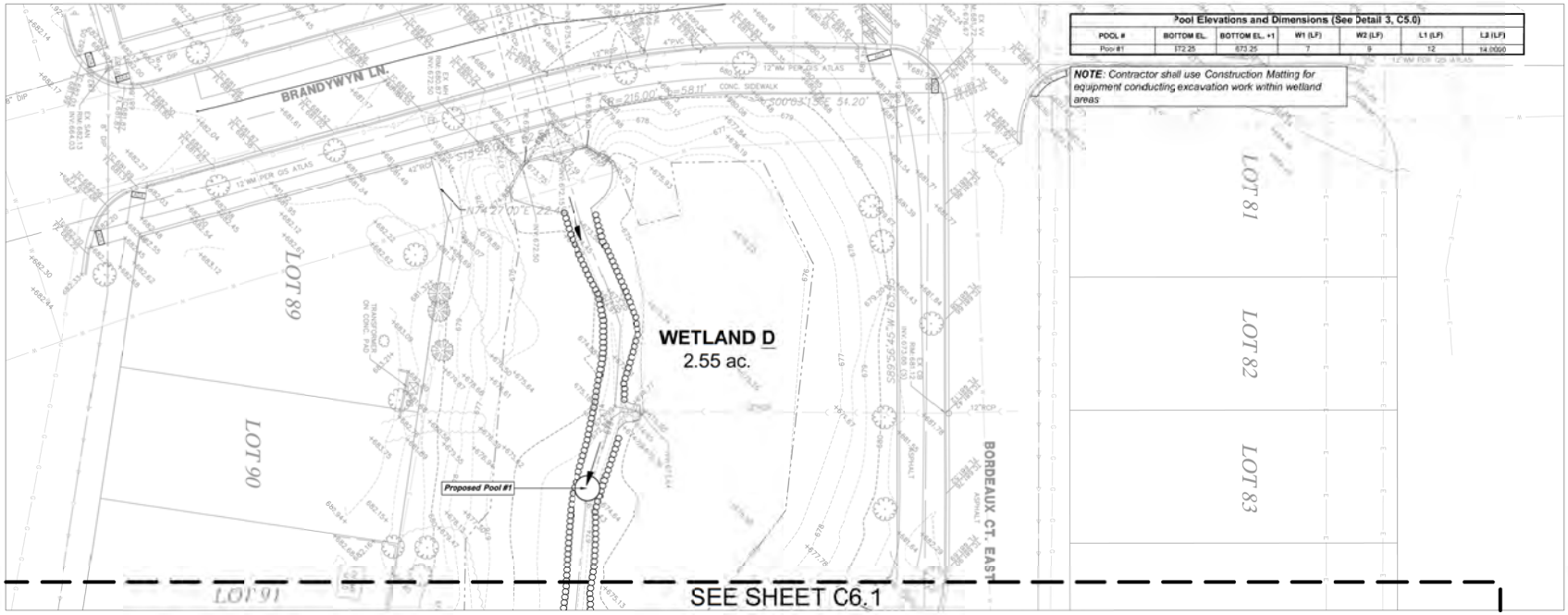
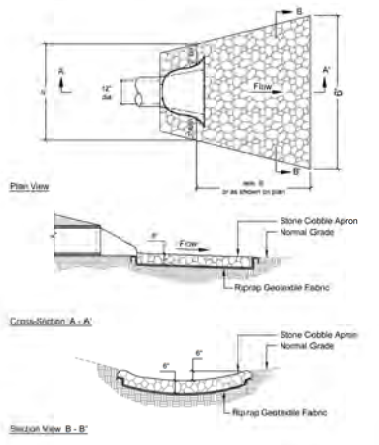
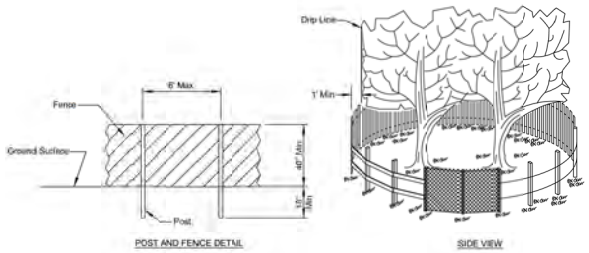


Pool Elevations and Dimensions (See Detail 3, C5.0)						
POOL #	BOTTOM EL.	BOTTOM EL. +1	W1 (LF)	W2 (LF)	L1 (LF)	L3 (LF)
Pool #1	672.25	673.25	7	9	12	14.0000

***NOTE**: Contractor shall use Construction Matting for equipment conducting excavation work within wetland areas*



1 Outlet Stabilization (Not to Scale)



NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

2 Tree Protection Fence (Not to Scale)

0 20 40
Scale: 1" = 20'

LEGEND

- Existing 1' Surveyed Contours
- Wetland Boundary
- Edge of Water
- Stream Centerline
- Tree/ Shrub Line
- Existing Stump to Remain
- Existing Deciduous Tree to Remain
- Existing Evergreen Tree to Remain
- Additional Alternate #1 - Vegetated Boulder Toe
- Proposed Pool
- Prop. Stabilized Inflow/Outflow
- Proposed Riffle

No.	Revision/Issue	Date

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Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Grading and Drainage Plan

PROJECT NO:	23-165	SHEET NO:
DESIGNED BY	ERA	C6.0
DRAWN BY	ERA	
CHECKED BY	PML	
APPROVED BY	PML	
ISSUE DATE	02/25/2026	

Final

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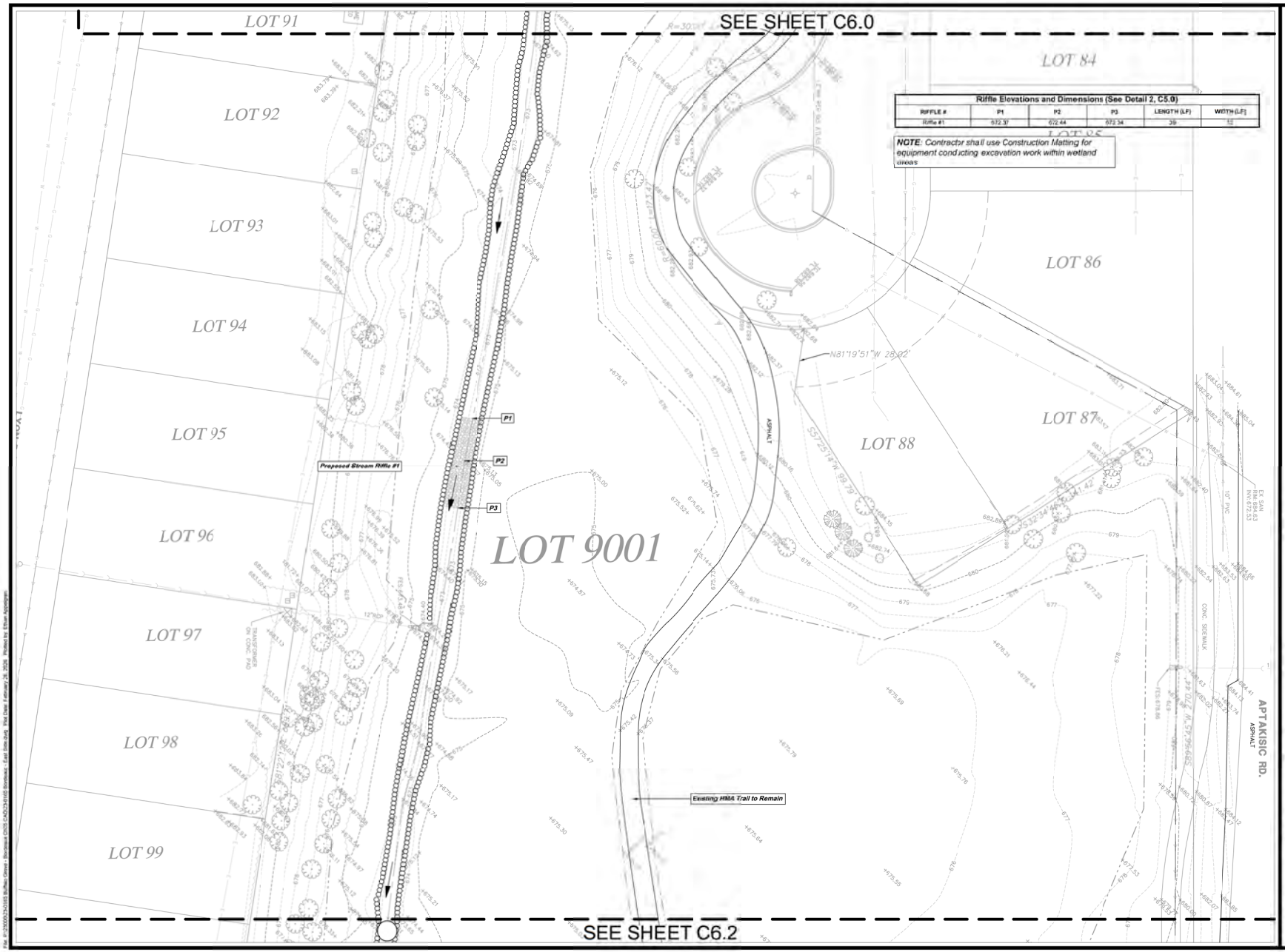

0 20 40

Scale: 1" = 20'

LEGEND

- Existing 1' Surveyed Contours
- Wetland Boundary
- Edge of Water
- Stream Centerline
- Tree/ Shrub Line
- Existing Stump to Remain
- Existing Deciduous Tree to Remain
- Existing Evergreen Tree to Remain
- Additional Alternats #1 - Vegetated Boulder Toe
- Proposed Pool
- Prop. Stabilized Inflow/Outflow
- Proposed Riffle

No.	Revision/Issue	Date

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Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Grading and Drainage Plan

PROJECT NO: 23-165	SHEET NO:
DESIGNED BY: ERA	C6.1
DRAWN BY: ERA	
CHECKED BY: PML	
APPROVED BY: PML	
ISSUE DATE: 02/25/2026	

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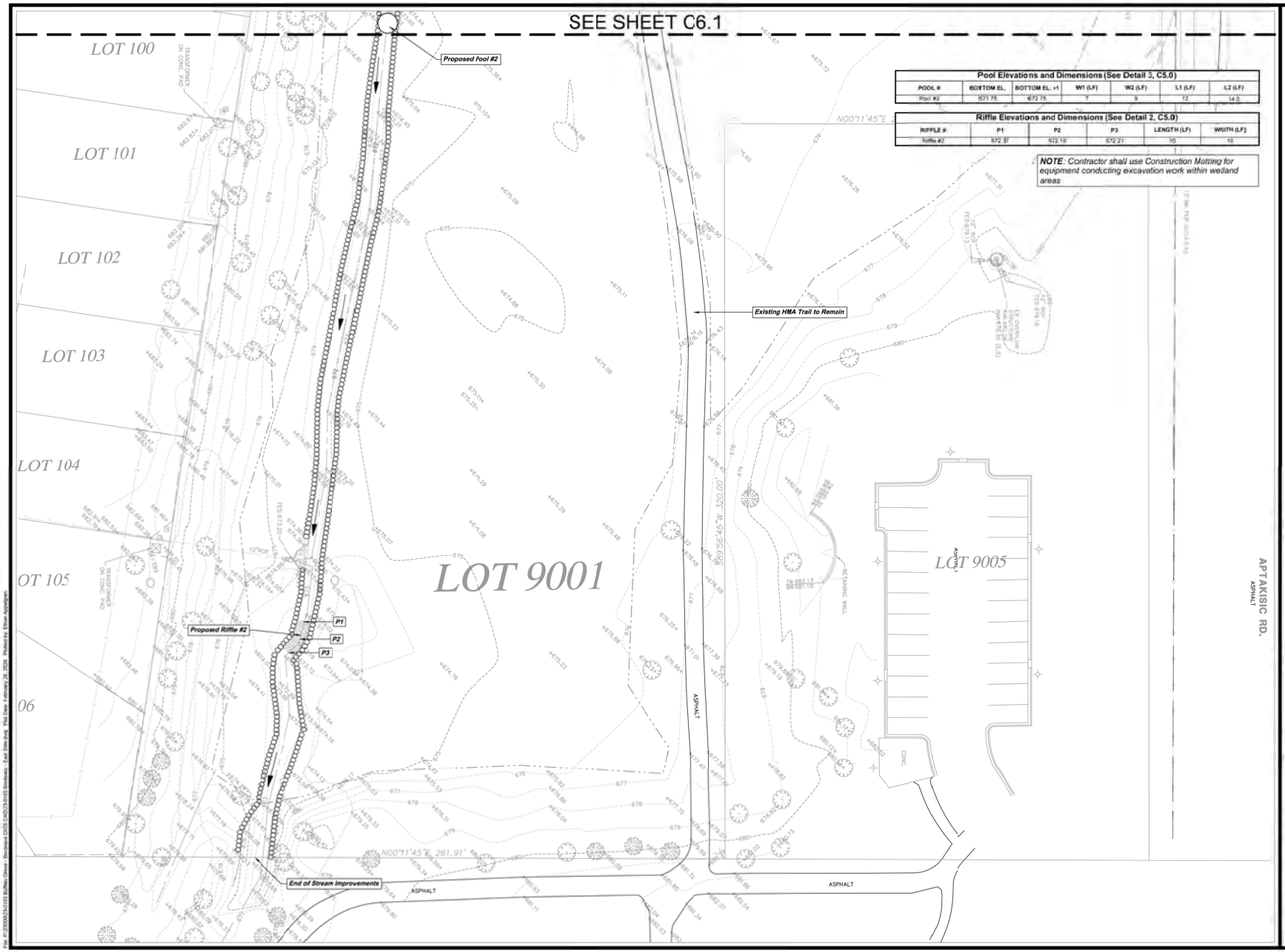
SEE SHEET C6.1
LOT 100
LOT 101
LOT 102
LOT 103
LOT 104
LOT 105
LOT 9001
LOT 9005
Proposed Pool #2
Existing HMA Trail to Remain
Proposed Riffle #2
P1
P2
P3
End of Stream Improvements
N00°11'45"E 261.91'
S89°56'45"W 320.00'
ASPHALT
APTAKISIC RD.
RETAINING WALL
CONC.
TRANSFORMER ON CONC. PAD
Pool Elevations and Dimensions (See Detail 3, C5.0)
POOL # | BOTTOM EL. | BOTTOM EL. +1 | W1 (LF) | W2 (LF) | L1 (LF) | L2 (LF)
Pool #2 | 671.75 | 672.75 | 1 | 9 | 12 | 14.0
Riffle Elevations and Dimensions (See Detail 2, C5.0)
RIFFLE # | P1 | P2 | P3 | LENGTH (LF) | WIDTH (LF)
Riffle #2 | 672.37 | 672.18 | 672.21 | 16 | 10
NOTE: Contractor shall use Construction Matting for equipment conducting excavation work within wetland areas
0 20 40
Scale: 1" = 20'
LEGEND
Existing 1' Surveyed Contours
Wetland Boundary
Edge of Water
Stream Centerline
Tree/ Shrub Line
Existing Stump to Remain
Existing Deciduous Tree to Remain
Existing Evergreen Tree to Remain
Additional Alternate #1 - Vegetated Boulder Toe
Proposed Pool
Prop. Stabilized Inflow/Outflow
Proposed Riffle
No. | Revision/Issue | Date
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Bordeaux Open Space Improvements - East Side
Buffalo Grove, Illinois
Grading and Drainage Plan
PROJECT NO: 23-165
SHEET NO: C6.2
DESIGNED BY: ERA
DRAWN BY: ERA
CHECKED BY: PML
APPROVED BY: PML
ISSUE DATE: 02/25/2026
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NOTE: *Both sides of proposed trail shall have a 3-foot wide buffer of Class 2 Seeding and Erosion Control Blanket. See detail 2 on Sheet C7.0. Note that this seeding is not shown on the plan sheets.*

NOTE: *Construction equipment shall not drive on existing asphalt trails east of Brandywyn Lane.*

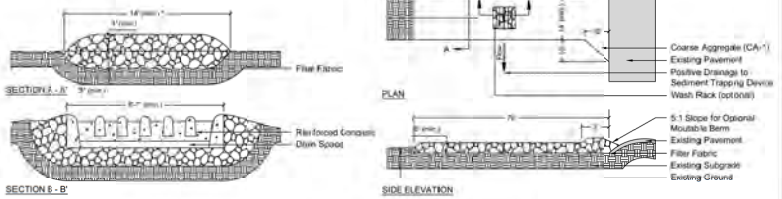
0 20 40

Scale: 1" = 20'

LEGEND

- Existing 1' Surveyed Contours
- Wetland Boundary
- Edge of Water
- Stream Centerline
- Tree/ Shrub Line
- Existing Stump to Remain
- Existing Deciduous Tree to Remain
- Existing Evergreen Tree to Remain
- Erosion Control Blanket
- Stabilized Construction Entrance
- Inlet Protection
- Tree Protection Fence

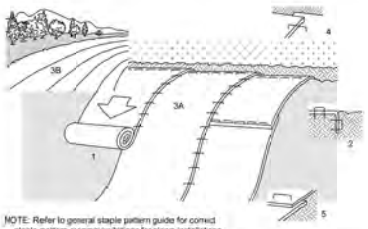
No.	Revision/Issue	Date



Notes:

1. Filter fabric shall meet the requirements of the specifications and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet coarse aggregate gradation CA-1 and be placed according to the standard specifications.
3. Any drainage facilities required because of washing shall be constructed according to manufacturer's specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.
5. Must extend full width of ingress and egress operation.

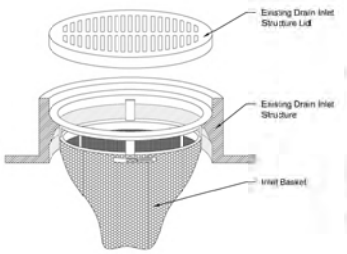
① Stabilized Construction Entrance
(Not to Scale)



NOTE: Refer to general staple pattern guide for correct staple pattern recommendations for slope installations.

1. Prepare soil before installing blankets, including application of lime, fertilizer, and seed. Note: when using Cell-O-Seed do not seed prepared area. Cell-O-Seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the blanket in 6" deep x 6" wide trench. Backfill and compact the trench after stapling.
3. Roll the blankets (A.) down or (B.) horizontally across the slope.
4. The edges of parallel blankets must be stapled with approximately 2" overlap.
5. When blankets must be spliced down the slope, place blankets end over end (shingle style) with approximately 4" overlap. Staple through overlapped area, approximately 12" apart.
6. All erosion control blanket will be 100% biodegradable.

② Erosion Control Blanket
(Not to Scale)



③ Inlet Protection
(Not to Scale)

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Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

SESC Plan

PROJECT NO:	23-185	SHEET NO:
DESIGNED BY	ERA	C7.0
DRAWN BY	ERA	
CHECKED BY	RML	
APPROVED BY	PML	
ISSUE DATE	02/25/2026	

Final

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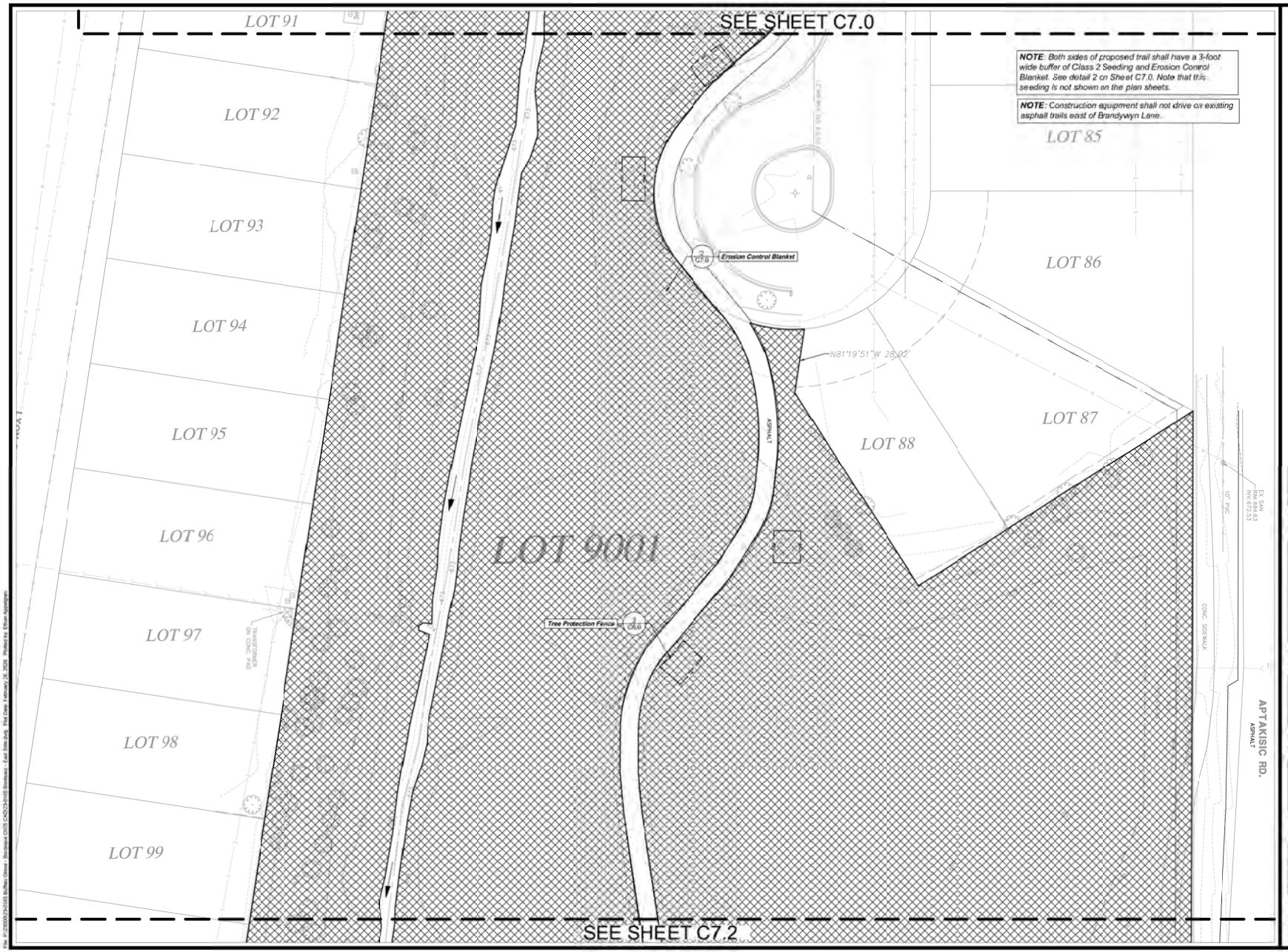

0 20 40
Scale: 1" = 20'

LEGEND

- Existing 1' Surveyed Contours
- Wetland Boundary
- Edge of Water
- Stream Centerline
- Tree/ Shrub Line
- Existing Stump to Remain
- Existing Deciduous Tree to Remain
- Existing Evergreen Tree to Remain
- Erosion Control Blanket
- Tree Protection Fence

No.	Revision/Issue	Date

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Engineering, Ecology and Landscape Architecture
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Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

SESC Plan

PROJECT NO:	23-(185	SHEET NO:
DESIGNED BY	ERA	C7.1
DRAWN BY	ERA	
CHECKED BY	RML	
APPROVED BY	PML	
ISSUE DATE	02/25/2026	

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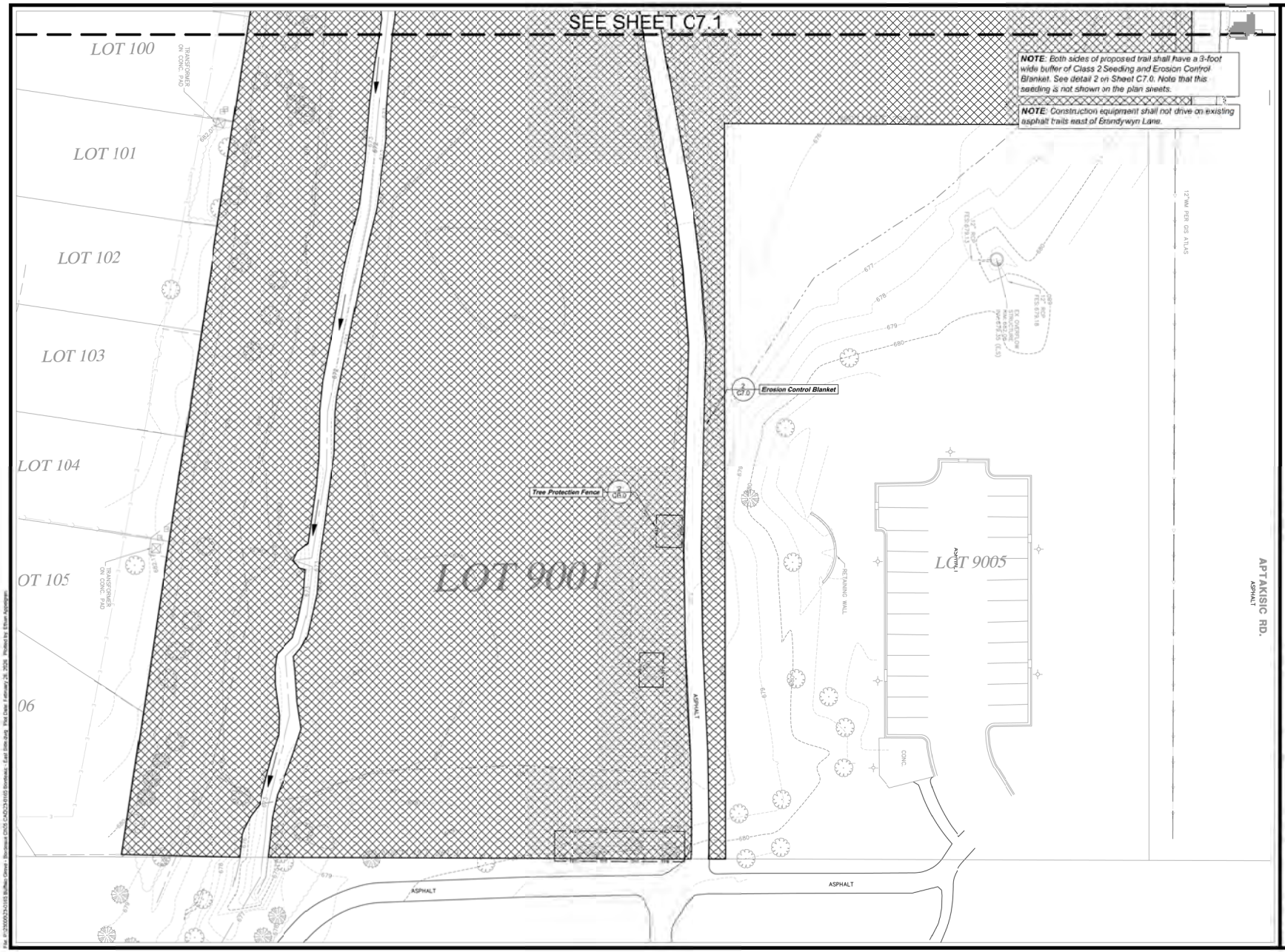

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Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

SESC Plan

PROJECT NO: 23-(185	SHEET NO:
DESIGNED BY: ERA	C7.2
DRAWN BY: ERA	
CHECKED BY: RML	
APPROVED BY: PML	
ISSUE DATE: 02/25/2026	

Final

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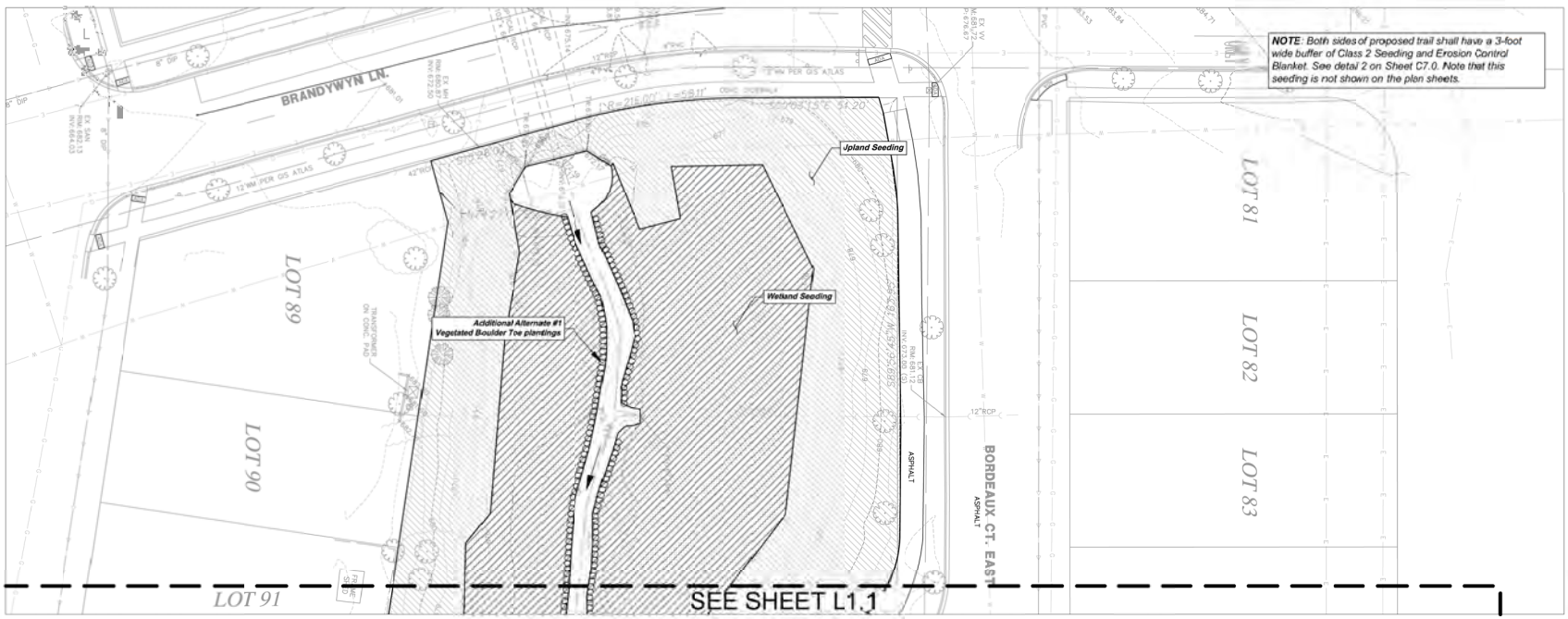

0 20 40

Scale: 1" = 20'

LEGEND

- Existing 1' Surveyed Contours
- Wetland Boundary
- Edge of Water
- Stream Centerline
- Tree/ Shrub Line
- Existing Stump to Remain
- Existing Deciduous Tree to Remain
- Existing Evergreen Tree to Remain
- Additional Alternate #1 - Vegetated Boulder Toe Plantings
- Wetland Seeding
- Upland Seeding

No.	Revision/Issue	Date

WETLAND SEED MIX (NATIVE)

COVER CROP (USE ONLY ONE DEPENDING ON SEASON)

Botanic Name	Common Name	Rate/Acre (Ounces)	Notes
Avena sativa	Seed Oats	480	spring only
Lolium multiflorum	Annual Rye	480	fall only
Wheat x wheatgrass hybrid	ReGreen	480	cormant only
TOTAL		480	

GRASSES/SEDGES/RUSHES

Botanic Name	Common Name	Rate/Acre (Ounces)	Notes
Andropogon gerardii	Big Bluestem	48	PLS
Carex vulpinoidea	Brown Fox Sedge	4	PLS
Elymus canadensis	Canada Wild Rye	48	PLS
Elymus virginicus	Virginia Wild Rye	48	PLS
Juncus torreyi	Torrey's Rush	4	PLS
Leersia oryzoides	Rice Cut Grass	8	PLS
Panicum virgatum	Switchgrass	32	PLS
Scirpus atrovirens	Dark Green Bulrush	4	PLS
TOTAL		196	

FORBS

Botanic Name	Common Name	Rate/Acre (Ounces)	Notes
Angelica atropurpurea	Great Angelica	3	PLS
Asclepias incarnata	Swamp Milkweed	6	PLS
Eryngium yuccifolium	Rattlesnake Master	3	PLS
Eupatorium perfoliatum	Common Boneset	4	PLS
Euthamia graminifolia	Grass-leaved Goldenrod	3	PLS
Eutrochium maculatum	Spotted Joe Pye Weed	4	PLS
Helenium autumnale	Sneezeweed	4	PLS
Helianthis grosseserratus	Sawtooth Sunflower	4	PLS
Oligoneuron riddellii	Riddell's Goldenrod	4	PLS
Monarda fistulosa	Wild Bergamot	4	PLS
Pycnanthemum virginianum	Common Mountain Mint	3	PLS
Rudbeckia hirta	Black-eyed Susan	4	PLS
Rudbeckia laciniata	Wild Goldenglow	8	PLS
Silphium perfoliatum	Cup Plant	4	PLS
Symphyotrichum lateriflorum	Calico Aster	4	PLS
Symphyotrichum novae-angliae	New England Aster	4	PLS
Verbena hastata	Blue Vervain	4	PLS
Verbesina alternifolia	Wingstem	3	PLS
Zizia aurea	Golden Alexander	4	PLS
TOTAL		77	

UPLAND SEED MIX (NATIVE)

COVER CROP (USE ONLY ONE DEPENDING ON SEASON)

Botanic Name	Common Name	Rate/Acre (Ounces)	Notes
Avena sativa	Seed Oats	480	spring only
Lolium multiflorum	Annual Rye	480	fall only
Wheat x wheatgrass hybrid	ReGreen	480	dormant only
TOTAL		480	

GRASSES/SEDGES/RUSHES

Botanic Name	Common Name	Rate/Acre (Ounces)	Notes
Bouteloua curtipendula	Side Oats Grama	48	PLS
Elymus canadensis	Canada Wild Rye	80	PLS
Panicum virgatum	Switchgrass	48	PLS
Sorghastrum nutans	Indian Grass	48	PLS
TOTAL		224	

FORBS

Botanic Name	Common Name	Rate/Acre (Ounces)	Notes
Asclepias syriaca	Common Milkweed	5	PLS
Coreopsis palmata	Prairie Coreopsis	3	PLS
Desmodium canadense	Showy Tick-trefoil	4	PLS
Echinacea pallida	Pale Purple Coneflower	4	PLS
Euthamia graminifolia	Grass-leaved Goldenrod	3	PLS
Helianthus divaricatus	Woodland Sunflower	3	PLS
Heliopsis helianthoides	False Sunflower	4	PLS
Monarda fistulosa	Wild Bergamot	4	PLS
Oligoneuron rigidum	Stiff Goldenrod	3	PLS
Penstemon digitalis	Foxglove Beard Tongue	4	PLS
Ratibia pinnata	Yellow Coneflower	4	PLS
Rudbeckia hirta	Black-eyed Susan	6	PLS
Rudbeckia triloba	Brown-eyed Susan	4	PLS
Symphyotrichum laeve	Smooth Blue Aster	3	PLS
Symphyotrichum novae-angliae	New England Aster	3	PLS
TOTAL		57	

TURF GRASS (IDOT CLASS 2)

Botanic Name	Common Name	Rate/Acre (Ounces)	Notes
Festuca arundinacea	Tall Fescue	1600	PLS
Lolium perenne	Perennial Rye Grass	800	PLS
Festuca rubra	Creeping Red Fescue	640	PLS
Agrostis alba	Red Top	160	PLS
TOTAL		3200	

VEGETATED BOULDER TOE PLANTS (100 PLANTS PER 100 LINEAR FEET)

Botanic Name	Common Name	Quantity per 100 LF	Notes
Juncus dudleyi	Dudley's Rush	20	2" plug
Leersia oryzoides	Rice Cut Grass	20	2" plug
Spartina pectinata	Prairie Cord Grass	20	2" plug
Amorpha fruticosa	Indigo Bush	10	#1 container
Eutrochium maculatum	Spotted Joe Pye Weed	10	2" plug
Helenium autumnale	Sneezeweed	10	2" plug
Vernonia fasciculata	Common Ironweec	10	2" plug
TOTAL		100	

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture
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Office (773) 693-9200
Fax (847) 740-2888
Chicago@Heyassoc.com
Professional Design Firm
License No. 184-002429

Bordeaux Open Space Improvements - East Side

Buffalo Grove, Illinois

Landscape Restoration Plan and Plant Lists

PROJECT NO: 23-105	SHEET NO: L1.0
DESIGNED BY: ERA	
DRAWN BY: ERA	
CHECKED BY: PML	
APPROVED BY: PML	
ISSUE DATE: 02/25/2026	

Final

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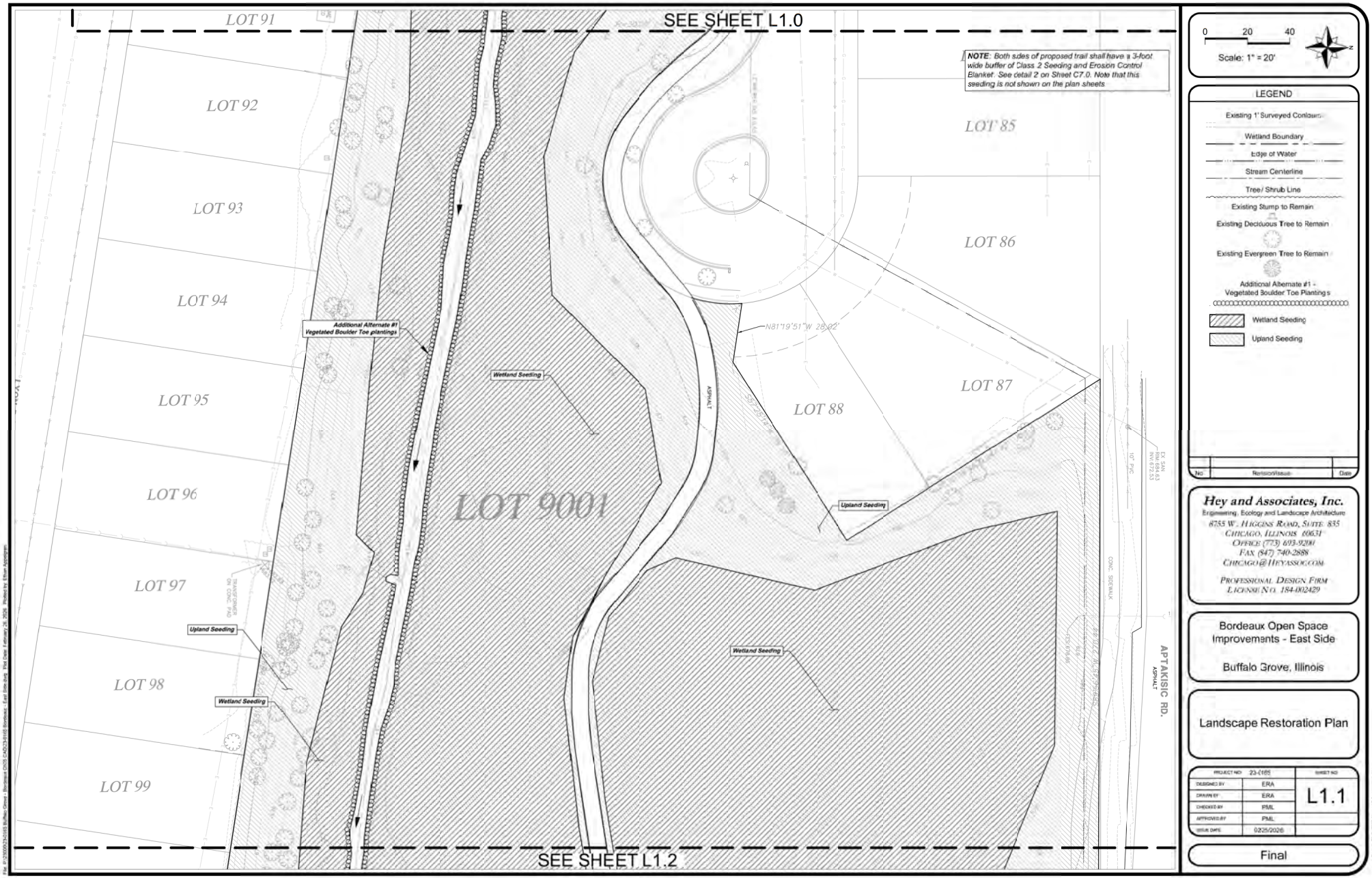
File: R:\2023\23-105\Buffalo Grove - Bordeaux Ct\CAD\23-105 Bordeaux - East Side.dwg Plot Date: February 26, 2026 Plotted by: Ethan Applegren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LOT 91
LOT 92
LOT 93
LOT 94
LOT 95
LOT 96
LOT 97
LOT 98
LOT 99
LOT 9001
LOT 85
LOT 86
LOT 87
LOT 88
NOTE: Both sides of proposed trail shall have a 3-foot wide buffer of Class 2 Seeding and Erosion Control Blanket. See detail 2 on Sheet C7.0. Note that this seeding is not shown on the plan sheets
Additional Alternate #1 Vegetated Boulder Toe plantings
Wetland Seeding
Upland Seeding
Wetland Seeding
Upland Seeding
Wetland Seeding
N81°19'51"W 28.92'
ASPHALT
CONC SIDEWALK
APTAKISIC RD.
ASPHALT
SEE SHEET L1.2
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Scale: 1" = 20'
LEGEND
Existing 1' Surveyed Contours
Wetland Boundary
Edge of Water
Stream Centerline
Tree/ Shrub Line
Existing Stump to Remain
Existing Deciduous Tree to Remain
Existing Evergreen Tree to Remain
Additional Alternate #1 - Vegetated Boulder Toe Plantings
Wetland Seeding
Upland Seeding
No.
Revision/Issue
Date
Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture
8755 W. Higgins Road, Suite 835
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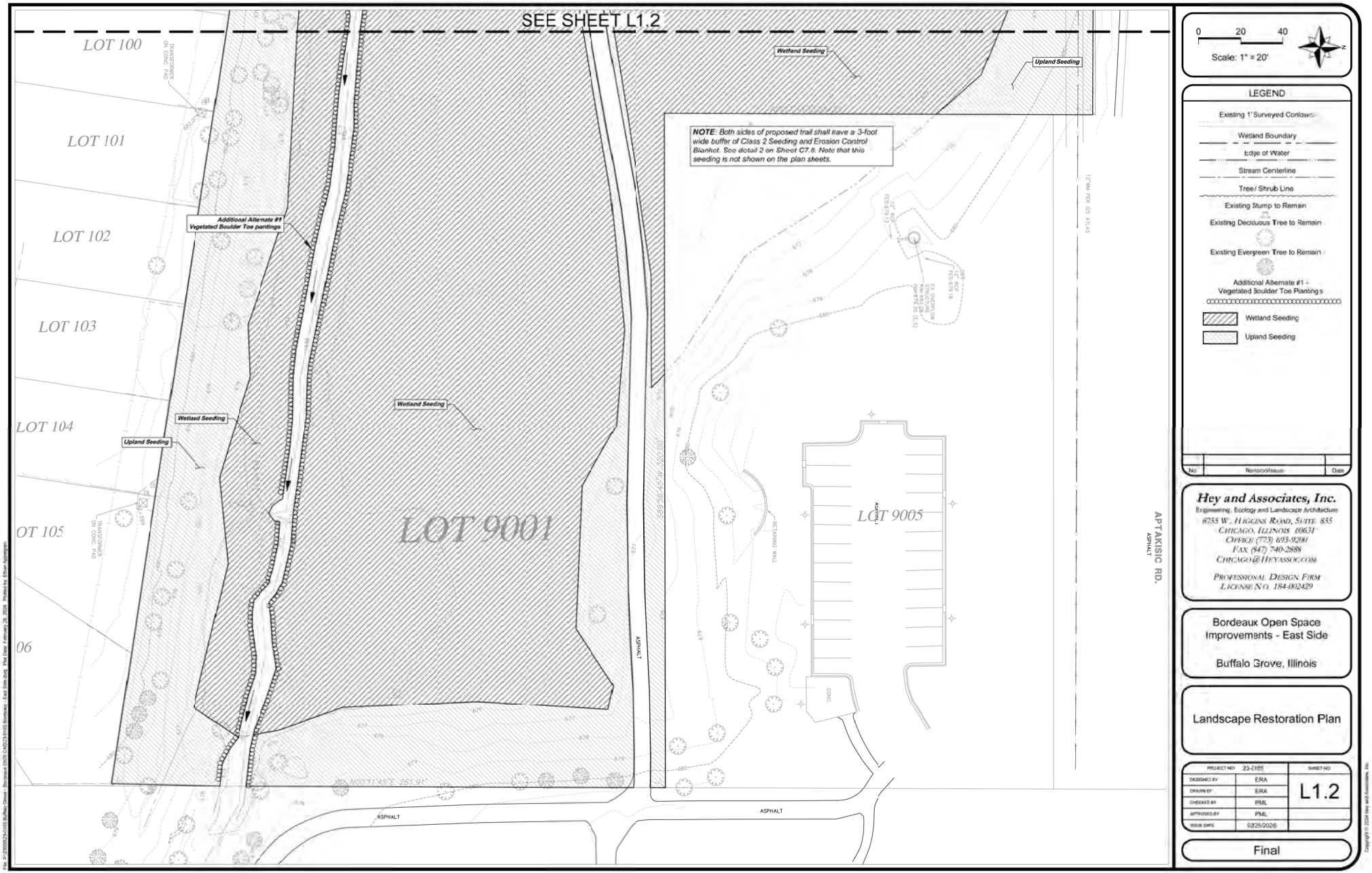
Office (773) 693-9200
Fax (847) 740-2888
Chicago@Heyassoc.com
Professional Design Firm
License No. 184-002429
Bordeaux Open Space Improvements - East Side
Buffalo Grove, Illinois
Landscape Restoration Plan
PROJECT NO: 23-(165
SHEET NO
DESIGNED BY ERA
DRAWN BY ERA
CHECKED BY PML
APPROVED BY PML
ISSUE DATE 02/25/2026
L1.1
Final


SEE SHEET L1.2
LOT 100
LOT 101
LOT 102
LOT 103
LOT 104
OT 105
06
LOT 9001
LOT 9005
Wetland Seeding
Upland Seeding
Additional Alternate #1
Vegetated Boulder Toe plantings
Wetland Seeding
Upland Seeding
Wetland Seeding
NOTE: Both sides of proposed trail shall have a 3-foot wide buffer of Class 2 Seeding and Erosion Control Blanket. See detail 2 on Sheet C7.6. Note that this seeding is not shown on the plan sheets.
TRANSFORMER ON CONC. PAD
TRANSFORMER ON CONC. PAD
ASPHALT
ASPHALT
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ASPHALT
CONC.
RETAINING WALL
APTAKISIC RD.
ASPHALT
12" NW PER GIS ATLAS
N00°11'45"E 261.91'
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0 20 40
Scale: 1" = 20'
N
LEGEND
Existing 1' Surveyed Contours
Wetland Boundary
Edge of Water
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No.
Revision/Issue
Date
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Fax (847) 740-2888
Chicago@Heyassoc.com
Professional Design Firm
License No. 184-002429
Bordeaux Open Space Improvements - East Side
Buffalo Grove, Illinois
Landscape Restoration Plan
PROJECT NO: 23-085
SHEET NO: L1.2
DESIGNED BY: ERA
DRAWN BY: ERA
CHECKED BY: PML
APPROVED BY: PML
ISSUE DATE: 02/25/2026
Final

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 9.b. O-2026-80
Authorization to Waive Bids and Purchase Bulk Rock Salt from Salt Xchange, Inc

Contacts

Liaison: Trustee Cesario
Staff: Chris Krase

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve a waiver of bids and authorize the Village Manager to purchase bulk road salt from Salt Xchange at a not to exceed price of $199,062.50 pending review and approval by the Village Attorney.

Summary

See attached memo.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Goal

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

File Attachments

1. Memo (Emergency Procurement of Rock Salt for the 2026-2027 Winter Season) (1)
2. DRAFT Ordinance - Authorization to Waive Bids and Purchase Bulk Rock Salt from Salt Xchange, Inc.
3. 26-08-07-(BG-Edits) Bulk Salt Supply Agreement Buffalo Grove

MEMORANDUM

DATE:	August 7, 2026
TO:	Dane Bragg, Village Manager
FROM:	Chris Krase, Deputy Public Works Director
SUBJECT:	Authorization to waive bids and execute a purchase agreement for rock salt for the 2026-2027 Winter Season

Recommendation

Staff recommends that the Village Board waive bids and authorize the Village Manager to purchase 1,750 tons of road salt from Salt Xchange, Inc. for the 2026–2027 winter season. The purchase amount shall not exceed $199,062.50, with delivery to be completed by October 15, 2026, subject to review and approval by the Village Attorney.

Background

The North American road salt market is experiencing one of the tightest supply environments in recent history. A severe winter across much of the United States, coupled with back-to-back severe winters in states east of Illinois, significantly reduced regional salt inventories and increased demand heading into the 2026–2027 winter season. Supply has been further constrained by the permanent closure of Cargill's Avery Island, Louisiana, rock salt mine in 2021, which eliminated approximately 2.7 million tons of annual production capacity, as well as reduced production from other domestic salt mines.

Historically, the Village has procured its annual road salt supply through the Lake County Joint Purchasing Program and the State of Illinois Joint Purchasing Program. While the Lake County bid secured approximately one-half of the Village's seasonal salt needs at $96.18 per ton, the State of Illinois Joint Purchasing Program received no bids, leaving the Village without a second procurement source for half of its normal needs for the 2026-2027 winter season.

Village staff contacted several suppliers to secure the remaining salt requirement and identified only two vendors capable of meeting the Village's quantity and delivery needs. Last winter, the Village and many other municipalities also experienced delays in receiving salt through the traditional joint bidding process due to supply chain constraints. Securing this purchase now will ensure an adequate salt inventory before the winter season while reducing the risk of supply shortages and additional price increases. The Village has sufficient storage capacity to accept

immediate delivery of the salt upon execution of the agreement, ensuring it is well positioned in advance of the winter season.

Financial Analysis

As previously stated, the Village executed a contract with Compass Materials America this spring to purchase road salt at a unit price of $96.18 per ton. Securing approximately half of the Village's anticipated salt needs for the 2026-2027 winter season. Since that time, communities participating in the Illinois State Joint Purchasing Program that received bids were awarded an average price of $107.68 per ton. This represents an increase of $11.50 per ton, or approximately 12%, increasing the cost of the same quantity requested of salt by $20,125.00 in less than three months.

Salt Xchange, Inc. has submitted a proposal to provide an additional 1,750 tons of road salt, with delivery by October 15, 2026, at a total cost not to exceed $199,062.50, or $113.75 per ton. While this price is approximately 17% higher than the Village's spring contract with Compass Materials America, it only represents an additional cost of $30,747.50 for the same quantity of salt. Compared to the average price awarded through the Illinois State Joint Purchasing Program, Salt Xchange, Inc.'s proposal is approximately $6.07 per ton, or 5.5% higher, representing an additional cost of $10,622.50. The pricing trends over the past three months show the market continues to move upward, and staff believe securing additional salt now is the most prudent approach before prices increase further or supply becomes even more limited.

Funding for the project is available in 2026 Budget in the General Fund under:

G/L Account No.100.55.10.530.40 - Commodities Snow & Ice Control Mix= $199,062.50

Summary

Given the current market conditions, constrained supply, and heightened demand, staff believes it is prudent to act quickly to secure this opportunity and ensure the Village has an adequate salt inventory before the upcoming winter season. More than 40 municipalities that participated in the State of Illinois Joint Purchasing Program were left without a salt supplier after no bids were received. As these communities enter the open market to procure salt, increased competition is expected to further reduce availability and drive prices higher.

ORDINANCE 2026-xxx

AN ORDINANCE AUTHORIZING THE WAIVING OF BIDS AND PURCHASE OF BULK ROCK SALT FROM SALT XCHANGE, INC.

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

WHEREAS, the Village sought out companies qualified to provide the requested services and materials for rock salt; and

WHEREAS, the Village engaged in a negotiation process to obtain the best value for money and due to various circumstances in the marketplace for rock salt that are outside of the Village's control as well as the need to purchase rock salt as soon as possible to be ready for winter conditions, staff recommends the waiver of bids and the purchase of bulk rock salt from Salt Xchange, Inc.

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

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

SECTION 2. The Village Board authorizes the waiver of competitive bidding and further authorizes the Village Manager to execute the purchase agreement in substantial the same form as attached hereto and take all other actions necessary with Salt Xchange, Inc. for the purchase and delivery of bulk rock salt at a not to exceed price of $199,062.50 pending final review and approval by the Village Attorney.

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

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

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

ATTEST: APPROVED:

_____ _____

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

BULK SALT SUPPLY AGREEMENT

Effective Date: August 6, 2026

This Bulk Salt Supply Agreement ("Agreement") is entered into as of the Effective Date by and between:

Seller:
Salt Xchange, Inc.
675 McClure Road
Aurora, IL 60502

and

Buyer:
Village of Buffalo Grove
1650 Leider Lane
Buffalo Grove, IL

1. Product

Seller agrees to sell and deliver bulk rock salt to Buyer for municipal use.

2. Quantity

Seller shall provide approximately **1,750 tons** of bulk rock salt.

3. Purchase Price

Buyer agrees to pay **$113.75 per ton** of bulk rock salt delivered under this Agreement.

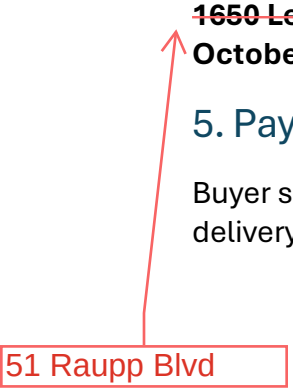
The total contract value is **$199,062.50**.

4. Delivery

Seller shall deliver the contracted quantity of bulk salt to Buyer's designated location at ~~**1650 Leider Lane**~~**, Buffalo Grove, Illinois**, with all deliveries to be completed on or before **October 15, 2026**, unless otherwise mutually agreed to in writing by both parties.

5. Payment

Buyer shall remit payment within thirty (30) days of receipt of Seller's invoice following delivery.



6. Risk of Loss

Title to and risk of loss for the salt shall transfer to Buyer upon delivery and acceptance at the delivery location.

7. Force Majeure

Neither party shall be liable for delays or failure to perform caused by events beyond its reasonable control, including but not limited to acts of God, severe weather, labor disputes, governmental actions, transportation interruptions, or other unforeseen circumstances.

8. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior discussions or agreements relating to the subject matter herein. Any amendments must be made in writing and signed by both parties.

9. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

Seller

Salt Xchange, Inc.

By: _*Mitchell Rasmussen*_____

Name: _Mitchell Rasmussen_____

Title: _President_____

Date: __8/6/2026_____

Buyer

Village of Buffalo Grove

By: _____

Name: _____

Title: _____

Date: _____

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 9.c. O-2026-81
Ordinance Authorizing an Engineering Services Agreement with Hampton, Lenzini and Renwick, Inc. for Development Review Services

Contacts

Liaison: Trustee Weidenfeld
Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the execution of a time & material contract with Hampton, Lenzini and Renwick, Inc for development review engineering services in an amount not to exceed $340,000, subject to review and approval by the Village Attorney.

Summary

See attached memo.

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services

Goal

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

File Attachments

1. Memo - HLR Engineering Services Contract Renewal- 8.11.2026 (2)
2. DRAFT Ordinance HLR Development Review
3. Professional Services Agreement HLR 2026 - Engineering Services - 8.11.2026

MEMORANDUM

DATE:	**August 11, 2026**
TO:	**Dane Bragg, Village Manager**
FROM:	**Briget Schwab, Village Engineer**
SUBJECT:	**HLR Development Review Services - Contract Renewal**

RECOMMENDATION

Staff recommends approval of a time-and-material professional services agreement with Hampton, Lenzini, and Renwick, Inc. (HLR, Inc.) in an amount not to exceed $340,000 to provide interim engineering staffing and development review services while the Village resumes recruitment for the vacant Engineering Division position, subject to review and approval by the Village Attorney.

BACKGROUND

In July 2025, the Village entered into a professional services agreement with HLR, Inc. to provide temporary development review and general engineering support during a significant staffing transition within the Engineering Division. The consultant agreement was established to bridge the resulting staffing gap while the Village recruited, hired, and onboarded permanent engineering staff.

Under the original agreement, HLR provided four days per week of in-office assistance, split between two senior-level engineers, along with remote support as needed. The intent was to maintain service levels during recruitment and have the consultants assist with transitioning responsibilities to permanent staff as positions were filled.

Since that time, the Village successfully filled both Civil Engineer I (CE I) positions. As those employees were onboarded and assumed their responsibilities, HLR's general engineering support was gradually reduced and one of the two consultants was ultimately phased out. However, the CE II position was not successfully filled. As a result, one HLR senior engineer has continued to provide approximately two days per week of in-office support, supplemented by remote assistance as needed, primarily supporting development review and related engineering functions.

Earlier this year, the term of the existing agreement was extended through December 2026 to allow the Village to continue utilizing the remaining contract balance while recruitment efforts continued. The extension did not increase the original $300,000 not-to-exceed contract amount. At that time, approximately $155,000 remained available under the agreement.

Staff intends to advertise the vacant position and begin a new recruitment effort. In the interim, continued consultant support is necessary to maintain development review timelines, provide technical support, and maintain current service levels.

PROPOSED SERVICES

The proposed agreement would continue utilizing the same HLR senior engineer who has been supporting the Village. Maintaining this continuity is particularly beneficial because the consultant is already familiar with Village procedures, active development projects, staff, and ongoing engineering issues and can continue providing support without an additional transition or learning period.

Over the past year, the consultant assisting with development reviews and related tasks has generally provided approximately 20 hours of support per week, consisting of two regular in-office days supplemented by remote assistance as needed. Continuing at approximately this level through September 2027 is estimated to cost approximately $195,000.

However, the vacant position represents a full-time staffing need, and additional consultant availability would provide greater flexibility to address workload demands while recruitment continues. Therefore, the proposed agreement establishes a $340,000 not-to-exceed amount, which is estimated to provide up to approximately 32 hours per week of dedicated support through September 2027, if that level of assistance is necessary.

The agreement will remain structured on a time-and-materials basis, meaning the Village will only be billed for services actually performed. Approval of the $340,000 contract therefore does not commit the Village to utilizing the maximum level of service. Staff can increase or decrease consultant hours based on workload, recruitment progress, and the needs of the Engineering Division.

The proposed agreement is intended as an interim staffing measure and not as a replacement for the permanent engineering position. Staff will continue recruitment

concurrently with the consultant engagement. Once a permanent employee is hired, consultant support will be reduced as responsibilities are transitioned to the new employee.

FINANCIAL IMPACT

The proposed professional services agreement with HLR is for an amount not to exceed $340,000 and will be billed on a time-and-materials basis.

The not-to-exceed amount provides sufficient contract capacity for up to approximately 32 hours per week of dedicated consultant support based on current estimates. For comparison, maintaining the current level of service of approximately 20 hours per week is estimated to cost $195,000 through September 2027.

Actual expenditures will depend on the level of consultant support required and the timing of recruitment, hiring, and onboarding of a permanent employee. The Village will only be billed for services actually performed, and any unused contract authority will remain unspent.

All contemplated staffing and contractual expenses fall within the Department's allocated budget resources and will be paid from the General Fund under G/L Account No. 100.60.580.10 – Engineering- All Other Expense Consultant Fees.

ORDINANCE 2026-xxx

AN ORDINANCE AUTHORIZING AN ENGINEERING SERVICES AGREEMENT WITH HAMPTON, LENZINI AND RENWICK, INC. FOR DEVELOPMENT REVIEW SERVICES

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

WHEREAS the Village seeks to enter into an Engineering Services Agreement with Hampton, Lenzini, and Renwick, Inc. for Development Review Services,

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

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

SECTION 2. The Village Manager is authorized to enter into an Engineering Services Agreement attached herein with Hampton, Lenzini, and Renwick, Inc. for General Engineering and Development Review Services at a total price not to exceed $340,000, subject to review by the Village Attorney.

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

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

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

ATTEST:

_____
Janet M. Sirabian, Village Clerk

APPROVED:

_____
Eric N. Smith, Village President

DRAFT

VILLAGE OF BUFFALO GROVE
PROFESSIONAL SERVICES AGREEMENT
2026-2027 Engineering Review Services

THIS AGREEMENT is dated as of the _____ day of _____ 20__ ***("Agreement")*** and is by and between the **VILLAGE OF BUFFALO GROVE,** an Illinois home rule municipal corporation ***("Village")*** and the Consultant identified in Subsection 1A below.

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the Village's statutory and home rule powers, the parties agree as follows:

SECTION 1. CONSULTANT.

A. Engagement of Consultant. The Village desires to engage the Consultant identified below to provide all necessary professional consulting services and to perform the work in connection with the project identified below:

Hampton, Lenzini and Renwick, Inc.
Address: 1707 N. Randall Road, Suite 100, Elgin, IL 60123
Attn: Randy Newkirk, PE, Municipal Manager
Phone: 847-697-6700
Email: rnewkirk@hlreng.com

B. Project Description. The Consultant shall provide General Engineering Review Services for the Village of Buffalo Grove as further described in Exhibit A and Exhibit B.

C. Representations of Consultant. The Consultant has submitted to the Village a description of the services to be provided by the Consultant, a copy of which is attached as Exhibit B to this Agreement ("Services"). The Consultant represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the professional consulting services set forth in Exhibit B in a manner consistent with the standards of professional practice by recognized consulting firms providing services of a similar nature.

SECTION 2. SCOPE OF SERVICES.

A. **Retention of the Consultant.** The Village retains the Consultant to perform, and the Consultant agrees to perform, the Services.

B. **Services.** The Consultant shall provide the Services pursuant to the terms and conditions of this Agreement.

C. **Commencement.** Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties (the "Commencement Date"). The Consultant shall diligently and continuously prosecute the Services until the completion of the Work.

D. **Reporting.** The Consultant shall regularly report to the Village Engineer, or his/her designee, regarding the progress of the Services during the term of this Agreement.

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

A. **Agreement Amount.** The total amount billed for the Services during the term of this Agreement shall not exceed the amount identified in the Schedule of Prices section in Exhibit B, unless amended pursuant to Subsection 8A of this Agreement.

B. **Invoices and Payment.** The Firm shall submit invoices to the Village for all Services and subcontractor services monthly. The Invoices shall be in a Village approved and itemized format for those portions of the Services performed and completed by the Firm. The amount billed in any such invoice shall be based on the method of payment set forth in Exhibit A. The Village shall pay to the Firm the amount billed pursuant to the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.)

C. **Records**. The Consultant shall maintain records showing actual time devoted and costs incurred and shall permit the authorized representative of the Village to inspect and audit all data and records of the Consultant for work done under the Agreement. The records shall be made available to the Village at reasonable times during the Agreement period, and for three years after the termination of the Agreement.

D. **Claim In Addition to Agreement Amount**. if the Consultant wishes to make a claim for additional compensation as a result of action taken by the Village, the Consultant shall provide written notice to the Village of such claim within 7 calendar days after occurrence of such action as provided by Subsection 8.D. of this Agreement, and no claim for additional compensation shall be valid unless made in accordance with this Subsection. Any changes in this Agreement Amount shall be valid only upon written amendment pursuant to Subsection 8.A. of this Agreement. Regardless of the decision of the Village relative to a claim submitted by the Consultant, the Consultant shall proceed with all of the Services required to complete the project under this Agreement as determined by the Village without interruption.

SECTION 3. COMPENSATION AND METHOD OF PAYMENT (cont.)

E. **Taxes, Benefits and Royalties.** The Agreement Amount includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claims or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees are hereby waived and released by consultant.

F. **Final Acceptance.** The Services, or, if the Services are to be performed in separate phases, each phase of the Services, shall be considered complete on the date of final written acceptance by the Village of the Services or each phase of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed.

SECTION 4. PERSONNEL SUBCONTRACTORS.

A. **Key Project Personnel.** The Key Project Personnel identified in Exhibit A and B shall be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel shall not be changed without the Village's prior written approval.

B. **Availability of Personnel.** The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement. The Consultant shall notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant shall have no claim for damages and shall not bill the Village for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassigning, or resignation.

C. **Approval and Use of Subcontractors**. The Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by the Village in writing. All subcontractors and subcontracts used by the Consultant shall be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by the Agreement. All Services performed under any subcontract shall be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" shall be deemed also to refer to all subcontractors of the Consultant, and every subcontract shall include a provision binding the subcontractor to all provisions of this Agreement.

D. **Removal of Personnel and Subcontractors.** If any personnel or subcontractor fails to perform the Services in a manner satisfactory to the Village, the Consultant shall immediately upon notice from the Village remove and replace such personnel or subcontractor. The Consultant shall have no claim for damages, for compensation in excess of the amount contained in this Agreement of for a delay or extension of the Time of Performance as a result of any such removal or replacement. The Firm shall employ competent staff and shall discharge, at the

request of the Village Manager, any incompetent, unfaithful, abusive or disorderly staff or subcontractor in its employ.

SECTION 5. CONFIDENTIAL INFORMATION.

A. **Confidential Information.** The term "Confidential Information" shall mean information in the possession or under the control of the Village relating to the technical, business or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (i) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of said information to the Consultant under this Agreement ("Time of Disclosure"); (ii) to have been in the public domain prior to the Time of Disclosure; (iii) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (iv) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. **No Disclosure of Confidential Information by the Consultant**. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access to or be directly or indirectly exposed to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without express prior written consent of the Village. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring employees and subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

SECTION 6. WARRANTY; INDEMNIFICATION; INSURANCE

A. **Warranty of Services.** The Consultant warrants that the Services shall be performed in accordance with the highest standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in existence at the Time of Performance, The warranty expressed shall be in addition to any other warranties expressed in this Agreement, or expressed or implied by law, which are hereby reserved unto the Village.

B. **Indemnification**. The Consultant shall, without regard to the availability or unavailability of any insurance, either of the Village or the Consultant, indemnify, save harmless, and defend the Village, and its officials, employees, agents, and attorneys against any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses, including attorneys' fees and administrative expenses, that arise, or may be alleged to have arisen, out of or in connection with, the Consultant's performance of, or failure to perform, the Services or any part thereof, whether or not due or claimed to be due in whole or in part to the active, passive, or concurrent negligence or fault of the Consultant, except to the extent caused by the sole negligence of the Village.

C. **Insurance.** Contemporaneous with the Consultant's execution of this Agreement, the Consultant shall provide certificates and policies of insurance, all with coverages and limits acceptable to the Village, and evidencing at least the minimum insurance coverages and limits as set forth in Exhibit C to this Agreement. For good cause shown, the Village Manager may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as the Director may impose in the exercise of his sole discretion. Such certificates and policies shall be in a form acceptable to the Village and from companies with a general rating of A minus, and a financial size category of Class X or better, in Best's Insurance Guide. Such insurance policies shall provide that no change, modification in, or cancellation of, any insurance shall become effective until the expiration of 30 calendar days after written notice thereof shall have been given by the insurance company to the Village. The Consultant shall, at all times during the term of this Agreement, maintain and keep in force, at the Consultant's expense, the insurance coverages provided above, including, without limitation, at all times while correcting any failure to meet the warranty requirements of Subsection 6.A., Warranty of Services, of this Agreement.

D. **No Personal Liability**. No elected or appointed official, agent, or employee of the Village shall be personally liable, in law or in contract, to the Consultant as the result of the execution of this Agreement.

E. **Kotecki Waiver**. In addition to the requirements set forth above, the Firm (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees and waives any limitation of liability defense based upon the Worker's Compensation Act and cases decided there under. Firm agrees to indemnify and defend the Village from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, which the Village may sustain as a result of personal injury claims by Firm’s employees, except to the extent those claims arise as a result of the Village’s own negligence

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

A. **Relationship of the Parties**. The Consultant shall act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement shall be construed (i) to create the relationship of principal and agent, employer and employee, partners, or joint ventures between the Village and Consultant; or (ii) to create any relationship between the Village and any subcontractor of the Consultant.

B. **Conflict of Interest.** The Consultant represents and certifies that, to the best of its knowledge, (1) no Village employee or agent is interested in the business of the Consultant or this Agreement; (2) as of the date of this Agreement neither the Consultant nor any person employed or associated with the Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

C. **No Collusion**. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section11-42.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 et seq.; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 1LCS 5/33E-1 et seq. The Consultant represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it shall be found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant shall be liable to the Village for all loss or damage that the Village may suffer, and this Agreement shall, at the Village's option, be null and void.

D. **Sexual Harassment Policy.** The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 512-105(A)(4).

E. **Termination**. Notwithstanding any other provision hereof, the Village may terminate this Agreement, without cause, at any time upon 15 calendar days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant shall be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed as determined as provided in Exhibit A and B.

F. **Term**. The term of this agreement shall be dictated by the requirements of the individual project.

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS (cont.)

G. **Compliance with Laws and Grants.** Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with all conditions of any federal, state, or local grant received by Owner or Consultant with respect to this Agreement or the Services.

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part thereof.

Every provision of law required by law to be inserted into this Agreement shall be deemed to be inserted herein.

H. **Default.** if it should appear at any time that the Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other requirement of this Agreement ("Event of Default"), and fails to cure any such Event of Default within fourteen (14) calendar days after the Consultant's receipt of written notice of such Event of Default from the Village, then the Village shall have the right, without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. **Cure by Consultant.** The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement.

2. **Termination of Agreement by Village.** The Village may terminate this Agreement without liability for further payment of amounts due or to become due under this Agreement.

3. **Withholding of Payment by Village.** The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of actions taken by the Village in response to any Event of Default by the Consultant.

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS (cont.)

I. **No Additional Obligation.** The Parties acknowledge and agree that the Village is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant or with any vendor solicited or recommended by the Consultant.

J. **Village Board Authority**. Notwithstanding any provision of this Agreement, any negotiations, or agreements with, or representations by the Consultant to vendors shall be subject to the approval of the Village Board of Trustees. The Village shall not be liable to any vendor or other third party for any agreements made by the Consultant, purportedly on behalf of the Village, without the knowledge and approval of the Village Board of Trustees.

K. **Mutual Cooperation**. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such confidential and non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the Work and with any other consultants engaged by the Village.

L. **News Releases**. The Consultant shall not issue any news releases or other public statements regarding the Services without prior approval from the Director. Nothing Herein shall limit the Firm's right to identify the Village as a client of the Firm or from disclosing matters arising from the relationship between the Village and the Firm that are subject to disclosure under the Illinois Freedom of Information Act, (5 ILCS 140, et seq)

M. **Ownership**. Designs, drawings, plans, specifications, photos, reports, information, observations, records, opinions, communications, digital files, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement ("Documents") shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village, in original format or a suitable facsimile acceptable to the Village

N. **Favorable Terms.** Consultant represents that all of the benefits and terms granted by Firm herein are at least as favorable as the benefits and terms granted by Firm to Illinois Home Rule Municipalities

Should consultant enter into any subsequent agreement with any Illinois Home Rule Municipalities, during the term of this Agreement, which provides for benefits or terms more favorable than those contained in this Agreement, including all exhibits to this Agreement, then this Agreement shall be deemed to be modified to provide the Village with those more favorable benefits and terms.

Consultant shall notify the Village, in writing, promptly of the existence of such more favorable benefits and terms and the Village shall have the right to receive the more favorable benefits and terms immediately. If requested in writing by the Village, consultant shall amend this Agreement to contain the more favorable terms and conditions.

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS (cont.)

O. **Joint Purchasing/Purchasing Extension.** The purchase of goods and services pursuant to the terms of this Agreement shall also be offered for purchases to be made by other Village, as authorized by the Governmental Joint Purchasing Act, 30 ILCS 525/0.01, et seq. (the "Act"). All purchases and payments made under the Act shall be made directly by and between each municipality and the Consultant. The Consultant agrees that the Village shall not be responsible in any way for purchase orders or payments made by the other Village. The Consultant further agrees that all terms and conditions of this Agreement shall continue in full force and effect as to other Village during the extended term of this Agreement.

The Consultant and the other Village may negotiate such other and further terms and conditions to this Agreement ("Other Terms") as individual projects may require. In order to be effective, Other Terms shall be reduced to writing and signed by a duly authorized representative of both the Consultant and the other municipality.

The Consultant shall provide other Village with all documentation as required in the Request for Qualifications, and as otherwise required by the Village including, but not limited to:

- Certificate of insurance naming each additional municipality as an additional insured

SECTION 8. GENERAL PROVISIONS.

A. **Amendment.** No amendment or modification to this Agreement shall be effective unless and until such amendment or modification is in writing, properly approved in accordance with applicable procedures, and executed.

B. **Assignment**. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

C. **Binding Effect.** The terms of this Agreement shall bind and inure to the benefit of the Parties hereto and their agents, successors, and assigns

SECTION 8. GENERAL PROVISIONS (cont)

D. **Notice**. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic Internet mail ("e-mail"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid and received by the addressee thereof when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail. By notice complying with the requirements of this Subsection, each Party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received. The provisions of this Section 8 D shall not control with respect to the manner of communications utilized by the consultant in rendering the Services.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Buffalo Grove ("Village")
1650 Leider Lane
Buffalo Grove, IL 60089
Attn: Briget Schwab, PE, Village Engineer
Email: bfschwab@vbg.org

With a copy to

Law Firm: Schain Banks
70 W Madison Street, Suite 5400
Chicago, IL 60602
Attention: Patrick T. Brankin, Partner
Email: pbrankin@schainbanks.com

Notices and communications to the Consultant shall be addressed to, and delivered at, the following address:

Hampton, Lenzini and Renwick, Inc ("Consultant")
1707 N. Randall Road, Suite 100
Elgin, IL 60123
Attention: Randy Newkirk, PE, Municipal Manager
Email: rnewkirk@hlreng.com

SECTION 8. GENERAL PROVISIONS (cont)

E. **Third Party Beneficiary.** No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation other than the Consultant shall be made or be valid against the Village.

F. **Provisions Severable**. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

G. **Time**. Time is of the essence in the performance of this Agreement.

H. **Governing Laws.** This Agreement shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall be in Cook County, Illinois

I. **Entire Agreement**. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the Village and the Consultant with respect to the Request for Proposal.

J. **Waiver.** No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

K. **Exhibit.** Exhibit A, Exhibit B, and Exhibit C are attached hereto, and by this reference incorporated in and made a part of this Agreement. In the event of a conflict between the Exhibit and the text of this Agreement, the text of this Agreement shall control.

L. **Rights Cumulative.** Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law

M. **Counterpart Execution.** This Agreement may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

N. **Calendar Days and Time**. Unless otherwise provided in this Contract, any reference in this Contract to "day" or "days" shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Contract falls on a Saturday, Sunday or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday or federal holiday.

O. No Waiver of Tort Immunity. Nothing contained in this Agreement shall constitute a waiver by the Village of any right, privilege or defense available to the Village under statutory or common law, including, but not limited to, the Illinois Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq., as amended.

SECTION 8. GENERAL PROVISIONS (cont)

P. **Freedom of Information.** The Firm agrees to furnish all documentation related to the Contract, the Work and any documentation related to the Village required under an Illinois Freedom of Information Act (ILCS 140/1 et. seq.) ("FOIA") request within five (5) calendar days after the Village issues Notice of such request to the Firm. The Firm agrees to defend, indemnify and hold harmless the Village, and agrees to pay all reasonable costs connected therewith (including, but not limited to attorney's and witness fees, filing fees and any other expenses) for the Village to defend any and all causes, actions, causes of action, disputes, prosecutions, or conflicts arising from Firm's actual or alleged violation of FOIA or the Firm's failure to furnish all documentation related to a FOIA request within five (5) calendar days after Notice from the Village for the same. Furthermore, should the Firm request that the Village utilize a lawful exemption under FOIA in relation to any FOIA request thereby denying that request, Firm agrees to pay all costs connected therewith (such as attorneys' and witness fees, filing fees and any other expenses) to defend the denial of the request. This defense shall include, but not be limited to, any challenged or appealed denials of FOIA requests to either the Illinois Attorney General or a court of competent jurisdiction.

Acknowledgement.

The undersigned hereby represent and acknowledge that they have read the foregoing Agreement, that they know its contents, and that in executing this Agreement they have received legal advice regarding the legal rights of the party on whose behalf they are executing this Agreement, and that they are executing this Agreement as a free and voluntary act and on behalf of the named parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below.

VILLAGE OF BUFFALO GROVE

By: _____
Dane Bragg, Village Manager

Date: _____

HAMPTON, LENZINI and RENWICK, INC.

By: _____
Randal G. Newkirk, Senior Vice President/Corporate Secretary

Title: _____

Date: _____

EXHIBIT A
Description of Work

The consulting engineer will be responsible for the detailed review and evaluation of all civil engineering aspects of proposed development projects. This includes, but is not limited to, commercial, residential, industrial, and mixed-use developments. The review process will encompass the entire project lifecycle, from conceptual planning and preliminary engineering to final design and construction.

Key Responsibilities:

- **Plan Review:** Conduct comprehensive reviews of all submitted engineering plans, specifications, reports, and calculations. This includes providing written comments and recommendations to the applicant and the Village, ensuring that all design elements meet the requirements of the Village of Buffalo Grove Municipal Code, engineering standards, and other applicable local, state, and federal regulations.
- **Coordination:** Interact with Village staff, including the Engineering Services, Community Development, Public Works, and Fire Departments, to ensure a coordinated and efficient review process. The consultant will also communicate directly with the applicant's design professionals to clarify review comments and facilitate necessary revisions.
- **Compliance Verification:** Verify that the proposed designs for site layout, grading, paving, utilities, stormwater management, and other infrastructure components are in conformance with established engineering principles and Village standards.
- **Permit Review Support:** Assist the Village in the review of applications for various permits, including but not limited to, land development, right-of-way, and utility permits. This includes reviewing required supporting documentation for technical adequacy.
- **Meetings and Presentations:** Attend pre-application, staff review, and other project-related meetings as required. The consultant may also be called upon to provide expert testimony or presentations at public meetings, such as those of the Planning and Zoning Commission or the Village Board.
- **Construction Observation and As-Built Review:** While the primary focus is on pre-construction review, the scope may be extended to include periodic construction observation to ensure that the project is being built in accordance with the approved plans. The consultant will also review as-built drawings to confirm that the completed infrastructure meets Village requirements for acceptance and dedication.

Potential Review Items for Development Projects

The following is a comprehensive, though not exhaustive, list of potential review items that will be examined for development projects within the Village of Buffalo Grove.

I. General Site Development

- **Site Plan Review:**
  - Verification of property lines, easements, and rights-of-way
  - Review of building setbacks and overall site layout for compliance with zoning regulations.
  - Evaluation of site grading and drainage patterns.
  - Assessment of erosion and sediment control plans, including compliance with the National Pollutant Discharge Elimination System (NPDES) requirements.
  - Review of tree preservation and landscaping plans in coordination with the Village Forester.
  - Verification of dimensions and materials for all proposed site features.
  - Assistance to and coordination with Community Development staff during entitlements review.

II. Roadway and Pavement Design

- **Geometric Design:**
  - Review of horizontal and vertical alignment of proposed public and private roadways.
  - Verification of lane widths, cross-slopes, and superelevation.
  - Assessment of intersection design, including turning radii and sight distance analysis.
- **Pavement Structure:**
  - Review of geotechnical reports and pavement design calculations for proposed roadways and parking lots.
  - Verification of pavement material specifications (e.g., asphalt, concrete).
  - Assessment of subgrade preparation and compaction requirements.
- **Traffic Control:**
  - Review of traffic impact studies and site circulation.
  - Review of proposed signage and pavement markings for compliance with the Manual on Uniform Traffic Control Devices (MUTCD).
  - Evaluation of traffic calming measures where applicable.
  - Review of detour plans.

III. Pedestrian and Bicycle Facilities

- **Sidewalks and Pathways:**
  - Verification of sidewalk and multi-use path locations, widths, and cross-slopes.
  - Review of connectivity to existing and proposed pedestrian networks.
- **ADA Compliance:**
  - Thorough review of all pedestrian facilities to ensure full compliance with the Americans with Disabilities Act (ADA) and the Illinois Accessibility Code (IAC) including curb ramps, detectable warnings, and accessible routes.
- **Crosswalks and Intersections:**
  - Evaluation of proposed crosswalk markings, signage, and any associated traffic signal modifications.

IV. Stormwater Management

- **Stormwater Management Ordinances**
  - Review developments in accordance with Lake County Watershed Development Ordinance, MWRD Watershed Management Ordinance, and stormwater requirements in the Village code.
- **Hydrologic and Hydraulic Analysis**
  - Review of stormwater management reports, including drainage calculations for runoff rates and volumes.
  - Verification of design storms and methodologies used in the analysis.
- **Detention and Retention**
  - Assessment of the design and capacity of proposed detention/retention basins.
  - Review of outlet control structures and release rates.
- **Storm Sewer System**
  - Evaluation of the proposed storm sewer layout, pipe sizes, materials, and slopes.
  - Review of inlet and manhole spacing and design.
- **Water Quality Requirements**
  - Assessment of soil erosion and sediment control measures
  - Assessment of best management practices (BMPs) for improving stormwater quality, such as vegetated swales, permeable pavements, and other sustainable design features.

V. Utilities

- **Water Main**
  - Review of proposed water main layouts, sizes, and materials for compliance with Village and Illinois Environmental Protection Agency (IEPA) standards.
  - Verification of fire hydrant and valve locations and spacing.
  - Assessment of connections to the existing public water supply system.
- **Sanitary Sewer**
  - Evaluation of proposed sanitary sewer layouts, pipe sizes, slopes, and materials.
  - Review of manhole design and locations.
  - Assessment of connections to the existing public sanitary sewer system.
- **Other Utilities**
  - Coordination with and review of plans for private utilities, including but not limited to natural gas, electricity, and telecommunications, to identify and mitigate potential conflicts with public infrastructure.

VI. Other Necessary Submittals and Permits

The consulting engineer will:

- Review plats related to the development (e.g. plats of subdivision, annexation, easement).
- Assist with review of Village standard agreements and forms (e.g. annexation agreements, Development Improvement Agreement, Letter of Credit).
- Verify that the applicant has obtained or applied for all other necessary permits, which may include but are not limited to:
  - **Village of Buffalo Grove Permits:**
    - Site Development Permits
    - Building Permits
    - Water and Sewer Permits

    - Utility Permits
- **Metropolitan Water Reclamation District of Greater Chicago (MWRDGC):**
    - Sanitary Sewer Permit
    - Watershed Management Permit for stormwater management and flood control
- **Lake County Stormwater Management Commission:**
    - Watershed Development Permit for stormwater management and flood control
- **Lake County Department of Public Works:**
    - Permit for sanitary sewer construction
- **Illinois Environmental Protection Agency (IEPA):**
    - Permit to construct for public water main and sanitary sewer services and extensions
    - NPDES ILR10 permit for Stormwater Discharges from Construction Activities.
- **Illinois Department of Transportation (IDOT), Cook County Department of Transportation and Highways (CCDOTH), and Lake County Division of Transportation (LCDOT):**
    - Permits for any work within or access to state or county rights-of-way
- **U.S. Army Corps of Engineers (USACE):**
    - Permits for any impacts to wetlands or waters of the United States
- **Illinois Department of Natural Resources – Office of Water Resources (IDNR-OWR):**
    - Permits for any floodway construction

In addition to the development review services detailed herein, Hampton, Lenzini and Renwick, Inc. (HLR) is pleased to offer our full spectrum of professional services to the Village of Buffalo Grove under this same contractual framework. This provides the Village with a streamlined and efficient process to leverage our extensive capabilities for other projects and tasks as needed. Our comprehensive services include, but are not limited to, construction engineering and observation, land and route surveying, structural engineering for bridges and buildings, environmental sciences and permitting, traffic services, and the design of capital improvement projects. HLR is prepared to act as a versatile and responsive partner, ready to support the diverse engineering needs of the Village of Buffalo Grove.

Proposed Staff

Amy McKenna, PE, CFM – Lead Reviewer and Village's Main Point of Contact

Amy McSwane, PE, PTOE – Traffic Reviewer

Chris Olcott, PE, CFM, CPESC – Stormwater Reviewer

Lillian Prince, PE, CFM – Stormwater Reviewer

Troy Strange, PE – Site/Civil Reviewer

Alex Riegler, PE – Site/Civil Reviewer

Conor McGarvey, EIT – Staff Reviewer

Drew Donohue, EIT – Staff Reviewer

Dan Streit – Building Official / Plan Reviewer

Pat Hickey, PWS, CWS, CPESC, CA – Wetland Review Specialist

Eric Haglund, PLS – Plat Reviewer

EXHIBIT B

Pricing Structure

For engineering and related services, we will be compensated at the following hourly rates which will be considered payment in full to Hampton, Lenzini and Renwick, Inc. for actual employee time utilized to provide the required services, said rates include overhead and burden costs plus profit. Other out-of-pocket expenses will be reimbursed at our actual cost.

Employee Classification	2026 Rates	Employee
PRINCIPAL	$ 245.00	
ENGINEER 6	$ 230.00	Randy Newkirk, Chris Olcott, Amy McSwane
ENGINEER 5	$ 215.00	Troy Strange
ENGINEER 4	$ 200.00	Amy McKenna, Alex Riegler, Lillian Prince
ENGINEER 3	$ 185.00	
ENGINEER 2	$ 155.00	Conor McGarvey, Drew Donohue
ENGINEER 1	$ 140.00	
STRUCTURAL 2	$ 250.00	
STRUCTURAL 1	$ 215.00	
TECHNICIAN 3	$ 180.00	Dan Streit
TECHNICIAN 2	$ 145.00	
TECHNICIAN 1	$ 120.00	
INTERN/TEMPORARY	$ 80.00	
LAND ACQUISITION	$ 185.00	
SURVEY 2	$ 190.00	Eric Haglund
SURVEY 1	$ 135.00	
ENVIRONMENTAL 3	$ 200.00	Pat Hickey
ENVIRONMENTAL 2	$ 155.00	
ENVIRONMENTAL 1	$ 120.00	
ADMINISTRATION 2	$ 160.00	
ADMINISTRATION 1	$ 105.00	

The rates identified herein shall remain in effect through December 31, 2026. Rates for services performed between January 1, 2027 and December 31, 2027 may be adjusted upon submission by the Consultant and written approval by the Village. No revised rates shall become effective without prior written approval by the Village.

EXHIBIT C

Insurance

Consultant shall procure and maintain, for the duration of the Contract and any maintenance period, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Consultant, his agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance: Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village of Buffalo Grove named as additional insured on a primary and non-contributory basis. This primary, non-contributory additional insured coverage shall be confirmed through the following required policy endorsements: ISO Additional Insured Endorsement CG 20 10 or CG 20 26 and CG 20 01 04 13

1. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement CG 2010 and CG 2026
2. Insurance Service Office Business Auto Liability coverage form number CA 0001, Symbol 01 "Any Auto."
3. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

B. Minimum Limits of Insurance: Consultant shall maintain limits no less than:

1. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a project/contract specific aggregate of $1,000,000.
2. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.
3. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of $500,000 per accident.

C. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as it respects the Village, its officials, agents, employees and volunteers; or the Consultant shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

D. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages:
    a. The Village, its officials, agents, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, leased or used by the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officials, agents, employees and volunteers.
2. The Consultant's insurance coverage shall be primary and non-contributory as respects the Village, its officials, agents, employees and volunteers. Any insurance or self-insurance maintained by the Village, its officials, agents, employees and volunteers shall be excess of Consultant's insurance and shall not contribute with it.
3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officials, agents, employees and volunteers.
4. The Consultant's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not “follow form,” then the Consultant shall be required to name the Village, its officials, employees, agents and volunteers as additional insureds
6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.
7. The Consultant and all subcontractors hereby agree to waive any limitation as to the amount of contribution recoverable against them by the Village. This specifically includes any limitation imposed by any state statute, regulation, or case law including any Workers’ Compensation Act provision that applies a limitation to the amount recoverable in contribution such as Kotecki v. Cyclops Welding

E. All Coverages:

1. No Waiver. Under no circumstances shall the Village be deemed to have waived any of the insurance requirements of this Contract by any act or omission, including, but not limited to:
    a. Allowing work by Consultant or any subcontractor to start before receipt of Certificates of Insurance and Additional Insured Endorsements.
    b. Failure to examine, or to demand correction of any deficiency, of any Certificate of Insurance and Additional Insured Endorsement received.
2. Each insurance policy required shall have the Village expressly endorsed onto the policy as a Cancellation Notice Recipient. Should any of the policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

F. Acceptability of Insurers

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

G. Verification of Coverage

Consultant shall furnish the Village with certificates of insurance naming the Village, its officials, agents, employees, and volunteers as additional insured's and with original endorsements, affecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Village before any work commences. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

The Certificate of Insurance shall state the Village of Buffalo Grove has been endorsed as an "additional insured" by the Vendor's insurance carrier. Specifically, this Certificate must include the following language: **"The Village of Buffalo Grove, and it's respective elected and appointed officials, employees, agents, consultants, attorneys and representatives, are, and have been endorsed, as an additional insured under the above reference policy number_____ on a primary and non-contributory basis for general liability and automobile liability coverage for the duration of the agreement term."**

H. Subcontractors

Consultant shall include all subcontractors as insured's under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage's for subcontractors shall be subject to all of the requirements stated herein.

I. Assumption of Liability

The Consultant assumes liability for all injury to or death of any person or persons including employees of the Consultant, any subcontractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to the Contract.

J. Workers' Compensation and Employers' Liability Coverage

The insurer shall agree to waive all rights of subrogation against the Village of Buffalo Grove, its officials, employees, agents and volunteers for losses arising from work performed by Consultant for the municipality.

K. Failure to Comply

In the event the Consultant fails to obtain or maintain any insurance coverage's required under this contract, The Village may purchase such insurance coverage's and charge the expense thereof to the Consultant.

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 9.d. O-2026-82

Ordinance approving and adopting a BG2050 Comprehensive Plan as the new comprehensive plan for the Village of Buffalo Grove

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an Ordinance approving and adopting a BG2050 Comprehensive Plan as the new comprehensive plan for the Village of Buffalo Grove.

Summary

See attached memorandum.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods
Goal 3: Strengthened Buffalo Grove community identity and pride
Goal 4: Vibrant and innovative community: leading edge
Goal 5: More livable Buffalo Grove community with leisure experiences for all

File Attachments

1. Memo - 2050 BG Comprehensive Plan Approval and Adoption
2. DRAFT Ordinance - Comprehensive Plan
3. DRAFT Ordinance - Exhibit B. PZC Minutes June 3, 2026

MEMORANDUM

DATE: August 17, 2026

TO: Village Manager Dane Bragg

FROM: Nicole Woods, Director of Community Development

SUBJECT: Adoption of *BG2050 Comprehensive Plan*

RECOMMENDATION

Staff recommends approval of an ordinance approving and adopting *BG2050 Comprehensive Plan* for the Village of Buffalo Grove.

PROJECT BACKGROUND

Over the past several years, staff has worked to draft *BG2050 Comprehensive Plan*, a new Comprehensive Plan for the Village. A comprehensive plan is a long-term planning and policy document that guides land use, development, housing, transportation, economic development, open space, and natural resources plans and decisions over a 15–20 year horizon.

The *BG2050 Comprehensive Plan* was led by a diverse Steering Committee made up of individuals representing various community interests. The plan builds upon existing conditions and establishes a vision for the future of the community, one shaped by the voices of residents, businesses, and property owners in Buffalo Grove. To support the vision's implementation, the plan also includes recommendations and strategies designed to put it into action.

BG2050 Comprehensive Plan is now being presented to the Village Board for adoption, representing the last step in the comprehensive plan process. Throughout the project, there were numerous touchpoints to ensure the plan reflected the input of Buffalo Grove's leadership, residents, and businesses. In addition to open houses and outreach efforts, staff cross-referenced other projects, conducted virtual surveys, and continually synthesized ideas and feedback. The plan's visions, principles, and strategies were continuously refined based on ongoing input from the community, the Board, and the Steering Committee.

PUBLIC HEARING PERIOD

The final touchpoint of the outreach process was Public Comment Period for the *Draft BG2050 Comprehensive Plan,* which ran from April 6th to June 3rd. Within this period there have been multiple opportunities for public participation in viewing and providing feedback on the Plan including:

- *COW presentation (April 6th).* Board provided feedback.

- *Online Viewing and Feedback (April 6th through June 3rd)*. Through our communications team, staff helped to promote the online viewing and feedback options to the public.
- *Open House Sessions and By Appointment(April 20th and May 8th).* Through our communications team, the public was invited to view the plan, ask questions, and provide any feedback in-person with Village staff during scheduled Open House Sessions as well as by appointment.
- *Public Hearing (June 3rd).* Staff presented and collected comments at the public hearing forum that occurred at PZC on June 3rd.
- *Distribution to Partners* Village staff also distributed the plan to local and regional partners for review and feedback. These partners include but are not exclusive to Lake County, Cook County, Pace, RTA, Park District, Library Districts, and School Districts.

The most frequent and substantive input received from the public comment period has focused on expanding the Plan's discussion and recommendations related to senior and affordable housing. In response, staff provided a deeper discussion of this topic and listed full set of strategies to address it. This recommendation now titled, "*Explore Integrated Strategies for Advancing Senior and Affordable Housing*" discusses collaborating with the development community to advance senior and affordable housing including through flexible zoning and planning tools. Additional public strategies are also listed and include partnering with regional/county agencies, preserving naturally occurring affordable housing, and promoting aging in place.

The PZC **unanimously recommended approval** of *BG2050 Comprehensive Plan.*

PLAN DRAFT SUMMARY

A summary of the key points of the *BG2050 Comprehensive Plan* is listed below.

COMMUNITY OUTREACH

Village staff formulated public outreach strategies that included gathering data from residents, businesses, seniors, youth, and other community stakeholders. Multiple methods for collecting the data were used: surveys, meetings with committees and commissions, focus groups, workshops, etc. The combined input from these stakeholders, totaling over 1,500 individuals, helped shape the vision, goals, and recommendations of the Comprehensive Plan. Overall, stakeholders expressed a desire for walkable gathering places with shops, restaurants, and entertainment, along with a wider range of housing options at various price points. Residents emphasized the importance of art, expanded bike trails and paths, and improved public transportation. They value diversity across all age groups and support efforts to foster an inclusive community. Stakeholders are encouraged by ongoing development and hope reinvestment continues, particularly for underutilized properties. They also favor modern, forward-thinking approaches that incorporate emerging technologies and sustainable practices such as EV charging stations, solar panels, advanced manufacturing districts, and added green space.

EXISTING CONDITIONS

In 2024, the staff created a full Existing Conditions Report to help present a "snapshot" of the current conditions, issues, and opportunities facing the Village. A summary of the Existing Conditions Report is included Comprehensive Plan.

2050 Vision

Driven by the community outreach, the vision for the future of Buffalo Grove paints a picture of the community in 2050. The vision itself reflects a complex duality as it includes neotraditional planning principles, such as welcoming neighborhoods, walkability, livability, open and green spaces, mix of development and uses, and central gathering places. At the same time, the vision integrates modern and progressive principles that revolve around technology, aging-in-place, redevelopment, market demands, infrastructure, and environmental sustainability. These dynamics collectively paint a community that is sophisticated and complex and committed to being Smart. With Heart.

Guiding principles were developed from this vision and include nurturing our assets, modernizing our tools, facilitating growth and transition in key elements and areas, being conscientious and thoughtful about trends in technology and the real estate market, and leveraging partnerships.

Strategies and Recommendations

To help implement the 2050 Vison, strategies and recommendations were developed under the themes of land use, subareas, housing, economic development, transportation, and natural resources and sustainability. Under land use, the plan recommends modernizing land-use regulations, updating zoning, encouraging flexible mixed-use development, and continuing to enforce the Illinois Accessibility Code. It also emphasizes continued implementation of the Lake Cook Corridor Plan and the Prairie View Metra Station Area Plan for those respective areas. *BG2050* features targeted recommendations to strengthen identity, improve access, support reinvestment, and enhance environmental or mobility features for the Industrial, Dundee, Milwaukee, and Aptakisic Corridors. Housing strategies emphasize diversity, quality, maintenance, as well as expanding options for senior and affordable housing. Economic development recommendations highlight partnerships, incentives, diversification, and opportunities for redevelopment or reuse. Transportation strategies include enhancing walkability, bike and pedestrian connections, wayfinding, and adapting to evolving transit needs. Finally natural resources and sustainability recommendations emphasize protecting natural resources, integrating water features, advancing green technologies, and collaborating with Park Districts.

ORDINANCE 2026-xxx

AN ORDINANCE APPROVING AND ADOPTING A NEW COMPREHENSIVE PLAN FOR THE VILLAGE OF BUFFALO GROVE

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village's most recent Comprehensive Plan was adopted by Ordinance 2009-15, as amended; and

WHEREAS the Village has drafted *BG2050 Comprehensive Plan*, a new comprehensive plan for the Village, which is attached hereto Exhibit A; and,

WHEREAS, one of the BG2050 Comprehensive Plan's goals is to provide a cohesive vision and framework plan for the Village that will guide the future development over the next 15-20 years; and,

WHEREAS the Planning & Zoning Commission held the required public hearing on the BG2050 Comprehensive Plan on June 3, 2026 as described in the minutes hearing which are attached as Exhibit B; and

WHEREAS the Planning & Zoning Commission voted 8-0 to recommend approval of the BG2050 Comprehensive Plan; and

WHEREAS the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that the BG2050 Comprehensive Plan is in the best interests of the Village and the public and it should serve as the official Comprehensive Plan of the Village.

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

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

SECTION 2. *The Corporate Authorities of the Village of Buffalo Grove approve this Ordinance and the BG 2050 Comprehensive Plan*, as prepared by the Village of Buffalo Grove, and attached hereto as Exhibit A, is hereby adopted as and for the official comprehensive plan of the Village of Buffalo Grove in accordance with 65 ILCS 5/11-12-6 and 7 and by said adoption hereby supersedes all prior comprehensive plans of the Village and those prior adopted comprehensive plans are of no further force and effect. This Ordinance and the BG2050 Comprehensive Plan shall be placed on file with the Village Clerk in accordance with 65 ILCS 5/11-12-6.

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

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

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

ATTEST:

_____
Janet M. Sirabian, Village Clerk

APPROVED:

_____
Eric N. Smith, Village President

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EXHIBIT A

Link To Plan: BG2050 Comprehensive Plan

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EXHIBIT B

Minutes from June 3, 2026 Planning & Zoning Commission Meeting

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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, JUNE 3, 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 Schwartz, PZC Commissioner Gregory.

Also present were: Trustee Liaison Lester Ottenheimer, Village Attorney Patrick Brankin, Director of Community Development Nicole Woods, Deputy Director of Community Development Michelle House, and Principal Planner Andrew Binder

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. **Consideration of a request for a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway**

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

Kristina Saldarelli, owner of Saldarelli Dance Arts, was sworn in. Ms. Saldarelli shared her more than 25 years of experience in dance education and performance, including her role as an adjunct professor and her longstanding connection to the former studio in Buffalo Grove. She described her new business as a continuation of the prior studio, with no planned changes to the physical space. To ensure safe traffic flow, she implemented staggered class scheduling, designated drop-off spots for parents with younger children, and on-site management. Ms. Saldarelli confirmed that soundproofing measures would be maintained and that she would be mindful of noise levels.

Com. Au asked about parking drop-off and pick-up with the child tutoring center next door.

Saldarelli stated that they are a smaller use and there has been no issues.

Chairperson Weinstein ask what her involvement was with the prior use and whether any changes will be made to the tenant space or use.

Sandarelli stated that while class schedules might evolve, overall operations would remain similar to before.

Village Staff report was entered as Exhibit 1.

The public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board

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to allow the Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway, subject to the conditions in the Staff Report.

The motion was seconded by Com. Worlikar.

Com Neil Worlikar stated that he supports the request, noting that the previous operation set a clear precedent for this use, with nearby compatible uses such as a childcare facility and a golf simulator. He praised Ms. Saldarelli for her thorough presentation.

Com. Moodhe also stated that he supports the request, similar to what Worlikar stated.

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

AYES:	8	Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory
NAYS:	0	None
ABSENT:	1	Sujat Saxena

Motion declared Passed.

B. **Consideration of an Amendment to Ordinance 2009-15 as the Village of Buffalo Grove proposes to adopt a new Comprehensive Plan entitled BG2050 Comprehensive Plan.**

Director of Community Development Woods presented the BG2050 Comprehensive Plan, describing it as a major project that was started before COVID, paused during the pandemic, and then resumed with a significantly revised approach to reflect substantial changes in the landscape. She noted that the public comment period, which began on April 6, 2026, is now officially ending with tonight's public hearing. Director Woods provided an overview of the plan's development process, outreach efforts, data collection, existing conditions report, subareas, natural resources, infrastructure, and transportation options. Reviewing the guiding principles helped shape the BG2050 vision. The plan's recommendations focus on land use, subareas, Dundee and Milwaukee, housing, economic development, transportation and accessibility, open space, and natural resources.

Com. Spunt noted that he was interested to see that over 70% of the area is designated for housing, industrial uses, and parks, with 29% remaining open space. He expressed a desire to see more detailed information about areas available for development, especially considering the significant development that has occurred over the past 10 years.

Com. Gregory expressed general support for the plan and offered several specific comments. He commended the inclusion of Accessory Dwelling Units (ADUs) as a potential housing option, describing them as a meaningful tool for adding attainable housing while encouraging gentle density. He raised the issue of parking minimums as a recurring concern before the Commission, advocating for their elimination and noting that outdated parking requirements hamstring businesses and development

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alike while undermining walkability.

Director Woods stated that it is a Comprehensive Plan that deals with land uses and is a vision for the community, and that once the Comp Plan is done, staff will work through the code changes to reflect the Comprehensive Plan. She acknowledged that the Village's zoning code, like many municipal codes, has become antiquated and does not reflect current development patterns, and that a comprehensive overhaul, potentially in the form of a UDO, is needed. She confirmed that parking standards and minimums would be revisited as part of that process.

Com. Gregory also raised the question of how to measure progress on walkability, asking whether commitments or metrics could be incorporated into the plan.

Director Woods encouraged the Commission to think about walkability in terms of land use and development patterns, not merely sidewalk infrastructure, noting that targeted, node-by-node approaches in areas such as The Clove and the Prairie View Metra Station area had been effective. She cautioned against blanket measurable standards, arguing that organic progress tied to development, redevelopment, and funding opportunities tends to be more effective and durable.

Com. Gregory asked whether the plan's characterization of the Prairie View Metra Station area as intentionally not "transit-oriented development," and not calling for it to be walkable with lower ridership, is correct, or whether the Village should be focusing on density in that area and less on parking. He also questioned whether there were any changes planned around the BG station.

Director Woods explained that the NCS line has historically suffered from low frequency and declining ridership, and that the decision was made to center the Prairie View Metra Station Area Plan on place-making and density, with the train station as a supportive component rather than the primary justification, so that the area would remain viable even if Metra service were further reduced or discontinued. She contrasted this with the Buffalo Grove station, which has historically served industrial businesses rather than residential riders and functions differently in the broader context.

Com. Gregory further asked what the Village could do to encourage new development that incorporates renewable energy and sustainable practices.

Director Woods noted that sustainability is broadly defined, that development standards have generally become more stringent over time, and that many redevelopment scenarios inherently require more sustainable approaches due to environmental conditions. She also cited examples such as conservation-oriented land development practices as forms of sustainability already being pursued.

Com. Davis raised two related concerns. The first was the Village's aging demographic profile and whether the plan reflected a preference or a plan for addressing it.

Director Woods acknowledged that while the Village has no stated preference on

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the matter, the aging demographic does necessitate more careful consideration of senior housing options, and that market trends are already driving some developers toward senior-friendly unit types.

Com. Davis's second concern was housing affordability for young professionals and Gen Z residents, and how the Village can attract them. He expressed the challenge from a personal perspective, noting that his adult daughter wishes to remain in Buffalo Grove but struggles to find affordable housing.

Director Woods acknowledged the difficulty, noting that while new construction tends to be expensive by nature, increasing the overall housing supply, including diversifying typologies from single-family detached to single-family attached and multifamily, tends to improve affordability in older stock over time through what she described as a “housing ladder” effect.

Com. Adam Moodhe asked for clarification regarding the specific type of senior housing included in the plan.

Director Woods clarified that the reference was deliberately broad, including age-specific, age-restricted, and amenity-rich housing suitable for aging in place, rather than focusing specifically on assisted living or independent living facilities.

Com. Moodhe also raised the longer-term challenge of aging housing stock, with some homes approaching 75 years old, and asked whether the plan anticipates a scenario in which developers seek to demolish and rebuild on existing residential lots.

Director Woods noted that the future land use map continues to envision these areas as residential, while acknowledging that contextually appropriate redevelopment proposals that deviate modestly from the Comp Plan could be evaluated on their merits, as has always been the case. She expressed a general desire to modernize zoning away from strictly Euclidean approaches toward a more flexible framework.

Com. Moodhe also raised the Prairie View Metra Station as Buffalo Grove's historically strongest or second-strongest station on the NCS line, expressing support for keeping residential density and transit use in mind as development continues in that area.

Director Woods stated that it is still one of the most-used stations, but overall ridership has declined.

Com. Moodhe encouraged the Commission to note the importance of leading pedestrian intervals at intersections near The Clove, given the high pedestrian traffic in that area, and emphasized the importance of requiring bike path connectivity from developers.

Director Woods confirmed that it is already standard practice for staff in all development reviews to require bike path connectivity from developers, noting the

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recent Highbury Club development.

Com. Moodhe noted that a resident walking or biking through Buffalo Grove neighborhoods to various destinations would likely find the community more connected than most suburbs.

Director Woods agreed that the Village's trail network is widely recognized.

Com. Moodhe asked for a definition of “advanced manufacturing” as used in the plan. He expressed some caution about the term being applied too loosely.

Director Woods clarified that the designation relates to the process itself, not the final product. It involves processes that use high technology and workers with advanced degrees. She also mentioned that the Village adopted CMAP's methodology, which uses NAICS codes, to identify qualifying businesses.

Com. Moodhe asked about the five guiding principles and whether Nicole could elaborate on them.

Director Woods walked through each one of them and noted that they help shape the strategies.

Com. Moodhe questioned whether the Village has action plans to make these happen.

Director Woods noted that Strategies and Recommendations are the action plans based on the guiding principles.

Com. Moodhe raised a question about the future land use map, specifically noting what appeared to be the entire Buffalo Grove Golf Course area depicted as mixed-use, which he considered inconsistent with the Lake Cook Corridor Plan's phased approach that preserved most of the golf course as green space.

Chairperson Weinstein elaborated on the concern, comparing the Lake Cook Corridor Plan's three phased stages, which largely preserved the golf course, with the future land use map on page 30 of the draft plan, where the entire golf course appeared to be designated as mixed-use.

Director Woods acknowledged that the map's color scheme might be confusing and clarified that the aim was to portray the Lake Cook Corridor Plan area as a mixed-use zone governed by the corridor's guidelines. She explained that the Lake Cook Corridor Plan outlines potential developments within the Golf Course Area and mentioned she will work to update the color scheme to improve clarity and differentiate the Corridor Plan boundary overlay on the Future Land Use Map.

Com. Moodhe questioned the vacant office space and explored other potential uses.

Director Woods mentioned that the Village could explore potential uses such as medical, housing, and similar options that could align with the existing surrounding

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uses and be logical.

Com. Amy Au raised concerns about public perception of the plan, noting that residents sometimes feel that development decisions contradict the Comprehensive Plan. She also asked how purposeful the Village can be about attracting specific types of businesses or amenities that residents request.

Director Woods stated that Comprehensive Plans are meant to be a guide or vision for the community and recognized the natural tension in comprehensive planning between a document's longevity and its specificity. She highlighted that the Commission and staff evaluate all proposals carefully and avoid rubber-stamping. She stated that the Village's role is to act as a proactive facilitator by creating favorable conditions via zoning, infrastructure, and incentives, rather than dictating exact tenants, which she believes falls outside the Village's proper scope.

Com. Worlikar commended the overall quality of the plan and raised questions about the plan and the infrastructure's capacity to support projected population growth.

Director Woods stated that the Village maintains long-standing agreements with Lake County concerning sewer infrastructure capacity, which are based on expected development densities. Additionally, fiscal impact analyses for new developments assess how these projects will affect Village revenues and expenditures, including public safety services.

Com. Worlikar also noted that the plan did not make explicit the Village's close working relationships with the local school districts and encouraged staff to highlight those partnerships more prominently in the final document.

Director Woods agreed and highlighted the strength of those relationships, including sharing projected demographic and land-use data with school districts to aid long-term facility planning, as well as ongoing discussions about satellite space for the Stevenson High School administration near the Prairie View Metra Station area.

Com. Spunt mentioned that everyone has heard about Sprouts opening at Chase Plaza, and that a restaurant in The Clove has closed down. He asked whether this means that any type of restaurant can take its place.

Director Woods explained that typically, when a business closes, it must follow zoning laws. The Clove, however, faces extra scrutiny due to the redevelopment agreement, which specifies what can be established there. It must be an eatery and meet standards tied to the TIF funds given to the developer. She said the developer knows their options, and communication with them is ongoing. Other potential tenants are also interested in the space.

Com. Moodhe asked whether the same conditions would apply to Aldi.

Brankin noted that the discussion focuses on the Comprehensive Plan as a guiding document and not current zoning enforcement.

DRAFT

Chairperson Weinstein asked the number of people who were involved in the public input for the Comprehensive Plan.

Director Woods explained that 1,500 participants provided public feedback and comments at events, workshops, surveys, and similar activities. The public comment period featured numerous events and online avenues for sharing feedback, and it started in April and ends tonight.

Trustee Ottenheimer mentioned that a former Planning Commission member praised the Commission's involvement with the plan, highlighting the quality of questions raised. He also described the BG2050 Comprehensive Plan as one of the most impressive comprehensive plans he had seen in his years of involvement with the Village.

The Village Staff report was entered as Exhibit 1.

TJ May, 1221 Johnson Drive, Buffalo Grove, addressed the Commission. He expressed enthusiasm for the plan, praised the Village's “Smart with Heart” identity, and commended the Commission and staff for their ongoing work. He expressed personal interest in transit connectivity and suggested exploring connections to the waterway and adjacent communities.

Com. Davis made a motion to make a positive recommendation to the Village Board for approval of the BG2050 Comprehensive Plan as its new Comprehensive Plan.

The motion was seconded by Com. Worlikar.

Com. Moodhe noted that the one specific map revision discussed—correcting the color treatment of the golf course/Lake Cook Corridor area on the future land use map—should be reflected in the final document.

Director Woods confirmed.

Com. Gregory expressed his support for the plan and regarded it as an excellent initial step toward enhancing density, walkability, and zoning regulations for the upcoming 25 years. He also hopes that the feedback provided will be duly considered.

Chairperson Weinstein expressed strong support for the document and noted his participation in the plan's steering committee. He described the plan as a significant improvement over the prior Comprehensive Plan and noted its value as a public-facing document that potential developers and residents could consult to understand the Village's vision and direction.

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

AYES:	8	Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory

DRAFT

NAYS: 0 None
ABSENT: 1 Sujat Saxena
Motion declared Passed.

REGULAR MEETING

A. **Other Matters for Discussion**
None

B. **Approval of Minutes**

1. **Approval of Draft Minutes of the May 20, 2026 Planning and Zoning Commission Meeting**
Moved by Adam Moodhe, seconded by Jason Davis to approve. Upon roll call, Commissioners voted as follows:
AYES: 6 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory
NAYS: 0 None
ABSENT: 1 Sujat Saxena
Motion declared Passed.

C. **Chairperson's Report**
None

D. **Committee and Liaison Reports**
Director Woods gave a summary of COW, including the unveiling of Clove Park.

E. **Staff Report/Future Agenda Schedule**
Binder announced that the next regular meeting would be held on June 17, 2026, with three items on the agenda: a zoning variation for a front porch, a Special Use request in the Industrial District for a non-academic school (martial arts), and a sign variation for the Bolero/Lucky Strike building rebranding. Staff indicated an intent to cancel the July 1, 2026, meeting if possible.

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.

ADJOURNMENT

The meeting was adjourned at 9:15 pm.

DRAFT

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 11.a.

Pre-application Discussion: Proposed Chase Plaza Redevelopment - Phase II at 1120, 1140 – 1180 W Lake Cook Road & 105 – 133 Arlington Heights Road

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends referral.

Recommended Motion

I move to refer to the proposal for Chase Plaza Redevelopment - Phase II at 1120, 1140 – 1180 W Lake Cook Road & 105 – 133 Arlington Heights Road to the Planning and Zoning Commission.

Summary

See attached memorandum.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. Memo - Proposal for Chase Plaza Redev Phase II
2. Plan Set - Proposal for Chase Plaza Redev Phase II

MEMORANDUM

DATE: August 17, 2026

TO: Village Manager Dane Bragg

FROM: Nicole Woods, Community Development Director
Andrew Binder, Principal Planner

SUBJECT: Pre-application Discussion: Chase Plaza Redevelopment - Phase II
1120, 1140 – 1180 W Lake Cook Road & 105 – 133 Arlington Heights Road

RECOMMENDATION

Staff recommends discussion and referral to the Planning and Zoning Commission.

PROJECT BACKGROUND

Earlier this year, Shorewood Development Group (SDG) received approval for the first phase of their plan to transition the over 10-acre Chase Plaza area into a larger mixed-use development. Phase 1, which is currently under construction, includes redeveloping the former Dominick's tenant space into two tenant spaces and improving associated parking lots. One space (34,500 sf) is for a Club Studio health club and the other space (27,000 sf) for the grocer, Sprouts Market.

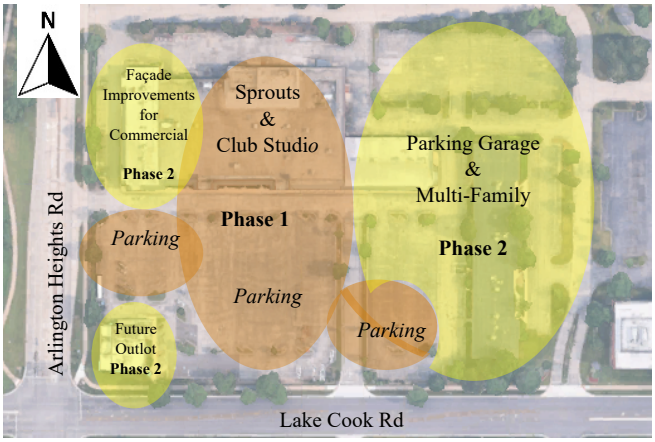


Figure 1: Diagram of Chase Plaza Redevelopment Phase 1 (Orange) and Phase 2 (Yellow)

SDG, in partnership with Urban Street, is now moving into Phase 2 of the redevelopment plan. This phase focuses on transforming the remaining areas of Chase Plaza and its adjacent properties into a new multifamily apartment building, improved façades along the western segment of the existing commercial building, and a 6,000 sq ft outlot.

The project will need several approvals which could include: Preliminary Plan Approval, an amendment to the Planned Unit Development, a Zoning Map Amendment, and potential variations from the Development, Signage, and Zoning Codes. Before submitting formal applications, the petitioner is requesting feedback from the Village Board and a referral to the Planning and Zoning Commission.

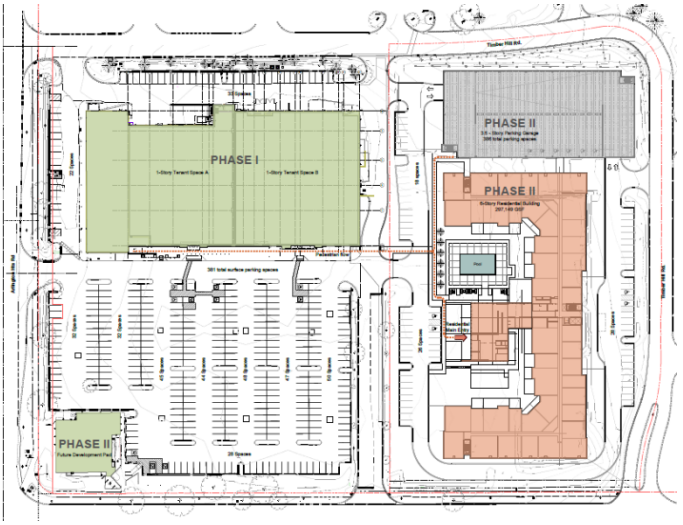


Figure 2: Site Plan

Proposed Plan

More specifically, Phase 2 of the Chase Plaza Mixed-Use Redevelopment plan includes:

New Multi-Family Building

Urban Street, the same developer that built the Clove's multifamily apartments will be developing the proposed 256-unit market-rate apartment building. The building will be developed along the eastern portion of the site which is currently the 1140 Lake Cook Road office building and eastern segment of the inline commercial space.

Figure 3: Conceptual rendering looking east on Multi-Family Building

The residential building will be 6-stories with a 3-story parking garage, a clubhouse, fitness center, resident lounge, a fenced dog park, and an outdoor pool. The parking garage will have 384 spaces, while the surface parking area will provide an additional 72 spaces. The building will contain a mix of 1 and 2-bedroom units.

Figure 4: Conceptual rendering looking northeast on Façade Improvements of Western Segment of existing shopping center.

Façade Improvements to Shopping Center

The western segment of the existing shopping center facing Arlington Heights Road, will get a complete façade renovation along with new storefronts, entries, lighting, and signage. These improvements are intended to modernize the area and create a continuous design aesthetic within the center.

Outlot

The former Buffalo Restaurant Outlot will be developed into a 6,000-square-foot building at the corner of Lake Cook Road and Arlington Heights Road. It will be reserved for a future tenant, allowing construction to begin once a tenant is secured.

Figure 5: Conceptual rendering looking northeast

LAKE COOK CORRIDOR MARKET STUDY AND PLAN

The subject property is located on the western gateway to the 475-acre Lake Cook Corridor, which is component of the 2009 Comprehensive Plan and the BG 2050 Comprehensive Plan. The Lake Cook Corridor Market Study and Plan (LCCP), represents a community-driven vision and plan for the Corridor. In 2018, Buffalo Grove adopted the LCCP as a component of the Village's Comprehensive Plan. As a long-term vision, the plan provides a framework for the type and character of development that could occur in the Corridor, rather than a specific development plan. The framework is meant to be flexible to accommodate changing market demands and community needs.

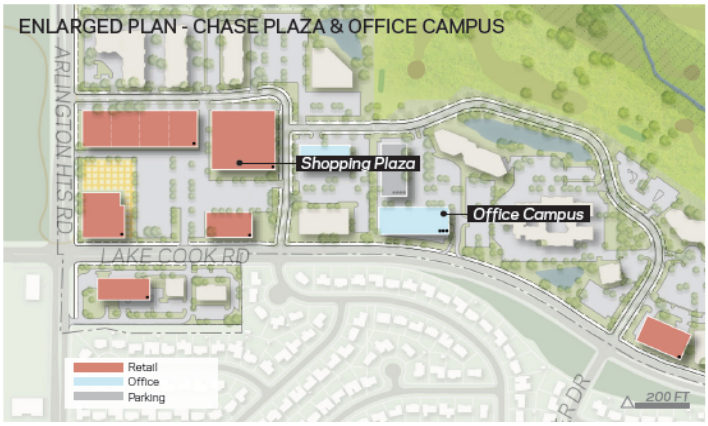


Figure 6. Chase Plaza & Office Campus Plan, LCCP

Chase Plaza and Town Center were highlighted as critical catalyst sites in the LCCP, as underutilized properties that could initiate transformation within the Corridor. Chase Plaza is envisioned to retain a traditional retail center format, but be modernized to best optimize visibility from Lake Cook Road and Arlington Heights Road. The proposed plan upholds this vision for Chase Plaza.

Land Use & Zoning

Most of the site is currently classified as B-2 Business Zoning District with the eastern portion along Timber Hill Road classified as O&R Office and Research Zoning District. Surrounding land uses and zoning include office buildings with O&R zoning to the north and east, the Buffalo Creek Forest Preserve to the west across Arlington Heights Road, and a mix of B-3 and R-5A residential zoning to the south across Lake Cook Road. Based on the current plan, the project will require rezoning the parcels to consolidate the lots within the same zoning district and may require some zoning variations.

Stormwater, Circulation and Other Site Elements

Prior to presenting the Preliminary Plan to the Planning and Zoning Commission, the developer will be working with Engineering to address stormwater, site circulation, site lighting, site geometrics, grading, accessibility, and utilities. The site will be fully landscaped, and the Village Forester will review the landscape plan as part of the formal application submittal.

TIF REIMBURSEMENT

In 2020, the Village Board approved the Lake Cook Corridor TIF, which encompasses this property. Although the SDG and Urban Street intend to seek reimbursement though the Lake Cook Corridor TIF via a redevelopment agreement, there currently is not a formal request for the Board to consider such assistance at this time. It should be noted that feedback, comments, and a positive referral to the Planning and Zoning Commission, does not commit the Village to reimburse SDG and Urban Street.

Any reimbursement is subject to review and approval by the Village Board through a redevelopment agreement. That agreement will require SDG to provide detailed specifics about eligible expenses which would be reviewed and evaluated by the Village.

ACTION REQUESTED

The Petitioner is seeking comments from the Village Board related to the proposed plan. Should the Board conceptually support the plan; the item can be referred to the Planning and Zoning Commission for discussion of specific details including setbacks, site plan, parking, landscaping, and other bulk regulations. Based on the current plan, the following approvals could include:

- Preliminary Plan
- Amendment to the Planned Unit Development
- Plat of Consolidation
- Re-Zoning to B-3 Commercial
- Development, Signage, and Zoning Variations

DESIGN NARRATIVE: Chase Plaza Mixed Use Development

Lake Cook Road at Arlington Heights Road

Prepared for the Village of Buffalo Grove · 07.29.2026

1120 / 1140 / 1160 / 1164 / 1180 West Lake Cook Road, Buffalo Grove, IL 60089 · Lake Cook Road TIF (District No. 2)

The Opportunity at the Northeast Corner

For more than a decade, the northeast corner of Lake Cook Road and Arlington Heights Road has been one of Buffalo Grove's most visible underperforming assets: a shuttered grocery anchor and aging retail and restaurant building on a gateway intersection carrying tens of thousands of vehicles a day. It is the first thing many residents and visitors see when they enter the Village from the south and west, and for years it has read as decline.

Chase Plaza redevelopment changes that. Shorewood Development Group began Phase I in 2024, and the redevelopment is now entering its second phase. Shorewood has assembled the surrounding parcels, which include a mostly vacant office building, a dilapidated retail center east of the phase I development, and the former Buffalo Restaurant, and as part of the assemblage has negotiated a complete façade remodel of the retail property west of the phase I development facing Arlington Heights Road. On the residential side, Shorewood has partnered with UrbanStreet Group to transform Chase Plaza into a true mixed-use development anchored by Sprouts Farmers Market and Club Studio, alongside a 6-story, 256-unit apartment building. The entire site is being redeveloped, with the drive aisles and parking fields fully repaved and restriped and new landscaping and lighting installed across the property. This narrative describes the design intent for the retail center and how that cohesive design delivers lasting value to Buffalo Grove.

Design Vision

Chase Plaza is designed as a contemporary mixed-use neighborhood destination. The architectural language uses warm masonry, clean vertical fenestrations, and a restrained material palette that reads as durable and timeless rather than trend driven. Storefronts are articulated with defined entries, canopies, and glazing that keep the frontage active and legible from both the Lake Cook Road corridor and the internal drive aisles. The residential building is designed to foster community and visual harmony with surrounding neighborhoods. Building facades will feature a blend of high-quality masonry, cement board panels, and expansive windows, creating texture, light, and rhythm along the streetscape.

- **Anchored composition.** A premium grocery anchor and a luxury fitness anchor frame the center, with in-line retail and a pad-ready outlot that activates the corner throughout the day. The 6 story residential building and 3 story parking deck will provide an inviting residential backdrop for the new retail development.
- **Ordered site plan.** Consolidated, screened service and refuse areas, upgraded parking-field lighting to current photometric standards, and clear internal circulation that separates delivery movement from customer traffic.

- **Streetscape and signage.** A landscaped streetscape along the frontage, refreshed monument signage coordinated across the center's tenants, and improved pedestrian connections that give residents of the apartment building a direct, sidewalk-level walking route to the grocery and fitness anchors without crossing a drive aisle at speed.
- **Sustainability.** Sprouts' store is built around a CO_2-based refrigeration system (a lower-impact, energy-conscious platform), reinforcing the Village's sustainability goals at a marquee corner. The development will also house up to 16 Tesla Super Chargers.

Quality of Retail Tenants

The strength of this project is the caliber of its tenants. Chase Plaza is anchored by two premium, nationally recognized operators on long-term commitments. Both anchors are executed on long-term leases and under construction,, which means the Village is being asked to support a project that is already leased, financed, and under construction.

- **Sprouts Farmers Market.** A premium natural and organic grocer on a 15-year lease occupying roughly 27,100 square feet. Sprouts is a specialty format built around fresh produce, prepared foods, and health-focused national brands, and it draws a higher-income, destination shopper who supports the surrounding retail. Its arrival returns a grocery use to a corner that lost one, a genuine amenity for nearby neighborhoods.
- **Club Studio.** A luxury, large-format fitness and wellness club (Fitness International) on a 15-year lease occupying roughly 37,000 square feet. Club Studio is a high-end, amenity-rich concept positioned well above a conventional gym, and it drives high-frequency, all-day visitation that supports the in-line shops and keeps the center active well beyond typical retail hours.
- **Arlington Heights Rd. In-line retail will be retained by its current owner and are all on month to month leases. The existing in-line building is receiving a complete façade renovation, along with new storefronts, entries, lighting, and signage, so it reads as part of the new center rather than a holdover from the old one. With Sprouts and Club Studio committed on 15-year leases, the remodeled in-line space is positioned to attract national credit co-tenants that would not have considered this corner before, rounding out the tenant mix and reinforcing cross-shopping.**
- **Outlot. The once thriving restaurant has long been in decline and is now shuttered will be replaced with single user up to 6,000 square foot development pad remains on the hard corner at Lake Cook Road and Arlington Heights Road, held for a future use so the center's most visible position is built out with the right tenant**.

Residential Component

The residential neighborhood being developed by UrbanStreet Group will feature a market-rate rental single six-story building and a three-story structured parking garage, architecturally distinctive, with a total of up to 256 rental dwelling units. Located on the northwest corner of Timber Hill Rd and Lake Cook Rd, the building faces west, offering a prominent view. . The single-story main entrance is located on the west side elevation. This single-level common area provides our residents and guest visitors an “eye-level vista view” experience of our resort-style amenities as they drive into the community and

enter the building. This profound space gives our guests the opportunity to take in the entire building 's full view while providing our 2nd to 6th floor residences located above, outdoor living space.

Residents of Chase Plaza will enjoy an array of modern amenities thoughtfully designed to foster community engagement and active living. The development will include a clubhouse featuring leasing and management offices, maintenance office, fitness and business centers, indoor and outdoor resident lounges, and a fenced dog park.

All residents will have access to a resort-style outdoor pool with bathrooms, landscaped courtyards, and pedestrian pathways that create inviting spaces for relaxation and social interaction and connect directly to the retail center, putting a full-service grocer and a fitness club within a few minutes' walk of every unit.

Parking accommodations will include a three-story structured parking garage with (384) indoor spaces and (72) surface parking surrounding the property for convenience access.

Chase Plaza will offer a diverse mix of floor plans designed to attract a broad resident base. The market-rate residences will include Jr one-, one-, two-, and two + den bedroom units ranging from approximately 600 to 1,475 square feet. Each residence will showcase modern finishes, efficient floor plans, and quality design to meet the needs of various lifestyles and household sizes.

Dedicated on-site maintenance teams will serve both our residents and the building, ensuring timely service and upkeep. Waste and recycling collection will be fully enclosed within residential building, eliminating unsightly exterior enclosures. All waste operations will be managed by a full-time property maintenance team, ensuring a clean and well-maintained environment.

Residential loading operations will be located on the rear side of the building, coordinated and scheduled by our property management teams ensuring appropriate locations are used, and safety precautions are in place.

Community Impact

Chase Plaza is not a cosmetic refresh, but a true mixed-use development that dramatically improves this site's contribution to Buffalo Grove.

- **Blight to landmark.** A long-vacant grocery box, a tired retailcenter, old antiquaded office building and a shuttered restaurant are replaced with a modern, fully-leased, professionally managed retail center and a 256 unit apartment complex with an array of modern amenities.
- **Everyday amenities.** A restored grocery option and a wellness anchor within minutes of surrounding neighborhoods, reducing the need to leave the Village for daily needs. Residents of the new apartment building, and pedestrians from the neighborhoods to the north and east, can reach both anchors on foot instead of by car, taking daily trips off Lake Cook Road.
- **New Residents.** The new 256 unit apartment building with all the major amenities offers a new option for existing residents as well as attracting new residence to the growing community.
- **Jobs.** Construction-phase employment plus permanent grocery, fitness, and retail jobs at the center, with hiring concentrated locally.

- **Municipal revenue.** New sales-tax and property-tax generation from a corner that has under-produced for years, delivering new recurring revenue to the Village and its taxing districts, capturing spending that currently leaves for neighboring communities.
- **Public-realm upgrades.** Full frontage, lighting, landscaping, signage, and stormwater improvements delivered to current Village standards, coordinated with the adjacent residential project so the whole intersection is upgraded at once.

A Partnership Built on Village Leadership

This project has advanced as quickly and cleanly as it has because of the professionalism and responsiveness of Village of Buffalo Grove's staff. From entitlement through permitting, the Village team has engaged constructively at every step:

- **Entitlement.** The Village Board's approval of the project entitlements (Ordinance 2026-006) provided the certainty that allowed anchor leasing and financing to close. Shorewood felt strongly to get the anchor retail users here first during phase I in order to attract the top level of multi family.
- **Engineering review.** Public Works and Engineering conducted a thorough, timely review and issued the Site Development Permit, keeping the project on schedule through the 2026 construction season.
- **Economic development.** Village leadership and its financial advisors have worked in good faith on the Lake Cook Road TIF framework that makes the public-realm improvements and the overall redevelopment feasible.

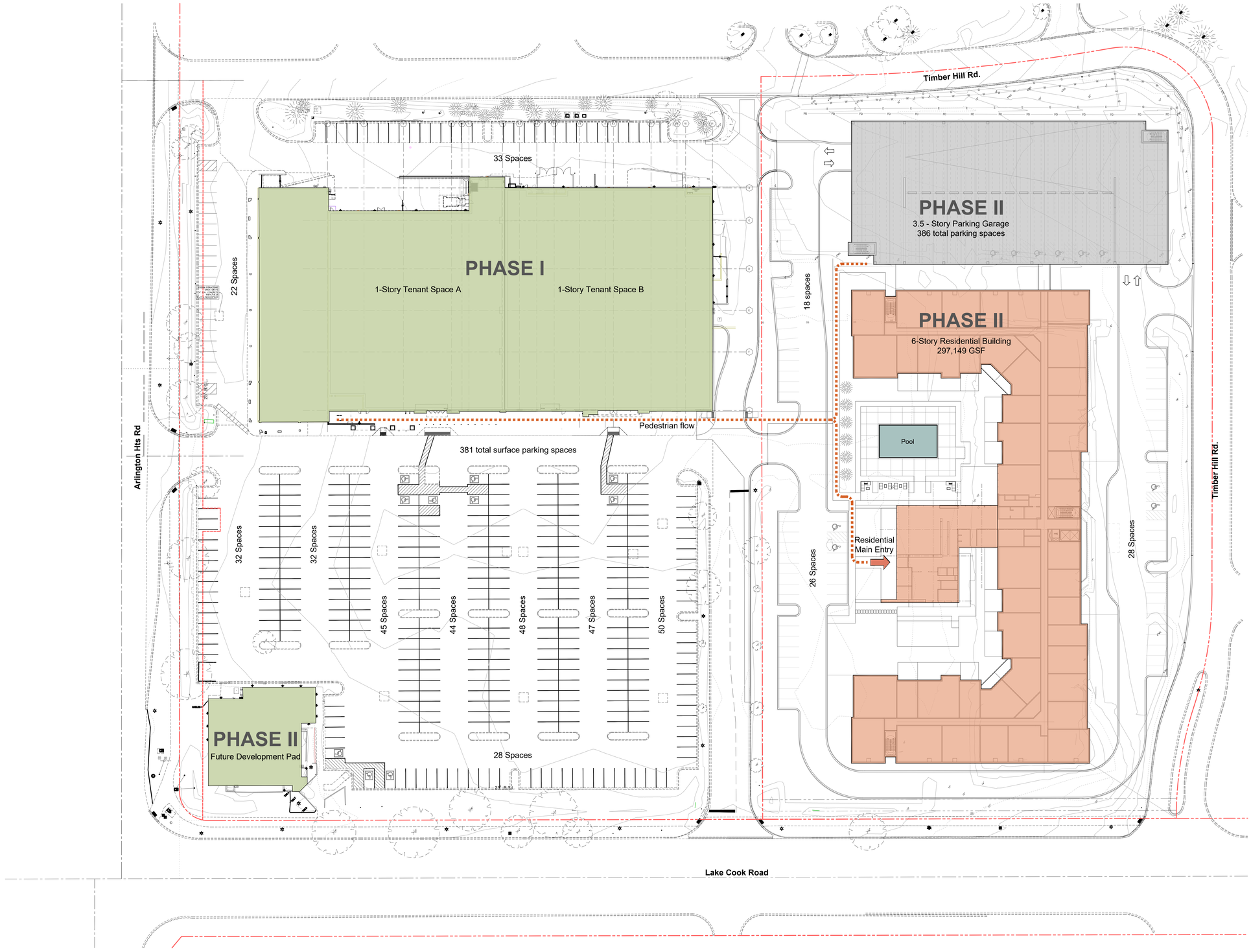
The result reflects well on the Village: a dilapidated "gateway" corner is being transformed into a signature grocery-anchored center with two national tenants, on schedule, through a collaborative public-private process. Buffalo Grove's staff and elected officials can point to Chase Plaza as evidence that the Village is open for business and capable of delivering high-quality redevelopment where others could not.

Summary

Chase Plaza takes one of Buffalo Grove's most prominent underused "gateway" corner and delivers a modern, fully leased, mixed-use development that benefits both the current residents and the future residents of Buffalo Grove. Shorewood Development Group is grateful for the Village's partnership and looks forward to continuing to earn its support as the project moves toward completion.

Shorewood Development Group, LLC

Buffalo Grove, Illinois



L9 OVERALL SITE PLAN
SCALE: 1" = 30'

NORTH 30 0 15 30 60
1 INCH = 30 FOOT (IN FEET)

shorewood
URBANSTREET
BUILDING BEYOND STRUCTURES

SCOPE OF DOCUMENT

1. THIS DOCUMENT WITH ACCOMPANYING DRAWINGS AND SPECIFICATIONS, DESCRIBES THE GENERAL SCOPE OF THE PROJECT AND DESIGN CONCEPT IN TERMS OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. THESE DOCUMENTS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL OF THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT.
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NUMBER	ISSUED FOR	DATE
1	PLANNING SUBMISSION	08/03/2025

BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

PROJECT TEAM

OWNER:
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVE., SUITE 100
BUFFALO GROVE, IL 60069

URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

CIVIL:
SPACECO, INC.
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8623 W BRYN MAWR AVE., SUITE 559
CHICAGO, IL 60631

MEP:
ADVANCE CONSULTING GROUP INTL
300 W ADAMS ST. SUITE 420
CHICAGO, IL 60606

PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

SHEET TITLE
OVERALL SITE PLAN

PROJECT NUMBER 26-495
DATE 07/07/2026
A-010

2026 BUILT FORM , LLC

CHASE PLAZA MIXED-USE DEVELOPMENT

BUFFALO GROVE, IL, 60089

ISSUED FOR PLANNING SUBMISSION
08/03/2026

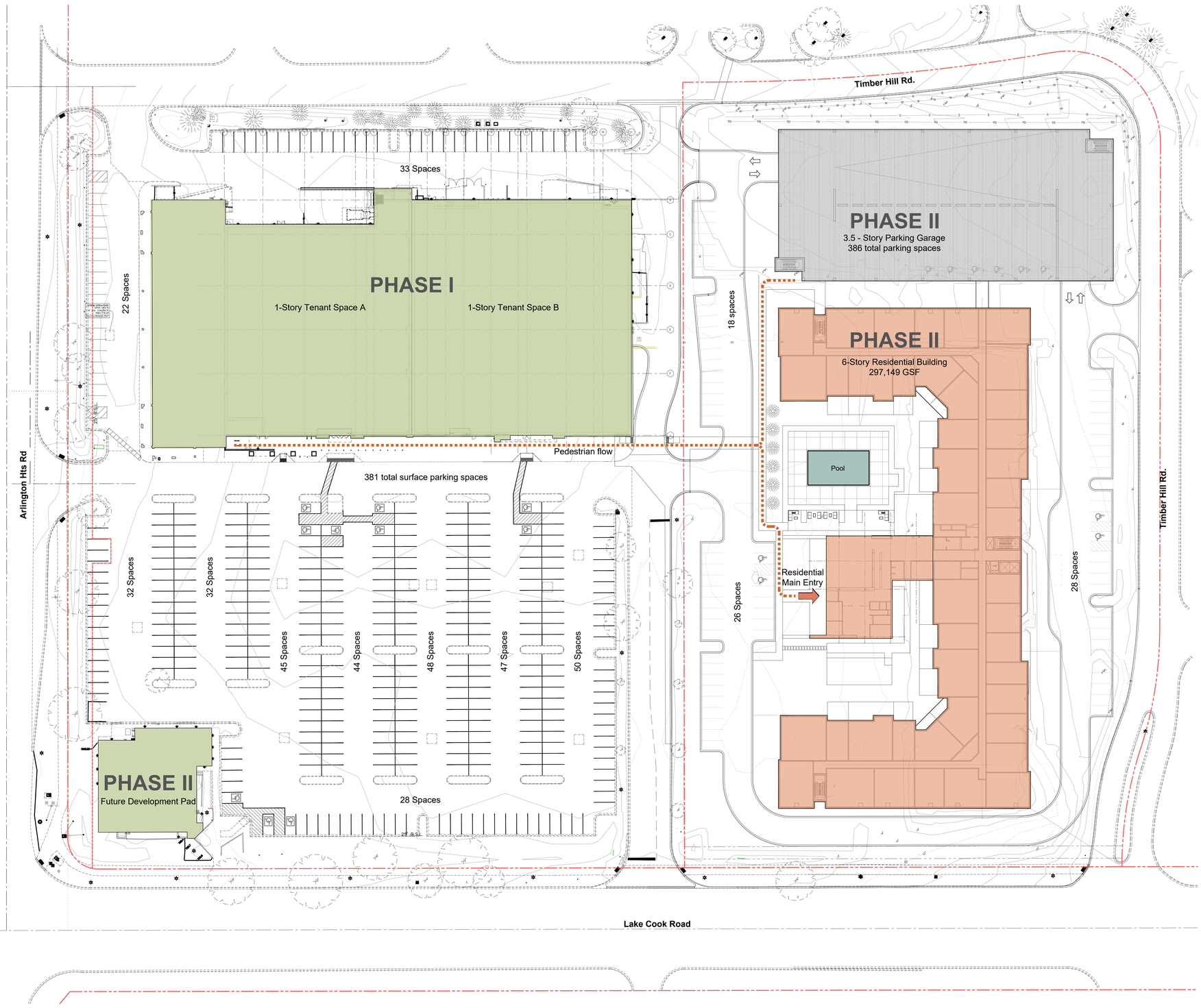
Sheet Number	Sheet Name	ISSUED FOR PLANNING SUBMISSION 08/03/2026
G-000	COVER	-
A-010	OVERALL SITE PLAN	-
L0.3	LANDSCAPE PLAN : COMBINED MASTER SITE	-
		-
C00	COVER	-
C01	GENERAL NOTES	-
C02	SWPPP SITE MAP	-
C03	SWPPP DETAILS	-
C04	EXISTING CONDITIONS & REMOVALS PLAN	-
C05	LAYOUT, GRADING & DRAINAGE PLAN	-
C06	DETAILS	-
		-
TD001	TITLE DRAWING	-
AD101	DEMOLITION PLAN	-
AD102	ROOF DEMOLITION PLAN	-
AD201	DEMOLITION EXTERIOR ELEVATIONS	-
A101	FLOOR PLAN	-
A102	ROOF PLAN	-
A201	EXTERIOR ELEVATIONS	-

Sheet Number	Sheet Name	ISSUED FOR PLANNING SUBMISSION 08/03/2026
C1	COVER	-
ET	EXISTING CONDITIONS PLAN	-
GM	PRELIMINARY GEOMETRIC PLAN	-
GR	PRELIMINARY GRADING PLAN	-
UT	PRELIMINARY UTILITY PLAN	-
EXH	STORMWATER EXHIBIT	-
L0.1	PRELIMINARY LANDSCAPE PLAN - TITLE	-
L0.2	PRELIMINARY LANDSCAPE PLAN - NOTES / DETAILS: LANDSCAPE	-
L0.4	PRELIMINARY LANDSCAPE PLAN - SHEET KEY: RESIDENTIAL	-
L1.1	PRELIMINARY LANDSCAPE PLAN - TREE PRES & REMOVAL PLAN NORTH DETAIL	-
L1.2	PRELIMINARY LANDSCAPE PLAN - TREE PRES & REMOVAL PLAN SOUTH DETAIL	-
L1.3	PRELIMINARY LANDSCAPE PLAN - NOTES / DETAILS: TREE PRES & REMOVAL	-
L2.1	PRELIMINARY LANDSCAPE PLAN - SOUTH DETAIL	-
L2.2	PRELIMINARY LANDSCAPE PLAN - NORTH DETAIL	-
L2.3	PRELIMINARY LANDSCAPE PLAN - CLUBHOUSE & POOL DETAIL	-
L2.4	PRELIMINARY LANDSCAPE PLAN - DOG PARK DETAIL	-
L3.0	PRELIMINARY LANDSCAPE PLAN - SPECIFICATIONS & DETAILS ENTRY MONUMENT	-

Sheet Number	Sheet Name	ISSUED FOR PLANNING SUBMISSION 08/03/2026
A-000	COVER	-
A-090	RESIDENTIAL BUILDING RENDERINGS	-
A-091	RESIDENTIAL BUILDING RENDERINGS	-
A-100	ARCHITECTURAL SITE PLAN	-
A-201	FLOOR PLAN - LEVEL 1	-
A-202	FLOOR PLAN - LEVEL 2	-
A-203	FLOOR PLAN - LEVEL 3 & 4	-
A-205	FLOOR PLAN - LEVEL 5 & 6	-
A-301	ELEVATIONS - RESIDENTIAL BUILDING	-
A-302	ELEVATIONS - RESIDENTIAL BUILDING	-
A-305	ELEVATIONS - PARKING DECK	-

shorewood

URBANSTREET
BUILDING BEYOND STRUCTURES



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URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
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CIVIL:
SPACECO, INC.
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8623 W BRYN MAWR AVE., SUITE 559
CHICAGO, IL 60631

MEP:
ADVANCE CONSULTING GROUP INTL
300 W ADAMS ST. SUITE 420
CHICAGO, IL 60606

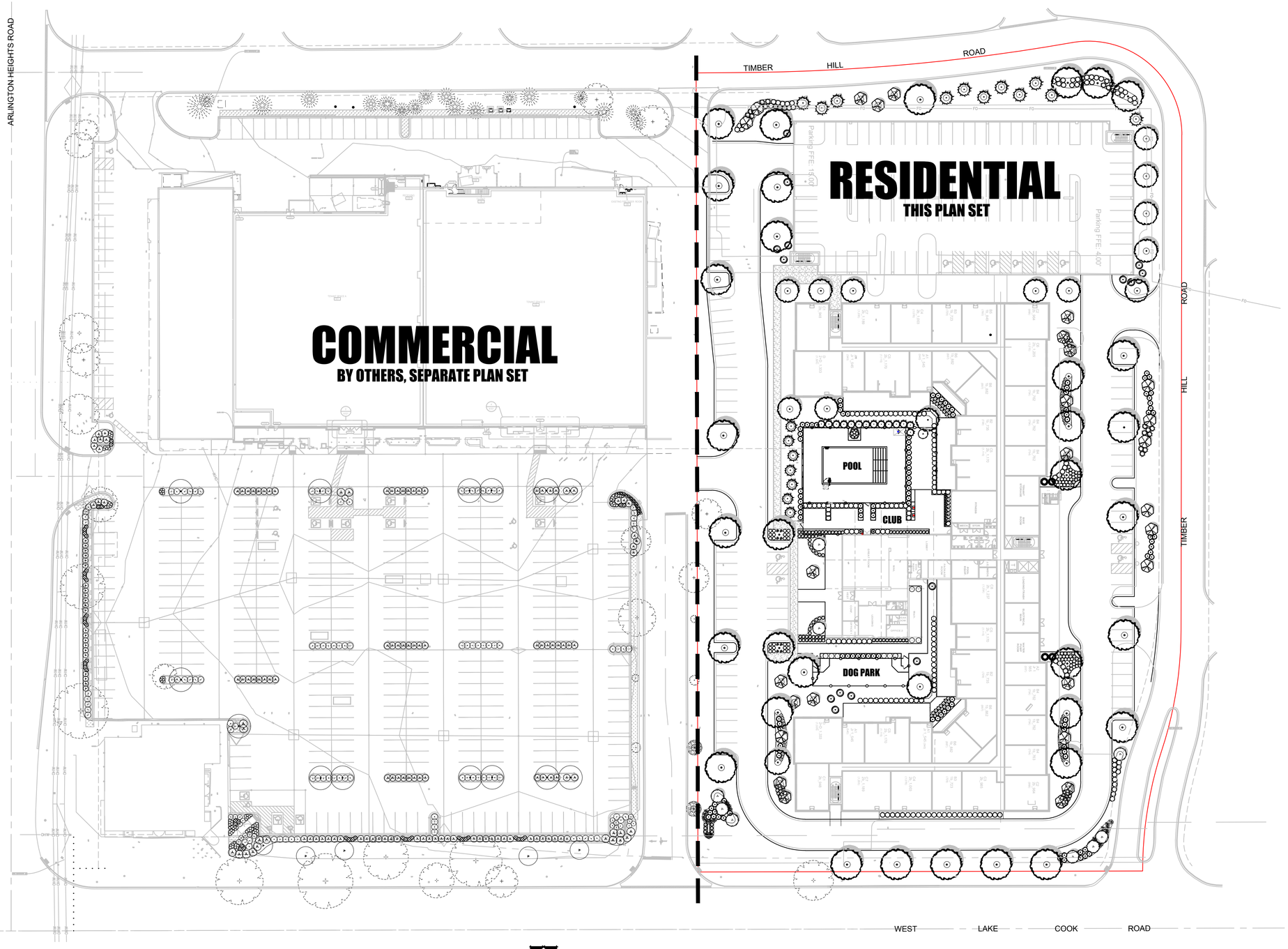
PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

SHEET TITLE
OVERALL SITE PLAN

PROJECT NUMBER 26-495
DATE 07/07/2026

A-010

2026 BUILT FORM , LLC



NORTH

LANDSCAPE PLAN - OVERALL MASTER SITE

SCALE: 1" = 40'-0"

0 20' 40' 80'

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

CLIENT NAME AND ADDRESS

URBAN STREET GROUP, LLC - ACQ

SCHAUMBURG, ILLINOIS

PLAN DATE

JULY 30, 2026

REVISIONS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES AT CHASE PLAZA

BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN

- LANDSCAPE PLAN: COMBINED MASTER SITE

SHEET NUMBER

L0.3

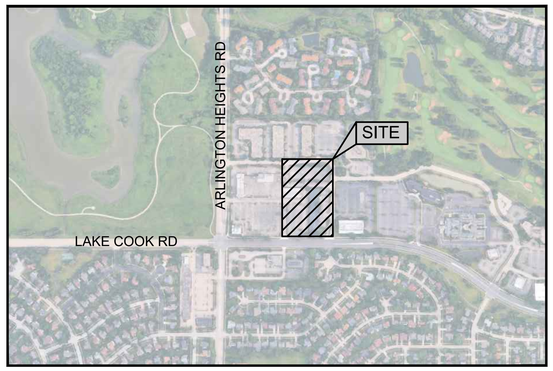
1120 W LAKE COOK DEMOLITION

1120 W LAKE COOK RD
BUFFALO GROVE, IL

GENERAL NOTES

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

VICINITY MAP



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

LICENSED PROFESSIONAL ENGINEER
MICHAEL J HEITING
062-075701
OF ILLINOIS
Dated 07-28-2026
Expires 11-30-2027

Sheet List Table

SHEET NUMBER	SHEET TITLE
C00	COVER
C01	GENERAL NOTES
C02	SWPPP SITE MAP
C03	SWPPP DETAILS
C04	EXISTING CONDITIONS & REMOVALS PLAN
C05	LAYOUT, GRADING & DRAINAGE PLAN
C06	DETAILS

APPROVAL	DATE
VILLAGE	PENDING
COUNTY	PENDING
STATE	PENDING

SITE DATA TABLE

ADDRESS:	1120 W LAKE COOK RD, BUFFALO GROVE, IL 60089
PINS:	1532308020, 1532308021, 1532308001, 1532308004
MUNICIPALITY:	VILLAGE OF BUFFALO GROVE
COUNTY:	LAKE
ZONING:	O&R: OFFICE AND RESEARCH DISTRICT
TOTAL SITE AREA:	5.72 AC
AREA OF DISTURBANCE:	5.57 AC
EXISTING IMPERVIOUS AREA:	4.15 AC
PROPOSED IMPERVIOUS AREA:	0.01 AC

OWNER:

SHOREWOOD DEVELOPMENT GROUP

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

ENGINEER:

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

UTILITY OFFICIALS

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

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

TELEPHONE:
AT&T
(844) 977-4451

CABLE TELEVISION:
COMCAST
(844) 963-0293

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

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

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

PROJECT NAME
OWNER'S NAME

1120 W LAKE COOK DEMOLITION
1120 W LAKE COOK RD
BUFFALO GROVE, IL
LAKE COUNTY
SHOREWOOD DEVELOPMENT GROUP
860 N Milwaukee Ave., Suite 100
Buffalo Grove, IL 60089
(224) 532-2401

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	07-28-2026
2. ---	---
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REVISIONS

ITEM	DATE
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SHEET TITLE
COVER

DRAWN ####
CHECKED ----
PM PM

PROJECT NUMBER
SHEET NUMBER
25056
C00

GENERAL NOTES

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

DEMOLITION NOTES

1. The contractor shall be responsible for the demolition and removal of all items that impede the proper placement of any items proposed by this plan set.
2. The removal work shall include but not be limited to: obtaining all demolition permits required, removal of the existing trees, sealing of the existing water well(s), removal any septic system or dry wells (if any) and other items to complete the removals.
3. The contractor shall remove all materials deemed unsuitable by the engineer within eight inches of the proposed building footprint to the depth that such unsuitable materials exist. Voids shall be filled in accordance with the "Earthwork Notes" on this plan sheet.
4. Tree removal shall include the complete removal of all trees as indicated in the plan set.
5. The contractor shall coordinate disconnection, removal, and relocation of the existing utilities with the appropriate utility companies. The contractor shall be responsible for all fees that are levied by utility companies in conjunction with demolition and removal of existing utilities.
6. Disposal of all materials shall comply with all local, state, and federal regulations. All waste material shall be disposed of off-site. The contractor shall be responsible for the removal of all materials from the site, including all associated permits and regulatory requirements.
7. The contractor shall be familiar with the appropriate specifications for well abandonment, materials, procedures, and access to equipment required to properly seal wells (if any). The contractor shall be responsible to obtain, complete, and file the appropriate forms through the Village of Buffalo Grove and the Illinois Environment Protection Agency (IEPA).
8. The contractor shall maintain all existing utility services to adjacent lots. Interruption of services to adjacent lots shall not occur without proper approval. A minimum of 48 hours notice shall be given to the property owners prior to the connection of the new services. The contractor shall be responsible for costs associated with the connection of temporary utility services, if required, to facilitate construction staging.
9. The contractor shall ensure that all existing parking, sidewalks, drives, etc., are free and clear of any construction activity and / or excavated and hauled material to ensure easy and safe pedestrian and vehicular traffic to and from adjacent sites.
10. Existing propane tanks, if any, to be removed by supplier prior to demolition.
11. The contractor shall perform a full-depth saw cut along the perimeter of pavement removal that abuts existing pavement that is to remain.
12. Any damage sustained by items that are to remain in place shall be repaired or replaced to the owner's satisfaction at no cost to the owner.

EARTHWORK NOTES

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

STORM SEWER NOTES

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

GENERAL PAVING NOTES

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

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www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

1120 W LAKE COOK DEMOLITION

1120 W LAKE COOK RD
BUFFALO GROVE, IL
LAKE COUNTY

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

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	07-28-2026
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SHEET TITLE

GENERAL NOTES

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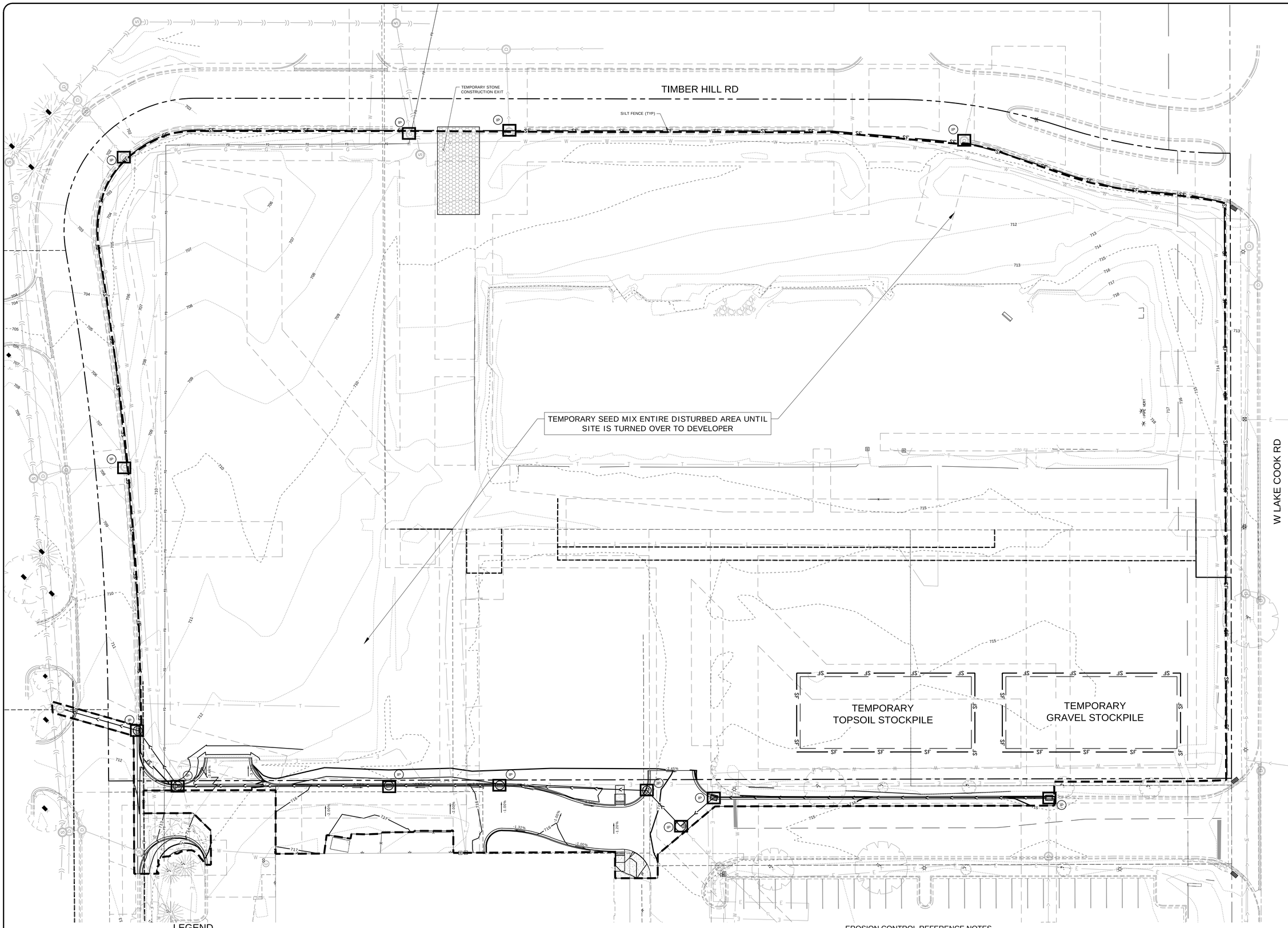
PM	PM

PROJECT NUMBER
SHEET NUMBER

25056

C01



LEGEND

SEE SITE PLAN SET FOR EXISTING SYMBOLS

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

EROSION DETAILS (SEE SWPPP DETAILS SHEET FOR ITEMS BELOW)

- 1.01 CE TEMPORARY STONE CONSTRUCTION EXIT
- 1.02 SF TEMPORARY SILT FENCE
- 1.03 IP INLET PROTECTION PER STRUCTURE TYPE

EROSION CONTROL REFERENCE NOTES

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

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

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

N
0 20' 30' 40'

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LAKE COUNTY

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

CONSULTANTS

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SHEET TITLE

SWPPP SITE MAP

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

25056

C02

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LAKE COUNTY

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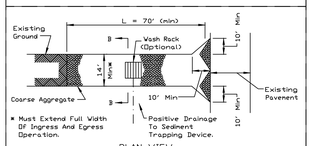
SWPPP DETAILS

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER
25056
C03

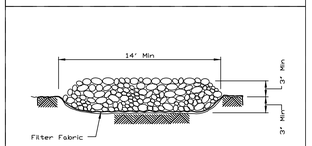
STABILIZED CONSTRUCTION ENTRANCE PLAN



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

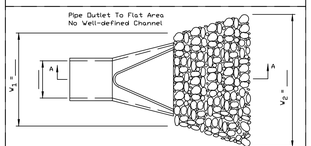
REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-630
Designed Date		SHEET 1 OF 2
Checked Date		DATE 8-18-94
Approved Date		

STABILIZED CONSTRUCTION ENTRANCE PLAN



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

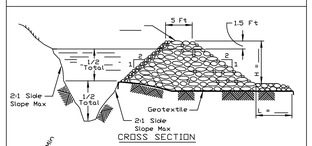
PIPE OUTLET TO FLAT AREA



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

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

TEMPORARY SEDIMENT TRAP

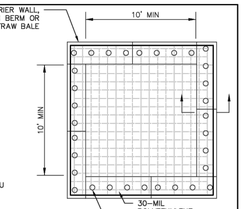


NOTES:
1. If the sediment pool is formed or enlarged the side slope will be 2:1 or flatter.
2. The fill shall be constructed using IDOT RR-4 stone size. A 1'layer of IDOT CA-2 should be placed on the inside face to reduce the flow rate.
3. The rock will be placed according to construction specification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

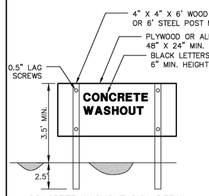
REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-660
Designed Date		SHEET 1 OF 1
Checked Date		DATE 11-20-01
Approved Date		

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

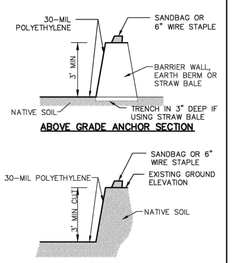
MAINTENANCE:
1. DRIED CONCRETE WASTE SHALL BE REMOVED AND DISPOSED OF PROPERLY WHEN 75% OF CAPACITY IS REACHED.
2. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND REUSED ONSITE OR HAULED OFF-SITE TO AN APPROPRIATE FACILITY.



PLAN VIEW



CONCRETE WASHOUT SIGN DETAIL
(OR EQUIVALENT)

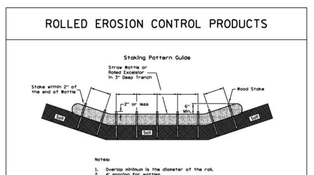


ABOVE GRADE ANCHOR SECTION

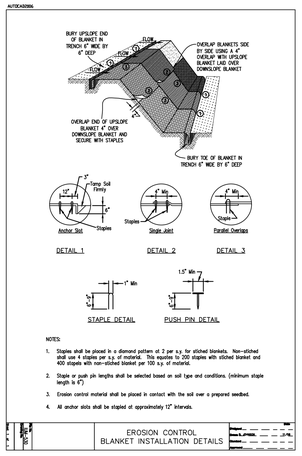
SUBGRADE ANCHOR SECTION

APPROVED: DATE / VILLAGE ENGINEER	CONCRETE WASHOUT	BUFFALO GROVE Where Life Feels Right.
		STANDARD CONSTRUCTION DWG.
	REVISED: 01-23-2026	DRAWING NO.: BMP-01

ROLLED EROSION CONTROL PRODUCTS

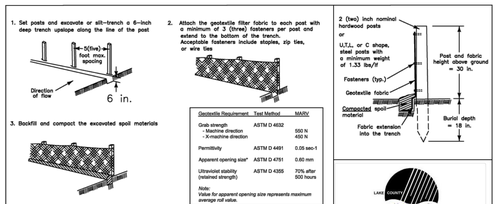


REFERENCE		STANDARD DWG. NO.
Project		IUM-514
Designed Date		SHEET 1 OF 1
Checked Date		DATE 8-19-11
Approved Date		



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

	EROSION CONTROL BLANKET INSTALLATION DETAILS	



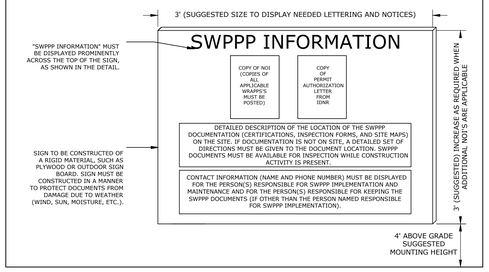
SILT FENCE DETAIL

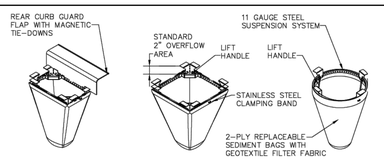
DATE: 4/21/08 BY: KAW
REVISED: BY:

STORMWATER MANAGEMENT COMMISSION

SWPPP INFORMATION SIGN (EXAMPLE)

NOT TO SCALE





TYPICAL CURB BOX INLET FILTER
TYPICAL FLAT/RECTANGULAR/ROLLED CURB INLET FILTER
TYPICAL ROUND INLET FILTER

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

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

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

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

APPROVED: DATE / VILLAGE ENGINEER	INLET FILTER BASKET DETAIL	BUFFALO GROVE Where Life Feels Right.
		STANDARD CONSTRUCTION DWG.
	REVISED: 02-13-2026	DRAWING NO.: BMP-02

UPON COMPLETION OF DEMOLITION, FILL ALL EXCAVATIONS WITH SUITABLE ENGINEERED FILL, COMPACT TO NOT LESS THAN 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY, ROUGH GRADE THE SITE TO DRAIN, AND INSTALL TEMPORARY EROSION CONTROL MEASURES. TEMPORARY SEEDING SHALL BE PROVIDED ONLY WHERE REQUIRED BY THE PERMITTING AUTHORITY AND MAINTAINED UNTIL THE SITE IS TRANSFERRED TO THE REDEVELOPMENT CONTRACTOR.

DRY UTILITIES TO BE LOCATED, REMOVED AND CAPPED IN PARKWAY.

ALL DEMOLISHED MATERIAL IS TO BE HAULED OFF SITE INCLUDING ALL CONCRETE, ASPHALT, REMOVED UTILITIES, UTILITY STRUCTURES, CONVEYANCE PIPES, AND FOUNDATIONS.

TIMBER HILL RD

W LAKE COOK RD

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=701.58 IE=696.83(SW NE)24"RCP

STORM STRUCTURE TO BE REMOVED 4' DIA. CONCRETE RIM=705.65 IE=700.32(S)24"RCP IE=697.95(NE)24"RCP

STORM STRUCTURE CLOSED 4' DIA. CONCRETE RIM=709.11 IE=703.04(W)12"RCP IE=703.03(S)12"RCP IE=703.01(N)15"RCP

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=701.55 IE=696.55(SW NE)24"RCP

SANITARY MANHOLE CLOSED 4' DIA. CONCRETE RIM=706.61 IE=695.61(W)6"VCP IE=693.61(N S E)6"VCP

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=707.04 IE=703.64(NE)

SANITARY MANHOLE CLOSED 4' DIA. CONCRETE RIM=708.26 IE=698.26(E W)6"VCP

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=707.23 IE=704.03(NW)10"DIP IE=704.01(E)12"RCP

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=708.28 IE=705.08(NW)12"DIP

CAP HYDRANT TEE

HYDRANT TO BE REMOVED

REMOVE HYDRANT LEAD

REMOVE WOOD RETAINING WALL

WATER MANHOLE CLOSED 4' DIA. CONCRETE RIM=706.81 TP=701.56(N-S)6"DIP

CAP WATER MAIN AT TEE

STORM STRUCTURE TO BE REMOVED 4' DIA. CONCRETE RIM=705.74 IE=700.94(W N)24"RCP

STORM STRUCTURE TO BE REMOVED OPEN GRATE 2' DIA. CONCRETE RIM=708.99 IE=704.76(E)12"DIP

REMOVE LANDSCAPE BLOCK RETAINING WALL

REMOVE LANDSCAPE BLOCK RETAINING WALL

REMOVE STAIRS WITH HANDRAILS

STORM STRUCTURE TO BE REMOVED OPEN GRATE 2' DIA. CONCRETE RIM=711.07 IE=707.27(SE)12"PVC

REMOVE WOOD RETAINING WALL

REMOVE WOOD RETAINING WALL

REMOVE WOOD RETAINING WALL

REMOVE WOOD RETAINING WALL

REMOVE WOOD RETAINING WALL

REMOVE WOOD RETAINING WALL

REMOVE STAIRS WITH HANDRAILS

REMOVE WOOD RETAINING WALL

STORM STRUCTURE CLOSED 4' DIA. CONCRETE RIM=711.55 IE=704.02(W)24"RCP IE=700.95(E)27"RCP

STORM STRUCTURE RIM=711.65

SANITARY MANHOLE TO BE REMOVED

REMOVE RAMP WITH HANDRAILS

REMOVE STAIRS WITH HANDRAILS

REMOVE BENCH

WATER MANHOLE TO BE REMOVED 4' DIA. CONCRETE RIM=717.89 TP=709.13(N S)6"DIP

REMOVE WATER SERVICE

CAP TEE

WATER MANHOLE CLOSED 4' DIA. CONCRETE RIM=714.05 TP=708.60(E-W)8"DIP

WATER MANHOLE TO BE REMOVED 4' DIA. CONCRETE RIM=715.30 TP=707.85(W-E)8"DIP TP=707.75(S)6"DIP

BUILDING DEMOLITION AND REMOVAL INCLUDING FULL REMOVAL OF FOUNDATIONS, IRRIGATION SYSTEM AND ALL UTILITY DISCONNECTIONS

HYDRANT TO BE REMOVED (TYP)

WATER MANHOLE TO BE REMOVED 4' DIA. CONCRETE RIM=716.53 TP=711.13(N-S-E)6"DIP

WATER MANHOLE TO BE REMOVED 4' DIA. CONCRETE RIM=716.26 TP=711.46(N-S)8"DIP

REMOVE ALL LIGHT POLES WITHIN REMOVAL LIMITS (TYP)

STORM STRUCTURE TO BE REMOVED 4' DIA. CONCRETE RIM=713.19 IE=710.14(N)12"RCP

STORM STRUCTURE TO BE REMOVED OPEN GRATE 4' DIA. CONCRETE RIM=707.86 IE=703.04(E)24"RCP IE=703.26(SW)24"RCP

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=707.23 IE=704.23(SW N)12"RCP

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=707.38 IE=703.85(N S)12"RCP

STORM STRUCTURE TO BE REMOVED OPEN GRATE 3' DIA. CONCRETE RIM=709.70 IE=706.36(E S)12"RCP

STORM STRUCTURE TO BE REMOVED 4' DIA. CONCRETE RIM=712.86 IE=708.61(SE)12"RCP IE=708.16(S)12"RCP IE=707.41(NE W)24"RCP

STORM STRUCTURE TO BE REMOVED 4' DIA. CONCRETE RIM=713.29 IE=707.54(S SE)24"RCP

STORM STRUCTURE TO BE REMOVED OPEN GRATE 3' DIA. CONCRETE RIM=709.89 IE=706.84(N)12"RCP

STORM STRUCTURE TO BE REMOVED 2' DIA. CONCRETE RIM=713.43 IE=709.93(NE)12"RCP

SANITARY MANHOLE TO BE REMOVED 4' DIA. CONCRETE RIM=714.58 IE=705.23(E SW)8"VCP

STORM STRUCTURE TO BE REMOVED 2' DIA. CONCRETE RIM=713.24 IE=710.98(NE)12"RCP

STORM STRUCTURE TO BE REMOVED OPEN GRATE 4' DIA. CONCRETE RIM=711.20 IE=707.20(N-SSW)12"RCP OFFSET INTO STRUCTURE

WATER MANHOLE TO BE REMOVED 4' DIA. CONCRETE RIM=715.13 TP=706.13(E-W)DIP FILLED WITH WATER

SANITARY MANHOLE TO BE REMOVED 4' DIA. CONCRETE RIM=714.87 IE=705.47(SW NE)8"VCP

SANITARY MANHOLE TO BE REMOVED 4' DIA. CONCRETE RIM=714.92 IE=705.57(NE)6"VCP IE=705.60(SW)4"PVC

STORM STRUCTURE TO BE REMOVED 4' DIA. CONCRETE RIM=714.64 IE=708.59(N-S)18"RCP IE=709.64(W)12"RCP OFFSET INTO STRUCTURE

BUILDING DEMOLITION AND REMOVAL INCLUDING FULL REMOVAL OF FOUNDATIONS AND ALL UTILITY DISCONNECTIONS

REMOVE STONE RETAINING WALL

REMOVE HANDRAIL

REMOVE STONE RETAINING WALL

REMOVE TRASH ENCLOSURE WITH GATE

REMOVE HANDRAIL

STORM STRUCTURE TO BE REMOVED 4' DIA. CONCRETE RIM=714.17 IE=707.21(S)15"RCP IE=710.23(E)12"DIP

REMOVE GAS SERVICE. CONTRACTOR TO COORDINATE WITH NICOR

REMOVE TELEPHONE LINE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY

STORM STRUCTURE TO BE REMOVED 4' DIA. CONCRETE RIM=714.91 IE=710.66(W)15"RCP IE=710.66(SE)12"RCP

STORM STRUCTURE CLOSED 4' DIA. CONCRETE RIM=716.46 IE=705.66(E-W)24"RCP IE=707.96(SW)12"RCP

STORM STRUCTURE TO BE REMOVED OPEN GRATE 4' DIA. CONCRETE RIM=713.91 IE=710.01(S-NE)18"RCP

REMOVE ALL LIGHT POLES AND FOUNDATIONS WITHIN REMOVAL LIMITS (TYP)

STORM STRUCTURE TO BE REMOVED OPEN GRATE 4' DIA. CONCRETE RIM=714.39 IE=710.64(N-W)18"RCP OFFSET INTO STRUCTURE

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=715.19 IE=709.64(NE)12"RCP

SIGN HEIGHT 6.5' ABOVE GRADE

SIGN

STORM STRUCTURE TO BE REMOVED OPEN GRATE 4' DIA. CONCRETE RIM=713.99 IE=709.89(NW)12"RCP

CAP WATER MAIN AT TEE

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=716.27 IE=710.90(E)12"RCP

STORM STRUCTURE REPLACE CURB GRATE W/ DEPRESSED CURB GRATE 4' DIA. CONCRETE RIM=712.09 IE=708.29(NNE)15"RCP IE=708.39(SW)12"RCP

WATER MANHOLE CLOSED 4' DIA. CONCRETE EX RIM=713.24 ADJUST RIM TO 712.88

WATER MANHOLE CLOSED 4' DIA. CONCRETE RIM=715.28 ADJUST RIM TO 714.62 TP=707.23(N-S)DIP

STORM STRUCTURE TO BE REMOVED 4' DIA. CONCRETE RIM=714.43 IE=709.63(E)24"RCP IE=709.63(NW)8"DIP IE=709.73(SW-SE)12"RCP OFFSET INTO STRUCTURE

STORM STRUCTURE OPEN GRATE 4' DIA. CONCRETE RIM=713.92 IE=710.22(NE-SW)12"RCP

STORM STRUCTURE OPEN GRATE 4' DIA. CONCRETE RIM=714.75 IE=711.40(E-W)12"RCP

STORM STRUCTURE TO BE REMOVED OPEN GRATE 4' DIA. CONCRETE RIM=714.78 IE=711.09(E-W)12"RCP

SIGN

SIGN HEIGHT 14.5' ABOVE GRADE

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=716.27 IE=710.90(E)12"RCP

LEGEND

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

N 0 20' 30' 40'

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

PROJECT NAME
OWNER'S NAME

1120 W LAKE COOK DEMOLITION

1120 W LAKE COOK RD
BUFFALO GROVE, IL
LAKE COUNTY

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

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	07-28-2026
2. ---	---
3. ---	---
4. ---	---
5. ---	---
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14. ---	---
15. ---	---
16. ---	---
17. ---	---

REVISIONS

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

SHEET TITLE

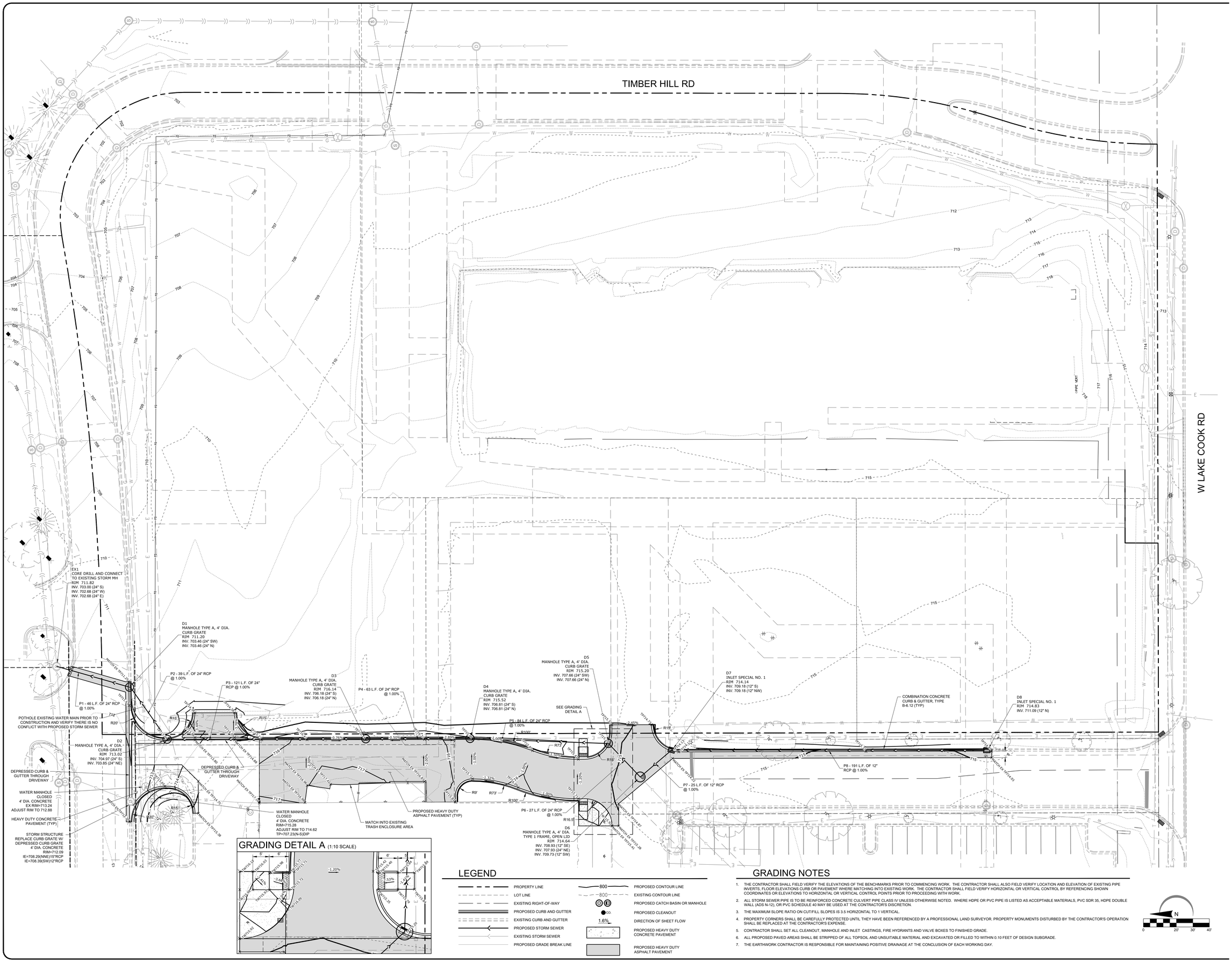
EXISTING CONDITIONS & REMOVALS PLAN

DRAWN	####
CHECKED	----
PM	PM

PROJECT NUMBER
SHEET NUMBER

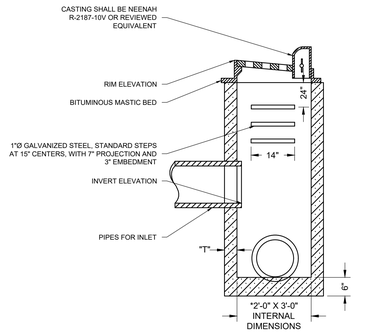
25056

C04


TIMBER HILL RD
W LAKE COOK RD
EX1
CORE DRILL AND CONNECT TO EXISTING STORM MH
RIM 711.82
INV. 703.00 (24" S)
INV. 702.68 (24" W)
INV. 702.68 (24" E)
D1
MANHOLE TYPE A, 4' DIA.
CURB GRATE
RIM 711.20
INV. 703.46 (24" SW)
INV. 703.46 (24" N)
D2
MANHOLE TYPE A, 4' DIA.
CURB GRATE
RIM 713.02
INV. 703.85 (24" NE)
D3
MANHOLE TYPE A, 4' DIA.
CURB GRATE
RIM 716.14
INV. 706.18 (24" S)
INV. 706.18 (24" N)
D4
MANHOLE TYPE A, 4' DIA.
CURB GRATE
RIM 715.52
INV. 706.81 (24" S)
INV. 706.81 (24" N)
D5
MANHOLE TYPE A, 4' DIA.
CURB GRATE
RIM 715.20
INV. 707.66 (24" SW)
INV. 707.66 (24" N)
D6
MANHOLE TYPE A, 4' DIA.
TYPE 1 FRAME, OPEN LID
RIM 714.64
INV. 708.93 (12" SE)
INV. 707.93 (24" NE)
INV. 709.73 (12" SW)
D7
INLET SPECIAL NO. 1
RIM 714.14
INV. 709.18 (12" S)
INV. 709.18 (12" NW)
D8
INLET SPECIAL NO. 1
RIM 714.83
INV. 711.09 (12" N)
P1 - 46 L.F. OF 24" RCP @ 1.00%
P2 - 39 L.F. OF 24" RCP @ 1.00%
P3 - 121 L.F. OF 24" RCP @ 1.00%
P4 - 63 L.F. OF 24" RCP @ 1.00%
P5 - 84 L.F. OF 24" RCP @ 1.00%
P6 - 27 L.F. OF 24" RCP @ 1.00%
P7 - 25 L.F. OF 12" RCP @ 1.00%
P8 - 191 L.F. OF 12" RCP @ 1.00%
POTHOLE EXISTING WATER MAIN PRIOR TO CONSTRUCTION AND VERIFY THERE IS NO CONFLICT WITH PROPOSED STORM SEWER
DEPRESSED CURB & GUTTER THROUGH DRIVEWAY
WATER MANHOLE CLOSED
4' DIA. CONCRETE
EX RIM=713.24
ADJUST RIM TO 712.88
HEAVY DUTY CONCRETE PAVEMENT (TYP)
STORM STRUCTURE REPLACE CURB GRATE W/ DEPRESSED CURB GRATE
4' DIA. CONCRETE
RIM=712.09
IE=708.29(NNE)15"RCP
IE=708.39(SW)12"RCP
WATER MANHOLE CLOSED
4' DIA. CONCRETE
RIM=715.28
ADJUST RIM TO 714.62
TP=707.23(N-S)DIP
MATCH INTO EXISTING TRASH ENCLOSURE AREA
PROPOSED HEAVY DUTY ASPHALT PAVEMENT (TYP)
SEE GRADING DETAIL A
COMBINATION CONCRETE CURB & GUTTER, TYPE B-6.12 (TYP)
R15'
R20'
R100'
R73'
R9'
R16.5'
-1.20%
-2.45%
-1.00%
-0.76%
-0.92%
-2.80%
-1.32%
-2.00%
-1.50%
-1.20%
-2.50%
-2.00%
-1.00%
-0.50%
-0.45%
-1.00%
-1.20%
-2.45%
-1.00%
-1.20%
-2.45%
-1.00%
-1.20%
-2

INLET SPECIAL NO. 1 DETAIL

NOT TO SCALE



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

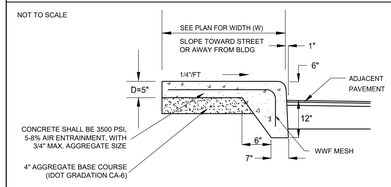
NOTE:

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

*2'-0" DIMENSION NORMAL TO CURB LINE

THICKENED EDGE SIDEWALK DETAIL

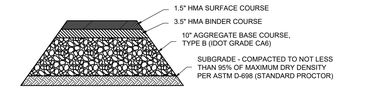
NOT TO SCALE



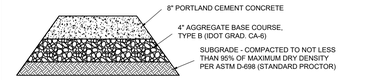
1. TOOLED JOINTS SHALL BE 1/4 D AND SHALL BE SPACED EQUAL TO W (MAX) AND SHALL DIVIDE PANELS EQUALLY.
2. EXPANSION JOINTS SHALL BE 3/4" BITUMINOUS IMPREGNATED FIBERBOARD ALONG THE PERIMETER OF THE SIDEWALK PANEL WERE PROPOSED SIDEWALK IS FLUSH WITH ADJACENT EXISTING CONCRETE.
3. SIDEWALK RAMPS AT DRIVES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

PAVEMENT DETAILS

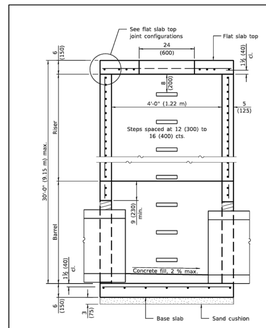
NOT TO SCALE



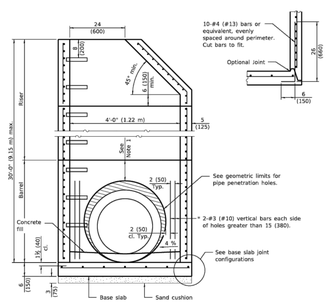
HEAVY DUTY ASPHALT PAVEMENT



HEAVY DUTY CONCRETE PAVEMENT

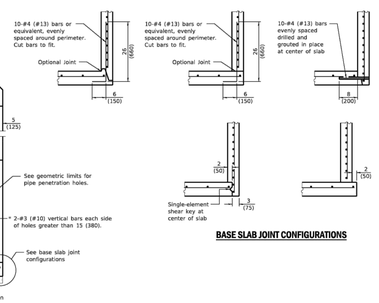


SECTION PARALLEL TO PIPE
(Without conical top riser)



SECTION PERPENDICULAR TO PIPE
(With conical top riser)

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



BASE SLAB JOINT CONFIGURATIONS

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

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

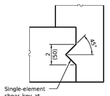
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

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

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

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

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



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

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

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

See Standard 602701 for details of manhole steps.

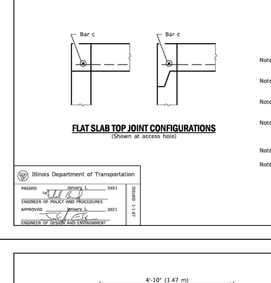
All dimensions are in inches (millimeters) unless otherwise noted.

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

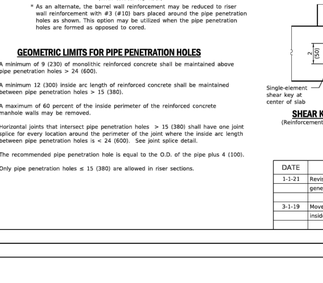
Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF BUREAU OF ENVIRONMENT
BASED ON: 1-1-19

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

STANDARD 602401-07



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



JOINT SPLICE

FLAT SLAB TOP REINFORCEMENT

Location	WWR (each direction)		Rebar		
	A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Bottom Mat	** 0.62 sq. in./ft. (1312 sq. mm/m)	4 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)

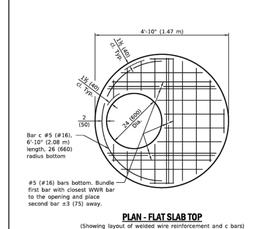
** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

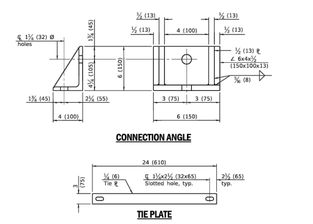
Location	Orientation	WWR or Rebar	
		A_s (min.)	Spacing (max.)
Riser	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
Barrel	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.16 sq. in./ft. (339 sq. mm/m)	4 (100)

BASE SLAB REINFORCEMENT

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



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



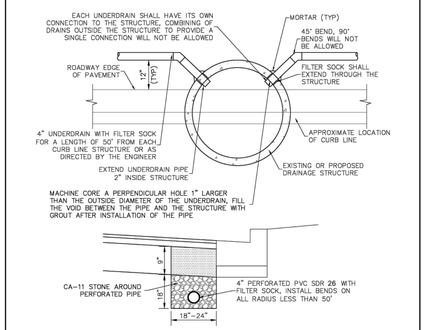
CONNECTION ANGLE

TIE PLATE

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

STANDARD 602401-07

Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF BUREAU OF ENVIRONMENT
BASED ON: 1-1-19



APPROVED: DATE: ILLIANA ENGINEER

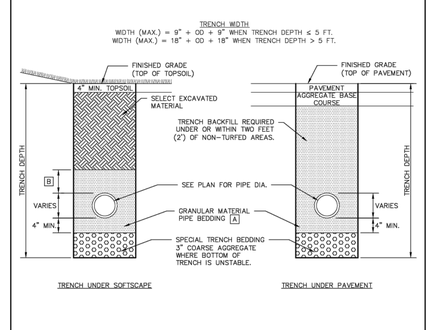
UNDERDRAIN INSTALLATION FRONT OF CURB

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.
REVISED: 02-03-2026 — STANDARD NO.: ST-04

CODED NOTES:

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

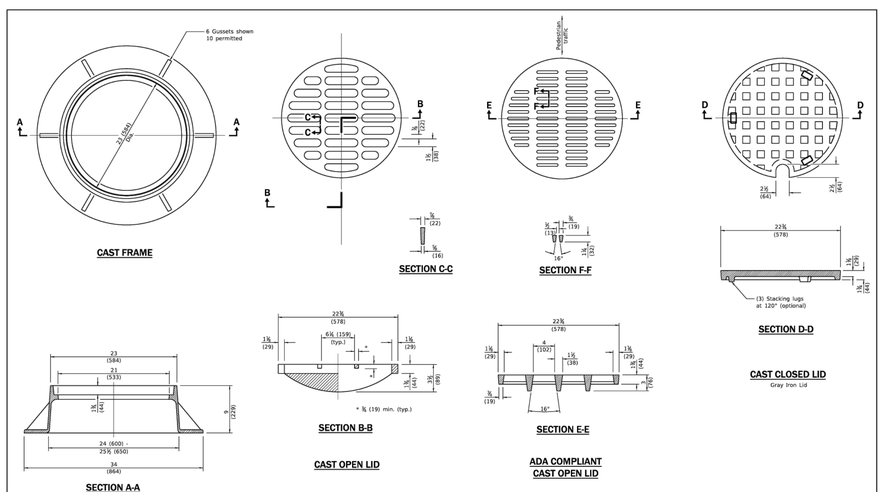
[B] FLEXIBLE PIPE = 12" MINIMUM
RIGID PIPE = 4" MINIMUM.



APPROVED: DATE: ILLIANA ENGINEER

TRENCH DETAIL

BUFFALO GROVE — STANDARD CONSTRUCTION DWG.
REVISED: 02-03-2026 — STANDARD NO.: S-01



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

Illinois Department of Transportation
PASSED January 1, 2020 — ENGINEER OF POLICY AND PROCEDURES
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BASED ON: 1-1-19

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

FRAME AND LIDS TYPE 1

STANDARD 604001-05

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

PROJECT NAME
OWNER'S NAME

1120 W LAKE COOK DEMOLITION

1120 W LAKE COOK RD
BUFFALO GROVE, IL
LAKE COUNTY

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

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	07-28-2026
2. ---	---
3. ---	---
4. ---	---
5. ---	---
6. ---	---
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REVISIONS

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

SHEET TITLE

DETAILS

DRAWN	####
CHECKED	----
PM	PM

PROJECT NUMBER
SHEET NUMBER

25056

C06

SHOREWOOD DEVELOPMENT GROUP

CHASE PLAZA - LANDLORD WORK ONLY

1160 & 1164 W. LAKE COOK ROAD, BUFFALO GROVE, IL 60089 1164 FOR TENANT A; 1160 FOR TENANT B

LOCATION MAP

VICINITY MAP

4/24/2026 10:51:47 AM Autodesk Docs://95310005 - Chase Plaza Grocery Tenant Upfit/95310005 - Chase Plaza Tenant Upfit - Arch.rvt
1" = 1'-0"
TITLE DRAWING

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DRAWING INDEX

SHEET	DRAWING NAME	REV#	REV DATE
GENERAL			
TD001	TITLE DRAWING	3	04/06/2026
G101	LIFE SAFETY COMPLIANCE PLAN	4	04/24/2026
G102	SPECIFICATIONS	1	01/23/2026
G103	SPECIFICATIONS	3	04/06/2026
G104	SPECIFICATIONS	2	03/12/2026
G105	SPECIFICATIONS	1	01/23/2026
G106	SPECIFICATIONS	1	01/23/2026
G107	SPECIFICATIONS	1	01/23/2026
G108	SPECIFICATIONS	1	01/23/2026
G109	SPECIFICATIONS	1	01/23/2026
G110	SPECIFICATIONS	1	01/23/2026
STRUCTURAL			
S001	GENERAL NOTES	2	03/12/2026
S002	GENERAL NOTES	1	01/23/2026
S003	GENERAL NOTES	1	01/23/2026
S004	MASTER SUBMITTAL LIST	1	01/23/2026
S010	SPECIAL INSPECTIONS	1	01/23/2026
S011	SPECIAL INSPECTIONS	1	01/23/2026
S020	STRUCTURAL LOADING INFORMATION	1	01/23/2026
S101A	FOUNDATION PLAN - AREA A	4	04/24/2026
S101B	FOUNDATION PLAN - AREA B	4	04/24/2026
S102A	ROOF FRAMING PLAN - AREA A	4	04/24/2026
S102B	ROOF FRAMING PLAN - AREA B	4	04/24/2026
S103	ROOF FRAMING PLAN - ENTRANCE CANOPY	1	01/23/2026
S301	FOUNDATION SECTIONS AND DETAILS	1	01/23/2026
S302	FOUNDATION SECTIONS AND DETAILS	4	04/24/2026
S410	STEEL FRAMING SECTIONS	4	04/24/2026
S411	STEEL FRAMING SECTIONS	4	04/24/2026
S412	STEEL FRAMING SECTIONS	4	04/24/2026
S413	EXTERIOR ELEVATIONS	4	04/24/2026
S420	CMU FRAMING SECTIONS AND DETAILS	1	01/23/2026
S510	STEEL COLUMN SECTIONS AND DETAILS	1	01/23/2026
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AD102	ROOF DEMOLITION PLAN	1	01/23/2026
AD201	DEMOLITION EXTERIOR ELEVATIONS	3	04/06/2026
A101	FLOOR PLAN	4	04/24/2026
A102	ROOF PLAN	4	04/24/2026
A201	EXTERIOR ELEVATIONS	4	04/24/2026
A301	BUILDING SECTIONS	2	03/12/2026
A302	WALL SECTIONS	4	04/24/2026
A303	WALL SECTIONS	4	04/24/2026
A311	EXTERIOR DETAILS	4	04/24/2026
A312	EXTERIOR DETAILS	4	04/24/2026
A601	DOOR SCHEDULE, ELEVATIONS, AND DETAILS	4	04/24/2026
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FP001	GENERAL FIRE PROTECTION INFORMATION	2	3/12/2026
FP101	FIRST FLOOR FIRE PROTECTION PLAN	2	3/12/2026
PLUMBING			
P001	GENERAL PLUMBING INFORMATION	4	4/24/2026
PD099	UNDERFLOOR PLUMBING DEMOLITION PLAN	2	3/12/2026
PD101	PLUMBING DEMOLITION PLAN	2	3/12/2026
P099	UNDERFLOOR PLUMBING PLAN	2	3/12/2026
P101	PLUMBING PLAN	4	4/24/2026
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MD104	ROOF MECHANICAL DEMOLITION PLAN	2	3/12/2026
MH101	FIRST FLOOR HVAC PLAN	4	4/24/2026
MH104	ROOF HVAC PLAN	4	4/24/2026
M501	MECHANICAL DETAILS	2	3/12/2026
M601	MECHANICAL SCHEDULES	4	4/24/2026
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E001	ELECTRICAL NOTES AND ABBREVIATIONS	3	04/06/2026
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E004	ELECTRICAL SPECIFICATIONS		
E005	ELECTRICAL SPECIFICATIONS		
E006	ELECTRICAL SPECIFICATIONS		
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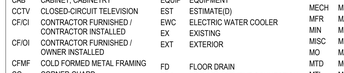
E501	ELECTRICAL ONE-LINE DIAGRAMS	4	04/24/2026
E601	ELECTRICAL SCHEDULES	4	04/24/2026
E602	ELECTRICAL PANEL SCHEDULES	4	04/24/2026

PROGRESSIVE AE GENERAL SYMBOLOGY

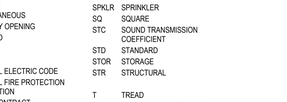
DRAWING TITLES

PLAN TITLE

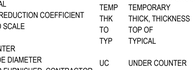


PLAN CALLOUT / SECTION / ELEVATION TITLE

CALLOUT REFERENCE



MATCHLINE



3D VIEW REFERENCE

REVISION SYMBOLS

DATUM SYMBOLS

LOCATION SYMBOLS

BUILDING SECTION

WALL SECTION

DETAIL SECTION

EXTERIOR ELEVATION

INTERIOR ELEVATION

TAGS

ROOM TAG

CEILING TAG

DOOR TAG

RESTROOM ACCESSORY TAG

WINDOW TAG

SYMBOLS

BREAK LINE

PROGRESSIVE AE GENERAL ABBREVIATIONS

A/C	AIR CONDITIONING	DIA	DIAMETER	HVAC	HEATING / VENTILATION / AIR CONDITIONING	PLBG	PLUMBING
A/V	AUDIO / VIDEO, AUDIO / VISUAL	DIAG	DIAGONAL			PNT	PAINT, PAINTED
ACC	ACCESSIBLE, ACCESSIBILITY	DIM	DIMENSION, DIMENSIONAL	ID	INSIDE DIAMETER	PREFIN	PREFINISHED
ACM	ALUMINUM COMPOSITE PANELS	DIST	DISTANCE	IMP	INSULATED METAL PANEL	PRELIM	PRELIMINARY
ACP	ACOUSTICAL CEILING PANELS	DIV	DIVISION, DIVIDE	IN, "	INCH	QT	QUARRY TILE
ACT	ACOUSTICAL CEILING TILE	DN	DOWN	INS	INSULATE, INSULATION	QTY	QUANTITY
ADA	AMERICANS WITH DISABILITIES ACT	DR	DOOR, DRIVE	INT	INTERIOR	R	RISER
AFF	ABOVE FINISHED FLOOR	DTL	DETAIL	J-BOX	JUNCTION BOX	RD	ROOF DRAIN, ROAD
ALT	ALTERNATE	DW	DISHWASHER	LAV	LAVATORY	REF	REFRIGERATOR
ALUM	ALUMINUM	DWG	DRAWING(S)	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	REQ	REQUIRED, REQUIREMENT
ANOD	ANODIZED	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	LH	LEFT HAND, LEFT HANDED	REV	REVISE, REVISION
ARCH	ARCHITECT, ARCHITECTURAL	EJ	EXPANSION JOINT	LT	LITE, LIGHT	RH	RIGHT HAND, RIGHT HANDED
AUTO	AUTOMATIC	EL	ELEVATION	LVL	LAMINATED VENEER LUMER	RO	ROUGH OPENING
BIT	BITUMINOUS	ELEC	ELECTRIC, ELECTRICAL	LVT	LUXURY VINYL TILE	ROW	RIGHT OF WAY
BLDG	BUILDING	ELEV	ELEVATOR	MATL	MATERIAL(S)	RTU	ROOF TOP UNIT
BLKG	BLOCKING	EMER	EMERGENCY	MAX	MAXIMUM	SCHED	SCHEDULE
BO	BOTTOM OF	ENG	ENGINEER	MCM	METAL COMPOSITE MATERIAL	SH	SHOWER
BRG	BEARING	EQ	EDGE OF	MECH	MECHANICAL	SIM	SIMILAR
CAB	CABINET, CABINETRY	EQUAL	EQUAL	MFR	MANUFACTURER, MANUFACTURED	SIP	STRUCTURAL INSULATED PANEL
CCTV	CLOSED-CIRCUIT TELEVISION	EQUIP	EQUIPMENT	MIN	MINIMUM	SOG	SLAB ON GRADE
CF/CI	CONTRACTOR FURNISHED / CONTRACTOR INSTALLED	EST	ESTIMATE(D)	MISC	MISCELLANEOUS	SPEC	SPECIFICATION
CF/OI	CONTRACTOR FURNISHED / OWNER INSTALLED	EWC	ELECTRIC WATER COOLER	MO	MASONRY OPENING	SPKLR	SPRINKLER
CFMF	COLD FORMED METAL FRAMING	EX	EXISTING	MTD	MOUNTED	SQ	SQUARE
CG	CORNER GUARD	EXT	EXTERIOR	MTL	METAL	STC	SOUND TRANSMISSION COEFFICIENT
CJ	CONTROL JOINT	FD	FLOOR DRAIN	NEC	NATIONAL ELECTRIC CODE	STD	STANDARD
CL	CENTERLINE	FDC	FIRE DEPARTMENT CONNECTION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	STOR	STORAGE
CLG	CEILING	FDN	FOUNDATION	NIC	NOT IN CONTRACT	STR	STRUCTURAL
CLR	CLEAR, CLEARANCE	FE	FIRE EXTINGUISHER	NOM	NOMINAL	T	TREAD
CMU	CONCRETE MASONRY UNIT	FEC	FIRE EXTINGUISHER CABINET	NRC	NOISE REDUCTION COEFFICIENT	T&G	TONGUE AND GROOVED
COL	COLUMN	FFE	FINISHED FLOOR ELEVATION	NTS	NOT TO SCALE	TEMP	TEMPORARY
CONC	CONCRETE	FO	FACE OF	OC	ON CENTER	THK	THICK, THICKNESS
CONST	CONSTRUCTION	FRT	FIRE RETARDANT TREATED	OD	OUTSIDE DIAMETER	TO	TOP OF
CONT	CONTINUOUS, CONTINUATION	FT, '	FOOT, FEET	OF/CI	OWNER FURNISHED, CONTRACTOR INSTALLED	TYP	TYPICAL
COORD	COORDINATE	FTG	FOOTING	OF/OI	OWNER FURNISHED, OWNER INSTALLED	UC	UNDER COUNTER
CPT	CARPET	FURN	FURNITURE	OH	OVERHEAD	UL	UNDERWRITERS LABORATORY
CR	CARD READER	FV	FIELD VERIFY	OHD	OVERHEAD DOOR	UNO	UNLESS NOTED OTHERWISE
CSMT	CASEMENT	GA	GAUGE, GAGE	OPP	OPPOSITE	UR	URINAL
CTR	CENTER	GALV	GALVANIZED	ORD	OVERFLOW ROOF DRAIN	VCT	VINYL COMPOSITION TILE
CTV	CABLE TELEVISION	GC	GENERAL CONTRACTOR, GENERAL CONTRACT	PERF	PERFORATE, PERFORATED	VERT	VERTICAL, VERTICALLY
D	DEEP, DEPTH	GYP	GYPSUM	PERP	PERPENDICULAR	VTR	VENT THROUGH ROOF
DEFS	DIRECT-APPLIED EXTERIOR FINISH SYSTEM	HD	HEAVY DUTY	PLAM	PLASTIC LAMINATE	WC	WATER CLOSET
DEG	DEGREE(S)	HDW	HARDWARE			WD	WOOD
DEMO	DEMOLISH, DEMOLITION	HM	HOLLOW METAL				
DF	DRINKING FOUNTAIN	HORZ	HORIZONTAL				
DH	DOUBLE HUNG	HT	HEIGHT				

PROGRESSIVE COMPANIES

PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING, INC.
Charlotte, NC | Detroit, MI | Grand Rapids, MI
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SHOREWOOD DEVELOPMENT GROUP
CHASE PLAZA - LANDLORD WORK ONLY
1160 & 1164 W. LAKE COOK ROAD, BUFFALO GROVE, IL 60089

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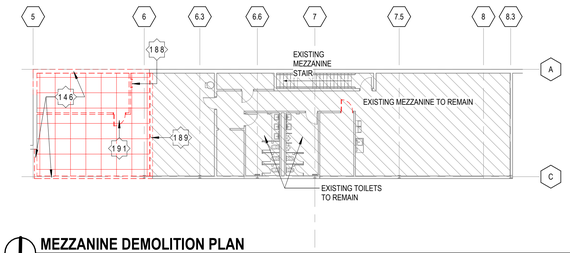
ISSUANCE

	10/24/2025	PERMIT SET
1	01/23/2026	PERMIT CYCLE 2
2	03/12/2026	PERMIT CYCLE 3
3	04/06/2026	PERMIT CYCLE 4

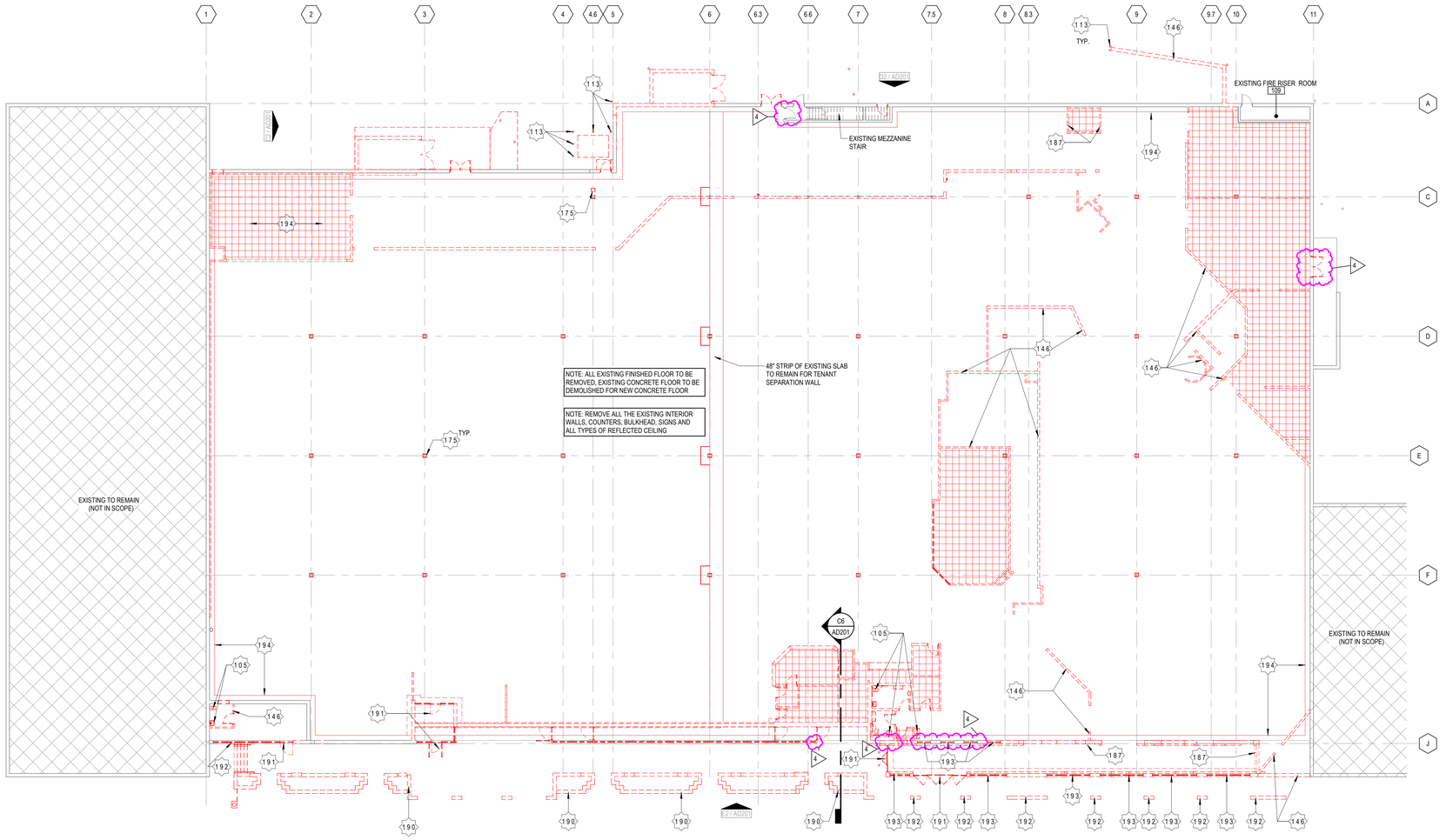
PROJECT NUMBER
95310005
PROJECT MANAGER
S. CHOVAN
PROFESSIONAL
D. WURL
DRAWN BY
R. ALQAYSI
CHECKED BY
J. DIETRICHSON

TITLE DRAWING
TD001



MEZZANINE DEMOLITION PLAN

1/16" = 1'-0"



GROUND FLOOR DEMOLITION PLAN

1/16" = 1'-0"

DEMOLITION NOTES AND LEGEND

1. EXISTING BUILDING CONDITION BASED ON OWNER PROVIDED DRAWINGS AND LIMITED FIELD VERIFICATION. VERIFY EXACT CONDITIONS IN FIELD. SHOULD DISCREPANCIES OCCUR, NOTIFY ARCHITECT FOR CLARIFICATIONS.
2. BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
3. COORDINATE DEMOLITION WITH ALL CONTRACTORS WORKING IN AREAS BEING RENOVATED.
4. DURING DEMOLITION, PROTECT ALL ADJACENT CONSTRUCTION TO REMAIN.
5. ANY ASBESTOS CONTAINING MATERIALS THAT ARE ENCOUNTERED ARE TO BE REMOVED BY THE OWNER.
6. REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ITEMS TO BE REMOVED NOT SHOWN HERE.
7. PROVIDE TEMPORARY SHORING AND/OR STAGING OF THE DEMOLITION WORK.
8. MANY OF THE MASONRY WALLS OF THIS BUILDING ARE LOAD-BEARING. COORDINATE DEMOLITION OF ALL WALLS OR PORTIONS OF WALLS FOR NEW OPENINGS WITH STRUCTURAL DOCUMENTS AND EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR SHORING ALL STRUCTURE SUPPORTED BY BEARING WALLS PRIOR TO REMOVAL.
9. COORDINATE CONSTRUCTION BARRIER LOCATIONS, NOISY DEMOLITION / CONSTRUCTION, AND WORK NOTED "INTERMITTENT" WITH OWNER.
10. HATCHED AREA(S) OF FULL NON-STRUCTURAL DEMOLITION (AS INDICATED IN LEGEND BELOW): REMOVE ALL WALLS, DOORS, FLOORING, CEILINGS, FIXTURES, MILLWORK, EQUIPMENT, ETC. UNLESS NOTED OTHERWISE. OWNER TO REVIEW SALVAGEABLE ITEMS FOR POTENTIAL RE-USE.

EXISTING WALL

DEMOLITION WALL

FULL INTERIOR, NON-STRUCTURAL DEMOLITION (SEE GENERAL NOTE ABOVE)

DEMOLITION OF EXISTING MEZZANINE FLOOR

EXISTING TO REMAIN

DEMOLITION PLAN KEYNOTES

NUMBER	NOTE
105	REMOVE EXISTING PLUMBING FIXTURES AND FINISHES - CAP AND SEAL UNUSED LINES PER LOCAL CODE.
113	REMOVE EXISTING BOLLARD. PATCH AND REPAIR FLOOR AS NEEDED, TYP.
146	REMOVE WALL OR PORTION OF WALL AS SHOWN
175	REMOVE THE EXISTING GYPSUM BOARD AND METAL WRAPPING FROM EXISTING COLUMN. TYP. COLUMN TO REMAIN
187	REMOVE EXISTING CURB
188	REMOVE ROOF ACCESS LADDER
189	REMOVE EXISTING FLOOR. COORDINATE EXTENTS OF DEMOLITION WITH LIMITS INDICATED IN NEW CONSTRUCTION PLAN WITH FUTURE DEMISING WALL. REFER TO STRUCTURAL PLANS FOR SUPPORT DETAILS FOR REDUCED MEZZANINE AREA.
190	REMOVE EXISTING LANDSCAPING AND LANDSCAPING BEDS
191	REMOVE DOOR, FRAME AND HARDWARE
192	REMOVE STOREFRONT
193	REMOVE WINDOW
194	REMOVE EXISTING FLOOR SLAB. START DEMOLITION EXTENTS 1'-6" FROM EXTERIOR WALLS AS SHOWN

PROGRESSIVE ARCHITECTURE ENGINEERING A PLANNING III, INC.
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SHOREWOOD DEVELOPMENT GROUP

CHASE PLAZA - LANDLORD WORK ONLY

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ISSUANCE

	10/24/2025	PERMIT SET
1	01/23/2026	PERMIT CYCLE 2
2	03/12/2026	PERMIT CYCLE 3
3	04/06/2026	PERMIT CYCLE 4
4	04/24/2026	REV 4

PROJECT NUMBER
95310005
PROJECT MANAGER
S. CHOVAN
PROFESSIONAL
D. WURL
DRAWN BY
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DEMOLITION PLAN
AD101

4/24/2026 10:52:26 AM Autodesk Docs://95310005 - Chase Plaza Grocery Tenant Upfit/95310005 - Chase Plaza Tenant Upfit - Arch.rvt
D2 - AD201
C2 - AD201
GROUND FLOOR PLAN
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DEMOLITION ROOF NOTES AND LEGEND

1. EXISTING BUILDING CONDITION BASED ON OWNER PROVIDED DRAWINGS AND LIMITED FIELD VERIFICATION. VERIFY EXACT CONDITIONS IN FIELD. SHOULD DISCREPANCIES OCCUR, NOTIFY ARCHITECT FOR CLARIFICATIONS.
2. BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
3. COORDINATE DEMOLITION WITH ALL CONTRACTORS WORKING IN AREAS BEING RENOVATED.
4. DURING DEMOLITION, PROTECT ALL ADJACENT CONSTRUCTION TO REMAIN.
5. ANY ASBESTOS CONTAINING MATERIALS THAT ARE ENCOUNTERED ARE TO BE REMOVED BY THE OWNER.
6. REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ITEMS TO BE REMOVED NOT SHOWN HERE.
7. PROVIDE TEMPORARY SHORING AND/OR STAGING OF THE DEMOLITION WORK.
8. MANY OF THE MASONRY WALLS OF THIS BUILDING ARE LOAD-BEARING. COORDINATE DEMOLITION OF ALL WALLS OR PORTIONS OF WALLS FOR NEW OPENINGS WITH STRUCTURAL DOCUMENTS AND EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR SHORING ALL STRUCTURE SUPPORTED BY BEARING WALLS PRIOR TO REMOVAL.
9. COORDINATE CONSTRUCTION BARRIER LOCATIONS, NOISY DEMOLITION / CONSTRUCTION, AND WORK NOTED "INTERMITTENT" WITH OWNER.
10. HATCHED AREA(S) OF FULL NON-STRUCTURAL DEMOLITION (AS INDICATED IN LEGEND BELOW): REMOVE ALL WALLS, DOORS, FLOORING, CEILINGS, FIXTURES, MILLWORK, EQUIPMENT, ETC. UNLESS NOTED OTHERWISE. OWNER TO REVIEW SALVAGEABLE ITEMS FOR POTENTIAL RE-USE.

EXISTING WALL

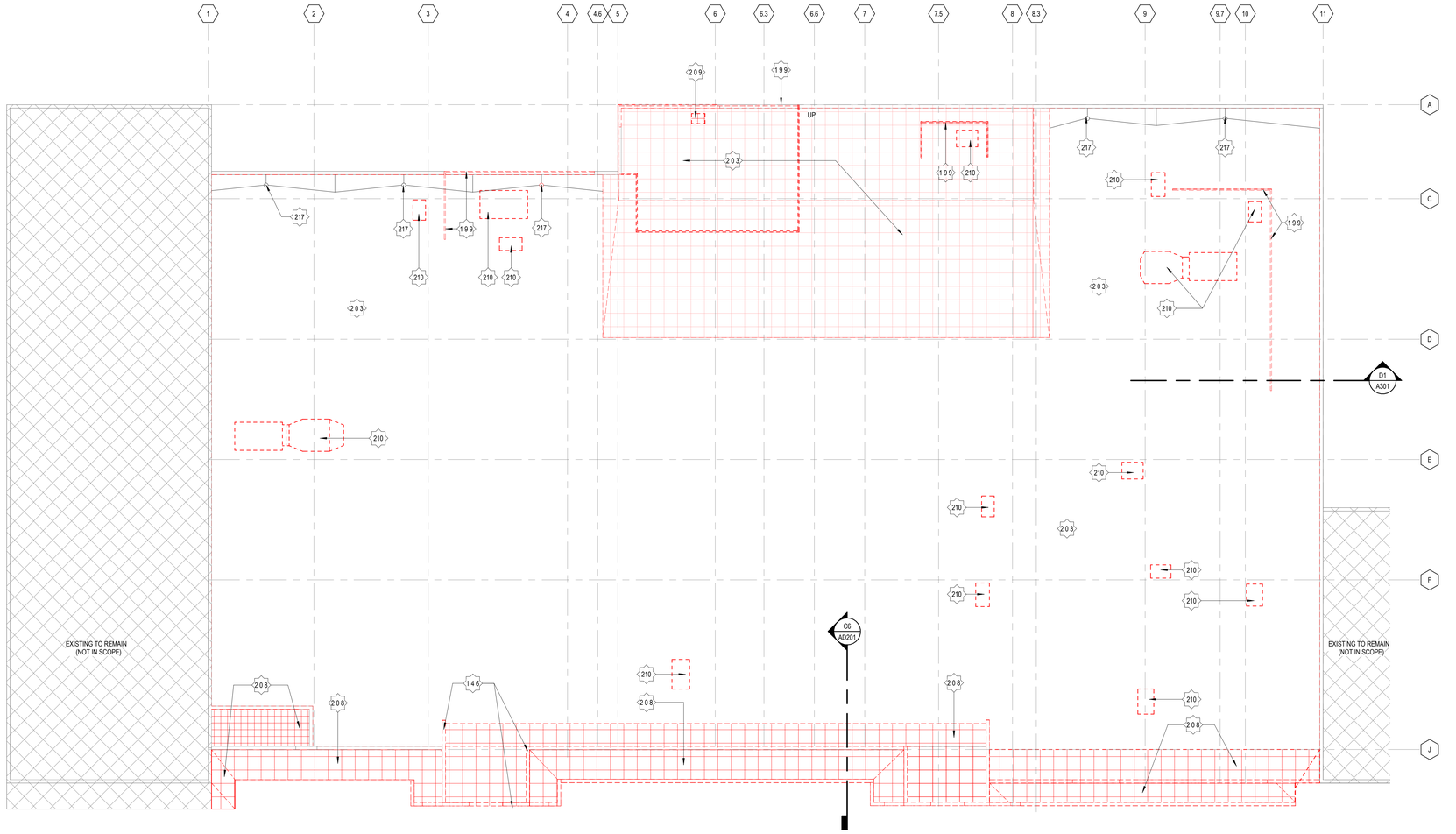
DEMOLITION WALL

FULL DEMOLITION OF EXISTING ROOF

EXISTING TO REMAIN (NOT IN SCOPE)

DEMOLITION PLAN KEYNOTES

NUMBER	NOTE
146	REMOVE WALL OR PORTION OF WALL AS SHOWN
199	REMOVE EXISTING ROOF SCREEN
203	ROOF EXISTING ROOF IN ITS ENTIRETY TO ROOF DECK BELOW TO PREPARE FOR NEW ROOF INSTALLATION
208	REMOVE EXISTING ROOF AND STRUCTURAL ELEMENTS TO EXTENTS SHOWN.
209	REMOVE EXISTING ROOF HATCH
210	EXISTING RTU/ FANS, ETC. TO BE REMOVED
217	EXISTING ROOF DRAINS TO REMAIN



ROOF DEMOLITION PLAN
1/16" = 1'-0"

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ISSUANCE

	10/24/2025	PERMIT SET
1	01/23/2026	PERMIT CYCLE 2

PROJECT NUMBER
95310005
PROJECT MANAGER
S. CHOVAN
PROFESSIONAL
D. WURL
DRAWN BY
R. ALQAYSI
CHECKED BY
J. DIETRICHSON

ROOF DEMOLITION PLAN

AD102

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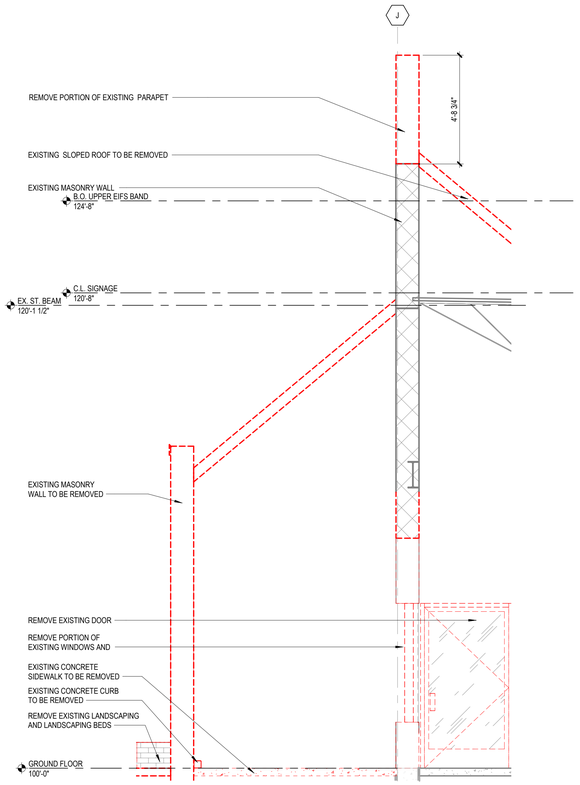
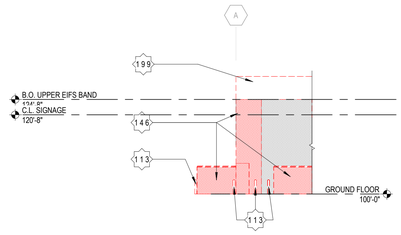
2D - AD102
ROOF DEMOLITION PLAN



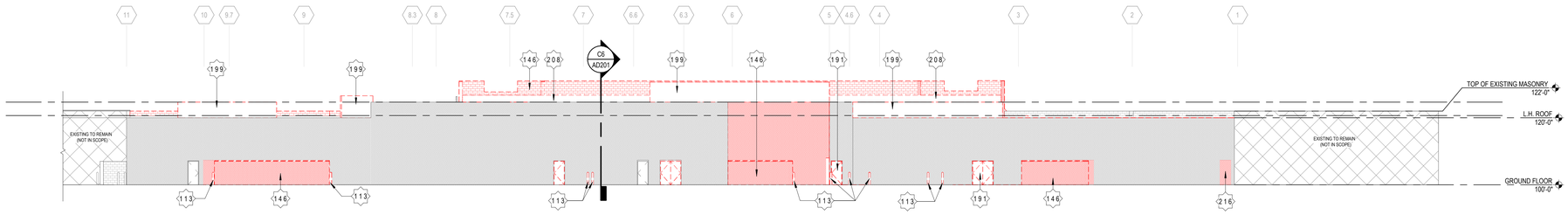
C6 WALL SECTION WITH SELECTIVE DEMOLITION

3/8" = 1'-0"



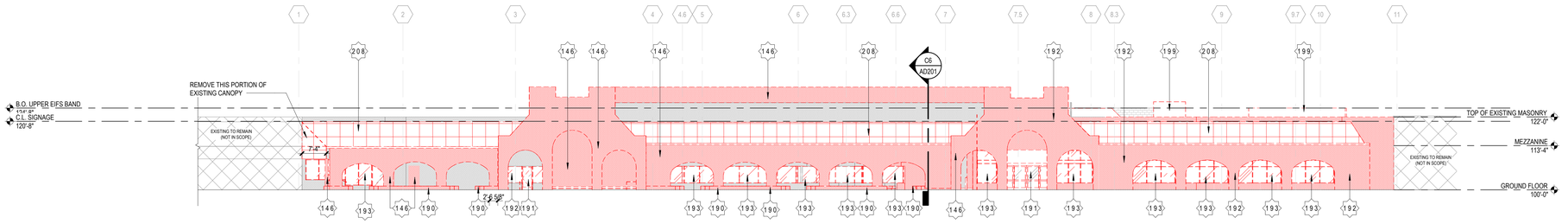
C2 WEST DEMOLITION ELEVATION

1/16" = 1'-0"



D2 NORTH DEMOLITION ELEVATION (BACK)

1/16" = 1'-0"



E2 SOUTH DEMOLITION ELEVATION (FRONT)

1/16" = 1'-0"

DEMOLITION PLAN KEYNOTES

NUMBER	NOTE
1 1 3	REMOVE EXISTING BOLLARD. PATCH AND REPAIR FLOOR AS NEEDED, TYP.
1 4 6	REMOVE WALL OR PORTION OF WALL AS SHOWN
1 9 0	REMOVE EXISTING LANDSCAPING AND LANDSCAPING BEDS
1 9 1	REMOVE DOOR, FRAME AND HARDWARE
1 9 2	REMOVE STOREFRONT
1 9 3	REMOVE WINDOW
1 9 9	REMOVE EXISTING ROOF SCREEN
2 0 8	REMOVE EXISTING ROOF AND STRUCTURAL ELEMENTS TO EXTENTS SHOWN.
2 1 6	COORDINATE EXTENTS OF DEMOLITION WITH NEW DOOR LOCATION

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ISSUANCE

	10/24/2025	PERMIT SET
1	01/23/2026	PERMIT CYCLE 2
3	04/06/2026	PERMIT CYCLE 4

PROJECT NUMBER
95310005
PROJECT MANAGER
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PROFESSIONAL
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CHECKED BY
J. DIETRICHSON

DEMOLITION EXTERIOR ELEVATIONS

AD201

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3/2 - AD201
DEMOLITION EXTERIOR ELEVATIONS

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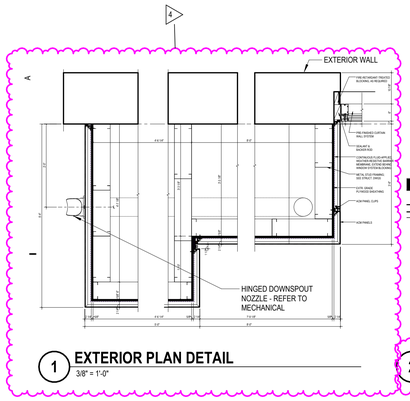
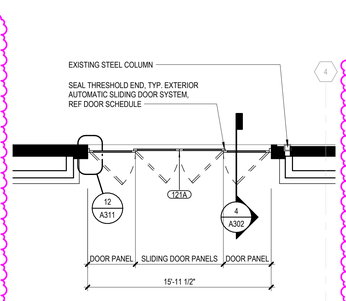
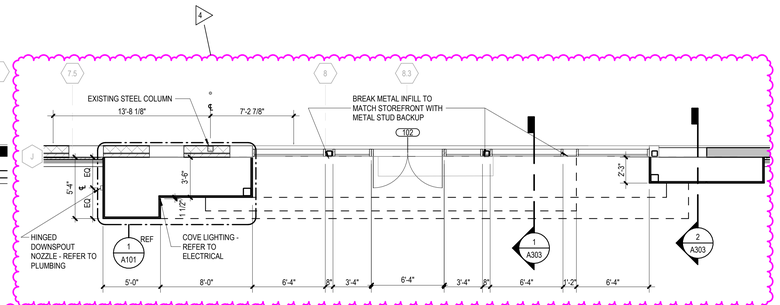


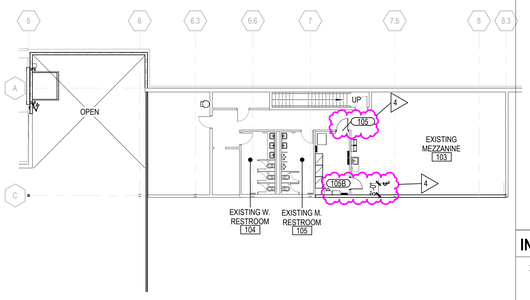
1 **EXTERIOR PLAN DETAIL**
3/8" = 1'-0"



2 **TENANT A ENTRANCE**
3/16" = 1'-0"



4 **TENANT B ENTRANCE**
3/16" = 1'-0"



I **MEZZANINE FLOOR PLAN**
1/16" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. FINISH FLOOR ELEVATION = 100' - 0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
3. EXISTING BUILDING CONDITIONS BASED ON OWNER PROVIDED DRAWINGS AND LIMITED FIELD VERIFICATION. VERIFY EXACT CONDITIONS IN FIELD. SHOULD DISCREPANCIES OCCUR, NOTIFY ARCHITECT FOR CLARIFICATIONS.
4. BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
5. REFER TO CODE COMPLIANCE DRAWING(S) FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
6. ABBREVIATIONS, TYPICAL MOUNTING DIMENSIONS, AND ANNOTATION SYMBOLOGY ARE SHOWN ON GENERAL INFORMATION DRAWINGS.
7. WALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN OR EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
9. PATCH ALL DISTURBED SURFACES WITH MATERIALS TO MATCH ADJACENT SURFACE CONSTRUCTION.

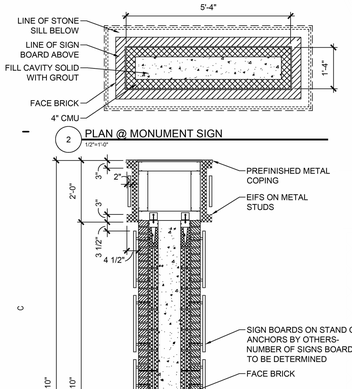
INTERIOR PARTITION GENERAL NOTES

EXISTING WALL CONSTRUCTION
NEW METAL STUD WALL CONSTRUCTION FILLING
NEW MASONRY WALL CONSTRUCTION

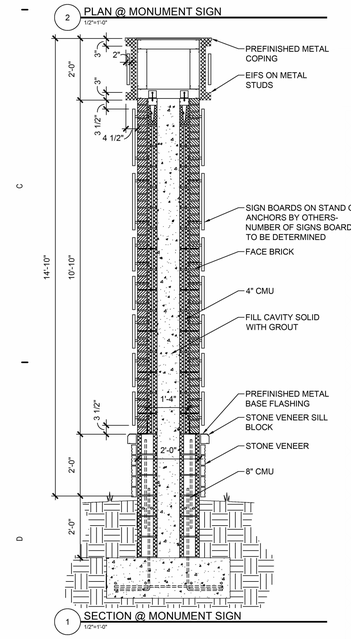
1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING 1" ROOF/FLOOR DEFLECTION.
3. REFER TO CODE COMPLIANCE PLAN FOR RATED WALL LOCATIONS. FIRE RATED AND SMOKE RESISTANT ASSEMBLIES SHALL BE CONTINUOUS, WITH OTHER PARTITIONS ABUTTING THEM.
4. PROVIDE FIRESTOPPING/ SMOKE SEALANT AT ALL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT ASSEMBLIES, CORRIDORS, AND FLOORS WITH OCCUPIABLE SPACES ABOVE AND BELOW.
5. REFER TO STRUCTURAL DRAWINGS FOR MASONRY REINFORCING AND GROUTING.

KEYNOTES

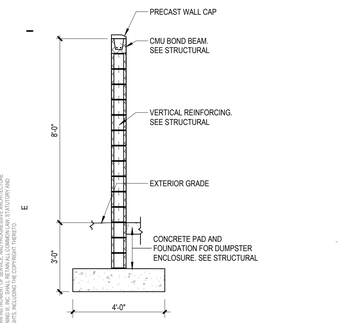
NUMBER	NOTE
1 1 2	SOLID WOOD POST, REF STRUCTURAL
1 1 5	NEW TRENCH DRAIN, REF TO CIVIL SHEETS
1 1 6	METAL ROOF ACCESSES WITH FALL PROTECTION AND ACCESS GUARD
1 1 8	2'-0" STRIP OF CONCRETE ON EACH SIDE DEMISING WALL
1 2 0	EDGE OF SLAB
1 8 6	NEW CMU WALL TO MATCH EXISTING ADJACENT WALL
1 9 6	INFILL OPENING WITH METAL STUDS
1 9 7	OUTLINE OF EXISTING MEZZANINE (ABOVE)
1 9 8	NEW OPENING 3'-4" WIDE WITH 7'-0" HEIGHT
2 1 2	NEW STEEL PIPE BOLLARD. 4'-0"ABOVE GRADE. BOLLARD COVER CUSTOM PMS-2465 (BC01). COORDINATE WITH FUTURE TENANT
4 6	EXISTING CONCRETE BLOCK WITH BRICK FACING



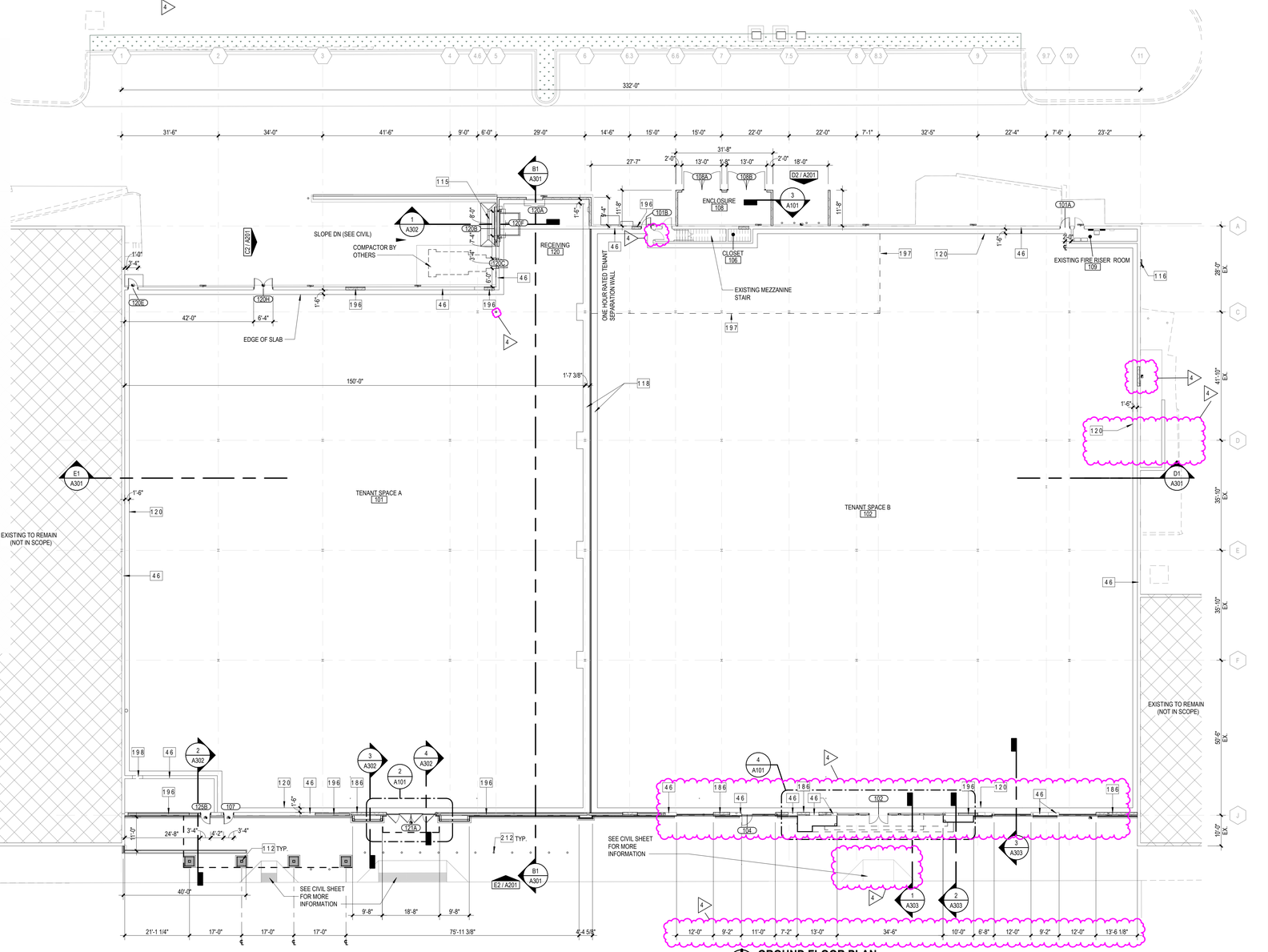
2 PLAN @ MONUMENT SIGN
1/2"=1'-0"



1 SECTION @ MONUMENT SIGN
1/2"=1'-0"



3 SECTION AT ENCLOSURE
3/8" = 1'-0"



1 **GROUND FLOOR PLAN**
1/16" = 1'-0"

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R. ALQAYSI
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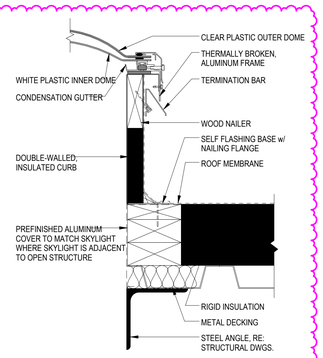
ISSUANCE

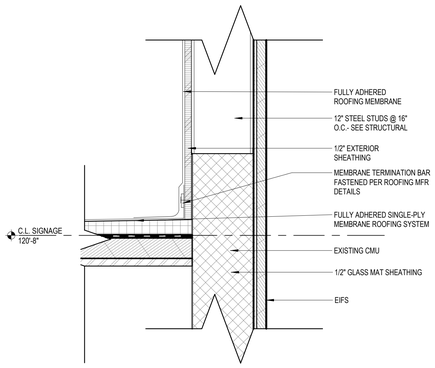
	10/24/2025	PERMIT SET
1	01/23/2026	PERMIT CYCLE 2
2	03/12/2026	PERMIT CYCLE 3
3	04/06/2026	PERMIT CYCLE 4
4	04/24/2026	REV 4

PROJECT NUMBER
9531005
PROJECT MANAGER
S. CHOVAN
PROFESSIONAL
D. WURL
DRAWN BY
R. ALQAYSI
CHECKED BY
J. DIETRICHSON

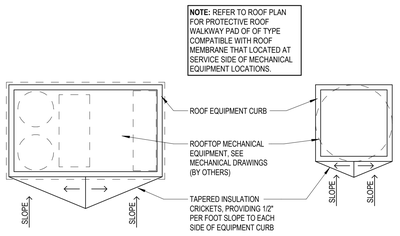
FLOOR PLAN
A101



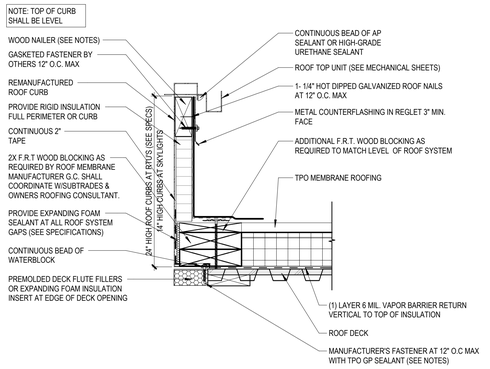
5 TYPICAL SKYLIGHT DETAIL
3" = 1'-0"



4 ROOF MEMBRANE TERMINATION
1" = 1'-0"



3 ROOF EQUIPMENT WALKWAY PADS
1/4" = 1'-0"



2 TYPICAL RTU CURB FLASHING
1 1/2" = 1'-0"

SECTION 08 6200 UNIT SKYLIGHTS

SECTION 08 6200 - UNIT SKYLIGHTS

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Manufactured Thermally- Broken unit Skylights, Self- Flashing.

1.02 PERFORMANCE REQUIREMENTS
A. Allow for expansion and contraction within system components caused by a cycling surface temperature range of 170 F degrees without causing detrimental effects to system or components.
B. Withstand live loads as calculated in accordance with applicable code.
C. Plastic unit skylights shall conform to recommendations of the AA Specifications for Aluminum Structures and AAMA Publications as applicable to products specified: AAMA 603.8, 605.2, 606.1, 607.1 and 1605.1, and local building codes.

1.03 SUBMITTALS
A. See Section 01 3000 - Administrative Requirements for submittal procedures.
B. Shop Drawings: Indicate configurations, dimensions, locations, fastening methods, and installation details.
1. Shop drawings shall be submitted for approval prior to fabrication. Include details for framing members, glazing materials, sealant, fasteners, anchors, and thickness' and types of formed flashing and closures.
C. Product Data: Submit structural, thermal, and daylighting performance values.
1. Submit manufacturer's product data, and recommendations for installation of the unit skylights and acceptable methods for the cleaning of the applicable glazing material.
D. Samples: Submit a verification sample of plastic glazing material in specified color. For aluminum, if other than mill finish required, submit a verification sample for of finish and color specified.
E. Manufacturer's Installation Instructions: Submit special procedures, and perimeter conditions requiring special attention.

1.04 QUALITY ASSURANCE
A. Test and label unit skylights in accordance with AAMA 101, including performance grade for positive and negative wind pressure.
B. Surface-Burning Characteristics of Plastic Glazing: Provide plastic glazing sheets identical to those tested for fire-exposure behavior per test method indicated below by a testing and inspecting agency acceptable to authorities having jurisdiction. Identify materials with appropriate markings of applicable testing and inspecting agency.
1. Self Ignition Temperature: Minimum 650 degrees F when tested in accordance with ASTM D1929.
2. Smoke-Production Characteristics: Comply with either requirement below:
a. Smoke-Developed Index: 450 or less when tested per ASTM E 84 on plastic sheets in manner indicated for use.
b. Smoke Density: 75 or less when tested per ASTM D 2843 on plastic sheets in thickness indicated for use.
3. Burning Characteristics: Tested per ASTM D 635.
a. Acrylic Glazing: Class CC2, burning rate of 2-1/2 inches per minute or less for nominal thickness of 0.060 inch or thickness indicated for use.
b. Polycarbonate Glazing: Class CC1, burning extent of 1 inch or less for nominal thickness of 0.060 inch or thickness indicated for use
C. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with not less than ten years documented experience.
D. Installer Qualifications: Company specializing in performing work of the type specified and with at least five years documented experience.

SECTION 08 6200 UNIT SKYLIGHTS

1.05 WARRANTY
A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.
B. Manufacturer Warranty: Provide ten manufacturer warranty including coverage for leakage due to defective skylight materials or construction. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.01 MANUFACTURERS
A. Unit Skylights:
1. Kingspan Light + Air, LLC:_____, 401 E. Goetz Ave., Santa Ana, CA 92707; www.kingspanlightandair.us/#/ule.
2. Substitutions: See Section 01 6000 - Product Requirements.

2.02 SKYLIGHTS
A. Curb Mounted (ALIT-SF-2-WPC/C16mmmm-12-INS-WN-DW-TB-MF): Factory assembled units consisting of polycarbonate outer dome and a 16mm multi-wall polycarbonate flat panel, 0.065" extruded aluminum frame and 0.065" extruded aluminum dome retaining cap. Skylight frame shall have factory installed aluminum gutter with weep holes. Skylight shall be factory assembled on a Self-flashing 12" high aluminum double wall insulated base with .050 wall thickness, and roof flange for anchorage.)
1. Type: Model ALIT-SF-2-WPC/C16mm-MW-12-INS-WN-DW-TB-MF
2. Skylight shall be ICC-ES Listed indicating conformance to ICC Acceptance Criteria (AC16)
3. Glazing: white polycarbonate dome over clear 16mm multi-wall polycarbonate flat glazing panel
4. Outer Dome Color: White polycarbonate dome
5. Inner glazing Color: Clear 16mm multi-wall polycarbonate flat panel
6. Solar Heat Gain Coefficient (SHGC) to be 0.20 or less
7. U-Factor to be 0.44 or less
8. Visible Light Transmittance (VLT) shall be a minimum of 58%
9. Skylights shall have a Class IV Hail Rating
10. Exterior glazing shall meet the UL 972 Standard for Impact Resistance
11. Skylights shall pass an 800 lb Impact Test. Provide 3rd party test report to verify.
12. Condensation Drainage Control: (Unit shall have sufficient drainage slots to carry all moisture to the exterior).
13. Size: Insert inside curb dimension or as indicated on drawings).
14. Curb Height: 12" insulated double wall (DW) aluminum curb, with wood nailer (WN))
15. Finish: Mill finish aluminum
16. Thermally broken frame with a poured and debridged thermal barrier to minimize condensation on interior portion of skylight frame
17. Condensation Resistance Factor (CRF) Shall be 49 or greater.

2.03 PERFORMANCE REQUIREMENTS
A. Provide unit skylights that comply with the following:
1. Grade: AAMA/WDMA/CSA 101/I.S.2/A440 requirements for specific skylight type:
2. Allow for expansion and contraction within system components caused by a cycling surface temperature range of 170 degrees F without causing detrimental effects to system or components.

2.04 COMPONENTS
A. Fabricate free of visual distortions and defects. Weld corners and joints
B. All fasteners and hardware shall be corrosion resistant.
C. Provide for removal of condensation.
D. Fabricate free of visual distortion and defects.
E. Fabricate to achieve leakproof, and weathertight assemblies.
F. Fabricate components to allow for expansion and contraction with minimum clearance and shim spacing around perimeter of assembly.

SECTION 08 6200 UNIT SKYLIGHTS

G. Factory-assembled unit consisting of plastic glazing, extruded aluminum glazing retainer gaskets, inner frame incorporated into curb, and integral curb with self-contained roof flashing flanges.
H. High-Performance Organic Finish (Unless otherwise indicated on Drawings): 2-coat fluoropolymer finish complying with AAMA 2604 and containing not less than 50 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
1. Color and Gloss: As selected by Architect from manufacturer's full range.

2.05 ACCESSORIES
A. Anchorage Devices: Type recommended by manufacturer.
B. Counterflashings: Same metal type and finish as skylight frame; coordinate with roofing and flashing installation.
C. Protective Back Coating: Zinc molybdate alkyd.
D. Sealant: Manufacturer's recommended sealants integral with each unit skylight installation, nonhardening, nonskinning, nondrying, nonmigrating butyl based sealants.
E. Termination Bar: Provide manufacturer's standard termination bar.

PART 3 EXECUTION

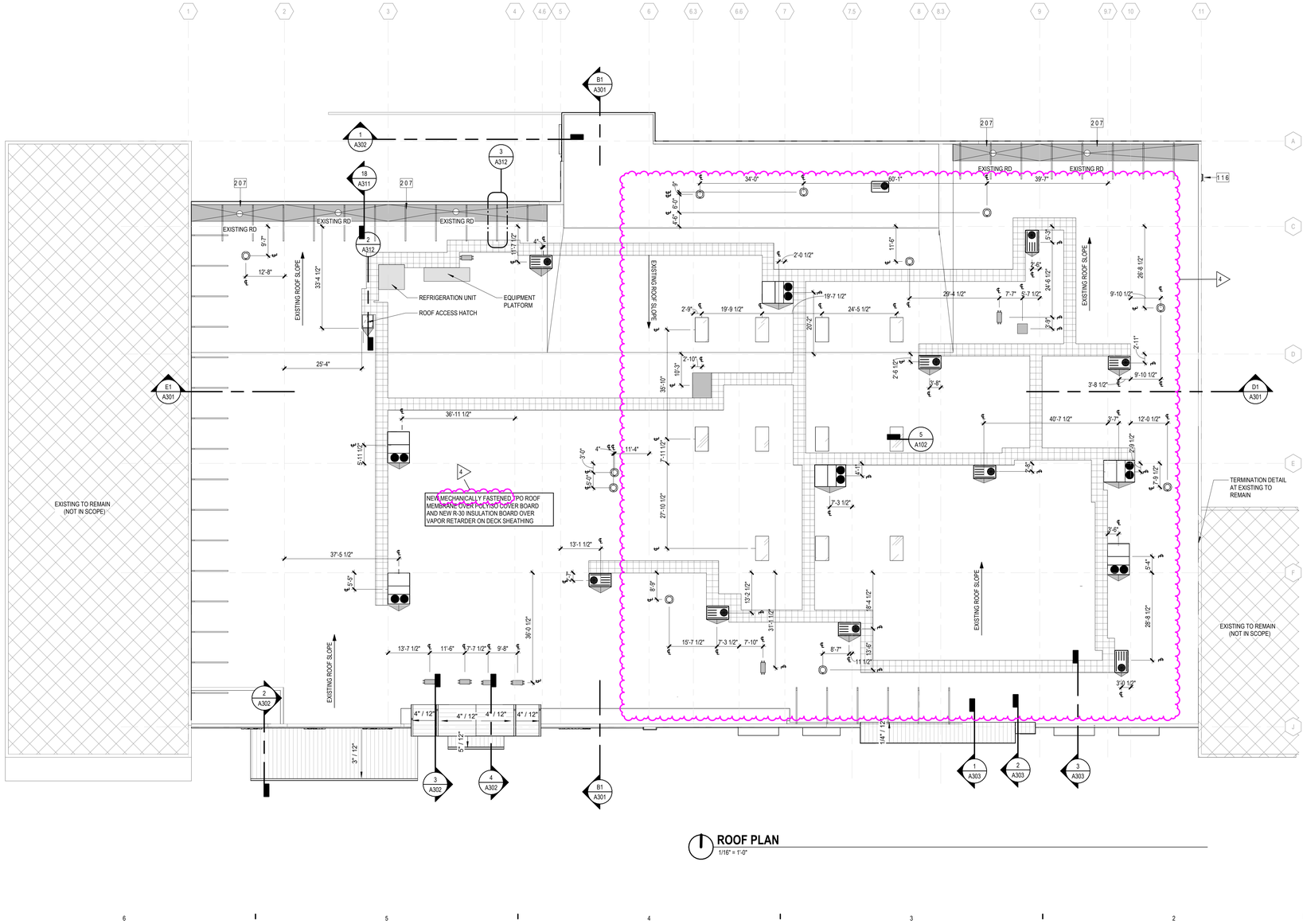
3.01 EXAMINATION
A. Verify existing conditions before starting work.
B. Verify that openings and substrate conditions are ready to receive work of this section.

3.02 PREPARATION
A. Apply protective back coating on aluminum surfaces of skylight units that will be in contact with cementitious materials or dissimilar metals.
B. Take field dimensions and examine conditions of substrates, supports, and other conditions under which this work is to be performed and notify Contractor, in writing, of circumstances detrimental to the proper completion of the work. Do not proceed with work until unsatisfactory conditions are corrected.

3.03 INSTALLATION
A. Install skylight units and mount securely to curb assembly; install counterflashing as required.
B. Only waterproof and weathertight assemblies will be acceptable.
C. Strictly comply with manufacturer's instructions and recommendations. Match profiles, sizes and spacing indicated on approved shop drawings.
D. Coordinate installation with adjacent work such as roofing, sheet metal and other work to ensure creations of a complete weatherproof assembly. Anchor work securely to supporting structure and allow for differential and thermal movement.

3.04 CLEANING
A. Upon completion of installation, thoroughly clean skylight aluminum surfaces in accordance with AAMA 609 & 610.
B. Do not store skylights with the protective covering on the domes in the sun. The plastic covering should be removed as soon as possible. Failure to do so will void the warranty.
C. Clean all exposed surfaces including metal and glazing using non-abrasive materials and methods recommended by manufacturer of material or product being cleaned. Remove and replace work that cannot be successfully cleaned.
D. Re-clean as necessary to prevent damage. Protect completed work from damage and deterioration and inspect immediately before final acceptance of a project.

END OF SECTION



ROOF PLAN
1/16" = 1'-0"

ROOF LEGEND

- MEMBRANE ROOFING OVER ROOF INSULATION ON SLOPED ROOF DECK
- INDICATES ROOF CRICKET
- METAL ROOF PANELS - STANDING SEAM
- ROOF WALKWAY PAD
- INDICATES DIRECTION OF SLOPE - MATCH EXISTING ROOF SLOPE U.N.O.
- EXISTING ROOF DRAINS (RD) OR OVERFLOW ROOF DRAINS (ORD)

KEYNOTES

NUMBER	NOTE
1 1 6	METAL ROOF ACCESSES WITH FALL PROTECTION AND ACCESS GUARD
2 0 7	NEW ROOF CRICKET AT EXISTING ROOF DRAIN.

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ISSUANCE

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1	01/23/2026	PERMIT CYCLE 2
2	03/12/2026	PERMIT CYCLE 3
4	04/24/2026	REV 4

PROJECT NUMBER
95310005
PROJECT MANAGER
S. CHOVAN
PROFESSIONAL
D. WURL
DRAWN BY
R. ALQAYSI
CHECKED BY
J. DIETRICHSON

ROOF PLAN
A102

4/24/2026 10:52:34 AM Autodesk Docs://95310005 - Chase Plaza Grocery Tenant Up/95310005 - Chase Plaza Tenant Upfit - Arch.rvt
A102 - ROOF PLAN
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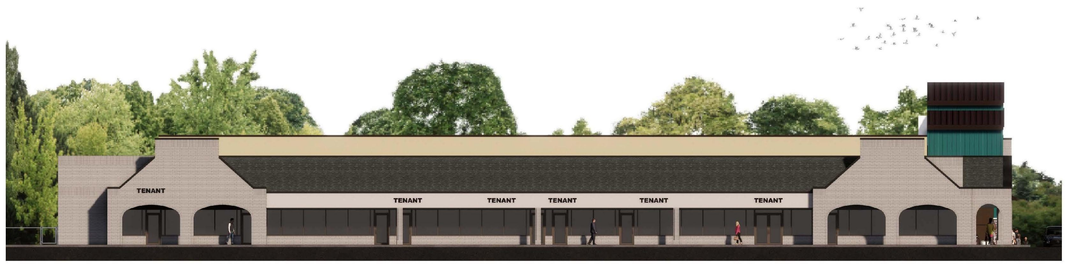
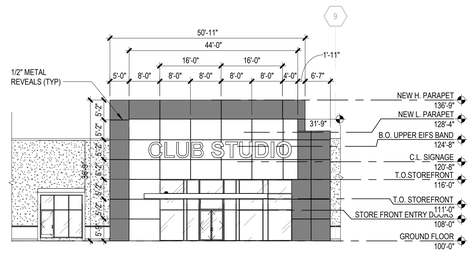
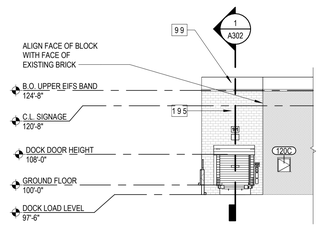
SOUTH ELEVATION



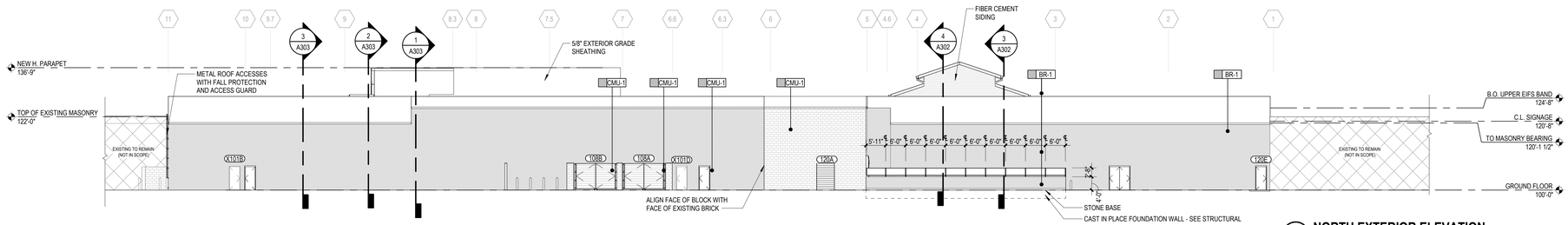
WEST ELEVATION



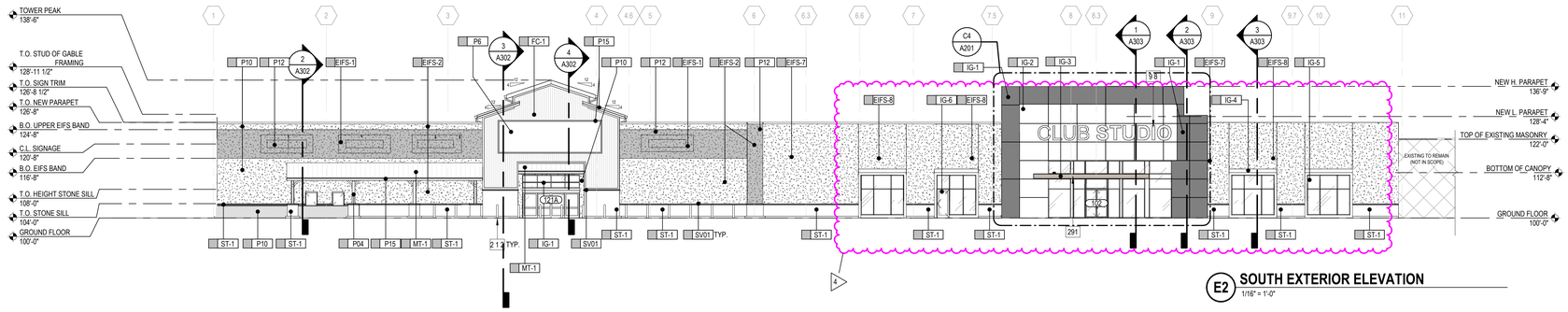
TENANT B MAIN ENTRY LAYOUT ELEVATION
C4 1/16" = 1'-0"



EAST EXTERIOR ELEVATION
C2 1/16" = 1'-0"



NORTH EXTERIOR ELEVATION
D2 1/16" = 1'-0"



SOUTH EXTERIOR ELEVATION
E2 1/16" = 1'-0"

EXTERIOR MATERIALS LEGEND FOR TENANT SPACE B

(IG-1) PRE -FINISHED ALUMINUM COMPOSITE PANELS -SHERWIN WILLIAMS - FLUROPON 432R1430 CHARCOAL GRAY

(IG-2) FINISHED ALUMINUM COMPOSITE PANELS -SHERWIN WILLIAMS - FLUROPON 432AA857 GRANITE

(IG-3) FINISHED ALUMINUM COMPOSITE PANELS -SHERWIN WILLIAMS - FLUROPON 438R462 MATTE BLACK

(IG-4) PAINTED GALVANIZED STEEL CANOPY SHERWIN WILLIAMS SW6258 TRICORN BLACK

(IG-5) PRE-FINISHED ALUMINUM COMPOSITE PANELS WINDOW SURROUNDS SHERWIN WILLIAMS - FLUROPON 432R1430 CHARCOAL GRAY

(IG-6) CURTAINWALL AND ENTRY DOORS - CLEAR ANODIZED FINISH W/ DUAL GLAZED GREEN TINT GLASS

(EIFS-7) PAINTED PRECAST PANEL -SHERWIN WILLIAMS SW7008 ALABASTER

(EIFS-8) PAINTED PRECAST PANEL -SHERWIN WILLIAMS SW7016 MINDFUL GRAY

EXTERIOR MATERIALS LEGEND FOR TENANT SPACE A

FACE BRICK (BR-1) PATTERN AS SHOWN P10: PAINTED PPG 1000-5 "BEAR CUB"

(FC-1)JAMES HARDIE FIBER CEMENT SIDING P07: PPG 1142-6 "JERICHO JADE"

METAL CANOPY (MT-1) M03: BERRIDGE "AGED BRONZE"

(ST-1) MANUFACTURED STONE VENEER SYSTEM SV02: CORONADO STONE OLD WORLD LEDGE "MONARCH"

SV01: CORONADO STONE 900 SERIES "GREY"

SPLIT FACE BLOCK- (CMU-1) P-10: PPG 1000-5 "BEAR CUB"

(EIFS-1) EIFS FINISH SYSTEM -SMOOTH

(EIFS-2) EIFS FINISH SYSTEM -MEDIUM

(P04) STAINED FLOOD SEMI TRANSPARENT "707 TABACCO" WOODEN POST

(P06) PPG 1009-1 "TUNDRA FROST"

BRICK VENEER (P10) PPG 1000-5 "BEAR CUB"

(P12) PPG 1024-4 "MOTH GRAY"

(P15) PPG 1008-7 "METROPOLIS"

KEYNOTES

NUMBER	NOTE
1 9 5	NEW MCM-CLAD STUD FRAMED ENTRY PYLON
2 1 2	NEW STEEL PIPE BOLLARD. 4'-0"ABOVE GRADE. BOLLARD COVER CUSTOM PMS-2465 (BC01). COORDINATE WITH FUTURE TENANT
9 8	TENANT SIGNS SHOWN FOR LOCATION PURPOSES ONLY - ACTUAL TENANT SIGN PROVIDED BY FUTURE TENANT
9 9	NEW ROOF SCREEN
291	CANOPY

PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING III, INC.
PROGRESSIVE COMPANIES
Charlotte, NC | Detroit, MI | Grand Rapids, MI
weareprogressive.com

SHOREWOOD DEVELOPMENT GROUP
CHASE PLAZA - LANDLORD WORK ONLY
1160 & 1164 W. LAKE COOK ROAD, BUFFALO GROVE, IL 60089

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ISSUANCE

	10/24/2025	PERMIT SET
1	01/23/2026	PERMIT CYCLE 2
2	03/12/2026	PERMIT CYCLE 3
3	04/06/2026	PERMIT CYCLE 4
4	04/24/2026	REV 4

PROJECT NUMBER
9531005
PROJECT MANAGER
S. CHOVAN
PROFESSIONAL
D. WURL
DRAWN BY
R. ALQAYSI
CHECKED BY
J. DIETRICHSON

EXTERIOR ELEVATIONS
A201

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D3 - A201
EXTERIOR ELEVATIONS
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PRELIMINARY ENGINEERING PLANS
for

CHASE PLAZA MIXED-USE DEVELOPMENT

BUFFALO GROVE, ILLINOIS

PROJECT NO:14756

DEVELOPER
URBAN STREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, ILLINOIS 60173

ARCHITECT
BUILT FORM, LLC.
935 W. CHESTNUT, SUITE 520
CHICAGO, ILLINOIS 60642
PH: 312-738-3835

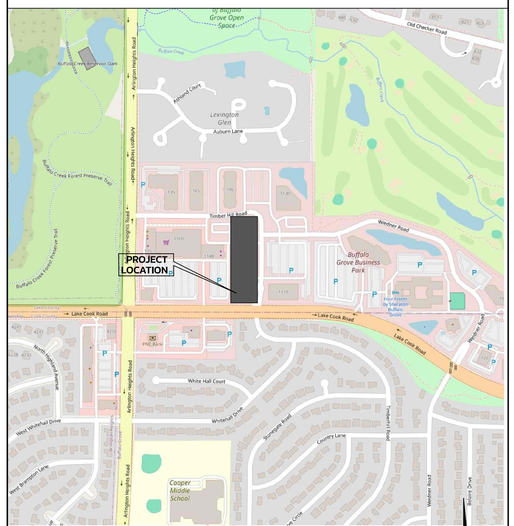
CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY LAKE
CITY, TOWNSHIP BUFFALO GROVE, VERNON T43N
SEC. & ¼ SEC. NO. SECTION 32, SW 1/4
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	ET	EXISTING CONDITIONS PLAN
3	GM	PRELIMINARY GEOMETRIC PLAN
4	GR	PRELIMINARY GRADING PLAN
5	UT	PRELIMINARY UTILITY PLAN
6	EXH	STORMWATER EXHIBIT

LOCATION MAP



REVISIONS

ORIGINAL PLAN DATE: JULY 31, 2026

#	SHEET #	REMARKS	DATE

ENGINEER
BRANDON BARKER, P.E.

DATE

ILLINOIS REGISTRATION NO.: 062-069522
EXPIRATION DATE: 11/30/2027

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2025

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

CHASE PLAZA MIXED-USE DEVELOPMENT
BUFFALO GROVE, ILLINOIS

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 14756P-TITLE.DGN
DATE: 07/31/2026
JOB NO. 14756
SHEET C1
1 OF 6

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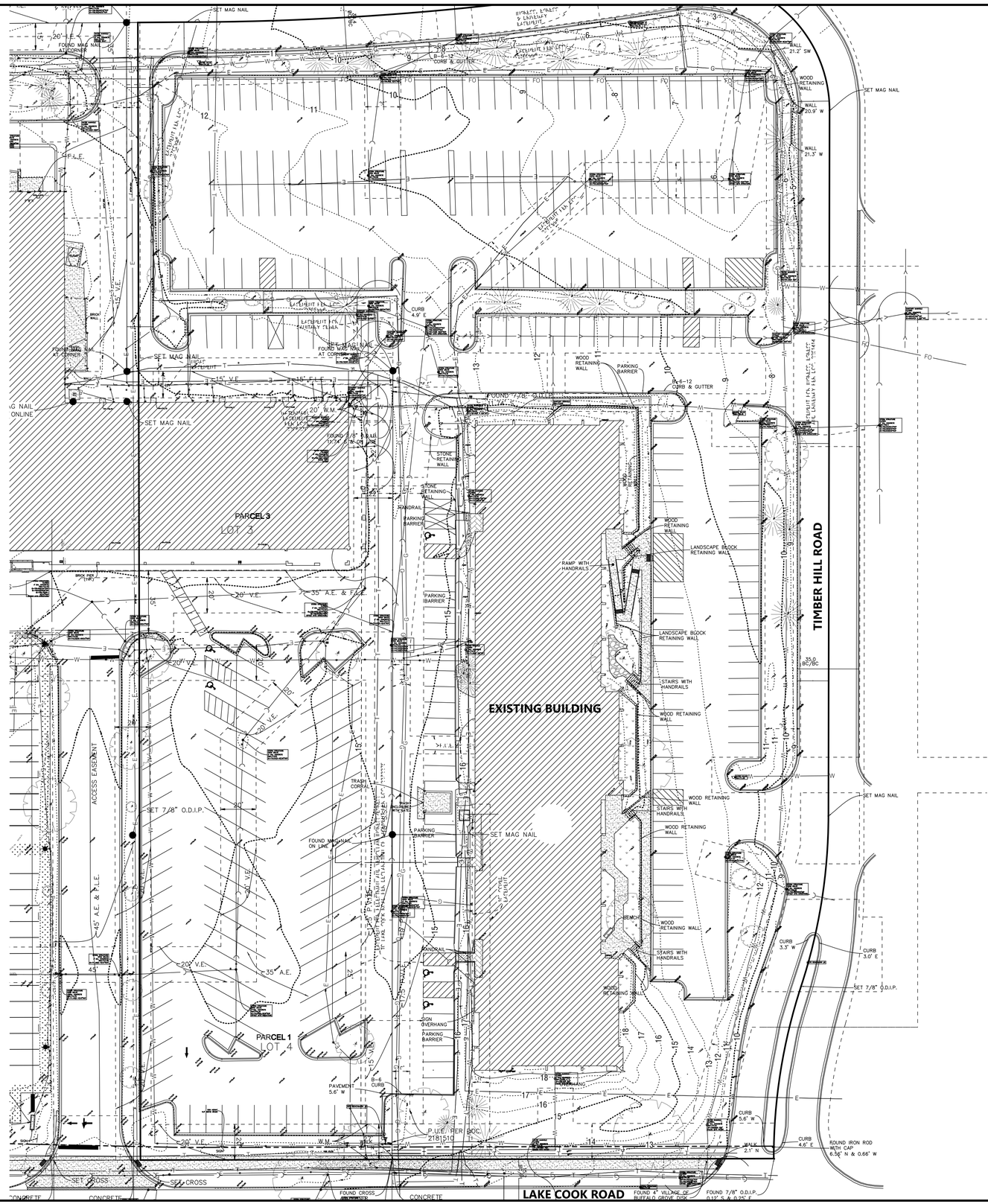
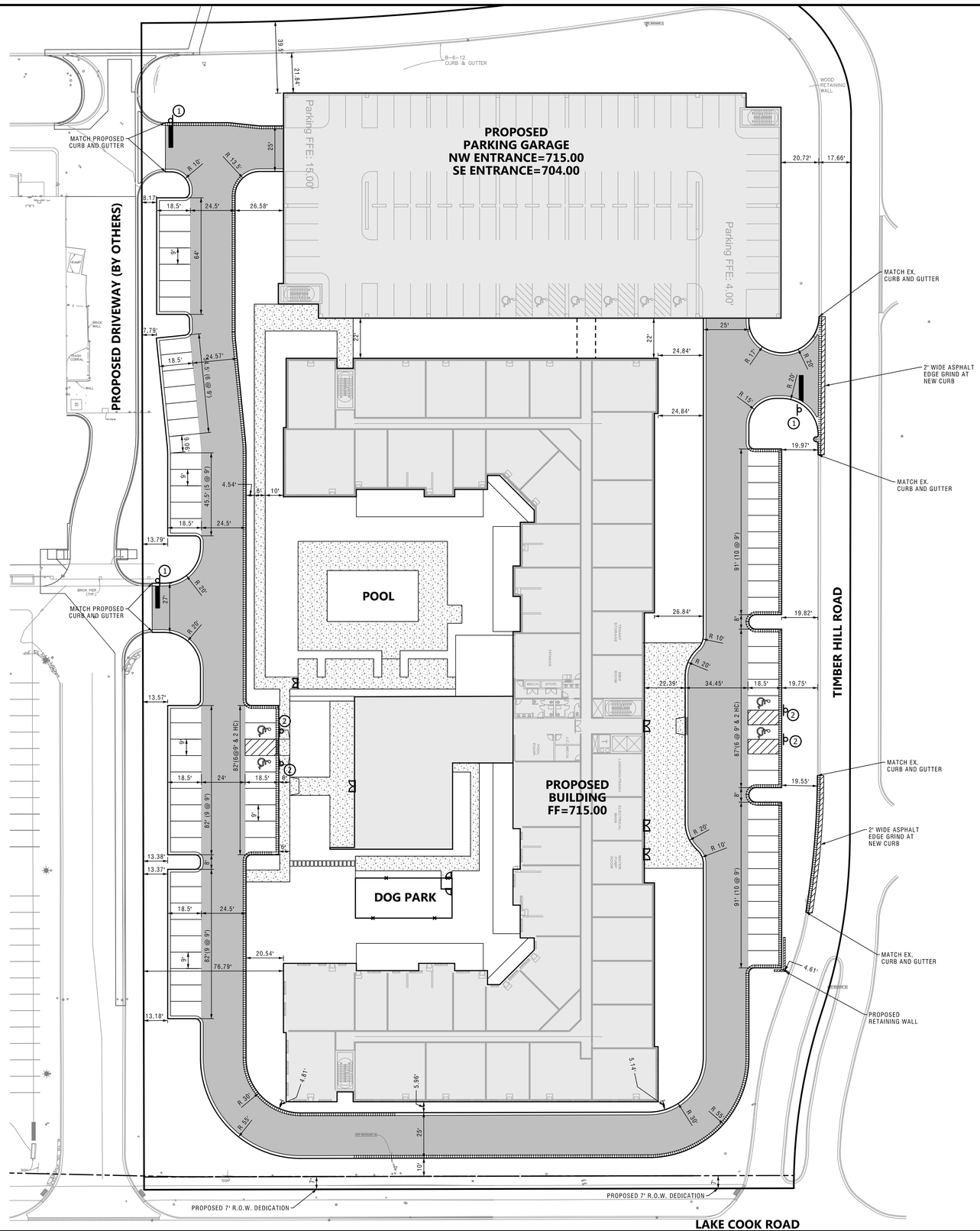

SET MAG NAIL
FOUND MAG NAIL AT CORNER
20' E.E.
SET MAG NAIL
FOUND MAG NAIL AT CORNER
SET MAG NAIL
SET MAG NAIL
FOUND 7/8" O.D.I.P.
SET MAG NAIL
FOUND MAG NAIL AT CORNER
SET MAG NAIL
FOUND MAG NAIL ON LINE
SET MAG NAIL
SET MAG NAIL
SET MAG NAIL



N

SCALE 1" = 30'

0 30 60

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- PITCH-IN CURB AND GUTTER
- DEPRESSED CURB & GUTTER

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE B6.12 PITCH-OUT UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS SHALL BE YELLOW PAINT.
4. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
5. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING AND GARAGE.

SIGN LEGEND:

1 STOP
R1-1
30" x 30"

2 RESERVED PARKING
$250 FINE
VAN ACCESSIBLE
R7-8

TYPICAL LIGHT-DUTY ASPHALT PAVEMENT SECTION
N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "C", N50
2. 2.25" HMA BINDER COURSE, IL 19.0, N50
3. 10" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

TYPICAL HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "C", N50
2. 2.5" HMA BINDER COURSE, IL 19.0, N50
3. 12" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

TYPICAL SIDEWALK SECTION
N.T.S.

5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE COURSE, TYPE B
COMPACTED AND STABLE SUBGRADE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PRELIMINARY GEOMETRIC PLAN

CHASE PLAZA
MIXED-USE DEVELOPMENT
BUFFALO GROVE, ILLINOIS

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FILENAME: 14756P-GM.DGN

DATE: 07/31/2026

JOB NO. 14756

SHEET GM 3 OF 6

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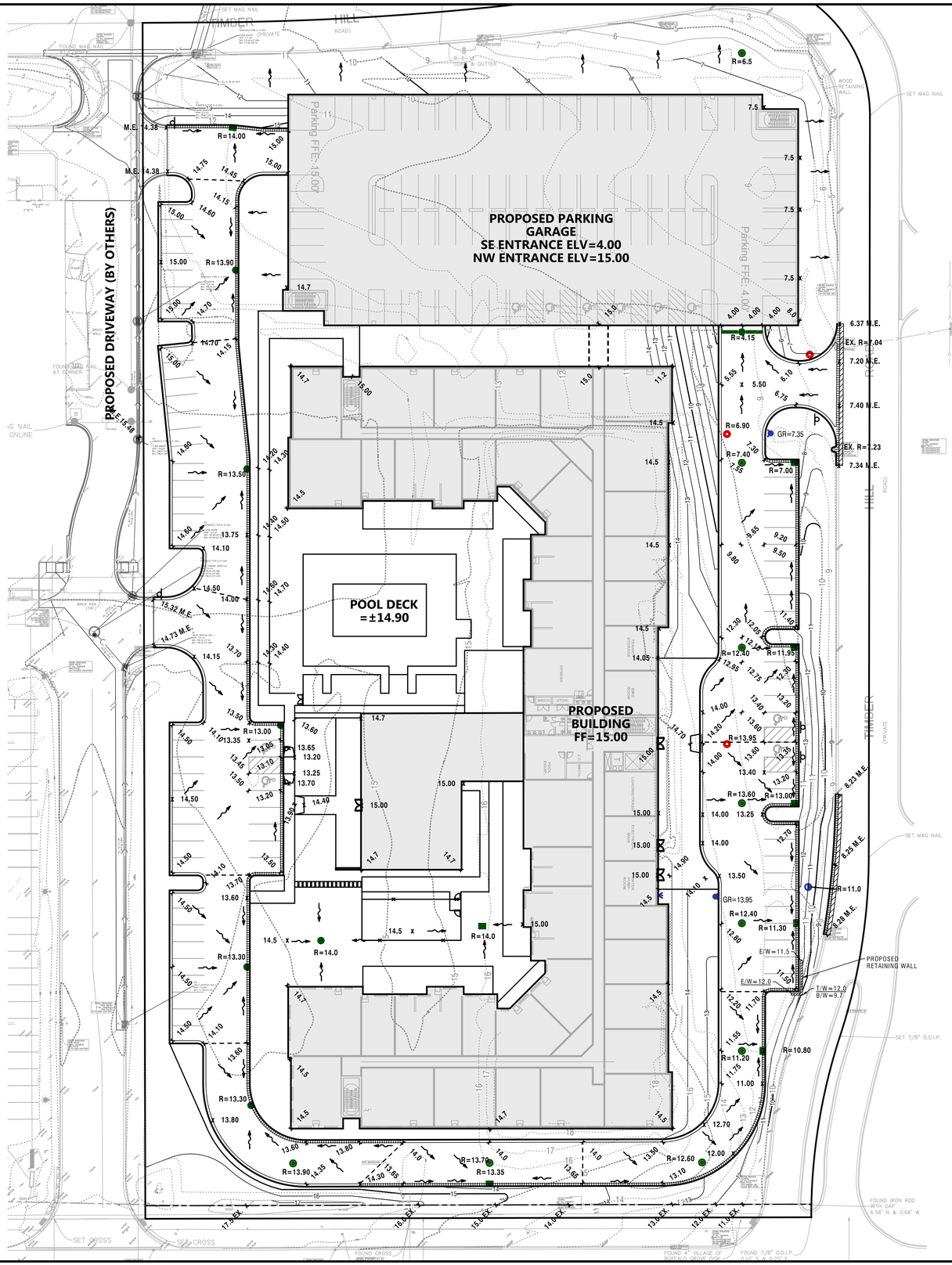

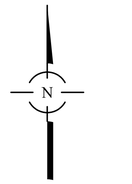

LEGEND

FF	FINISHED FLOOR
~~	LOCAL DRAINAGE
➡	100-YEAR OVERLAND FLOW ROUTE
- - - - -	LOCAL DRAINAGE DIVIDE
XX.XX / XX.XX	TOP OF CURB / EDGE OF PAVEMENT

NOTES:

1. ADD 700 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
4. ADD 0.5' TO ALL SPOT GRADES ALONG CURB LINE FOR TOP OF CURB ELEVATION UNLESS NOTED OTHERWISE.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PRELIMINARY GRADING PLAN

CHASE PLAZA
MIXED-USE DEVELOPMENT
BUFFALO GROVE, ILLINOIS

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FILENAME: 14756P-GR.DGN

DATE: 07/31/2026

JOB NO. 14756

SHEET GR 4 OF 6

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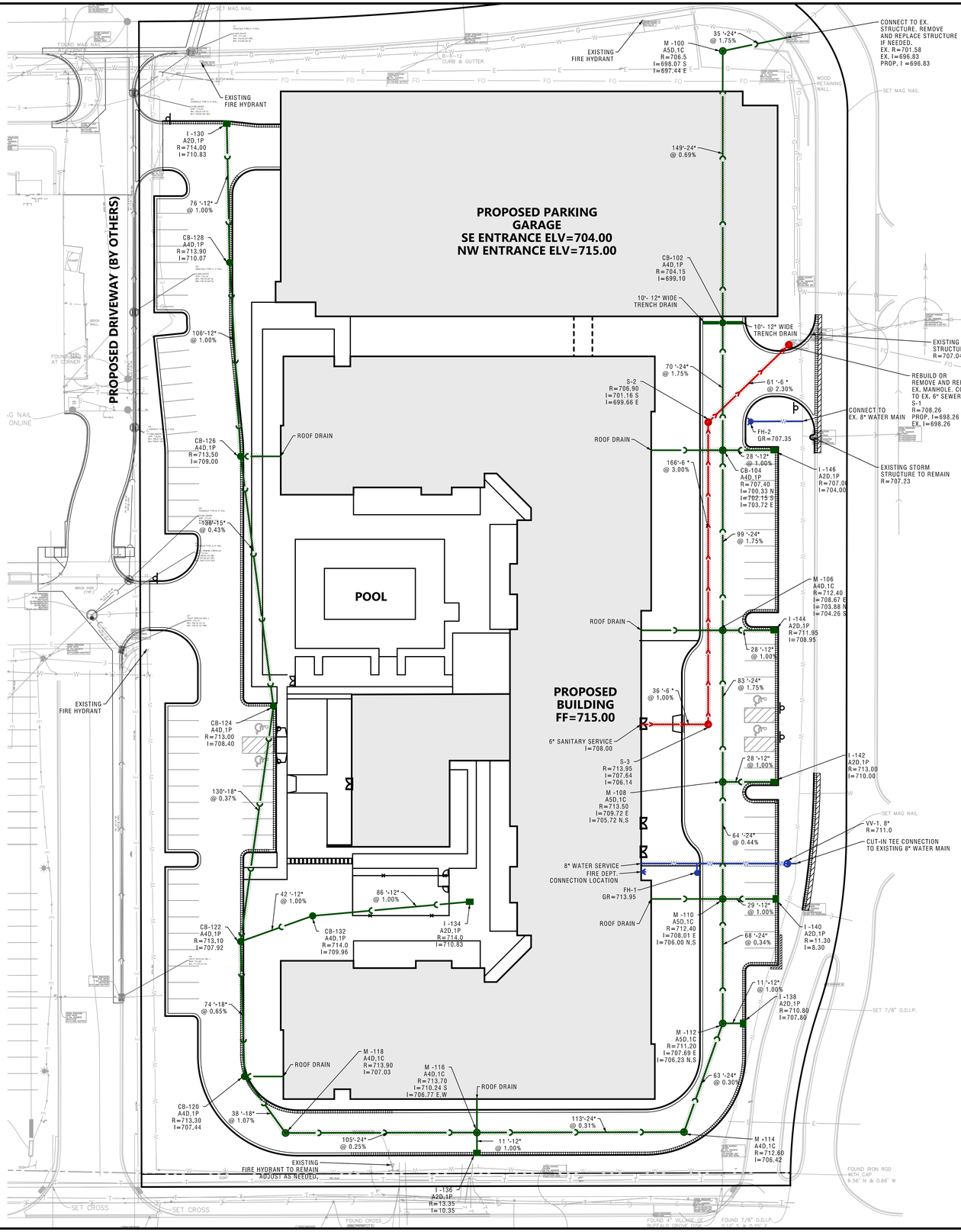

STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
A4D,1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES

   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "G" GRATE
6. ALL UTILITY SERVICE LOCATIONS SHALL BE CONFIRMED WITH MEP PLANS PRIOR TO CONSTRUCTION.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PRELIMINARY UTILITY PLAN

CHASE PLAZA
MIXED-USE DEVELOPMENT
BUFFALO GROVE, ILLINOIS

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FILENAME: 14756P-UT.DGN

DATE: 07/31/2026

JOB NO. 14756

SHEET UT 5 OF 6

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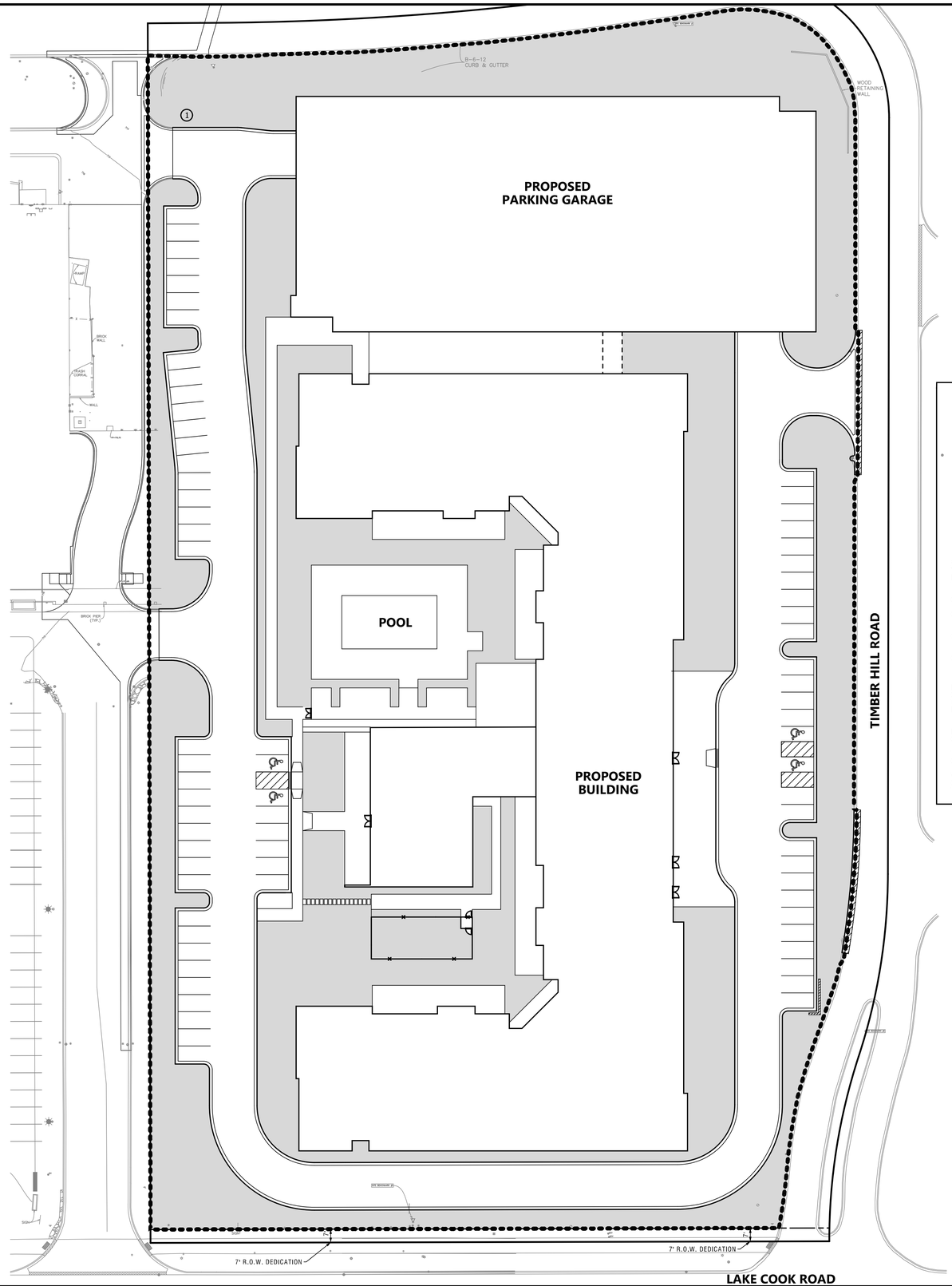

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SCALE 1" = 30'

0 30 60

LEGEND

IMPERVIOUS AREA

PERVIOUS AREA

PROJECT AREA

TOTAL DISTURBED AREA

5.23 ACRES

EXISTING CONDITIONS WITHIN DISTURBED AREA

PERVIOUS AREA = 1.11 ACRES

IMPERVIOUS AREA = 4.12 ACRES

PROPOSED CONDITIONS WITHIN DISTURBED AREA

PERVIOUS AREA = 1.56 ACRES

IMPERVIOUS AREA = 3.67 ACRES

REDUCTION IN IMPERVIOUS AREA = 0.45 ACRES (8.6%)

STORMWATER SUMMARY:

PER LAKE COUNTY STORMWATER MANAGEMENT COMMISSION TECHNICAL REFERENCE MANUAL - SECTION 2.2.E
THE CONDITIONS REQUIRING STORMWATER DETENTION ARE AS FOLLOWS:

CONDITION 1 - THE TOTAL LAND AREA HAS 1-ACRE OR MORE OF NEW IMPERVIOUS SURFACE AREA

CONDITION 2 - THE TOTAL LAND AREA HAS MORE THAN 3-ACRES OF HYDROLOGICALLY DISTURBED AREA, UNLESS THE TOTAL "NEW" IMPERVIOUS SURFACE AREA IS LESS THAN 0.5-ACRES

CONDITION 3 - THE TOTAL LAND AREA HAS A TOTAL IMPERVIOUS SURFACE AREA RATIO OF 50 PERCENT OR GREATER, UNLESS THE TOTAL NEW IMPERVIOUS SURFACE AREA IS LESS THAN 0.5-ACRES

CONDITION 4 - APPLIES TO PUBLIC ROAD DEVELOPMENTS RESULTING IN A RATIO OF 1.5 ACRES OR MORE OF NEW IMPERVIOUS SURFACE PER MILE. FOR PUBLIC ROAD DEVELOPMENTS LESS THAN ONE MILE, THE THRESHOLD IS 1.5 ACRES OR MORE OF NEW IMPERVIOUS SURFACE

DETENTION IS NOT REQUIRED FOR THIS PROJECT BECAUSE THERE IS NOT MORE THAN 0.5 ACRES OF NEW IMPERVIOUS SURFACE AREA BASED ON CONDITIONS 1 THROUGH 3. IMPERVIOUS SURFACE AREA IS BEING REDUCED BY 0.45 ACRES. CONDITION 4 DOES NOT APPLY SINCE THIS PROJECT IS NOT A PUBLIC ROAD DEVELOPMENT.

PER LAKE COUNTY STORMWATER MANAGEMENT COMMISSION WATERSHED DEVELOPMENT ORDINANCE - ARTICLE IV-SECTION B.1.h:

THE WATER QUALITY REQUIREMENTS APPLY TO DEVELOPMENTS THAT RESULT IN AT LEAST 0.5 ACRES OF NEW IMPERVIOUS SURFACE AREA.

WATER QUALITY REQUIREMENTS DO NOT APPLY TO THIS DEVELOPMENT, AS THERE IS NOT 0.5 ACRES OF NEW IMPERVIOUS SURFACE AREA.
THE IMPERVIOUS SURFACE AREA IS BEING REDUCED BY 0.45 ACRES.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

STORMWATER EXHIBIT

CHASE PLAZA
MIXED-USE DEVELOPMENT
BUFFALO GROVE, ILLINOIS

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Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
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FILENAME:
14756STM-EXH.DGN

DATE:
07/31/2026

JOB NO.
14756

SHEET
EXH
6 OF 6

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THE RESIDENCES AT CHASE PLAZA

113 ARLINGTON HEIGHTS ROAD | BUFFALO GROVE, ILLINOIS

PROJECT TEAM

DEVELOPERS:

RESIDENTIAL PARCEL:
URBAN STREET GROUP, LLC - ACQ
2250 PROGRESS PARKWAY | SCHAUMBURG, IL 60173
CONTACT: TERESA BATEMAN | TEL (630) 774-8531

COMMERCIAL PARCEL:
SHOREWOOD DEVELOPMENT GROUP
680 MILWAUKEE AVE., STE 100 | BUFFALO GROVE, IL 60089
CONTACT: MATTHEW JUNG | TEL (224) 388-8083

CIVIL ENGINEERS:

RESIDENTIAL PARCEL:
SPACECO
9575 W. HIGGINS ROAD, SUITE 700 | ROSEMONT, IL 60018
CONTACT: MICHAEL MONDUS / STEPHEN WALSH
TEL (847) 696-4061

COMMERCIAL PARCEL:
ARC DESIGN RESOURCES, INC.
5291 ZENITH PARKWAY / LOVES PARK, IL 61111
CONTACT: MICHAEL HEITING
TEL (815) 484-4300 / (779) 256-0010

LANDSCAPE ARCHITECTS:

RESIDENTIAL PARCEL:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, STE 110 | LAKE IN THE HILLS, IL 60156
CONTACT: SHARON DICKSON / JEFF TORRENS
TEL (224) 241-8181

ARBORISTS:

RESIDENTIAL PARCEL, IN-FIELD:
DAVEY RESOURCE GROUP, INC.
NATURAL RESOURCE CONSULTING
CONTACT: PETE SORENSEN
TEL (414) 517-1695

RESIDENTIAL PARCEL, PROJECT:
DICKSON DESIGN STUDIO, INC.
CONTACT: KARL KROGSTAD
TEL (224) 241-8181

COMMERCIAL PARCEL:
ARC DESIGN RESOURCES, INC.
5291 ZENITH PARKWAY / LOVES PARK, IL 61111
CONTACT: MICHAEL HEITING
TEL (815) 484-4300 / (779) 256-0010

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	PLANT SYMBOLS KEY DETAILS: PLANTING NOTES: GENERAL LANDSCAPE
L0.3	LANDSCAPE PLAN: MASTER SITE RE-DEVELOPMENT (COMBINED SITE)
L0.4	SHEET KEY: RESIDENTIAL RE-DEVELOPMENT
L1.1 - L1.2	TREE PRESERVATION & REMOVAL PLAN NORTH & SOUTH DETAILS
L1.3	TREE INVENTORY RATING SCALE: CONDITION / FORM NOTES: TREE PRESERVATION DETAIL: TREE PROTECTION FENCE
L2.1 - L2.4	LANDSCAPE PLAN NORTH & SOUTH DETAILS CLUBHOUSE & POOL DETAIL DOG PARK DETAIL
L3.0	SPECIFICATION & DETAILS: ENTRY MONUMENT

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

CLIENT NAME AND ADDRESS

URBAN STREET GROUP, LLC - ACQ

SCHAUMBURG, ILLINOIS

PLAN DATE

JULY 30, 2026

REVISIONS

1.	
2.	
3.	
4.	
5.	
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES
AT CHASE PLAZA
BUFFALO GROVE, IL
PRELIMINARY LANDSCAPE PLAN
- TITLE

SHEET NUMBER

L0.1

PLANT SYMBOLS KEY

NOTE!
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.

EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS

SHADE / CANOPY TREES, 2.5"+ CALIPER

ORNAMENTAL TREES, 6'+ TALL

EVERGREEN TREES, 6'+ TALL

LARGE, DECIDUOUS SHRUBS, 36"+ TALL

SMALL, DECIDUOUS SHRUBS, 24" TALL

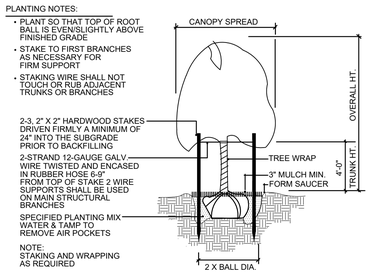
SMALL, EVERGREEN SHRUBS, 24" TALL/WIDE

LARGE, ORNAMENTAL GRASS, 3 GALLON

SMALL ORNAMENTAL GRASS, 1 GALLON

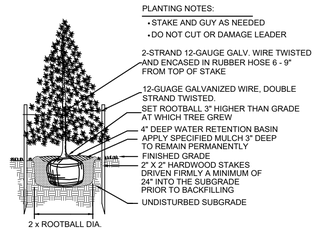
PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON

DETAILS: PLANTING



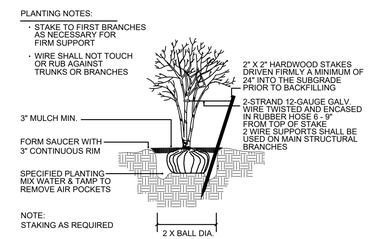
TREE PLANTING & STAKING

NOT TO SCALE



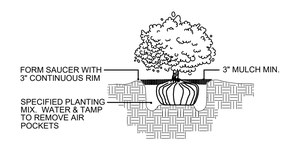
EVERGREEN TREE PLANTING

NOT TO SCALE



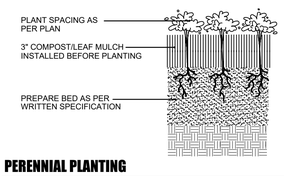
MULTI-TRUNK TREE STAKING

NOT TO SCALE



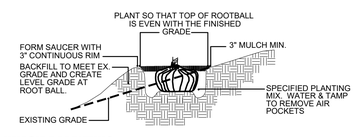
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

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

CLIENT NAME AND ADDRESS

URBAN STREET GROUP, LLC - ACQ

SCHAUMBURG, ILLINOIS

PLAN DATE

JULY 30, 2026

REVISIONS

1.	
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES AT CHASE PLAZA

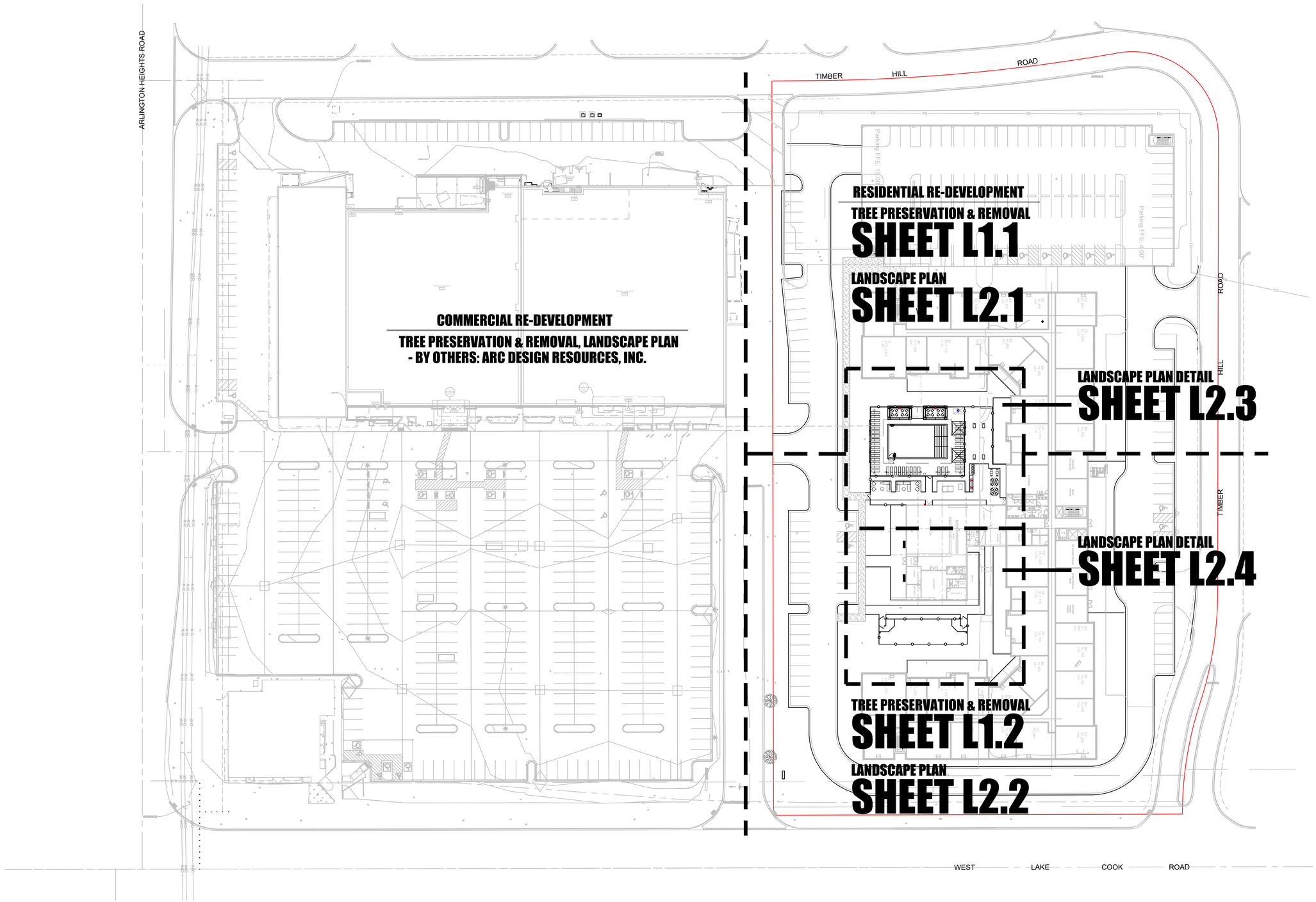
BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN

- NOTES / DETAILS: LANDSCAPE

SHEET NUMBER

L0.2



NORTH

SHEET KEY - OVERALL LANDSCAPE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

URBAN STREET GROUP, LLC - ACQ

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PLAN DATE

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES AT CHASE PLAZA

BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN

- SHEET KEY: RESIDENTIAL

SHEET NUMBER

L0.4

TREE PRESERVATION & REMOVAL PLAN - NORTH DETAIL

SCALE: 1" = 20'-0"

0 10' 20' 40'

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(224) 241-8181

CLIENT NAME AND ADDRESS

URBAN STREET GROUP, LLC - ACQ

SCHAUMBURG, ILLINOIS

PLAN DATE

JULY 30, 2026

REVISIONS

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PROJECT NAME AND SHEET TITLE

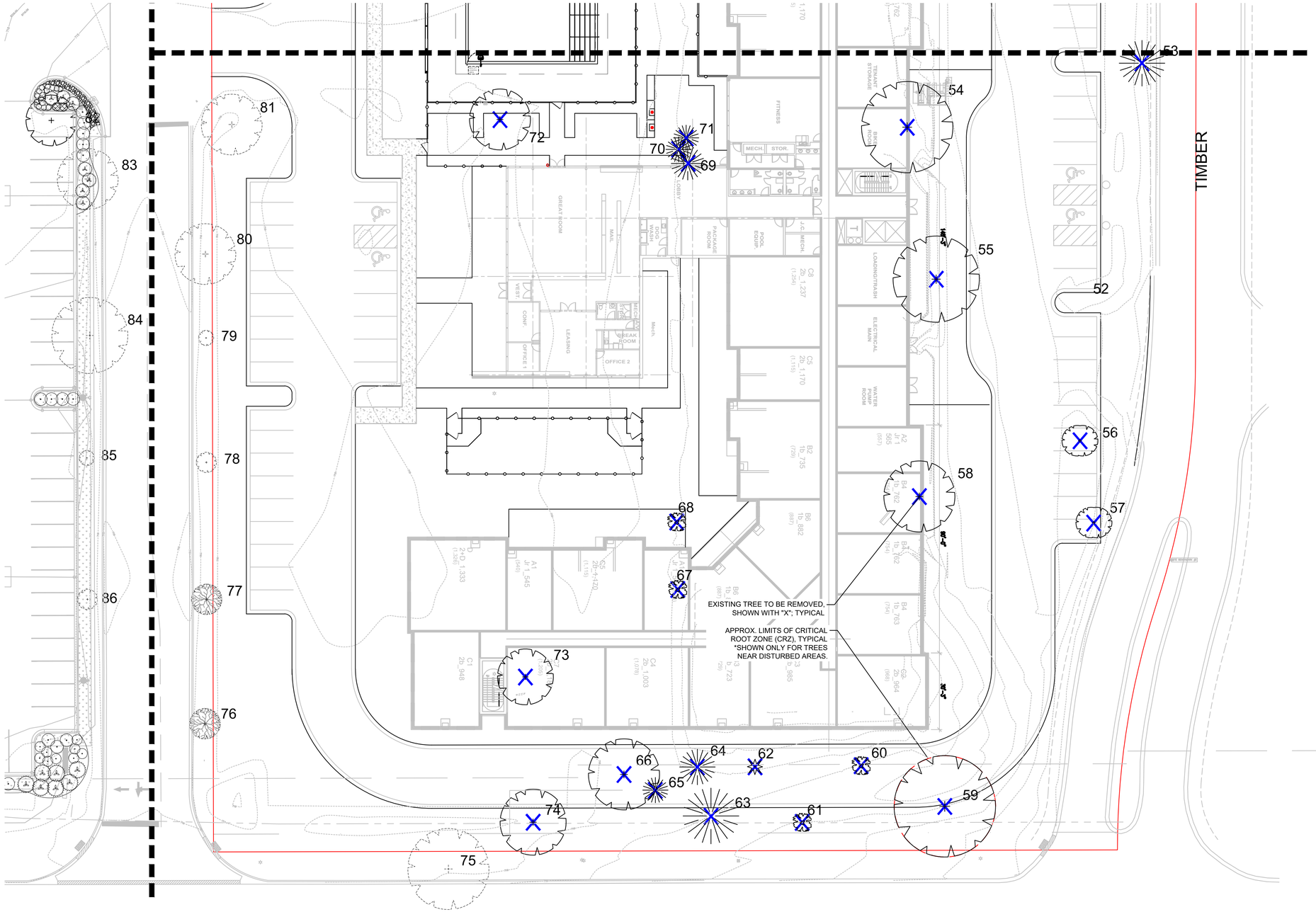
THE RESIDENCES AT CHASE PLAZA

BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN - TREE PRES & REMOVAL PLAN NORTH DETAIL

SHEET NUMBER

L1.1



TREE PRESERVATION & REMOVAL PLAN - SOUTH DETAIL

SCALE: 1" = 20'-0"

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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

URBAN STREET GROUP, LLC - ACQ

SCHAUMBURG, ILLINOIS

PLAN DATE

JULY 30, 2026

REVISIONS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES AT CHASE PLAZA

BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN - TREE PRES & REMOVAL PLAN SOUTH DETAIL

SHEET NUMBER

L1.2

TREE INVENTORY

Tag #	Common Name	Scientific Name	DBH	Condition	OUTCOME	Additional Comments
OFFSITE						
1	Austrian Pine	Pinus nigra	10.1	fair	**PRESERVE**	DW
2	Thornless Honeylocust	Gleditsia triacanthos f. inermis	13.7	good	**PRESERVE**	DW, co dominants
3	Austrian Pine	Pinus nigra	13.9	fair	**PRESERVE**	DW, leaning, decay/cavity
4	Austrian Pine	Pinus nigra	11	fair	**PRESERVE**	DW, girdling roots
5	Austrian Pine	Pinus nigra	13.3	fair	**PRESERVE**	DW, leaning
6	Thornless Honeylocust	Gleditsia triacanthos f. inermis	13.6	good	**PRESERVE**	DW, co dominants
82	Thornless Honeylocust	Gleditsia triacanthos f. inermis	9.8	fair	**PRESERVE**	DW, poor form
83	Thornless Honeylocust	Gleditsia triacanthos f. inermis	11.6	fair	**PRESERVE**	DW
84	Thornless Honeylocust	Gleditsia triacanthos f. inermis	14.9	fair	**PRESERVE**	DW, girdling roots
85	Northern Hackberry	Celtis occidentalis	2.2	critical	**PRESERVE**	DW, improperly planted
86	Northern Hackberry	Celtis occidentalis	3.8	fair	**PRESERVE**	Improperly planted
ON-SITE						
7	Austrian Pine	Pinus nigra	28.2	fair	Remove	DW, co dominants
8	Crabapple	Malus spp.	22.2	fair	Remove	MS; 6.4, 4.5, 6.1, 5.2, DW, poor form
9	Crabapple	Malus spp.	5.3	poor	Remove	DW, poor form
10	Crabapple	Malus spp.	25.5	poor	Remove	MS; 3.8, 5.5, 5.2, 5.3, 5.7, DW, poor form
11	Thornless Honeylocust	Gleditsia triacanthos f. inermis	12.1	good	Remove	DW
12	Thornless Honeylocust	Gleditsia triacanthos f. inermis	10.8	good	Remove	DW, co dominants
13	Thornless Honeylocust	Gleditsia triacanthos f. inermis	10.7	fair	Remove	DW, co dominants, decay/cavity
14	Crabapple	Malus spp.	12.6	good	Remove	MS; 5.1, 7.5, included bark
15	Crabapple	Malus spp.	14.7	fair	Remove	MS; 5.7, 4.1, 4.9, DW, included bark
16	Crabapple	Malus spp.	18.5	good	Remove	MS; 4.5, 5.7, 4.6, 3.7, included bark, DW
17	Austrian Pine	Pinus nigra	14.8	good	Remove	DW
18	Austrian Pine	Pinus nigra	15.9	fair	Remove	DW, co dominants, included bark
19	Austrian Pine	Pinus nigra	14.1	fair	Remove	DW, poor form
20	Sugar Maple	Acer saccharum	15	fair	Remove	DW, co dominants, included bark
21	Austrian Pine	Pinus nigra	19.6	fair	Remove	DW, co dominants, poor form
22	Austrian Pine	Pinus nigra	20.8	fair	Remove	DW, co dominants
23	Crabapple	Malus spp.	20.2	good	Remove	MS; 5.9, 4.7, 6.4, 3.2
24	Crabapple	Malus spp.	19	fair	Remove	MS; 5.3, 5.7, 3.1, 4.9, DW
25	Austrian Pine	Pinus nigra	17.1	fair	Remove	DW, leaning
26	Crabapple	Malus spp.	21	poor	Remove	MS; 6.4, 7.4, 2.9, 4.3, DW
27	Austrian Pine	Pinus nigra	22.9	fair	Remove	DW, co dominants, included bark
28	Thornless Honeylocust	Gleditsia triacanthos f. inermis	16.6	good	Remove	DW
29	Thornless Honeylocust	Gleditsia triacanthos f. inermis	13.7	good	Remove	DW
30	Thornless Honeylocust	Gleditsia triacanthos f. inermis	17.4	good	Remove	DW, co dominants
31	Crabapple	Malus spp.	23	fair	Remove	MS; 6.5, 6.0, 4.1, 6.4, DW, included bark
32	Crabapple	Malus spp.	17.8	fair	Remove	MS; 5.7, 5.8, 6.3, DW, included bark 18
33	Austrian Pine	Pinus nigra	19.1	good	Remove	DW
34	Austrian Pine	Pinus nigra	17.3	fair	Remove	DW, poor form
35	Crabapple	Malus spp.	17.8	fair	Remove	MS; 5.3, 8.1, 4.4, DW
36	Austrian Pine	Pinus nigra	17.9	good	Remove	DW
37	Crabapple	Malus spp.	20.3	good	Remove	MS; 6.2, 5.2, 5.0, 3.9, DW
38	Austrian Pine	Pinus nigra	11.6	fair	Remove	DW, poor form
39	Crabapple	Malus spp.	18.4	poor	Remove	MS; 4.6, 3.8, 6.3, 3.7, DW
40	Crabapple	Malus spp.	19.5	fair	Remove	MS; 4.9, 3.9, 4.3, 3.6, 2.8, DW
41	Crabapple	Malus spp.	14.8	poor	Remove	MS; 5.5, 4.3, 5.0,, DW
42	Crabapple	Malus spp.	16.7	fair	Remove	MS; 6.4, 4.3, 6.0 16, DW
43	Crabapple	Malus spp.	26.4	poor	Remove	MS; 8.5, 5.6, 7.4, 4.9, DW
44	Austrian Pine	Pinus nigra	18.3	good	Remove	co dominants, leaning
45	Austrian Pine	Pinus nigra	17.1	good	Remove	DW
46	Austrian Pine	Pinus nigra	22.7	good	Remove	DW, leaning
47	Red Maple	Acer rubrum	20.3	fair	Remove	DW, co dominants, girdling roots, nutrient deficiency
48	Red Maple	Acer rubrum	9.3	fair	Remove	DW, nutrient deficiency
49	Thornless Honeylocust	Gleditsia triacanthos f. inermis	14.2	good	Remove	DW
50	Crabapple	Malus spp.	7	poor	Remove	DW, co dominants, leaning
51	Austrian Pine	Pinus nigra	17.3	good	Remove	DW, poor form
52	Austrian Pine	Pinus nigra	12.7	fair	Remove	DW, co dominants, leaning
53	Austrian Pine	Pinus nigra	17.6	fair	Remove	DW, co dominants, included bark, leaning
54	Thornless Honeylocust	Gleditsia triacanthos f. inermis	22.5	fair	Remove	DW, co dominants
55	Thornless Honeylocust	Gleditsia triacanthos f. inermis	18.3	fair	Remove	DW, co dominants
56	Crabapple	Malus spp.	21.5	fair	Remove	MS; 5.5, 7.8, 8.2, DW, decay
57	Crabapple	Malus spp.	23.7	poor	Remove	MS; 7.5, 8.0, 8.2, DW, poor form
58	Thornless Honeylocust	Gleditsia triacanthos f. inermis	17.9	fair	Remove	DW, poor form
59	Thornless Honeylocust	Gleditsia triacanthos f. inermis	25.1	good	Remove	DW, co dominants, included bark
60	Thornless Honeylocust	Gleditsia triacanthos f. inermis	23.7	good	Remove	DW
61	Thornless Honeylocust	Gleditsia triacanthos f. inermis	18.2	good	Remove	DW, co dominants
62	Austrian Pine	Pinus nigra	19.7	fair	Remove	DW, co dominants
63	Austrian Pine	Pinus nigra	22.1	good	Remove	DW, leaning
64	Austrian Pine	Pinus nigra	16.9	fair	Remove	DW, leaning, co dominants
65	Austrian Pine	Pinus nigra	10.5	fair	Remove	DW, leaning, poor form
66	Austrian Pine	Pinus nigra	17.1	good	Remove	DW, co dominants
67	Crabapple	Malus spp.	22.5	good	Remove	MS; 3.3, 3.5, 1.8, 2.2, 2.9, 1.8, 2.0, 2.7, 2.3, Included bark
68	Crabapple	Malus spp.	16.6	fair	Remove	MS; 3.2, 2.4, 1.8, 1.8, 2.6, 1.5, 1.7, 1.6, DW
69	Austrian Pine	Pinus nigra	17.6	good	Remove	DW
70	Austrian Pine	Pinus nigra	12.7	good	Remove	DW
71	Austrian Pine	Pinus nigra	11.5	fair	Remove	DW, poor form
72	Thornless Honeylocust	Gleditsia triacanthos f. inermis	12.1	fair	Remove	DW, co dominants
73	Norway Maple	Acer plantanoides	11	poor	Remove	No tag attached and DBH estimated due to fence, DW, broken branch
74	Norway Maple	Acer plantanoides	13	fair	Remove	No tag attached and DBH estimated due to fence, DW, co dominants
75	Thornless Honeylocust	Gleditsia triacanthos f. inermis	18.1	good	**PRESERVE**	public tree in parkway, DW, co dominants
76	Thornless Honeylocust	Gleditsia triacanthos f. inermis	5.1	very good	Remove	
77	Northern Hackberry	Celtis occidentalis	5	good	Remove	DW, exposed roots
78	Northern Hackberry	Celtis occidentalis	3.5	dead	Remove	
79	Thornless Honeylocust	Gleditsia triacanthos f. inermis	3.4	fair	Remove	DW, improperly planted
80	Thornless Honeylocust	Gleditsia triacanthos f. inermis	12.2	fair	Remove	DW, girdling roots
81	Thornless Honeylocust	Gleditsia triacanthos f. inermis	11.7	fair	Remove	DW, co dominants

Notes:
DW = Deadwood
MS = Multistem (DBH is total of all stems. Individual DBH's are listed in the comments.)

RATING SCALE: TREE CONDITION / FORM

Very Good
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

Good
The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

Fair
The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.

Poor
The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

Critical
The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.

Dead
Less than 10% of the tree shows signs of life.

NOTES: TREE PRESERVATION

1. TREE PRESERVATION:

A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

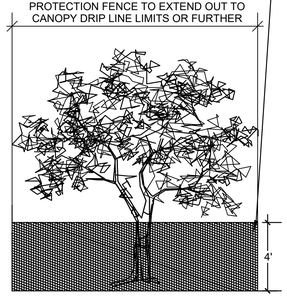
L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

N. ALL OFF-SITE TREES SHALL BE PRESERVED.

O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE



FENCE TO BE PROVIDED AROUND ALL OFF-SITE TREES WHOSE CANOPY DRIP-LINE EXTENDS ACROSS BOUNDARIES OF PROJECT SITE.

FENCE IS FOR PROTECTION OF ZOOT ZONES.

FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE SHALL BE 4' TALL, ORANGE, SNOW-FENCE (OR APPROVED EQUAL), POSTED WITH A SIGN THAT READS:
"TREE PROTECTION ZONE - KEEP OUT"

SECURE FENCE TO WOODEN STAKES OR METAL POLES, SPACED NO GREATER THAN 8' ON CENTER

NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

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

CLIENT NAME AND ADDRESS

URBAN STREET GROUP, LLC - ACQ

SCHAUMBURG, ILLINOIS

PLAN DATE

JULY 30, 2026

REVISIONS

1.	
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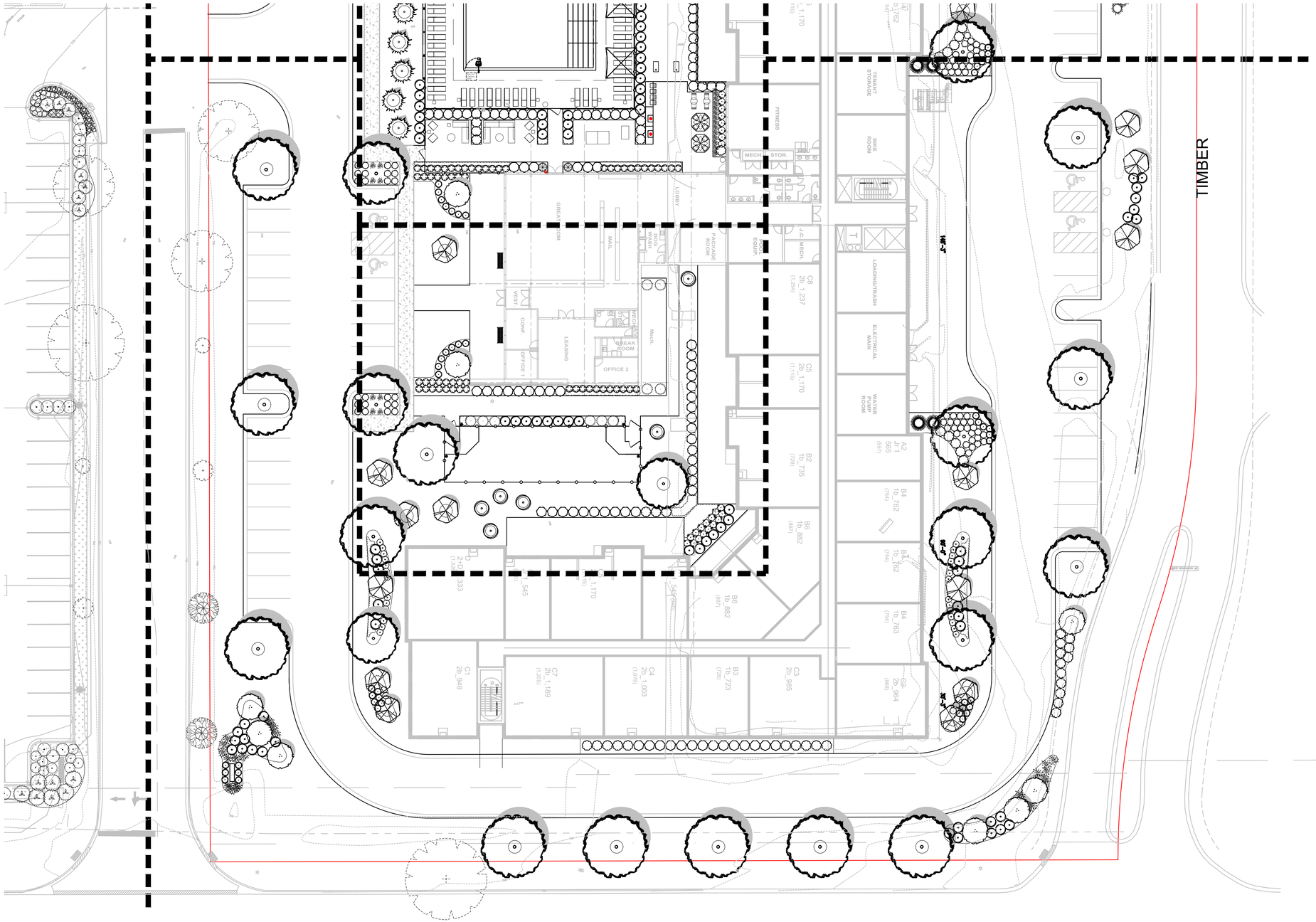
PROJECT NAME AND SHEET TITLE

THE RESIDENCES AT CHASE PLAZA
BUFFALO GROVE, IL
PRELIMINARY LANDSCAPE PLAN
- NOTES / DETAILS: TREE PRES & REMOVAL

SHEET NUMBER

L1.3



LANDSCAPE PLAN - SOUTH DETAIL

SCALE: 1" = 20'-0"

0 10' 20' 40'

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

CLIENT NAME AND ADDRESS

URBAN STREET GROUP, LLC - ACQ

SCHAUMBURG, ILLINOIS

PLAN DATE

JULY 30, 2026

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PROJECT NAME AND SHEET TITLE

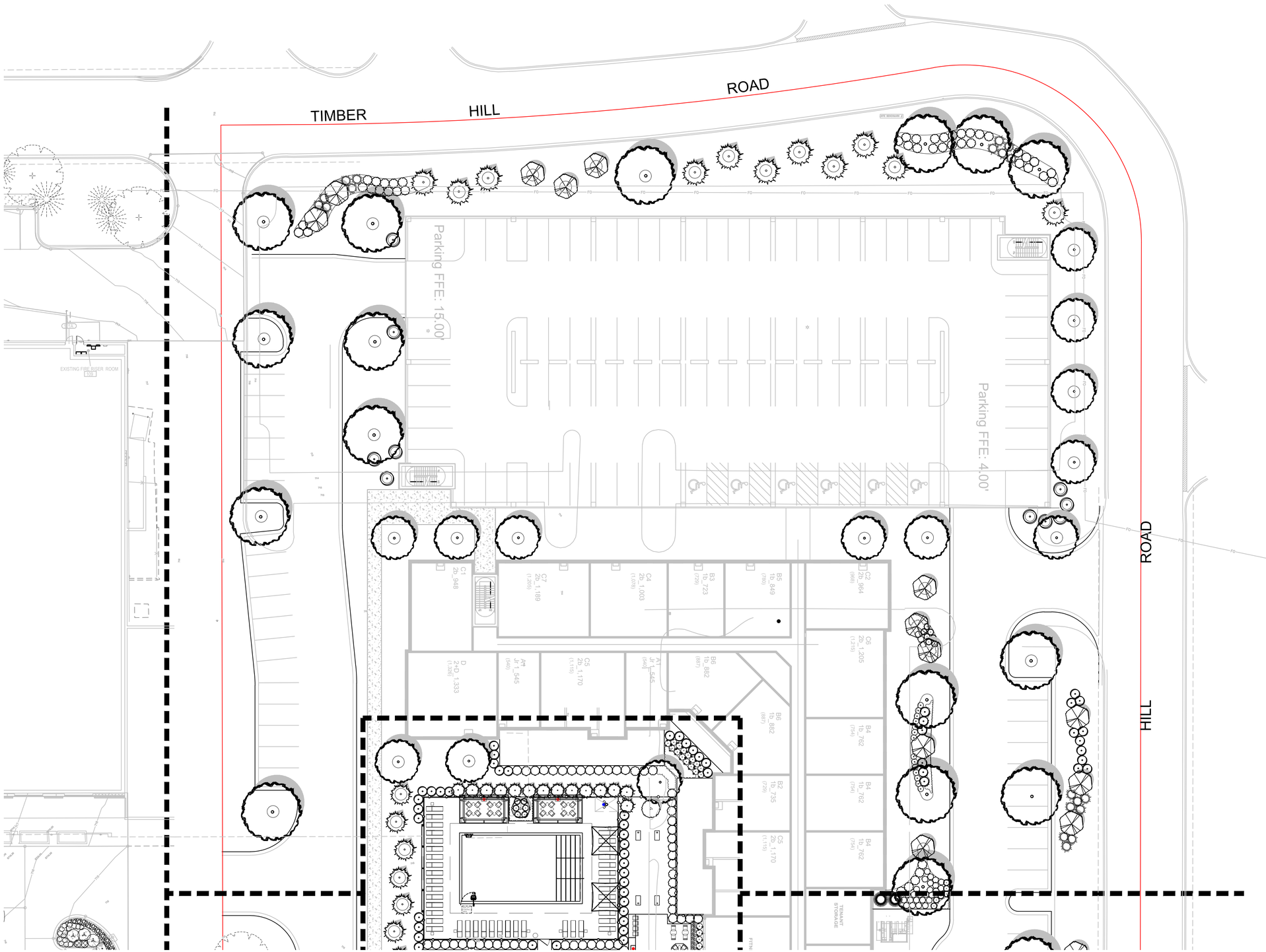
THE RESIDENCES
AT CHASE PLAZA

BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN - SOUTH DETAIL

SHEET NUMBER

L2.1



NORTH

LANDSCAPE PLAN - NORTH DETAIL

SCALE: 1" = 20'-0"

0 10' 20' 40'

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

CLIENT NAME AND ADDRESS

URBAN STREET GROUP, LLC - ACQ

SCHAUMBURG, ILLINOIS

PLAN DATE

JULY 30, 2026

REVISIONS

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PROJECT NAME AND SHEET TITLE

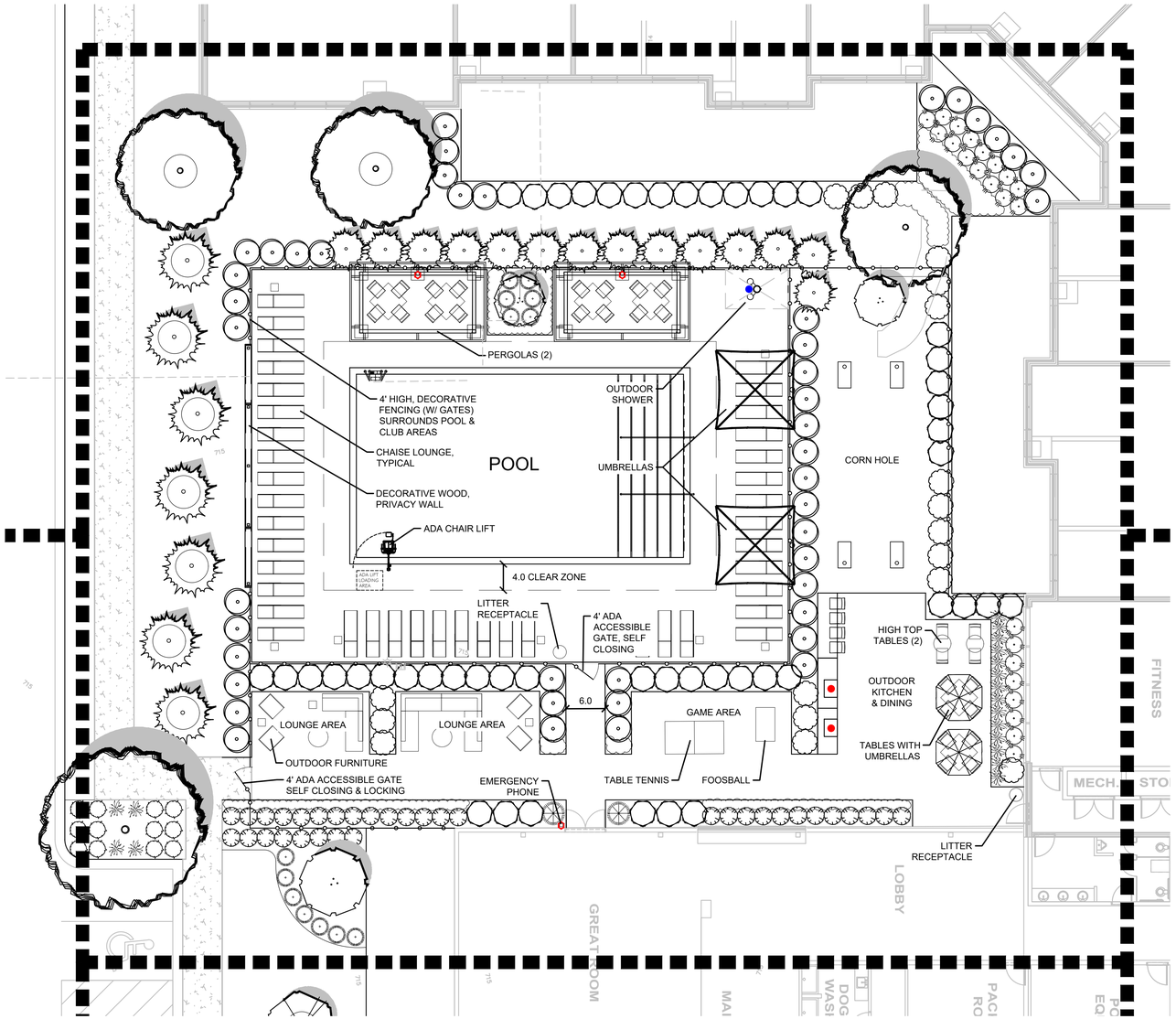
THE RESIDENCES AT CHASE PLAZA

BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN - NORTH DETAIL

SHEET NUMBER

L2.2



NORTH

LANDSCAPE PLAN - CLUBOUSE & POOL DETAIL

SCALE: 1" = 20'-0"

0 10' 20' 40'

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

CLIENT NAME AND ADDRESS

URBAN STREET GROUP, LLC - ACQ

SCHAUMBURG, ILLINOIS

PLAN DATE

JULY 30, 2026

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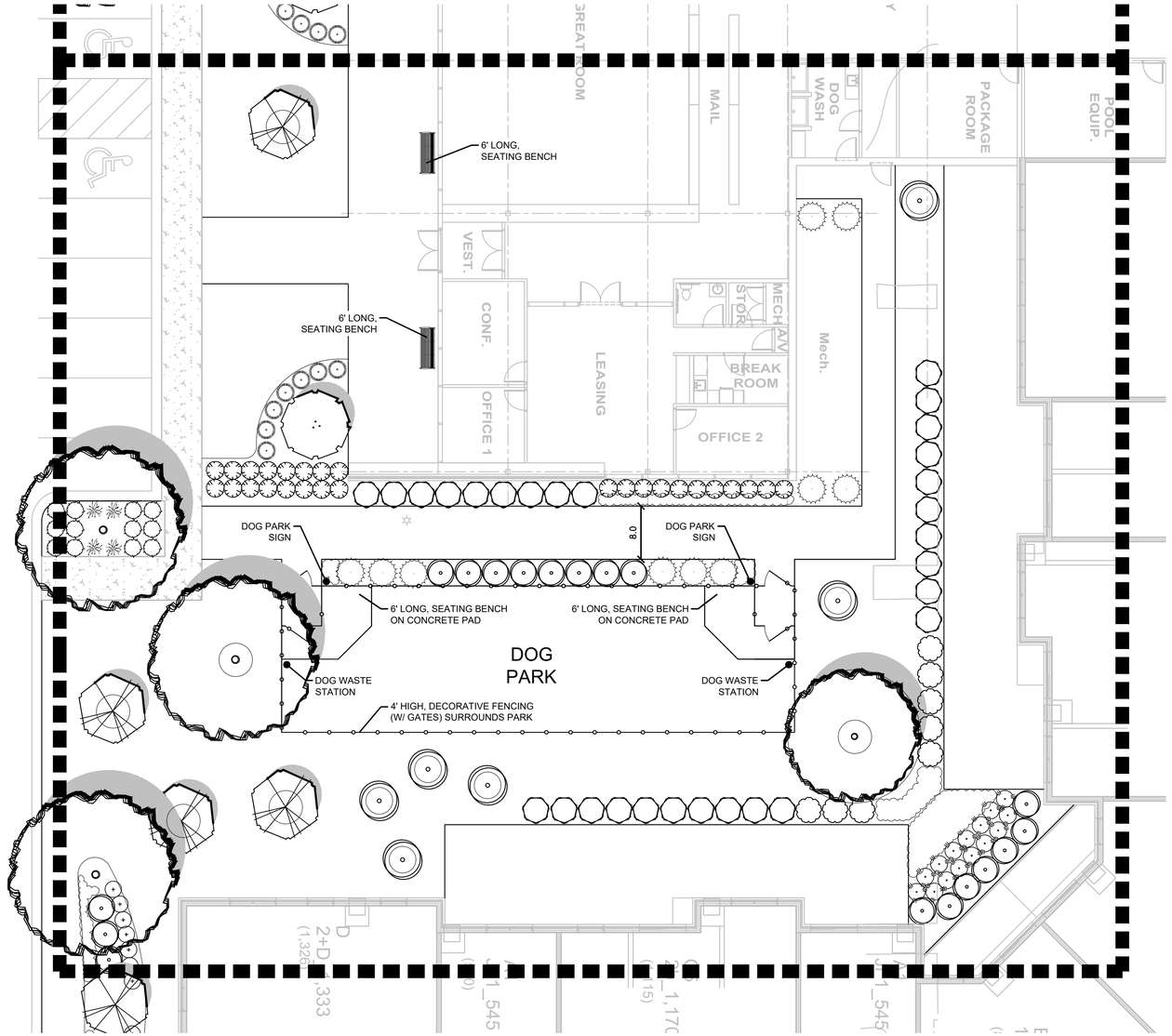
PROJECT NAME AND SHEET TITLE

THE RESIDENCES
AT CHASE PLAZA
BUFFALO GROVE, IL
PRELIMINARY LANDSCAPE PLAN - CLUBHOUSE & POOL DETAIL

SHEET NUMBER

L2.3



NORTH

LANDSCAPE PLAN - DOG PARK DETAIL

SCALE: 1" = 20'-0"

0 10' 20' 40'

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

CLIENT NAME AND ADDRESS

URBAN STREET GROUP, LLC - ACQ

SCHAUMBURG, ILLINOIS

PLAN DATE

JULY 30, 2026

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES AT CHASE PLAZA

BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN - DOG PARK DETAIL

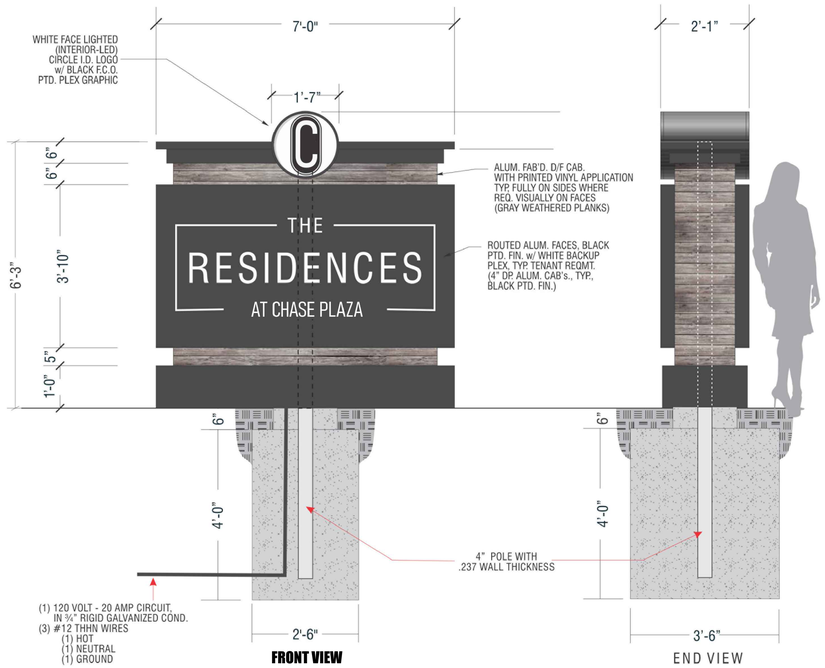
SHEET NUMBER

L2.4

SPECIFICATION & DETAILS: ENTRY MONUMENT

1 **DETAIL A: ENTRY MONUMENT**
NOT TO SCALE

NOTE!
DETAILS - AESTHETICS & UNDERGROUND - PROVIDED BY DOYLE SIGNS, INC. (ADDISON, IL - TEL 630.543.9490)



FURNISH EXCAVATION IN DIRT AREA
PROVIDE CONCRETE FOUNDATION AND SET STEEL

FURNISH ONE (1x) 6'-3" HIGH x 7'-0" WIDE x 2'-1" DEEP DOUBLE FACE FABRICATED ALUMINUM CABINET
- WOOD PANELING VINYL OVERLAY
- INTERNAL WHITE L.E.D. ILLUMINATION
- ROUTED FACES w/ WHITE BACK UP PLEX - CENTER LOGO
- "RESIDENCE AT SAWMILL STATION" - USING PROVIDED LOGO

"C" CIRCLE LOGO AT TOP - TYP.
- INTERIOR L.E.D
- WHITE FACE
- BLACK FLAT CUT OUT LOGO
- PTD. PLEX GRAPHIC

NOTE! SIGNAGE LETTERING TO BE MODIFIED TO REFLECT CHOSEN COMMUNITY NAME, ONCE KNOWN.

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

CLIENT NAME AND ADDRESS

URBAN STREET GROUP, LLC - ACQ

SCHAUMBURG, ILLINOIS

PLAN DATE

JULY 30, 2026

REVISIONS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES
AT CHASE PLAZA
BUFFALO GROVE, IL
PRELIMINARY LANDSCAPE PLAN
- SPECIFICATIONS & DETAILS
ENTRY MONUMENT

SHEET NUMBER

L3.0

THE RESIDENCES AT CHASE PLAZA

shorewood
URBANSTREET
BUILDING BEYOND STRUCTURES

SCOPE OF DOCUMENT

1. THIS DOCUMENT WITH ACCOMPANYING DRAWINGS AND SPECIFICATIONS, DESCRIBES THE GENERAL SCOPE OF THE PROJECT AND DESIGN CONCEPT IN TERMS OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. THESE DOCUMENTS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL OF THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT.
2. ON THE BASIS OF THE SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL DETERMINE AND INCLUDE IN HIS PROPOSALS ALL ITEMS NECESSARY TO PROVIDE THE PROPER EXECUTION AND COMPLETION OF THE WORK.

NUMBER	ISSUED FOR	DATE
1	PLANNING SUBMISSION	08/03/2025

BUILT FORM
ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

PROJECT TEAM

OWNER:
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVE., SUITE 100
BUFFALO GROVE, IL 60089

URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

CIVIL:
SPACECO, INC.
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8623 W BRYN MAWR AVE., SUITE 509
CHICAGO, IL 60631

MEP:
ADVANCE CONSULTING GROUP INTL
300 W ADAMS ST. SUITE 420
CHICAGO, IL 60606

PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

SHEET TITLE
COVER

PROJECT NUMBER 26-495

DATE 07/07/2026

A-000

2026 BUILT FORM , LLC

shorewood

URBANSTREET
BUILDING BEYOND STRUCTURES

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1	PLANNING SUBMISSION	08/03/2025

BUILT FORM
ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

PROJECT TEAM

OWNER:
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVE., SUITE 100
BUFFALO GROVE, IL 60089

URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

CIVIL:
SPACECO, INC.
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8623 W BRYN MAWR AVE., SUITE 509
CHICAGO, IL 60631

MEP:
ADVANCE CONSULTING GROUP INTL
300 W ADAMS ST. SUITE 420
CHICAGO, IL 60606

PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

SHEET TITLE
RESIDENTIAL BUILDING RENDERINGS

PROJECT NUMBER
26-495

DATE
07/07/2026

A-090

2026 BUILT FORM , LLC

shorewood

URBANSTREET
BUILDING BEYOND STRUCTURES

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BUILT FORM
ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

PROJECT TEAM

OWNER:
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVE., SUITE 100
BUFFALO GROVE, IL 60089

URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

CIVIL:
SPACECO, INC
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8623 W BRYN MAWR AVE., SUITE 509
CHICAGO, IL 60631

MEP:
ADVANCE CONSULTING GROUP INTL
300 W ADAMS ST. SUITE 420
CHICAGO, IL 60606

PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

SHEET TITLE
RESIDENTIAL BUILDING RENDERINGS

PROJECT NUMBER
26-495

DATE
07/07/2026

A-091

2026 BUILT FORM , LLC

ZONING SUMMARY

Project Description:
6 story 256 unit apartment building with a 3.5 story 386 space parking deck and 72 surfaces spaces for a total of 458 parking spaces

17.50.000 Mixed Use Planned Development District

ZONING LOT DESIGNATION B-2 / O&R
LOT AREA _ 249,044 sf

BUILDING AREA _ 297,149 sf
PARKING DECK AREA _ 117,310 sf

17.50.040 Mixed Use Planned Development - Bulk standards

	REQUIRED	PROVIDED	NOTES
2. MIN. LOT AREA / PRINCIPAL BLDG.	3 Acres / 130,680 sf	5.7 Acres / 249,044 sf	COMPLIANT
3. MAXIMUM HEIGHT	100'	76'	COMPLIANT
5. MAX. F.A.R.	1.0	1.193 (RESI. ONLY) 1.664 (W / GARAGE)	WAIVER NA
6. MAXIMUM DENSITY	15 Units/Acre (86 Units)	256 Units	WAIVER
7. MINIMUM ROAD SETBACK	25'	VARIES (MIN. = 10')	WAIVER
8. MINIMUM LANDSCAPE YARD	15'	VARIES (MIN. = 8')	WAIVER
9. MINIMUM DISTRICT SETBACK	25'	VARIES (MIN. = 25')	COMPLIANT

17.36.030 PARKING STANDARDS

PARKING DIMENSIONS	9'x18'	9'x18'	COMPLIANT
DRIVE AISLE DIMENSIONS	MIN. 24' 2 WAY TRAFFIC	24'	COMPLIANT

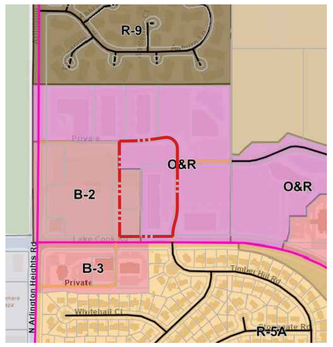
17.36.040 PARKING REQUIREMENTS

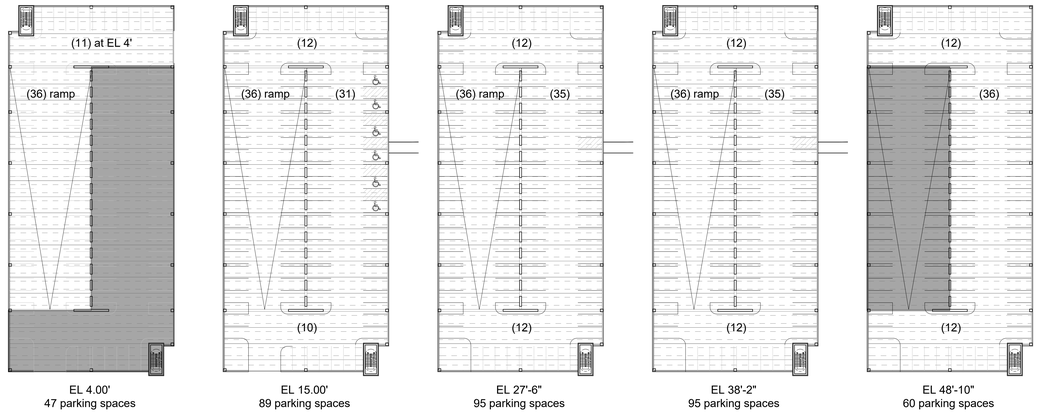
RESIDENTIAL USES	1.7 spaces / DU = 435	458 Spaces	COMPLIANT
ACCESSIBLE SPACES	9	10	COMPLIANT

17.36.050 OFF STREET LOADING

MINIMUM REQUIRED	0	1	COMPLIANT
DIMENSIONS	10'x25'x14'	10'x25'x14'	COMPLIANT

Project Description
6 Stories / 256 Apartments
6 Stories x 48,567 sf/flr = 291,402 sf
Amenity Pavilion - 5,747 sf
Total Building Area - 297,149 gsf
3.5 Story Parking Deck / 386 Spaces
Total Area - (33,517 sf/flr) 117,310 gsf
386 Spaces + 72 Surface = 458 Spaces





EL 4.00'
47 parking spaces

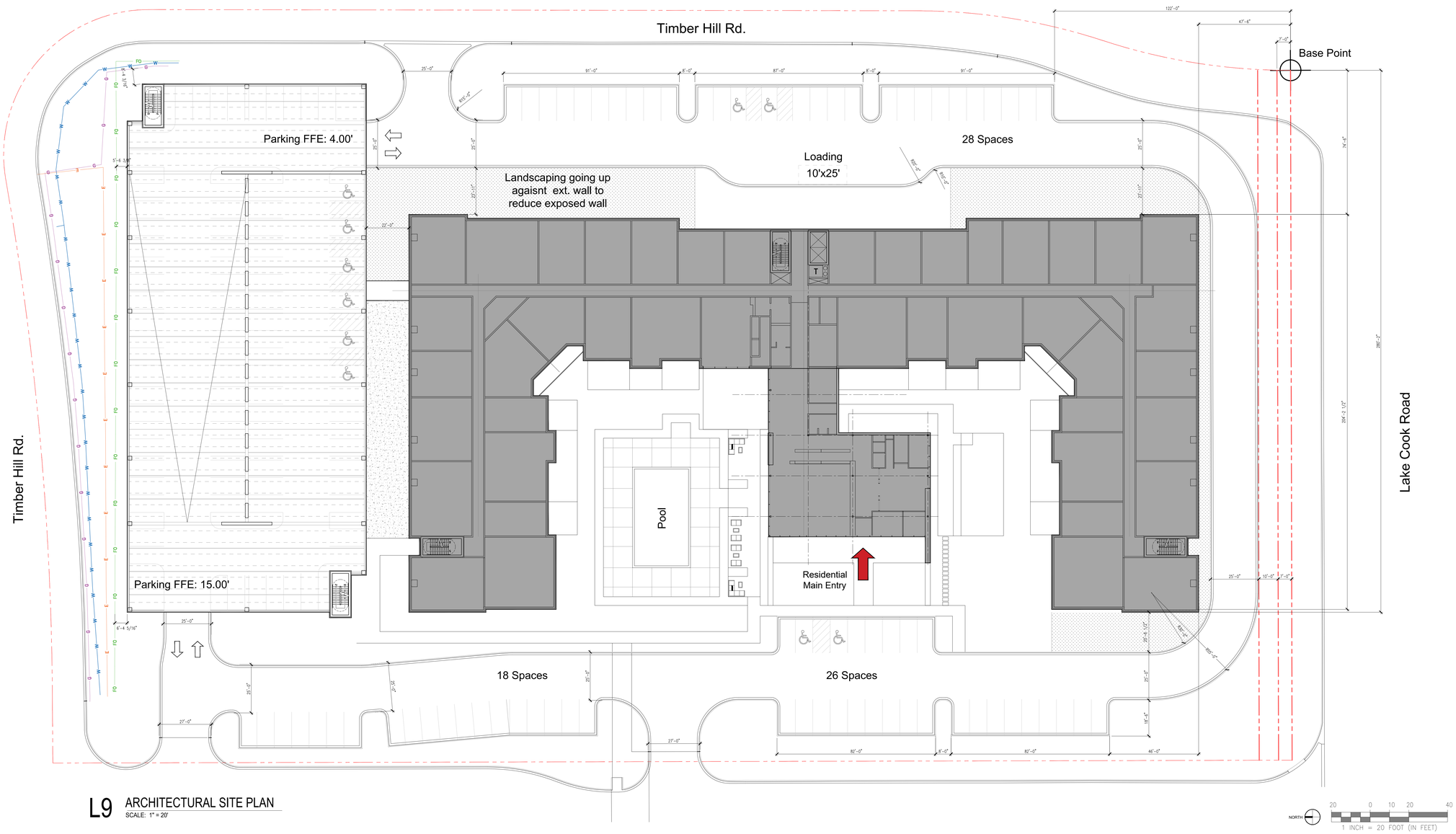
EL 15.00'
89 parking spaces

EL 27'-6"
95 parking spaces

EL 38'-2"
95 parking spaces

EL 48'-10"
60 parking spaces

386 total parking spaces



L9 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

shorewood
URBANSTREET
BUILDING BEYOND STRUCTURES

SCOPE OF DOCUMENT

1. THIS DOCUMENT WITH ACCOMPANYING DRAWINGS AND SPECIFICATIONS, DESCRIBES THE GENERAL SCOPE OF THE PROJECT AND DESIGN CONCEPT IN TERMS OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. THESE DOCUMENTS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL OF THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT.
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NUMBER	ISSUED FOR	DATE
1	PLANNING SUBMISSION	08/03/2025

BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

PROJECT TEAM

OWNER:
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVE., SUITE 100
BUFFALO GROVE, IL 60069

URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

CIVIL:
SPACECO, INC.
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8623 W BRYN MAWR AVE., SUITE 559
CHICAGO, IL 60631

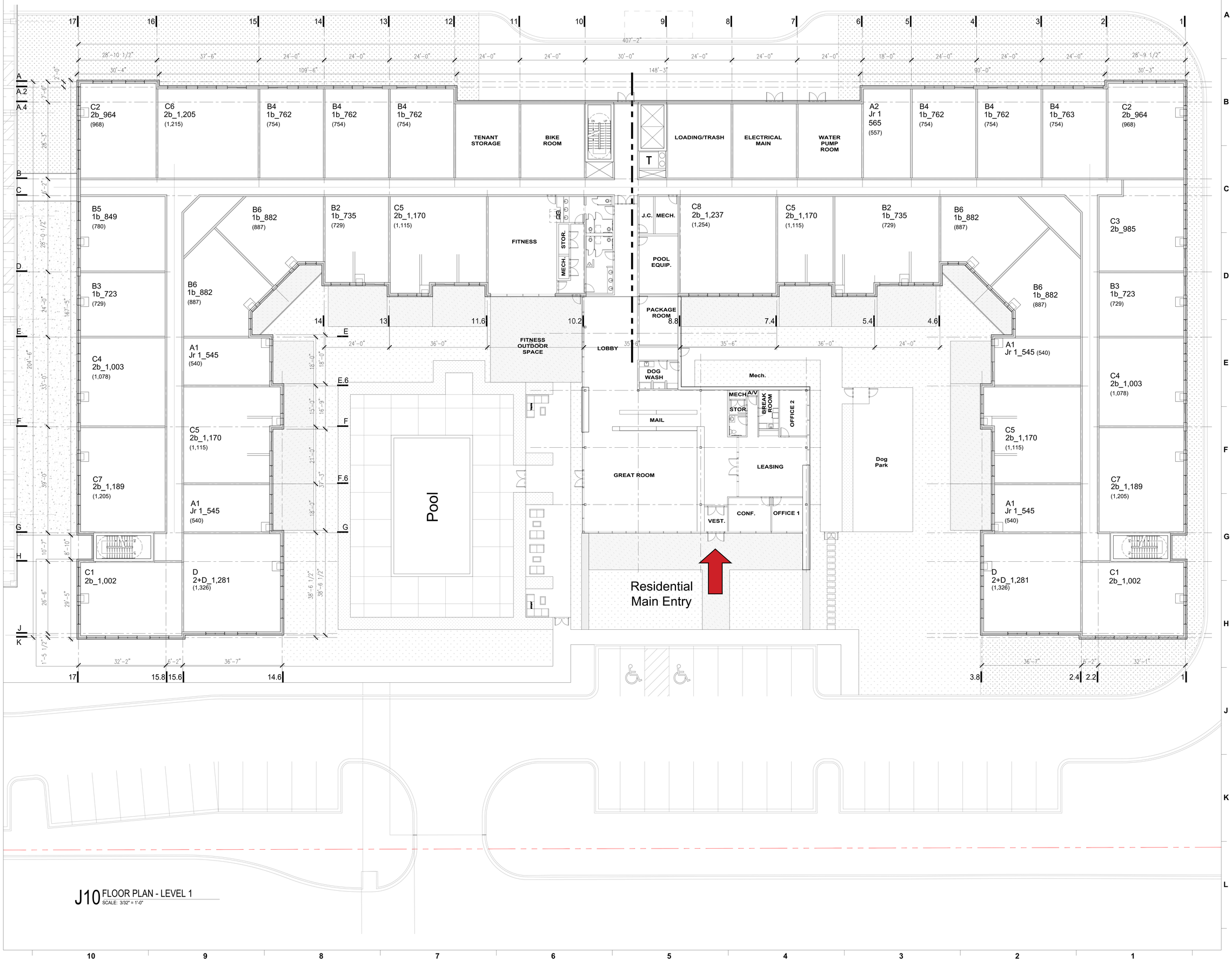
MEP:
ADVANCE CONSULTING GROUP INTL
300 W ADAMS ST. SUITE 420
CHICAGO, IL 60606

PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

SHEET TITLE
ARCHITECTURAL SITE PLAN

PROJECT NUMBER 26-495
DATE 07/07/2026
A-100

2026 BUILT FORM , LLC



J10 FLOOR PLAN - LEVEL 1
SCALE: 3/32" = 1'-0"

shorewood
URBANSTREET
BUILDING BEYOND STRUCTURES

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BUILT FORM
ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

PROJECT TEAM

OWNER:
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVE., SUITE 100
BUFFALO GROVE, IL 60089

URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

CIVIL:
SPACECO, INC
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8623 W BRYN MAWR AVE., SUITE 509
CHICAGO, IL 60631

MEP:
ADVANCE CONSULTING GROUP INTL
300 W ADAMS ST. SUITE 420
CHICAGO, IL 60606

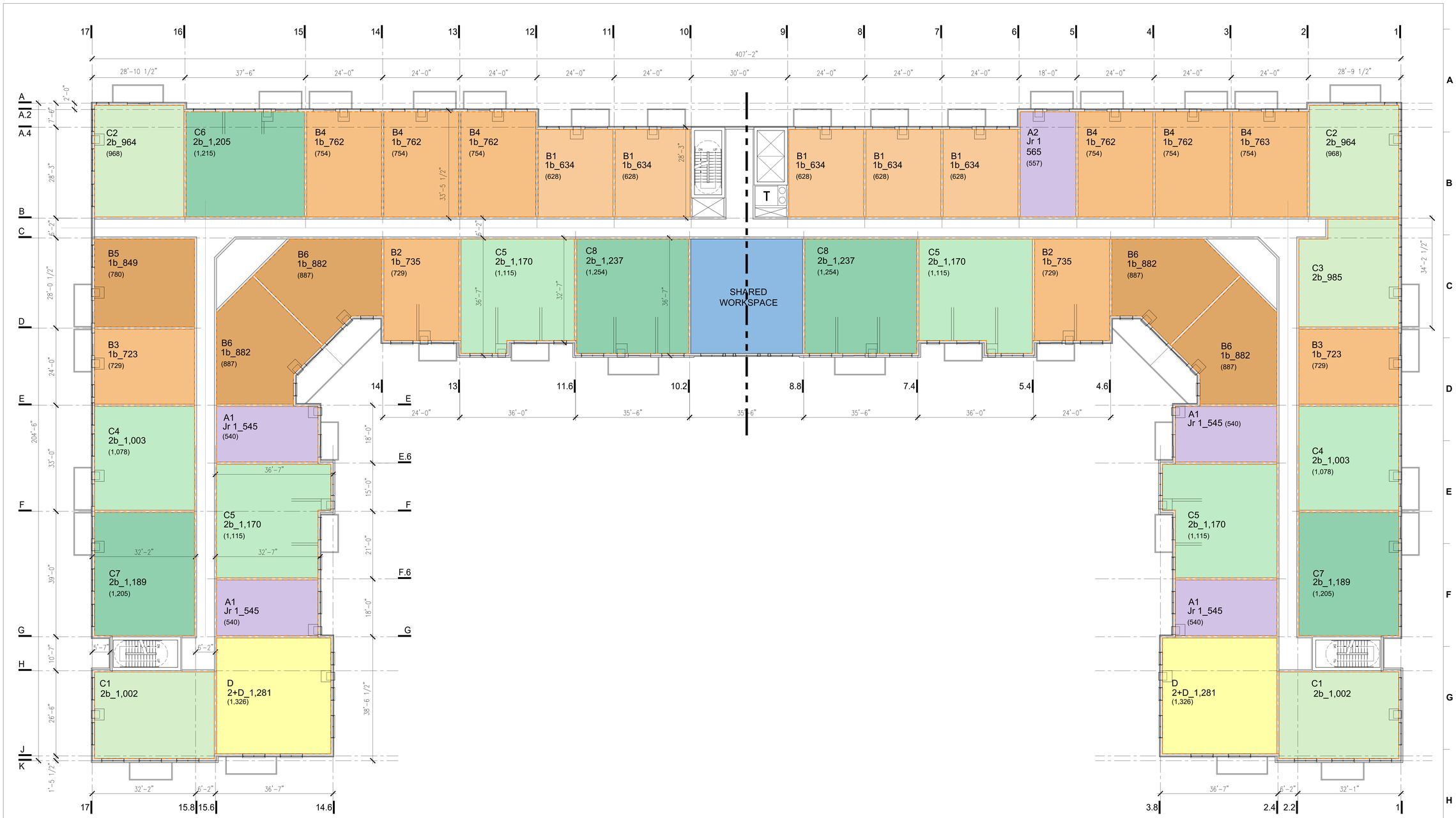
PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

SHEET TITLE
FLOOR PLAN - LEVEL 1

PROJECT NUMBER 26-495
DATE 07/07/2026

A-201

2026 BUILT FORM , LLC



J10 FLOOR PLAN - LEVEL 2

SCALE: 3/32" = 1'-0"

Chase Plaza _ Unit Matrix — **07.31.2026**

Unit Type	Unit Version	Ground	2nd	3 thru 6	# Units TOTAL	Mix %	Paint to Paint* sf / unit	Paint to Paint* TOTAL	NRSF sf / unit	NRSF TOTAL
Jr 1-Bed	A1	4	4	16	24	9%	545	13,080	602	14,448
	A2	1	1	4	6	2%	565	3,390	622	3,732
1-Bed	B1	0	5	20	25	10%	634	15,850	693	17,325
	B2	2	2	8	12	5%	735	8,820	801	9,612
	B3	2	2	8	12	5%	723	8,676	787	9,444
	B4	6	6	24	36	14%	762	27,432	825	29,700
	B5	1	1	2	4	2%	849	3,396	931	3,724
	B6	4	4	16	24	9%	882	21,168	948	22,752
2-Bed	C1	2	2	8	12	5%	1,002	12,024	1,113	13,356
	C2	2	2	8	12	5%	964	11,568	1,062	12,744
	C3	1	1	6	8	3%	985	7,880	1,067	8,536
	C4	2	2	8	12	5%	1,003	12,036	1,082	12,984
	C5	4	4	16	24	9%	1,170	28,080	1,268	30,432
	C6	1	1	4	6	2%	1,205	7,230	1,289	7,734
	C7	2	2	8	12	5%	1,189	14,268	1,285	15,420
	C8	1	2	12	15	6%	1,237	18,555	1,321	19,815
2+Den	C	2	2	8	12	5%	1,283	15,396	1,396	16,752
Totals		37	43	176	256	100%		228,849		248,510

TRACY CROSS STUDY - COMPARISON

TC	Qty		TC %	TOTAL
A	30	11.7%	11.6%	30
B1	25	9.8%	14.0%	113
B2	60	23.4%	18.6%	
B3	28	10.9%	11.6%	
C1	32	12.5%	11.6%	101
C2	36	14.1%	14.0%	
C3	33	12.9%	14.0%	
D	12	4.7%	4.7%	12
Avg/sf	894			

shorewood
URBANSTREET
BUILDING BEYOND STRUCTURES

SCOPE OF DOCUMENT

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NUMBER	ISSUED FOR	DATE
1	PLANNING SUBMISSION	08/03/2025

BUILT FORM
ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

PROJECT TEAM

OWNER:
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVE., SUITE 100
BUFFALO GROVE, IL 60089

URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

CIVIL:
SPACECO, INC
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8623 W BRYN MAWR AVE., SUITE 509
CHICAGO, IL 60631

MEP:
ADVANCE CONSULTING GROUP INTL
300 W ADAMS ST, SUITE 420
CHICAGO, IL 60606

PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

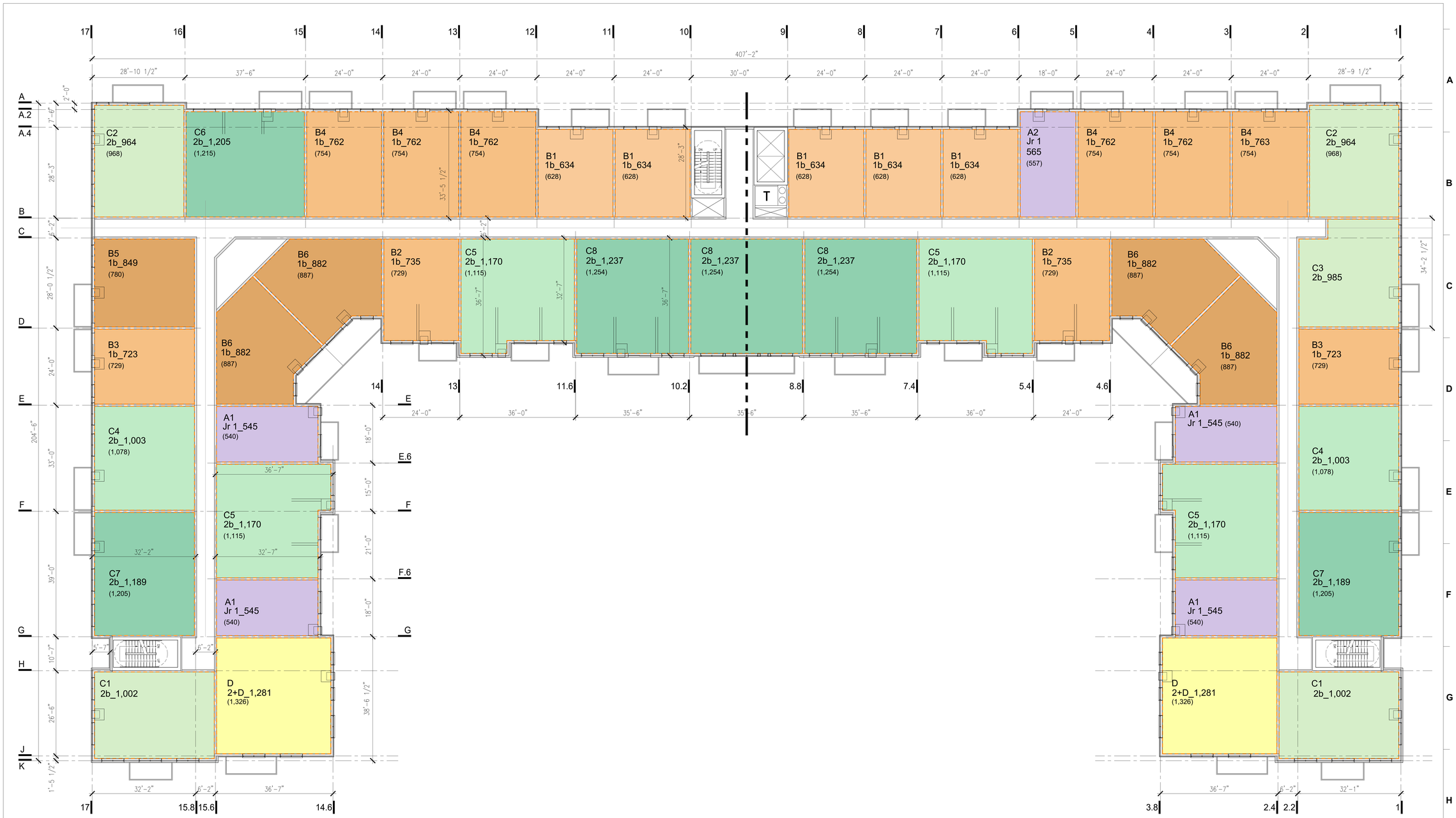
SHEET TITLE
FLOOR PLAN - LEVEL 2

PROJECT NUMBER 26-495

DATE 07/07/2026

A-202

2026 BUILT FORM, LLC



J10 FLOOR PLAN - LEVEL 3 & 4

SCALE: 3/32" = 1'-0"

shorewood

URBANSTREET
BUILDING BEYOND STRUCTURES

SCOPE OF DOCUMENT

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NUMBER	ISSUED FOR	DATE
1	PLANNING SUBMISSION	08/03/2025

BUILT FORM
ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

PROJECT TEAM

OWNER:
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVE., SUITE 100
BUFFALO GROVE, IL 60089

URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

CIVIL:
SPACECO, INC
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8620 W BRYN MAWR AVE., SUITE 509
CHICAGO, IL 60631

MEP:
ADVANCE CONSULTING GROUP INTL
300 W ADAMS ST. SUITE 420
CHICAGO, IL 60606

PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

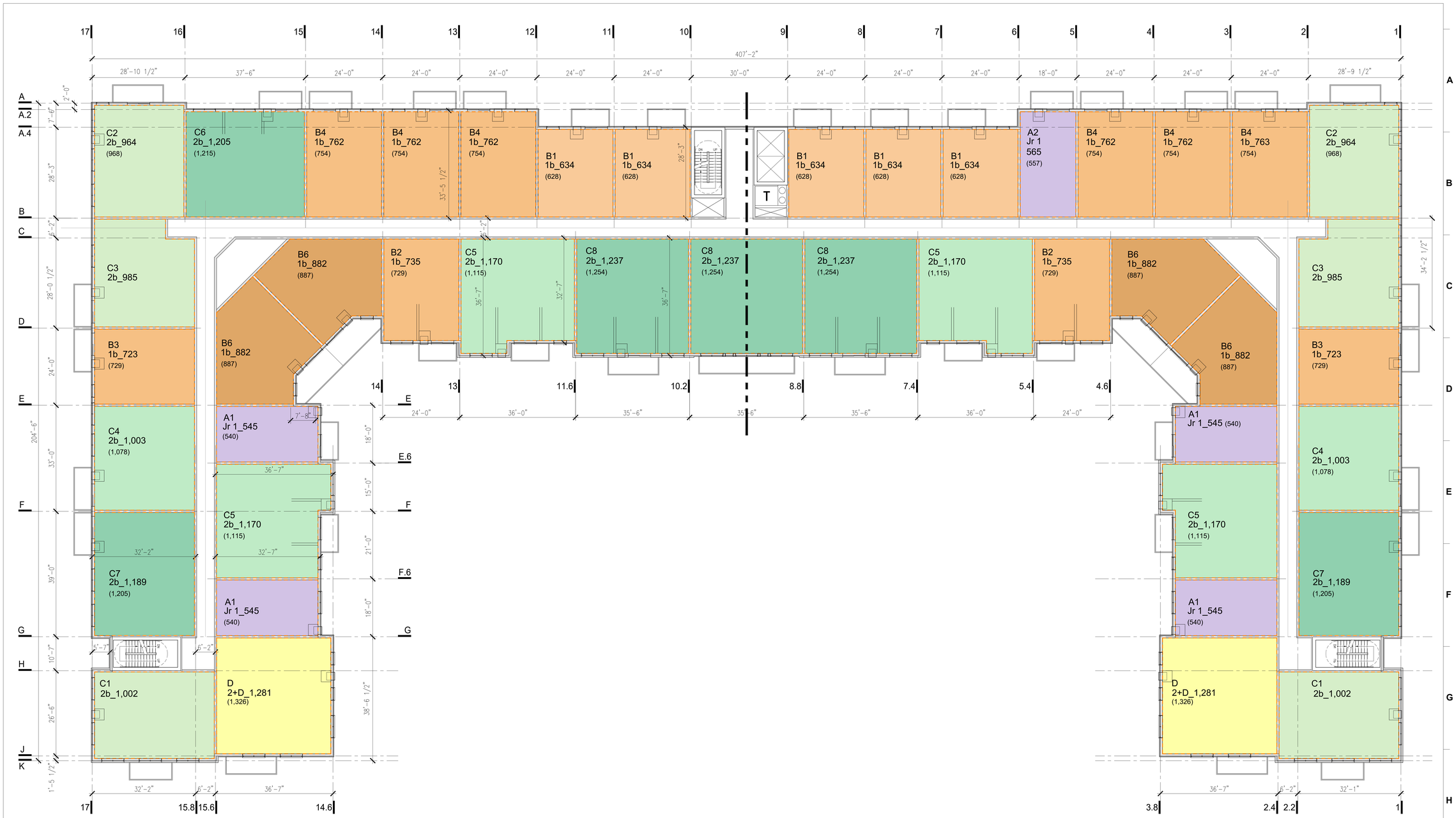
SHEET TITLE
FLOOR PLAN - LEVEL 3 & 4

PROJECT NUMBER 26-495

DATE 07/07/2026

A-203

2026 BUILT FORM , LLC



J10 FLOOR PLAN - LEVEL 5 & 6

SCALE: 3/32" = 1'-0"

shorewood

URBANSTREET

BUILDING BEYOND STRUCTURES

SCOPE OF DOCUMENT

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NUMBER	ISSUED FOR	DATE
1	PLANNING SUBMISSION	08/03/2025

BUILT FORM
ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

PROJECT TEAM

OWNER:
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVE., SUITE 100
BUFFALO GROVE, IL 60089

URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

CIVIL:
SPACECO, INC
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8620 W BRYN MAWR AVE., SUITE 509
CHICAGO, IL 60631

MEP:
ADVANCE CONSULTING GROUP INTL
300 W ADAMS ST. SUITE 420
CHICAGO, IL 60606

PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

SHEET TITLE
FLOOR PLAN - LEVEL 5 & 6

PROJECT NUMBER 26-495

DATE 07/07/2026

A-205

2026 BUILT FORM , LLC

D10 WEST ELEVATION - RES. BLDG
SCALE: 3/32" = 1'-0"

H10 EAST ELEVATION - RES. BLDG
SCALE: 3/32" = 1'-0"

L10 SOUTH ELEVATION - RES. BLDG
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

BK-1	BRICK – UTILITY BRICK COLOR: TBD
BK-2	BRICK – UTILITY BRICK COLOR: TBD
FCP-1	FIBER CEMENT PANEL: JAMES HARDIE HARDIE PANEL SMOOTH COLOR: WHITE, TBD
FCP-2	FIBER CEMENT PANEL: JAMES HARDIE HARDIE PANEL SMOOTH COLOR: LIGHT GRAY, TBD
FCP-3	FIBER CEMENT PANEL: JAMES HARDIE HARDIE PANEL SMOOTH COLOR: DARK GRAY, TBD
ST-1	CAST STONE COLOR: DARK GRAY, TBD
MP-1	PRE-FINISHED ALUMINUM CORNICE COLOR: TO MATCH FCP-3, TBD
MP-2	PRE-FINISHED ALUMINUM COPING COLOR: TO MATCH FCP-3, TBD
GR-1	BALCONY GUARDRAIL: PRE-FINISHED ALUMINUM RAILING SYSTEM COLOR: BLACK

shorewood
URBANSTREET
BUILDING BEYOND STRUCTURES

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NUMBER	ISSUED FOR	DATE
1	PLANNING SUBMISSION	08/03/2025

BUILT FORM
ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

PROJECT TEAM

OWNER:
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVE., SUITE 100
BUFFALO GROVE, IL 60089

URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

CIVIL:
SPACECO, INC
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8623 W BRYN MAWR AVE., SUITE 509
CHICAGO, IL 60631

MEP:
ADVANCE CONSULTING GROUP INTL
300 W ADAMS ST. SUITE 420
CHICAGO, IL 60606

PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

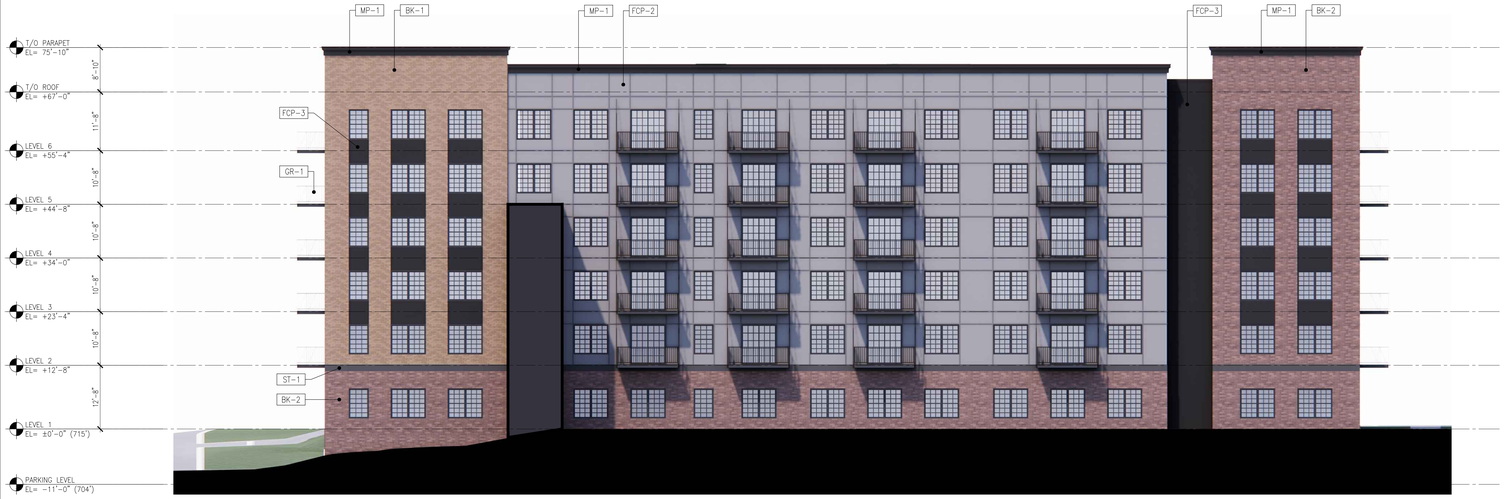
SHEET TITLE
ELEVATIONS - RESIDENTIAL BUILDING

PROJECT NUMBER
26-495

DATE
07/07/2026

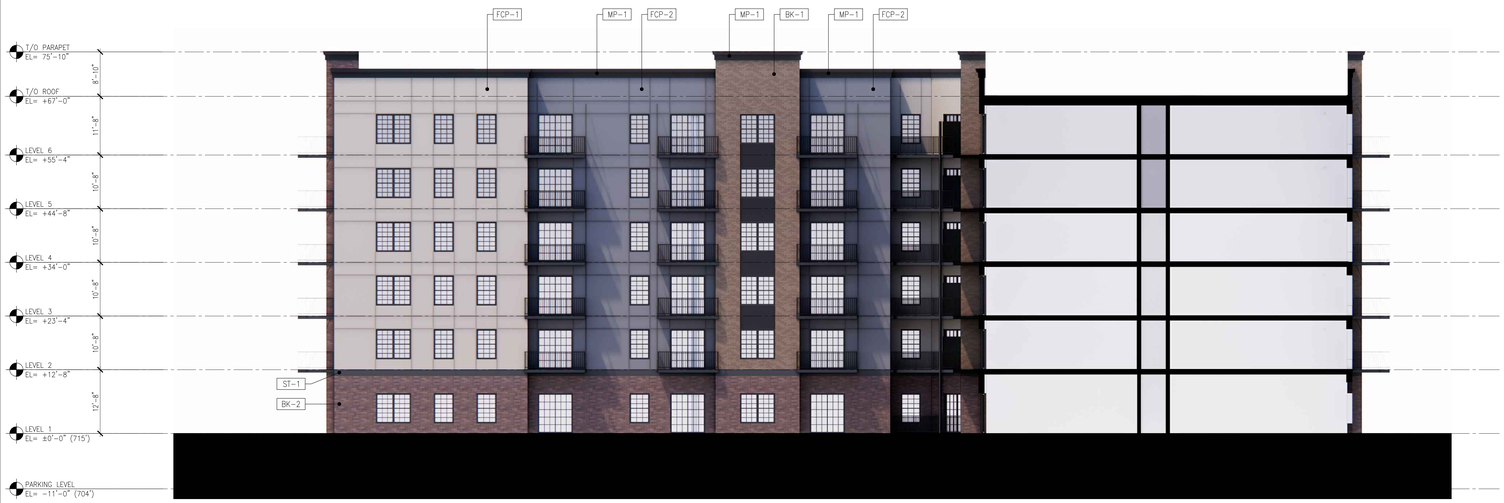
A-301

2026 BUILT FORM , LLC



D10 NORTH ELEVATION - RES. BLDG
SCALE: 1/16" = 1'-0"

H10 SOUTH ELEVATION COURTYARD - RES. BLDG
SCALE: 3/32" = 1'-0"



L10 NORTH ELEVATION COURTYARD - RES. BLDG
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

BK-1	BRICK – UTILITY BRICK COLOR: TBD
BK-2	BRICK – UTILITY BRICK COLOR: TBD
FCP-1	FIBER CEMENT PANEL: JAMES HARDIE HARDIE PANEL SMOOTH COLOR: WHITE, TBD
FCP-2	FIBER CEMENT PANEL: JAMES HARDIE HARDIE PANEL SMOOTH COLOR: LIGHT GRAY, TBD
FCP-3	FIBER CEMENT PANEL: JAMES HARDIE HARDIE PANEL SMOOTH COLOR: DARK GRAY, TBD
ST-1	CAST STONE COLOR: DARK GRAY, TBD
MP-1	PRE-FINISHED ALUMINUM CORNICE COLOR: TO MATCH FCP-3, TBD
MP-2	PRE-FINISHED ALUMINUM COPING COLOR: TO MATCH FCP-3, TBD
GR-1	BALCONY GUARDRAIL: PRE-FINISHED ALUMINUM RAILING SYSTEM COLOR: BLACK

shorewood
URBANSTREET
BUILDING BEYOND STRUCTURES

SCOPE OF DOCUMENT

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NUMBER	ISSUED FOR	DATE
1	PLANNING SUBMISSION	08/03/2025

BUILT FORM
ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

PROJECT TEAM

OWNER:
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVE., SUITE 100
BUFFALO GROVE, IL 60089

URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

CIVIL:
SPACECO, INC
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8623 W BRYN MAWR AVE., SUITE 509
CHICAGO, IL 60631

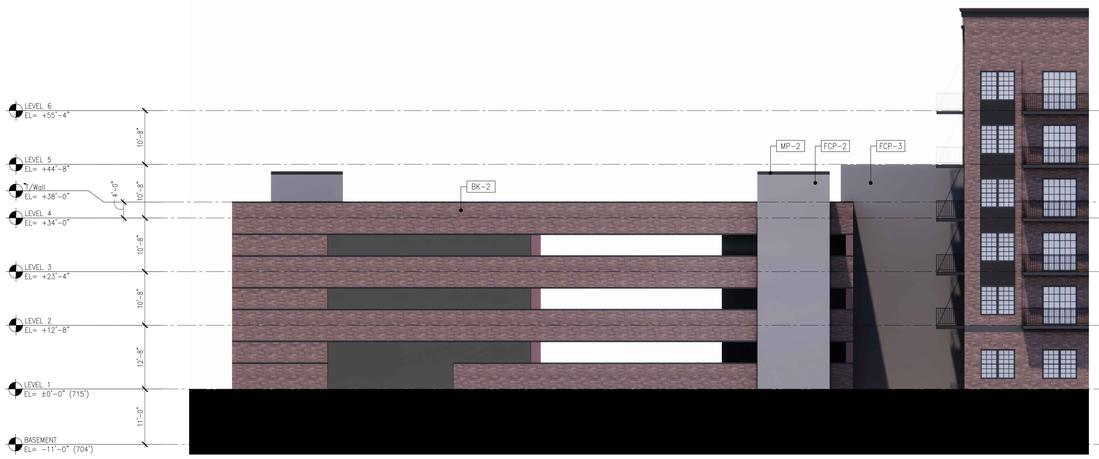
MEP:
ADVANCE CONSULTING GROUP INTL
300 W ADAMS ST. SUITE 420
CHICAGO, IL 60606

PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

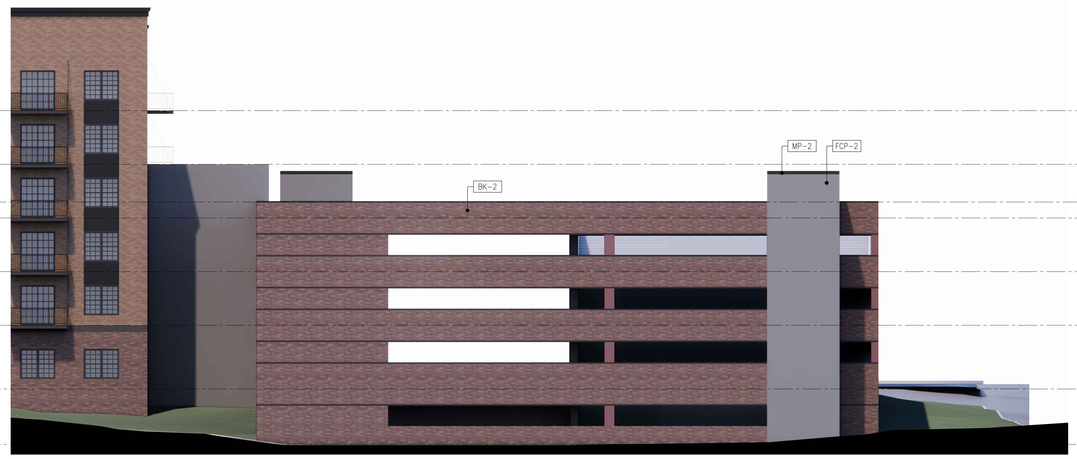
SHEET TITLE
ELEVATIONS - RESIDENTIAL BUILDING

PROJECT NUMBER 26-495
DATE 07/07/2026
A-302

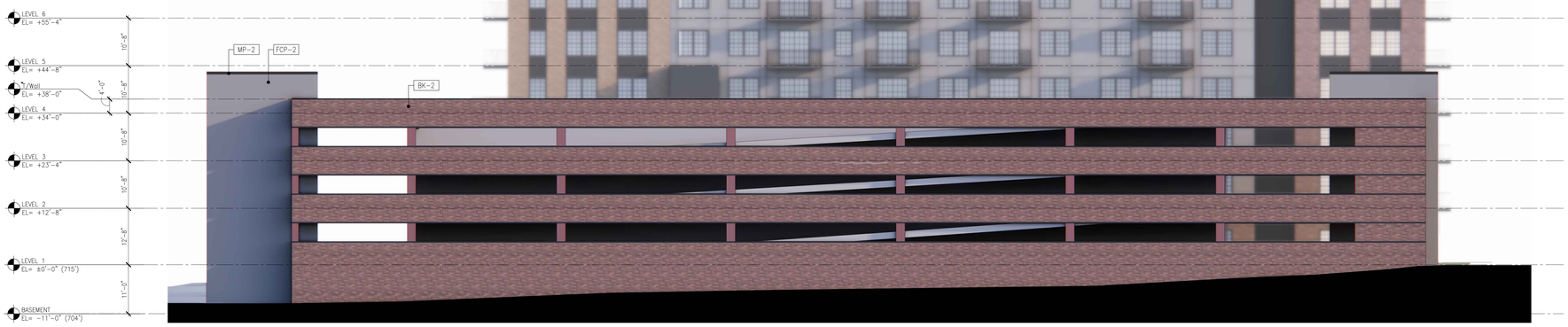
2026 BUILT FORM, LLC



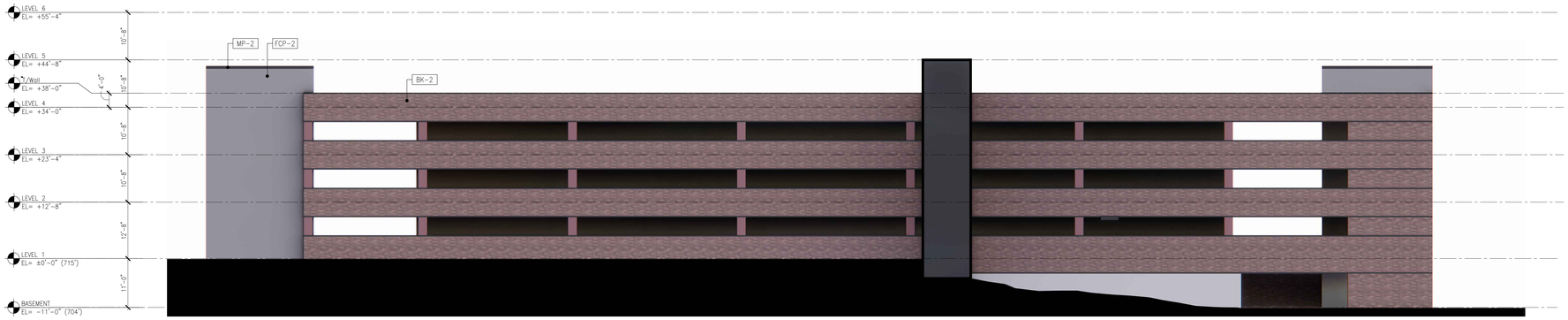
D10 WEST ELEVATION - PARKING
SCALE: 3/32" = 1'-0"



D5 EAST ELEVATION - PARKING
SCALE: 3/32" = 1'-0"



H10 NORTH ELEVATION - PARKING
SCALE: 3/32" = 1'-0"



L10 SOUTH ELEVATION - PARKING
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

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GR-1	BALCONY GUARDRAIL: PRE-FINISHED ALUMINUM RAILING SYSTEM COLOR: BLACK

shorewood
URBANSTREET
BUILDING BEYOND STRUCTURES

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NUMBER	ISSUED FOR	DATE
1	PLANNING SUBMISSION	08/03/2025

BUILT FORM
ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

PROJECT TEAM

OWNER:
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVE., SUITE 100
BUFFALO GROVE, IL 60089

URBANSTREET GROUP
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

ARCHITECT:
BUILT FORM ARCHITECTURE
935 WEST CHESTNUT STREET, SUITE 520
CHICAGO, IL 60642

CIVIL:
SPACECO, INC
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

LANDSCAPE:
DICKSON DESIGN STUDIO
9 CRYSTAL LAKE RD 110
LAKE IN THE HILLS, IL 60156

STRUCTURE:
BASE ENGINEERING
8622 W BRYN MAWR AVE., SUITE 509
CHICAGO, IL 60631

MEP:
ADVANCE CONSULTING GROUP INTL.
300 W ADAMS ST. SUITE 420
CHICAGO, IL 60606

PROJECT
CHASE PLAZA MIXED-USE DEVELOPMENT

SHEET TITLE
ELEVATIONS - PARKING DECK

PROJECT NUMBER: 26-495
DATE: 07/07/2026
A-305

2026 BUILT FORM , LLC

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 13.a.

Executive Session- Section 2(C)(21) of the Illinois Open Meetings Act: Discussion of Minutes of Meetings Lawfully Closed Under This Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes as Mandated by Section 2.06.

Contacts

Liaison: President Smith
Staff: Dane Bragg

Staff Recommendation

Staff recommends move to Executive Session.

Recommended Motion

I move to enter into Executive Session pursuant to Section 2(C)(21) of the Illinois Open Meetings Act: Discussion of Minutes of Meetings Lawfully Closed Under This Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes as Mandated by Section 2.06.

Summary

Section 2(C)(21) of the Illinois Open Meetings Act: Discussion of Minutes of Meetings Lawfully Closed Under This Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes as Mandated by Section 2.06.

Strategic Alignment

Guiding Principle

N/A

Goal

N/A

File Attachments

None

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 17, 2026

AGENDA ITEM 13.b.

Executive Session - Section 2(C)(1) of the Illinois Open Meetings Act: the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body, Including Hearing Testimony on a Complaint Lodged Against an Employee of the Public Body or Against Legal Counsel for the Public Body to Determine Its Validity.

Contacts

Liaison: President Smith
Staff: Dane Bragg

Staff Recommendation

Staff recommends move to Executive Session.

Recommended Motion

I move to enter into Executive Session pursuant to Section 2(C)(1) of the Illinois Open Meetings Act: the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body, Including Hearing Testimony on a Complaint Lodged Against an Employee of the Public Body or Against Legal Counsel for the Public Body to Determine Its Validity.

Summary

Executive Session - Section 2(C)(1) of the Illinois Open Meetings Act: the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body, Including Hearing Testimony on a Complaint Lodged Against an Employee of the Public Body or Against Legal Counsel for the Public Body to Determine Its Validity.

Strategic Alignment

Guiding Principle

N/A

Goal

N/A

File Attachments

None