Village of Mount Prospect
Planning and Zoning Commission
Regular Meeting Agenda
50 S. Emerson St. Mount Prospect, IL 60056

September 12, 2024	**Village Hall - 3rd Floor Board Room**	**7:00 PM**

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
   - 2.1. Community Development Block Grant Program Year 2024 Action Plan and Funding Requests
3. **NEW BUSINESS**
   - 3.1. PZ-10-24 / 1780 Wall Street / CU: Major PUD Amendment / Village Board Final
   - 3.2. PZ-12-24 / 2004 W Lonnquist Bl / VAR: Accessory Structure Location / Village Board Final
   - 3.3. PZ-09-24 / 2400 E Oakton St / Plats of Subdivision (Consolidation), Vacation and Easement / Village Board Final
4. **CITIZENS TO BE HEARD**
5. **QUESTIONS AND COMMENTS**
6. **ADJOURNMENT**

ANY INDIVIDUAL WHO WOULD LIKE TO ATTEND THIS MEETING BUT BECAUSE OF A DISABILITY OR NEEDS SOME ACCOMMODATION TO PARTICIPATE, SHOULD CONTACT THE VILLAGE MANAGER'S OFFICE AT 847|392-6000, EXTENSION 5307

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

PY2024 CDBG ACTION PLAN	Hearing Date: June 27, 2024
PROPERTY ADDRESS:	50 South Emerson Street
PETITIONER:	The Village of Mount Prospect
PUBLICATION DATE:	June 4, 2024
REQUEST:	Community Development Block Grant 2024 Action Plan and Funding Requests
MEMBERS PRESENT:	Joseph Donnelly William Beattie Ewa Weir Walter Szymczak
MEMBERS ABSENT:	Donald Olsen Greg Miller Thomas Fitzgerald
STAFF MEMBERS PRESENT:	Antonia Lalagos – Development Planner
INTERESTED PARTIES:	Organizations applying for CDBG funds

Chairman Donnelly called the meeting to order at 7:01 PM. Commissioner Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on May 27, 2024. The minutes were approved 4-0.

Chairman Donnelly introduced the first item of business: Community Development Block Grant (CDBG) Program Year 2024 Action Plan and Funding Requests.

Ms. Lalagos provided a brief background on the CDBG program and explained that CDBG funds must be used for activities that primarily benefit the Village's low- and moderate-income residents. She reviewed the planning documents and public participation process required for the CDBG program. Ms. Lalagos stated that the draft CDBG 2024 Action Plan proposes eligible activities for the time period of October 1, 2024 through September 30, 2025. She noted that funding for the Action Plan comes from three sources: the annual grant allocation; program income; and carryover funds. Ms. Lalagos displayed the census blocks of the Village that are currently eligible for CBDG funding, but noted there will be an update for the 2024 program year depending on when HUD releases the new data. Ms. Lalagos stated that the Village will adopt a new five-year Consolidated Plan next year.

Ms. Lalagos explained that the amount of funding that can be allocated for public services is limited by HUD to a maximum of 15% of the annual grant allocation plus 15% of the prior year program income. Based on these guidelines, the Village is estimating $42,793 is available in program year 2024 for public

service programs, or approximately 50% of the public service funding requests received. She stated that the Planning & Zoning Commission has the responsibility to review funding requests from non-Village agencies and make recommendations concerning those requests. Ms. Lalagos reviewed the draft 2024 budget and the timeline for adopting and submitting the 2024 Action Plan to HUD. She stated that the draft 2024 Action Plan is currently available for a 30-day public review period from June 3 – July 2. Ms. Lalagos announced that the applicant organizations were invited to attend the meeting this evening to describe their organizations' work and what they propose to do with the CDBG funding.

Ms. Lalagos provided an update about the Connections Field Project as well as the Lions Memorial Park Project. CDBG funds were used for the Connections Field Project to build a field outside of Euclid Elementary school. She reported that the field is open from dawn to dusk for public use, though it is limited to student use during school hours during the school year. CDBG funds were used for the Lions memorial Park Project to redo their walking paths. The walking paths were installed earlier this spring along with outdoor workout machines.

There were no questions for staff at this time.

Chairman Donnelly opened the hearing to the subrecipients. Chairman Donnelly swore in the following persons:

Greg Davenport / North Suburban Legal Aid Clinic / 3500 Western Ave Ste 2A, Highland Park
Mr. Davenport explained that the North Suburban Legal Aid Clinic is a nonprofit organization that provides free legal services to at-risk low-income individuals in the areas of housing, domestic violence, and immigration. Mr. Davenport reported that the agency has grown rapidly since inception in 2015 due to needs of the community. He added that the agency now has more than 40 staff members, including more than 20 licensed attorneys. Mr. Davenport stated that the agency opened over 2,400 cases for clients in 2023. He added that the agency served more than 88 people from Mount Prospect last year and are on track to exceed that number this year. Mr. Davenport stated that the agency has held monthly virtual clinics with Mount Prospect residents. Mr. Davenport explained that the CDBG funding supports the agency's core services for domestic violence, housing, and immigration practices.

Commissioner Weir asked Mr. Davenport if the agency had a facility in Mount Prospect. Mr. Davenport replied that the agency only has one physical location, but they do off-site presentations and meetings in locations like the library.

Commissioner Weir asked if the agency also gathers funds from other communities. Mr. Davenport stated that the budget this year will exceed $4 million and is all through charitable sources.

Commissioner Weir asked if the attorneys are employees of the agency or if they are volunteers. Mr. Davenport replied that they have more than 20 licensed attorneys who are full-time employees and that they also have a pro-bono department who recruit volunteer attorneys for events and a few others who volunteer for 10-12 hours per week.

Amy Gall / Connections to Care / 1801 N Central Ave, Arlington Heights
Ms. Gall explained that Connections to Care provides older adults with one-on-one transportation to their medical and dental appointments. The average age of riders is 86 years old and most have low or fixed incomes. Ms. Gall stated that the program meets a critical and ongoing need of transportation for

older adults. She added that Connections to Care is not only a transportation service, but also provides companionship, compassion, and communication. Ms. Gall noted that the CDBG funds granted to Connections to Care would be used to provide rides to residents of Mount Prospect. She stated that all rides are free, and while passengers are asked to give a donation of $7.50, there is no required payment. Ms. Gall noted that passenger donations only cover 25% of overall costs.

Commissioner Beattie asked how residents request a ride and Ms. Gall answered that residents complete an application and once registered, they call the office and schedule a ride. Ms. Gall noted that they require a minimum of a seven-day notice so that the volunteer drivers can schedule the ride. Ms. Gall added that Connections to Care is a part of the Transportation Work Group as a part of the Aging in Community Initiative. The Work Group has visited some of the low-income senior communities in Mount Prospect to tell them about Connections to Care. There is also an event coming up in August at the Mount Prospect Library where they will give a presentation on their program. The agency works Catholic Charities, the Kenneth Young Center, and local hospitals.

Rebecca Plascencia / Northwest Center Against Sexual Assault (Northwest CASA) / 415 W Golf Rd, Arlington Heights

Ms. Plascencia expressed gratitude because the Village has been providing funding to Northwest CASA for 15 years. She stated that the Northwest CASA is the local crisis center and has been around since 1975 serving survivors of sexual violence. She listed the functions of the organization, the first of which were prevention services, where they are in the schools giving prevention education for all age groups. She stated that the other services fall within the sexual violence intervention program which is completely free to clients; this includes specialized trauma-informed counseling, legal advocacy, medical advocacy at 11 local hospitals, and a 24-hour crisis hotline, available to all residents of Mount Prospect who have been impacted. Ms. Plascencia reported that the CDBG funds go towards their sexual violence intervention program, which includes counseling, medical and legal advocacy and the 24-hour hotline. She stated that all Northwest CASA services are free. Ms. Plascencia shared that Northwest CASA was awarded $1 million in capital funds, and they are looking for a new space to relocate their offices.

Commissioner Weir asked if the new space is for shelter space or an office space. Ms. Plascencia answered that the new space will be their main administrative office, and hold counseling and medical advocacy teams.

Commissioner Weir asked how many people use their services and if it has grown. Ms. Plascencia answered that they are averaging about 900 calls a year on their 24-hour hotline while in 2012 they only had about 250 calls.

Trina Grogen / Search Inc / 1925 N Clybourn Ave, Chicago

Ms. Grogen thanked the Village for having her at the meeting. She explained that Search Inc is a non-profit organization that provides housing, employment, clinical and supportive services for people with developmental and intellectual disabilities. They currently have 27 community-based homes in the city and the suburbs. Mount Prospect is home to 46 individuals in eight homes, and the largest Search adult learning site. She states that Mount Prospect has provided support for their homes through the CDBG grant. Ms. Grogen explained that the funds for this year will provide an accessible landing, ramp and concrete walkway at one of their homes in Mount Prospect. The home houses four men with developmental and intellectual disabilities who are all low income and aging. She explained that the outdoor space at the home is currently inaccessible to the residents and with the CDBG grant they

would be able to use the outdoor space. Ms. Grogen thanked the Village as they continue to help Search Inc. year-round.

Susanne Ploger / Journeys | The Road Home / 1140 E Northwest Highway Palatine
Ms. Ploger thanked the Commission for the support they have given Journeys. She reported that they have seen a huge increase in need for services. They built a new building and have been able to restart their shelter program. Ms. Ploger explained that their interim shelter program is now open four nights a week but they are striving to get enough volunteers to be open seven nights a week.

Commissioner Weir asked where the facility is located and Ms. Ploger responded that their facility is at 1140 E Northwest Highway in Palatine.

Commissioner Weir asked how many beds the facility has. Ms. Ploger answered that they can shelter up to 40 people and they also have a family room. She noted that once they are open seven nights a week, they will open the seven transitional housing units.

Commissioner Beattie asked if they still had a partnership with local churches. Ms. Ploger confirmed they still have partnerships with local churches, and they have just restarted their PADS program.

Kimberly Mertz / Suburban Primary Health Care Council (Access to Care) / 2225 Enterprise Dr, Westchester
Ms. Mertz stated that Access to Care has provided primary health care services to low income uninsured and underinsured Suburban Cook County residents since 1988. She detailed the three components of the program: primary care physicians for $5 per visit, lab and radiology for $5 per test, and prescriptions for $15-40 for a 30-day supply. She noted these services are provided on an unlimited as needed basis. Ms. Mertz reported that the agency has behavioral health services, opioid risk management, flu/pneumonia vaccines, and diabetic test strips for free. She stated that the purpose of the organization is to provide primary health care services to those who are not eligible for State or Federal programs, who go to the ER for illnesses, or who don't seek care at all. Ms. Mertz reported that last year, Access to Care served 5000 people in Suburban Cook County and they have served 185 of Mount Prospect residents since January 2024. She thanked the Village for their historical support and partnership.

Commissioner Weir asked how many employees they have, and Ms. Mertz responded that they have eight full time employees in the office.

Commissioner Beattie asked if they have cooperating physicians and Ms. Mertz responded in the affirmative. She stated that they contract with physicians all over suburban Cook County as well as contracts with nearly every pharmacy in suburban Cook County so that their clients can get the medicine they need.

Luticia Fiorito / WINGS Program Inc / 5104 Tollview Dr, Rolling Meadows
Ms. Fiorito stated that WINGS has already provided 113 nights of shelter to Mount Prospect residents this year. She explained that with a night of shelter, the resident can choose between the suburban location or the city shelter so they can get as far away as possible from their abuser. They also receive transportation to the shelter. Ms. Fiorito stated that recently WINGS opened the Foglia Family Resource center and at this center domestic violence victims can receive community counseling.

Commissioner Weir asked where the location of the safe house was and Ms. Fiorito responded that she was not able to give out that information.

Paula Bush/ North West Housing Partnership / 1701 E Woodfield Rd, Schaumburg

Ms. Bush thanked the Commission and staff for the invitation to speak about administration of the Single-Family Rehabilitation program. She stated that North West Housing Partnership has brought together private and public resources since 1990 to administer affordable housing programs. Currently North West Housing Partnership administers housing rehabilitation programs on behalf of other municipalities, including Schaumburg, Des Plaines, Hoffman Estates, Streamwood, and Skokie. She noted they are proud to add Mount Prospect to the list. Ms. Bush stated that she has been with the agency for 16 years and has a HUD certification and an Executive Certification in home modification. The other director at the agency holds an Executive Certification and a HUD certification in housing counseling, and the project manager has over 20 years' experience as a project manager and inspector. Ms. Bush stated that the agency partnered with Johns Hopkins University to provide the CAPABLE Project, which brings a nurse, occupational therapist, and handyman to seniors' homes to help them age in place. She noted they also administer a handyman program and home modification program for residents of Mount Prospect. Ms. Bush relayed a story about a recent home rehabilitation project where an elderly resident was able to repair and stay in their home thanks to CDBG funds. She concluded that the CDBG program is a great program, and she looks forward to working with the Village of Mount Prospect.

Commissioner Beattie asked if there was a threshold to qualify for the program or how they select homes to fix up. Ms. Bush responded that the client contacts them directly and goes through a prequalification process to see if they are eligible. She explained that HUD has income requirements, so the agency verifies their income, ensures they have a current mortgage, and up to date property taxes. If they do not meet some of the program criteria, the agency will provide housing counseling to help them get current.

Commissioner Beattie asked if the Village connects people to the agency. Ms. Bush answered that sometimes the Village provides a referral, or clients find the program though networking, through public presentations, or connections with senior communities.

Ms. Lalagos stated that there were two subrecipients that were not able to attend the meeting, but they submitted statements that she read on their behalf.

Northwest Compass Inc / 1300 W Northwest Hwy, Mount Prospect

The statement said that Northwest Compass is requesting funding for their housing program, which stabilizes residents of Mount Prospect who are facing a housing crisis. They offer programs in 3 major categories; Stabilization, Empowerment, and housing. They do this by providing crisis intervention, comprehensive solution focused case management, counseling, and more. Their housing program focuses on housing counseling, homelessness diversion and prevention, housing navigation, rapid rehousing, and immediate short-term rent assistance.

Children's Advocacy Center / 640 Illinois Blvd, Hoffman Estates

The letter thanked the commission for the opportunity to be able to present. It stated that the agency provides a comprehensive and coordinated response to suspected reports of child sexual abuse, and other crimes against children. They are requesting funding for their Mental Health Program, currently provided at the satellite office in Arlington Heights.

Chairman Donnelly asked for a motion to approve the 2024 Action Plan and proposed budget. Commission Beattie made a motion and Commissioner Szymczak seconded the motion.

UPON ROLL CALL AYES: Szymczak, Beattie, Weir, Donnelly
NAYS: None

The Planning and Zoning Commission gave a positive recommendation (4-0) to the Village Board.

Chairman Donnelly asked if there were any citizens to be heard.

Hearing no further discussion, Commissioner Beattie made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 7:55 PM.

Antonia Lalagos

Antonia Lalagos, Development Planner

Item Cover Page

Subject	**PZ-10-24 / 1780 Wall Street / CU: Major PUD Amendment / Village Board Final**
Meeting	September 12, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The Petitioner, Thomas Szafranski of Kimley-Horn, on behalf of the property owner, Lake Center Industrial, LP, is seeking conditional use approval to amend an existing planned unit development (PUD) to construct additions totaling approximately 17,400 square feet to an existing light industrial building and related site modifications at 1780 Wall Street, also known as the Subject Property. The Village Zoning Code designates the Subject Property as I-1 Limited Industrial Planned Unit Development. The proposal requires Village Board approval for the conditional use approval to amend the existing PUD. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

Discussion

The Petitioner has presented plans to construct two additions to the existing facility. The first addition is approximately 12,190 square feet and will be located at the north side of the building. This north addition is a one-story addition that will be used for single- and double-row racks for storage up to 24 feet in height and will convert part of the existing north parking lot to warehouse space and will result in the removal of forty-four (44) standard parking spaces and two (2) accessible parking spaces. The second addition is a one-story, approximately 5,181 square foot addition that will be added to the west side of the building and will be used for cold floor storage up to 10 feet in height. The west addition will result in the removal of twenty-six (26) standard parking spaces. Both additions will be utilized to expand and relocate high piled storage, which will enable a future project that will bring enhanced automation to the facility. As proposed, the project requires conditional use approval for a major change to the PUD. Staff does not anticipate a significant increase in traffic congestion as the new additions will provide additional storage and warehouse space. There will be no automation, dispensing, or walk-ins associated with the north or west additions. The proposed architecture will match the existing architecture, which is largely composed of insulated precast concrete panels typical of large-scale industrial warehouses. A considerable amount of perimeter and foundation landscaping will also be provided along the northern addition’s north and east facades as well as the modified north parking lot.

Public Works/Engineering provided additional comments which can be addressed at time of building permit submittal. These comments can be found in the Village review letter dated August 29, 2024.

Alternatives

Staff finds that the conditional use request meets the standards contained in Section 14.203.F and Section 14.504.A of the zoning ordinance. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and make a recommendation to the Village Board to **approve** the following motion:

1. Recommend approval of a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the conditions listed in the staff report.
2. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

To recommend approval of a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the conditions listed in the staff report.

Attachments

1. PZ-10-24 Staff Report
2. PZ-10-24 Administrative Content
3. PZ-10-24 Plans (Architectural)
4. PZ-10-24 Plans (Civil & Landscape)
5. PZ-10-24 Village Review Letter August 29, 2024
6. PZ-10-24 Drainage Memo

VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C. Shallcross, AICP, CEcD
Director of Community Development

Ann Choi
Development Planner

DATE: September 5, 2024

CASE NUMBER
PZ-10-24

PUBLIC HEARING DATE
September 12, 2024

APPLICANT/PROPERTY OWNER
Thomas Szafranski, Kimley-Horn /
Lake Center Industrial, LP

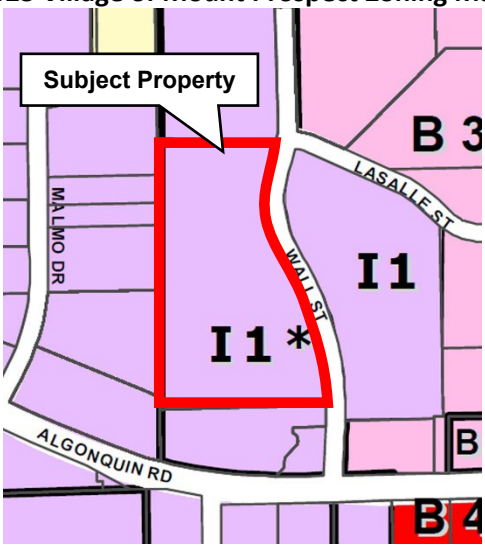
PROPERTY ADDRESS/LOCATION
1780 Wall Street
Lake Center Plaza PUD: 1630, 1660, 1690, 1731, 1740, 1780, 1790 and 1791 Wall Street; 300 and 301 LaSalle Street; 500 W Algonquin Road

BRIEF SUMMARY OF REQUEST

The Petitioner, Thomas Szafranski of Kimley-Horn, on behalf of the property owner, Lake Center Industrial, LP, is seeking conditional use approval to amend an existing planned unit development (PUD) to construct additions totaling approximately 17,400 square feet to an existing light industrial building and related site modifications at 1780 Wall Street, also known as the Subject Property. The Village Zoning Code designates the Subject Property as I-1 Limited Industrial Planned Unit Development. The proposal requires Village Board approval for the conditional use approval to amend the existing PUD. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2023 Aerial Image

2023 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
I-1* Limited Industrial PUD	Warehouse and office building	North: I-1* Limited Industrial PUD East: I-1* Limited Industrial PUD South: I-1* Limited Industrial PUD West: I-1 Limited Industrial	10.59 Acres

STAFF RECOMMENDATION

APPROVE | (APPROVE WITH CONDITIONS) | DENY

DISCUSSION OF PROPOSAL

BACKGROUND/PROPERTY HISTORY

The Subject Property is located on the west side of Wall Street, just north of Algonquin Road, and contains an existing office/warehouse facility with related improvements. The Subject Property is also part of an existing planned unit development, commonly known as Lake Center Plaza, composed of multiple lots of record that are illustrated in **Exhibit B** of this staff report. The original Lake Center Plaza PUD was created in 1987 via Ord. 3831 and allowed for industrial, office, and office research business uses. In 2007, the PUD was amended via. Ord. 5617 to allow more than 75% lot coverage for individual lots within the PUD if the entire Lake Center Plaza development maintains a 75% lot coverage overall. In 2017, the PUD was further amended via Ord. 6369 to allow a resubdivision and to rezone three subdivided lots from I1 Limited Industrial PUD to B3 Community Shopping PUD at 1791 Wall Street, from OR Office Research PUD to I1 Limited Industrial PUD at 1731 and 1761 Wall Street, and from OR Office Research PUD to B3 Community Shopping PUD at 301 LaSalle Street.

The Subject Property is currently occupied by CVS Health, a division of their business that is a high-volume mail order pharmacy that dispenses pharmaceuticals directly to their clients. Business license records indicate that the business has been operating within the Village since at least 2011.

PROPOSAL

The Petitioner has presented plans to construct two additions to the existing facility. The first addition is approximately 12,190 square feet and will be located at the north side of the building. This north addition will convert part of an existing parking lot to warehouse space and will result in the removal of forty-four (44) standard parking spaces and two (2) accessible parking spaces. The second addition is approximately 5,181 square feet and will be added to the west side of the building resulting in the removal of twenty-six (26) standard parking spaces. The additions will be utilized to expand and relocate high piled storage which will enable a future project that will bring enhanced automation to the facility. As proposed, the project requires conditional use approval for a major change to the PUD. The various elements of the proposal are outlined below.

Site Plan: There are three existing vehicular access points into the Subject Property. Two access points are provided along Wall Street and the third is provided via a common driveway along the north property line. This third access point is covered by a shared easement granting access between the Subject Property and its neighbor to the north. The Petitioner has received approval to modify the driveway within this easement to accommodate the reconfigured north parking lot.

Traffic and Parking: Staff does not anticipate a significant increase in traffic congestion as the new additions will provide additional storage and warehouse space. The north addition is a one-story addition that will be used for single- and double-row racks for storage up to 24 feet in height. The west addition is also a one-story addition that will be used for cold, floor storage up to 10 feet in height, and the western wall has a shipping and receiving area with a truck dock door. There will be no automation, dispensing, or walk-ins associated with the north or west additions. The site continues to provide direct access to the internal access road north of the property, to maintain existing ingress and egress. Village Code requires 1 parking space per 1,500 square feet of warehouse area and 4 parking spaces per 1,000 square feet of office area. The proposed project will provide approximately 142,176 square feet of warehouse area and 46,943 SF of office area after the additions are complete. A total of 283 parking stalls are required by Code. The existing facility currently provides 397 parking spaces (including 10 accessible spaces) but this number will be

reduced and the site will provide 325 parking spaces (including 8 accessible parking spaces) once the additions are complete. Therefore, the proposed parking will be more than sufficient to meet the needs to the user and will meet code.

Building Elevations: The attached elevations indicate the proposed additions will be composed of insulated precast concrete panels and painted to match the existing building. Spandrel glass windows and future windows are also provided periodically along the upper portion of the additions. As shown, the proposed building will not exceed the maximum height of 50' permitted in the I-1 zoning district. The building height would measure slightly above thirty-five feet (35'-0") at its highest point.

Landscaping: Perimeter landscaping, consisting of a variety of shade trees and shrubs, will be provided around the north addition and modified north parking lot. A considerable amount of foundation landscaping will also be provided along the northern addition's north and east facades. Additional landscaping to screen the modified parking lot on the northern end of the building from view from the right of way is required as part of staff's review letter. This minor revision will be addressed before permit issuance.

Public Works/Engineering: Engineering has no objections to the requested PUD amendment as no code exceptions or variations were requested or approved. A full engineering review will be performed when a building permit application is submitted to ensure code compliance. Following a cursory review of the plans, Engineering provided additional comments as a courtesy, which can be addressed at time of building permit. These comments can be found in the Village review letter dated August 29, 2024.

LONG-RANGE PLANNING

The proposed project aligns with the Village's long-range plans including the 2017 Comprehensive Plan and the 2020 Connect South Mount Prospect Subarea Plan.

Comprehensive Plan: The Village Comprehensive Plan's existing land use map designates the Subject Property as General Industrial/Manufacturing, and the Future Land Use map as "Mixed-Use District" which includes office and warehousing in the list of its primary uses. Key characteristics of the district include encouraging larger sites to allow for large-scale employment facilities. The Lake Center Plaza PUD is also considered a Business and Light Industrial Use. Primary uses within this use are corporate office, research, light industrial and warehousing uses that do not create an appreciable nuisance or hazard. Key characteristics of this land use category include promoting a diverse mix of uses to meet the changing needs to existing businesses and providing for the adaptive reuse of older industrial buildings and sites.

South Mount Prospect Subarea Plan: The 2020 Connect South Mount Prospect Subarea Plan is a long-range planning document that guides the future development of South Mount Prospect by addressing land use, economic development, housing, streetscape and character, transportation, infrastructure services, recreation and walkability improvements. The proposed PUD Amendment aligns with Goal 1 of the Future Growth Element of the Subarea Plan which focuses on business retention and expansion.

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the Standards & Findings of Fact outlined in Exhibit "A" and 1) accept them without changes, 2) accept them with changes, or 3) reject the findings. The Planning and Zoning Commission should use the Findings of Fact to guide their recommendation to the Village Board on the Petitioner's request.

STAFF RECOMMENDATION

Staff finds that the conditional use request meets the standards. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

"To approve:

1. A conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the following conditions:
    a. The Subject Property shall be developed in strict compliance with the approved development plans which consists of the following:
        i. Final Engineering and Landscape Plans titled "Final Engineering Plans CVS Pharmacy Expansion", as prepared by Kimley – Horn, with the latest revision date of August 23, 2024;
        ii. Exterior elevations, as prepared by GPD Group, issued August 8, 2024;
    b. The Petitioner shall address all comments included in the Village review letter dated August 29, 2024;
    c. Compliance with all applicable development, fire, building, and other Village Codes and regulations;
    d. Submittal of landscape, irrigation, and photometric plans that comply with Village codes and regulations; and
    e. The appropriate code analysis, architectural, structural, mechanical, electrical, plumbing, energy, and accessibility drawings shall be prepared for permit application review to the Village."

The Village Board's decision is final for this case.

ATTACHMENTS: **ADMINISTRATIVE CONTENT** (Zoning Request Application, Responses to Standards, etc…) **PLANS** (Plat of Survey, Site Plan, etc.) **OTHER** (Supplemental Information, Public Comments Received, etc…)

I concur:

Jason C. Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

PLANNED UNIT DEVELOPMENT STANDARDS
Section 14.504.A of the Village of Mount Prospect Zoning Ordinance provides that a Planned Development shall conform to the following requirements:

1. Except as modified by and approved in the final planned unit development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.
2. The principal use in the proposed planned unit development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.
3. The proposed planned unit development is in the public interest and is consistent with the purposes of this zoning ordinance.
4. The streets have been designed to avoid:
    a. Inconvenient or unsafe access to the planned unit development;
    b. Traffic congestion in the streets which adjoin the planned unit development;
    c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned unit development.

Petitioner's Findings: The Petitioner has responded that the proposed PUD amendment aligns with the standards originally approved for the existing PUD. Per the Petitioner, the architecture of the proposed additions is designed to match the aesthetics of the existing building to maintain a cohesive look throughout the existing business park. The Petitioner states that the use will remain unchanged and that the same business will remain in operation. The Petitioner further stated that the proposed additions will allow the existing tenant to increase productivity of their mail-order pharmacy operations and will benefit the community. Lastly, the Petitioner does not anticipate a significant increase in traffic congestion and does not believe an inconvenient/unsafe access or an excessive burden on public facilities will result from the proposed project. Site access for workers and deliveries will remain the same and there will not be a shortage of parking as shown in the supporting documents of this application.

Staff's Findings: The proposed building additions will conform to the bulk requirements and allowed uses in the I-1 zoning district, will provide more than a sufficient amount of off-street parking, adheres to the Village's Comprehensive Plan and Future Land Use Plan, meets the standards for a planned unit development, is in the public interest, and will not create inconvenient or unsafe access, traffic congestion in the streets, or excessively burden public parks, recreation areas, schools, and other public facilities which serve the planned unit development.

CONDITIONAL USE STANDARDS
Section 14.203.F.8 of the Village of Mount Prospect Zoning Ordinance provides that a Conditional Use shall conform to the following requirements:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;

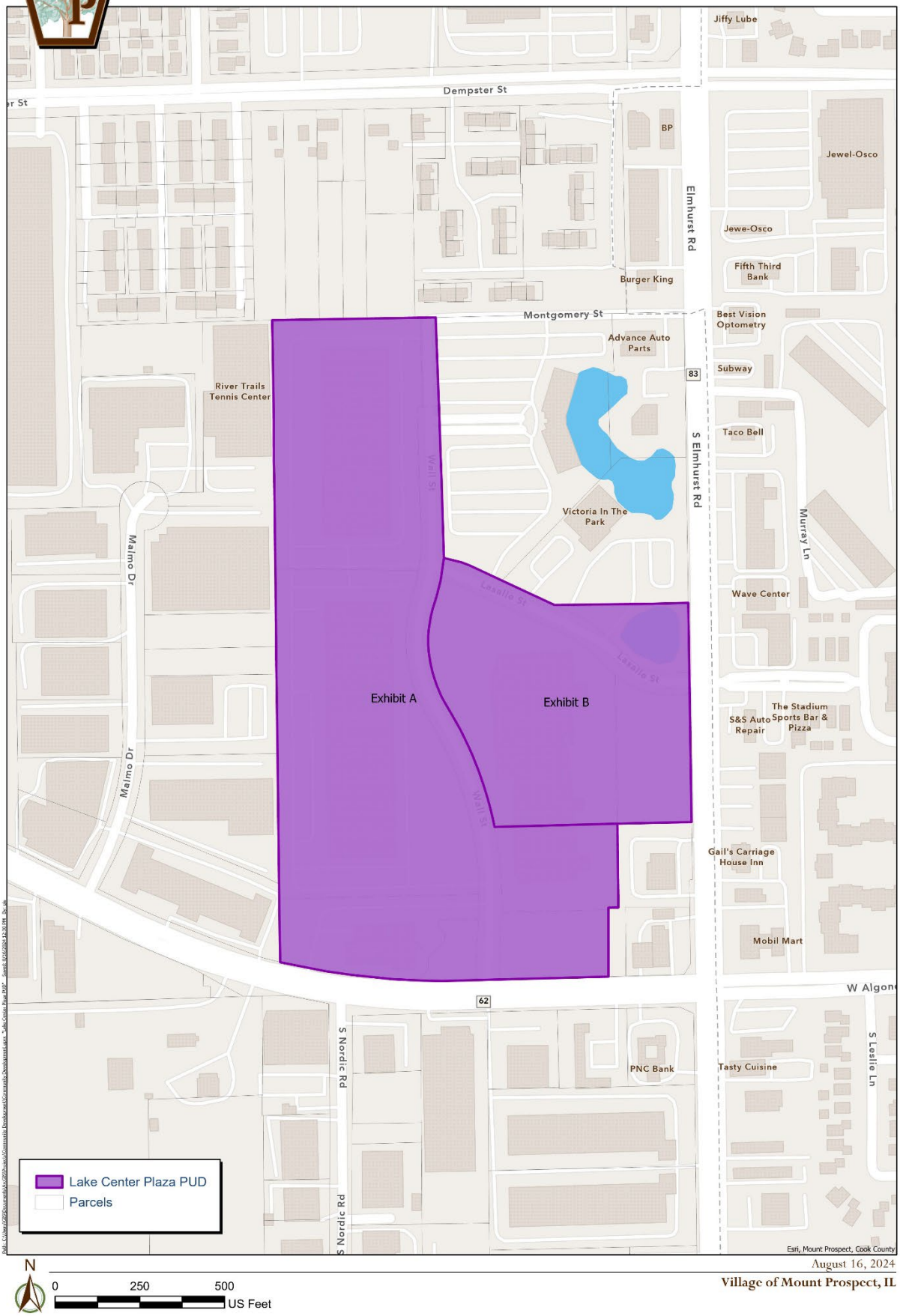
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village; and
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission.

Petitioner's Findings:The Petitioner has provided that the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare as the proposed building additions will allow the current tenant to increase productivity of their mail-order pharmacy operations providing additional jobs to the general public and resulting in a direct, positive impact on public health and general welfare. The Petitioner states that the proposed building additions are small in scope and will not present a change in use from the existing development and therefore, no impact is anticipated to the uses, enjoyment, or value of other nearby properties or to the normal and orderly development and improvement of the surrounding properties. Further, the Petitioner states that adequate public utilities, access roads, drainage, and/or necessary facilities will be provided via public utility main lines on the adjacent roads, existing utility connections are maintained, and permeable pavement is being added to the proposed northeast parking lot to provide additional drainage facilities per Metropolitan Water Reclamation District (MWRD) standards. Per the Petitioner, the site continues to provide direct access to the internal access road north of the property. The Petitioner also states that a significant increase in traffic congestion is not anticipated. Lastly, the Petitioner states that the proposed building additions complies with all zoning regulations and with the objective of the current Comprehensive Plan for the Village.

Staff's Findings: Staff has reviewed the Petitioner's request for conditional use approval for a PUD amendment and finds that the standards have been met. Staff finds that the proposed will not endanger public health, safety, morals, comfort, or general welfare. The proposed additions will allow an existing, longtime tenant of the Village to modernize and expand their facility. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, staff recommends approval of the conditional use request.

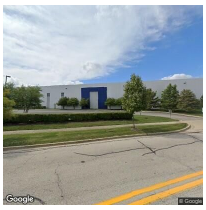
Exhibit B: Lake Center Plaza PUD

Lake Center Plaza PUD



August 16, 2024

Village of Mount Prospect, IL



PERMIT PROJECT

FILE #: 24-004388
1780 WALL ST MOUNT PROSPECT IL 60056
PZ-10-24 PUD AMENDMENT (MAJOR CHANGE) FOR A BUILDING EXPANSION AND SITE MODIFICATIONS

PERMIT #: PZZ24-000014

Permit Type
Zoning Request Application

Subtype
Zoning Request

Work Description:
PZ-10-24 PUD Amendment (Major Change) for a Building Expansion and Site Modifications

Applicant
Kimley-Horn - Thomas Szafranski

Status
Online Application Received

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
250.00

Permit Fees
0.00

Total Amount
250.00

Amount Paid
250.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
08/08/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

NOTE

STOP! Have you had a Preliminary Meeting the the Planning Department? If Yes, continue, else, please call 847-818-5328 to schedule.

Summary of Proposal

PUD Amendment for 2 proposed building additions at 1780 Wall Street. The use will remain the same, and the

CLICK HERE for Conditional Uses, Variations, Zoning Map and Text Amendments

Submission Requirements

Proof of Ownership

1_Proof Of Ownership (Warranty Deed).pdf

For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

2_Owner Affidavit.pdf

Paid Receipt of the most recent tax bill

3.1_2nd half 2023 tax bill - Cook County IL.pdf

3.2_2nd half 2023 tax bill - Cook County IL_Proof of Payment.pdf

Responses to applicable standards

11_Standards for PUD.pdf

Plans

7_Civil & Landscape Plans.pdf

10_Architectural Plans (Elevations, Floor, Roof, Section Plans).pdf

Legal Description

6_Legal Description.docx

Document indicating intent to buy or lease

Legal Notice

Address Labels

Buffer Map

Other

4_Letter of Intent.pdf

9_Drainage Memo.pdf

5_Plat of Survey.pdf

ORDINANCE OR RESOLUTION

Ordinance or Resolution

Approval Ordinance or Resolution #

Approval Date

ZONING REQUEST(S) (Check all that apply)

- [x] Conditional Use

Number of Conditional Uses
1

For

Type of Conditional Use

- [ ] Variation(s)
- [ ] Zoning Map Amendment
- [ ] Zoning Text Amendment
- [ ] Other

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Signature

signature.png

FEES

FEE	DES	QUANTITY	AMOUNT	TOTAL	
Modification to an approved PUD requiring P&Z approval fee				250.00	
			Plan Check Fees	**250.00**	
			Permit Fees	**0.00**	
			Total Fees	**250.00**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
08/12/2024	Amex	805750799	PZZ2	48223	Kimley-Ho	250.00	
				Amount Paid		**250.00**	

Balance Due	**0.00**	

V. Property Owner	
☐ Check if Same as Applicant	
Name:	Corporation: Lake Center Industrial, LP
Address:	c/o Sentinel Real Estate Corporation, 1251 Avenue of the Americas, 35th Floor
City, State, ZIP Code:	New York, NY 10020
Phone: 212-408-8957	Email: witthuhn@sentinelcorp.com

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property.

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant: _____ Date: _____
(Signature)

_____
(Print or Type Name)

If applicant is not property owner:

I hereby designate the applicant to act as my agent for the purpose of seeking the zoning request(s) described in this application and the associated supporting material.

Property Owner: Connell J. Watters Date: Aug 13, 2024
(Signature)

Connell J. Watters
(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, Martin Cawley (print name), under oath, state that I am

- ☐ the sole owner of the property
- ☐ an owner of the property
- ☑ an authorized officer for the owner of the property

commonly described as 1780 Wall Street
(property address and PIN) 1780 Wall Street, Mount Prospect, Illinois 60056
08-23-203-041-0000

and that such property is owned by Lake Center Industrial, LP (print name) as of this date.

Signature

Subscribed and sworn to before
me this 23rd day of
July, 2024.

Karen E O'Brien
Notary Public

KAREN E. O'BRIEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01OB0000039
Qualified in New York County
Commission Expires February 01, 2027

1236331057D

Doc#: 1236331057 Fee: $50.00
Karen A. Yarbrough RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 12/28/2012 04:11 PM Pg: 1 of 7

AFTER RECORDING RETURN TO:
INGRAM YUZEK GAINEN CARROLL & BERTOLOTTI, LLP
250 PARK AVENUE, 6TH FLOOR
NEW YORK, NEW YORK 10177
ATTENTION: DEBORAH N. KORMAN, ESQ.

MAIL FUTURE TAX BILLS TO:
Lake Center Industrial, LP
c/o Sentinel Real Estate Corporation
1251 Avenue of the Americas
New York, New York 10020

ABOVE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

The GRANTOR, **LCP 1660/1780, L.L.C.**, a Delaware limited liability company, having an address of 5500 West Howard Street, Skokie, Illinois 60077, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid in hand, by these presents does GRANT, SELL, CONVEY and WARRANT unto **Lake Center Industrial, LP**, a Delaware limited partnership, having an address c/o Sentinel Real Estate Corporation, 1251 Avenue of the Americas, New York, New York 10020, GRANTEE, all of Grantor's right, title and interest in and to that that certain real property located in Cook County, Illinois, as more particularly described in **Exhibit A** attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon as of the date hereof and all rights, privileges and appurtenances pertaining thereto (collectively, the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on **Exhibit B** attached hereto and incorporated herein (the "Permitted Exceptions"), but only to the extent the same do, in fact, exist and are applicable to the Real Property as of the date hereof.

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anyway belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[signature appears on following page]

S Y
P 17
S N
SC Y
INT

IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of the 21st day of December, 2012.

GRANTOR:

LCP 1660/1780, L.L.C.,
a Delaware limited liability company
By: 18-Chai Corp.,
an Illinois corporation, its manager

By: _____
Name: Lawrence Friedman
Title: Vice President

STATE OF ILLINOIS §
§
COUNTY OF Cook §

On December 21, 2012, before me, the undersigned, a notary public in and for said State, personally appeared Lawrence M Friedman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

_____, Notary Public

My Commission Expires:

10/21/2016

[SEAL]

ELIZABETH A. SOTO
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
October 21, 2016

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
DEC 20 2012
38125 $48,000 CO

REAL ESTATE TRANSFER 12/22/2012

COOK	$8,000.00
ILLINOIS:	$16,000.00
TOTAL:	$24,000.00

08-23-203-041-0000 | 20121201603435 | 3P2H4Y

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN LAKE CENTER PLAZA NO. 3, A SUBDIVISION OF LOTS 3 TO 7 IN LAKE CENTER PLAZA, A RESUBDIVISION OF PART OF LOT 4 IN LINNEMAN'S DIVISION AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION 2 IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED JULY 16, 2009 AS DOCUMENT 0819145106 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-23-203-041-0000.

Common Address: 1780 Wall Street, Mount Prospect, Illinois 60056.

EXHIBIT B

PERMITTED EXCEPTIONS

1. AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29,2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, L.L.C. AND C.V. LAND HOLDINGS, LLC, (WHICH REPLACES AND SUBSTITUTES DOCUMENTS 24594254 & 24594255)WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22,2010 AS DOCUMENT NO. 1002218050.

2. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED JUNE 20, 1978 AS DOCUMENT 24498918.

AFFECTS THE UNDERLYING LAND AND OTHER PROPERTY).

3. A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE AS RESERVED FOR AND GRANTED IN PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118 TO THE VILLAGE OF MT. PROSPECT, OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE LAND SUBDIVIDED HEREON AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF MT. PROSPECT INCLUDING, BUT NOT LIMITED TO, THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY AND CABLENET, INC., THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, SUBJECT TO OBLIGATIONS TO RESTORE, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U. E. NO. 2) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, OR UPON THE PROPERTY WITHIN THE DASHED LINES MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2) 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. NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID

EASEMENTS, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

(AFFECTS THE WEST 10 FEET OF LOT 1 AND OVER A 15 FOOT STRIP OF LAND LOCATED OVER A PORTION OF THE EASTERLY LINE OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, SEE PLAT FOR EXACT LOCATIONS).

4. AN EASEMENT FOR SERVING THE SUBDIVIS1ON AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED IN PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118, TO CABLENET, INC. ITS SUCCESSORS AND ASSIGNS SUBJECT TO OBLIGATIONS TO RESTORE, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF TELEVISION SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U. E. NO. 2) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, 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 OR UPON THE PROPERTY WITHIN THE DASHED LINES MARKED UTILITY EASEMENT NO. 2 (OR U. E. NO. 2) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. 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.

(AFFECTS THE WEST 10 FEET OF LOT 1 AND OVER A 15 FOOT STRIP OF LAND LOCATED OVER A PORTION OF THE EASTERLY LINE OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, SEE PLAT FOR EXACT LOCATIONS).

5. EASEMENT OVER THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118.

(AFFECTS THE WEST 10 FEET OF LOT 1 AND OVER A 15 FOOT STRIP OF LAND LOCATED OVER A PORTION OF THE EASTERLY LINE OF LOT 1 AND THE WEST 10 FEET AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, SEE PLAT FOR EXACT LOCATIONS).

6. A 10 FOOT DRAINAGE AND UTILITY EASEMENT AS SHOWN ON PLAT (DRAINAGE AND UTITLITY EASEMENT NUMBER 2) RECORDED JULY 1, 1988 AS DOCUMENT 88291118 IN, UPON, UNDER, OVER AND ALONG THE FOLLOWING UNDERLYING LAND: THE WEST 10 FEET OF LOT 3; THE WEST 10 FEET OF LOT 4; THE WEST 10 FEET OF LOT 5; THE WEST 10 FEET OF LOT 6; THE WEST 10 FEET OF LOT 7 AND THE NORTH 10 FEET OF LOT 7.

(AFFECTS THE WEST 10 FEET OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

7. A 30 FOOT BUILDING LINE AS SHOWN ON PLAT RECORDED JULY 1, 1988 AS DOCUMENT 88291118, OVER AND ALONG THE FOLLOWING UNDERLYING LAND: THE EASTERLY 30 FEET OF LOT 3; THE EASTERLY 30 FEET OF LOT 4; THE EASTERLY 30 FEET OF LOT 5; THE NORTHEASTERLY AND EASTERLY 30 FEET OF LOT 6; THE SOUTHEASTERLY 30 FEET OF LOT 7.

(AFFECTS THE EASTERLY LINES OF LOTS 1 AND 2 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

8. ACCESS EASEMENT AS SHOWN ON PLAT RECORDED JULY 1, 1988 AS DOCUMENT 88291118 UPON THE EASTERLY PORTION OF UNDERLYING LOT 1; AND THE EASTERLY PORTION OF UNDERLYING LOT 2.

(AFFECTS A PORTION OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

9. ACCESS EASEMENT AS SHOWN ON PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118 GRANTED TO THE VILLAGE OF MOUNT PROSPECT FOR OPERATION AND MAINTENANCE OF CERTAIN PUBLIC UTILITIES SHOWN THEREON AS EASEMENT NUMBER 1 UPON THE AREAS DESIGNATED ON SAID PLAT AS "ACCESS EASEMENT".

(AFFECTS THE EASTERLY PORTION OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

10. THE PLAT OF RESUBDIVISION RECORDED JULY 9, 2008 AS DOCUMENT NUMBER 0819145106 INCLUDES A CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN ZONE "X" DEFINED AS AREAS OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

11. INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC,

OWNERS AND OCCUPANTS AND ADJACENT PROPERTY OWNERS AND OCCUPANTS, AS GRANTED ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, RECORDED JULY 9, 2008 AS DOCUMENT 0819145106.

(AFFECTS THE NORTH LINE OF LOT 1).

12. EASEMENT IN FAVOR OF THE VILLAGE OF MOUNT PROSPECT, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0819145106, AFFECTING THOSE PORTIONS OF LOTS 1 AND 2 AS SHOWN WITHIN THE DOTTED LINES ON SAID PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT".

13. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AT&T AND COMCAST AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRICAL COMMUNICATIONS SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0819145106, AFFECTING THOSE PORTIONS OF LOTS 1 AND 2 AS SHOWN WITHIN THE DOTTED LINES AND MARKED "UTILITY EASEMENT" ON SAID PLAT.

14. A 10 FOOT NICOR EASEMENT FOR THE PURPOSE OF SERVING THE LAND WITH GAS SERVICE AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3 RECORDED AS DOCUMENT 0819145106.

(AFFECTS LOT 1, SEE PLAT FOR EXACT LOCATION).

15. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 5617 AMENDING ORDINANCE NO. 3831 GRANTING A SPECIAL USE FOR LAKE CENTER PLAZA LOCATED AT 1630 WALL STREET, 500 ALGONQUIN ROAD, 300-301 LASALLE STREET AND 1698-1700 SOUTH ELMHURST ROAD, A COPY OF WHICH WAS RECORDED MARCH 19, 2007 AS DOCUMENT 0707815105 AND CORRECTED BY INSTRUMENT RECORDED JANUARY 2, 2008 AS DOCUMENT 0800260076.

16. RESOLUTION NO. R-01-12 APPROVING FINDINGS OF FACT FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS RELATIVE TO VARIATIONS OF THE VILLAGE CODE OF MOUNT PROSPECT RECORDED APRIL 24, 2012 AS DOCUMENT 1211522070.

312-346-1390
lmfreedman@aflaw.com

Settlement Agency

Chicago Title Insurance Company
1401 - Chicago Title and Trust Company
Acct # 20121201603435

BUYER OR BUYER'S AGENT

Sign /agent 12/21/12 Date

LANA JONES / AGENT
Print Name

SELLER OR SELLER'S AGENT

Sign /agent 12/21/12 Date

LANA JONES / AGENT
Print Name

TOTAL PAYMENT DUE

$0.00

By 09/01/2024

2023 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
08-23-203-041-0000	050	16048	2023	(2024)	ELK GROVE	6-63

IF PAYING LATE, PLEASE PAY	09/02/2024 - 10/01/2024	10/02/2024 - 11/01/2024	11/02/2024 - 12/01/2024	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2023 Tax Bill $493,489.37

$190,819.89 MORE than 2022

Taxing District	2023 Tax	2022 Tax	Difference	
Community Consolid. SD 59 Arlington Hts	$166,419.84	$100,595.07	**$65,824.77**	More
Township HS District 214 (Arlington Hts)	$139,682.97	$83,192.54	**$56,490.43**	More
Village of Mount Prospect	$50,445.83	$33,319.46	**$17,126.37**	More
Mt Prospect Park District	$32,049.96	$19,347.93	**$12,702.03**	More
Mount Prospect Library Fund	$28,679.29	$17,508.64	**$11,170.65**	More
Harper College Comm College 512 Palatine	$23,594.71	$14,502.10	**$9,092.61**	More
Metro Water Reclamation Dist of Chicago	$19,709.87	$13,228.75	**$6,481.12**	More
County of Cook	$9,712.11	$8,772.00	**$940.11**	More
Cook County Public Safety	$7,941.08	$3,749.32	**$4,191.76**	More
Cook County Health Facilities	$4,399.01	$2,723.57	**$1,675.44**	More
Cook County Forest Preserve District	$4,284.75	$2,865.05	**$1,419.70**	More
Town of Elk Grove	$2,913.63	$1,768.55	**$1,145.08**	More
Consolidated Elections	$1,828.16	$0.00	**$1,828.16**	More
Road & Bridge Elk Grove	$685.56	$424.45	**$261.11**	More
Northwest Mosq Abatement Dist Wheeling	$571.30	$318.34	**$252.96**	More
General Assistance Elk Grove	$571.30	$353.71	**$217.59**	More
DO NOT PAY THESE TOTALS	**$493,489.37**	**$302,669.48**	**$190,819.89**	More

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2022 Assessed Value	**1,209,802**
2023 Assessed Value	**1,894,044**
2023 State Equalizer	**X 3.0163**
2023 Equalized Assessed Value (EAV)	**5,713,005**
2023 Local Tax Rate	**X 8.638%**
2023 Total Tax Before Exemptions	**493,489.37**

2023 Total Tax Before Exemptions	**493,489.37**
Homeowner's Exemption	**.00**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2023 Total Tax After Exemptions	**493,489.37**
First Installment	**166,468.21**
Second Installment +	**327,021.16**
Total 2023 Tax (Payable in 2024)	**493,489.37**

IMPORTANT MESSAGES

PROPERTY LOCATION

1780 WALL ST
MOUNT PROSPECT IL 60056 5790

MAILING ADDRESS

SENTINEL RE CORP35 FL
1251 AVE OF THE AMER
NEW YORK NY 100201104

TAXING DISTRICT BREAKDOWN

Taxing Districts	2023 Tax	2023 Rate	2023 %	Pension	2022 Tax
MISCELLANEOUS TAXES					
Northwest Mosq Abatement Dist Wheeling	571.30	0.010	0.12%		318.34
Metro Water Reclamation Dist of Chicago	19,709.87	0.345	3.99%	2,056.68	13,228.75
Mt Prospect Park District	32,049.96	0.561	6.49%	2,856.50	19,347.93
Miscellaneous Taxes Total	**52,331.13**	**0.916**	**10.60%**		**32,895.02**
SCHOOL TAXES					
Harper College Comm College 512 Palatine	23,594.71	0.413	4.78%		14,502.10
Township HS District 214 (Arlington Hts)	139,682.97	2.445	28.31%	2,513.72	83,192.54
Community Consolid. SD 59 Arlington Hts	166,419.84	2.913	33.72%	3,941.97	100,595.07
School Taxes Total	**329,697.52**	**5.771**	**66.81%**		**198,289.71**
MUNICIPALITY/TOWNSHIP TAXES					
Mount Prospect Library Fund	28,679.29	0.502	5.81%		17,508.64
Village of Mount Prospect	50,445.83	0.883	10.22%	22,280.71	33,319.46
Road & Bridge Elk Grove	685.56	0.012	0.14%		424.45
General Assistance Elk Grove	571.30	0.010	0.12%		353.71
Town of Elk Grove	2,913.63	0.051	0.59%		1,768.55
Municipality/Township Taxes Total	**83,295.61**	**1.458**	**16.88%**		**53,374.81**
COOK COUNTY TAXES					
Cook County Forest Preserve District	4,284.75	0.075	0.87%	57.13	2,865.05
Consolidated Elections	1,828.16	0.032	0.37%		0.00
County of Cook	9,712.11	0.170	1.97%	1,771.03	8,772.00
Cook County Public Safety	7,941.08	0.139	1.61%		3,749.32
Cook County Health Facilities	4,399.01	0.077	0.89%		2,723.57
Cook County Taxes Total	**28,165.11**	**0.493**	**5.71%**		**18,109.94**
(Do not pay these totals)	**493,489.37**	**8.638**	**100.00%**		**302,669.48**

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

****** Please see 2023 Second Installment Payment Coupon next page ******

2023 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 **By 09/01/2024** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address

SN 0020230200 RTN 500001075 AN (see PIN) TC 008911

Internal use only

Property Index Number (PIN)
08-23-203-041-0000

T3LG
Volume
050

Amount Paid

$

00202302004082320304100006008911200000000000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116

08232030410000/0/23/F/000000000

Kimley»Horn

Letter of Intent

To: **Ms. Ann Choi, Development Planner**
Village of Mount Prospect

From: Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.

Date: 08/08/2024

Re: ***CVS Mount Prospect***
1780 Wall Street
Mount Prospect, IL 60056

Sentinel Real estate corporation is proposing a major change to the zoning of the PUD to add on to the existing facility at 1780 Wall Street in Mt. Prospect IL to meet the growing needs of the prescription mail order tenant at the facility. The additions will be utilized to expand and relocate high piled storage which will enable a future project that will bring in additional automation to the facility.

The current tenant at the facility is the CVS health owned Pharmacy Denifits manager Caremark. This facility is currently used as a mail order pharmacy and that primary use will not change with the proposed amendment to the PUD.

The current footprint of the building is 147,932 SF and it has a 23,813 SF mezzanine. The proposed additions (2) will be converting parking lot to building and add roughly 17,400SF to the facility. The West addition is roughly 5,200 SF and the north addition is roughly 12,200 SF. The overall property is 460,591 SF. The current F.A.R. is 0.3212 with an updated F.A.R of 0.3590 once additions are complete. The adjacent properties are all zoned I1 (Limited Industrial).

The primary change to fire access will be along the north side of the building. The current access is from the parking lot directly to the north. The north addition will be removing the majority of the parking lot so the new fire access will come from Lasalle St. which is roughly 35' to the north of the addition. The project architect, GPD Group, has engaged with the fire Marshall's office and they take no exceptions to this proposed change.

The Facility currently has 397 parking spaces. Once the additions are complete the facility will have a total of 325 parking spaces. The parking requirement noted in the previously approved PUD is 184 parking spots, and this requirement does not appear to grow because the total number of employees is not expected to increase. After the additions 8 ADA-accessible parking spaces will be required and 8 will be provided. Currently there are 10 accessible spaces provided.

Stormwater runoff will mimic the existing conditions. Roof drains from the new building additions will discharge runoff either into the underground storm sewer system or splash on-grade into the proposed permeable pavers in the northeast parking lot. All stormwater runoff design will be in compliance with the Village of Mount Prospect and MWRD stormwater management ordinances.

Sincerely,

Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.
Phone: 331-481-7330
Email: tom.szafranski@kimley-horn.com

Kimley»Horn

Responses to Conditional Use Standards

To: **Ms. Ann Choi, Development Planner**
Village of Mount Prospect

From: Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.

Date: 08/16/2024

Re: ***CVS Mount Prospect***
1780 Wall Street
Mount Prospect, IL 60056

RESPONSES TO STANDARDS FOR CONDITIONAL USES:

No conditional use shall be recommended for approval by the planning and zoning commission unless it finds:

a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare
Response: The proposed building additions will allow CVS Health to increase productivity of their mail-order pharmacy operations and will provide additional jobs to the general public. This will have a direct, positive impact on public health and general welfare.

b) That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located
Response: The proposed building additions are small in scope and do not present a change in use from the existing development. Therefore, no impact is anticipated to the uses, enjoyment, or value of other nearby properties.

c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district
Response: The proposed building additions are small in scope and do not present a change in use from the existing development. Therefore, no impact is anticipated to the normal and orderly development and improvement of the surrounding properties.

d) That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided
Response: The property is served by all necessary utilities via public utility main lines on the adjacent roads. This is evident by both the ALTA/TOPO survey as well as the existing, operational CVS Pharmacy warehouse. Existing utility connections are maintained, and permeable pavement is being added to the proposed northeast parking lot to provide additional drainage facilities per Metropolitan Water Reclamation District (MWRD) standards. The site continues to provide direct access to the internal access road north of the property.

e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets
Response: We do not anticipate a significant increase in traffic congestion. The site continues to provide direct access to the internal access road north of the property, to maintain existing ingress and egress.

f) That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village
Response: To the best of our knowledge, we are proposing to comply with all objectives of the current Comprehensive Plan for the Village, associated with our site.

g) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission
Response: To the best of our knowledge, we are proposing to comply with all zoning regulations associated with our site and the existing PUD. The original approval of the site was a special use permit for a PUD.

Sincerely,

Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.
Phone: 331-481-7330
Email: tom.szafranski@kimley-horn.com

Kimley»Horn

Responses to PUD Standards

To: **Ms. Ann Choi, Development Planner**
Village of Mount Prospect

From: Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.

Date: 08/08/2024

Re: ***CVS Mount Prospect***
1780 Wall Street
Mount Prospect, IL 60056

RESPONSES TO STANDARDS FOR PLANNED UNIT DEVELOPMENTS:

A. General Standards:

1. Except as modified by and approved in the final planned unit development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.
Response: The proposed PUD amendment algins with the standards originally approved for the existing PUD. The architecture of the proposed building additions is designed to match the existing building aesthetics to maintain a cohesive look throughout the existing business park.
2. The principal use in the proposed planned unit development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.
Response: There are no changes in the building use as part of the proposed PUD amendment. The same business will remain in operation.
3. The proposed planned unit development is in the public interest and is consistent with the purposes of this zoning ordinance.
Response: The building additions proposed as part of this PUD amendment will allow CVS Health to increase productivity of their mail-order pharmacy operations. This use and the job force fueled by this business is a benefit to the community.

4. The streets have been designed to avoid:

a) Inconvenient or unsafe access to the planned unit development;
b) Traffic congestion in the streets which adjoin the planned unit development;
c) An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned unit development.

Response: We do not anticipate a significant increase in traffic congestion, nor do we believe an inconvenient or unsafe access will result from the proposed project. Site access for workers and deliveries will remain the same and there will not be a shortage of parking as shown in the supporting documents of this application. Likewise, an excessive burden on public facilities is not anticipated.

Sincerely,

Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.
Phone: 331-481-7330
Email: tom.szafranski@kimley-horn.com

LEGAL DESCRIPTION:

The Land referred to in this policy is described as follows:

Real property in the City of Mount Prospect, County of Cook, State of Illinois, described as follows:

Lot 1 in Lake Center Plaza Resubdivision No. 3, being a Resubdivision of Lots 3 to 7, inclusive, in Lake Center Plaza and of Lot 2 in Lake Center Plaza Resubdivision No. 2 and of vacated portion of Wall Street, all in the northeast 1/4 of Section 23, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 9, 2008 as Document 0819145106, in Cook County, Illinois.

Together with the beneficial easement rights created by that certain Amended and Restated Declaration of Protective Covenants and Reciprocal Grants of Easements dated September 29, 2008 and recorded September 30, 2009 as Document 0927331126 made by and between LCP 1660/1780, LLC and C.V. Land Holdings, L.L.C., (which replaces and substitutes Document 24594255) which document was corrected by instrument recorded January 22, 2010 as Document No. 1002218050.

Together with the beneficial easement rights created by that certain ingress and egress easement for the use and benefit by the public, owners and occupants and adjacent property owners and occupants, as granted on the plat of Lake Center Plaza Resubdivision No. 3, recorded July 9, 2008 as Document 0819145106.

The above described land is the same land as shown on that ALTA/NSPS land title survey prepared by Thomas A. Molloy on behalf of Edward J. Molloy & Associates, dated March 27, 2017 and last revised May 9, 2017, and known as Project No. 289 (The "Survey").

CVS Health

1780 WALL STREET, MOUNT PROSPECT, IL 60056
CVS STORE NO. 99625
CVS MOUNT PROSPECT, IL, SPECIALTY

PROJECT INFORMATION

THIS BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING:

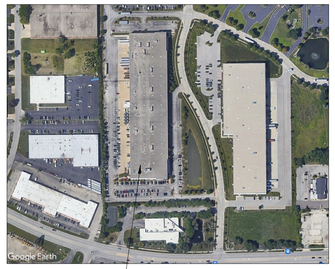
BUILDING CODE:	2021 ILLINOIS BUILDING CODE
EXISTING BUILDING CODE:	2021 ILLINOIS EXISTING BUILDING CODE
MECHANICAL CODE:	2021 ILLINOIS MECHANICAL CODE
PLUMBING CODE:	2018 ILLINOIS PLUMBING CODE
ELECTRICAL CODE:	2020 ILLINOIS ELECTRICAL CODE
ENERGY CODE:	ILLINOIS ENERGY CONSERVATION CODE
ACCESSIBILITY CODE:	2018 ILLINOIS ACCESSIBILITY CODE
FIRE CODE:	2019 ILLINOIS FIRE CODE
FIRE ALARM:	2019 ILLINOIS FIRE ALARM CODE
FIRE SPRINKLER:	2019 ILLINOIS FIRE SPRINKLER CODE

TEAM MEMBERS

LANDLORD REPRESENTATIVE:	**SENTINEL REAL ESTATE CORP.** 1251 AVENUE OF THE AMERICAS NEW YORK, NY 10020	DAVID WITTHULUM PHONE: (212) 408-8957
A/E PROJECT MANAGER:	**CVS HEALTH** 1 CVS DRIVE WOONSOCKET, RI 02895	BECKY SOUDER SENIOR PROJECT MANAGER ARCHITECTURE AND ENGINEERING PHONE: (774) 235-5902
SENIOR PROJECT MANGER:	**CVS HEALTH** 1 CVS DRIVE WOONSOCKET, RI 02895	ROD THOMAS SENIOR PROJECT CONSTRUCTION MANAGER PHONE: (708) 879-1687

ARCHITECT:	LIC. # - 184-007100 **GPD GROUP, INC.** 520 South Main Street, Suite 2531 Akron, OH 44311	MARK SALOPEK TEL: (330) 572-2100 FAX: (330) 572-2101 CONTACT: NATHAN CEBULA

LOCATION MAP



1780 WALL ST.
MOUNT PROSPECT, IL 60056

VICINITY MAP

1780 WALL ST.
MOUNT PROSPECT, IL 60056

ABBREVIATIONS

A

AB	ANCHORBOLT
A/C	AIR CONDITIONING
AC	ALTERNATING CURRENT
ACC	ACCESSIBLE
ACI	AMERICAN CONCRETE INSTITUTE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONS.
ALUM	ALUMINUM
AMP	AMPERE, AMPS
ARCH	ARCHITECT, ARCHITECTURAL
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS

B

BLDG	BUILDING
BM	BEAM
BOTT	BOTTOM
BTU	BRITISH THERMAL UNIT
BOF	BOTTOM OF FOOTING
BRG	BEARING

C

CF	CUBIC FEET
CD	CONDENSATE
CERTS	CERTIFICATES
CFM	CUBIC FEET PER MINUTE
CKT	CIRCUIT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR OR CLEARANCE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE, CONCENTRIC
CONT	CONTINUOUS, CONTINUATION
COORD	COORDINATE

C (CONTINUED)

CJ	CONTROL JOINT
CLR	CLEAR, CLEARANCE
CTR	CENTER
CV	CHECK VALVE
CW	COLD WATER

D

DBL	DOUBLE
DC	DIRECT CURRENT
DEG	DEGREES
DEFS	DIRECT-APPLIED EXTERIOR FINISH SYSTEM
DIA	DIAMETER
DIM	DIMENSION
DL	DEADLOAD
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DWGS	DRAWINGS

E

EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
ELEV	ELEVATION
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
ELEC	ELECTRICAL
EMBED	EMBEDMENT
EMP	EMPLOYEE
EMS	ENERGY MANAGEMENT SYSTEM
ENCL	ENCLOSURE
EOD	EDGE OF DECK
EQ	EQUAL
EQUIP	EQUIPMENT
EXGR	EXTERIOR GRADE
EXH	EXHAUST
EXP	EXPANSION
EXIST	EXISTING
EXT	EXTERNAL, EXTERIOR
EW	EACH WAY
EWC	ELECTRIC WATER COOLER

F

FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FCO	FLOOR CLEANOUT
FD	FIRE DAMPER, FLOOR DRAIN
FIN	FINISH (ED)
FIXT	FIXTURE
FDN	FOUNDATION
FLG	FLANGE
FTG	FOOTING
FF	FINISHED FLOOR
FLR	FLOOR
FR	FIRE-RETARDANT-TREATED MATERIALS
FRP	FIBERGLASS REINFORCED PANEL
FT	FOOT, FEET

G

GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GB	GRADE BEAM
GWB	GYPSUM WALL BOARD
GAB	GRADED AGGREGATE BASE
GYP	GYPSUM WALL BOARD

H

HGT	HEIGHT
HORIZ	HORIZONTAL
HP	HORSEPOWER OR HIGH POINT
HTR	HEATER
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HDW	HARDWARE

I

ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INT	INTERIOR
IN	INCH, INCHES
INSUL	INSULATION

J

J-BOX	JUNCTION BOX
JT	JOINT
JST	JOIST

K

k	KIPS (1000 LBS)
kV	KILOVOLT
kVA	KILOVOLT-AMPS
kW	KILOWATT
kWH	KILOWATT-HOUR

L

LB	POUNDS
LF	LINEAR FOOT
LL	LIVE LOAD, LANDLORD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LP	LOW POINT
LTG	LIGHTING
LWC	LIGHT WEIGHT CONCRETE
L	LENGTH

M

MAX	MAXIMUM
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MO	MASONRY OPENING
MSB	MAIN SWITCHBOARD
MTD	MOUNTED

N

N/A	NOT APPLICABLE
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOC.
NF	NEAR FACE

N (CONTINUED)

NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE

O

OA	OUTSIDE AIR
OC	ON CENTER
OCC	OCCUPANTS
OF	OUTSIDE FACE
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

P

PAR	PARALLEL
PC	PIECE
PDU	POWER DISTRIBUTION UNIT
PH	PHASE
PL	PLATE
PLBG	PLUMBING
PNL	PANEL
PIV	POST INDICATOR VALVE
PSF	POUNDS PER SQUARE FOOT
PVC	POLYVINYL CHLORIDE
PWD	PLYWOOD

Q

QTY	QUANTITY

R

RA	RETURN AIR
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE:	REFERENCE, REFER
REINF	REINFORCING
REQD	REQUIRED
RO	ROUGH OPENING
RPM	REVOLUTIONS PER MINUTE
RTU	ROOFTOP UNIT

S

SCHED	SCHEDULED
SD	SMOKE DAMPER, STORM DRAIN
SECT	SECTION
S	SENSOR
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SHT MTL	SHEET METAL
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL, SANITARY SEWER
STD	STANDARD
STL	STEEL
STIFF	STIFFENER
STIR	STIRRUPS
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SJ	SAW JOINT

T

T&B	TOP AND BOTTOM
T/FTG	TOP OF FOOTING
TEMP	TEMPERATURE
THICK	THICKNESS
THRESH	THRESHOLD
TO	TOP OF
TOJ	TOP OF JOIST
TOS	TOP OF STEEL

T (CONTINUED)

THRU	THROUGH
T	THERMOSTAT
TYP	TYPICAL
T	THICKNESS (STRUCT)
TS	TUBULAR STEEL (STRUCT)
TRS	TRUSS (STRUCT)

U

UL	UNDERWRITERS LABORATORIES, INC.
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY

V

V	VOLT
VA	VOLT-AMPERE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VRC	VERTICAL RECIPROCATING CONVEYOR
VTR	VENT THROUGH ROOF

W

W	WIDTH
W/	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT
WC	WATER CLOSET
WD	WOOD
WL	WIND LOAD
WP	WEATHERPROOF
WO	WALL OPENING
WWF	WELDED WIRE FABRIC
WF	WIDE FLANGE (STRUCT)

X

XFMR	TRANSFORMER

Y

YD	YARD

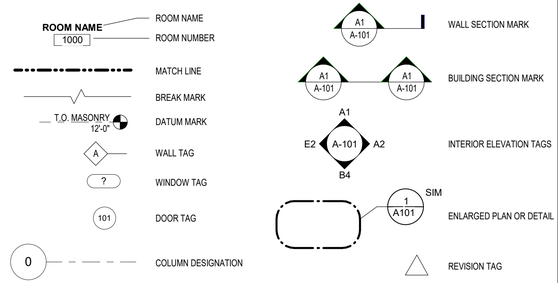
GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT THROUGH THE REQUEST FOR INFORMATION PROCESS.
2. THE CONTRACT DRAWINGS REFLECT INFORMATION GATHERED FROM EXISTING DRAWINGS AND FIELD SURVEY REVIEW. IF CONCEALED ITEMS HAVE BEEN INDICATED, THE LOCATIONS, QUANTITY AND QUALITY HAVE BEEN ASSUMED.
3. CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS, VERIFY THE SCOPE OF WORK REQUIRED, AND REFLECT THAT SCOPE OF WORK IN THEIR BIDS. DISCREPANCIES BETWEEN INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS AND EXISTING FIELD CONDITIONS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION THROUGH THE REQUEST FOR INFORMATION PROCESS PRIOR TO FINAL BIDS.
4. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PROVIDED IN THE CONTRACT DOCUMENTS. DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING FIELD CONDITIONS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION THROUGH THE REQUEST FOR INFORMATION PROCESS
5. CONTRACTORS SHALL COORDINATE THE OTHER DISCIPLINE DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING AND INSTALLATION OF OTHER DISCIPLINES WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND OTHER DISCIPLINES DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION THROUGH THE REQUEST FOR INFORMATION PROCESS, FOR IMMEDIATE CLARIFICATION.
6. CONTRACTORS SHALL CAREFULLY REVIEW THE COMPLETE CONSTRUCTION DOCUMENT SET. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE SET OF DOCUMENTS.
7. CONTRACTORS SHALL COORDINATE THE SIZE, LOCATIONS AND CHARACTERISTICS OF ALL EQUIPMENT TO BE FURNISHED WITH THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.
8. CONTRACTORS SHALL FIELD VERIFY AND COORDINATE THE LOCATION AND REQUIREMENTS OF ALL OPENINGS REQUIRED FOR NEW EQUIPMENT PRIOR TO DEMOLITION WORK.
9. WHERE A CONFLICT ARISES, IN OR BETWEEN THE SPECIFICATIONS AND/OR DRAWINGS, THEN THE MORE EXPENSIVE LABOR, MATERIALS AND EQUIPMENT SHALL BE ASSUMED TO BE REQUIRED AND SHALL BE PROVIDED BY THE CONTRACTOR TO THE SATISFACTION OF THE TENANT.
10. WHEN WORK THAT IS NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE WORK THAT IS SPECIFICALLY CALLED OUT, IT SHALL BE PROVIDED BY THE CONTRACTOR WITH THE BEST MATERIALS AND WORKMANSHIP.
11. IN GENERAL, NEW MATERIALS AND MATERIALS FOR REPAIR CONDITIONS SHALL MATCH SIMILAR ITEMS IN QUALITY, DETAIL, PROFILE, AND FINISH AS THOSE ALREADY EXISTING IN THE WORK.
12. PROVIDE SUFFICIENT BLOCKING IN WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS WHERE THE WEIGHT OF THE ATTACHED ITEM OR EQUIPMENT IS TOO GREAT TO BE SUPPORTED BY THE WALL.
13. PATCH ALL WALLS, FLOORS, AND CEILINGS AND PROPERLY PREPARE ALL SURFACES FOR NEW FINISHES. COMPLY WITH SPECIFIED TOLERANCES FOR THE TYPE OF WORK BEING DONE. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND NEW FINISH RESTORATION ONTO ADJOINING RETAINED WORK IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING.
14. DEMOLITION & CONSTRUCTION SHALL BE SEQUENCED AND COORDINATED TO ENSURE THAT THE BUILDING BUSINESS OPERATIONS ARE MAINTAINED. COORDINATE ALL WORK WITH BUILDING MANAGEMENT AND THE CVS SPM PRIOR TO PROCEEDING.
15. ALL PRODUCTS USED IN CONSTRUCTION SHALL BE ASBESTOS FREE.
16. CONTRACTOR SHALL REFER TO OWNER PROVIDED EQUIPMENT CUT BOOK FOR EQUIPMENT FURNISHED BY OTHERS AND INSTALLED BY CONTRACTOR. INSTALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED.

MECHANICAL/ELECTRICAL SUBCONTRACTOR REQUIREMENTS (FOR CVS APPROVAL)

1. CVS SHALL HAVE THE RIGHT TO APPROVE OR QUALIFY SUBCONTRACTORS.
2. THE GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING SUBCONTRACTOR INFORMATION TO THE CVS SPM WITH BID PRICING.
   - A. PRIOR WORK EXPERIENCE IN THIS TYPE OF CONSTRUCTION.
   - B. PRIOR EXPERIENCE WITH CVS PROJECTS.
   - C. RESUME OF MECHANICAL PROJECT MANAGER AND SUPERINTENDENT.
   - D. RESUME OF ELECTRICAL PROJECT MANAGER AND SUPERINTENDENT.

SYMBOLS



DRAWING INDEX

00 - COVER SHEET	CS	TITLE SHEET
00 - PUD AMENDMENT		
	PUD-1	FLOOR PLAN
	PUD-2	ROOF PLAN
	PUD-3	EXTERIOR ELEVATIONS
	PUD-4	STREET VIEW STUDY
	PUD-5	SECTIONS
	PUD-6	SECTIONS

BULLETIN 6
BULLETIN 5
BULLETIN 4
BULLETIN 3
BULLETIN 2
BULLETIN 1
ADDENDUM A
ISSUED FOR SD

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:

PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

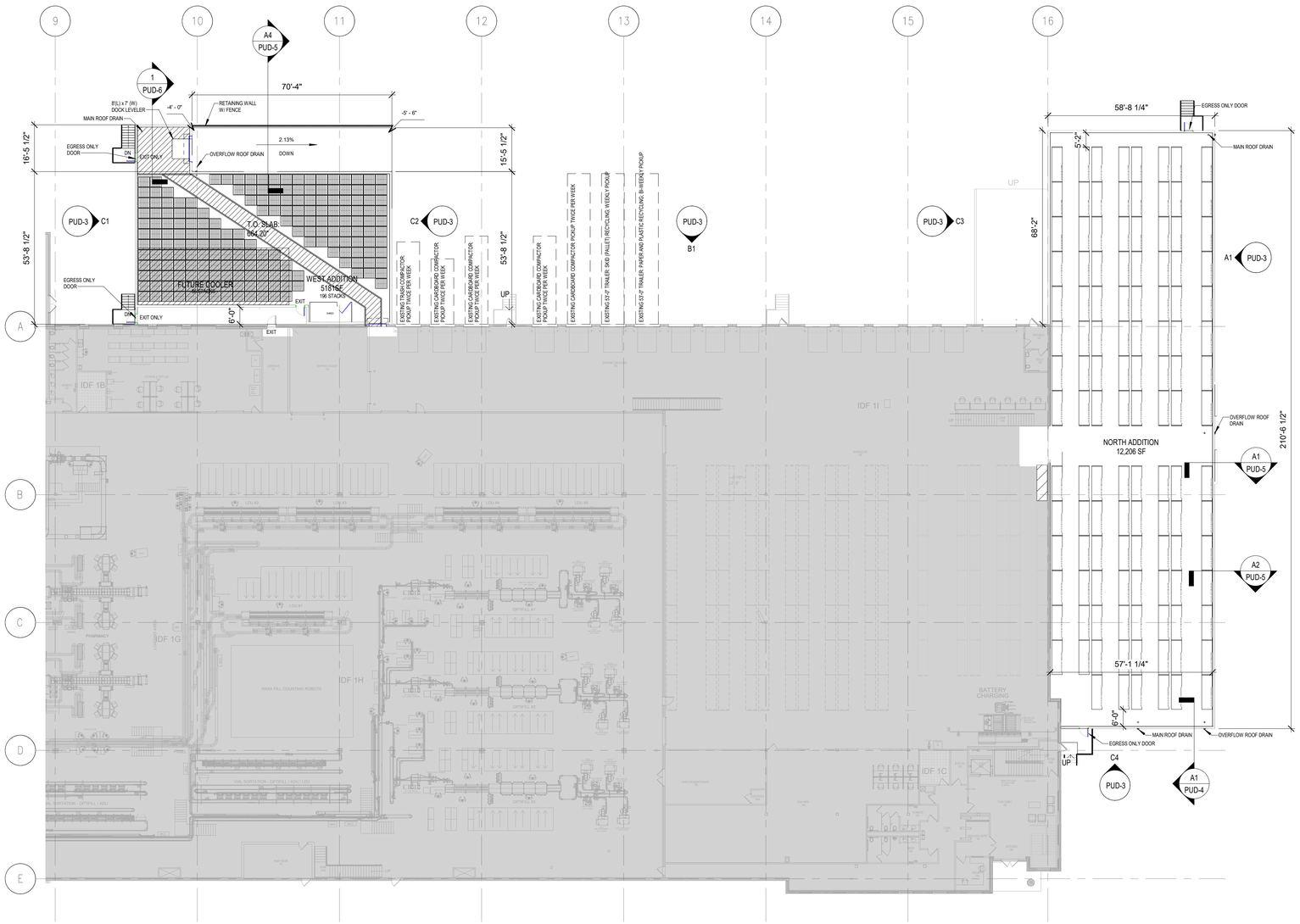
REVISIONS:

DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

TITLE SHEET

SHEET NUMBER: CS

COMMENTS:

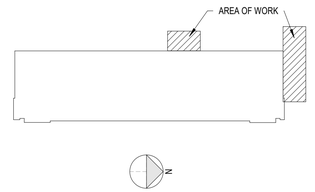


A1 FLOOR PLAN
3/64" = 1'-0"

LEGEND

- NO WORK IN THIS AREA
- WALLS/ ITEMS TO REMAIN
- EXISTING TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW PARTITION
- NEW CMU WALL
- NEW CONCRETE PANEL WALL
- NEW WORK
- NEW DOOR
- ALIGN ELEMENTS

KEY PLAN



CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

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LIC. # - 184-007100
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330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

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REVISIONS:

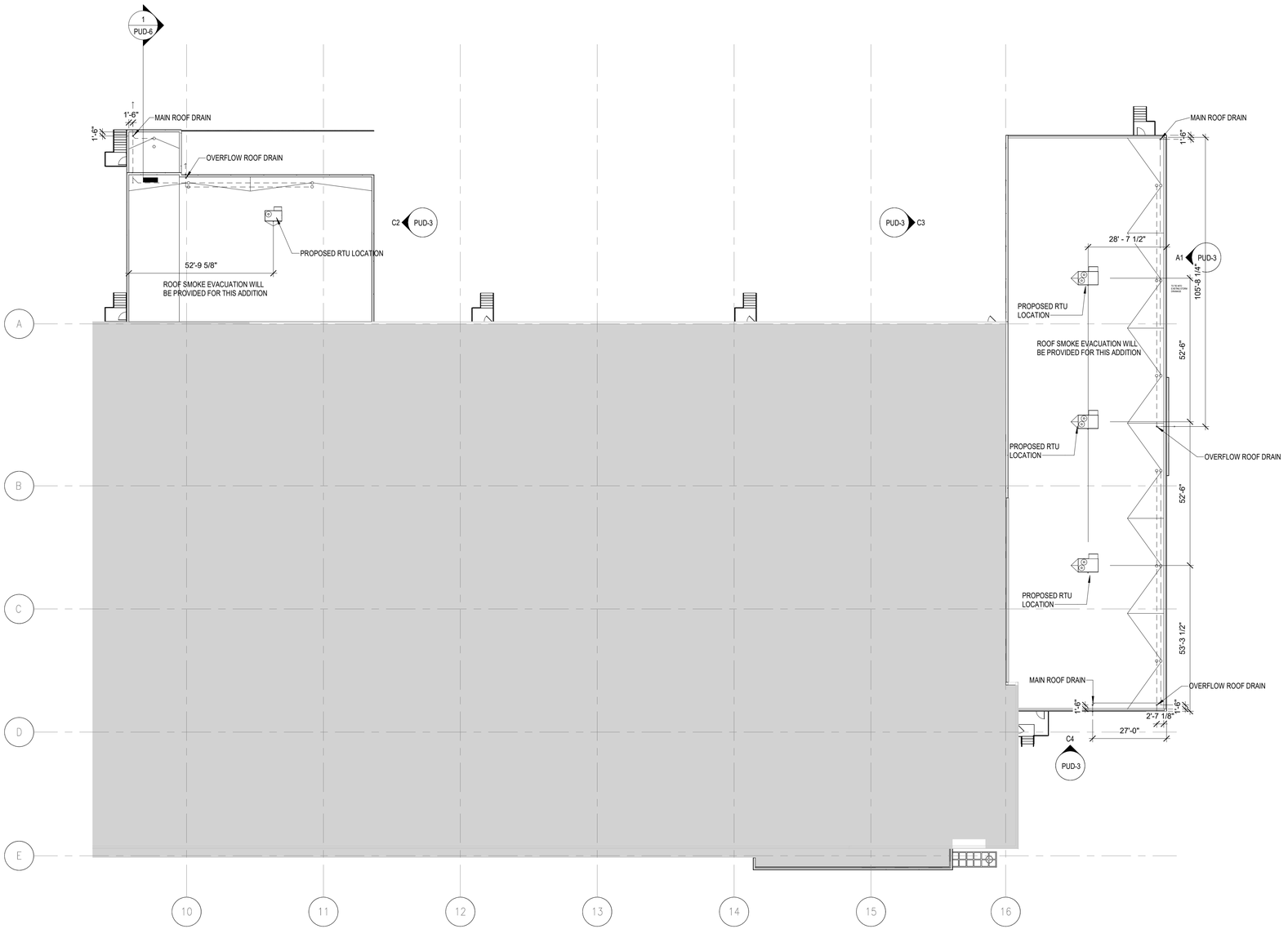
DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

FLOOR PLAN

SHEET NUMBER:

PUD-1

COMMENTS:

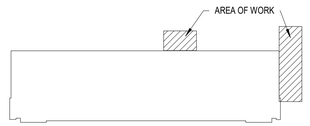


A1 ROOF PLAN
3/64" = 1'-0"

LEGEND

- NO WORK IN THIS AREA
- WALLS/ ITEMS TO REMAIN
- EXISTING TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW PARTITION
- NEW CMU WALL
- NEW CONCRETE PANEL WALL
- NEW WORK
- NEW DOOR
- ALIGN ELEMENTS

KEY PLAN



CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:

PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

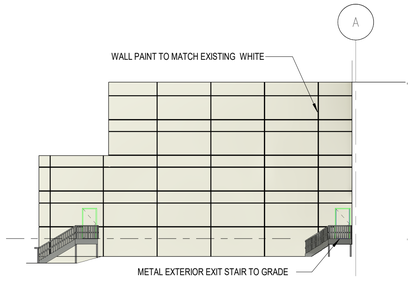
REVISIONS:

DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

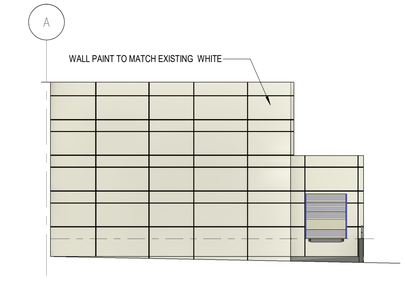
ROOF PLAN
SHEET NUMBER:

PUD-2

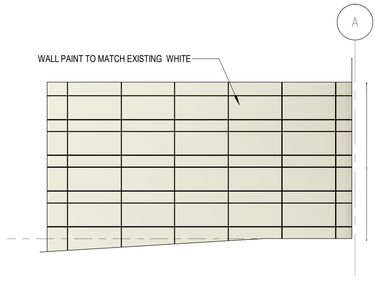
COMMENTS:



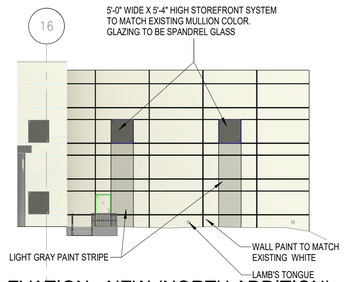
C1 SOUTH ELEVATION (WEST ADDITION)
1/16" = 1'-0"



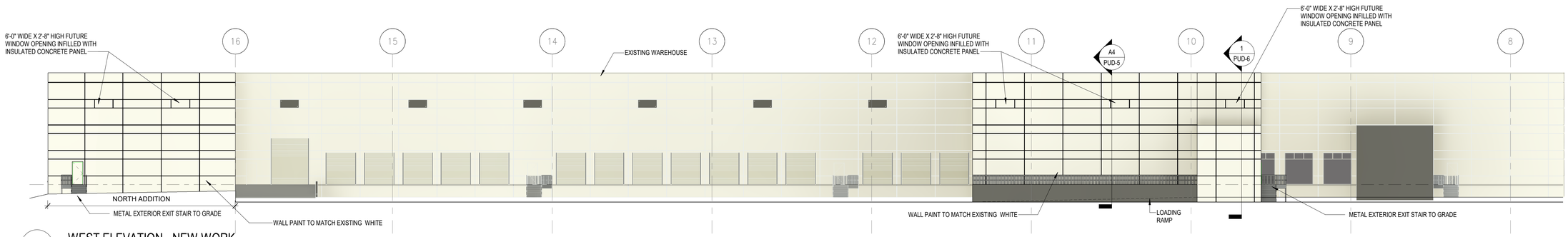
C2 NORTH ELEVATION (WEST ADDITION)
1/16" = 1'-0"



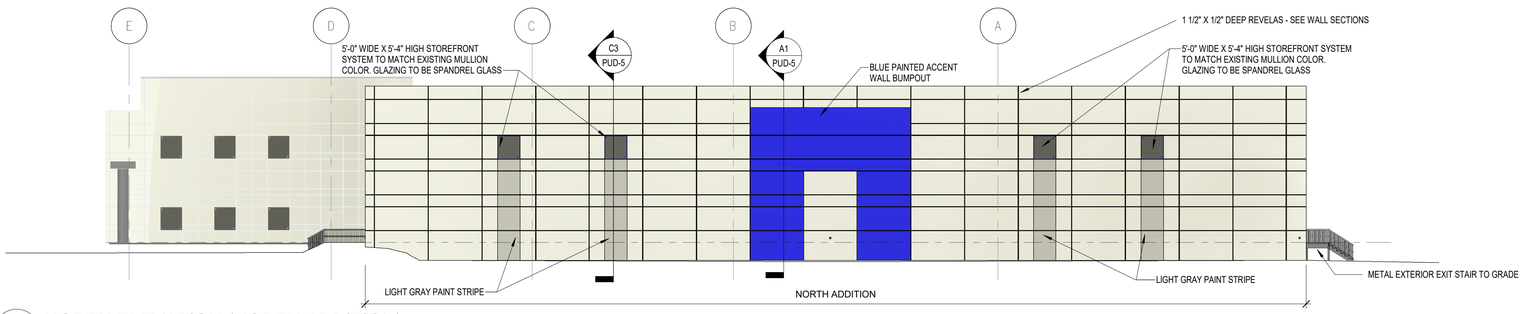
C3 SOUTH ELEVATION (NORTH ADDITION)
1/16" = 1'-0"



C4 EAST ELEVATION - NEW (NORTH ADDITION)
1/16" = 1'-0"



B1 WEST ELEVATION - NEW WORK
1/16" = 1'-0"



A1 NORTH ELEVATION (NORTH ADDITION)
1/16" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:

PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

REVISIONS:

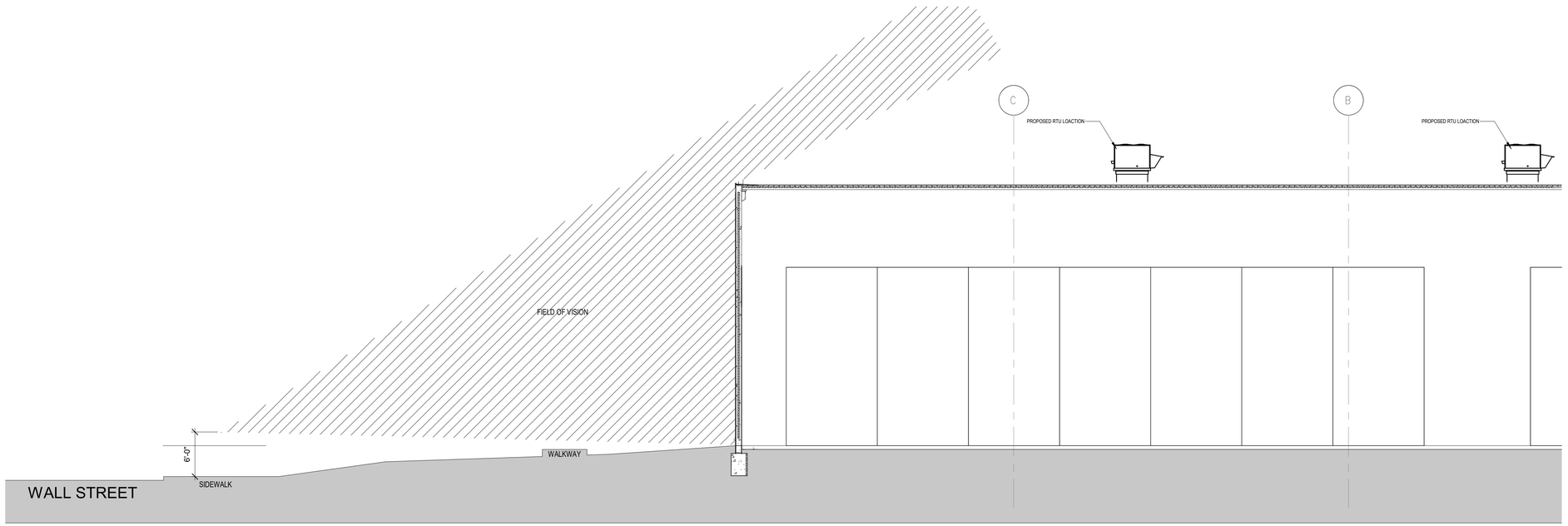
DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

PUD-3

COMMENTS:



A1 STREET VIEW
1/8" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:

PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

REVISIONS:

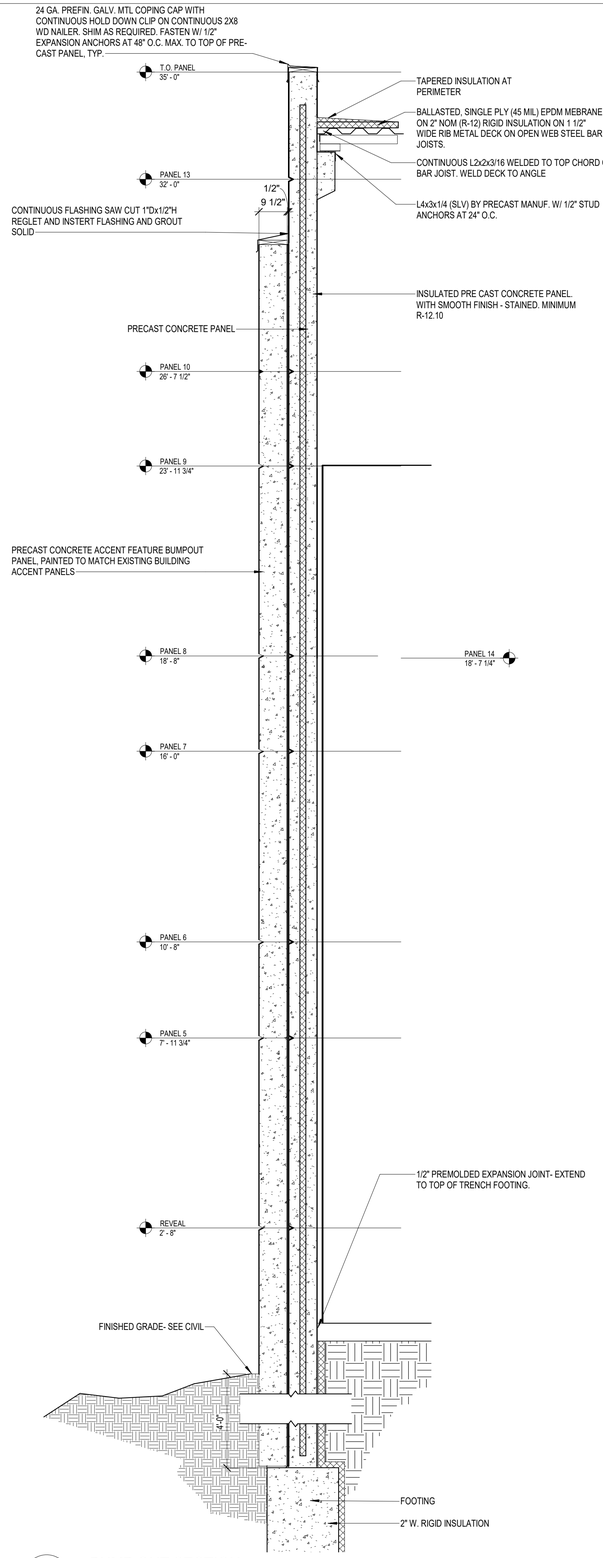
DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

STREET VIEW STUDY

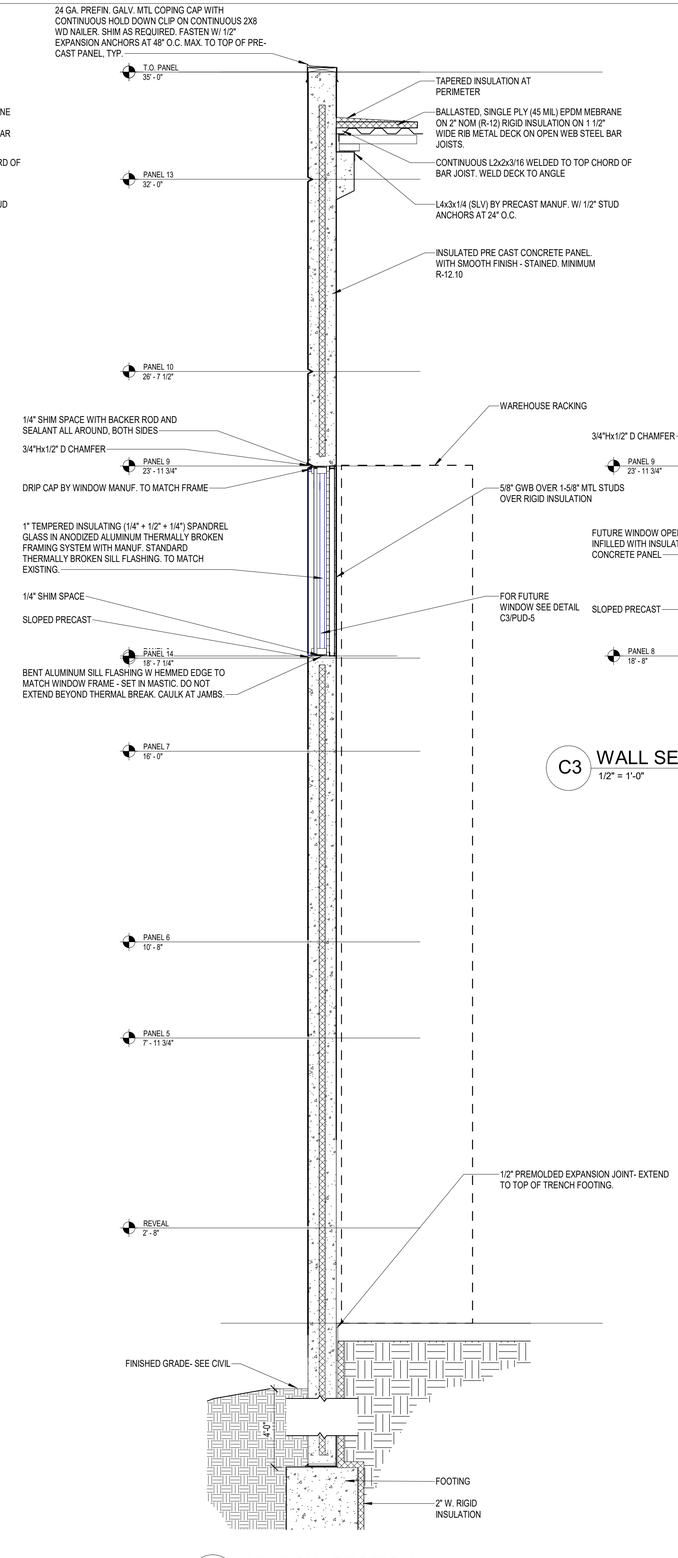
SHEET NUMBER:

PUD-4

COMMENTS:



A1 BUMP OUT SECTION
1/2" = 1'-0"



A2 WINDOW SECTION
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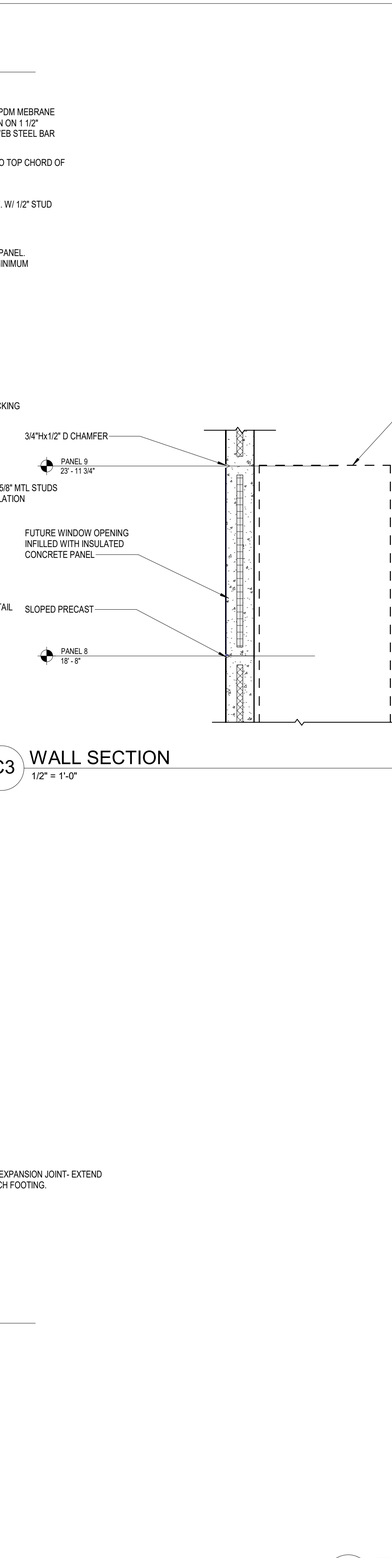

C3 WALL SECTION
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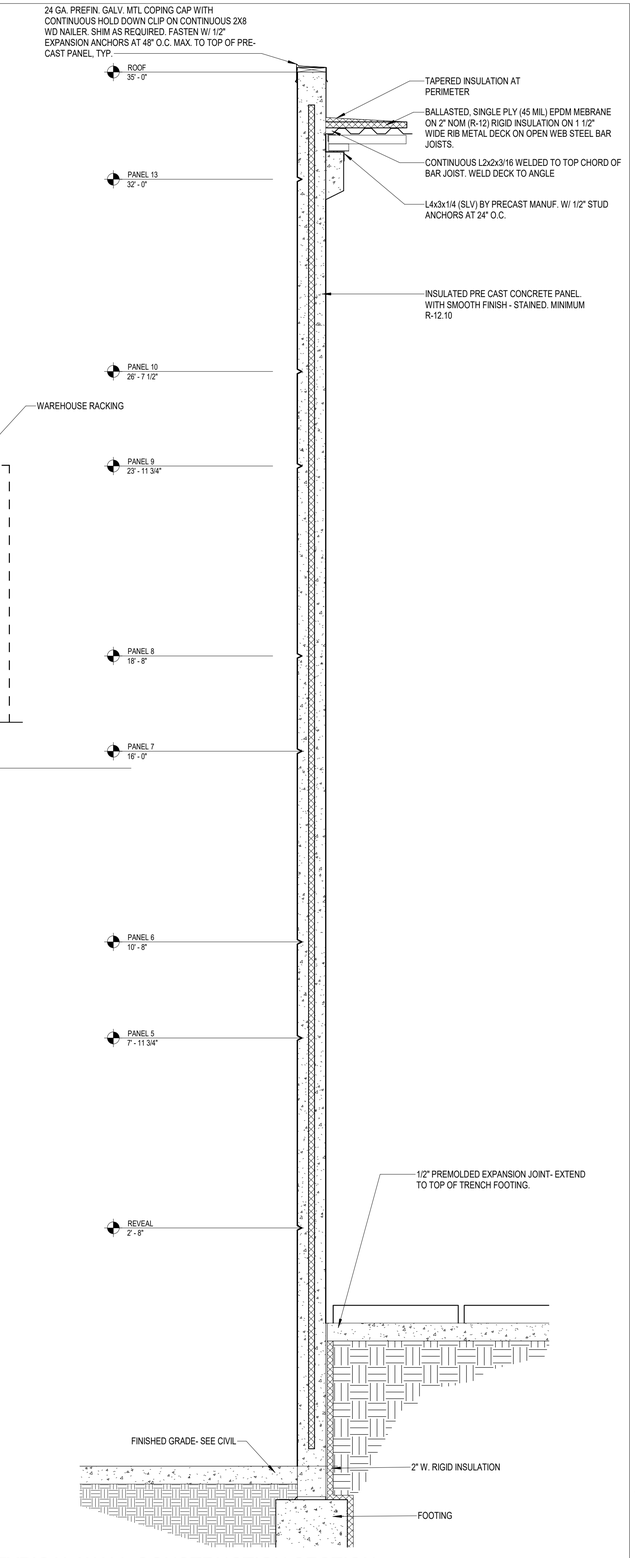

A4 TYPICAL WALL CONSTRUCTION SECTION
1/2" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
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520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:
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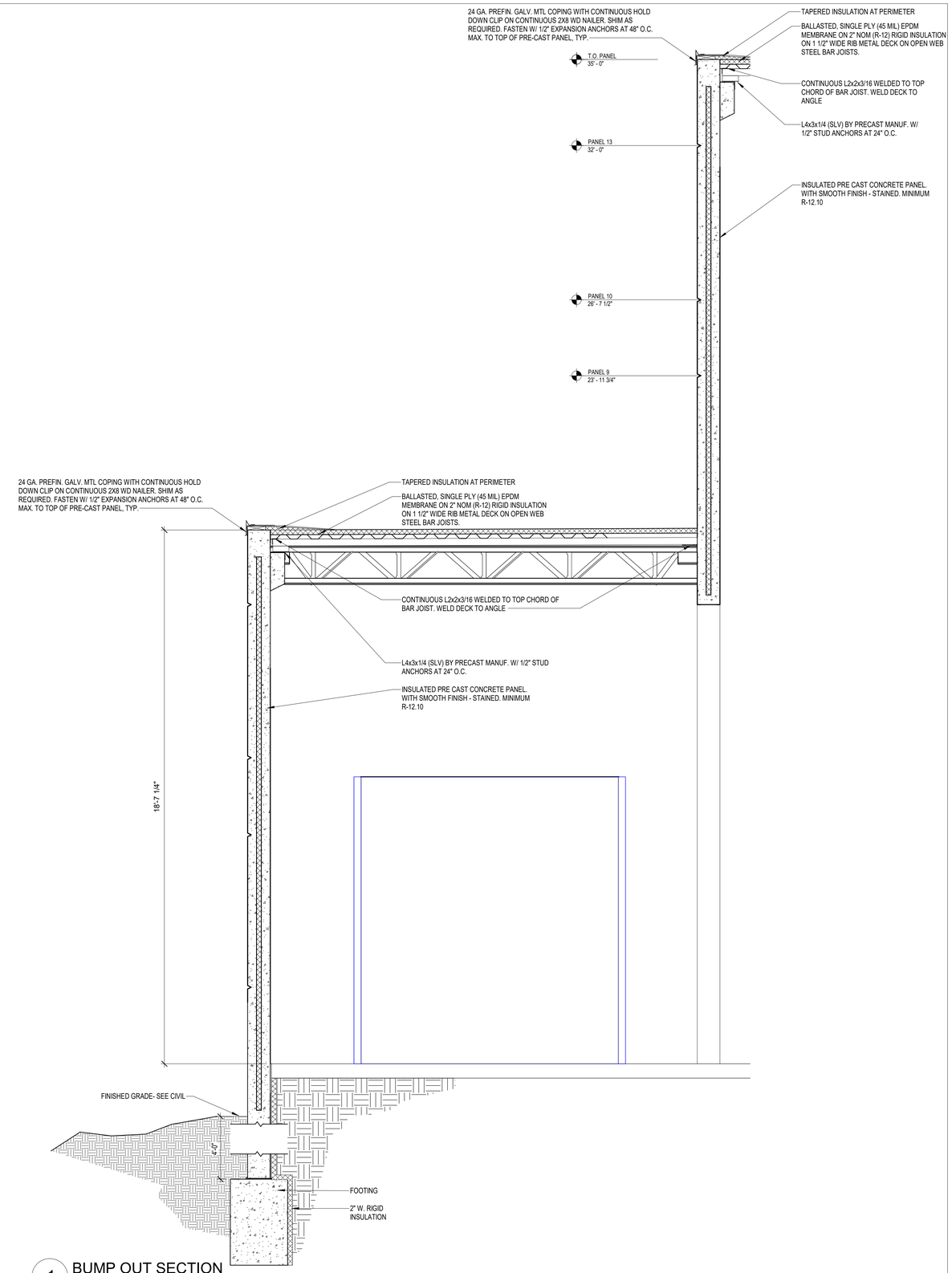
REVISIONS:

DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

SECTIONS
SHEET NUMBER:
PUD-5

COMMENTS:



1 BUMP OUT SECTION
1/2" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:
PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

REVISIONS:

DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

SECTIONS

SHEET NUMBER:

PUD-6

COMMENTS:

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

Call Before You Dig
JULIE
1-800-892-0123

FINAL ENGINEERING PLANS

CVS PHARMACY EXPANSION

1780 WALL STREET
MOUNT PROSPECT, IL 60056

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF MT. PROSPECT
1700 WEST CENTRAL ROAD
MT. PROSPECT, IL 60056
TEL: (847) 870-5640
CONTACT: MATT LAWRIE
EMAIL: MLAWRIE@MOUNTPROSPECT.ORG

SANITARY AND STORM SEWER SERVICE
VILLAGE OF MT. PROSPECT PUBLIC WORKS DEPARTMENT
1700 WEST CENTRAL ROAD
MT. PROSPECT, IL 60056
TEL: (847) 870-5640
CONTACT: CHUCK LINDELOF, P.E.
EMAIL: CLINDELOF@MOUNTPROSPECT.ORG

MWRD LOCAL SEWERS
6001 W. PERSHING RD
CICERO, IL 60804
TEL: (708) 588-4055
CONTACT: FIELD INSPECTOR

WATER SERVICE
VILLAGE OF MT. PROSPECT PUBLIC WORKS DEPARTMENT
1700 WEST CENTRAL ROAD
MT. PROSPECT, IL 60056
TEL: (847) 870-5640
CONTACT: SEAN DORSEY

POWER COMPANY
COMED
3500 N. CALIFORNIA AVE
CHICAGO, IL 60618
TEL: (800) 334-7661

NATURAL GAS COMPANY
NICOR GAS
1665 BIRCHWOOD AVE
DES PLAINES, IL 60018
TEL: (888) 642-6748

TELEPHONE
AT&T
225 W RANDOLPH ST
CHICAGO, IL 60606
TEL: (630) 383-9249
CONTACT: KENNETH COLWELL
EMAIL: KC1298@ATT.COM

PROJECT TEAM

DEVELOPER
SENTINEL REAL ESTATE
1251 AVENUE OF AMERICAS
NEW YORK, NY 10020
TEL: (212) 408-8957
CONTACT: DAVID WITTHUHN

TENANT/USER
CVS HEALTH
TEL: (774) 235-5092
CONTACT: BECKY SOUDER

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (331) 481-7330
EMAIL: TOM.SZAFRANSKI@KIMLEY-HORN.COM
CONTACT: TOM SZAFRANSKI, P.E.

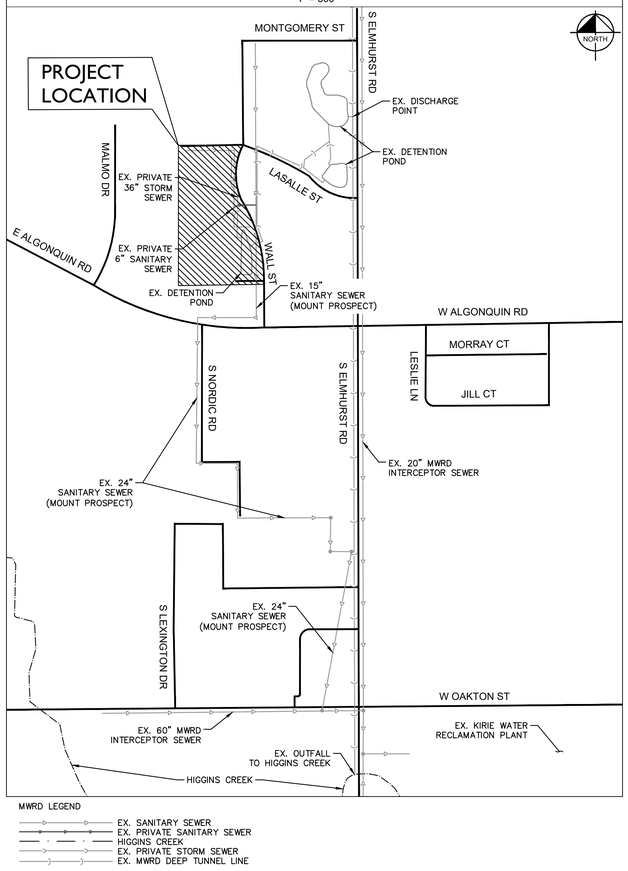
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-3442
CONTACT: CHRIS WILSON, PLA

SURVEYOR
IG CONSULTING
300 MARQUARDT DRIVE
WHEELING, IL 60090
TEL: (847) 215-1133
CONTACT: KEVIN C. LEWIS

ARCHITECT
GPD GROUP
520 SOUTH MAIN STREET, SUITE 2531
AKRON, OH 44311
TEL: (330) 572-3707
CONTACT: NATHAN CEBULA

LOCATION MAP & MWRD ROUTING

1" = 500'



MWRD LEGEND
EX. SANITARY SEWER
EX. PRIVATE SANITARY SEWER
HIGGINS CREEK
EX. PRIVATE STORM SEWER
EX. MWRD DEEP TUNNEL LINE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C1.1	MWRD NOTES
V0.0	ALTA SURVEY
V0.1	ALTA SURVEY
V0.2	ALTA SURVEY
V0.3	ALTA SURVEY
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	MWRD MAINTENANCE & MITIGATION PLAN
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS
L1.0	TREE REPLACEMENT PLAN
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE NOTES & DETAILS

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:
REAL PROPERTY IN THE CITY OF MOUNT PROSPECT, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:
LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO.3, BEING A RESUBDIVISION OF LOTS 3 OF 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, ILLINOIS.
TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29, 2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, LLC AND C.V. LAND HOLDINGS, L.L.C, (WHICH REPLACES AND SUBSTITUTES DOCUMENT 24594255) WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22, 2010 AS DOCUMENT NO. 1002218050.
TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC, OWNERS AND OCCUPANTS AND ADJACENT PROPERTY OWNERS AND OCCUPANTS, AS GRANTED ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, RECORDED JULY 9, 2008 AS DOCUMENT 0819145106.
THE ABOVE DESCRIBED LAND IS THE SAME LAND AS SHOWN ON THAT ATLA/NSPS LAND TITLE SURVEY PREPARED BY THOMAS A. MOLLOY ON BEHALF OF EDWARD J. MOLLOY & ASSOCIATES, DATED MARCH 27, 2017 AND LAST REVISED MAY 9, 2017, AND KNOWN AS PROJECT NO. 289 (THE "SURVEY").

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1: NORTH BONNET BOLT ON FIRE HYDRANT, AS SHOWN.
ELEVATION=662.22' (NAVD 88)

PROFESSIONAL ENGINEER'S CERTIFICATION

I, TOM J. SZAFRANSKI, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CVS PHARMACY, INC. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 23RD DAY OF AUGUST, A.D., 2024.

IL LICENSED PROFESSIONAL ENGINEER 062-070698
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2025
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

Thomas J. Szafranski
062.070698
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Date of Expiration: 11-30-25

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: (630) 487-3442
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CVS Health®

COVER SHEET

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER C0.0

Drawing name: K:\CHS_IDEV\268465001_CVS_Mount Prospect_ILV2 Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg C0.0 Aug 23, 2024 8:51am by JulietteStroesser
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C1.0 - GENERAL NOTES.dwg C1.0 Aug 22, 2024 2:29pm by: Juliette.Stroesser
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   IG CONSULTING, INC.
   300 MARQUARDT DRIVE
   WHEELING, IL 60090
   TEL: (847) 215-1133

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE VILLAGE OF MOUNT PROSPECT UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE VILLAGE OF MOUNT PROSPECT, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. 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 THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

    14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE VILLAGE OF MOUNT PROSPECT, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

    14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE VILLAGE OF MOUNT PROSPECT.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE VILLAGE OF MOUNT PROSPECT UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING VILLAGE OF MOUNT PROSPECT. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SOD, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE VILLAGE OF MOUNT PROSPECT OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER
    FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

1. TOPSOIL EXCAVATION INCLUDES:

1.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

1.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

1.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

1.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

1.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

2. EARTH EXCAVATION INCLUDES:

2.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

2.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

2.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

2.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

3. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

4. MISCELLANEOUS. THE CONTRACTOR SHALL:

4.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

4.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

4.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

4.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

5. TESTING AND FINAL ACCEPTANCE

5.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

5.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)]: FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

2.2.1. SCARIFY, DISC, AND AERATE.

2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.

2.2.4. USE OF GEOTEXTILE FABRIC.

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

2.3. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

2.4. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.

3. CONCRETE WORK

3.1. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

3.2. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4-INCH BY 18-INCH EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES

3.3. CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.

3.4. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

3.5. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.

3.6. CONCRETE CURING AND PROTECTION SHALL BE PER IDOT STANDARDS. TWO (2) COATS OF IDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.

3.7. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

4.1. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE, IL-19, N50; AND BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE, MIX N50, OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.

4.2. PROOF-ROLL SUBGRADE BELOW PAVEMENTS AND THE AGGREGATE BASE WITH HEAVY PNEUMATIC-TIRED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADE. PROOF ROLL SHOULD BE INSPECTED BY A QUALIFIED TECHNICIAN TO ASSURE SUFFICIENT REMEDIATION OF UNSUITABLE MATERIALS AND PROPER PLACEMENT OF BACKFILL. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED AT THE DIRECTION OF THE VILLAGE ENGINEER. COMPLETELY PROOF-ROLL SUBGRADE IN ONE DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH. PROOF ROLL WITH A LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT LESS THAN 15 TONS. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY GEOTECHNICAL ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED. THE PROOF ROLL SHALL BE WITNESSED BY THE VILLAGE ENGINEER. PROOF-ROLLING OF SUBGRADE ABOVE UNDERGROUND DETENTION SYSTEM PROHIBITED. CONTRACTOR TO PERFORM NUCLEAR DENSITY TESTING OF SUBGRADE ABOVE THE UNDERGROUND DETENTION SYSTEM IN-LIEU OF PROOF-ROLLING TO MINIMIZE LOADING ON THE DETENTION SYSTEM.

4.3. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE IDOT APPROVED.

4.4. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER IDOT STANDARDS.

4.5. SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.

5. TESTING AND FINAL ACCEPTANCE.

5.1. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE MATERIALS/TESTING ENGINEER.

5.2. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

5.3. WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY IDOT STANDARDS.

5.4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

6. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPALITY CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

SIGNAGE AND PAVEMENT MARKING NOTES

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARDS.

2. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.

3. POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE IDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).

4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH IDOT STANDARDS.

5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC ON ASPHALT AND EPOXY ON CONCRETE OR AS APPROVED BY IDOT.

6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH IDOT STANDARDS.

7. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE OR YELLOW PER LOCAL CODE.

8. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.

SANITARY SEWER NOTES

1. SANITARY SEWER PIPE: ALL SANITARY SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE (PVC SDR-26), CONFORMING TO ASTM D3034 AND D2241 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D3139 AND D3212. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
4" - 12"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
4"-48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)

2. BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼" TO 1" IN SIZE WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NO LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. AS A MINIMUM, THE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE STATE OF ILLINOIS OR ASTM C-33. THE GRADATION SHALL CONFORM TO GRADATION CA-11 OR CA-13 OF THE ILLINOIS STANDARD SPECIFICATIONS AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

3. ALL UNSUITABLE MATERIALS SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL OR STONE, AS PER IDOT STANDARDS.

4. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF TWO (2) FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL PER IDOT STANDARDS AND THOROUGHLY MECHANICALLY COMPACTED IN 9-INCH THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED.

5. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

6. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.

7. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) REQUIREMENTS, AS SPECIFIED IN THE STANDARDS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

8. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE, EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

   A. IF NECESSARY PERMISSION SHALL BE OBTAINED FROM THE VILLAGE OF MOUNT PROSPECT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.

   B. THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE SEWER AND 18 INCHES HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

9. ALL SANITARY MANHOLES (AND STORM MANHOLES IN COMBINED SEWER AREAS) SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE. A WATERTIGHT BOOT, CONFORMING TO ASTM C-923, SHALL BE USED AT THE PIPE-STRUCTURE CONNECTION.

10. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT SLEEVES. THE BOTTOM OF THE MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

11. FRAMES AND LIDS: SEE DETAILS FOR ALL SANITARY SEWER MANHOLE FRAMES AND LIDS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF-SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN THE FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

12. A MAXIMUM OF TWELVE (12) INCHES OF CONCRETE-ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

13. CLEANING: ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

14. TESTING: DEFLECTION, AIR, AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS.

15. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY CODE.

16. TELEVISING: IF REQUIRED BY THE CITY OF MUNICIPALITY, ALL SANITARY SEWERS SHALL BE TELEVISED, AND A COPY OF THE TAPE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS, AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEOTAPES.

17. TEST RESULTS: IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND REPAIR, OR REPLACE ALL MATERIALS AND WORKMANSHIP, AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.

18. CERTIFICATION: CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING." ASTM STANDARDS D-2241, AS APPROPRIATE FOR THE PIPE, TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT FIVE (5) PERCENT MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.

19. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO THE LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

STORM SEWER NOTES

1. STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR DETERMINING PIPE CLASS AND CONFORMING TO ASTM C76. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL STORM SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
12"-60"	RCP	REINFORCED CONCRETE PIPE (ASTM C76); SEE IDOT SPECS FOR PIPE CLASS
3" - 12"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
3"-48"	HDPE	HIGH DENSITY POLYETHYLENE PIPE
3"-48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)

2. BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.

3. ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

4. CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

5. COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT HAVE LESS THAN TWO (2) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

6. STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4) FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH "O" RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12) INCHES OF ADJUSTING RINGS SHALL BE USED.

7. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.

8. THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.

9. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

10. THE STORM SEWER SHALL BE TELEVISED IF REQUIRED BY THE MUNICIPALITY.

11. MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE MUNICIPALITY.

12. ALL PVC PIPES CONNECTED TO REINFORCED CONCRETE PIPE SHALL BE CORED AND BOOTED PER THE MUNICIPALITY REQUIREMENTS.

WATERMAIN NOTES

1. WATERMAIN PIPE: ALL WATERMAIN PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL WATERMAIN PIPE SHALL BE CONSTRUCTED OF BITUMINOUS-COATED CEMENT-LINED DUCTILE IRON PIPE, CLASS 56, CONFORMING TO ANSI A21.51 (AWWA C151). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A21.4 (AWWA C104). THE JOINTS SHALL BE PUSH-ON COMPRESSION GASKET JOINTS CONFORMING TO ANSI A21.11 (AWWA C111). ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL WATERMAIN PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: (1)

PIPE SIZE	CODE	PIPE MATERIAL
3"-48"	DIP	DUCTILE IRON PIPE, CLASS 56 (ANSI 21.51 AND AWWA C151)
< 3"		TYPE "K" COPPER PIPE

2. FITTINGS: ALL FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND MECHANICAL JOINTS CONFORMING TO ANSI AS21.10 (AWWA C110).

3. VALVES: GATE VALVES SHALL BE USED ON ALL WATERMAINS. ALL VALVES SHALL TURN COUNTER-CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE-MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS.

4. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

5. VALVE VAULTS: VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES FIVE (5) FEET IN DIAMETER, AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE ACCORDING TO THE DETAIL ON THE PLANS, WITH "WATER" EMBOSSED ON THE LID.

6. FIRE HYDRANTS: SEE PLANS FOR APPROVED FIRE HYDRANT DETAIL. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. FIRE HYDRANTS SHALL HAVE AUXILIARY VALVES WITH A HYDRANT BARREL TO VALVE BOX RESTRAINING DEVICE. THE PUMPER CONNECTION SHALL FACE THE ROADWAY.

7. PROVIDE AND INSTALL FOUR MEGALUG JOINT RESTRAINTS AT EACH JOINT FROM THE MAINLINE TEE TO THE AUXILIARY VALVE AND BETWEEN THE AUXILIARY VALVE AND THE HYDRANT BARREL.

8. THE BREAK FLANGE AND ALL BELOW-GRADE FITTING SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

9. CORPORATION STOPS: CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800 AND SHALL INCLUDE "J" BEND, TAILPIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON THE PLANS.

10. SERVICE BOX: PROVIDE CURB VALVE AND CURB BOX, AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RODS FOR SIX (6) FEET OF BURY.

11. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

12. BEDDING: ALL WATERMAINS SHALL BE BEDDED ON FIRM GROUND, WITH BELLHOLES EXCAVATED SO THAT THE PIPE HAS AN EVEN BEDDING FOR ITS ENTIRE LENGTH.

13. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO TWELVE (12) INCHES OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

14. A MINIMUM DEPTH OF COVER OF 5-FEET, 6-INCHES SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8) FEET, EXCEPT AT SPECIAL CROSSINGS AND ONLY AS DESIGNATED ON THE PLANS..

15. "MEGA-LUG" RETAINER GLANDS AND THRUST BLOCKING SHALL BE INSTALLED ON WATERMAINS AT ALL BENDS, FITTINGS, TEES, ELBOWS, ETC. "MEGA-LUG" RESTRAINED JOINTS ARE REQUIRED ON ALL VALVES AND ALL FITTINGS. THE COST FOR THIS WORK SHALL BE INCIDENTAL TO THE UNIT PRICE FOR THE PIPE INSTALLED.

16. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) AND MUNICIPALITY WATERMAIN PROTECTION:

16.1. HORIZONTAL SEPARATION

16.1.1. WATERMAINS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, OR SEWER SERVICES CONNECTION.

16.1.2. WATERMAINS MAY BE LAID CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN:

16.1.2.1. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10) FEET;

16.1.2.2. THE WATERMAIN INVERT IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE SEWER;

16.1.2.3. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

16.1.3. WHEN IT IS IMPOSSIBLE TO MEET (1) OR (2) ABOVE, BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION AND IN CONFORMANCE WITH THE ILLINOIS STANDARDS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS. THE DRAIN OR SEWER SHALL BE PRESSURE-TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

16.2. VERTICAL SEPARATION

16.2.1. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

16.2.2. BOTH THE STORM SEWER AND SANITARY SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION OR THE STORM SEWER SHALL BE CONSTRUCTED USING "O" RING GASKET JOINTS, PER ASTM C-443:

16.2.2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, AS DESCRIBED ABOVE; OR

16.2.2.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

16.2.3. A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING OF THE WATERMAIN.

16.2.4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET.

17. ALL WATERMAINS SHALL BE PRESSURE-TESTED FOR A MIN. OF 2 HOURS AT 200 PSI, FLUSHED, AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPALITY SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE-TESTED FOR A MINIMUM OF ONE (1) HOUR. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE MUNICIPALITY. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

ADA GENERAL NOTES

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION.

2. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

3. ANY COMPONENTS OF THE PROJECT SERVING MULTI-FAMILY DWELLINGS IN BUILDINGS THAT HAVE (4) OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

4. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

5. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

VILLAGE OF MOUNT PROSPECT NOTES

1. RECYCLED MATERIALS:

1.1. RECYCLED CONCRETE MAY BE USED AS AGGREGATE BASE, PROVIDED THAT IT MEETS IDOT GRADATION REQUIREMENTS.

1.2. RECYCLED ASPHALT MAY BE REUSED IN NEW ASPHALT, BUT MAY NOT BE USED IN AGGREGATE BASE.

THE CONTRACTOR SHALL CONTACT REPUBLIC SERVICES AT (847) 981-0091 FOR THE COLLECTION AND DISPOSAL OF ALL CONSTRUCTION AND DEMOLITION MATERIAL.

NOTE:

IF SPECIFICATIONS ON THIS SHEET CONFLICT WITH THE VILLAGE OF MOUNT PROSPECT AND/OR MWRD SPECIFICATIONS/DETAILS, THE VILLAGE OF MOUNT PROSPECTS' AND/OR MWRD SPECIFICATIONS/DETAILS SHALL SUPERCEDE. MWRD SPECIFICATIONS/DETAILS SHALL SUPERCEDE ALL OTHERS.

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CVS Health®

GENERAL NOTES

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C1.0

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF MT PROSPECT MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF MT PROSPECT ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. 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. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. 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:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH 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.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "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.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. 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 CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL 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.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

Kimley»Horn
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CVS Health®

MWRD NOTES

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C1.1

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C1.1 - MWRD NOTES.dwg C1.1 Aug 22, 2024 - 2:29pm by: Julietta.Stroesser
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGAL DESCRIPTION:

The Land referred to in this policy is described as follows:

Real property in the City of Mount Prospect, County of Cook, State of Illinois, described as follows:

Lot 1 in Lake Center Plaza Resubdivision No. 3, being a Resubdivision of Lots 3 to 7, inclusive, in Lake Center Plaza and of Lot 2 in Lake Center Plaza Resubdivision No. 2 and of vacated portion of Wall Street, all in the northeast 1/4 of Section 23, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 9, 2008 as Document 0819145106, in Cook County, Illinois.

Together with the beneficial easement rights created by that certain Amended and Restated Declaration of Protective Covenants and Reciprocal Grants of Easements dated September 29, 2008 and recorded September 30, 2009 as Document 0927331126 made by and between LCP 1660/1780, LLC and C.V. Land Holdings, L.L.C., (which replaces and substitutes Document 24594255) which document was corrected by instrument recorded January 22, 2010 as Document No. 1002218050.

Together with the beneficial easement rights created by that certain ingress and egress easement for the use and benefit by the public, owners and occupants and adjacent property owners and occupants, as granted on the plat of Lake Center Plaza Resubdivision No. 3, recorded July 9, 2008 as Document 0819145106.

The above described land is the same land as shown on that ALTA/NSPS land title survey prepared by Thomas A. Molloy on behalf of Edward J. Molloy & Associates, dated March 27, 2017 and last revised May 9, 2017, and known as Project No. 289 (The "Survey").

NOTES:

1. Underground utilities are shown utilizing a combination of Atwell Hicks engineering plans dated 09/07/2007, provided by client, and BLVD map dated 03/22/2024, along with BLVD field markings established using standard RF and GPR methods. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact locations indicated although the surveyor does certify that they are accurately depicted from the information available.
2. Basis of bearings is the South line of Lot 1 in Lake Center Plaza Resubdivision, monumented at the east with a found 3/4" iron pipe, and at the east with a set 5/8" iron rod, as shown hereon, and measured to bear S88°20'19"W, a distance of 582.93 feet.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published March 8, 2024, referencing Flood Insurance Rate Map, Map Number 17031C0212J effective date August 19, 2008, and 17031C0214J effective date August 19, 2008, indicates this survey area is located in Zone X (Area of minimal flood hazard).
4. This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon a Loan Policy Title Insurance, prepared by First American Title Insurance Company, Policy No. 1125219, with a date of policy of May 26, 2022. The lender has been notified of any documents depicted on this survey that were not referenced within the Commitment for Title Insurance.
5. The linear units used in this drawing are U.S. Survey Feet.
6. SITE BENCHMARK: North bonnet bolt on fire hydrant, as shown. Elevation: 662.62' (NAVD 88).
7. The improvements shown hereon are as of the date of field work, March 18, 2024.
8. Survey is relative to Illinois State Plane Coordinate System, East Zone (1201).
9. This site is zoned "I1" (Limited Industrial Planned Unit Development).
   CURRENT ZONING INFORMATION:
   ZONING: "I1"
   Parking Provided: 391 regular spaces, 6 handicap spaces, 6 semi truck spaces.
   No zoning information was provided by the client at the time of survey.
   For additional zoning information please contact the City of Mount Prospect Planning and Zoning Commission at 847-818-5314.
10. Lot 1 has a calculated area of 461,278 square feet (10.590 acres) more or less.
    Lot 2 has a calculated area of 316,766 square feet (7.272 acres) more or less.
11. The record perimeter of the boundary does not result in a mathematical closure.
12. There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
13. Access is obtained directly from Wall Street. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.
14. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
15. This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
16. Lot 1 is commonly known as CVS Health – <Posted Address: 1780 Wall Street>
    Lot 2 is commonly known as PROLOGIS – <Posted Address: 1660 Wall Street>
17. There is no observable evidence of earth moving work, building construction or building additions within recent months.
18. There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
19. There is no observable evidence of recent street or sidewalk construction or repairs.
20. The surveyor was not provided with a recorded Plat of Vacation of Wall Street at the cul-de-sac bulb lying in Lot 2.
21. Potential Encroachments:
    (1) Underground gas line lies within sidewalk easement.
    (2) Unknown manhole and underground communication line lies within sidewalk easement.
    (3) Utility easement crosses building footprint.
    (4) Nicor easement crosses building footprint.
    (5) Wood retaining wall crosses utility and drainage easement.

Site coordinated by:
Clark
177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
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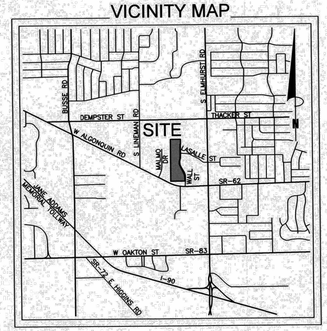
VICINITY MAP



SCHEDULE B2 EXCEPTIONS:

Item No.

(2) Amended and Restated Declaration of Protective Covenants and Reciprocal Grants of Easements dated September 29, 2008 and recorded September 30, 2009 as Document 0927331126 made by and between LCP 1660/1780, LLC and C.V. Land Holdings, L.L.C., (which replaces and substitutes Document 24594255) which document was corrected by instrument recorded January 22, 2010 as Document No. 1002218050, as shown on Survey.
–EASEMENTS AND SETBACKS PER DOCUMENT THAT LIE ON OR ARE ADJACENT TO LOTS 1 AND 2 ARE PLOTTED HEREON.

(3) Notice of Requirements for Storm Water Detention recorded June 20, 1978 as document 24498918.
–DOCUMENT CONTAINS NO PLOTTABLE MATTERS OF SURVEY.

(4) The following matters shown, reserved for and granted in Plat of subdivision recorded July 1, 1988 as document 88291118, as shown on Survey.
a) Electric, communication, sewer, water, gas, utility, drainage, access and detention easements; and
b) 30 foot building line.
–EASEMENTS AND SETBACKS PER DOCUMENT THAT LIE ON OR ARE ADJACENT TO LOTS 1 AND 2 ARE PLOTTED HEREON.

(5) The following matters shown, reserved for and granted in on the Plat of Lake Center Plaza Resubdivision No. 3, recorded July 9, 2008 as Document 0819145106, as shown on Survey.
a) Ingress and Egress Easement;
b) 5' drainage and utility easement;
c) 10' Nicor easement; and
d) Drainage and utility easement.
–EASEMENTS AND SETBACKS PER DOCUMENT THAT LIE ON OR ARE ADJACENT TO LOTS 1 AND 2 ARE PLOTTED HEREON.

(6) Ordinance No. 5617 which was recorded March 19, 2007 as document 0707815105 and corrected by instrument recorded January 2, 2008 as Document 0800260076.
–BUILDING HEIGHTS BY FIELD MEASUREMENT AND BUILDING SETBACKS PER RECORDED SUBDIVISION ARE PLOTTED HEREON. FOR CURRENT ZONING INFORMATION AFFECTING THE PROPERTY, PLEASE REFER TO A PROFESSIONALLY PREPARED ZONING REPORT. "PLAT OF VACATION OF WALL STREET" WAS NOT NOTED ON TITLE OR PROVIDED AT THE TIME OF SURVEY"

(7) Resolution No. R-01-12 approving findings of fact for property located at 1780 Wall Street, Mount Prospect, Illinois, recorded April 24, 2012 as Document 1211522070.
–DOCUMENT CONTAINS NO PLOTTABLE MATTERS OF SURVEY.

(8) Maintenance Agreement dated December 21, 2012 and recorded December 28, 2012 as Document 1236331058 made by and between LCP 1660/1780, L.L.C, and Lake Center Industrial, LP, a Delaware limited partnership.
–ACCESS EASEMENT PER PLAT IS PLOTTED HEREON PER ITEM 5 ABOVE.

(9) Restrictive Covenant Agreement dated December 21, 2012 and recorded December 28, 2012 as Document 1236331059 made by and between LCP 1660/1780, L.L.C, a Delaware limited liability company, Chicago Title Land Trust Company, as successor Trustee under Trust Agreement dated March 7, 1970 and known as Trust Number 40666 and Lake Center Industrial, LP, a Delaware limited partnership.
–DOCUMENT CONTAINS NO PLOTTABLE MATTERS OF SURVEY.

(10) Easement for public utilities, sanitary sewer and water mains heretofore granted by instrument recorded August 22, 1978 as Document no. 24594254 as shown on Survey.
–EASEMENT PER DOCUMENT AS IT CROSSES OR LIES ON LOT 1 IS PLOTTED HEREON.

(11) The following matters shown on the survey prepared by Thomas A. Molloy on behalf of Edward J. Molloy & Associates, dated March 27, 2017 and last revised May 9, 2017, under Job No. 289, shows the following:
a) Building encroaches into the 10 foot Nicor easement per Plat of Lake Center Plaza Resubdivision No. 3, recorded July 9, 2008 as Document 0819145106.
–POSSIBLE ENCROACHMENTS OBSERVED AT THE TIME OF SURVEY ARE PLOTTED AND NOTED HEREON.

Items not listed above are determined non-survey related items and are not plotted hereon.

SURVEYOR'S CERTIFICATION:

To: Sun Life Assurance Company of Canada, a Canadian Corporation; Lake Center Industrial, LP, a Delaware limited partnership; and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 11b, 13, 16, 17, 19 and 20a of Table A thereof. The field work was completed on March 18, 2024.

Date of Plat or Map: July 22, 2024.

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Illinois and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

KEVIN C. LEWIS 3681 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WHEELING, ILLINOIS

Kevin C. Lewis
Illinois Professional Land Surveyor No. 3681
License expires: 11/30/2024
Email: ALTA@clarkls.com

CONSULTING, INC.
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1129 MAIN STREET, (2ND FLOOR) WISCONSIN 53182
PH. (262) 878-6210
E-MAIL: IG@gcconsulting.net
IG#24026

No.	Description	By	Date
2.	Addressed client comments.	FKH	07/17/2024
1.	Udated topo shown.	FKH	6/10/2024

Revisions

SITE NAME:
CVS SPC Mt. Prospect IL

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE NE1/4 OF SECTION 23,
TOWNSHIP 41 NORTH, RANGE 11 EAST, THIRD P.M.,
VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

Project No. 240212
Drawn By: FSN
Checked By: KCL
Date: 4/8/2024
Sheet 1 of 4

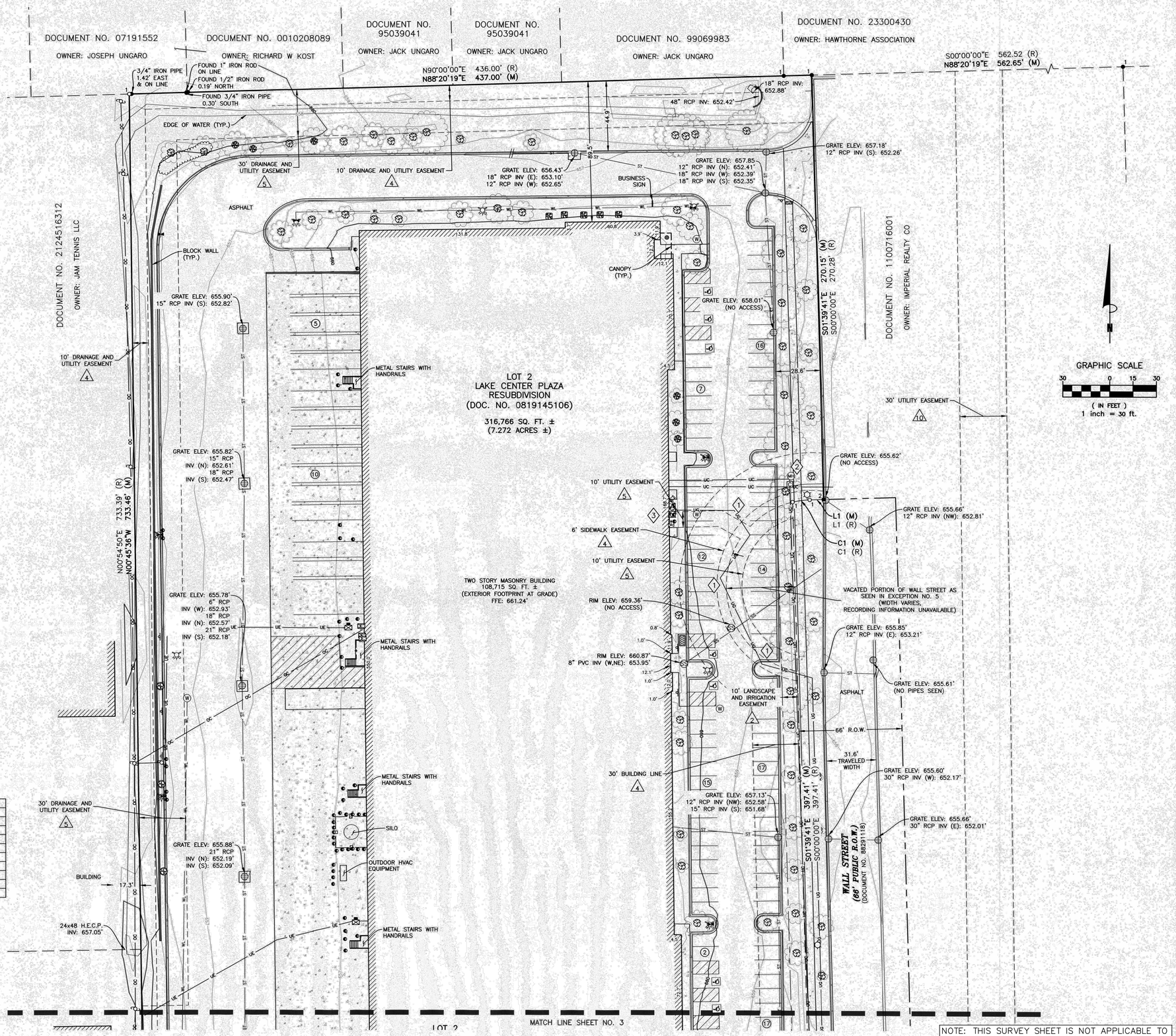
V0.0

LEGEND

- FOUND MONUMENT (AS NOTED)
- 1 3/4" IRON PIPE
- 2 CUT "+" IN CONCRETE
- 3 PK NAIL
- SET MONUMENT (AS NOTED)
- 1 5/8" IRON ROD
- (XXXX) STREET ADDRESS
- (M) MEASURED BEARING AND/OR DISTANCE.
- (R) RECORD BEARING AND/OR DISTANCE.
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- STORM INLET (ROUND)
- STORM INLET (RECTANGLE)
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- FIRE VALVE
- WATER YARD HYDRANT
- FIRE DEPARTMENT CONNECTION
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC CABINET
- UTILITY POLE
- COMMUNICATION MANHOLE
- COMMUNICATION PEDESTAL
- COMMUNICATION BOX
- GAS METER
- UNKNOWN MANHOLE
- UNKNOWN TERMINUS
- HANDICAP PARKING
- REGULAR PARKING SPACES
- PARKING GATE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- BOLLARD
- SIGN
- ST STORM LINE (UNDERGROUND)
- SS SANITARY LINE (UNDERGROUND)
- WL WATER LINE (UNDERGROUND)
- UG GAS LINE (UNDERGROUND)
- UE ELECTRIC LINE (UNDERGROUND)
- UC COMMUNICATION LINE (UNDERGROUND)
- OC COMMUNICATION LINE (OVERHEAD)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/SETBACK
- WOOD FENCE
- IRON FENCE
- HAND RAIL
- SHRUB LINE
- TREE DRIP EDGE
- TRUNCATED DOMES
- CONCRETE AREA
- EXCEPTION NUMBER
- POTENTIAL ENCROACHMENT

LINE	BEARING	DISTANCE
L1 (M)	S88°20'19"W	9.00'
L1 (R)	N90°00'00"W	9.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (M)	55.00'	11.07'	11.06'	S82°34'12"W
C1 (R)	55.00'	11.07'	11.05'	S84°13'53"W
C2 (M)	466.07'	71.63'	71.56'	S02°44'29"W
C2 (R)	466.07'	71.51'	71.44'	S04°23'44"W
C3 (M)	466.07'	91.06'	90.92'	S12°44'29"W
C3 (R)	466.07'	91.18'	91.03'	S14°23'44"W
C4 (M)	429.73'	375.01'	363.23'	S06°39'41"E
C4 (R)	429.73'	375.02'	363.23'	S05°00'00"E
C5 (M)	1011.97'	547.71'	541.05'	S16°09'23"E
C5 (R)	1011.97'	547.71'	541.05'	S14°29'41"E



Site coordinated by:
Clark
177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
www.clarkls.com

NOTE: THIS SURVEY SHEET IS NOT APPLICABLE TO THE CVS PHARMACY EXPANSION PROJECT. SEE SUBSEQUENT PAGES FOR ADDITIONAL SURVEY SHEETS CORRESPONDING TO THE PROJECT AREA.

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
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FAX (847) 215-1177
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PH. (262) 878-6200
E-MAIL: ig@cgconsulting.net
ig#24026

No.	Description	By	Date
2	Addressed client comments.	FKH	07/17/2024
1	Udated topo shown.	FKH	6/10/2024

Revisions

SITE NAME:
CVS SPC Mt. Prospect IL

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE NE1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST, THIRD P.M., CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

Project No. 240212
Drawn By: FSN
Checked By: KCL
Date: 4/8/2024
Sheet 2 of 4

V0.1

LEGEND

- FOUND MONUMENT (AS NOTED)
- 1 3/4" IRON PIPE
- 2 CUT "+" IN CONCRETE
- 3 PK NAIL
- SET MONUMENT (AS NOTED)
- 1 5/8" IRON ROD
- (XXXX) STREET ADDRESS
- (M) MEASURED BEARING AND/OR DISTANCE.
- (R) RECORD BEARING AND/OR DISTANCE.
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- STORM INLET (ROUND)
- STORM INLET (RECTANGLE)
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
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- FIRE DEPARTMENT CONNECTION
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- EASEMENT/SETBACK
- WOOD FENCE
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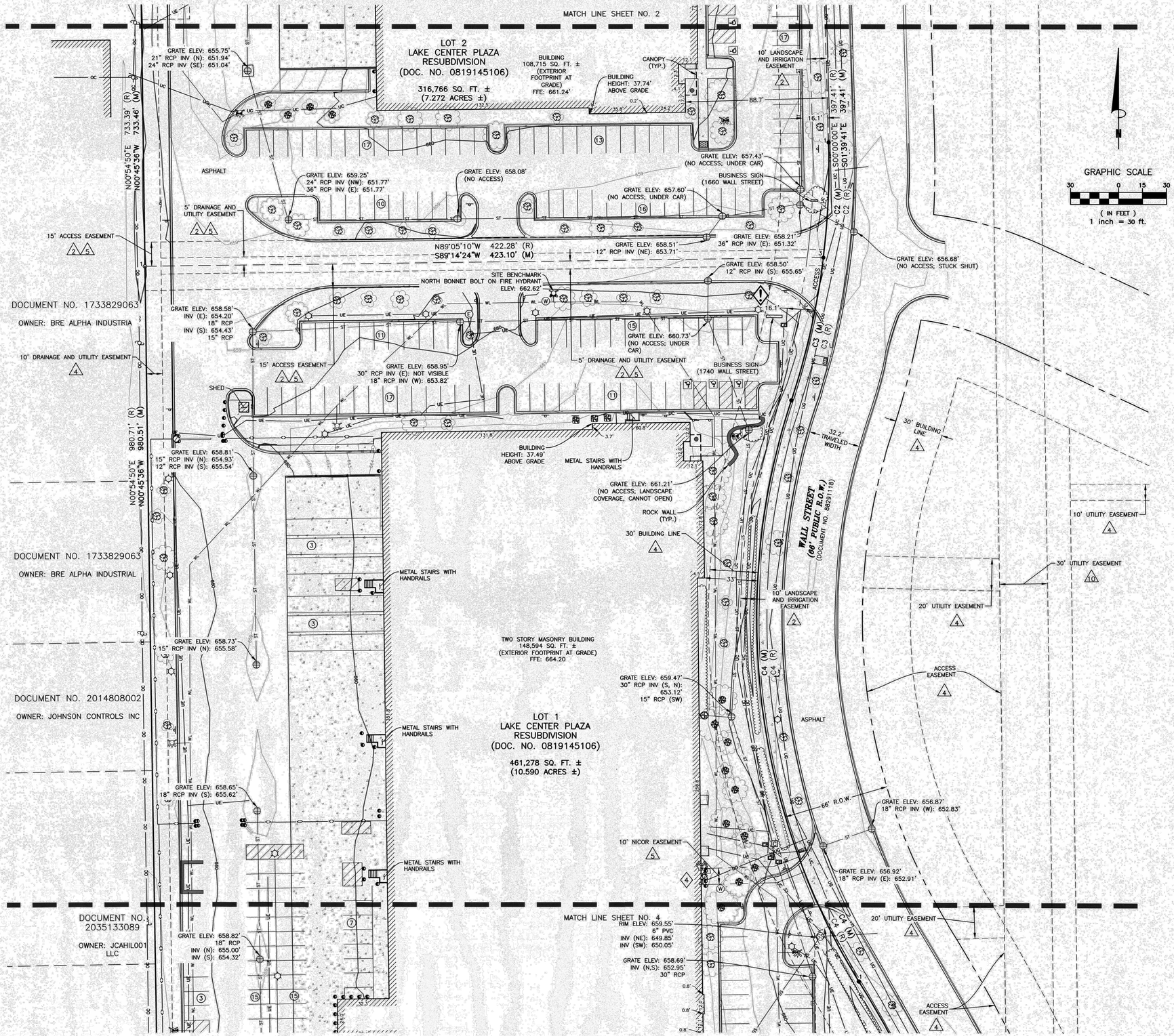
- HAND RAIL
- SHRUB LINE
- TREE DRIP EDGE
- TRUNCATED DOMES
- CONCRETE AREA
- X EXCEPTION NUMBER
- X POTENTIAL ENCROACHMENT



LINE	BEARING	DISTANCE
L1 (M)	S88°20'19"W	9.00'
L1 (R)	N90°00'00"W	9.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (M)	55.00'	11.07'	11.06'	S82°34'12"W
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No.	Description	By	Date
2	Addressed client comments.	FKH	07/17/2024
1	Udated topo shown.	FKH	6/10/2024

SITE NAME:
CVS SPC Mt. Prospect IL

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NE1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST, THIRD P.M., CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

V0.2

Project No. 240212
Drawn By: FSN
Checked By: KCL
Date: 4/8/2024
Sheet 3 of 4

LEGEND

●		FOUND MONUMENT (AS NOTED)
	1	3/4" IRON PIPE
	2	CUT "+" IN CONCRETE
	3	PK NAIL
○		SET MONUMENT (AS NOTED)
	1	5/8" IRON ROD
(XXXX)		STREET ADDRESS
(M)		MEASURED BEARING AND/OR DISTANCE.
(R)		RECORD BEARING AND/OR DISTANCE.
(S)		SANITARY MANHOLE
		CLEANOUT
		FLARED END SECTION
		STORM INLET (ROUND)
		STORM INLET (RECTANGLE)
		FIRE HYDRANT
		WATER VALVE
(W)		WATER MANHOLE
		FIRE VALVE
		WATER YARD HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE
(E)		ELECTRIC MANHOLE
		ELECTRIC TRANSFORMER
		ELECTRIC CABINET
		UTILITY POLE
(C)		COMMUNICATION MANHOLE
		COMMUNICATION PEDESTAL
		COMMUNICATION BOX
		GAS METER
(MH)		UNKNOWN MANHOLE
		UNKNOWN TERMINUS
		HANDICAP PARKING
(X)		REGULAR PARKING SPACES
		PARKING GATE
		CONIFEROUS TREE
		DECIDUOUS TREE
		SHRUB
		BOLLARD
		SIGN
ST		STORM LINE (UNDERGROUND)
SS		SANITARY LINE (UNDERGROUND)
WL		WATER LINE (UNDERGROUND)
UG		GAS LINE (UNDERGROUND)
UE		ELECTRIC LINE (UNDERGROUND)
UC		COMMUNICATION LINE (UNDERGROUND)
OC		COMMUNICATION LINE (OVERHEAD)
		PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT/SETBACK
		WOOD FENCE
		IRON FENCE
		HAND RAIL
		SHRUB LINE
		TREE DRIP EDGE
		TRUNCATED DOMES
		CONCRETE AREA
X		EXCEPTION NUMBER
X		POTENTIAL ENCROACHMENT

LINE	BEARING	DISTANCE
L1 (M)	S88°20'19"W	9.00'
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
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C4 (M)	429.73'	375.01'	363.23'	S06°39'41"E
C4 (R)	429.73'	375.02'	363.23'	S05°00'00"E
C5 (M)	1011.97'	547.71'	541.05'	S16°09'23"E
C5 (R)	1011.97'	547.71'	541.05'	S14°29'41"E

MATCH LINE SHEET NO. 3

DOCUMENT NO. 2035133089
OWNER: JCAHIL001 LLC

GRATE ELEV: 658.82'
18" RCP
INV (N): 655.00'
INV (S): 654.32'

GRATE ELEV: 658.74'
18" RCP INV (N): 655.07'
27" RCP INV (S): 654.23'

FOUND 5/8" IRON ROD

GRATE ELEV: 658.82'
21" RCP INV (S): 654.30'
(STUCK SHUT, CANNOT GET NORTH INV)

WOOD RETAINING WALL

METAL STAIRS WITH HANDRAILS

METAL STAIRS WITH HANDRAILS

RECORD INFORMATION UNAVAILABLE
OWNER: GC PROP MGMT

N00°54'50"E 980.71' (R)
N00°45'36"W 980.51' (M)

GRATE ELEV: 658.98'
24" RCP INV (N): 655.66'
24" RCP INV (S): 653.83'

10' DRAINAGE AND UTILITY EASEMENT
4

ASPHALT

10' WATER EASEMENT
(PER DOCUMENT NO. 91321871)

5' DRAINAGE AND UTILITY EASEMENT
5

GRATE ELEV: 658.53'
12" RCP INV (S): 654.81'

GRATE ELEV: 658.58'
12" RCP INV (N): 655.27'

DOCUMENT NO. 99188696
OWNER: OAK BROOK APPLE LLC

N00°45'36"W 187.85' (M)

LOT 1
LAKE CENTER PLAZA
RESUBDIVISION
(DOC. NO. 0819145106)

461,278 SQ. FT. ±
(10.590 ACRES ±)

TWO STORY MASONRY BUILDING
148,594 SQ. FT. ±
(EXTERIOR FOOTPRINT AT GRADE)
FFE: 664.20

S88°20'19"W 582.93' (M)
N90°00'00"W 582.32' (R)
(BASIS OF BEARINGS)

RIM ELEV: 659.55'
6" PVC
INV (NE): 649.85'
INV (SW): 650.05'

GRATE ELEV: 658.69'
INV (N,S): 652.95'
30" RCP

RIM ELEV: 662.49'
(NO ACCESS)

20' UTILITY EASEMENT
4

ACCESS EASEMENT
4

STORM WATER DETENTION EASEMENT
2

WALL STREET
(66' PUBLIC R.O.W.)
(DOCUMENT NO. 8829116)

30' BUILDING LINE
4

10' LANDSCAPE AND IRRIGATION EASEMENT
4

GRATE ELEV: 660.38'
30" RCP INV (N): 655.38'
36" RCP INV (E): 652.45'
15" RCP (SW)

RIM ELEV: 657.16'
18" RCP INV (N,S): 645.67'
(PIPE MATERIAL UNKNOWN)

36" RCP INV
(W): 653.01'

GRATE ELEV: 659.49'
15" RCP INV (SW): 653.47'
24" RCP INV WITH 6"
RESTRICTOR (E): 653.40'
TOP OF WATER: 653.39'

15" RCP INV
(NE): 653.97'

EDGE OF WATER (TYP.)

GRATE ELEV: 656.68'
24" RCP INV (W): 652.88'
18" RCP INV (E): 651.63'

GRATE ELEV: 656.71'
15" RCP INV (W): 653.14'

30' BUILDING LINE
4

UTILITY EASEMENT
(WIDTH VARIES)
4

66' R.O.W.

STORM WATER DETENTION EASEMENT
2

10' LANDSCAPE AND IRRIGATION EASEMENT
4

31.9'
TRAVELED WIDTH

ASPHALT

30' UTILITY EASEMENT
10

GRATE ELEV: 659.80'
TOP OF WATER: 653.99'
(NO ACCESS)

12" RCP INV
(S): 653.50'

30" RCP INV
(SW): 653.15'

GRATE ELEV: 658.26'
12" RCP INV (N): 653.62'
12" RCP INV (S): 653.82'

BUSINESS SIGN
(1780 WALL STREET)

ACCESS EASEMENT
4

GRATE ELEV: 659.68'
30" RCP INV (W): 653.25'
12" RCP INV (SE): 653.58'
30" RCP INV (NE): 651.94'

GRATE ELEV: 658.25'
12" RCP INV (N): 654.17'

RIM ELEV: 658.96'
18" INV (N,S): 645.09'
(PIPE MATERIAL UNKNOWN)

GRATE ELEV: 659.04'
12" RCP INV (NW): 654.81'

DOCUMENT NO. 0826733121
OWNER: 500 ALGONQUIN LLC

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

Site coordinated by:
Clark
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2	Addressed client comments.	FKH	07/17/2024
1	Udated topo shown.	FKH	6/10/2024

SITE NAME:
CVS SPC Mt. Prospect IL

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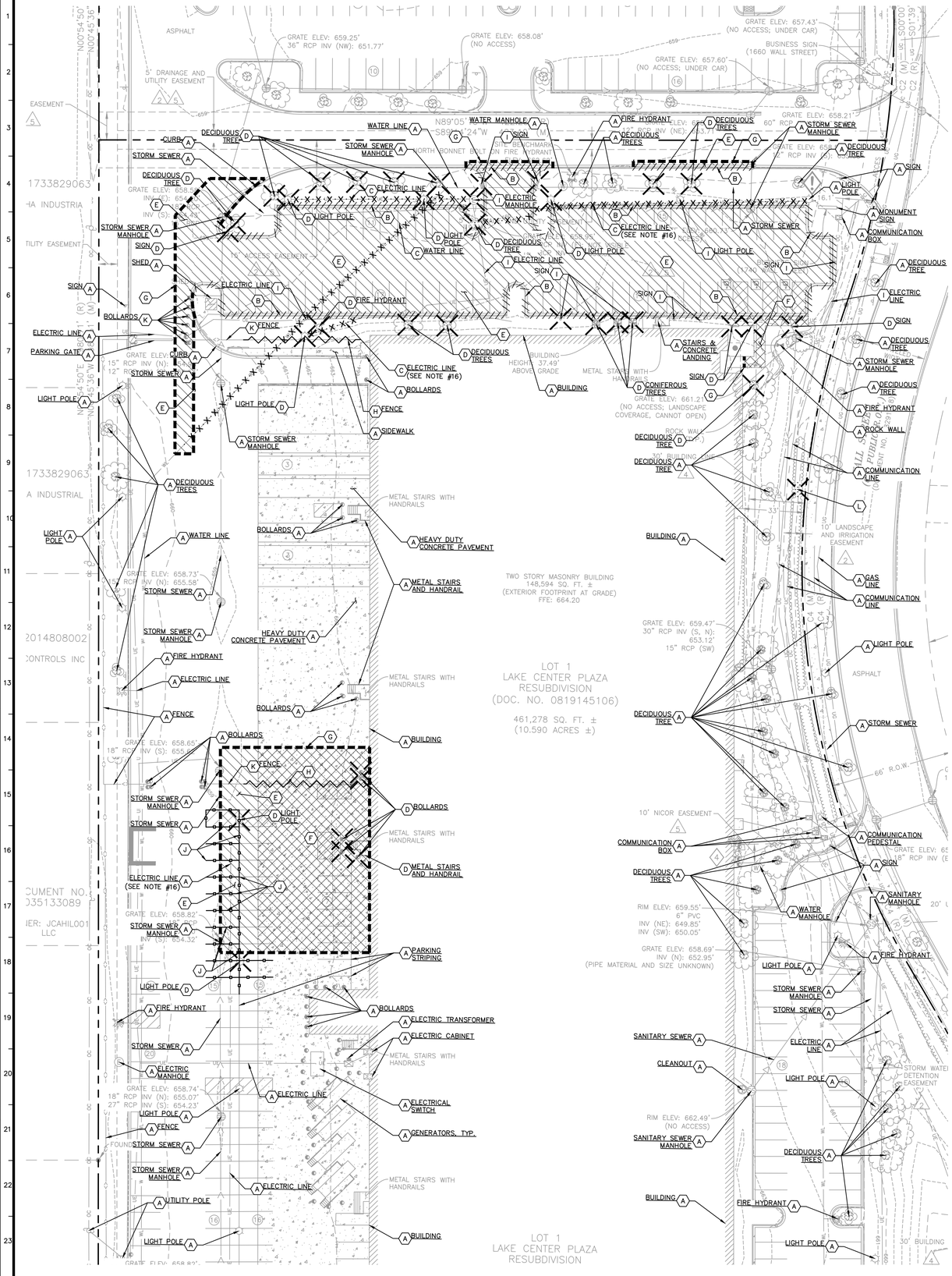
A PORTION OF THE NE1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST, THIRD P.M., CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

V0.3

Project No. 240212
Drawn By: FSN
Checked By: KCL
Date: 4/8/2024
Sheet 4 of 4



GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) X·X·X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) SAWCUT LINE
- (H) FENCE REMOVAL
- (I) REMOVE AND RELOCATE, PROTECT MATERIAL DURING CONSTRUCTION SO IT CAN BE REUSED
- (J) PARKING STRIPING REMOVAL
- (K) REMOVE AND REPLACE, PROTECT MATERIAL DURING CONSTRUCTION SO IT CAN BE REUSED
- (L) HEDGE REMOVAL

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE TENANT'S OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THAT RESPECTIVE PARTY, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
16. CONTRACTOR MAY NEED TO RELOCATE SITE LIGHTING CONDUITS AROUND PROPOSED IMPROVEMENTS TO ENSURE SERVICE REMAINS TO LIGHT POLES THAT WILL REMAIN IN PLACE DURING AND POST-CONSTRUCTION. FIELD VERIFY EXTENTS OF EXISTING LIGHTING SYSTEM CONDUITS PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CVS Health®

EXISTING CONDITIONS & DEMOLITION PLAN

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER C2.0

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg C2.0 Aug 22, 2024 2:31pm by: JulietteStresser
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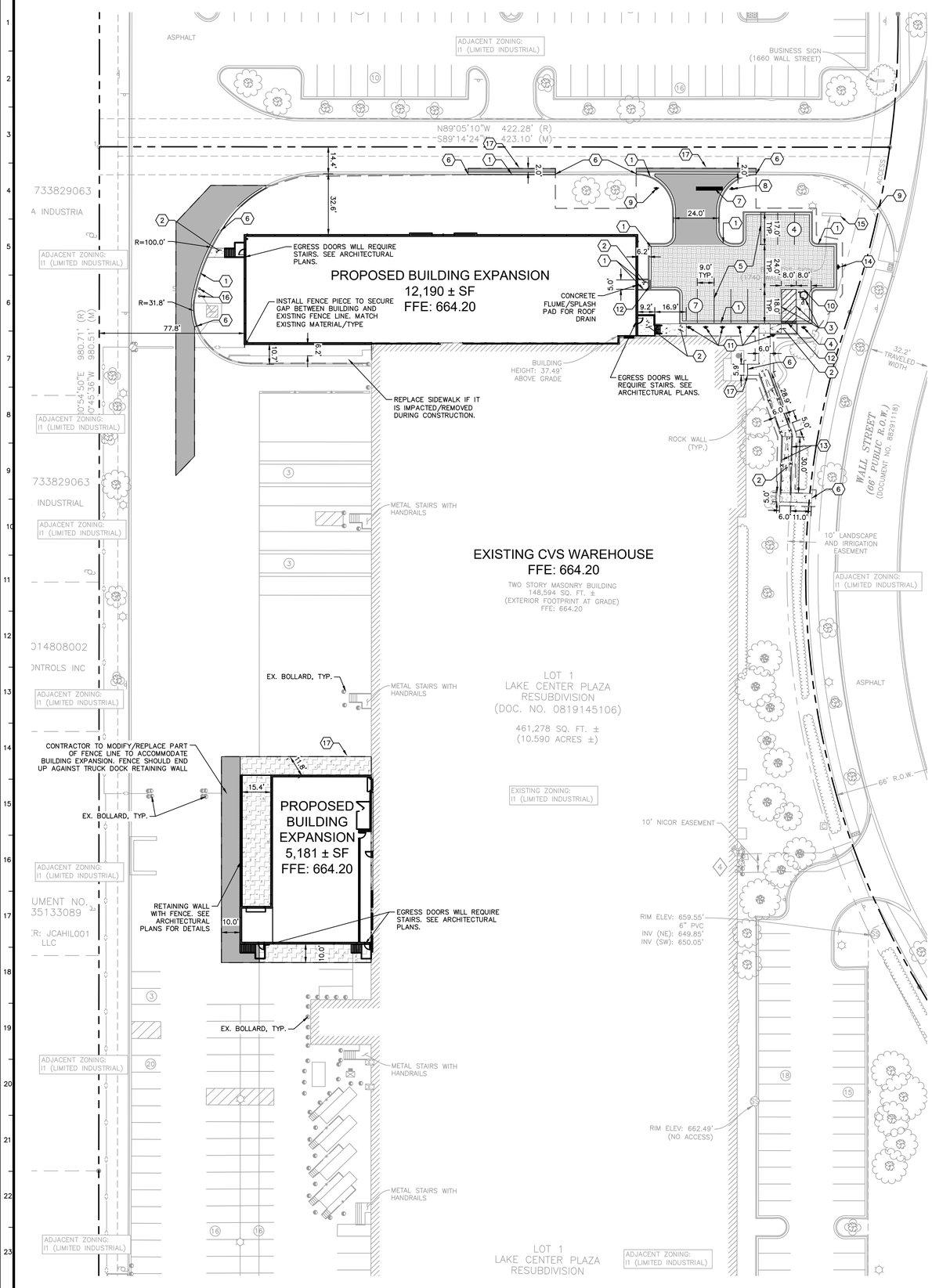

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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JULIE
1-800-892-0123

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
5. 4" WIDE PAINTED SOLID LINE, TYP.
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
8. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
9. RELOCATED CVS HEALTH DIRECTIONAL SIGN
10. 1' CONCRETE RIBBON (SEE DETAILS)
11. RELOCATED CVS VISITOR PARKING SIGN
12. DEPRESSED CURB AND GUTTER (SEE DETAILS)
13. HANDRAIL (SEE DETAILS)
14. RELOCATED CVS "RALLY POINT NORTH" SIGN
15. EXISTING MONUMENT SIGN
16. BOLLARD (SEE DETAILS)
17. SAWCUT

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1: NORTH BONET BOLT ON FIRE HYDRANT, AS SHOWN.
ELEVATION= 662.22' (NAVD 88)

LOT COVERAGE

TOTAL LOT AREA (LOT 1)	= 10.59 AC
EXISTING LOT COVERAGE (LOT 1)	= 74.50%
PROPOSED LOT COVERAGE (LOT 1)	= 74.32%

1

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PARKING SUMMARY

1

	REQUIRED	PROVIDED
TOTAL EXISTING PARKING	271 SPACES*	397 SPACES
TOTAL PROPOSED PARKING	283 SPACES*	325 SPACES
EXISTING ADA PARKING	8 SPACES	10 SPACES
PROPOSED ADA PARKING	8 SPACES**	8 SPACES

1

* THE EXISTING BUILDING HAS 46,943 SF OF OFFICE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 250 SF (188 SPACES).

THE EXISTING BUILDING HAS 124,805 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (83 SPACES).

THEREFORE, THE TOTAL REQUIRED PARKING FOR THE EXISTING DEVELOPMENT WAS 271 SPACES.

THE PROPOSED BUILDING ADDITIONS ARE INTENDED FOR WAREHOUSE USE. THE PROPOSED BUILDING ADDITIONS HAVE 17,371 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (12 SPACES).

THEREFORE, THE TOTAL REQUIRED PARKING FOR THE PROPOSED DEVELOPMENT IS 283 SPACES.

**PER 14.2205: ACCESSIBLE PARKING REQUIREMENTS
IF PARKING SPACES PROVIDED IS IN RANGE OF 301-400, THE TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED IS 8.

301 < 317 PROVIDED < 400, THEREFORE 8 REQUIRED ADA STALLS

PAVING AND CURB LEGEND

- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- PERMEABLE PAVERS — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- LIMITS OF DISTURBANCE

NO.	REVISIONS	DATE	BY
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SITE PLAN

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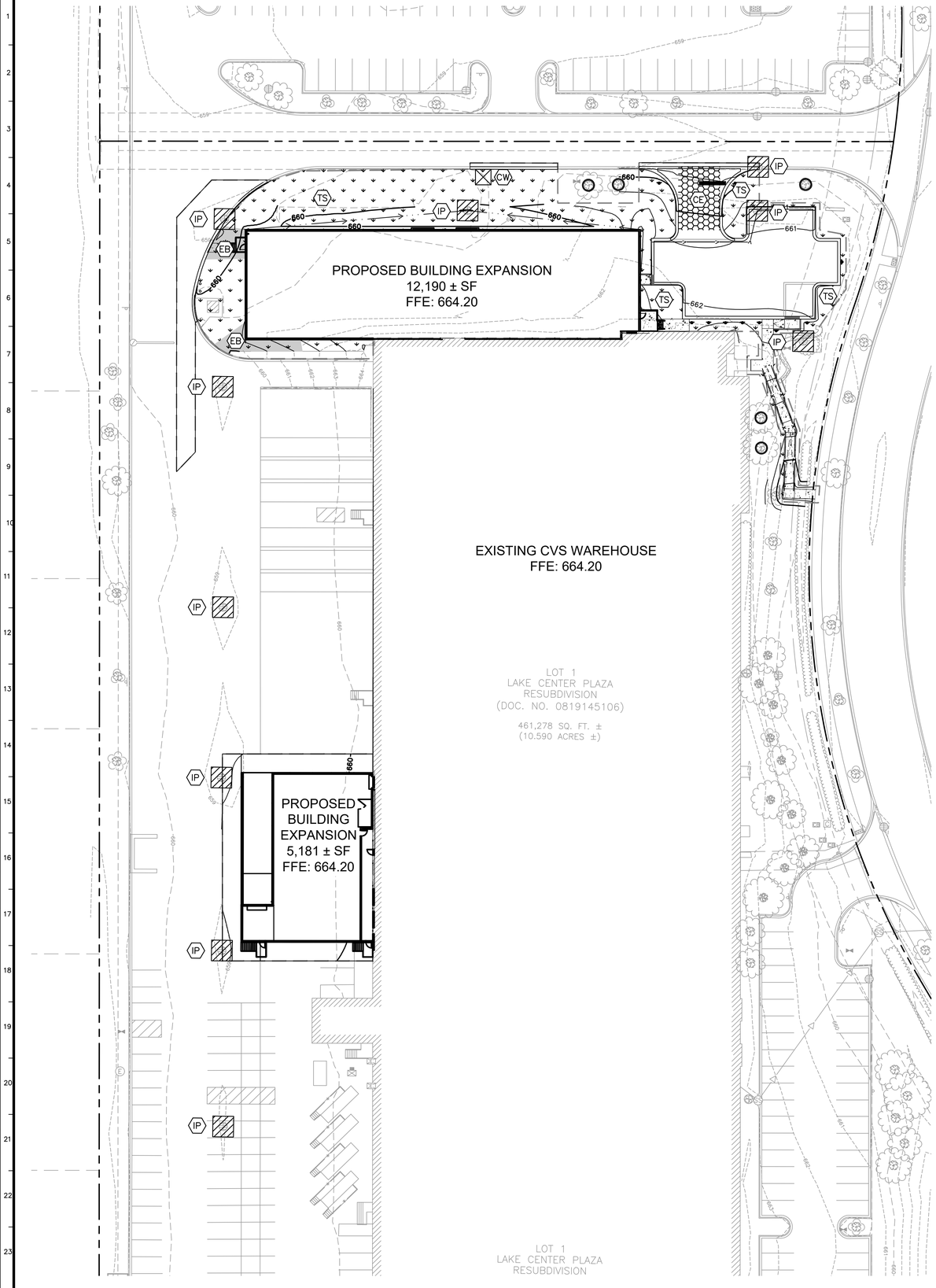

NORTH

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EROSION CONTROL LEGEND

TS	TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
EB	TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
CE	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
SF	SILT FENCE (SEE EROSION CONTROL DETAILS)
IP	INLET PROTECTION (SEE EROSION CONTROL DETAILS)
CW	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
TP	TREE PROTECTION (SEE EROSION CONTROL DETAILS)
LD	LIMITS OF DISTURBANCE
XXX	EXISTING CONTOURS
XXX	PROPOSED CONTOURS

SITE DATA TABLE

TOTAL LOT AREA	10.59 AC
TOTAL ONSITE AREA DISTURBED*	0.94 AC

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:

20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

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EROSION CONTROL PLAN

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Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C4.0 - EROSION CONTROL PLAN.dwg Aug 22, 2024 2:32pm by: JulietteStroesser
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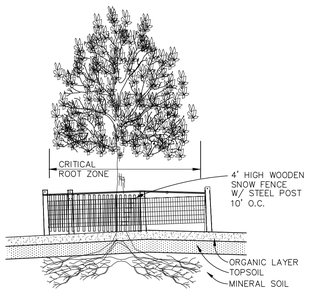
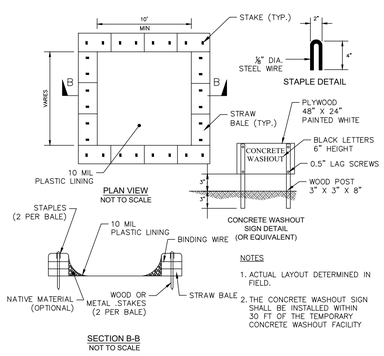


PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION

N.T.S.



CONCRETE WASHOUT

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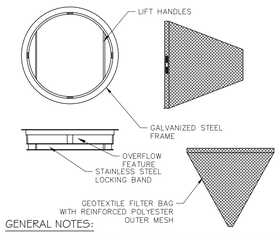


GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

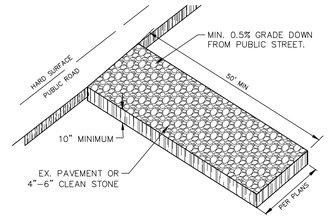
IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION

N.T.S.



CONSTRUCTION ENTRANCE

N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

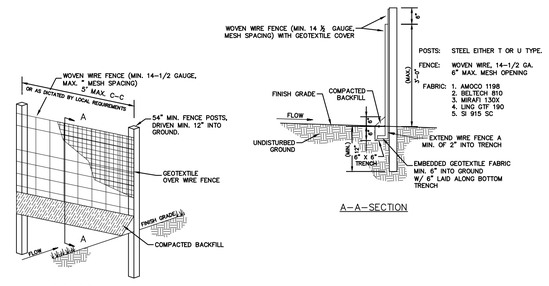
E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART



POSTS: STEEL EITHER T OR U TYPE.

FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING

FABRIC: 1. AMOCO 1198
2. BELTECH 810
3. MIRAFI 130X
4. LING GTF 190
5. SI 915 SC

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

N.T.S.

NO.	DATE	BY
1	08/23/24	JRS
	VILLAGE COMMENTS	
	REVISIONS	

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-6500
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SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CVS Health®

EROSION CONTROL DETAILS

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024

KHA PROJECT NO. 268465001

SHEET NUMBER

C4.1

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C4.1 - EROSION CONTROL DETAILS.dwg Aug 22, 2024 2:32pm by JulietteStroesser
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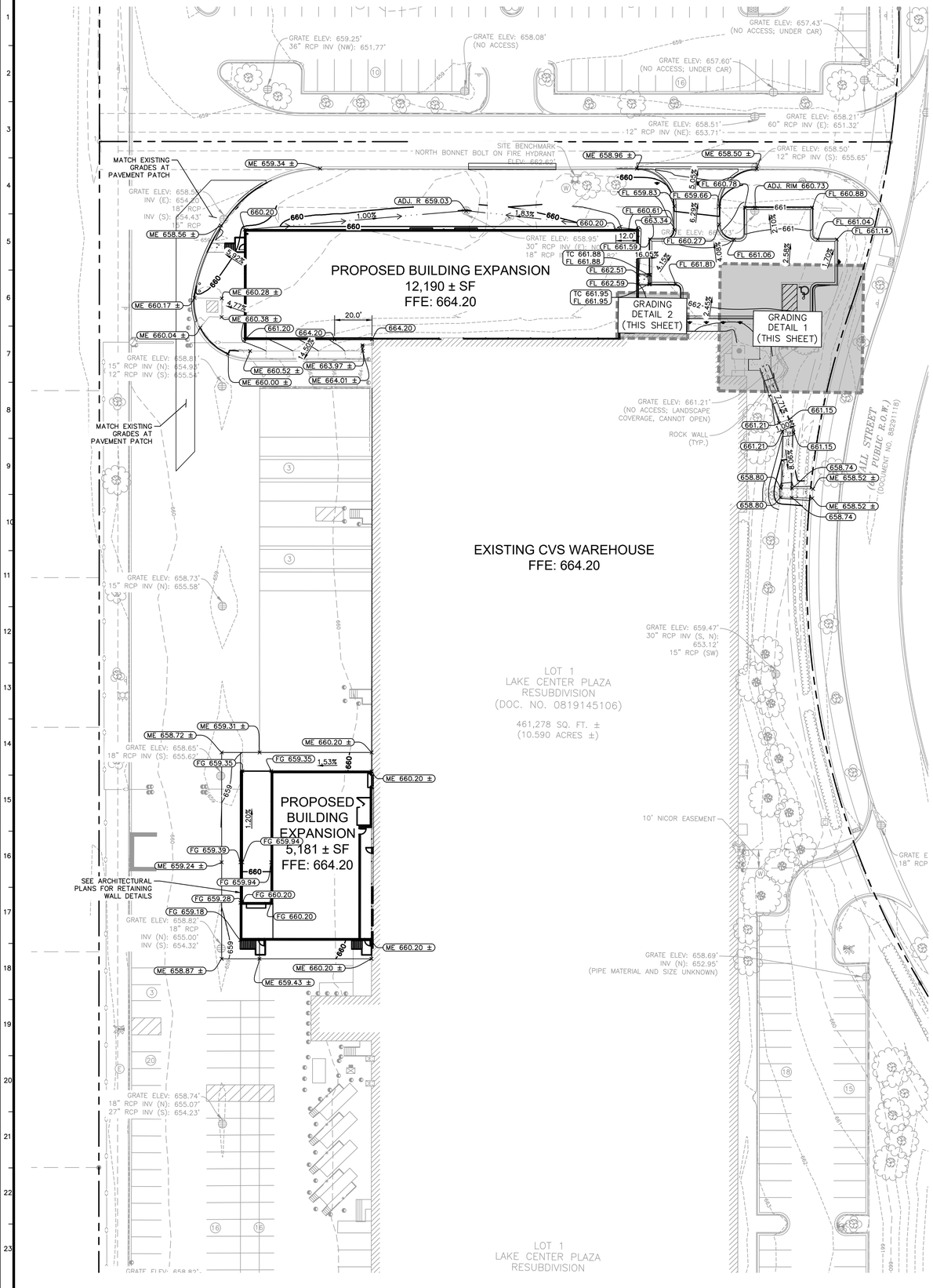
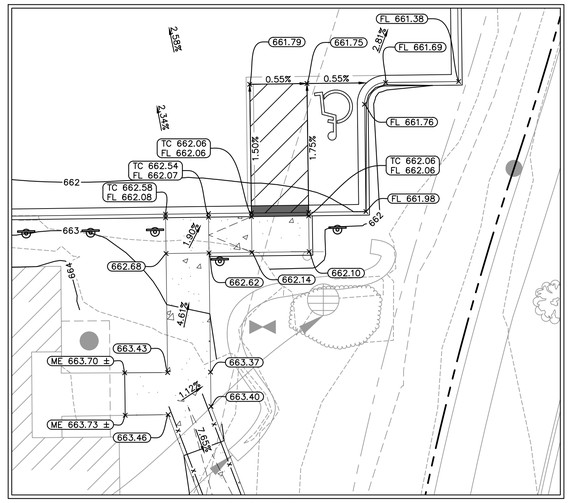
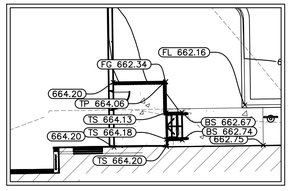




GRADING DETAIL #1
1" = 10'



GRADING DETAIL #2
1" = 10'

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
XXX — PROPOSED CONTOUR
XXX — EXISTING CONTOUR
RIDGE — RIDGE LINE
X.XX% — SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
PROPOSED SWALE
REVERSED PITCH CURB AND GUTTER

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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SCALE: AS NOTED
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DRAWN BY: RRG
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GRADING PLAN

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C5.0

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C5.0 - GRADING PLAN.dwg GRADING PLAN Aug 22, 2024 2:32pm by: Juliette.Stroesser
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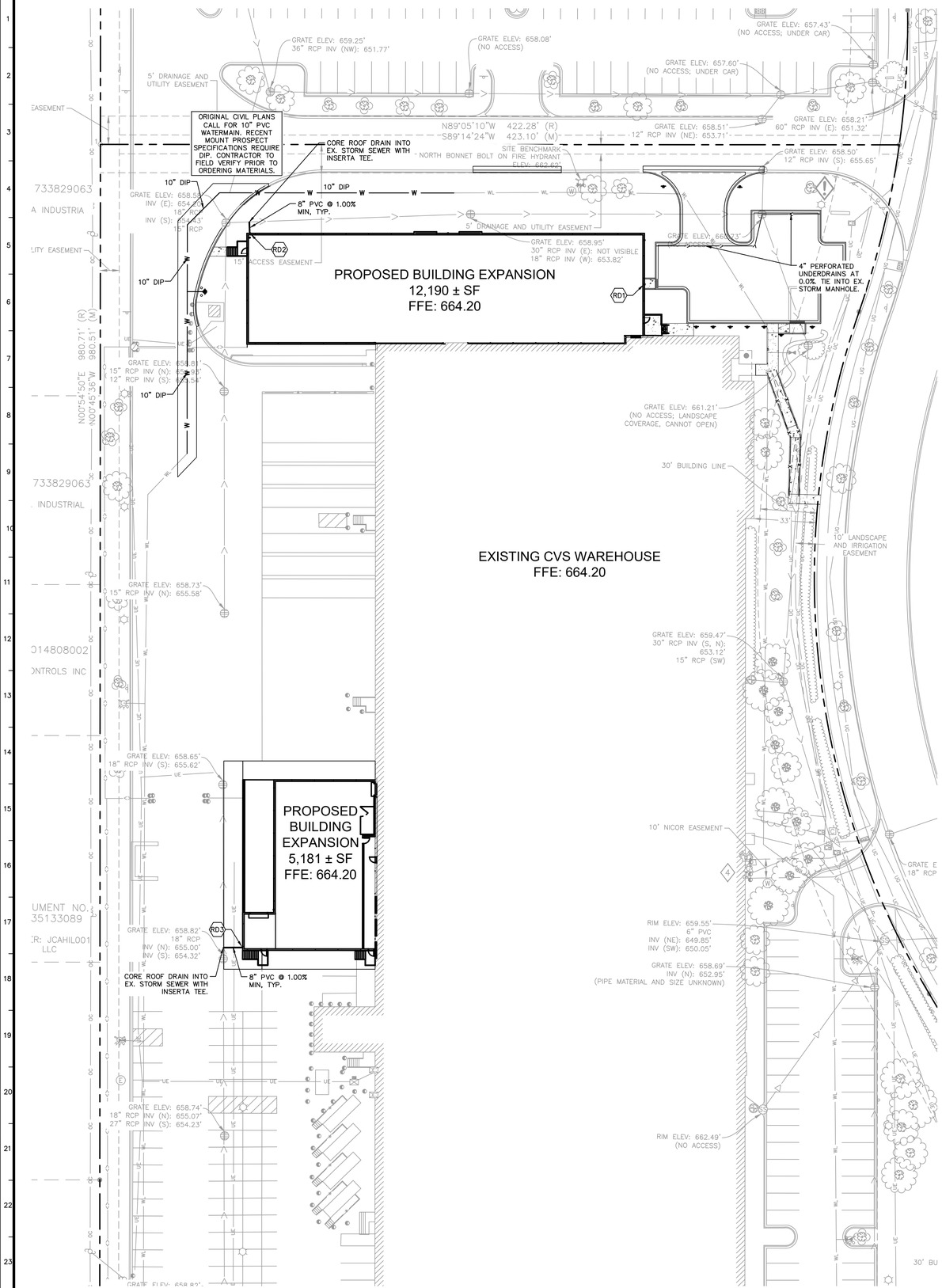

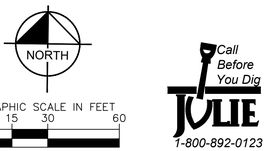

UTILITY LEGEND

WL — WL	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM STRUCTURE/INLET
UG — UG	EX. GAS LINE
UE — UE	EX. UNDERGROUND ELECTRIC LINE
UC — UC	EX. UNDERGROUND COMMUNICATION LINE
OC — OC	EX. OVERHEAD COMMUNICATION LINE
	EX. LIGHT POLE
W — W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED PERFORATED UNDERDRAIN

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 56.
2. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
3. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
4. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
5. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
6. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
7. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
8. CONTRACTOR TO AVOID DISRUPTION OF ANY EXISTING AND ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
9. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
10. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
11. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
12. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
RD1	ROOF DRAIN DOWNSPOUT DISCHARGE AT GRADE. SEE ARCHITECTURAL PLANS.
RD2	ROOF DRAIN CONNECTION INV OUT: 656.29 (N, 6")
RD3	ROOF DRAIN CONNECTION INV OUT: 656.39 (W, 6")

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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UTILITY PLAN

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C6.0

Drawing name: K:\CHS_LIDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C6.0 - UTILITY PLAN.dwg C6.0 Aug 22, 2024 2:32pm by Juliette.Stroesser
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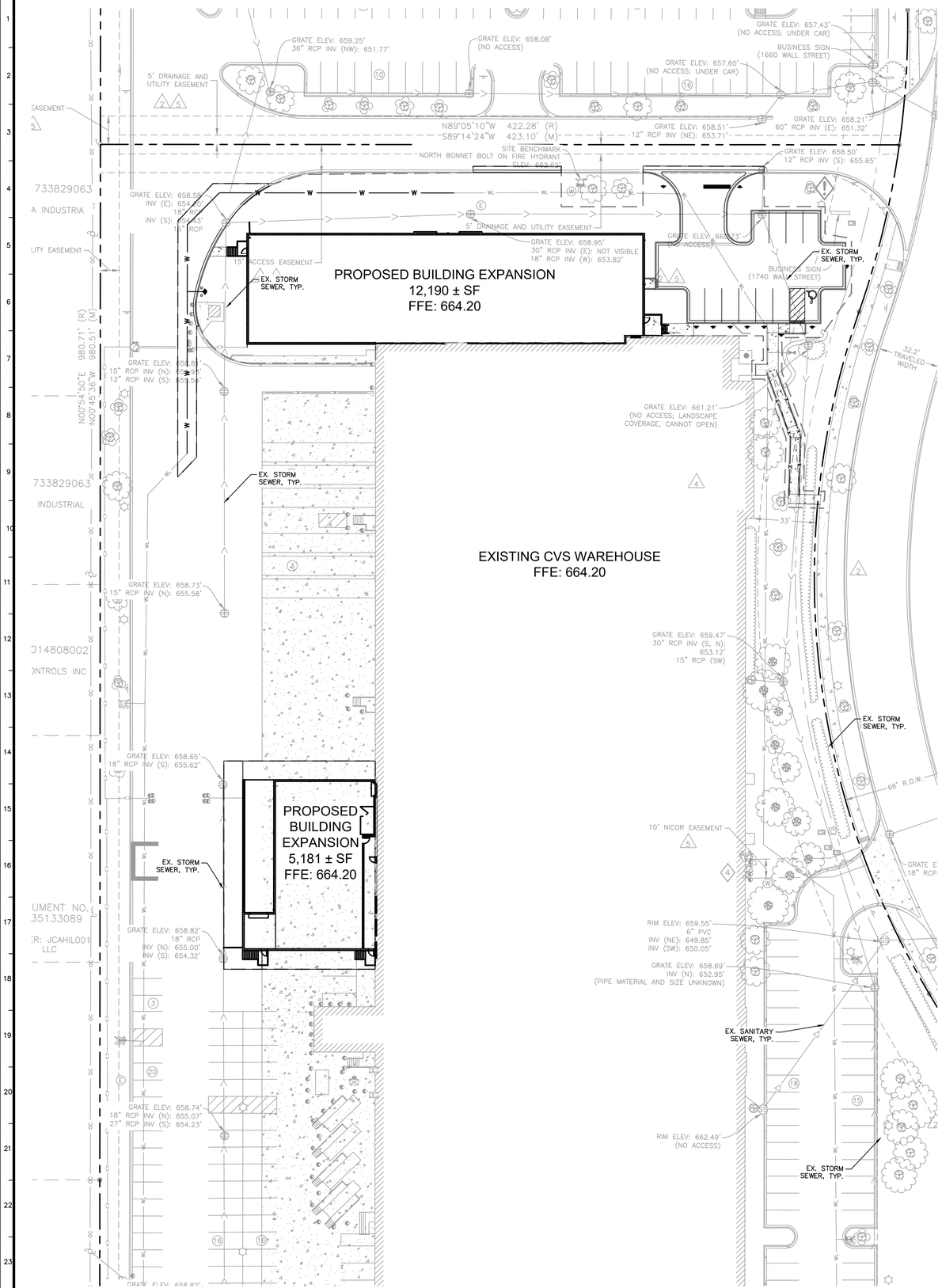

MAINTENANCE PLAN

GENERAL MAINTENANCE

REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:

1. LITTER AND DEBRIS SHALL BE CONTROLLED.
2. LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
3. ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
4. RIPRAP AREAS SHALL BE REPAIRED WITH THE ADDITION OF NEW RIPRAP, AS NECESSARY OF SIMILAR SIZE AND SHAPE.
5. ROADS SHALL BE SEPT, VACUUMED AND OR WASHED ON A REGULAR BASIS.

STORMWATER COLLECTION SYSTEM

THE OWNER SHALL PERFORM MONTHLY INSPECTION OF ALL COMPONENTS OF THE COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:

STORM INLETS/MANHOLES

1. REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES.
2. RESET COVERS/LIDS ON AS-NEEDED BASIS.
3. REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.

STORM SEWERS/CULVERTS

1. VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY.
2. STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY.
3. RESTORE RIPRAP AT OUTFALL IF EROSION IS OBSERVED.
4. REPLANT AND RESEED ANY ERODED AREAS.

OVERLAND FLOW ROUTES (DITCHES/SWALES)

1. ANNUAL VISUAL INSPECTION SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTES IS MAINTAINED THE SLOPE AND CROSS-SECTIONAL ARE OF THE DITCH/SWALE SHALL BE VERIFIED DURING THIS INSPECTION.
2. REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH.
3. SEED AND SOD ANY ERODED AREAS.
4. REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY.
5. PROVIDE REGULAR MOWING TO CONTROL VEGETATION.

STORMWATER MANAGEMENT FACILITIES

ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOW AND OUTFLOW TO THE DETENTION FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE DETENTION FACILITY SHALL ALSO BE MAINTAINED. INSPECTION FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER:

DETENTION & VOLUME CONTROL FACILITY

1. INSPECT STORMWATER DETENTION FACILITY TO ENSURE THAT THE CONSTRUCTED VOLUME FOR DETENTION AND VOLUME CONTROL IS MAINTAINED.
2. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED.

OUTLET CONTROL STRUCTURE

1. INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE IS REDUCED.
2. REMOVE ACCUMULATED SEDIMENT AT OUTLET.
3. REPAIR IF NECESSARY ANY ICE DAMAGE TO OUTLET OF PIPE.

PERMEABLE PAVER MAINTENANCE

WEEKLY MAINTENANCE

PREVENT CONTAMINATION FROM ROUTINE LANDSCAPE MAINTENANCE SUCH AS GRASS CLIPPINGS FROM MOWING, HEDGE TRIMMING, MULCHING PLANT BEDS, ETC. BY IMPLEMENTING THE
FOLLOWING JOINT OPENING CLEANING PROCEDURES IMMEDIATELY AFTER CONTAMINATION OCCURS:

- HAND BROOM DEBRIS FROM THE PAVER SURFACE.
- BLOW DEBRIS FROM THE PAVER SURFACE WITH BACKPACK BLOWER TYPE DEVICE, COLLECT AND DISPOSE.
- MECHANICALLY SWEEP PAVER SURFACE.

MONTHLY MAINTENANCE

OBSERVE ANY COLLECTION AREAS OF DEBRIS, DIRT, TOPSOIL, MULCH, ETC. AFTER SEASON EVENTS SUCH AS SNOWFALL, RAIN STORMS, LEAF LITTER, ETC. AND INVESTIGATE IF CLOGGING
IS OCCURRING. IMMEDIATELY RESTORE INFILTRATION USING THE FOLLOWING CLEANING OPTIONS:

- BREAK UP ANY CRUST COVERING THE JOINT AGGREGATE MATERIAL WITH HAND BROOM FOR SMALLER AREAS OR MECHANICALLY WITH A ROTARY SWEEPER FOR LARGER AREAS. REMOVE DEBRIS MATERIAL.
- WHEN NECESSARY, RESTORE INFILTRATION USING WET/DRY SHOP VACUUM FOR SMALL AREAS OR VACUUM TRUCK FOR LARGER AREAS BY REMOVING DEBRIS FROM JOINT AGGREGATE MATERIAL.
- REPLENISH JOINT AGGREGATE MATERIAL TO "LIP" OF PAVER.

YEARLY MAINTENANCE

ESTABLISH A SEASONAL MAINTENANCE SCHEDULE THAT INCLUDES THE FOLLOWING:

- SWEEP ENTIRE PERMEABLE PAVING SURFACE WITH APPROPRIATE PREVENTATIVE SWEEPING DEVICES.
- REPLENISH JOINT AGGREGATE MATERIAL TO "LIP" OF PAVER.

JOINT FILLER MAINTENANCE

- REFILL JOINT MATERIAL ONCE BETWEEN 3 AND 6 MONTHS AFTER INITIAL INSTALLATION.
- REFILL JOINT MATERIAL AS NEEDED APPROXIMATELY EVERY 5-10 YEARS.

NOTE: ANY ADDITIONAL MAINTENANCE PROCEDURES RECOMMENDED BY THE PAVER MANUFACTURER SHALL BE FOLLOWED

RESPONSIBLE PARTY

CVS HEALTH CORPORATION
1780 WALL STREET
MOUNT PROSPECT, IL 60056

CONTACT: BECKY SOUDER
TEL: 774-235-5092

SITE SUMMARY

1.	PROPERTY ADDRESS	1780 WALL STREET MOUNT PROSPECT, IL
2.	PROPERTY INDEX NUMBERS	08-23-203-041-0000
3.	TOTAL CONTIGUOUS OWNERSHIP	10.59 ACRES
4.	DETENTION REQUIRED	0.00 AC-FT
5.	DETENTION PROVIDED	0.00 AC-FT
6.	VOLUME CONTROL REQUIRED	0.04 AC-FT
7.	VOLUME CONTROL PROVIDED	0.04AC-FT

UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- 100-YEAR OVERLAND OVERFLOW ROUTE

LEGAL DESCRIPTION

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 3, BEING A RESUBDIVISION OF LOTS 3 TO 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, IL.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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MWRD MAINTENANCE & MITIGATION PLAN

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Drawing name: K:\CHS_LIDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C7.1 - MWRD MAINTENANCE & MITIGATION PLAN.dwg MWRD MAINTENANCE & MITIGATION PLAN Aug 22, 2024 2:32pm by Juliette.Stresser
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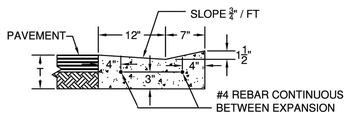
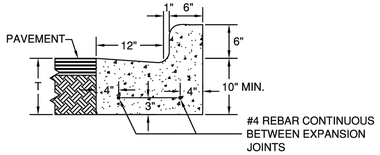
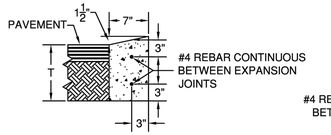


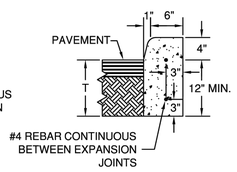
DEPRESSED CURB



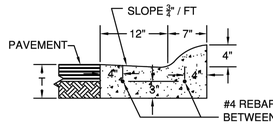
BARRIER CURB TYPE B-6.12



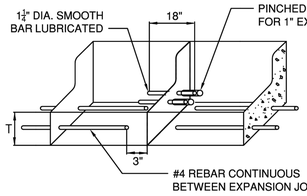
DEPRESSED CURB (TYPE B)



BARRIER CURB (TYPE B)



ROLL CURB



NOTES:

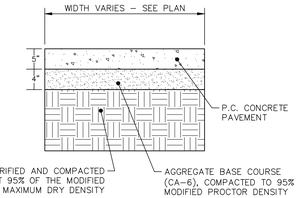
1. T= PAVEMENT THICKNESS.
2. ALL CURB AND GUTTER TO BE INSTALLED ON 4" COMPACTED STONE BEDDING.
3. EXPANSION JOINTS SHALL BE DOWELED AND SPACED 60' ON CENTER, AT ALL TANGENT POINTS OF RADIUS, 5" EITHER SIDE OF ALL UTILITY STRUCTURES AND BETWEEN NEW AND EXISTING CURB.
4. EXPANSION JOINT MATERIAL SHALL BE PLACED BEHIND ALL CURB ABUTTING CONCRETE PAVEMENT OR SIDEWALK.
5. CONTROL JOINTS SHALL BE SAW CUT A MINIMUM OF 1 ½" AT 15' ON CENTER.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.

CURB AND GUTTER DETAIL

Last Revised: 8-09

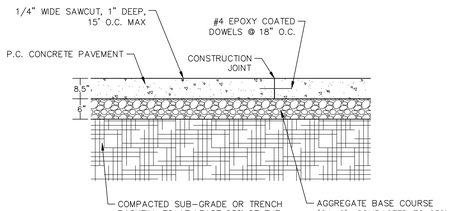
H:\Engineering\Reference\Details\VillageStandards\CURB AND GUTTER DETAIL.dwg



NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6–6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2–#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK
N.T.S.

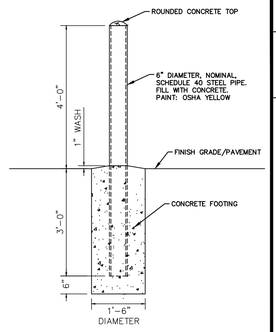


NOTES:

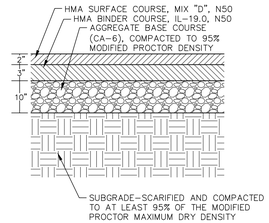
PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY XXXXXXX DATED XXXXXXXX. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.

CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C31. MINIMUM 28–DAY STRENGTH = 4000 PSI

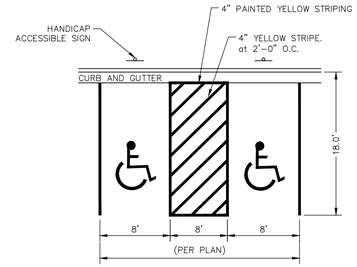
HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.



6" BOLLARD DETAIL
N.T.S.

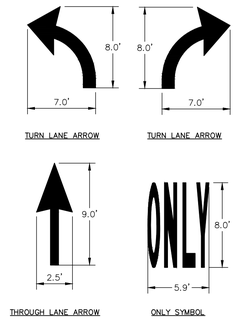


HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING
N.T.S.



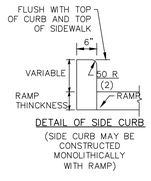
NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW ARROW
N.T.S.

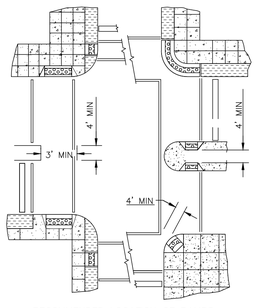
GENERAL NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN (4'–0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

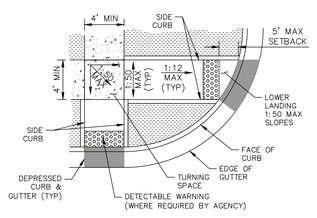
LEGEND
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



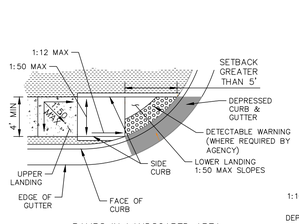
DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



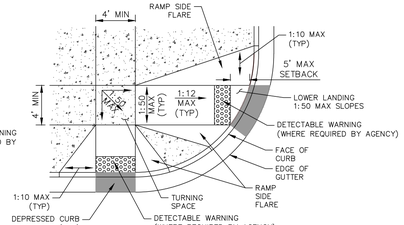
RECOMMENDED LOCATION OF RAMPS



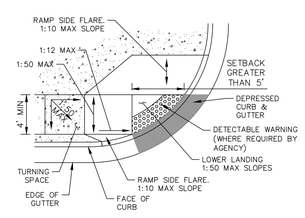
RAMPS IN LANDSCAPED AREA
(SETBACK < 5')



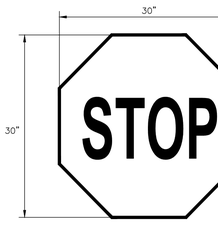
RAMPS IN LANDSCAPED AREA
(SETBACK > 5')



RAMPS IN PAVED AREA
(SETBACK < 5')

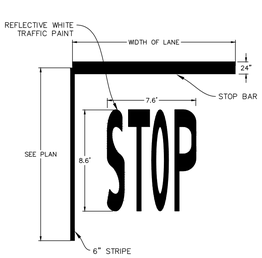


RAMPS IN PAVED AREA
(SETBACK > 5')

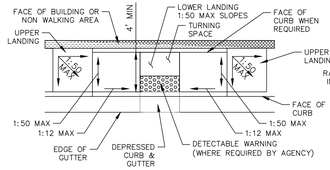


30" X 30" R1–1

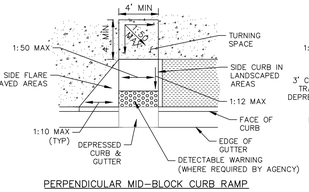
STOP SIGN
N.T.S.



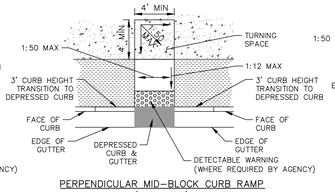
STOP BAR
N.T.S.



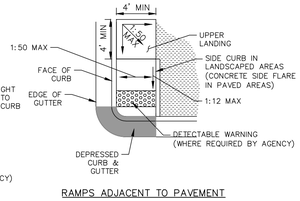
PARALLEL MID–BLOCK CURB RAMP



PERPENDICULAR MID–BLOCK CURB RAMP

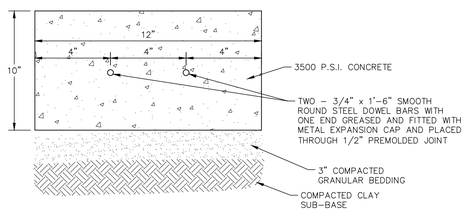


PERPENDICULAR MID–BLOCK CURB RAMP
(OPTION 2)



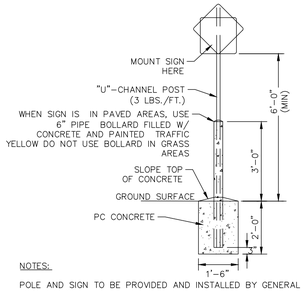
RAMPS ADJACENT TO PAVEMENT

SIDEWALK AND SIDEWALK RAMPS
N.T.S.



NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW–CUT CONSTRUCTION JOINTS EVERY 25 FT.

CONCRETE RIBBON
N.T.S.



NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE
N.T.S.

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-6500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

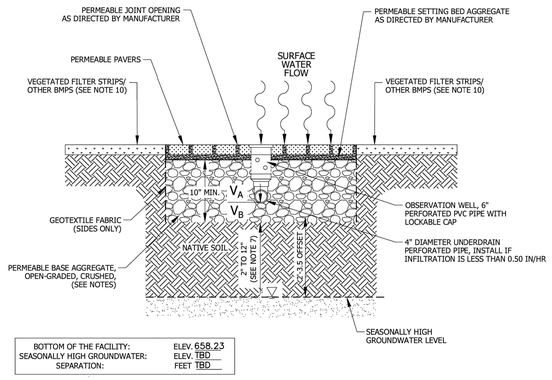
CVS Health®

CONSTRUCTION DETAILS

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C8.0

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C8.0 – CONSTRUCTION DETAILS.dwg CONSTRUCTION DETAILS Aug 22, 2024 2:32pm by Juliette.Stroesser
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



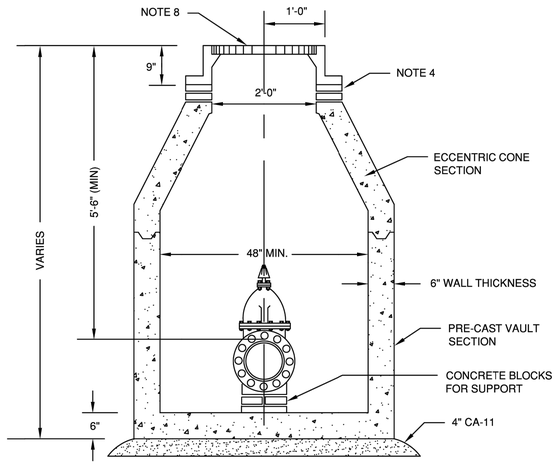
BOTTOM OF THE FACILITY:	ELEV. 658.23
SEASONALLY HIGH GROUNDWATER SEPARATION:	ELEV. TBD FEET TBD

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	0.085 AC	1'	0.36	0.50 X 0.36 X V_A	0.02 AC-FT
V_B : COARSE AGGREGATE (BELOW INVERT)	0.085 AC	1'	0.36	0.36 X V_B	0.03 AC-FT
				TOTAL	0.05 AC-FT

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	8/24/18
PERMEABLE PAVERS DETAIL	STD. DWG. NO.9 PAGE NO. 10 – FC



8" WATERMAIN & SMALLER

NOTES:

1. VALVES 8" AND SMALLER SHALL BE MUELLER RESILIENT WEDGE VALVES, #A-2360-20, NONRISING STEM GATE VALVES CONFORMING TO AWWA C-500. VALVES SHALL OPEN COUNTERCLOCKWISE.
2. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
3. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
4. PRECAST CONCRETE RING CONSTRUCTION ASTM C-478-64T ADJUSTMENT TO 12" MAXIMUM, USING THE MINIMUM NEEDED TO ACHIEVE THE DESIRED ELEVATION - 3 RINGS MAXIMUM. RUBBER NOISE RINGS SHALL BE USED IN ALL TRAFFIC AREAS.
5. PIPE OPENINGS TO BE CAST INTO WALL.
6. ALL VAULTS ARE TO HAVE CONES INSTALLED SO THAT CENTER OF COVER IS DIRECTLY ABOVE VALVE OPERATOR.
7. 1" MUELLER H-15000 CORPORATION STOP MUST BE TAPPED DIRECTLY INTO MAIN AT EACH VALVE VAULT(TWO TAPS MAY BE REQUIRED AT THE DIRECTION OF THE VILLAGE).
8. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
GATE VALVE DETAIL
Last Revised: 8-09

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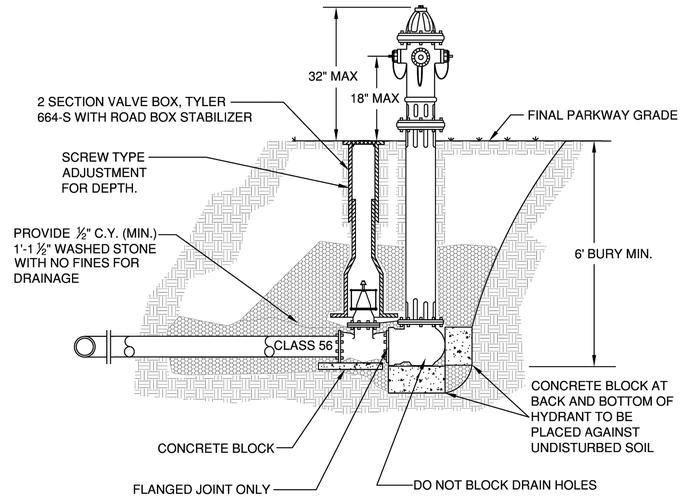


NOTES:

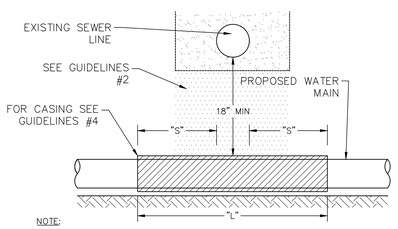
1. ALL HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 A-423 OR APPROVED EQUAL WITH 5- ¼" MAIN VALVE, (2) 2 -½" HOSE NOZZLE, (1) - 4-½" PUMPER NOZZLE ALL NATIONAL STANDARD, 1 ½" PENTAGON, OPEN LEFT (COUNTER-CLOCKWISE) 6' BURY.
2. PROVIDE 6" N.R.S. RESILIENT WEDGE GATE VALVE AND VALVE BOX WITH "WATER" CAST INTO THE LID, MUELLER A-2360-16 OPEN LEFT.
3. ZINC CAPS WILL BE REQUIRED ON ALL MECHANICAL JOINT FITTINGS.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
FIRE HYDRANT DETAIL
Last Revised: 8-09

H:\Engineering\Reference\Details\VillageStandards\FIRE HYDRANT DETAIL.dwg

PROPOSED WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION BELOW EXISTING SEWER LINE.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4.



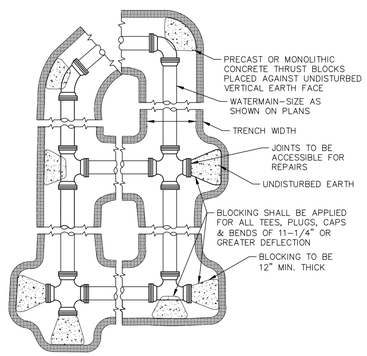
NOTE:

1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

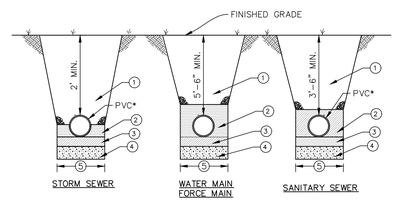
GUIDELINES:

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
2. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF EXISTING SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

EXISTING SEWER OVER PROPOSED WATER MAIN CROSSING DETAIL
N.T.S.



THRUST BLOCKING DETAIL
N.T.S.



(1) MECHANICALLY COMPACTED CA-6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER, OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.

(2) WATERMAIN & FORCEMAIN:
CA-11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE

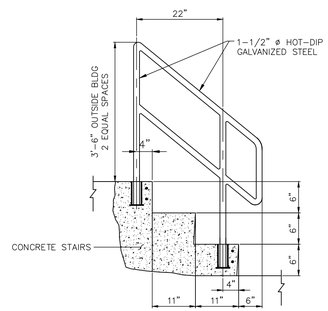
STORM SEWER & SANITARY SEWER:
CA-11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE
*ADDITIONAL 12" OF CA-11 CRUSHED STONE ABOVE TOP OF PVC PIPE.

(3) 4" BED MECHANICALLY COMPACTED CA-11 CRUSHED STONE

(4) UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.

(5) TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.

PIPE BEDDING DETAIL
N.T.S.



NOTE: HANDRAIL REQUIRED WHEN ELEVATION FROM TOP STEP TO BOTTOM STEP IS 18" OR GREATER.

STAIR RAIL
N.T.S.

NO.	REVISIONS	DATE	BY
	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600
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DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CVS Health®

CONSTRUCTION DETAILS

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C8.1

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C8.0 - CONSTRUCTION DETAILS.dwg C8.1 Aug 22, 2024 2:33pm by: JulietteStroeser
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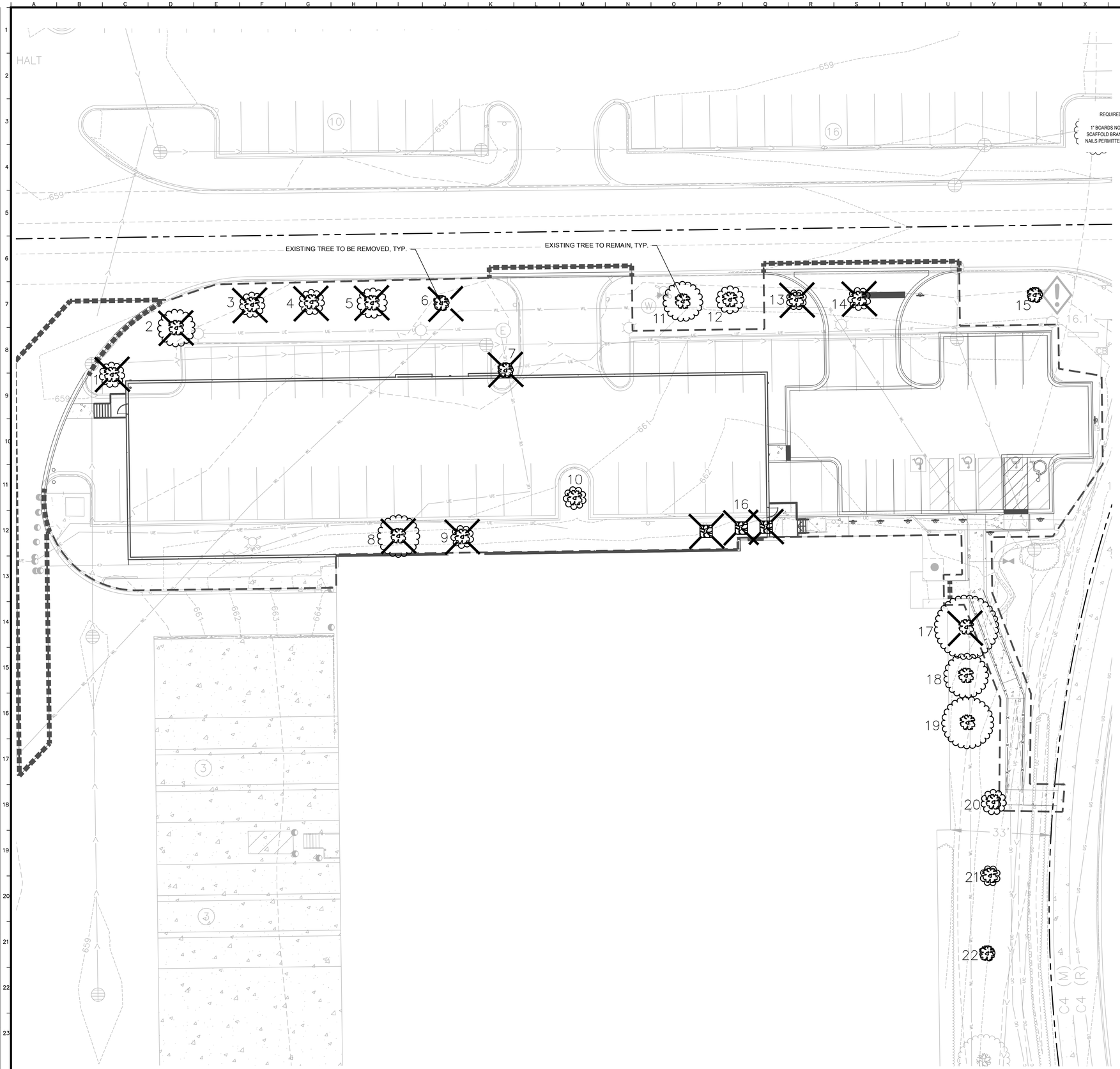

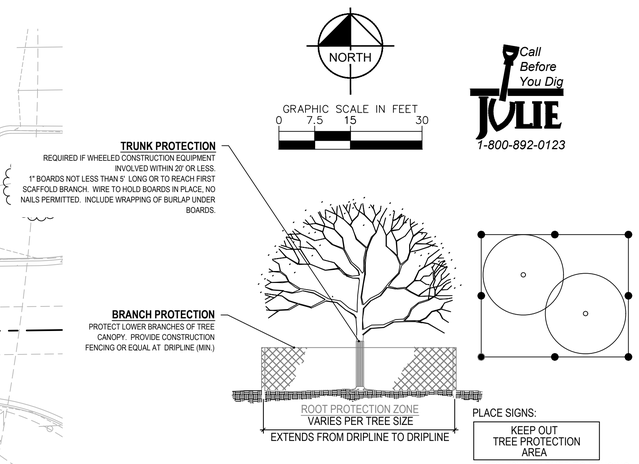

TREE PROTECTION NOTES

1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

NTS

DEMOLITION LEGEND

EXISTING TREE TO BE REMOVED

EXISITING TREE TYPES

1) 6.5" QUERCUS ALBA
2) 6.5" QUERCUS ALBA
3) 5" MALUS SPP
4) 4.5" MALUS SPP
5) 5" MALUS SPP
6) 2" PRUNUS CERASIFERA
7) 2.5" ACER RUBRUM
8) 8" PYRUS CALLERYANA
9) 9" PYRUS CALLERYANA
10)6" PYRUS CALLERYANA
11)5.5" MALUS SPP
12)5" MALUS SPP
13)4" MALUS SPP
14)5" MALUS SPP
15)2" PRUNUS CERASIFERA
16) (3) MULTISTEM SERVICEBERRY SHRUBS
17)4" MULTISTEM MALUS SPP
18)4" MULTISTEM MALUS SPP
19)4" MULTISTEM MALUS SPP
20) 4.5" TILIA AMERICANA
21)5" TILIA AMERICANA
22)4" TILIA AMERICANA

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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TREE REPLACEMENT PLAN

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Drawing name: K:\CHS_LDEV\268465001_CHS_Mount Prospect_IL\3 Design\CAD\PlanSheets\L1.0 - TREE REPLACEMENT PLAN.dwg L1.0 TREE REPLACEMENT PLAN Aug 22, 2024 2:33pm by: Juliette.Stranger
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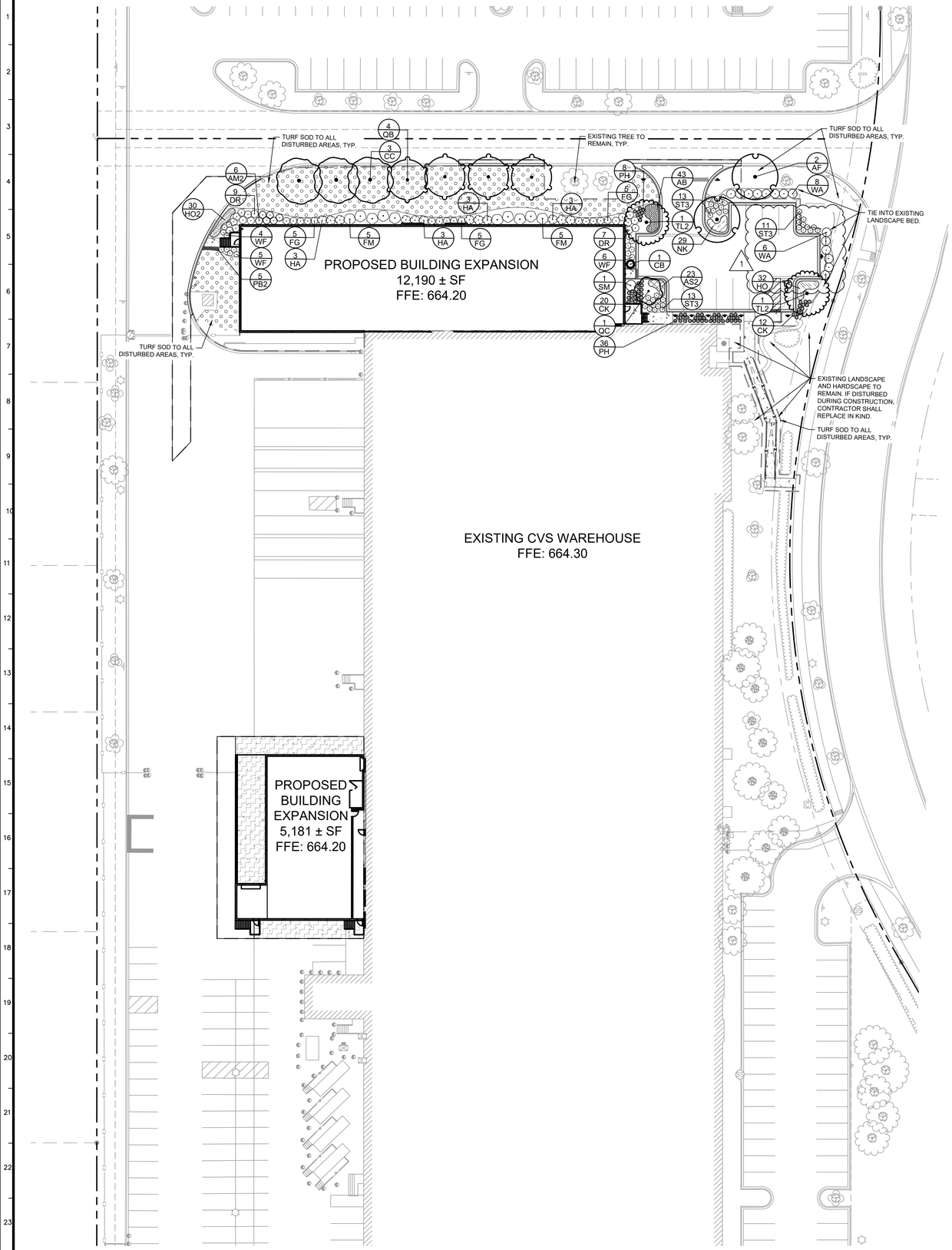

GRAPHIC SCALE IN FEET
0 15 30 60

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AF	2	ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN	
	CC	3	CELTIS OCCIDENTALIS `CHICAGOLAND` / COMMON HACKBERRY	B & B	2.5" CAL MIN	
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL MIN	
	QC	1	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2.5" CAL MIN	
	TL2	2	TILIA AMERICANA / AMERICAN LINDEN	B & B	2.5" CAL MIN	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
SHRUBS						
	AM2	6	ARONIA MELANOCARPA `MORTON` TM / IROQUIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT MIN
	DR	16	DIERVILLA RIVULARIS `MORTON` / SUMMER STARS GEORGIA BUSH-HONEYSUCKLE	-	SEE PLAN	18" HT MIN
	FM	10	FORSYTHIA X INTERMEDIA 'MINDOR' TM / SHOW OFF FORSYTHIA	-	SEE PLAN	18" HT MIN
	FG	15	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	18" HT MIN
	HA	12	HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE SMOOTH HYDRANGEA	-	SEE PLAN	18" HT MIN
1	ST3	37	SPIRAEA BETULIFOLIA `TOR` / BIRCHLEAF SPIREA	-	SEE PLAN	18" HT MIN
	SM	1	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	-	SEE PLAN	18" HT MIN
1	WA	14	WEIGELA FLORIDA `ALEXANDRA` TM / WINE & ROSES WEIGELA	-	SEE PLAN	18" HT MIN
	WF	15	WEIGELA X `DARK HORSE` / DARK HORSE WEIGELA	-	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS						
	CB	1	CHAMAECYPARIS PISIFERA `BOULEVARD` / BOULEVARD CYPRESS	-	SEE PLAN	18" HT MIN
GRASSES						
	CK	32	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL.	SEE PLAN	
	PH	44	PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS	1 GAL.	SEE PLAN	
	PB2	5	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	SEE PLAN	
PERENNIALS AND GRASSES						
	AS2	23	ALLIUM X `SUMMER BEAUTY` / SUMMER BEAUTY ALLIUM	1 GAL	18" OC	
	AB	43	AMSONIA TABERNAEMONTANA `BLUE ICE` / BLUE ICE STAR FLOWER	1 GAL	18" OC	
	HO	32	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	18" O.C.	
	HO2	30	HEUCHERA X 'OBSIDIAN' / OBSIDIAN CORAL BELLS	1 GAL	18" O.C.	
	NK	29	NEPETA X FAASSENII 'KIT KAT' / KIT KAT CATMINT	1 GAL	18" O.C.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
			TURF SOD

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LANDSCAPE PLAN

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Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L2.0 LANDSCAPE PLAN Aug 22, 2024 2:33pm by: Juliette.Strosser
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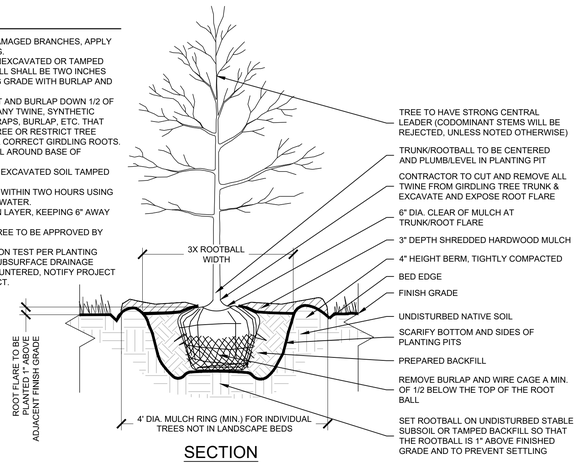
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN 1/2 OF ROOT BALL. REMOVE ANY TWINE, SYNTHETIC MATERIAL, WIRES, STRAPS, BURLAP, ETC. THAT COULD GIRDLE THE TREE OR RESTRICT TREE GROWTH. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING 6" AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.
9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



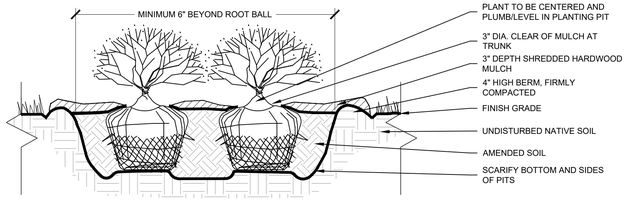
SECTION

1 TYPICAL TREE PLANTING

N.T.S.

NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.



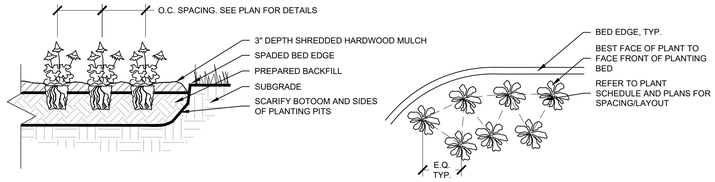
SECTION

3 SHRUB PLANTING

N.T.S.

NOTES:

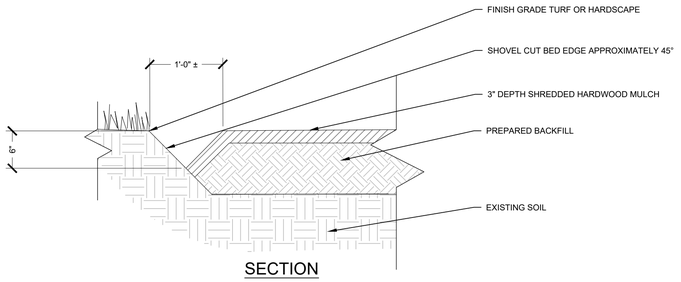
1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST OR AS SHOWN ON DRAWINGS. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



SECTION PLAN

4 PERENNIAL PLANTING

N.T.S.



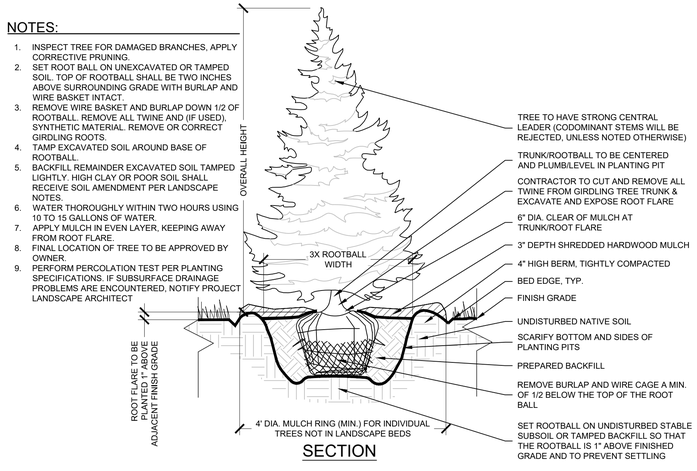
SECTION

5 BED EDGE

N.T.S.

NOTES:

1. OVERALL HEIGHT
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN 1/2 OF ROOTBALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.
9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT



SECTION

2 EVERGREEN TREE PLANTING

N.T.S.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE TESTED AND AMENDED PER THE RECOMMENDATIONS OF THE AGRONOMICAL SOIL REPORT. CONTRACTOR SHALL OBTAIN AGRONOMICAL SOIL REPORT.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

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Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

August 29, 2024

Thomas Szafranski
Kimley-Horn
4201 Winfield Road, Suite 600
Warrenville, IL 60555
Via e-mail: tom.szafranski@kimley-horn.com

Re: 1780 Wall Street / PUD Amendment (Major Change) / Review #2

Dear Mr. Szafranski,

The Village of Mount Prospect has reviewed the revised submittal bearing the revision date of 08/23/2024 requesting a major change to a planned unit development for 1780 Wall Street and has the following review comments.

Planning Division:
The following comments from the planning division must be addressed at building permit submittal.

1. An irrigation plan will be required at time of building permit submittal.
2. A photometric plan will be required at time of building permit submittal.

Building Department:
3. No comments.

Public Works Department:
Eng/PW has no objections to the requested PUD amendment, subject to the following conditions:

4. No Code exceptions or variations are requested or approved, so the proposed site improvements must meet all Village Codes.

It should be noted that only a quick review was made of the preliminary site plans; a more detailed review will be made when the plans are submitted for Building Permit. The following comments need not be addressed prior to approval of the PUD; they are provided as a courtesy now as they must be addressed before a Building Permit may be issued.

5. Per MWRD requirements, the infiltration system for the volume control area must be located at least 10' from the foundation.

6. A soil boring should be made in the area of the proposed permeable brick infiltration system to determine the infiltration rate and the possible need for an underdrain. In addition, corrosive soils were encountered when the site was first developed. If corrosive soils are present in the area of the proposed infiltration system, confirm with the MWRD if installation of the infiltration system is appropriate.
7. The driveway and drive aisle width of 24' noted on Sheet C3.0 should be measured to the edge of pavement, and not the face of curb.
8. Because of the potential for corrosive soils on site, use PVC C-900 pipe instead of the DIP noted for the fire loop relocation on Sheet C6.0.
9. Sheet C7.0 contains the maintenance requirements associated with the permeable brick pavement to be installed to satisfy some of the MWRD's stormwater management requirements. To insure that the permeable pavers remain permeable, the Operation & Maintenance plan will be recorded with the County, so that the maintenance requirements detailed in the O&M plan shall remain in perpetuity. To insure that the maintenance is actually performed, the Village will require a summary of all maintenance activities (related to the Operations & Maintenance Plan) performed to be submitted to Public Works annually.

Fire Department:
The petitioner is advised that the following items must be included in the building/site plans submittal:

10. A fire sprinkler system in accordance with NFPA 13 will be required for this project. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review.

Village of Mount Prospect Fire Prevention Code, 24.20

11. A fire alarm system will be required for this project. Ensure fire alarm shop drawings with point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.
12. An egress plan must be provided for the entire building. This plan must include occupant loads, travel distances, egress widths, and common path of travel distances. An egress plan will be required when the building plans are submitted for review. Additional exits may be required.

Feel free to contact me at (847) 818-5314 / achoi@mountprospect.org if you have any questions.

Sincerely,

Ann Choi
Development Planner
Community Development

c: File

DRAINAGE REPORT

To: Chuck Lindelof, P.E. & Matt Lawrie, P.E.
Village of Mount Prospect

From: Thomas J. Szafranski, P.E.
Kimley-Horn and Associates, Inc.

Date: 08/08/2024

Re: ***CVS Mount Prospect***
1780 Wall Street
Mount Prospect, IL 60056

Date of Expiration: 11-30-25

Introduction

Kimley-Horn and Associates, Inc., serves as the engineering consultant for CVS Pharmacy, Inc. They are proposing to construct two building additions totaling approximately 17,600 SF to an existing CVS Pharmacy warehouse located at 1780 Wall Street in Mount Prospect, IL. The sitework includes demolition, grading, and paving installation within the 10.59-acre site. The limits of redevelopment area are shown in the Existing Impervious Area Exhibit and the Proposed Impervious Area Exhibit, which are included as attachments to this report. The redevelopment area of 0.73 acres was considered for stormwater calculations. This redevelopment area does not include the maintenance area, which is where we are maintaining the same use (i.e. replacing a parking lot with a parking lot) and drainage patterns. Per a pre-application meeting with the Metropolitan Water Reclamation District (MWRD) on July 18, 2024, maintenance areas are deemed “unqualified” and do not need to be included in detention or volume control calculations.

The site stormwater management practices will be designed to meet the Village of Mount Prospect and MWRD ordinances.

Existing Conditions

The site currently consists of an existing CVS warehouse, with associated parking and utilities. The site is bound by a private access road to the north, Wall Street to the east, and I-1 Limited Industrial properties to the south and west. As shown in the Existing Impervious Area Exhibit, the existing redevelopment area consists of 0.51 acres of impervious area and 0.22 acres of pervious area.

Per the National Wetlands Inventory Map, there is a Freshwater Emergent Wetland at the northeast corner of the site. However, we do not find the map to be accurate because the site is a previously developed industrial park with a functioning drainage system. Additionally, the emergent wetland is shown to overlap the existing access road, which is not feasible. Per the FEMA Flood Insurance Rate Map, Map Number 17031C0212J effective August 19, 2008, the site is located in Zone X which is defined by FEMA as an “area determined to be outside the 0.2% annual chance floodplain”.

Storm inlets and sewer throughout the site currently convey runoff to an existing detention basin at the southeast corner of the site. The existing detention basin outfalls to storm infrastructure within Wall Street. The storm sewer is ultimately tributary to Higgins Creek.

The site is part of the Lake Center Plaza development, which provides detention originally permitted under MWRDGC Permit 07-288 for a detention service area of 10.55 acres. MWRDGC Permit 07-288 required 2.18 ac-ft of detention storage and provided 2.67 ac-ft of detention storage within the existing detention basin. The proposed HWL was 658.10. The existing detention basin utilizes a 6" sharp-edge restrictor to provide a release rate of 2.01 cfs.

As shown in the MWRD WMO Calculations (Exhibit 7), in the Modified Rational Method: TP-40 Rainfall Data spreadsheet, when using a runoff coefficient of 0.82 as defined by MWRDGC Permit 07-288, the proposed redevelopment area requires 0.152 ac-ft of detention in the existing condition.

Proposed Conditions

The existing storm sewer infrastructure onsite will remain in place to preserve the existing drainage patterns. Stormwater runoff in the proposed parking lot and northern building addition roof will be conveyed to permeable pavers to promote infiltration into the underlying soils. Any runoff that is not infiltrated into the soils will drain to nearby existing manholes via perforated underdrains. The runoff from the existing manholes will maintain drainage to the existing detention basin at the southeast corner of the site.

As shown in the attached Proposed Impervious Area Exhibit, the proposed redevelopment area consists of 0.49 acres of impervious area and 0.24 acres of pervious area. We do not anticipate any adverse impacts to the existing storm sewer infrastructure, and can reasonably assume that it is sized adequately since there are no know drainage issues. Impervious area is being reduced when comparing existing to proposed conditions.

The MWRD WMO requires one inch of stormwater runoff from all impervious surfaces of the development to be treated using volume control practices. The volume control required for this site is calculated below.

$$Volume\ Control\ Required = 1\ in * \frac{1\ ft}{12\ in} * 0.49\ acres = 0.041 \text{ ac-ft}$$

The required volume control will be achieved via permeable pavers. Volume control provided in the permeable pavers is 0.041 ac-ft.

The redevelopment is tributary to an SPO existing detention facility, permitted under MWRDGC Permit 07-288. As shown in the MWRD WMO Calculations, in the Modified Rational Method: Bulletin 75 Rainfall Data spreadsheet, when using the proposed runoff coefficient of 0.75 and release rate for the 0.73-acre redevelopment of 0.190 cfs/ac, or actual release rate of 0.139 cfs, the proposed development requires 0.225 ac-ft of detention in the proposed condition using Bulletin 75 rainfall data. The incremental detention volume required between the proposed required detention volume for the redevelopment (0.225 ac-ft) and the existing required detention volume for the redevelopment (0.152

ac-ft) is 0.073 ac-ft. 0.041 ac-ft of detention storage will be provided within the retention-based practice – the permeable pavers – as allotted in Item 8E of the MWRD Schedule D Legacy permit. Therefore, the total detention required for the redevelopment is 0.032 ac-ft.

The total verified storage provided within the existing basin is 2.55 ac-ft. Because 2.18 ac-ft of detention storage was required under MWRDGC Permit 07-288, the existing basin has 0.37 ac-ft of surplus detention storage that can be utilized. Therefore, the required detention volume (0.032 ac-ft) can be accommodated within the existing basin, and no additional detention is required on site.

In the existing condition, the emergency overflow route for the west portion of the site is routed south and to the east, and travels to the existing basin. The emergency overflow route for the northeast portion of the site is routed north through the existing driveway and is presumed to be captured by an inlet in the private access road which routes to the existing basin. Overflow from the existing basin will exit the basin's overflow spillway and flow to Wall Street. The proposed conditions will maintain existing emergency overflow routes. We do not anticipate any adverse impacts to the existing emergency overflow route, and can reasonably assume that it will operate adequately. The 100-year peak design runoff rate decreases in the proposed condition because impervious area is being reduced when comparing existing to proposed conditions.

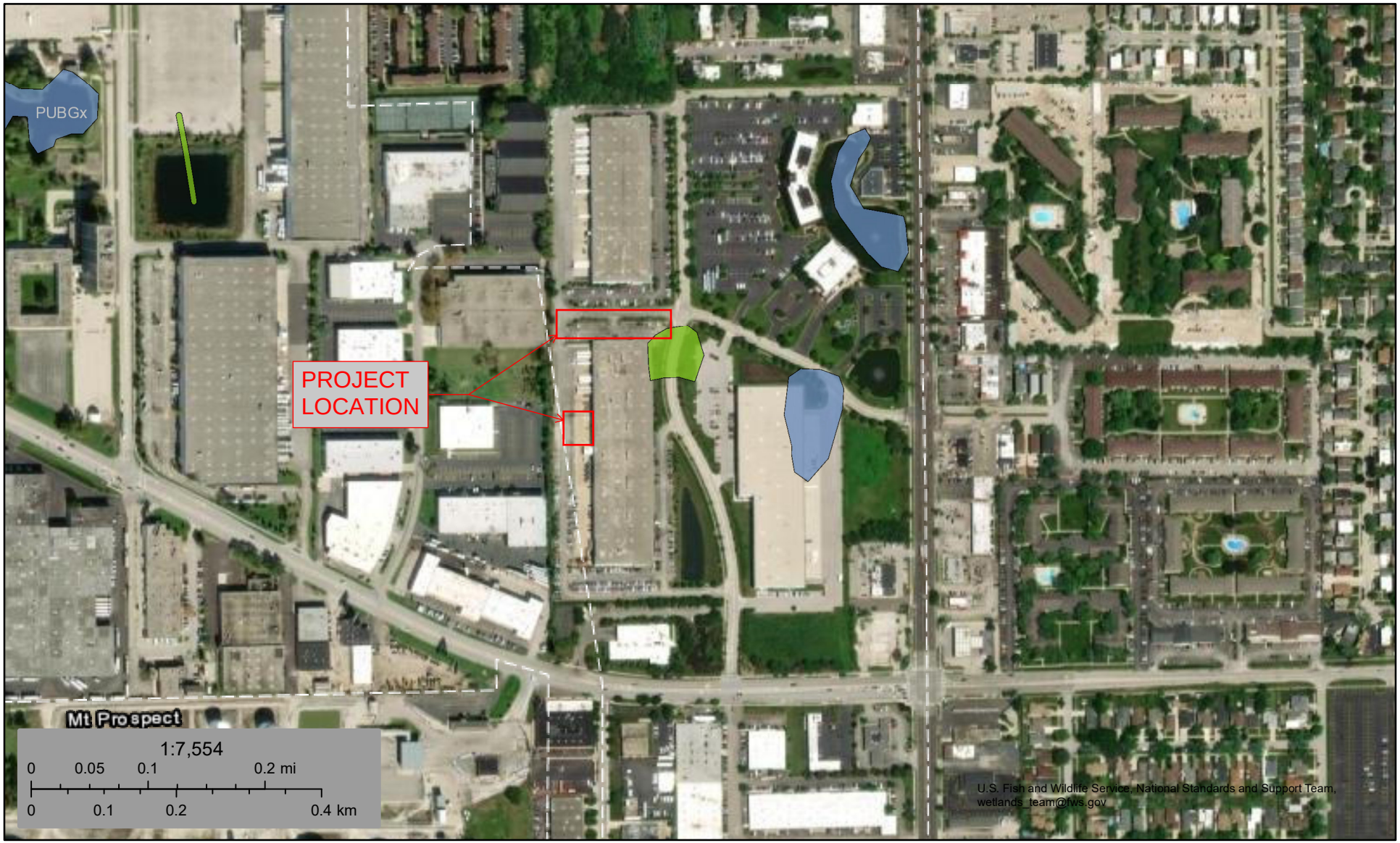
Attachments

- Exhibit 1 - National Wetlands Inventory Map
- Exhibit 2 - FEMA Firmette
- Exhibit 3 - NRCS Soils Map
- Exhibit 4 - USGS Topographic Map
- Exhibit 5 - Existing Impervious Area Exhibit
- Exhibit 6 - Proposed Impervious Area Exhibit
- Exhibit 7 - MWRD WMO Calculations
- Exhibit 8 - MWRD Permeable Paver Calculations
- Exhibit 9 – Verified Existing Detention Storage

Exhibit 1 – National Wetlands Inventory Map

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



July 2, 2024

Wetlands

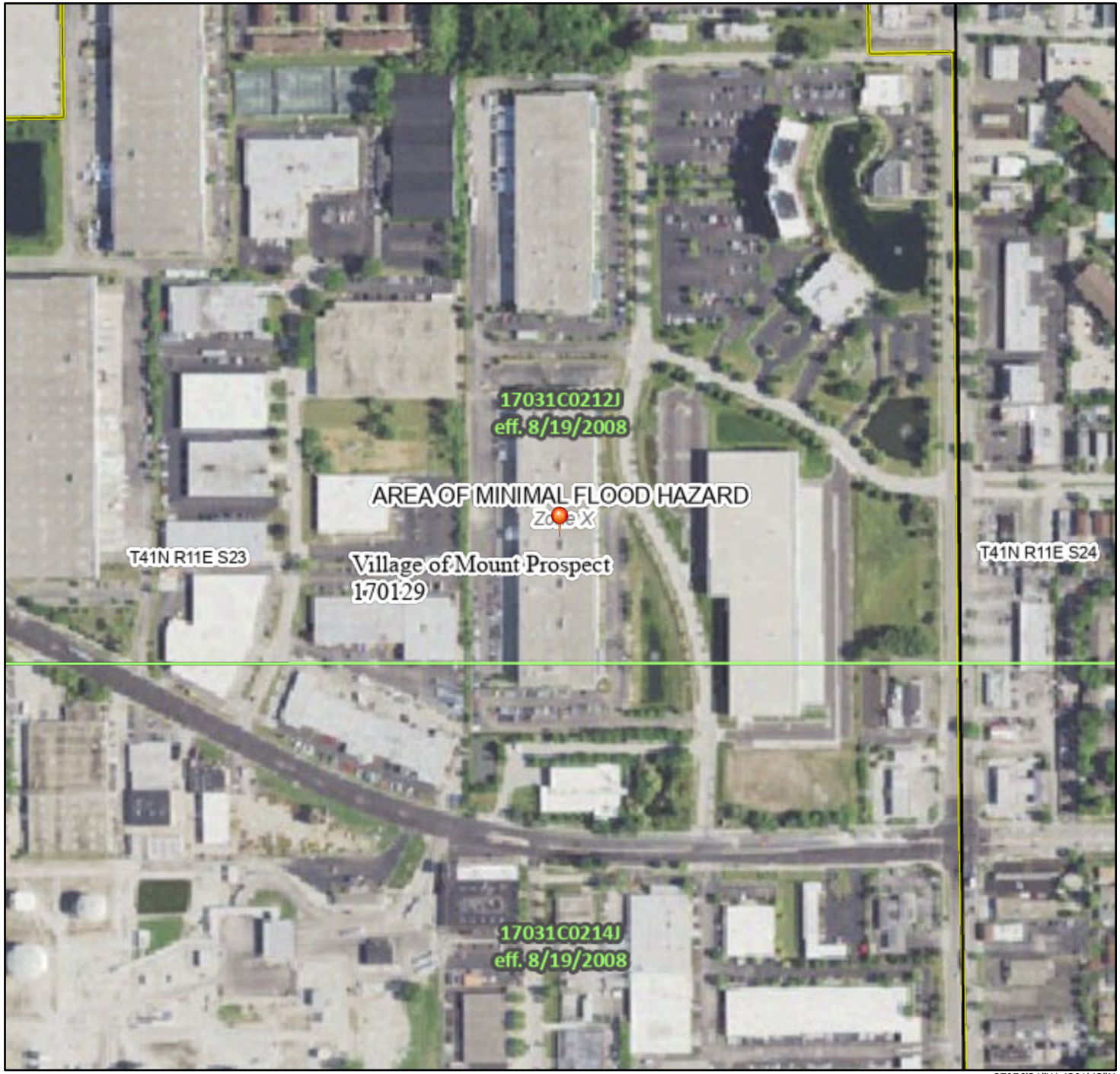
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Exhibit 2 – FEMA Firmette

National Flood Hazard Layer FIRMette

87°56'58"W 42°2'9"N



87°56'21"W 42°1'42"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

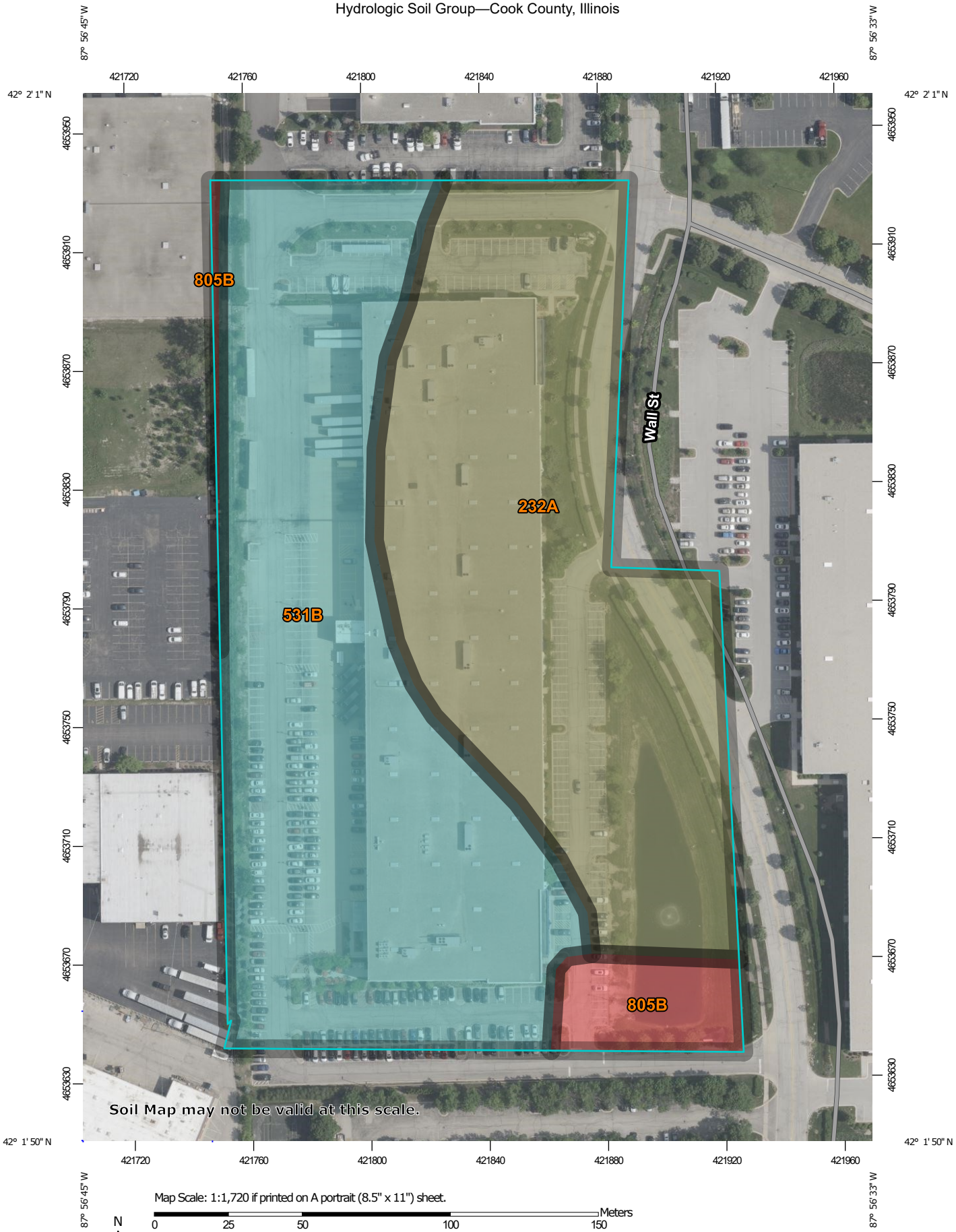
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/2/2024 at 9:20 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit 3 – NRCS Soils Map



Map Scale: 1:1,720 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cook County, Illinois
Survey Area Data: Version 17, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
232A	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	5.2	45.4%
531B	Markham silt loam, 2 to 4 percent slopes	C	5.6	49.7%
805B	Orthents, clayey, undulating	D	0.6	4.9%
Totals for Area of Interest			**11.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

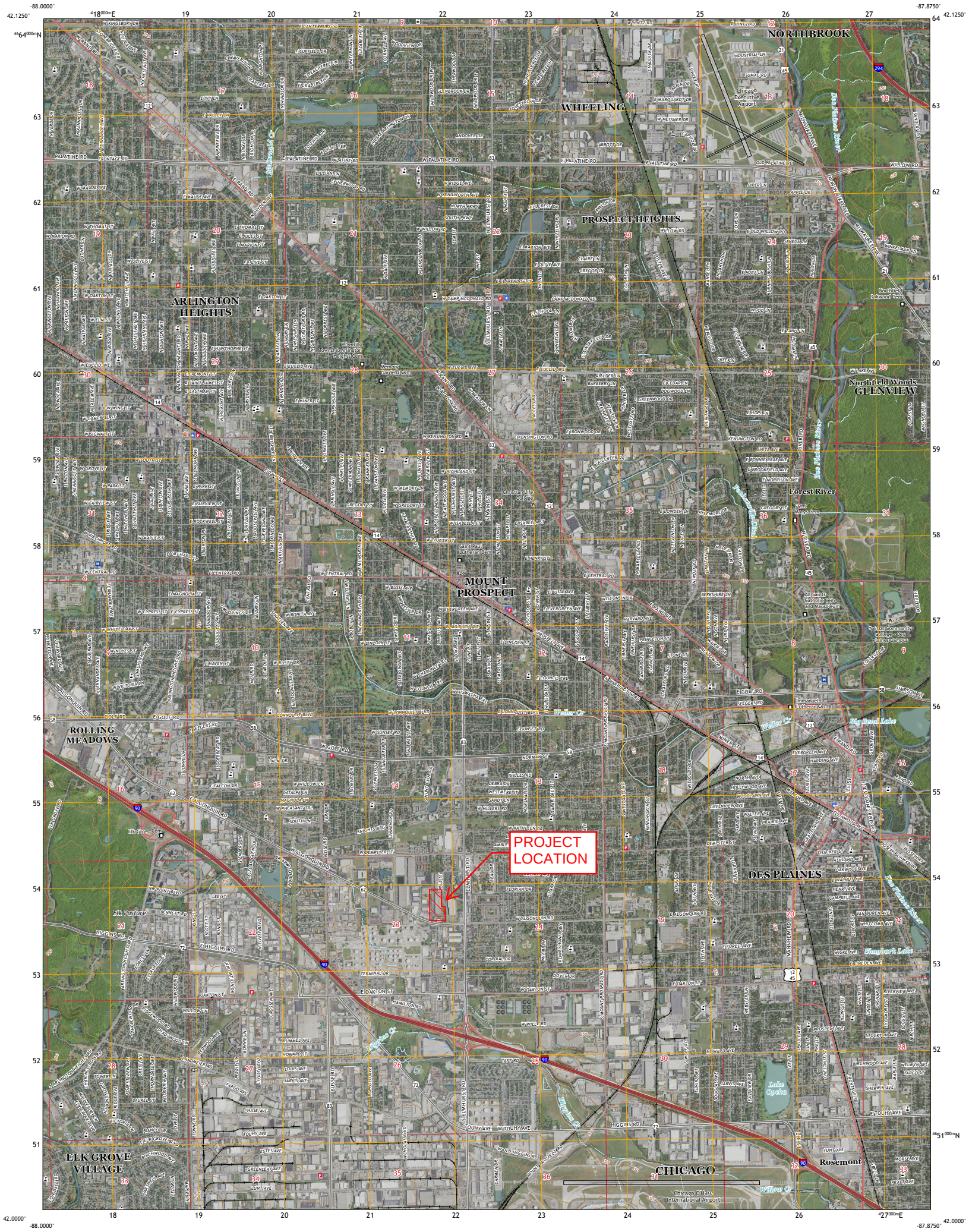
Tie-break Rule: Higher

Exhibit 4 – USGS Topographic Map

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

ARLINGTON HEIGHTS QUADRANGLE
ILLINOIS - COOK COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 16T
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, August 2019 - September 2019
Roads.....U.S. Census Bureau, 2017
Names.....GNIS, 1980 - 2020
Hydrography.....National Hydrography Dataset, 2002 - 2020
Contours.....National Elevation Dataset, 2003
Boundaries.....Multiple sources; see metadata file 2018 - 2019
Public Land Survey System.....BLM, 2020
Wetlands.....FWS National Wetlands Inventory Not Available

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
DM
Grid Zone Designation 16T

SCALE 1:24 000
KILOMETERS
METERS
MILES
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

ILLINOIS
QUADRANGLE LOCATION

ADJOINING QUADRANGLES
1 Lake Zurich
2 Wheeling
3 Highland Park
4 Palatine
5 Park Ridge
6 Lombard
7 Elmhurst
8 River Forest

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

ARLINGTON HEIGHTS, IL
2021

NSN 7643014634462
NGA REF NO. USGSX24K1462

Exhibit 5 – Existing Impervious Area Map

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\Exhibits\Existing Pervious Impervious Exhibit.dwg Layout1 Aug 07, 2024 12:11pm by: Juliette.Stroesser
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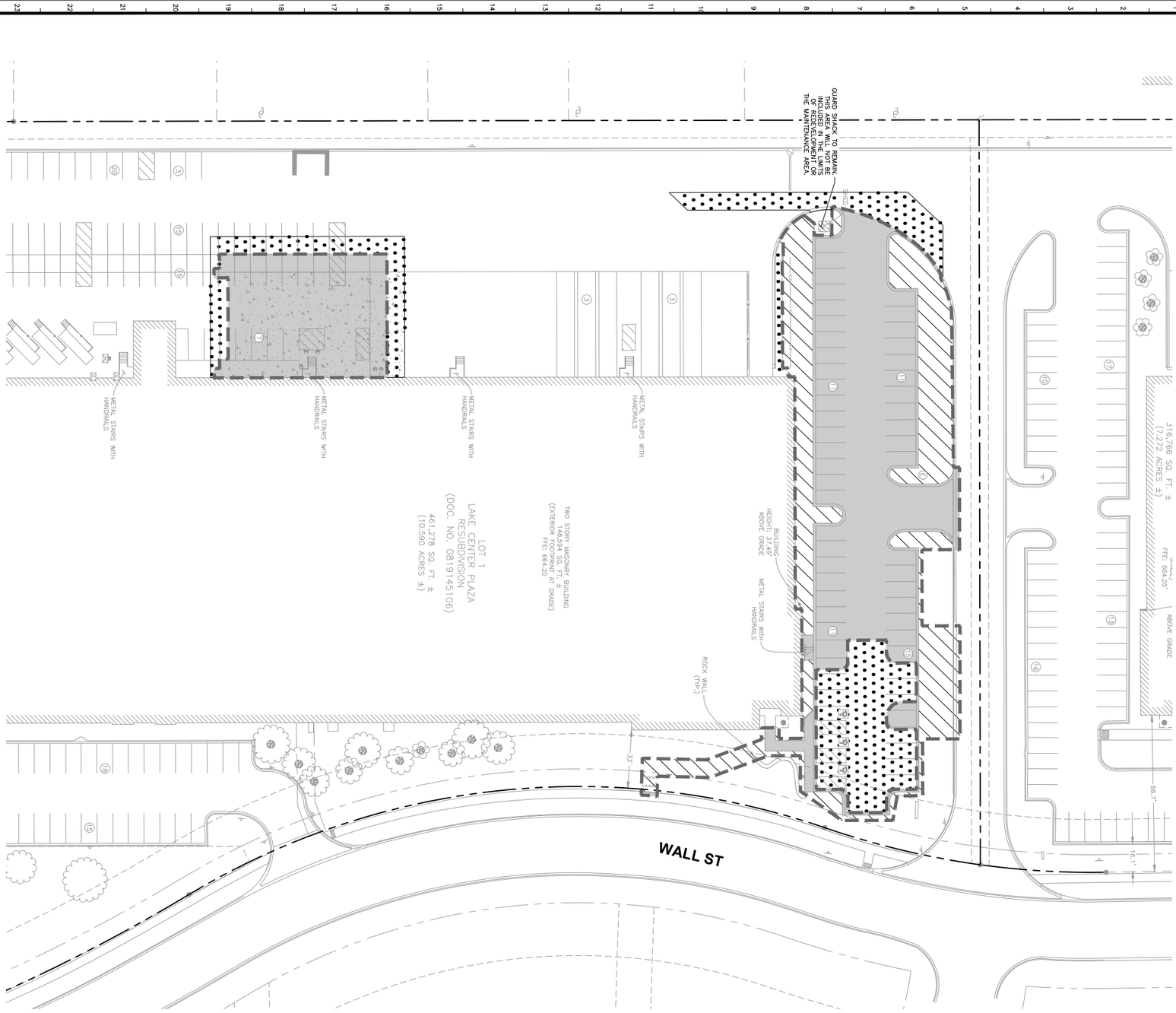


LAND COVER LEGEND

- REDEVELOPMENT IMPERVIOUS AREA (AREA = 22,103 SF (0.51 AC))
- REDEVELOPMENT PERVIOUS AREA (AREA = 9,603 SF (0.22 AC))
- TOTAL REDEVELOPMENT AREA (AREA = 31,706 (0.73 AC))
- MAINTENANCE AREA (UNQUALIFIED DEVELOPMENT AREA) (AREA = 9,061 SF (0.21 AC))

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

SCALE:	AS NOTED
DESIGNED BY:	JRS
DRAWN BY:	JRS
CHECKED BY:	TJS

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

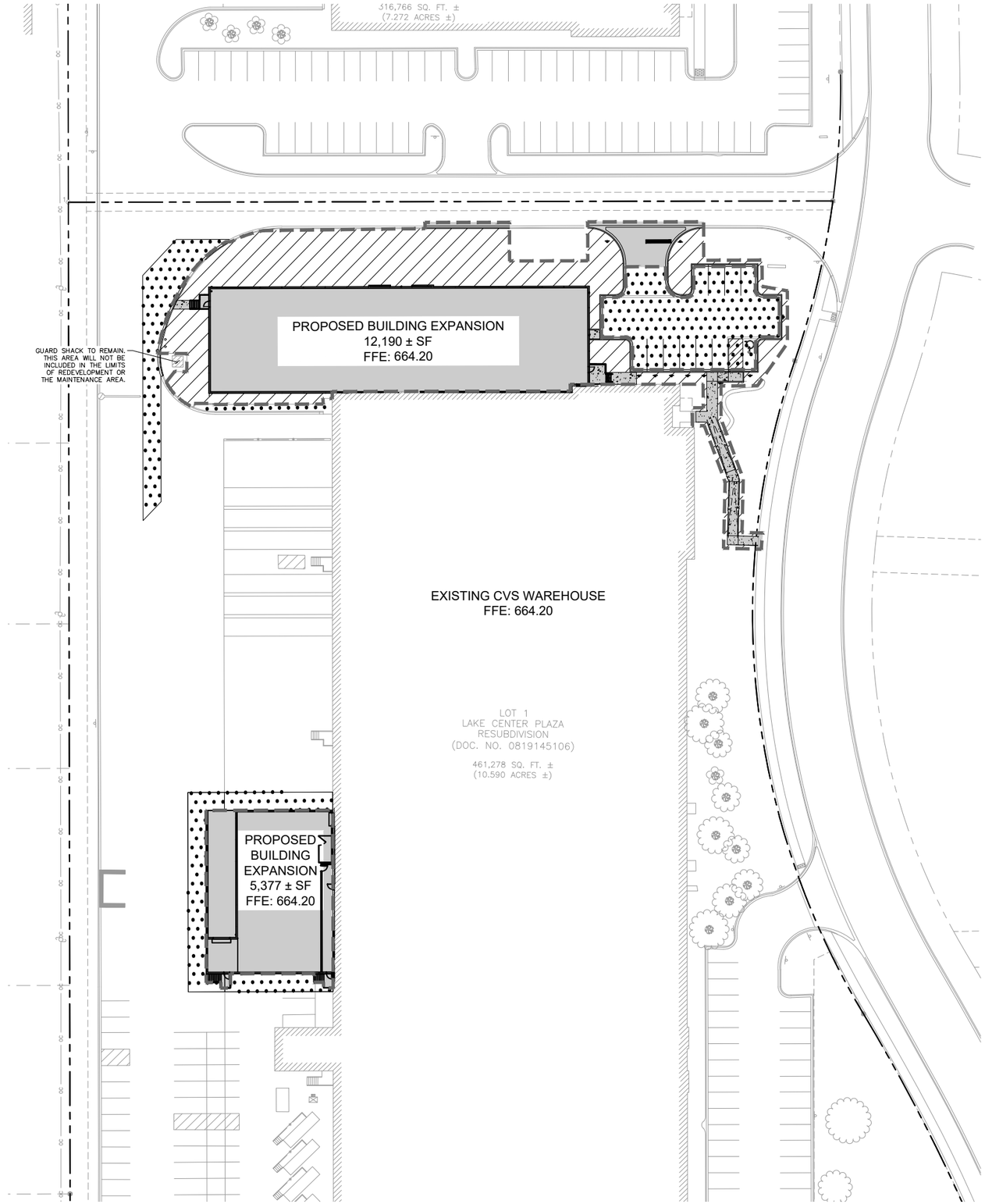
EXISTING IMPERVIOUS AREA EXHIBIT

CVS Health

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001

SHEET NUMBER 1 OF 1

Exhibit 6 – Proposed Impervious Area Map



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LAND COVER LEGEND

- REDEVELOPMENT IMPERVIOUS AREA
  AREA = 21,501 SF (0.49 AC)
- REDEVELOPMENT PERVIOUS AREA
  AREA = 10,311 SF (0.24 AC)
- TOTAL REDEVELOPMENT AREA
  (NOT INCLUDING MAINTENANCE AREA)
  AREA = 31,812 SF (0.73 AC)
- MAINTENANCE AREA
  AREA = 9,061 SF (0.21 AC)

No.	REVISIONS	DATE	BY

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JRS
DRAWN BY: JRS
CHECKED BY: TJS

cvs Health®

PROPOSED IMPERVIOUS AREA EXHIBIT

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
1 OF 1

Drawing name: K:\CHS_LREV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\Exhibits\Proposed Pervious Impervious Exhibit.dwg Layout1 Aug 07, 2024 12:03pm by Juliette.Stroesser
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Exhibit 7 – MWRD WMO Calculations

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Imperivous Area	D	98	0.49	48.02
Pervious Area	D	80	0.24	19.20
TOTALS:			0.73	67.22

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{67.22}{0.73} \rightarrow \text{Composite CN} = 92.08$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: CVS Mount Prospect, IL | PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 | DATE: 8/8/2024

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	0.730	acres
2.	Total Impervious Area	0.490	acres
3.	Composite CN	92.08	
4.	Volume Control Storage Provided, VC_P	0.041	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	0.86	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.62	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	0.46	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.041	ac-ft
10.	Additional Volume Control Storage Provided	0.000	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	0.422	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.94	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.56	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	86.49	

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious Area	0.90	0.49	0.44
Pervious Area	0.45	0.24	0.11
TOTALS:		0.73	0.55

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.55}{0.73} \rightarrow \text{Composite C} = 0.75$$

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

DEVELOPMENT INFORMTION

1. Detained Area	0.730	acres
2. Runoff Coefficient	0.820	
3. Actual Release Rate	0.139	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.152	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
10 min	7.60	4.55	4.41	0.061	
20 min	5.50	3.29	3.15	0.087	
30 min	4.40	2.63	2.50	0.103	
40 min	3.70	2.21	2.08	0.114	
50 min	3.20	1.92	1.78	0.122	
1 hr	2.80	1.68	1.54	0.127	
1.5 hr	2.10	1.26	1.12	0.139	
2 hr	1.70	1.02	0.88	0.145	
3 hr	1.20	0.72	0.58	0.144	
4 hr	1.00	0.60	0.46	0.152	←
5 hr	0.84	0.50	0.36	0.150	
6 hr	0.73	0.44	0.30	0.148	
7 hr	0.65	0.39	0.25	0.145	
8 hr	0.58	0.35	0.21	0.138	
9 hr	0.53	0.32	0.18	0.133	
10 hr	0.49	0.29	0.15	0.128	
11 hr	0.46	0.28	0.14	0.124	
12 hr	0.43	0.26	0.12	0.118	
13 hr	0.40	0.24	0.10	0.108	
14 hr	0.38	0.23	0.09	0.103	
15 hr	0.36	0.22	0.08	0.095	
16 hr	0.34	0.20	0.06	0.086	
17 hr	0.33	0.20	0.06	0.083	
18 hr	0.31	0.19	0.05	0.070	
19 hr	0.30	0.18	0.04	0.064	
20 hr	0.29	0.17	0.03	0.058	
21 hr	0.28	0.17	0.03	0.050	
22 hr	0.27	0.16	0.02	0.042	
23 hr	0.26	0.16	0.02	0.032	
24 hr	0.25	0.15	0.01	0.022	

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

DEVELOPMENT INFORMTION

1. Detained Area	0.730	acres
2. Composite Runoff Coefficient	0.750	
3. Actual Release Rate	0.139	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.225	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	6.77	6.63	0.046	
10 min	10.80	5.91	5.77	0.080	
15 min	9.28	5.08	4.94	0.102	
20 min	8.04	4.40	4.26	0.117	
30 min	6.34	3.47	3.33	0.138	
40 min	5.28	2.89	2.75	0.152	
50 min	4.55	2.49	2.35	0.162	
1 hr	4.03	2.21	2.07	0.171	
1.5 hr	3.03	1.66	1.52	0.188	
2 hr	2.49	1.36	1.22	0.202	
3 hr	1.83	1.00	0.86	0.214	
4 hr	1.48	0.81	0.67	0.222	
5 hr	1.25	0.68	0.55	0.225	←
6 hr	1.07	0.59	0.45	0.222	
7 hr	0.96	0.53	0.39	0.224	
8 hr	0.86	0.47	0.33	0.220	
9 hr	0.79	0.43	0.29	0.219	
10 hr	0.72	0.39	0.26	0.211	
11 hr	0.67	0.37	0.23	0.207	
12 hr	0.62	0.34	0.20	0.200	
18 hr	0.45	0.25	0.11	0.158	
24 hr	0.36	0.20	0.06	0.113	

Exhibit 8 – MWRD Permeable Paver Calculations

	VOLUME TYPE	SURFACE AREA (SF)	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED (AC-FT)
Pavers	V_A:	3687.00	0.67	0.36	0.50 x 0.36 x V_C	0.01
	V_B:	3687.00	1	0.36	0.36 x V_D	0.03
						0.041

Exhibit 9 – Verified Existing Detention Storage

Kimley»Horn
Expect More. Experience Better.

POND:	Existing Basin (MWRDGC Permit #07-288)					
JOB NO.	268465001			Side Slopes		
PROJECT:	CVS Mount Prospect			1		
DATE:	7/26/2024			3		
	Area		Average	Incremental	Cummulative	Cummulative
Elevation			Area	Storage	Storage	Storage
(ft)	(ft^2)	(ft^2)	(ft^2)	(ft^3)	(ft^3)	(ac ft)
653.40	17423.56	17423.56			0.00	0.00
			18055.23	10833.14		
654.00	18686.90	18686.90			10833.14	0.25
			19994.68	19994.68		
655.00	21302.46	21302.46			30827.82	0.71
			22701.80	22701.80		
656.00	24101.14	24101.14			53529.62	1.23
			25618.71	25618.71		
657.00	27136.29	27136.29			79148.33	1.82
			28803.23	28803.23		
658.00	30470.18	30470.18			107951.57	2.48
			30643.37	3064.34		
658.10	30816.57	30816.57			111015.91	**2.55**

Item Cover Page

Subject	**PZ-12-24 / 2004 W Lonnquist Bl / VAR: Accessory Structure Location / Village Board Final**
Meeting	September 12, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The Petitioner, Deemy Rekkas, is seeking a variation to the accessory structure location regulations to construct a shed in the front yard at 2004 W. Lonnquist Boulevard, also known as the Subject Property.

Discussion

The Petitioner proposes to construct a new shed on the Subject Property. The shed would be located at the northwest corner of the property and would encroach past the front elevation of the home and into the legal front yard, which abuts Meier Road. Per Section 14.306(A)(2) Yard Requirements, accessory structures are not permitted in a required front yard; therefore, a variation to construct a shed in the front yard is required. The proposed shed would be less than ten feet (10') tall and would be mostly screened by the front yard fence. The shed drawings indicate the proposed shed would be 140 square feet (10' x 14') in size with a standard open gable roof with a roof pitch of 5:12.

The variation request was reviewed by the building, fire and public works departments. Engineering noted that a drainage swale exists along the north property line carrying stormwater runoff from east to west. The Petitioner was made aware that corrective measures may be required if it is determined at any time in the future that the shed impedes the flow of stormwater.

Staff is supportive of the variation request. In 2020, a fence variation was granted to permit a fence to enclose the entire legal front yard due to the orientation of the Subject Property's front yard to Meier Road and the Subject Property's unappealing view of a large church parking lot to the west. Due to the nature of the block, the Subject Property is the only lot whose front yard aligns with the rear yards of the four single family homes to the north. All four properties to the north are part of a cul-de-sac whose front yards face Chris Lane. These properties have the ability to locate a shed in their rear yards; thus granting the variation request would not alter the character of the frontage along Meier Road. In all other aspects aside from the location requirements, the proposed shed meets the size, height, and roof pitch

requirements for an accessory structure. The shed is proposed at the far northwest corner of the Subject Property and would not have a negative aesthetic impact along the Lonnquist Boulevard frontage, especially since the front yard is fully enclosed by a six-foot tall privacy fence. As of the writing of this report, staff has not received any objections to the request.

Alternatives

Staff finds that the variation request meets the standards contained in Section 14.203.C.9 of the zoning ordinance. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and make a recommendation to the Village Board to **approve** the following motion:

1. Recommend approval of a variation to the accessory structure location regulations to allow a shed in the front yard for the property located at 2004 W. Lonnquist Boulevard, subject to the conditions listed in the staff report.
2. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

To recommend approval of a variation to the accessory structure location regulations to allow a shed in the front yard for the property located at 2004 W. Lonnquist Boulevard, subject to the conditions listed in the staff report.

Attachments

1. PZ-12-24 Staff Report
2. PZ-12-24 Administrative Content
3. PZ-12-24 Plans
4. PZ-12-24 Village Review Letter August 26, 2024

VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C. Shallcross, AICP, CEcD
Director of Community Development

Ann Choi
Development Planner

DATE: September 5, 2024

CASE NUMBER
PZ-12-24

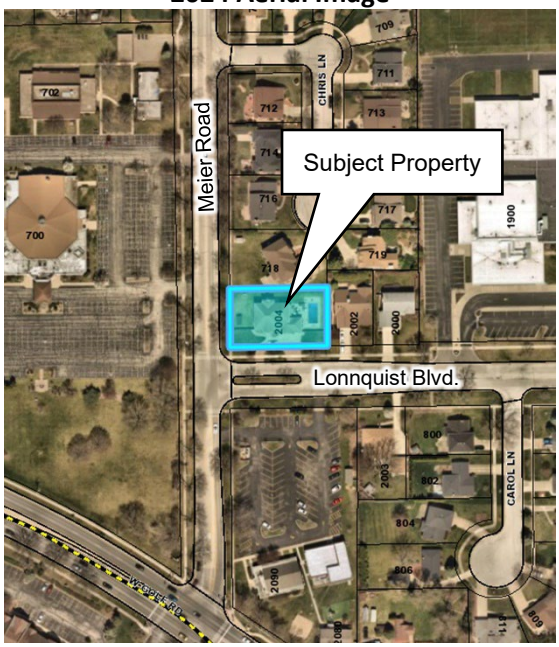
APPLICANT/PROPERTY OWNER
Deemy Rekkas

PUBLIC HEARING DATE
September 12, 2024

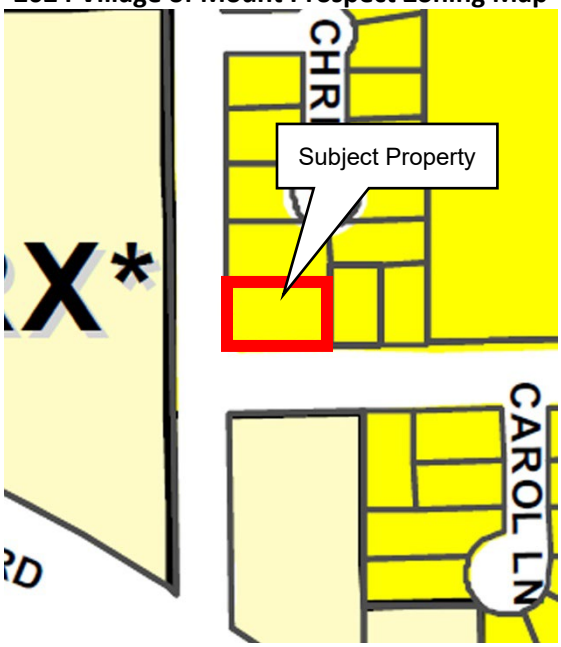
PROPERTY ADDRESS/LOCATION
2004 W. Lonnquist Blvd.

BRIEF SUMMARY OF REQUEST
The Petitioner, Deemy Rekkas, is seeking a variation to the accessory structure location regulations to construct a shed in the front yard at 2004 W. Lonnquist Boulevard, also known as the Subject Property.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map



EXISTING ZONING
R-1 Single Family Residential

EXISTING LAND USE/SITE IMPROVEMENTS
Detached Single Family Residential

SURROUNDING ZONING & LAND USE
North: R-1 Single Family Residential
East: R-1 Single Family Residential
South: R-X Single Family Residential
West: R-X* Single Family Residential, Planned Unit Development (PUD)

SIZE OF PROPERTY
0.31 Acres

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | DENY

DISCUSSION OF STAFF RECOMMENDATION

BACKGROUND/PROPERTY HISTORY

The Subject Property was annexed into the Village in 1969. In 2004, the existing single-family home was constructed, with various smaller improvements since the original construction. In 2020, a variation was granted via Resolution No. R-12-20 to permit the installation of a privacy fence around the front yard.

PROPOSAL

The Petitioner proposes to construct a new shed on the Subject Property. The shed would be located at the northwest corner of the property and would encroach past the front elevation of the home and into the legal front yard, which abuts Meier Road. Per Section 14.306(A)(2) Yard Requirements, accessory structures are not permitted in a required front yard; therefore, a variation to construct a shed in the front yard is required. The proposed shed would be less than ten feet (10') tall and would be mostly screened by the front yard fence. The shed drawings indicate the proposed shed would be 140 square feet (10' x 14') in size with a standard open gable roof with a roof pitch of 5:12.

The variation request was reviewed by the building, fire and public works departments. Engineering noted that a drainage swale exists along the north property line carrying stormwater runoff from east to west. The Petitioner was made aware that corrective measures may be required if it is determined at any time in the future that the shed impedes the flow of stormwater.

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the Standards & Findings of Fact outlined in Exhibit "A" and 1) accept them without changes, 2) accept them with changes, or 3) reject the findings. The Planning and Zoning Commission should use the Findings of Fact to guide their recommendation to the Village Board on the Petitioner's request.

STAFF RECOMMENDATION

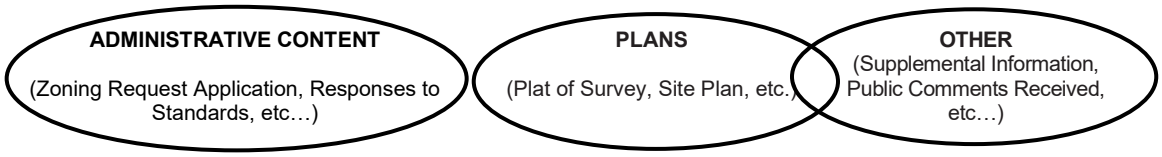
Staff finds that the standards for variation have been met. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

A variation to the accessory structure location regulations to allow a shed in the front yard for the property located at 2004 W. Lonnquist Boulevard, subject to the following conditions:

1. The Subject Property shall be developed in general compliance with the approved drawings which consist of the following:
    a. Plat of Survey, prepared by Spiewak Consulting, dated August 21, 2018, and providing the location of the proposed shed.
    b. Shed Specifications, prepared by Tuff Shed, Inc., 2 pages, and dated 6/16/23.
    c. Shed Elevations, prepared by Tuff Shed Inc., and dated 6/20/2024.

The Village Board's decision is final for this case.

ATTACHMENTS:



I concur:

Jason C. Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

VARIATION STANDARDS

Section 14.203.C.9 of the Village of Mount Prospect Zoning Ordinance provides that a variation shall not be granted or recommended for approval by the Planning and Zoning Commission unless findings of fact based on evidence are made in each specific case that affirm the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a specific hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations was to be applied;
2. The conditions upon which an application for a variation are based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning classification;
3. The purpose of the variation is not based primarily upon a desire to increase financial gain;
4. The alleged difficulty or hardship is caused by this chapter and has not been created by any person presently having an interest in the property;
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. The granting of the variation will not alter the essential character of the neighborhood; and
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Petitioner's Findings: Per the Petitioner, a hardship exists because the zoning code identifies Meier Road as the legal front yard and the orientation of the Subject Property does not conform to the character of the neighborhood. The Petitioner explains that the northern adjoining properties' backyards are oriented along Meier Road and that the front door of the Petitioner's home faces Lonnquist Boulevard which is considered the legal exterior side yard. The Petitioner further states that the granting of the variation will not have any adverse impact on the neighborhood and will conform to the character of the existing neighborhood. The Petitioner attests that the variation request will not have any adverse impact on the community or adjoining properties.

Staff Findings: In reviewing the request, staff is supportive of the variation request. In 2004, a fence variation was granted to permit a fence to enclose the entire legal front yard due to the orientation of the Subject Property's front yard to Meier Road and the Subject Property's unappealing view of a large church parking lot to the west. Due to the nature of the block, the Subject Property is the only lot whose front yard aligns with the rear yards of the four single family homes to the north. All four properties to the north are part of a cul-de-sac whose front yards face Chris Lane. These properties have the ability to locate a shed in their rear yards thus granting the variation request would not alter the character of the frontage along Meier Road. In all other aspects aside from the location requirements, the proposed shed meets the size, height, and roof pitch requirements for an accessory structure. The shed is proposed at the far northwest corner of the Subject Property and would not have a negative aesthetic impact along the Lonnquist Boulevard frontage, especially since the front yard is fully enclosed by a six-foot tall privacy fence. As of the writing of this report, staff has not received any objections to the request.

PERMIT PROJECT

FILE #: 24-004520
2004 W LONNQUIST BLVD MOUNT PROSPECT IL 60056
PZ-12-24 VARIATION FOR SHED IN FRONT YARD

PERMIT #: PZZ24-000016

Permit Type
Zoning Request Application

Subtype
Zoning Request

Work Description:
PZ-12-24: VAR for a shed in the front yard

Applicant
Deemy Rekkas

Status
Online Application Received

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
250.00

Permit Fees
0.00

Total Amount
250.00

Amount Paid
250.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
08/13/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

NOTE

STOP! Have you had a Preliminary Meeting the the Planning Department? If Yes, continue, else, please call 847-818-5328 to schedule.

Summary of Proposal

i am asking for a variance to install a 10x14 foot shed on northwest corner of lot. permit was applied prior by tuff shed and denied due to variance being needed.
below are items requested by Ann Choi.

CLICK HERE for Conditional Uses, Variations, Zoning Map and Text Amendments

Submission Requirements

Proof of Ownership

deed2004.pdf

For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

affidavitown2024shed.pdf

Paid Receipt of the most recent tax bill

CookCountyPropertyTaxBill2023SecondInstallment-3.pdf

Responses to applicable standards

variation shed.docx

Plans

Plat of Survey - Rekkas .pdf

Shed Specs - Rekkas.pdf

Legal Description

LEGAL DESCRIPTION 2004.docx

Document indicating intent to buy or lease

Legal Notice

Address Labels

Buffer Map

Other

pic1.pdf

image002.pdf

PXL_20240617_181604056.pdf

ORDINANCE OR RESOLUTION

Ordinance or Resolution

Approval Ordinance or Resolution #

Approval Date

ZONING REQUEST(S) (Check all that apply)

- [ ] Conditional Use
- [x] Variation(s)

Number of Variations
1

From Chapter 14, Section(s)
14.306(A)(2) to allow a shed in the front yard

Type of Variation
Individual lot single family request

- [ ] Zoning Map Amendment
- [ ] Zoning Text Amendment
- [ ] Other

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Signature

signature.png

FEES

FEE	DES	QUANTITY	AMOUNT	TOTAL	
Variation Individual Lot Single Family Request fee				250.00	
			Plan Check Fees	**250.00**	
			Permit Fees	**0.00**	
			Total Fees	**250.00**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
08/14/2024	Credi	805781445(	PZZ2	48288	- Deemy I	250.00	
				Amount Paid		**250.00**	

Balance Due	**0.00**	

Commitment Number# 17ST00783

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Deemy Rekkas
Efstathios Polyzois
456 Lance Dr
Des Plaines, IL 60016

Mail Tax Statements To: **Deemy Rekkas and Efstathios Polyzois**; 456 Lance Dr, Des Plaines, IL 60016

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08-10-402-049-0000

SPECIAL WARRANTY DEED

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM5, whose mailing address is **8950 Cypress Water Blvd., Coppell, TX 75019**, hereinafter grantor, for **$443,625.00 (Four Hundred Forty Three Thousand Six Hundred Twenty Five Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Deemy Rekkas and Efstathios Polyzois**, hereinafter grantee, whose tax mailing address is **456 Lance Dr, Des Plaines, IL 60016**, the following real property:

Lot 1 of Semar's Meier Meadows Resubdivision, being a Subdivision of Lot 1 of Meier Meadows Resubdivision of Lots 1 & 2 in Allen's Resubdivision of part of Lot 4 in Meier Brother's Subdivision in the Southeast 1/4 of Section 10, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded June 10, 2004 as document 0416232082, in Cook County, Illinois.

Property Address is: 2004 W. Lonnquist Blvd, Mount Prospect, IL, 60056.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1700544038**

Commitment Number#17ST00783

Executed by the undersigned on 3.24.17

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM5 By Nationstar Mortgage, LLC as its Attorney in Fact

By: _____

Name: Mary Munoz

Its: Assistant Secretary

STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me on 3.24.17, by _____ its ~~Assistant Secretary~~ on behalf of **U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM5 By Nationstar Mortgage, LLC as its attorney in fact,** who has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

NOTARY PUBLIC STATE OF TEXAS
Patricia McCutchen
Notary Public, State of Texas
My Comm. Expires 11-05-2018
Notary ID 130016551

_____
Patricia McCutchen
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date:_____

_____
Buyer, Seller or Representative

TOTAL PAYMENT DUE

$0.00

By 08/01/2024

2023 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
08-10-402-049-0000	049	16048	2023	(2024)	ELK GROVE	2-78

IF PAYING LATE, PLEASE PAY	08/02/2024 - 09/01/2024	09/02/2024-10/01/2024	10/02/2024-11/01/2024	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2023 Tax Bill $15,250.30

$633.06 MORE than 2022

Taxing District	2023 Tax	2022 Tax	Difference	
Community Consolid. SD 59 Arlington Hts	$5,142.87	$4,858.18	**$284.69**	**More**
Township HS District 214 (Arlington Hts)	$4,316.62	$4,017.73	**$298.89**	**More**
Village of Mount Prospect	$1,558.93	$1,609.14	**-$50.21**	**Less**
Mt Prospect Park District	$990.44	$934.40	**$56.04**	**More**
Mount Prospect Library Fund	$886.28	$845.57	**$40.71**	**More**
Harper College Comm College 512 Palatine	$729.15	$700.37	**$28.78**	**More**
Metro Water Reclamation Dist of Chicago	$609.09	$638.87	**-$29.78**	**Less**
County of Cook	$300.14	$423.65	**-$123.51**	**Less**
Cook County Public Safety	$245.40	$181.07	**$64.33**	**More**
Cook County Health Facilities	$135.94	$131.53	**$4.41**	**More**
Cook County Forest Preserve District	$132.41	$138.37	**-$5.96**	**Less**
Town of Elk Grove	$90.04	$85.41	**$4.63**	**More**
Consolidated Elections	$56.50	$0.00	**$56.50**	**More**
Road & Bridge Elk Grove	$21.19	$20.50	**$0.69**	**More**
Northwest Mosq Abatement Dist Wheeling	$17.65	$15.37	**$2.28**	**More**
General Assistance Elk Grove	$17.65	$17.08	**$0.57**	**More**
DO NOT PAY THESE TOTALS	**$15,250.30**	**$14,617.24**	**$633.06**	**More**

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2022 Assessed Value	**61,847**
2023 Property Value	**618,470**
2023 Assessment Level	**X 10%**
2023 Assessed Value	**61,847**
2023 State Equalizer	**X 3.0163**
2023 Equalized Assessed Value (EAV)	**186,549**
2023 Local Tax Rate	**X 8.638%**
2023 Total Tax Before Exemptions	**16,114.10**

2023 Total Tax Before Exemptions	**16,114.10**
Homeowner's Exemption	**-863.80**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2023 Total Tax After Exemptions	**15,250.30**
First Installment	**8,039.48**
Second Installment +	**7,210.82**
Total 2023 Tax (Payable in 2024)	**15,250.30**

IMPORTANT MESSAGES

PROPERTY LOCATION

2004 W LONNQUIST BLVD
MOUNT PROSPECT IL 60056 3500

MAILING ADDRESS

DEEMY REKKAS
2004 W LONNQUIST BLVD
MT PROSPECT IL 600563500

TAXING DISTRICT BREAKDOWN

Taxing Districts	2023 Tax	2023 Rate	2023 %	Pension	2022 Tax
MISCELLANEOUS TAXES					
Northwest Mosq Abatement Dist Wheeling	17.65	0.010	0.12%		15.37
Metro Water Reclamation Dist of Chicago	609.09	0.345	3.99%	63.55	638.87
Mt Prospect Park District	990.44	0.561	6.49%	88.27	934.40
Miscellaneous Taxes Total	**1,617.18**	**0.916**	**10.60%**		**1,588.64**
SCHOOL TAXES					
Harper College Comm College 512 Palatine	729.15	0.413	4.78%		700.37
Township HS District 214 (Arlington Hts)	4,316.62	2.445	28.31%	77.68	4,017.73
Community Consolid. SD 59 Arlington Hts	5,142.87	2.913	33.72%	121.81	4,858.18
School Taxes Total	**10,188.64**	**5.771**	**66.81%**		**9,576.28**
MUNICIPALITY/TOWNSHIP TAXES					
Mount Prospect Library Fund	886.28	0.502	5.81%		845.57
Village of Mount Prospect	1,558.93	0.883	10.22%	688.54	1,609.14
Road & Bridge Elk Grove	21.19	0.012	0.14%		20.50
General Assistance Elk Grove	17.65	0.010	0.12%		17.08
Town of Elk Grove	90.04	0.051	0.59%		85.41
Municipality/Township Taxes Total	**2,574.09**	**1.458**	**16.88%**		**2,577.70**
COOK COUNTY TAXES					
Cook County Forest Preserve District	132.41	0.075	0.87%	1.76	138.37
Consolidated Elections	56.50	0.032	0.37%		0.00
County of Cook	300.14	0.170	1.97%	54.73	423.65
Cook County Public Safety	245.40	0.139	1.61%		181.07
Cook County Health Facilities	135.94	0.077	0.89%		131.53
Cook County Taxes Total	**870.39**	**0.493**	**5.71%**		**874.62**
(Do not pay these totals)	**15,250.30**	**8.638**	**100.00%**		**14,617.24**

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

****** Please see 2023 Second Installment Payment Coupon next page ******

2023 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 **By 08/01/2024** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address

SN 0020230200 RTN 500001075 AN (see PIN) TC 008911

Internal use only

Property Index Number (PIN)
08-10-402-049-0000

T3LG
Volume
049

Amount Paid

$

00202302004081040204900004008911200000000000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116

Standards

Variation - A variation from the zoning regulations shall not be granted or recommended for approval by the Planning and Zoning Commission unless findings of fact based on evidence are made in each specific case that affirm the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a specific hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations was to be applied;

   Being a corner lot, the orientation of the property presents a hardship because the zoning identifies Meier Road as the front yard which is used as a side yard. This orientation is non conforming to the character of the neighborhood as the adjoining properties going north on Meier Road are oriented as property owners' backyards. The actual front door of my home is on Lonnquist Blvd which is considered my side yard.

2. The conditions upon which an application for a variation are based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning classification;

The orientation of the property and the use of the property are not in agreement.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain;

The purpose of the variation is not to increase finanacial gain. It is to improve quality of life as well as aesthetically conform to the surrounding area/character.

4. The alleged difficulty or hardship is caused by this Chapter and has not been created by any person presently having an interest in the property;

The hardship is caused by the zoning which limits the use of the property

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The granting of the variation will not have any adverse impact on the neighborhood and will in fact, will be conforming to the character of what is presently there.

6. The granting of the variation will not alter the essential character of the neighborhood; and

It will be complementary to existing uses of the neighborhood properties

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. **This improvement will not have any adverse impact on the community or adjoining properties.**

LEGAL DESCRIPTION:

LOT 1 OF SEMAR'S MEIER MEADOWS RESUBDIVISION, BEING A SUBDIVISION OF LOT

1 OF MEIER MEADOWS RESUBDIVISION OF LOTS 1 & 2 IN ALLEN'S RESUBDIVISION OF PART OF LOT 4 IN MEIER BROTHER'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2004 AS DOCUMENT 0416232082, IN COOK COUNTY, ILLINOIS.

SPIEWAK CONSULTING
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD., STE 218
PARK RIDGE, IL 60068
phone: (773)853-2672 (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

by

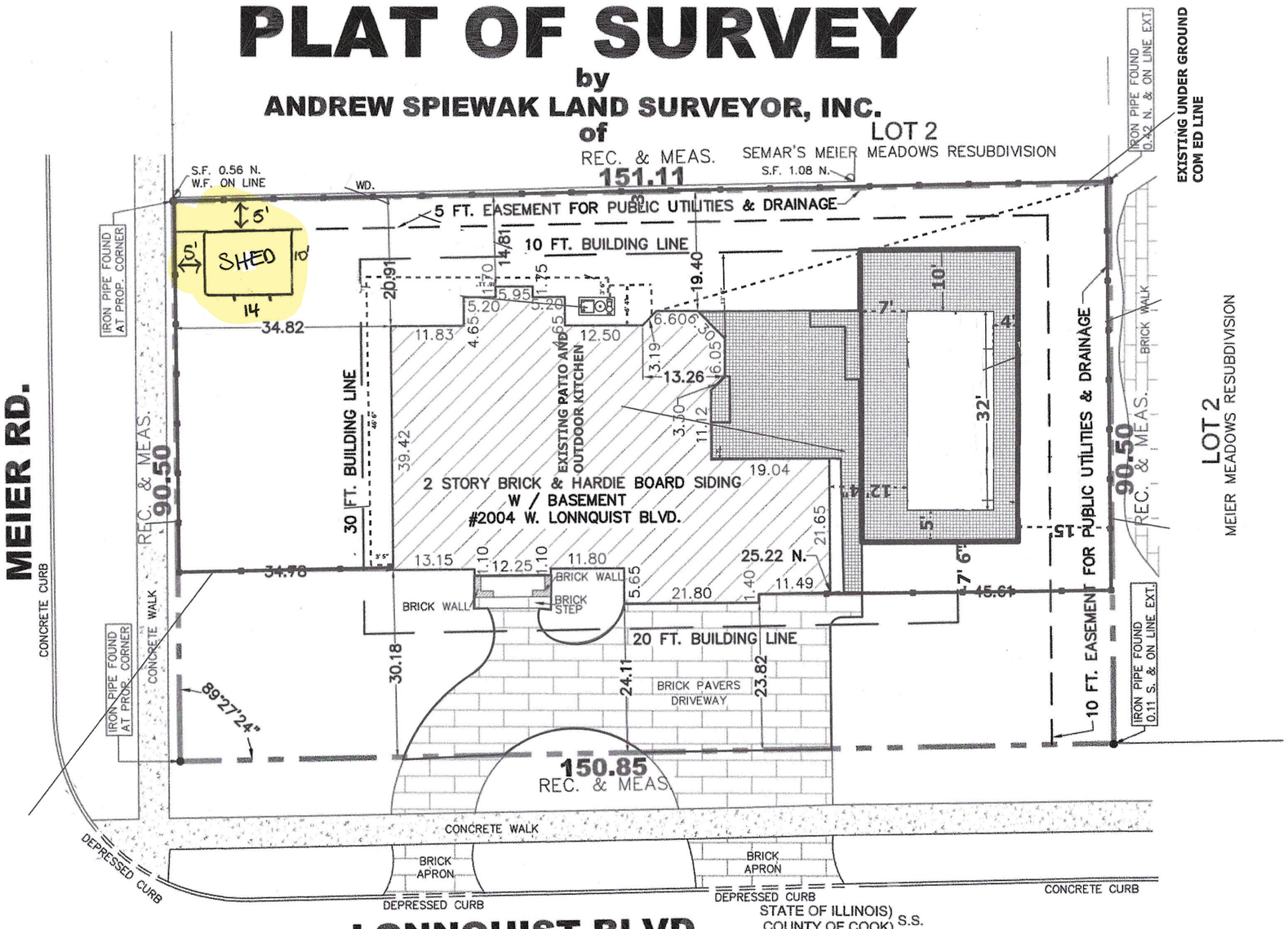
ANDREW SPIEWAK LAND SURVEYOR, INC.

of

LEGAL DESCRIPTION:

LOT 1 OF SEMAR'S MEIER MEADOWS RESUBDIVISION, BEING A SUBDIVISION OF LOT 1 OF MEIER MEADOWS RESUBDIVISION OF LOTS 1 & 2 IN ALLEN'S RESUBDIVISION OF PART OF LOT 4 IN MEIER BROTHER'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2004 AS DOCUMENT 0416232082, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
2004 W. LONNQUIST BLVD.
MT. PROSPECT, IL 60056
P.I.N. 08-10-402-049-0000
LAND AREA ± 13,663 sq. ft.



BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.

N

Legend

FENCE
WD.= WOOD FENCE C.L.= CHAIN LINK
N.F.= NORTH FACE S.F.= SOUTH FACE
W.F.= WEST FACE E.F.= EAST FACE
I.P.= IRON PIPE I.R.= IRON ROD
I.F.= IRON FENCE
MEAS.= MEASURED REC.= RECORD
● IRON ROD FOUND ○ IRON ROD SET
● IRON PIPE FOUND ○ IRON PIPE SET
+ CROSS FOUND & SET PROPERTY LINE

SCALE: 1 INCH EQUALS 20 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: DEEMY REKKAS
COMPANY OR ORGANIZATION: _____
SURVEYED BY: SJ, AFS
DRAWN BY: SJ, AM
CHECKED BY: AFS
PROJECT No: 267-17 UD 18

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No.: 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK
LICENSE #3178
CHICAGO
ILLINOIS
STATE OF ILLINOIS

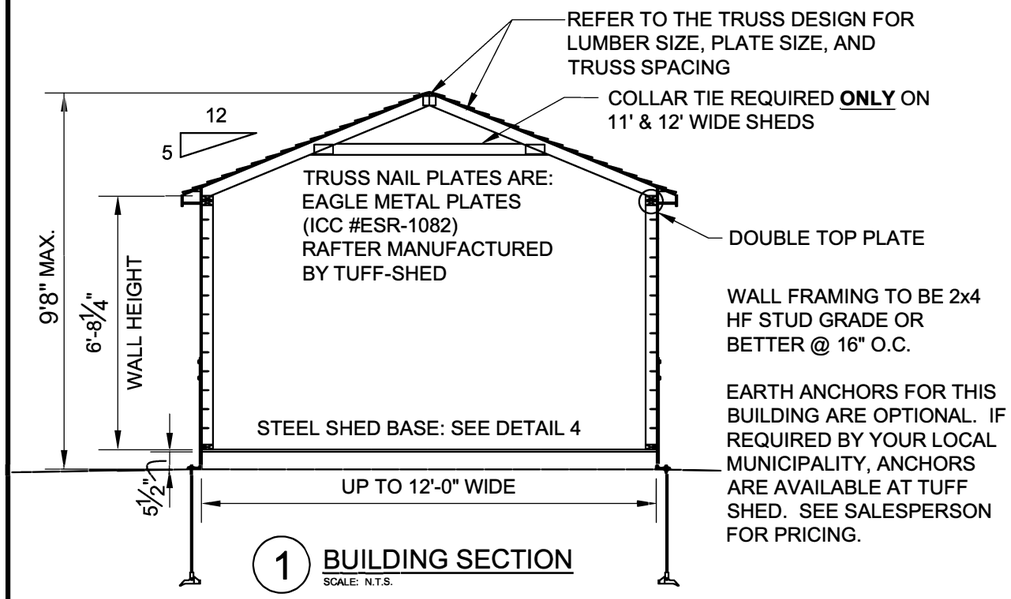
FIELD WORK WAS COMPLETED ON 20th DAY OF AUG. A.D. 20 18.
CHICAGO, ILLINOIS, DATE OF PLAT 21st DAY OF AUG. A.D. 2018.

BY Andrzej F. Spiewak
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No. 035.003178
LICENSE EXPIRES 11/30/2018

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE NO. 184.006518 EXPIRES 04/30/2019

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

PPR SHED UP TO 10' WIDE x UP TO 14' LONG
PREMIER PRO SERIES



1 BUILDING SECTION
SCALE: N.T.S.

NOTES:

1. BUILDING CODE: 2021 IBC & 2021 IRC

2. DESIGN LOADING:
   WIND SPEED & EXPOSURE: 115C
   ROOF LIVE LOAD: 40 PSF
   ROOF DEAD LOAD: 10 PSF

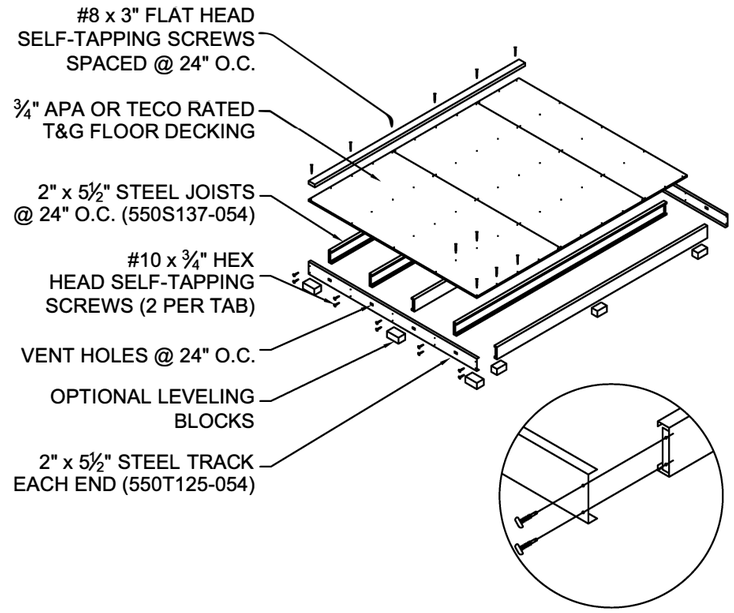
3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2021 IBC & 2021 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

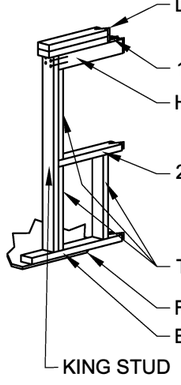
ROOF:
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

WALLS:
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES.
8d NAILS @ 12" O.C. IN FIELD

HEADERS:
ATTACH HEADER TO STUD WITH:
(4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER:
16d @ 16" STAGGERED FACE NAIL

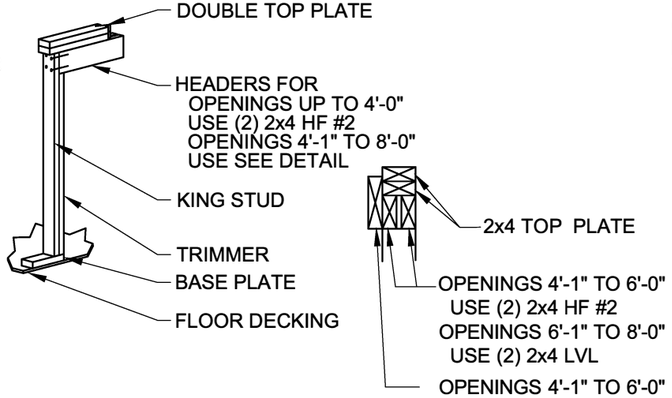


1. STEEL SHED FOUNDATION:
   2" x 5½"-16 GAUGE STEEL TRACKS G140 ZINC COATED
   2" x 5½"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
   (SUPPLIER: ALLIED STUDCO - JOIST: 550S137-054 / TRACK: 550T125-054).
2. ¾" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1⅝" LONG MIN. SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-TAPPING SCREWS @ 24" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16". BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.



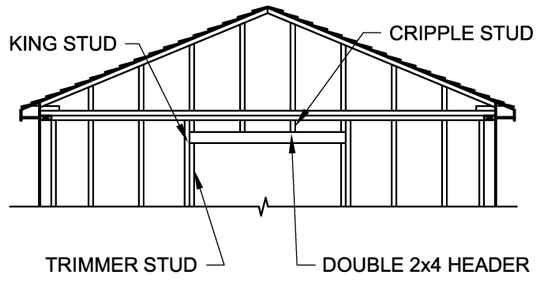
FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER PRO SERIES SIDE WALLS

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



FOR OPENINGS UP TO 8'-0" ON PREMIER PRO SERIES SIDE WALLS

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



FOR OPENINGS **UP TO 8'-0"** WIDE

3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.

4 SHED BASE DETAIL
SCALE: N.T.S.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.

Order #.
Customer:
Site Address:
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. #
Drawn By: SJ
Date: 6/16/23
Checked By:
Date:
Scale: N.T.S.

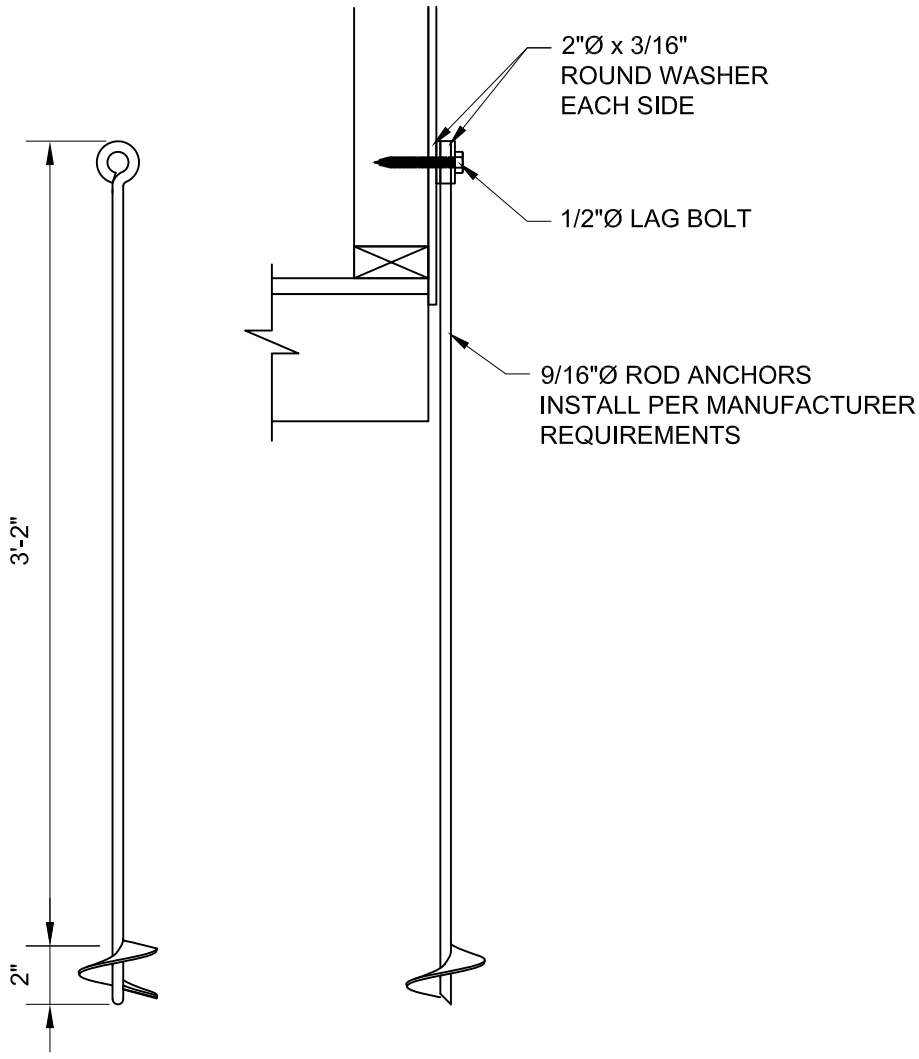
THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS
NOTES - 2021 IBC & IRC - 115C

DRAWING NO. PPR-01
REV. LEVEL 01
SHEET 1
PAGE 1 OF 1



AUGER ANCHOR DETAIL

Scale: NTS

TUFF SHED®
Storage Buildings & Garages

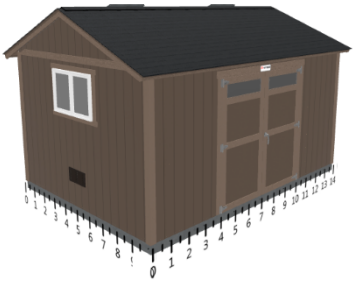
Title: AUGER ANCHOR DETAIL
2018/2021 IBC&IRC
115 MPH EXP C

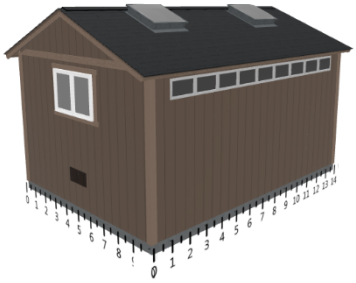
Drawn By: SJ
Date Drawn: 6/23/22
Checked By:
Date Revised:

DocuSign Envelope ID: 5EAD00ED-57BE-46DE-BCC0-292593717ECF

TUFF SHED

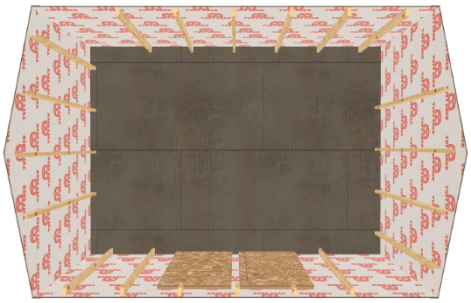
Deemy Rekkas
2004 West Lonnquist Boulevard
Mount Prospect IL 60056
Q-2732815





Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style
Premier Pro Ranch - 10' wide by 14' long
Paint Selection
Base: Ground Coffee, Trim: Ground Coffee
Roof Selection
Charcoal Dimensional Premium Shingle
Drip Edge
Brown
Is a permit required for this job?
Yes
Who is pulling the permit?
Tuff Shed

Optional Details

Doors
3' x 6'2" Double Door (6'), In Door Horizontal Transom (3' door)
Windows
2 3'x2' Insulated Horizontal Sliding Window
Transoms
9 Ea Transom Window (16"x8")
Walls
342 Sq Ft House Wrap
Roof
15 Lin Ft Ridge Vent
2 Ea 2x2 Skylight
Floor and Foundation
4 Ea Shed Anchor into Dirt - Auger or MR88
Vents
2 Ea 16"x8" Wall Vent - Brown

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
Yes
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Within 4" of level
Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Grass

Customer Signature: DocuSigned by: Deemy Rekkas F0E83AF8C4AC40D... Date: 6/20/2024

10x14

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Agostino S. Filippone
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

Phone: 847/962-6000
Fax: 847/962-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

August 26, 2024

Deemy Rekkas
2004 W Lonnquist Blvd
Mount Prospect, IL 60056
Via e-mail: rekkasmd@gmail.com

Re: 2004 W Lonnquist Bl / Variation for Accessory Structure Location (Shed in the Front Yard) / Review #1

Dear Ms. Rekkas,

The Village of Mount Prospect has reviewed the submittal requesting a variation from the accessory structure location requirements to locate a shed in the front yard and has the following review comments.

Planning Division:
1. Elevations of the proposed shed are not provided and shall be provided by no later than August 29, 2024.

Building Department:
2. No comments. The building department expects the applicant to submit for a building permit as usual.

Public Works Department:
3. No PW issues to the proposed location of the shed. However, it should be noted that a drainage swale exists along the north property line carrying stormwater runoff from east to west. If it is determined at any time in the future that the shed impedes the flow of stormwater, corrective measures may be required.

Fire Department:
4. No FD comments.

If any changes are requested, please make the changes as noted above and submit a point-by-point response letter and pdf files of the drawings. You may e-mail the digital copy. Feel free to contact me at (847) 818-5314 / achoi@mountprospect.org if you have any questions.

Sincerely,

Ann Choi
Development Planner
Community Development

c: File

Item Cover Page

Subject	**PZ-09-24 / 2400 E Oakton St / Plats of Subdivision (Consolidation), Vacation and Easement / Village Board Final**
Meeting	September 12, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The Petitioner, Rob DiMeo of DiMeo Brothers Inc., is requesting approval of a plat of subdivision that includes the consolidation of three existing lots, the vacation of existing easements granted to public utility companies, and the dedication of a new easement to the Village of Mount Prospect (Village) at 2400 E. Oakton Street, also known as the Subject Property.

The Subject Property was annexed into the Village of Mount Prospect (Village) in 2017 as part of an annexation including approximately 40 acres of industrial and commercial property in unincorporated Cook County. In 2024, the Village annexed thirty-six (36) additional industrial parcels south of Oakton Street. The Subject Property is bound by Oakton Street to the south, Terminal Drive to the north, Badger Road to the west, and I-1 zoned properties to the east. The Subject Property consists of three lots and is currently vacant. In 2024, the Petitioner was granted conditional use approval for a contractor's storage yard via Ord. 6724 (approved on 02/06/2024). As part of the conditional use approval, the Petitioner is required to submit a plat of subdivision consolidating the three lots that comprise the Subject Property. The Petitioner is also required to dedicate a ten-foot (10') wide easement exclusively to the Village for a public water main that runs along the entire length of the west lot line of the Subject Property. The Village is in the process of designing a watermain extension along Oakton Street to improve fire protection and offer a source of Lake Michigan water to the newly annexed properties.

The Village Zoning Code designates the Subject Property as I-1 Limited Industrial. The proposal requires Village Board approval for the vacation of existing easements and the dedication of the new water main. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

Discussion

The Petitioner is a sewer and water contractor company that has been in operation since 1973 and is currently located in Elk Grove Village. The Petitioner will be relocating to Mount Prospect

following the construction of their contractor's storage yard development that includes a two-story, 34,500 square-foot building consisting of office and warehouse space with related improvements and the outdoor storage of construction materials, construction equipment and construction vehicles. The Petitioner has applied for a building permit which is currently on hold pending the approval of the plats.

The Petitioner has submitted two plats, a plat of subdivision and a plat of vacation, and is proposing to: 1) create one large I-1 Limited Industrial parcel from the three existing lots, 2) vacate existing easements granted to Nicor, ComEd and Illinois Bell, and that currently run underneath the proposed commercial building, and 3) dedicate a 10-foot (10') wide easement along the west property line of the Subject Property for a public water main that would connect the water distribution system along Terminal Drive to a future Oakton Street water main extension, and eventually to the recently annexed properties along the Oakton corridor. The vacation of these easements and the dedication of the new water main to the Village must be recorded with Cook County prior to the issuance of any building permits.

The consolidation of two more lots into a single lot of record, when all the properties are under the same ownership, is eligible for administrative review and approval under the Director of Community Development; however, the vacation of existing easements and the dedication of a new public easement require review and a recommendation by the Planning and Zoning Commission.

Staff is still working with the Petitioner on refining the information provided on the submitted plats. Staff has requested that the proposed consolidation, vacation and dedication be combined into a single plat. The Village has requested additional (minor) changes to the plats and these comments can be found in the Village review letter dated August 22, 2024. Although still under review, staff is requesting a positive recommendation of the attached plats by the Planning and Zoning Commission to assist the Petitioner in expediting the approval of their building permit. Staff is confident that the final plat(s) will comply with Village regulations and the Subject Property will be developed in accordance with all Village Codes. The final plat(s) will be presented to the Village Board once all staff comments have been addressed.

Alternatives

Staff recommends that the Planning and Zoning Commission make a recommendation to the Village Board to approve the following motion:

1. Recommend approval of a plat or plats that provide(s) for the consolidation of three existing lots into a single lot, the vacation of existing Nicor, ComED and Illinois Bell easements, and the dedication of a 10-foot easement for a public water main across the west property line, for the property located at 2400 E. Oakton Street, Case No. PZ-09-24, subject to the following condition:

   a. The Petitioner shall address all comments included in the Village review letter dated August 22, 2024.

2. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

To recommend approval of a plat or plats that provide(s) for the consolidation of three existing lots into a single lot, the vacation of existing Nicor, ComED and Illinois Bell easements, and

the dedication of a 10-foot easement for a public water main across the west property line, for the property located at 2400 E. Oakton Street, Case No. PZ-09-24, subject to the following condition:

a. The Petitioner shall address all comments included in the Village review letter dated August 22, 2024.

Attachments

1. PZ-09-24 Staff Report
2. PZ-09-24 Administrative Content
3. PZ-09-24 Plats
4. PZ-09-24 Review Letter August 22, 2024

VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C. Shallcross, AICP, CEcD
Director of Community Development

Ann Choi
Development Planner

DATE: September 5, 2024

CASE NUMBER
PZ-09-24

APPLICANT/PROPERTY OWNER
Rob DiMeo, DiMeo Brothers Inc. /
JMD Land LLC

PUBLIC HEARING DATE
September 12, 2024

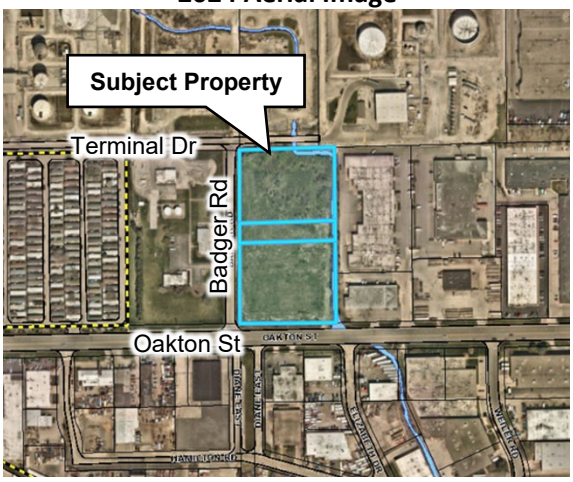
PROPERTY ADDRESS/LOCATION
2400 E. Oakton Street

BRIEF SUMMARY OF REQUEST

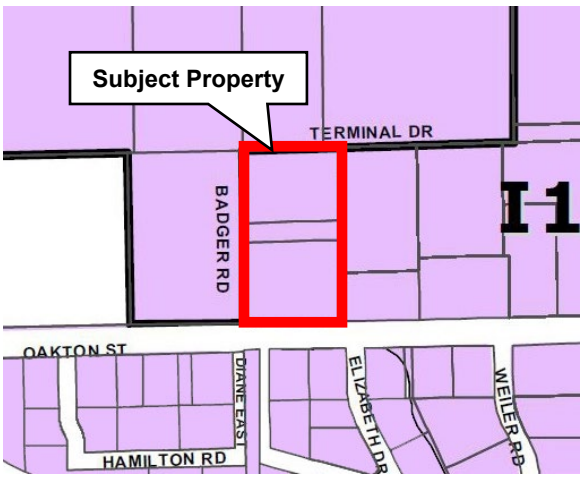
The Petitioner, Rob DiMeo of DiMeo Brothers Inc., is requesting approval of a plat of subdivision that includes the vacation of existing easements granted to public utility companies and the dedication of a new easement to the Village of Mount Prospect (Village) at 2400 E. Oakton Street, also known as the Subject Property.

The Village Zoning Code designates the Subject Property as I-1 Limited Industrial. The proposal requires Village Board approval for the vacation of existing easements and the dedication of the new water main. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map



EXISTING ZONING
I-1 Limited Industrial

EXISTING LAND USE/SITE IMPROVEMENTS
Vacant land

SURROUNDING ZONING & LAND USE
North: I-1* Limited Industrial PUD (Petroleum tank farms)
East: I-1 Limited Industrial (Concrete cutting facility and other industrial uses)
South: I-1 Limited Industrial (2024 Annexation)
West: I-1* Limited Industrial PUD (Petroleum tank farms)

SIZE OF PROPERTY
5.00 Acres

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | DENY

DISCUSSION OF PROPOSAL

BACKGROUND/PROPERTY HISTORY

The Subject Property was annexed into the Village of Mount Prospect (Village) in 2017 as part of an annexation including approximately 40 acres of industrial and commercial property in unincorporated Cook County. In 2024, the Village annexed thirty-six (36) additional industrial parcels south of Oakton Street. The Subject Property is bound by Oakton Street to the south, Terminal Drive to the north, Badger Road to the west, and I-1 zoned properties to the east. The Subject Property consists of three lots and is currently vacant. Based on historical aerial photography, an industrial building existed on the Subject Property, but it was demolished sometime between 2006 and 2007. The Subject Property currently provides two driveways along Oakton Street, and both Terminal Drive and Badger Road are privately maintained. Most of the Subject Property is within the floodplain of Higgins Creek, an unmapped waterway that runs through South Mount Prospect, and along the north and eastern sides of the Subject Property. It is noted that the Subject Property has considerable drainage and flood control issues.

In 2024, the Petitioner was granted conditional use approval for a contractor's storage yard via Ord. 6724 (approved on 02/06/2024). As part of the conditional use approval, the Petitioner is required to submit a plat of subdivision consolidating the three lots that comprise the Subject Property. The Petitioner is also required to dedicate a ten-foot (10') wide easement exclusively to the Village for a public water main that runs along the entire length of the west lot line of the Subject Property. The Village is in the process of designing a watermain extension along Oakton Street to improve fire protection and offer a source of Lake Michigan water to the newly annexed properties.

PROPOSAL

The Petitioner is a sewer and water contractor company that has been in operation since 1973 and is currently located in Elk Grove Village. The Petitioner will be relocating to Mount Prospect following the construction of their contractor's storage yard development that includes a two-story, 34,500 square-foot building consisting of office and warehouse space with related improvements and the outdoor storage of construction materials, construction equipment and construction vehicles. The Petitioner has applied for a building permit which is currently on hold pending the approval of the plats.

The Petitioner has submitted two plats, a plat of subdivision and a plat of vacation, and is proposing to: 1) create one large I-1 Limited Industrial parcel from the three existing lots, 2) vacate existing easements granted to Nicor, ComEd and Illinois Bell, and that currently run underneath the proposed commercial building, and 3) dedicate a 10-foot (10') wide easement along the west property line of the Subject Property for a public water main that would connect the water distribution system along Terminal Drive to a future Oakton Street water main extension, and eventually to the recently annexed properties along the Oakton corridor. The vacation of these easements and the dedication of the new water main to the Village must be recorded with Cook County prior to the issuance of any building permits.

The consolidation of two more lots into a single lot of record, when all of the properties are under the same ownership, is eligible for administrative review and approval under the director of community development; however, the vacation of existing easements and the dedication of a new public easement require review and a recommendation the Planning and Zoning Commission.

Staff is still working with the Petitioner on refining the information provided on the submitted plats. Staff has requested that the proposed consolidation, vacation and dedication be combined into a single plat. The Village has requested additional (minor) changes to the plats and these comments can be found in the Village review letter dated August 22, 2024. Although still under review, staff is requesting a positive recommendation of the attached plats by the Planning and Zoning Commission to assist the Petitioner in expediting the approval of their building permit. Staff is confident that the final plat(s) will comply with Village regulations and the Subject Property will be developed in accordance with all Village Codes. The final plat(s) will be presented to the Village Board once all staff comments have been addressed.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission make a recommendation to the Village Board to **approve** the following motion:

"Recommend approval of a plat or plats that provide(s) for the consolidation of three existing lots into a single lot, the vacation of existing Nicor, ComED and Illinois Bell easements, and the dedication of a 10-foot easement for a public water main across the west property line, for the property located at 2400 E. Oakton Street, Case No. PZ-09-24, subject to the following condition:

1. The Petitioner shall address all comments included in the Village review letter dated August 22, 2024."

The Village Board's decision is final for this case.

ATTACHMENTS: **ADMINISTRATIVE CONTENT** (Zoning Request Application, Responses to Standards, etc…) **PLANS** (Plat of Survey, Site Plan, etc.) **OTHER** (Supplemental Information, Public Comments Received, etc…)

I concur:

Jason C. Shallcross, AICP, CEcD
Director of Community Development

PERMIT PROJECT

FILE #: 24-002825
2400 E OAKTON ST ARLINGTON HEIGHTS IL 60005
NEW COMMERCIAL PZ-09-24 PLAT OF CONSOLIDATION AND PLAT OF VACATION

PERMIT #: PZP24-000003

Permit Type
Plat Application

Subtype
Resubdivision

Work Description:
Plat of Subdivision / Plat of Vacation

Applicant
DiMeo Brothers - Rob DiMeo

Status
Online Application Received

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
150.00

Permit Fees
0.00

Total Amount
150.00

Amount Paid
150.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
08/05/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

NOTE

STOP! Have you had a Preliminary Meeting the the Planning Department? If Yes, continue, else, please call 847-818-5328 to schedule.

Summary of Proposal

Request for Plat of Consolidation at 2400 Oakton

CLICK HERE for Plat Information and Checklist

Submission Requirements

Proof of Ownership

Exhibit B - Proof of Ownership (warranty deed).pdf

For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

Affidavit of Ownership 2400 Oakton.pdf

Paid Receipt of the most recent tax bill

20240730_Payment Confirmation -Cook County Property Tax.pdf

Responses to variation standards if seeking a Variation or code exception

336170-SV01-PLAT OF SUBDIVISION.pdf

Plat of Survey dated within six months of submission

ALTA Survey 2024-02-24.pdf

Proposed Plat

336170-SV01-PLAT OF SUBDIVISION.pdf

Legal Description

Legal Description REVISED.docx

Other

TYPE OF PLAT AND TITLE

☐ Subdivision/Resubdivision

If Residential

No. of Dwelling Units

Single-Family

Multi-Family

Townhouses

- [x] Consolidation
- [ ] Easement
- [ ] Dedication
- [x] Vacation

Title

- [ ] Annexation
- [ ] Condominium
- [ ] Other Plat

VARIATION(S)

If requesting an exception to the Zoning Ordinance or Subdivision Code requirements, list Code Section(s), request and explain why it is necessary

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

FEES

FEE	DES	QUANTITY	AMOUNT	TOTAL	
Resubdivision Fee				150.00	
			Plan Check Fees	**150.00**	
			Permit Fees	**0.00**	
			Total Fees	**150.00**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
08/05/2024	Amex	805651033	PZP2	48066	DiMeo Br	150.00	
				Amount Paid		**150.00**	
				Balance Due		**0.00**	

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, John DiMeo, under oath, state that I am
(print name)

☐ the sole owner of the property
☐ an owner of the property
☒ an authorized officer for the owner of the property

commonly described as 2400 OAKTON, Mount Prospect IL 60005
(property address and PIN) 08-23-400-009-0000, 08-23-400-010-0000,
08-23-400-011-0000

and that such property is owned by JMD LAND as of this date.
(print name)

Signature

Subscribed and sworn to before

me this 30th day of

July, 2024.

Notary Public

OFFICIAL SEAL
CAMILLE BARTYZEL
Notary Public, State of Illinois
Commission No. 685783
My Commission Expires October 31, 2027

(1)

24GSC452130LP

Doc#. 2406822093 Fee: $107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/8/2024 12:00 AM Pg: 1 of 7

Dec ID 20240201637344
ST/Co Stamp 0-330-297-904 ST Tax $3,500.00 CO Tax $1,750.00

THIS INSTRUMENT PREPARED
BY: William Lundgren
Zabel Law, LLC
55 W Monroe, Ste 3330
Chicago, IL 60603

SEE PAGE 2 FOR MAIL TO INFORMATION

Copy Provided by Cook County Clerk

SPECIAL WARRANTY DEED

THE GRANTOR, **2400 OAKTON STREET LLC,** an Illinois Limited Liability Company, having an address at 677 N. Larch Ave., Elmhurst, IL 60126, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, REMISE, RELEASE, GRANTS, BARGAINS, CONVEYS, AND SELLS to GRANTEE, **JMD Land, LLC,** an Illinois Limited Liability Company, having an office at 720 Richard Ln, Elk Grove Village, IL 60007, and to its successors and assigns, FOREVER all of such Grantor's respective interests in the real estate situated in the County of Cook and State of Illinois known and legally described on **EXHIBIT A** attached hereto and by this reference made a part hereof ("**Real Estate**");

TO HAVE AND TO HOLD the said interests in the Real Estate, together with the respective interests in the improvements thereon and the rights, easements, privileges, hereditaments and appurtenances thereunto belonging or appertaining, and reversion and reversions, and remainder and remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of such Grantors, either in law or in equity, of, in and to the Real Estate, with the hereditaments and appurtenances, unto Grantee, its successors, heirs and assigns forever.

And the Grantor, for itself, and its successors and assignees, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that Grantor will warrant and forever

1 of 7

defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on **EXHIBIT "B"**.

Permanent Real Estate Index Number(s): 08-23-400-009-0000 ; 08-23-400-010-0000 ; 08-23-400-011-0000

Address of Real Estate: 2400 Oakton Street, Arlington Heights, IL 60005

[signature page to follow]

Property of Cook County Clerk's Office

2 of 7

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 7th day of February, 2024.

SELLER:

2400 OAKTON STREET LLC,
An Illinois Limited Liability Company

By: _____
Aleksandar Mimic,
Its sole member and Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Aleksandar Mimic, is the sole member and manager of 2400 Oakton Street LLC, an Illinois Limited Liability Company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 7th day of February, 2024

_____
Notary Public

WILLIAM B LUNDGREN
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 983421
My Commission Expires December 13, 2027

Prepared By: William Lundgren
Zabel Law, LLC
55 W Monroe St, Ste 3330
Chicago, IL 60603

Mail To: and send tax bills to:
JMD Land, LLC
Attn: Mark DiMeo
3636 Lake Ave
Wilmette, IL 60091

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
54023 $10,500-

3 of 7

Property of Cook County Clerk's Office

EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTEAST 1/4 (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS.

Permanent Real Estate Index Number(s): 08-23-400-009-0000 ; 08-23-400-010-0000 ; 08-23-400-011-0000

Address of Real Estate: 2400 Oakton Street, Arlington Heights, IL 60005

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Copy Provided

4 of 7

Copy Provided by Cook County Clerk

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. General real estate taxes and assessments which are not yet due and payable as of the Closing Date;
2. Exceptions to title relating to any matters created by, through, or under the acts of Grantee or its agents;
3. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as recording no.2223722004, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances;
4. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
5. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes;
6. Terms and provisions of Ordinance No. 6318, annexating certain property to the Village of Mount Prospect as disclosed by instrument recorded May 5, 2017 as Document No. 1712513065;
7. Terms and provisions of Ordinance No. 6327, annexating certain property to the Village of Mount Prospect as disclosed by instrument recorded May 31, 2017 as Document No. 1715129000;
8. Note: This policy shall not be construed as insuring any part of the Land falling in the East 974 feet of the South 1/2 of the Southwest 1/4 of the South East 1/4 of Section 23, Township 41 North, Range 11, East of the Third Principal Meridian, aforesaid. (Affects all of the Land except the North 478 feet thereof);
9. Grant of easement recorded January 13, 1975 as document 22960776 made by First Arlington National Bank of Arlington Heights, as trustee under trust number A521 to Northern Illinois Gas Company, its successors and assigns of a perpetual easement and right of way for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto, together with the right of access thereto for said purposes, in, upon, under,

5 of 7

along and across the West 10 feet of the East 35 feet and the North 10 feet of the South 195 feet of the Land;

10. Terms, provisions, covenants and conditions contained in easement grant recorded February 25, 1975 as document 23005388 made by First Arlington National Bank of Arlington Heights, as trustee under trust number A521 to the Metropolitan Sanitary District of Greater Chicago, a Municipal Corporation of Illinois its successors and assigns, the perpetual easement and the temporary easement, right, permission and authority to construct, reconstruct, repair, replace, operate and maintain the intercepting sewer under and through the Land described in said instrument. (Permanent easement over the South 20 feet of the Land temporary easement over the North 20 feet of the South 40 feet of the Land);

11. Electric and telephone facilities agreement recorded March 3, 1975 as document 23009657 made by First Arlington National Bank of Arlington Heights, as trustee under trust number A521 to the Commonwealth Edison Company and the Illinois Bell Telephone Company their successors and assigns of an easement for public utilities purposes to install their respective electrical facilities and communication facilities in and upon the Land described in said instrument;

12. Grant of easement recorded October 7, 1975 as document 23246500 made by First Arlington National Bank of Arlington Heights, as trustee under trust number A521 to Union Oil Company of California, of an easement 10 feet in width, 5 feet on either side over, across and under the Land described in said instrument for purposes of constructing, inspecting, repairing, maintaining, replacing and removing a 12 inch diameter storm sewer line to empty into a run-off stream commonly referred to as Higgins Creek. (Affects the East 10 feet of the West 350 feet of approximately the North 15 feet of the Land);

13. Notice of requirements for storm water detention dated June 24, 1978 and recorded August 24, 1978 as document 24597815 executed by Lakeview Trust and Savings Bank;

14. Rights of the owners of Land bordering Higgins Creek in respect to the waters of said Higgins Creek;

6 of 7

Property of Cook County Clerk's Office

15. Possible easement for utilities along the Southerly line of the Land as disclosed by wood utility poles shown on survey 81.101 by George D. Harlser;
16. All title exceptions and survey matters which Grantee agrees to take title; and
17. Any other exceptions to title approved in writing by Grantee.

Copy Provided by Cook County Clerk

7 of 7

Payment Confirmation - Cook County Property Tax

Payment may be withdrawn from your account as soon as tomorrow or the next banking business day. It is important that you have money in your bank account to cover this payment. Thank you for using the Cook County Treasurer Property Tax electronic payment system.

Please keep a record of your Confirmation Number, or print this page for your records.

Confirmation Number: **CCTPTX010522581**

Confirmation Date (CT): **Jul-30-2024 11:18:35 AM**

Your Payment Detail

Payment Amount: **$9,702.20**

Bill Year: **2023**

Property Index Number (PIN): **08-23-400-009-0000**

Volume: **050**

Property Location: **2400 E OAKTON ST ARLINGTON HEIGHTS, IL 60005-4830**

Mailing Address: **677 N LARCH AVE ELMHURST, IL 60126-1521**

Balance Due: **$9,702.20**

Tax Type: **0**

Tax Year: **2023**

Your Account Detail

Bank Routing Number: **071926197**

Bank Account Number: **XXXXXXXXXXXX2231**

Bank Account Type: **Checking**

Bank Account Category: **Business**

E-mail Address*: **john@dimeobros.com**

Please keep a record of your Confirmation Number, or print this page for your records.

Payment Confirmation - Cook County Property Tax

Payment may be withdrawn from your account as soon as tomorrow or the next banking business day. It is important that you have money in your bank account to cover this payment. Thank you for using the Cook County Treasurer Property Tax electronic payment system.

Please keep a record of your Confirmation Number, or print this page for your records.

Confirmation Number: **CCTPTX010522527**

Confirmation Date (CT): **Jul-30-2024 11:17:13 AM**

Your Payment Detail

Payment Amount: **$2,656.03**

Bill Year: **2023**

Property Index Number (PIN): **08-23-400-010-0000**

Volume: **050**

Property Location: **2400 E OAKTON ST ARLINGTON HEIGHTS, IL 60005-4830**

Mailing Address: **677 LARCH AVENUE ELMHURST, IL 60126-1521**

Balance Due: **$2,656.03**

Tax Type: **0**

Tax Year: **2023**

Your Account Detail

Bank Routing Number: **071926197**

Bank Account Number: **XXXXXXXXXXXXX2231**

Bank Account Type: **Checking**

Bank Account Category: **Business**

E-mail Address*: **john@dimeobros.com**

Please keep a record of your Confirmation Number, or print this page for your records.

Payment Confirmation - Cook County Property Tax

Payment may be withdrawn from your account as soon as tomorrow or the next banking business day. It is important that you have money in your bank account to cover this payment. Thank you for using the Cook County Treasurer Property Tax electronic payment system.

Please keep a record of your Confirmation Number, or print this page for your records.

Confirmation Number: **CCTPTX010522658**

Confirmation Date (CT): **Jul-30-2024 11:20:15 AM**

Your Payment Detail

Payment Amount: **$10,513.84**

Bill Year: **2023**

Property Index Number (PIN): **08-23-400-011-0000**

Volume: **050**

Property Location: **2400 E OAKTON ST ARLINGTON HEIGHTS, IL 60005-4830**

Mailing Address: **677 LARCH LANE ELMHURST, IL 60126-1521**

Balance Due: **$10,513.84**

Tax Type: **0**

Tax Year: **2023**

Your Account Detail

Bank Routing Number: **071926197**

Bank Account Number: **XXXXXXXXXXXXX2231**

Bank Account Type: **Checking**

Bank Account Category: **Business**

E-mail Address*: **john@dimeobros.com**

Please keep a record of your Confirmation Number, or print this page for your records.

LEGAL DESCRIPTION

THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS

PINS

08-23-400-009-0000

08-23-400-010-0000

08-23-400-011-0000

PROPERTY AREA

218,051 SQUARE FEET (5.006 ACRES)

PROPERTY ADDRESS

2400 E OAKTON STREET

MOUNT PROSPECT, ILLINOIS

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

TITLE NOTES

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 24GSC452130LP WITH AN EFFECTIVE DATE OF JANUARY 10, 2024 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

(EXCEPTION H 15) THE SURVEYED PROPERTY IS LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS RECORDING NO. 2223722004, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.

(EXCEPTION L 18) THE SURVEYED PROPERTY IS NOT SUBJECT TO TERMS AND PROVISIONS OF ORDINANCE NO. 6318, ANNEXATING CERTAIN PROPERTY TO THE VILLAGE OF MOUNT PROSPECT AS DISCLOSED BY INSTRUMENT RECORDED MAY 5, 2017 AS DOCUMENT NO. 1712513065. ANNEXED PROPERTY IS AN EXCEPTION TO THE SURVEYED PROPERTY (SOUTH 50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23)

(EXCEPTION M 19) THE SURVEYED PROPERTY IS SUBJECT TO TERMS AND PROVISIONS OF ORDINANCE NO. 6327, ANNEXATING CERTAIN PROPERTY TO THE VILLAGE OF MOUNT PROSPECT AS DISCLOSED BY INSTRUMENT RECORDED MAY 31, 2017 AS DOCUMENT NO. 1715129000.

(EXCEPTION Q 23) THE SURVEYED PROPERTY IS SUBJECT TO ELECTRIC AND TELEPHONE FACILITIES AGREEMENT RECORDED MARCH 3, 1975 AS DOCUMENT 23009657 MADE BY FIRST ARLINGTON NATIONAL BANK OF ARLINGTON HEIGHTS, AS TRUSTEE UNDER TRUST NUMBER A521 TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY THEIR SUCCESSORS AND ASSIGNS OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES TO INSTALL THEIR RESPECTIVE ELECTRICAL FACILITIES AND COMMUNICATION FACILITIES IN AND UPON THE LAND DESCRIBED IN SAID INSTRUMENT.
(SEE DOCUMENT FOR PARTICULARS)

(EXCEPTION S 25) THE SURVEYED PROPERTY IS SUBJECT TO NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION DATED JUNE 24, 1978 AND RECORDED AUGUST 24, 1978 AS DOCUMENT 24597815 EXECUTED BY LAKEVIEW TRUST AND SAVINGS BANK.
(SEE DOCUMENT FOR PARTICULARS)

INDEX TO SCHEDULE B

SCHEDULE B EXCEPTION TABLE

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NO	NOT ADDRESSED BY SURVEY
2	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	NO	IMPROVEMENTS SHOWN ON SURVEY
3	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	NOT ADDRESSED BY SURVEY
5	N/A	TAXES OR SPECIAL ASSESSMENTS	NO	NOT ADDRESSED BY SURVEY
6	N/A	REQUEST FOR A PROPERLY EXECUTED ALTA STATEMENT	NO	NOT ADDRESSED BY SURVEY
7	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
A 8	N/A	PROPERTY TAXES FOR THE YEAR(S) 2023 AND 2024	NO	NOT ADDRESSED BY SURVEY
B 9	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
C 10	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
D 11	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
E 12	N/A	EXISTING UNRECORDED LEASES	NO	NOT ADDRESSED BY SURVEY
F 13	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
G 14	N/A	CLOSING REQUIREMENTS	NO	NOT ADDRESSED BY SURVEY
H 15	2223722004	SPECIAL SERVICE AREA - ORDINANCE 6643	YES	NOTED ON SURVEY
J 16	N/A	RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY	NO	NOT ADDRESSED BY SURVEY
K 17	N/A	RIGHTS TO THE LAND TAKEN OR USED FOR ROAD PURPOSES	NO	IMPROVEMENTS SHOWN ON SURVEY
L 18	1712513065	ANNEXATION ORDINANCE 6318	YES	NOTED ON SURVEY
M 19	1715129000	ANNEXATION ORDINANCE 6327	YES	NOTED ON SURVEY
N 20	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
O 21	22960776	NORTHERN ILLINOIS GAS CO. EASEMENT	YES	SHOWN ON SURVEY
P 22	23005388	METROPOLITAN SANITARY DISTRICT EASEMENT	YES	SHOWN ON SURVEY
Q 23	23009657	COMMONWEALTH EDISON & ILLINOIS BELL EASEMENT	YES	NOTED ON SURVEY
R 24	23246500	STORM SEWER EASEMENT	YES	SHOWN ON SURVEY
S 25	24597815	NOTICE OF REQUIREMENTS FOR STORM WATER	YES	NOTED ON SURVEY
T 26	N/A	RIPARIAN RIGHTS TO HIGGINS CREEK	NO	NOT ADDRESSED BY SURVEY
U 27	N/A	POSSIBLE UTILITY EASEMENT	NO	IMPROVEMENTS SHOWN ON SURVEY
W 28	N/A	REQUEST FOR ENDORSEMENT	NO	NOT ADDRESSED BY SURVEY

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS.

SURVEY PREPARED FOR

DARWIN REALTY
970 N. OAKLAWN AVE, SUITE 100
ELMHURST, IL 60126

PINS

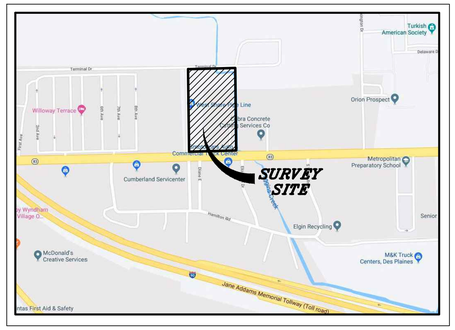
08-23-400-009
08-23-400-010
08-23-400-011

PROPERTY AREA

218,051 SQUARE FEET (5.006 ACRES)

PROPERTY ADDRESS

2400 E. OAKTON STREET
MOUNT PROSPECT, ILLINOIS.



LOCATION MAP

NOT TO SCALE

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0214J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE A. ZONE A IS DEFINED AS NO BASE FLOOD ELEVATION DETERMINED WITH SPECIAL FLOOD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, CERTIFICATION, TITLE NOTES
SHEET 2	OVERALL BOUNDARY & EASEMENT
SHEET 3 & 4	TOPOGRAPHICAL INFORMATION

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON THE FOLLOWING: ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE; PROPOSED ENGINEERING PLANS; UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY BURIED OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

11. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS TO TABLE A, ITEM 16)

12. THE VILLAGE OF MOUNT PROSPECT HAS BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT-OF-WAY LINES FOR OAKTON STREET, IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

13. SOME UTILITIES IN OAKTON STREET HAVE BEEN SHOWN BASED ON THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO UTILITY PLAN UPPER DES PLAINES INTERCEPTING SEWER 20C, THESE ARE SHOWN AT AN APPROXIMATE LOCATION AND THE DIRECTION OF FLOW OF THE SANITARY SEWER IN THE SOUTHERLY RIGHT OF WAY LINE HAS BEEN ASSUMED.

14. ELEVATIONS AND UNDERGROUND UTILITIES, SHOWN ON SHEETS 3 AND 4, HAVE BEEN SHOWN PER THE FIELD WORK COMPLETED ON NOVEMBER 5, 2019.

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID:DM3900)
SURVEY DISK SET IN THE ABUTMENT OR PIER OF A LARGE BRIDGE, THE DISK IS SET ON THE TOP OF THE SOUTH END OF THE EAST ABUTMENT OF THE GOLF ROAD BRIDGE NO 016-0349 OVER SALT CREEK, APPROXIMATELY 0.3 MI WEST OF THE INTERSECTION OF GOLF ROAD WITH NEW WILKE ROAD, 3 FT SOUTH OF A CHAIN LINK FENCE.

ELEVATION= 696.09 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #1:
SQUARE CUT ON THE SOUTHWEST CORNER OF THE CONCRETE RAIL OF BRIDGE OVER HIGGINS CREEK IN THE NORTHERLY RIGHT OF WAY OF OAKTON AVENUE APPROXIMATELY 34.0' NORTH OF THE CENTERLINE OF OAKTON AVENUE AND 360 FEET EAST OF THE CENTERLINE OF BADGER ROAD.

ELEVATION= 666.10 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #2:
SQUARE CUT ON THE SOUTHWEST CORNER OF HEAD WALL OVER HIGGINS CREEK IN THE SOUTHERLY RIGHT OR WAY OF TERMINAL DRIVE APPROXIMATELY 12.0' SOUTH OF THE CENTERLINE OF TERMINAL DRIVE AND 217 FEET EAST OF THE CENTERLINE OF BADGER ROAD.

ELEVATION= 661.87 DATUM=NAVD88-GEOID 12B

TOPOGRAPHIC FIELD WORK COMPLETED ON 11/05/2019

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: DARWIN REALTY.

AND: JMD LAND, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

AND: 2400 OAKTON STREET LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

AND: CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(a), 13, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2019.

DATED THIS 20TH DAY OF FEBRUARY, A.D., 2024.

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025.

FOR TABLE A ITEM 11(a), UNDERGROUND UTILITIES ARE SHOWN PER OBSERVED EVIDENCE AND UTILITY PLANS

FOR TABLE A ITEM 20, TOPOGRAPHIC SURVEY INFORMATION IS SHOWN ON SHEETS 3 AND 4

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DRAWN BY | REVISIONS | DATE

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Civil Engineers • Surveyors • Water Resource Engineers • Water/Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

2400 E. OAKTON STREET
MOUNT PROSPECT, IL
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	11/05/19
SCALE:	N.T.S.

SHEET 1 OF 4
LECMPIL01

February 20, 2024 - 14:41 Dwg Name: P:\Ecmp\001\dwg\Survey\Final Drawings\Alta Survey\01-02-LECMP-SA.dwg Updated By: MaryA

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

FOUND 1/4 SEC CORNER
PER MONUMENT RECORD
CROSS TIES PER
DOCUMENT NO. 99074815

QUARTER CORNER
22 23
T. 41 N. - R. 11 E.

UNSUBDIVIDED
PER DEED DOCUMENT NO. 98255651

08-23-301-006
OWNER: EQUILON ENTERPRISES

08-23-400-004
OWNER: EQUILON ENTERPRISES

UNSUBDIVIDED

08-23-400-022
OWNER: CITGO PETROLEUM CORP

TERMINAL DRIVE
PRIVATE ROAD

FOUND 3/4" IRON PIPE
2.89' N

FOUND 1/2" IRON PIPE
2.60' N

SET 5/8" IRON ROD

N 88°34'03" E 353.00'

SET 5/8" IRON ROD

NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 23-41-11

NORTH LINE OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 23-41-11

FOUND 1/2" IRON PIPE
2.11' N

3.0'E

3.0'E

FOUND 3/4" IRON PIPE
9.77' E & 0.21' S

CENTERLINE OF 10' STORM SEWER EASEMENT
PER DOC. NO. 23246500

60.00'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N 00°44'33" W 2662.86'

WEST LINE OF THE SW 1/4 OF SECTION 23-41-11

60' INGRESS & EGRESS EASEMENT
PER DOC. NO. 8436431
BOOK 12521 PAGE 230

(NO BUILDINGS)

UNSUBDIVIDED
PER DEED DOCUMENT NO. 1923417154

08-23-400-019
OWNER: OAKTON INDUSTRIAL LLC

617.76'

S 00°42'37" E

10' NORTHERN ILLINOIS GAS CO. EASEMENT
PER DOC. NO. 22960776

WEST LINE OF THE EAST 33.00 FEET OF THE
S 1/2 OF THE SW 1/4 OF THE SE 1/4
OF SECTION 23-41-11

BADGER ROAD
(PRIVATE ROAD)

N 00°42'37" W 617.76'

EAST LINE OF THE SW 1/4 OF SECTION 23-41-11

WEST LINE OF THE SE 1/4 OF SECTION 23-41-11

APPROXIMATE LOCATION OF 10' PUBLIC UTILITY EASEMENT
PER DOCUMENT NO.23009657

UNSUBDIVIDED
08-23-301-007
OWNER: WEST SHORE PIPELINE CO

10' NORTHERN ILLINOIS GAS CO. EASEMENT
PER DOC. NO. 22960776

UNSUBDIVIDED
PER DEED DOCUMENT NO. 1923417154

08-23-400-020
OWNER: OAKTON INDUSTRIAL LLC

10' NORTHERN ILLINOIS GAS CO. EASEMENT
PER DOC. NO. 22960776

TEMPORARY METROPOLITAN SANITARY DISTRICT
EASEMENT PER DOC. NO.23005388

60.00'

20.00'

20.00'

TEMPORARY METROPOLITAN SANITARY DISTRICT
EASEMENT PER DOC. NO.23005388

60.00'

35.00'

20.00'

195.00'

35.00'

20' METROPOLITAN SANITARY DISTRICT
EASEMENT PER DOC. NO.23005388

SET 5/8" IRON ROD

S 88°34'03" W 353.00'

NORTH LINE OF THE SOUTH 50.00 FEET OF THE S 1/2
OF THE SW 1/4 OF THE SE 1/4 OF SECTION 23-41-11

SET 5/8" IRON ROD

FOUND SEC CORNER
PER MONUMENT RECORD
CROSS TIES PER
DOCUMENT NO. 1834719190

SECTION CORNER
22 23
27 26
T. 41 N. - R. 11 E.

S 88°34'03" W 2636.59'

SOUTH LINE OF THE SW 1/4 OF SECTION 23-41-11

FOUND 1/4 SEC CORNER PER MONUMENT RECORD
CROSS TIES PER DOCUMENT NO. 1308844069

QUARTER CORNER
23
26
T. 41 N. - R. 11 E.

OAKTON STREET

100.00'

50.00'

50.00'

SOUTH LINE OF THE SE 1/4 OF SECTION 23-41-11

UNSUBDIVIDED

HAMILTON ROAD

DIANE EAST

LOT 1

LOT 2

HIGGINS INDUSTRIAL PARK
UNIT 2
RECORDED DECEMBER 15, 1966 DOC. NO. 20022478

ELIZABETH DRIVE

LOT 5

HIGGINS INDUSTRIAL PARK
UNIT 2
RECORDED DECEMBER 15, 1966 DOC. NO. 20022478

DRAWN BY
REVISIONS
DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 f:847.634.0066 manhardconsulting.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

2400 E. OAKTON STREET
MOUNT PROSPECT, IL
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	11/05/19
SCALE:	1"=40'

SHEET
2 OF 4
LECMPILO1

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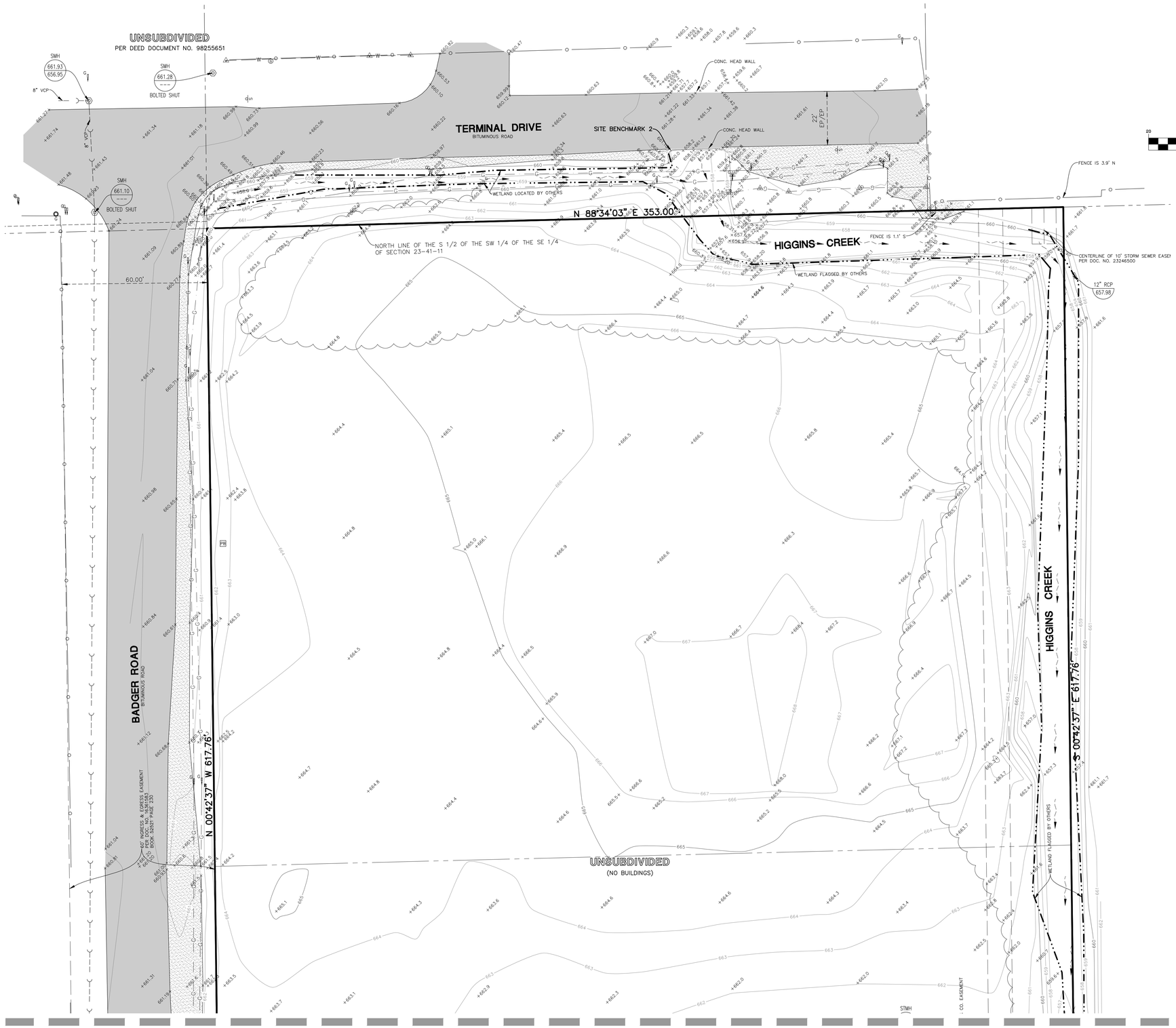
February 20, 2024 - 14:27 Dwg Name: P:\Lecmpil01\Vara\Survey\Final Drawings\Alta Survey\01-02-LECMP-SA.dwg Updated By: LMurray

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



MATCHLINE - SEE SHEET 4

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. SANITARY LINE
- FM = EX. FORCEMAIN LINE
- W = EX. WATERMAIN LINE
- E = EX. UNDERGROUND ELECTRIC
- FO = EX. UNDERGROUND FIBER OPTIC
- TV = EX. UNDERGROUND CABLE TELEVISION
- T = EX. UNDERGROUND TELEPHONE
- G = EX. UNDERGROUND GAS
- OH = EX. OVERHEAD WIRES
- = EX. TREE/BRUSH LINE
- = EX. WETLANDS
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- 780 = EX. 1 FOOT CONTOURS
- LA = EX. LANDSCAPE AREA
- = EX. GUARD RAIL
- = EX. DITCH/SWALE
- M = EX. MISCELLANEOUS MANHOLE (MH)
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. RIP-RAP
- ST = EX. STORM SEWER MARKER
- = EX. STORM SEWER MARKER POST
- S = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. VALVE VAULT (V.V.)
- WS = EX. WATER SERVICE POST
- = EX. BUFFALO BOX
- W = EX. WATER MARKER
- = EX. WATER MARKER POST
- = EX. GAS VALVE
- = EX. GAS METER
- = EX. GAS MANHOLE
- G = EX. JULIE GAS MARKER
- = EX. GAS MARKER POST
- = EX. ELECTRICAL METER
- = EX. ELECTRICAL MANHOLE
- EH = EX. ELECTRIC HANDHOLE
- E = EX. ELECTRIC PEDESTAL/BOX
- = EX. ELECTRICAL OUTLET
- = EX. JULIE ELECTRIC MARKER
- = EX. ELECTRIC MARKER POST
- = EX. ELECTRIC TRANSFORMER
- = EX. TELEPHONE MANHOLE
- TH = EX. TELEPHONE HANDHOLE
- T = EX. TELEPHONE PEDESTAL
- = EX. TELEPHONE MARKER
- = EX. TELEPHONE MARKER POST
- TV = EX. TELEVISION MANHOLE
- = EX. TELEVISION PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. SIGN
- = EX. SPOT ELEVATION
- = EX. BUSHES
- 8" = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- 16" = EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
- 756.00 / 754.00 = EX. RIM ELEVATION / EX. INVERT ELEVATION
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE

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MOUNT PROSPECT, IL

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	11/05/19
SCALE:	1" = 20'

SHEET 3 OF 4

LECMPIL01

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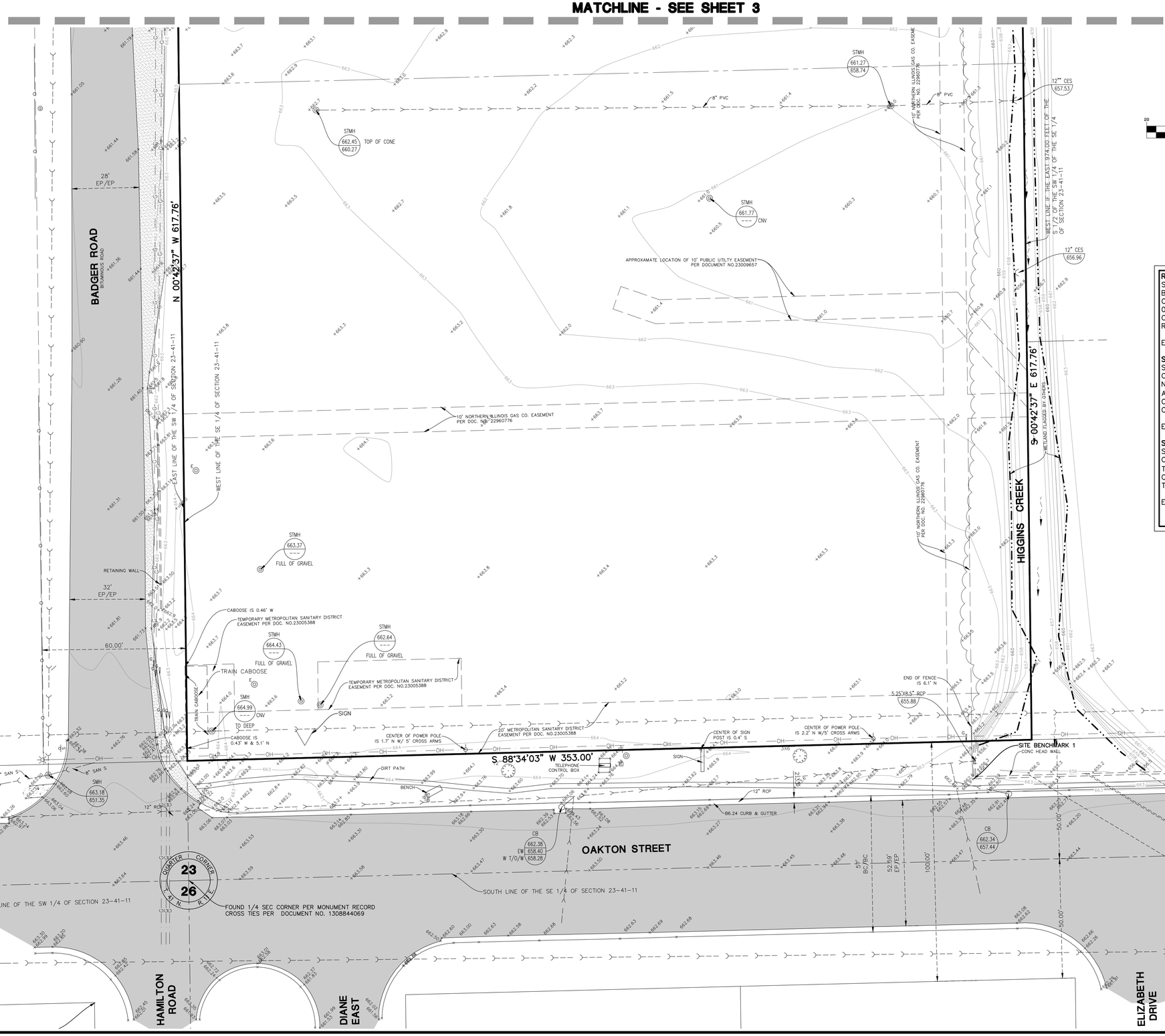
February 20, 2024 - 14:32 Dwg Name: P:\Lecmp\01\dwg\Surv\Final Drawings\Alta Survey\03-04-LECMP-SA.dwg Updated By: tMoryl

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID: DM3900)
SURVEY DISK SET IN THE ABUTMENT OR PIER OF A LARGE BRIDGE, THE DISK IS SET ON THE TOP OF THE SOUTH END OF THE EAST ABUTMENT OF THE GOLF ROAD BRIDGE NO 016-0349 OVER SALT CREEK, APPROXIMATELY 0.3 MI WEST OF THE INTERSECTION OF GOLF ROAD WITH NEW WILKE ROAD, 3 FT SOUTH OF A CHAIN LINK FENCE.

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SQUARE CUT ON THE SOUTHWEST CORNER OF HEAD WALL OVER HIGGINS CREEK IN THE SOUTHERLY RIGHT OR WAY OF TERMINAL DRIVE APPROXIMATELY 12.0' SOUTH OF THE CENTERLINE OF TERMINAL DRIVE AND 217 FEET EAST OF THE CENTERLINE OF BADGER ROAD.

ELEVATION= 661.87 DATUM=NAVD88-GEOID 12B

TOPOGRAPHIC FIELD WORK COMPLETED ON 11/05/2019

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One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.5500 fx 847.634.0066 manhard.com
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2400 E. OAKTON STRREET
MOUNT PROSPECT, IL
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	11/05/19
SCALE:	1"=20'

SHEET 4 OF 4
LECMPIL01

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February 20, 2024 - 14:31 Dwg Name: P:\Lecmp101\Dwg\Survey\Final (Drawings)\Alta Survey\03-04-LECPUP-SA.dwg Updated By: LMay

PLAT OF SUBDIVISION
OF
DiMEO BROTHERS

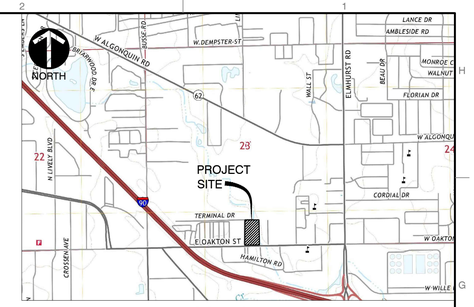
PART OF SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS.

NORTH

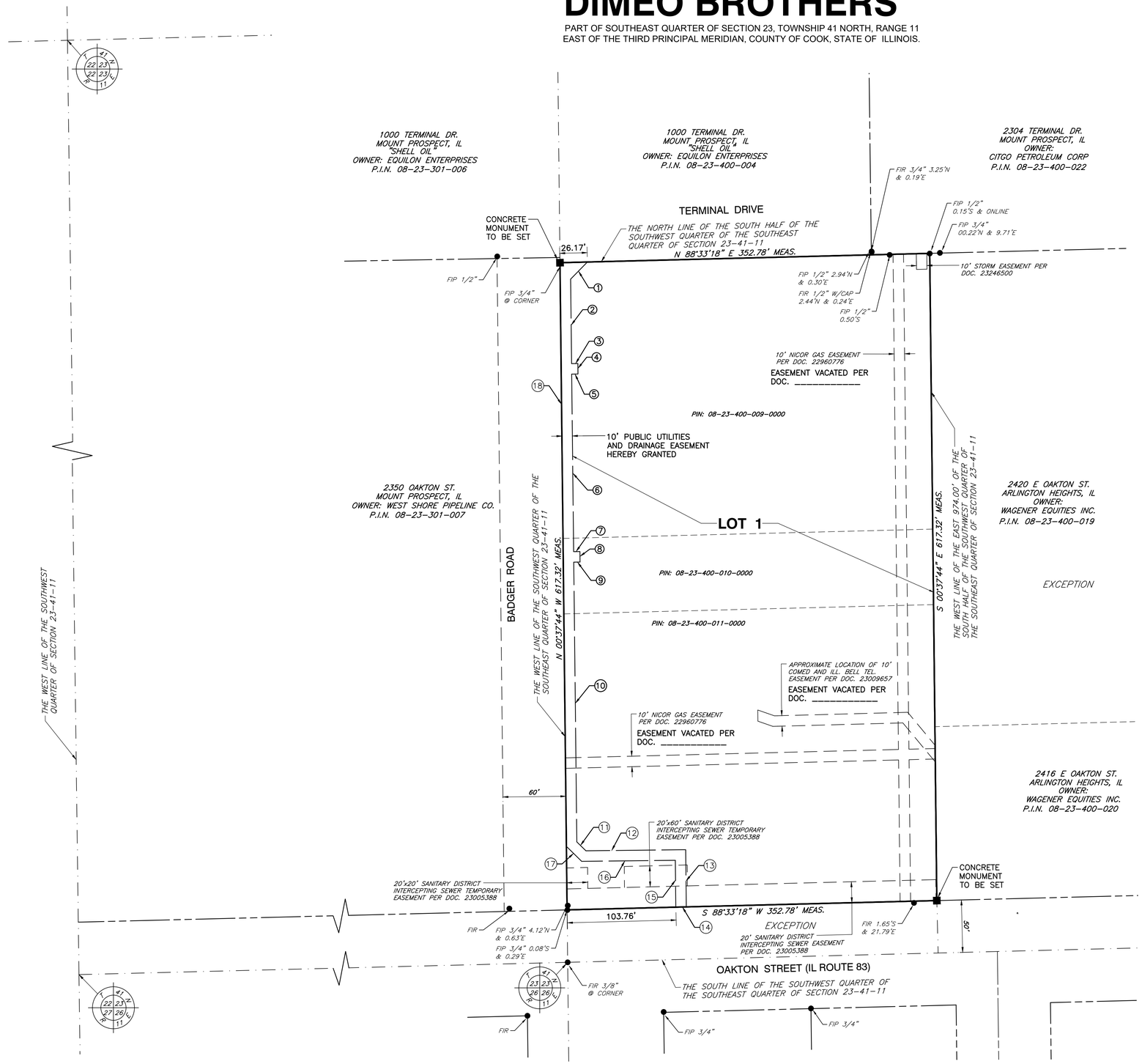
BASIS OF BEARINGS:
ILLINOIS STATE PLANE –
EAST ZONE

PIN: 08-23-400-009-0000
08-23-400-010-0000
08-23-400-011-0000

ADDRESS: 2400 E. OAKTON ST.
MOUNT PROSPECT,
ILLINOIS 60005



LOCATION MAP
NOT TO SCALE
MAP PROVIDED BY USGS DATED 2021



SCALE IN FEET
0 50 100

PUBLIC UTILITIES AND DRAINAGE EASEMENT DIMENSIONS TABLE		
LINE #	BEARING	DISTANCE
1	N44° 22' 16.48"E	22.87
2	N0° 37' 43.52"W	80.58
3	N89° 22' 16.16"E	6.00
4	N0° 37' 43.84"W	10.00
5	N89° 22' 16.16"E	6.00
6	N0° 37' 43.52"W	169.35
7	N89° 22' 16.16"E	6.00
8	N0° 37' 43.84"W	10.00
9	N89° 22' 16.16"E	6.00
10	S0° 37' 43.40"E	266.86
11	N45° 37' 43.52"W	12.12
12	N89° 22' 15.06"E	95.18
13	S0° 37' 43.52"E	54.55
14	S88° 33' 18.31"W	10.00
15	S0° 37' 43.52"E	44.70
16	N89° 22' 16.48"E	89.32
17	S45° 37' 43.52"E	20.41
18	N0° 37' 43.52"W	556.72

AREA SUMMARY TABLE

GROSS BOUNDARY AREA	217,753 S.F. (4.999 AC.)
ROW DEDICATION	0 S.F. (0.000 AC.)
NET AREA	217,753 S.F. (4.999 AC.)
EXISTING EASEMENTS:	
STORM EASEMENT	150 S.F. (0.003 AC.)
SANITARY EASEMENT	7,037 S.F. (0.161 AC.)
TEMPORARY SANITARY EASEMENT	1,597 S.F. (0.037 AC.)
EXISTING EASEMENTS TO BE VACATED:	
NICOR GAS EASEMENT	9,599 S.F. (0.220 AC.)
COMED & ILL. TEL BELL TEL EASEMENT	1,862 S.F. (0.043 AC.)
PROPOSED EASEMENT:	
PUBLIC UTILITIES AND DRAINAGE EASEMENT	7,520 S.F. (0.173 AC.)
EASEMENT TOTAL:	27,765 S.F. (0.637 AC.)

LEGEND

- BOUNDARY PROPERTY LINE
- UNDERLYING LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION LINE
- ■ SET CONCRETE MONUMENT
- ● MONUMENTATION FOUND PER FIELD OBSERVATIONS

ABBREVIATIONS

000.00' MEAS.	MEASURED DATA
000.00' REC.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
PIN	PERMANENT INDEX NUMBER

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
3. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
4. FLOODPLAIN ZONE A – PER FEMA PANEL NUMBER 17031C0214J, DATED OF AUGUST 19, 2008.
5. 3/4" I.D. X 24" LONG IRON PIPE PLACED AT ALL LOT CORNERS AND POINTS OF CURVATURE (UNLESS OTHERWISE NOTED) TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.
6. ■ DENOTES CONCRETE MONUMENT TO BE SET.

REVISION RECORD

NO	DATE	DESCRIPTION
1	06/19/2024	REVISED PER NEW WATER MAIN LAYOUT
2	07/31/2024	REVISED PER VILLAGE OF MOUNT PROSPECT COMMENTS, DATED 07/29/2024

Civil & Environmental Consultants, Inc.
1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR
DiMEO BROTHERS, INC.
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007

DRAWN BY:	ET	CHECKED BY:	LHW	APPROVED BY:	*TDW
DATE:	JUNE 7, 2024	DWG SCALE:	1"=50'	PROJECT NO:	336-170

PLAT OF SUBDIVISION
2400 EAST OAKTON STREET
MOUNT PROSPECT, ILLINOIS 60005

DRAWING NO.: **SV01**
SHEET 1 OF 2

P:\336-000\336-170\--Survey\Dwg\SV01-PLAT OF SUBDIVISION.dwg[SHEET 1] 6/27/2024 - ehrlebau) - LP: 7/31/2024 8:38 AM

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MOUNT PROSPECT, ILLINOIS ("VILLAGE") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE VILLAGE, OR OTHERWISE AUTHORIZED BY THE VILLAGE, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PU&DE") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF MOUNT PROSPECT.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE VILLAGE OF MOUNT PROSPECT AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING VILLAGE OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LAND SHOWN IN THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANTS THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AS SHOWN ON THIS SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE SUBDIVISION AND APPROVED BY THE COURTS WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

_____
OWNER

_____

_____
OWNER'S ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (AND _____) WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, WHO ACKNOWLEDGE THAT AT THE TIME OS SUCH APPEARANCE HIS OR HER (THEIR) OWNERSHIP OF THE PROPERTY DESCRIBED HERON AND THAT THE OS SHE (THEY) SIGNED SAID CERTIFICATE AS HIS OR HER (THEIR) OWN FREE AND VOLUNTARY ACT AND DEED INDIVIDUALLY OR JOINTLY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS BY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20___.

_____ _____
NOTARY PUBLIC COMMISSION EXPIRES

OWNER'S CERTIFICATE - SCHOOL DISTRICT

STATE OF ILLINOIS } SS
COUNTY OF COOK }

TO THE BEST OF UNDERSIGNED OWNERS KNOWLEDGE, THE ABOVE DESCRIBED SUBDIVISION IS LOCATED WITHIN BOUNDARIES OF _____ ELEMENTARY SCHOOL DISTRICT, _____ HIGH SCHOOL DISTRICT, _____ COLLEGE, IN COOK COUNTY, ILLINOIS.
DATED THIS _____ DAY OF _____ A.D. 20___.

_____
OWNER/TRUSTEE

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (AND _____) WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, WHO ACKNOWLEDGE THAT AT THE TIME OS SUCH APPEARANCE HIS OR HER (THEIR) OWNERSHIP OF THE PROPERTY DESCRIBED HERON AND THAT THE OS SHE (THEY) SIGNED SAID CERTIFICATE AS HIS OR HER (THEIR) OWN FREE AND VOLUNTARY ACT AND DEED INDIVIDUALLY OR JOINTLY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS BY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20___.

_____ _____
NOTARY PUBLIC COMMISSION EXPIRES

COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENT, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN IN THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BUY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT COOK COUNTY, ILLINOIS THIS _____ DAY OF_____, 20 ___.

_____
COUNTY CLERK

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON

THE _____ DAY OF _____, A.D. 20_____

AT_____ O'CLOCK __M.

_____
RECORDERS OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS }SS
COUNTY OF COOK }

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

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

_____
OWNER OR ATTORNEY

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

_____
LOUIS H. WEHRSPANN
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 48925
VALID THROUGH NOVEMBER 30, 2025
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1230 EAST DIEHL ROAD, SUITE 200
NAPERVILLE, ILLINOIS 60563
(630) 963-6026

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

_____
VILLAGE ENGINEER

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS __ DAY OF _____, A.D. 20_____

_____ _____
CHAIRPERSON ATTEST: VICE CHAIRPERSON

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS __ DAY OF _____, A.D. 20_____

_____ _____
VILLAGE PRESIDENT ATTEST: VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS __ DAY OF _____, A.D. 20_____

_____
VILLAGE ENGINEER

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

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

_____
VILLAGE COLLECTOR

ILLINOIS DEPARTMENT OF TRANSPORTATION STATEMENT

STATE OF ILLINOIS } SS
COUNTY OF COOK }

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

_____ _____
SIGNATURE DATE

JOSE RIOS, P.E.
REGION ENGINEER

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF INDIANA } SS
COUNTY OF MARION }

I, TERRY D. WRIGHT, REGISTERED LAND SURVEYOR WITH THE STATE OF ILLINOIS, HEREBY AUTHORIZE A REPRESENTATIVE FROM THE VILLAGE OF MOUNT PROSPECT TO RECORD THE PLAT(S) OR PLAN(S) PREPARED BY ME FOR DiMEO BROTHERS SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL THIS __ DAY OF _____, 2024.

_____
TERRY D. WRIGHT
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-004007
LICENSE VALID THROUGH NOVEMBER 30, 2024
CIVIL & ENVIRONMENTAL CONSULTANTS
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
PH: 317-655-7777

SURVEYOR'S CERTIFICATE

STATE OF INDIANA } SS
COUNTY OF MARION }

THIS IS TO CERTIFY THAT I, TERRY D. WRIGHT, REGISTERED ILLINOIS LAND SURVEYOR NO. 35.004007, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS

AS SHOWN ON THIS SUBDIVISION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, A MUNICIPAL CORPORATION IN COOK COUNTY, ILLINOIS, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17031C0214J, DATED AUGUST 19, 2008, AND THAT THE SAID PROPERTY BORDERS ON PUBLIC WATERS IN WHICH STATE OF ILLINOIS HAS PROPERTY RIGHTS OR PROPERTY INTERESTS.

I, FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF VILLAGE OF MOUNT PROSPECT OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IN EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2025, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2024.

_____
TERRY D. WRIGHT, ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35.004007
LICENSE VALID THROUGH NOVEMBER 30, 2024
CIVIL & ENVIRONMENTAL CONSULTANTS
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
PH: 317-655-7777
*HAND SIGNATURE ON FILE

REVISION RECORD

NO	DATE	DESCRIPTION
1	06/19/2024	REVISED PER NEW WATER MAIN LAYOUT
2	07/31/2024	REVISED PER VILLAGE OF MOUNT PROSPECT COMMENTS, DATED 07/29/2024

Civil & Environmental Consultants, Inc.
1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR
DiMEO BROTHERS, INC.
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007

DRAWN BY:	ET	CHECKED BY:	LHW	APPROVED BY:	*TDW
DATE:	JUNE 7, 2024	DWG SCALE:	NONE	PROJECT NO:	336-170

PLAT OF SUBDIVISION
2400 EAST OAKTON STREET
MOUNT PROSPECT, ILLINOIS 60005

DRAWING NO.: **SV01**
SHEET 2 OF 2

P:\336-050\336-170\-Survey\Dwg\SV01-PLAT OF SUBDIVISION\336170-SV01-PLAT OF SUBDIVISION.dwg[SHEET 2] LS(7/12/2024 - enabled) - LP, 7/31/2024 8:38 AM

2400 EAST OAKTON STREET
PLAT OF VACATION

PART OF SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS.

NORTH

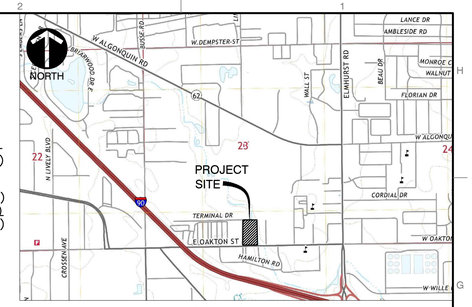
BASIS OF BEARINGS:
ILLINOIS STATE PLANE – EAST ZONE

PIN: 08-23-400-009-0000
08-23-400-010-0000
08-23-400-011-0000

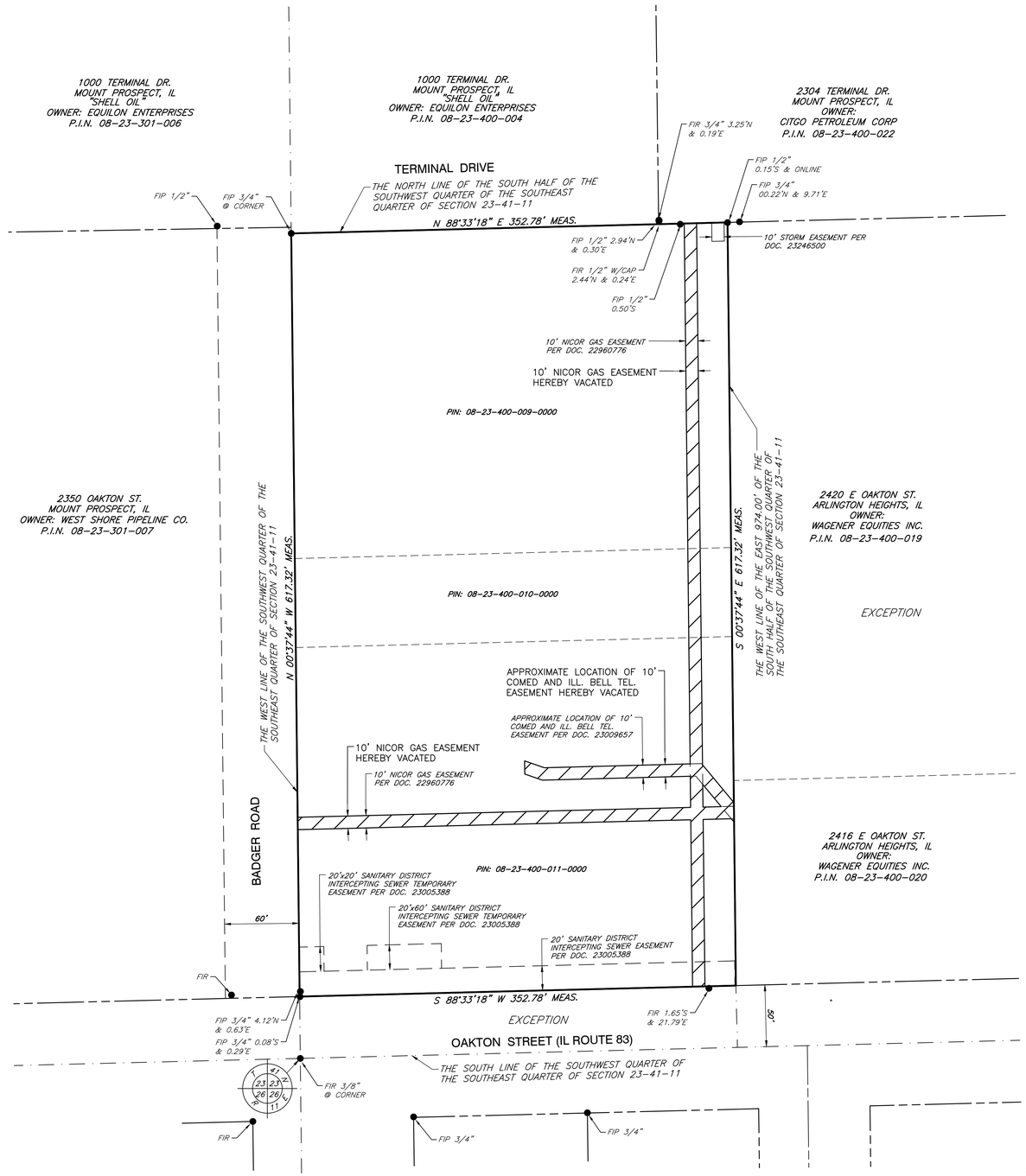
ADDRESS: 2400 E. OAKTON ST.
MOUNT PROSPECT,
ILLINOIS 60005

AREA SUMMARY TABLE

LOT AREA	217,753 S.F. (4,999 AC.)
EASEMENTS:	
EXISTING	20,245 S.F. (0.465 AC.)
VACATING	11,282 S.F. (0.259 AC.)
NET AREA	8,963 S.F. (0.206 AC.)



LOCATION MAP
NOT TO SCALE
MAP PROVIDED BY USGS DATED 2021



SCALE IN FEET
0 50 100

SURVEYOR'S NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. BASIS OF BEARINGS: ILLINOIS STATE PLANE – EAST ZONE
3. ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.

LEGEND/ABBREVIATIONS

———	BOUNDARY
- - - - - -	UNDERLYING LOT LINE
— · — · —	SECTION LINE
—— ——	SETBACK LINE
— — — —	EXISTING EASEMENT LINE
	EXISTING EASEMENT TO BE VACATED
REC.	RECORD DIMENSION
MEAS.	MEASURED DIMENSION
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
●	FOUND MONUMENT

LEGAL DESCRIPTION OF PROPERTY

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF INDIANA }
COUNTY OF MARION } SS

I, TERRY D. WRIGHT, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE ANNEXED PLAT HAS BEEN PREPARED FROM FIELD SURVEYS AND EXISTING PLATS AND RECORDS FOR THE PURPOSE OF VACATING AN EASEMENT.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2025, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

FIELDWORK WAS COMPLETED ON SEPTEMBER 9, 2020.

GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF June A.D., 2024.

TERRY D. WRIGHT
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35.004007
LICENSE VALID THROUGH NOVEMBER 30, 2024
CIVIL & ENVIRONMENTAL CONSULTANTS
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
PH: 317-655-7777
*HAND SIGNATURE ON FILE

PROFESSIONAL LAND SURVEYOR
TERRY D. WRIGHT
035-004007
INDIANAPOLIS INDIANA
STATE OF ILLINOIS

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR
DiMEO BROTHERS, INC.
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007

DRAWN BY:	ET	CHECKED BY:	LHW	APPROVED BY:	*TDW
DATE:	JUNE 7, 2024	DWG SCALE:	1"=50'	PROJECT NO:	336-170

PLAT OF VACATION
2400 EAST OAKTON STREET
MOUNT PROSPECT, ILLINOIS 60005

DRAWING NO.: **SV01**
SHEET 1 OF 3

P:\336-000\336-170\-Survey\Dwg\SV01-PLAT OF VACATION.336170-SV01-PLAT OF VACATION.dwg[SHEET 1] 6/6/2024 - etwalecki - LP: 6/10/2024 2:00 PM

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS __ DAY OF _____, A.D. 20_____

_____ _____
CHAIRPERSON

_____
ATTEST: VICE CHAIRPERSON

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS

ON THE _____ DAY OF_____, 20_____,

AT_____ O'CLOCK _____M,

_____
RECORDER OF DEEDS

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.
VILLAGE DATE MONTH

OWNER: _____

BY:_____ ATTEST:_____
SIGNATURE SIGNATURE

TITLE:_____ TITLE:_____
PRINT TITLE PRINT TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

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

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES ON _____ __, A.D., 20__.

MORTGAGEE'S CERTIFICATE

STATE OF _____ }SS
COUNTY OF_____ }

_____, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE

DATED _____ ____, A.D., 20___ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF COOK COUNTY, ILLINOIS ON THE

_____ OF _____, A.D., 20_____
DAY MONTH YEAR

AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

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

PRINT MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____ }SS
COUNTY OF _____ }

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

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES ON _____ __, A.D., 20__.

NICOR GAS COMPANY

STATE OF _____ }SS
COUNTY OF _____ }

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS _____ DAY OF _____,A.D., 20_____.

NICOR GAS COMPANY

BY: _____

TITLE: _____

COMMONWEALTH EDISON COMPANY

STATE OF _____ }SS
COUNTY OF _____ }

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS _____ DAY OF _____,A.D., 20_____.

COMMONWEALTH EDISON COMPANY

BY: _____

TITLE: _____

ILLINOIS BELL TELEPHONE COMPANY

STATE OF _____ }SS
COUNTY OF _____ }

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS _____ DAY OF _____,A.D., 20_____.

ILLINOIS BELL TELEPHONE COMPANY

BY: _____

TITLE: _____

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR
DiMEO BROTHERS, INC.
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007

DRAWN BY:	ET	CHECKED BY:	LHW	APPROVED BY:	*TDW
DATE:	JUNE 7, 2024	DWG SCALE:	NONE	PROJECT NO:	336-170

PLAT OF VACATION
2400 EAST OAKTON STREET
MOUNT PROSPECT, ILLINOIS 60005

DRAWING NO.: **SV01**
SHEET 2 OF 2

P:\336-000\336-170\-Survey\Dwg\SV01-PLAT OF VACATION\336170-SV01-PLAT OF VACATION.dwg[SHEET 2] [6/10/2024 - emeiksin] - LP: 6/10/2024 2:00 PM

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Agostino S. Filippone
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

Phone: 847/962-6000
Fax: 847/962-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

August 22, 2024

Rob DiMeo
DiMeo Brothers
720 Richard Lane
Elk Grove Village, IL 60007
Via e-mail: rob@dimeobros.com

Re: 2400 E Oakton St / Plat of Vacation and Plat of Subdivision / Review #1 Comments

Dear Mr. DiMeo,

The Village of Mount Prospect has reviewed the submitted plat of vacation and plat of subdivision and has the following review comments. Provide a point-by-point response letter addressing each of the comments provided in this review letter:

Planning Division:
Comments regarding the Plat of Subdivision:

1. Staff requests that the Plat of Vacation and the Plat of Subdivision to be combined into one final Plat. Please provide a reason if keeping the documents as separate plats.
2. The arrows on the Plat of Subdivision for "Lot 1" do not extend all the way to the property line. One only extends to an easement line to be granted. Please extend the arrow to the west property line.
3. The town name of the subject property is not Mount Prospect. The Address (below the PIN) located at the top right portion of the plat of subdivision shall reflect the address of:

   ADDRESS:
   2400 E. Oakton Street
   Arlington Heights, Illinois 60005

4. Change the title to FINAL PLAT OF SUBDIVISION OF DiMEO BROTHERS.
5. The final plat of subdivision shall include the legal description that is reflected on the plat of vacation or on the recorded special warranty deed recorded March 8, 2024 (enclosed).
6. If combining the two plats, please remove all instances of:
   "EASEMENT VACATED PER DOC. _____"
7. Include the following text on the first page final Plat:

OWNER:
JMD LAND, LLC
720 RICHARD LN
ELK GROVE VILLAGE, IL 60007

APPLICANT:
JMD LAND, LLC
720 RICHARD LN
ELK GROVE VILLAGE, IL 60007

8. Please revise the information on the adjacent lots:
    a. All addresses shall reflect the town name of "Arlington Heights, IL" not "Mount Prospect, IL".
    b. The Owner of 1000 Terminal Drive is "LC Wood River Pipe Lines" not "Equilon Enterprises"
    c. The Owner of 2420 E. Oakton St is "Oakton Industrial LLC" not "Wagener Equities Inc".
    d. The Owner of 2416 E. Oakton St is "Oakton Industrial LLC" not "Wagener Equities Inc".
    e. The following adjacent lot should be revised to read:

        ~~2350 OAKTON ST~~ 3400 BADGER RD
        ~~MOUNT PROSPECT~~ ARLINGTON HEIGHTS, IL
        OWNER: ~~WEST SHORE PIPELINE CO.~~ BADGER PIPELINE
        PIN: 08-23-301-007

9. Include the Illinois Registered Land Surveyor's seal and signature.
10. Include the "After Recording Return Plat to: Recorder's Box 324" section.
11. Include the "Send Future Tax Bill to:" Provide name and address.
12. Include the following: "See Resolution No. _____ passed and approved on _____ recorded simultaneously with this Plat".
13. Include the certification by all public utilities and cable TV franchisee agreeing with the easements and provision of utilities.

Comments regarding the Plat of Vacation (if keeping separate from the plat of subdivision):

14. Include changes requested under Comments #3, 7 and 8a-e.

Public Works Department:

Comments regarding the Plat of Vacation:

15. The easements to be vacated were granted from the property owner to the various utility companies. Because is not included as having rights to these easements, the Planning & Zoning Certificate may be deleted from Sheet 2 if the applicant chooses to keep the plat of vacation as a separate document from the plat of subdivision.

Comments regarding the Plat of Subdivision:

16. Include utility company certificates on the plat.
17. Provide surveyor's signature & seal.
18. Incorporate the watermain easement as shown on the attached draft plat of easement.

Legal Division:

19. Per a conversation with planning staff (Ann Choi), the Cook County Recorder and Assessor approved combining the two Plats. The surveyor will need to revise the language on the Plat which states "Easement Vacated Per Doc. _____" since the Vacation is being recorded at the same time as the Subdivision Plat. The Nicor, ComED and Illinois Bell Certificates on the Plat of Vacation will need to be combined with the Certificates on the Plat of Subdivision.
20. The legal description for the specific Property where the Easement are located, as reflected on the current Plat of Vacation, should also be included on the final Plat.
21. The Cook County Clerk's Certificate and the Cook County Recorder's Certificate can be removed from the final Plat as the Clerk and Recorder both have their own stamps.
22. After review of the Chain of Title on Cook County Recorder's portal, it does not appear that a Mortgage was recorded against the Property. Confirm with the Property Owner, but the Mortgagee Certificate can be removed if there is in fact no Mortgage on the Property.
23. According to the Cook County Recorder's Office, the vested owner of the Property is JMD Land LLC, an Illinois Limited Liability Company, per the Special Warranty Deed recorded March 8, 2024.
24. Pursuant to the Cook County Property Tax Portal, the three PINs referenced above have a common address of 2400 E. Oakton St., Arlington Heights, IL 60005, but the address on the Plat is 2400 E. Oakton St., Mount Prospect, IL 60005. The Plat needs to include the "Cook County Assigned Address: 2400 E. Oakton St., Arlington Heights, IL 60005", and it needs to include the "Commonly Known As: 2400 E. Oakton St., Mount Prospect, IL 60005".
25. The real estate taxes are paid in full for the three PINS.
26. The Plat needs to include the following information:

    a) Mail Recorded Plat To:
    Village of Mount Prospect
    50 S. Emerson St.
    Mount Prospect, IL 60056

    b) Prepared By:
    Village of Mount Prospect
    50 S. Emerson St.
    Mount Prospect, IL 60056

Please make the changes as noted above and submit a point-by-point response letter and pdf files of the drawings. You may e-mail the digital copy. Feel free to contact me at (847) 818-5314 / achoi@mountprospect.org if you have any questions.

Sincerely,

Ann Choi
Development Planner
Community Development

c: File