Village of Mount Prospect
Village Board
Regular Meeting Agenda
50 S. Emerson St. Mount Prospect, IL 60056

September 2, 2025 | **Village Hall - 3rd Floor Board Room** | **7:00 PM**

1. CALL TO ORDER

2. ROLL CALL

2.1. Pledge of Allegiance - Trustee Elizabeth DiPrima

3. APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board/Committee of the Whole - August 19, 2025

4. MAYORS REPORT

4.1. Mayor's Comment

4.2. EMPLOYEE RECOGNITION - Village Employees celebrating Quinquennial anniversaries

5. COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

5.1. Individuals wishing to address the Village Board in person regarding issues not on the agenda must register to participate in the Citizens to Be Heard process. You may sign in before the meeting in person or by emailing your intent to speak to publiccomment@mountprospect.org no later than 1:00 p.m. on the day of the meeting.

6. CONSENT AGENDA

6.1. List of Bills - August 13, 2025, to August 26, 2025 - $2,709,612.85

6.2. Approval of Closed Session Minutes - August 19, 2025

6.3. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE AMENDING CHAPTER 18, "TRAFFIC" IN THE VILLAGE CODE OF MOUNT PROSPECT. This ordinance will adopt traffic regulations on Hamilton Road, Diane East, Elizabeth Drive, and Weiler Road, all south of Oakton Street in newly annexed areas.

6.4. Motion to accept the lowest-cost, responsive bid for the 2025 Kensington Business Center Basin #6 Rehabilitation Project for a cost not to exceed $191,428.

6.5. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE AMENDING ORDINANCE NO. 2758 GRANTING A SPECIAL USE PERMIT IN THE NATURE OF A PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 1250 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS (PZ-16-25)

6.6. Motion to approve A RESOLUTION APPROVING AN EASEMENT AGREEMENT ESTABLISHING A PERMANENT INGRESS/EGRESS EASEMENT AND PROVIDING A TEMPORARY CONSTRUCTION EASEMENT FOR A PORTION OF PROPERTY LOCATED AT 302 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS

7. OLD BUSINESS - None

8. NEW BUSINESS

8.1. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A FINAL PLAT OF SUBDIVISION, A CONDITIONAL USE FOR A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, A DEVELOPMENT CODE EXCEPTION, AND THE WAIVING OF CERTAIN VILLAGE FEES, FOR PROPERTY LOCATED AT 700 AND 804 WEST LINCOLN STREET, MOUNT PROSPECT, ILLINOIS (PZ-07-25 AND PZ-10-25)

8.2. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A FINAL PLAT OF SUBDIVISION, A CONDITIONAL USE FOR A FINAL PLANNED UNIT DEVELOPMENT, A VARIATION, A DEVELOPMENT CODE EXCEPTION, AND THE WAIVING OF CERTAIN VILLAGE FEES, FOR PROPERTY LOCATED AT 411 SOUTH MAPLE STREET, MOUNT PROSPECT, ILLINOIS (PZ-14-25)

8.3. A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERGOVERNMENTAL AGREEMENT WITH THE MT. PROSPECT PARK DISTRICT FOR THE DEVELOPMENT OF AN AQUATIC CENTER AND A SKATE PLAZA AT LIONS MEMORIAL PARK

8.4. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A CONDITIONAL USE FOR A SIDE YARD SETBACK REDUCTION FOR PROPERTY LOCATED AT 631 SOUTH ALBERT STREET, MOUNT PROSPECT, ILLINOIS (PZ-17-25)

9. VILLAGE MANAGER'S REPORT

9.1. As submitted

10. ANY OTHER BUSINESS

11. 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 5327

DRAFT

Village of Mount Prospect
Regular Meeting of the Village Board
Tuesday, August 19, 2025 / 7:00 PM

CALL TO ORDER

Mayor Hoefert called the Regular Meeting of the Village Board to order at 7:08 p.m. in the Board Room at Village Hall, 50 S. Emerson St.

ROLL CALL

Members present upon roll call by the Village Clerk: Mayor Paul Hoefert, Trustee Vincent Dante, Trustee Beth DiPrima, Trustee Terri Gens, Trustee Bill Grossi, Trustee John Matuszak, Trustee Colleen Saccotelli. None were absent.

2.1. Posting of Colors by the Mount Prospect Police and Fire Department Honor Guard with the Pledge of Allegiance led by Trustee Vincent Dante

APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - August 6, 2025

Motion by Vincent Dante, second by Bill Grossi, to approve the regular meeting minutes of the August 6, 2025 Village Board meeting:

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None

Final Resolution: Motion Passed

MAYORS REPORT

4.1. Mayor's Comment

Mayor Hoefert noted an exciting evening ahead, particularly looking forward to the upcoming promotions.

4.2. PROMOTIONS: Mount Prospect Police Department
Oath of Office | Promotion of Commander Joseph Kanupke to Deputy Chief of Administration
Oath of Office | Promotion of Sergeant William Ryan to Commander
Oath of Office | Promotion of Officer Anthony Leitzow to Sergeant
Oath of Office | Promotion of Investigator Andrea Kane to Sergeant

Police Chief Mike Eterno presented promotions within the Police Department following the retirements of Deputy Chief Anthony Addante and Sergeant Jonathan Juhl, both who had served 26 years with the department.

Commander Joseph Kanupke was promoted to Deputy Chief of Administration. Chief Eterno described Deputy Chief Kanupke as a 24-year veteran of the department who has worked as a patrol officer, traffic unit officer, detective, patrol sergeant, patrol commander, and most recently as the department's investigative and operations commander. He also noted Kanupke's numerous commendations throughout his career.

Village Clerk Agoranos administered the oath of office to Deputy Chief Kanupke.

Sergeant William Ryan was promoted to Commander. Chief Eterno described Commander Ryan as a 17-year veteran who has worked as a patrol officer, in the Special Investigations Unit, as a detective, patrol sergeant, and, most recently, as an investigative sergeant. He highlighted Ryan's decorated career thus far.

Village Clerk Karen Agoranos administered the oath of office to Commander Ryan.

Officer Anthony Leitzow was promoted to Sergeant. Sergeant Leitzow is a 20-year veteran of the department. Chief Eterno highlighted Leitzow's career accomplishments, including 50 citizen letters of appreciation and numerous commendations, and noted that he was selected as Officer of the Year three times.

Village Clerk Agoranos administered the oath of office to Sergeant Lietzow.

Detective Andrea Kane was promoted to Sergeant. Chief Eterno described Sergeant Kane as a 17-year veteran who had worked as a patrol officer and detective. Throughout her career, she has received 16 citizen letters of appreciation and various commendations, and was selected as Officer of the Year in 2019.

Village Clerk Agoranos administered the oath of office to Sergeant Kane.

Mayor Hoefert called for a brief recess at 7:32 p.m.
Mayor Hoefert resumed the meeting at 7:39 p.m.

4.4. PROCLAMATION: School's Open - Safety Week, August 15-22, 2025

Mayor Hoefert read a proclamation recognizing Schools Open Safety Week from August 18 through August 22, 2025. The proclamation emphasized the importance of motorist safety as students return to school.

COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

Sonia Ivanov
Executive Director of Northwest Compass

- Expressed concern about the proposed bridge (*Melas-Meadows Pedestrian Bridge*), stating that the current bridge route would destroy their community garden.

Mayor Hoefert acknowledged her concerns and indicated that staff and the Board were aware of the issue and would work to find a suitable solution.

Nancy Fritz
Mount Prospect resident

- Expressed concerns about the safety of the proposed bridge.
- Concerned that the bridge could become a dangerous attraction that might cause more problems than it would solve.
- Emphasized the importance of Northwest Compass and its work in helping vulnerable residents.

Mariann Oliver
Mount Prospect resident

- Spoke about Northwest Compass and their garden
- Proposed a solution that involves collaboration with civil engineers and bridge architects to preserve the garden.

Paul Dombrowski
Mount Prospect resident

- Questioned the necessity of the bridge; suggested that children need to learn to navigate obstacles safely on their own as part of developing life skills.

CONSENT AGENDA

Motion by Bill Grossi, second by Vincent Dante to approve the consent agenda as presented:

Yea: Vincent Dante, Beth DiPrima,Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None

Final Resolution: Motion Passed

6.1. List of Bills - July 30, 2025 to August 12, 2025 - $3,392,396.77

6.2. Approval of Closed Session Minutes - August 6, 2025

6.3. Motion to approve a change order for the purchase of 26 Cradlepoint R1900 routers that increase the 5-year agreement with Axon Enterprise, Inc, annual cost to $9,208.32, for a total of $46,041.60 over a 5-year period, and with a new total amount not to exceed of $1,764,804.40

OLD BUSINESS - None

NEW BUSINESS - None

VILLAGE MANAGER'S REPORT

No report.

COMMITTEE OF THE WHOLE DISCUSSION ITEM

10.1. Presentation of the Mount Prospect Transit Study

Julie Kane, Director of Human Services, introduced the Mount Prospect Transit Study, providing background on how transportation needs and transit barriers were previously identified to a 2009 transit study. She noted that many of the same issues persist today and were identified as high priorities in both the Community Connections Center (CCC) Needs Assessment and the Aging and Community Initiative. Ms. Kane explained that the Village hired Civiltech Engineering and their sub-consultant Nelson Nygard through an RFP process to conduct a transit study, which was funded through the American Rescue Act program.

Lissa Sweeney and Josie Wohlman from Civiltech Engineering presented the findings of the Transit Study. Ms. Sweeney explained that the study was a planning-level analysis looking at options to fill gaps and address community needs, serving as a roadmap to prioritize future projects and support grant applications. The study goals included meeting the current and future needs of residents, accounting for changing demographics and commuting habits, and expanding transportation options.

Ms. Wohlman reviewed the existing conditions analysis, explaining the differences between fixed-route transit (such as PACE buses) and demand-response services (like dial-a-ride). She noted that while Mount Prospect offers multiple transit services, these services vary significantly in terms of service hours, eligibility requirements, and coverage areas, creating a fragmented system that can be confusing for residents. The study included analysis of community destinations, sidewalk gaps, active transportation networks, and safety considerations.

The study's community engagement included an online survey with over 600 responses, focus groups at senior living facilities, a pop-up event, and stakeholder meetings. Survey results showed that while 77% of respondents primarily drive their own vehicles, public transportation was the second most common mode of transportation. Respondents identified barriers including transit not going where needed, infrequent service, stops being too far from home, and uncertainty about available options. Top requested improvements included better connections to destinations, on-demand services, rideshare subsidies, and improved connectivity.

Based on the analysis and feedback, the consultants presented several recommendations grouped into five categories:

1. Establishing new transit service through either fixed route shuttles or microtransit hub systems
2. Exploring transit alternatives such as taxi/rideshare subsidy programs and collaboration with neighboring communities
3. Adjusting current PACE transit service to enhance north-south connections
4. Improving access to transit through sidewalk improvements and bus stop infrastructure
5. Increasing transit awareness through a mobility manager position and information campaigns

Ms. Sweeney and Ms. Wohlman answered questions from the Board.

Board Comments:

- Supports the microtransit hub option, noting it would offer coverage for both north and south areas while collaborating with township services.
- Emphasized the need to invest in residents and businesses by taking steps according to the priorities outlined in the study, suggesting that either the microtransit or fixed route shuttle would be a good starting point.
- Suggested that the proposed pedestrian bridge could help address some of the safety concerns identified in the crash map.
- Supports pursuing shorter-term solutions like the rideshare subsidy program and working with townships to cross boundaries.

Public Comment:
Louis Goodman
310 N. School St.

- Asked if there will be opportunities for public input

Mayor Hoefert stated there has been substantial public input throughout this process. Village Manager Cassady added that staff will continue to engage the public as this project moves forward.

Village Manager Cassady stated that working with Village staff, leadership, and other government agencies will help identify short-term goals from the study and report back to the Board with more details on funding needs and responsibilities for implementation.

ANY OTHER BUSINESS

Village Manager Cassady recognized staff who responded to a devastating storm over the weekend that displaced several residents. He commended the first responders, the Village Human Services Department, including Director Julie Kane, Deputy Director Esther Salutillo, Bill Schroeder (Director of Building and Inspection Services), and Alex Bertolucci (Assistant Village Manager), who operated the Emergency Operations Center and provided support to affected residents.

Trustees Dante and Gens also expressed appreciation for the staff's response and for the Village Manager's communication, keeping the Board informed throughout the crisis. Trustee Matuszak added that he had witnessed the staff's organized response firsthand.

Trustee Saccotelli announced the Celebration of Cultures event scheduled for Saturday (August 23rd) at 11 AM at Kopp Park, noting it would feature food vendors and cultural tables. Mayor Hoefert added that this was the seventh annual event, and attendance has grown each year.

ADJOURNMENT

With no additional business to conduct, Mayor Hoefert asked for a motion to adjourn. Trustee Grossi seconded by Trustee Dante motioned to adjourn the meeting. By unanimous voice vote, the August 19, 2025, Regular Meeting of the Village Board of Trustees adjourned at 9:00 p.m.

Respectfully submitted,

Karen M. Agoranos
Village Clerk

Item Cover Page

Subject	**Mayor's Comment**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None

Item Cover Page

Subject	**EMPLOYEE RECOGNITION - Village Employees celebrating Quinquennial anniversaries**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Presentation

Information

Fire and Police Department employees celebrating twenty-plus years of service will be recognized.

Discussion

Alternatives

Staff Recommendation

Attachments

None

Item Cover Page

Subject	**List of Bills - August 13, 2025, to August 26, 2025 - $2,709,612.85**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

Attached is the List of Bills for August 13, 2025, to August 26, 2025 - $2,709,612.85

Discussion

Alternatives

1. Approve the attached List of Bills for August 13, 2025, to August 26, 2025 - $2,709,612.85.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the attached List of Bills for August 13, 2025, to August 26, 2025 - $2,709,612.85

Attachments

1. List of Bills - August 13, 2025 to August 26, 2025

VILLAGE OF MOUNT PROSPECT
List of Bills
August 13, 2025 - August 26, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund			
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 8.14.25	$ 3,614.31
	Addison Building Material Co.	Patching materials	281.64
		Paving materials	776.17
	Advanced Tree Care	Removal of Parkway Trees 6/1-6/11/25	9,211.70
		Removal of Parkway Trees 7/15-8/10/25	5,566.00
	Air One Equipment, Inc.	Boots	580.00
		Helmet replacements and stock/4 black 1 white 2 red	2,095.00
	Amazon Capital Services	Coffee cups	20.76
		Permanent markers, index cards, hands for craft	122.10
		Buoys with rack for dive team	71.96
		Romanian flag, tape, storage bin, Greece flag	115.73
		Rubber door stops for on scene use	39.98
		Paracord for dive team	59.94
		AA, C and 9 Volt Batteries	157.49
		Steak knives - St 11	21.94
		COC prizes for kids zone- mini color pens, keychains, stickers	198.50
		Temporary tattoos, helium tank	100.19
		CD Planning Office Supply Coffee 08/01/25	278.68
		Screen cleaner wipes, desk organizer, glue sticks, sticky notes	88.29
		Binder Dividers	14.44
		Bananagrams Word Game - Senior Game Day	14.95
	American Landscaping Inc.	Grass Cutting 505 N Fairview 08/04/25	2,040.00
		Grass Cutting 215 N Main 08/06/25	315.00
		Grass Cutting 304 E Golf 08/06/25	495.00
	American National Sprinkler	Refund Contractors License #CL25-533	200.00
	Arbsession Inc	Replacement chains and saw blades	252.83
	Arlington Power Equipment	1624 Weed control materials	441.44
	Arthur Clesen, Inc.	552 Soil drench materials for root feeding	190.68
	Arya, Prerna	COC Performance 8/23/25 - Bolly Bhangra USA	700.00
	Beary Landscape Management Inc	Hanging Basket Maintenance 7/5-7/26/25	2,600.00
	Bedco Mechanical	St 11 Bunk Room AC compressor repair 7/30-7/31/25	3,680.00
	Bishop Plumbing	Refund Permit Fee #CB25-000200 (801 Kensington)	75.00
	Bound Tree Medical, LLC.	Heavy Duty Emergency Blankets	764.75
	Bravo, Emanuel	COC Performance 8/23/25 - Huitzillin Danza Mexicana	600.00
	Builders Asphalt LLC	Patching material 7/28/25	263.34
		Patching material 7/30/25	195.36
		Patching material 7/31/25	551.10
		Patching material 8/1/25	537.90
		Patching material 8/4/25	302.28
		Patching material 8/5/25	323.40
		Patching material 8/8/25	264.66
		Patching material 8/12/25	258.72
		Patching material 8/14/25	755.04
	Bulgarian Traditions	COC Performance 8/23/25 - Bulgarian Traditions	250.00
	Case Lots, Inc.	VMP Cleaning supplies	1,938.55
		VMP Cleaning supplies	179.70
	CBS Awards Inc	Retirement Plaque	63.00
	CDW LLC	Wireless Access Point + 7 Year License	953.69
	Chem-Wise Pest Management	911 E Kensington 5/28/25 pest control	40.00
		1700 W Central 7/1/25 pest control	215.00
	Christopher B. Burke Engineering Ltd	Accreditation and Map Revision Levee 37 6/29-7/26/25	300.00
	CIT Bank, N.A.	KIP Lease Sept 2025	409.34
	Clerk of the Circuit Court of McHenry County	Garnishment 8.14.25	547.85
	Comcast	8/12-9/11/25 50 S Emerson cable	33.09
		Comcast Fiber Service - Aug 2025	2,771.98
	Constellation NewEnergy, Inc.	6/5-7/18/25 Electricity pump st	535.65
	Corby, John	Sidewalk Square Rebate - 802 Harvest	753.00
	Costar Realty Information, Inc.	Monthly Real Estate Publication August 2025	1,026.90
	Crystal Court Shopping Center	Rent for the CCC- October 2025	7,955.39
	Dennison Leafblad, Deborah	Camera work for 2025 Block Party 7/25-7/26/25	850.00
	Des Plaines Journal Inc	PZ-17-25 631 S Albert Legal Posting 7/30/25	201.00

VILLAGE OF MOUNT PROSPECT
List of Bills
August 13, 2025 - August 26, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Des Plaines Journal Inc (continued)	MP Journal renewal 7/7/25-7/6/27	92.00
	Des Plaines Material & Supply	Concrete coupling	130.15
		Clay coupling	184.99
		Storm sewer repair materials	247.22
	DocuSign Inc	DocuSign IAM Professional - Full User 8/6/25 - 8/5/26	5,265.00
	Duff Entertainment Inc	Management Services for Block Party 7/25-7/26/25	6,976.72
	Dupage Topsoil Inc.	Pulverized Topsoil 8/12/25	474.00
	EAS Group Inc	TRI Fold CERT Pamphlets	211.03
	Eckert, Lisa	Design for Village Print Newsletter June, July, Aug 2025	6,655.00
		Design for Block Party 2025 Advertisements, Rack Card & Banners	600.00
		Design for Celebration of Cultures Bus Stop/Daily Herald Ads	300.00
		Design for Fridays on the Green 2025 Rack Card and Banners	350.00
	Ernsthausen, Dave	COC Performance 8/23/25 - Four Star Brass Band	810.00
	Federal Express Corp	Shipping charges 7/24/25	31.47
	Fire Pension Fund	Fire Pension 8.14.25	34,941.68
	GB Sprinkler System Inc	Refund Permit Fee #RB25-001267 (105 Weiler)	100.00
	Goeppner, John	Fridays on the Green 8/29/25 - Backdated Band	1,000.00
	Hastings Air Energy Control Inc.	Plymovent tailpipe adapter for T13	133.52
	HDR Engineering Inc	Central Rd Railroad Crossing Phase I Engineering 6/29-7/26/25	2,814.01
	Healy, Sheila	COC Performance 8/23/25 - Healy Academy of Irish Dance	250.00
	Heartland Business Systems, LLC	Phone support maintenance 09/08/25 - 09/08/26	1,931.16
	Home Depot USA Inc	Fire Dept Supplies 6/22/25-7/20/25	1,026.93
	ICMA Retirement Trust - 457	Mission Square 457 8.14.25	90,270.15
	Illinois American Water Company	Water Service - 2000 E Kensington 7/10-8/8/25	670.15
	Illinois City Management	Job Ad Posting For Records Specialist	50.00
	Illinois Department of Revenue	IL State Withholding 8.14.25	56,997.77
	Initium Health	Consulting service- final presentation	5,000.00
	Internal Revenue Service	Federal Tax Liability 8.14.25	257,725.15
	International Union of Operating Engineers	IUOE PW Membership Dues 8.14.25	1,995.73
	Kast, Ryan	Conference Travel Expenses 08/05/25	60.50
	Klinkova, Adeliia	COC Performance 8/23/25 - Choir Ivushki Russian Folk Ensemble	200.00
	Emergency Assistance	Emergency Assistance	342.00
	Laner Muchin, LTD	Professional services for period ending 7-20-25	682.50
		Professional services rendered for period ending 7-20-2025	936.40
		Professional services rendered for period ending 7-20-2025	2,390.90
	Lett, Jaron	Conference Travel Expenses 08/05/25	60.50
	Lurvey Landscape Supply	Bushes for west commuter lot	584.00
	Lyons & Pinner Electric Companies	Traffic signal maintenance 6/30/25	942.00
		Traffic signal maintenance 7/31/25	942.00
	Menards Inc	VH A/V cable hangers	73.47
		Conduit repair material	138.82
		Screws and washers for new cardiac monitors	10.71
		St 11 roster boards	87.76
	Metro Federal Credit Union	MP Fire Local 4119 Dues 8.14.25	3,160.80
	Metropolitan Alliance - Police	MAP Dues 8.14.25	1,903.50
	Montana, Phillip	Reimburse Residential Building Exam Fee 7/30/25	240.00
	Nationwide Mutual Insurance Company	Nationwide 457 8.14.25	25,145.71
	Nicolosi, Angela	Senior Services- Yoga - 8/15/2025	75.00
	Novak & Parker Inc.	Refrigerator for St 11	630.00
	ODP Business Solutions LLC	VMO supplies - Labels, Mouse	139.40
	One Hour Heating & AC	Refund Permit Fee #RB25-001258 (1113 Lavergne)	100.00
	Ozinga Materials, Inc.	Concrete delivery 7/30/25	1,239.50
		Concrete delivery 8/1/25	1,056.25
		Concrete delivery 8/7/25	850.63
		Concrete delivery 8/11/25	893.00
		Concrete delivery 8/13/25	729.75
	Pacific Biomedical Inc	Trauma Gel	570.00
		Pelvic Splints	750.00
	Paddock Publications, Inc.	Legal Case Notices 7/28/25	361.80
		Front Page Ad for Block Party 2025	750.00
	Patrick Engineering Inc.	Rand-83-Kensington Phase II Engineering Services 6/28-7/25/25	23,237.23

VILLAGE OF MOUNT PROSPECT
List of Bills
August 13, 2025 - August 26, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Patriot Acres LLC	Log disposal fees 7/1-7/31/25	252.00
	Paylocity Corporation	Recruiting Subscription - August 2025	565.65
	Penn Care Inc	3 Cardiac Monitor Simulators for Training	2,530.38
		2 CombiCarriers	2,297.00
	Per Mar Security Services	Security Services for Block Party 7/25/25	280.00
	Pesche's Flower Shop	Fertilizer for hanging baskets	139.96
	Petty Cash	Petty Cash June-August 2025	477.47
	Physicians Immediate Care	Medical & Pre-Employment Testing - July 2025	894.00
	Police Pension Fund	Police Pension 8.14.25	40,627.25
	Positive Promotions Inc	Open House Giveaways -Pens/Stress Toy/Flashlight/Bracelets	1,769.39
	Quadient Leasing USA Inc	Brushes & Moistening Cloths	363.00
	Ravi, Ramya	COC Performance 8/23/25 - Kalakriti School of Dance	350.00
	Schaumburg City Dancing	COC Performance 8/23/25 - Seven Star Lion Dance Group	1,100.00
	Secretary of State	License Plate Renewal #DE39593 (#300)	151.00
		Municipal Plate Unit 311	8.00
	St Mark Lutheran Church	Lease 40 parking spaces at 200 S Wille August 2025	2,000.00
		Lease 40 parking spaces at 200 S Wille September 2025	2,000.00
	Steiner Electric Company	Electrical enclosure to replace broken hand hole	515.78
	Stryker Sales Corporation	Repair of power load on reserve ambulance	995.00
	The Blowhard Company LLC	Replacement pads for bottom of fans	28.80
	The Stevens Group LLC	Printing for August 2025 Print Newsletter	8,930.00
	Thompson Elevator Inspections Service Inc	Elevator Inspections - July 2025	296.00
	Traffic and Parking Control Co Inc	Hydroblasting aluminum signs 8/13/25	5,745.96
	Two Eagles Distillery	2025 Block Party canned beverages	1,893.06
	UMB Card Services	Credit Card 7/1/25-7/31/25 (EFT 8/25/25)	34,802.86
	UniFirst Corporation	Uniform Rental Services 8/1/25	257.33
		Uniform Rental Services 8/8/25	250.56
	United GMG	Refund Permit/Sign Fee #SGN25-000050 (451 Kingston)	425.00
	Vantagepoint Transfer Agents	RHS Contribution 8.14.25	51,621.38
		RHS Contribution 8.14.25	6,872.70
	Verizon Wireless Services LLC	Cell & Equipment Charges 7/20/25-8/19/25	5,357.09
	View Transit LLC	Bus Shelter Advertising for Celebration of Cultures 2025	625.00
	Village of Mount Prospect	Fringe Benefit - Auto 8.14.25	410.45
		Flex Section 125 Deductions 8.14.25	12,342.02
	W. W. Grainger, Inc.	St 12 compressor	72.66
		Vacuum filters	52.04
		VH HVAC units access thumb lock	161.49
		Vacuum St 12/14	602.16
		VH Electrical meter part	186.36
	White Cap LP	Tools for concrete pouring	315.55
	Wolf, Lisa	Host Dishn Out - Los Arcos - Patina Wine Bar 7/7/25	900.00
		On camera for Mount Prospect Update 7/25/2025	200.00
		Host for Dishn Out MP - Pen Thai - Pad Thai 8/7/25	900.00
		Host MP Update 8/8/25	200.00
001 General Fund Total			**$ 795,542.72**
020 Capital Improvement Fund			
	Christopher B. Burke Engineering Ltd	Algonquin Rd Path & Lighting Ph II Eng 6/29-7/26/25	$ 15,037.77
	Ciorba Group Inc	Burning Bush Lighting Project Eng/Design/Constr 6/28-7/25/25	3,840.45
		Melas-Meadows Pedestrian Bridge Phase II Eng 6/28-7/25/25	47,770.09
	Stryker Sales Corporation	10 Li-Ion batteries for new cardiac monitors	5,000.00
		Docking station/chargers/power cords/sensors/ecg cables	21,800.00
		Power supplies and sensors for new cardiac monitors	15,611.50
		10 Cardiac Monitors	452,320.00
		Service contract cardiac monitors 7/30/25 - 7/29/33	121,770.60
		Sensors for new cardiac monitors	1,333.50
	UMB Card Services	Credit Card 7/1/25-7/31/25 (EFT 8/25/25)	170.75
020 Capital Improvement Fund Total			**$ 684,654.66**

VILLAGE OF MOUNT PROSPECT
List of Bills
August 13, 2025 - August 26, 2025

Fund	Vendor Name	Invoice Description	Amount
023 Street Improvement Construction Fund			
	Rubino Engineering Inc	Material Testing Services 6/3-7/1/25	$ 2,172.00
		Material Testing Services 7/8-7/14/25	1,554.00
023 Street Improvement Construction Fund Total			**$ 3,726.00**
024 Flood Control Construction Fund			
	Constellation NewEnergy, Inc.	6/5-7/18/25 Electricity pump st	$ 582.14
024 Flood Control Construction Fund Total			**$ 582.14**
037 SMP TIF Fund			
	Burns & Mcdonnell Engineering Co.	Oakton St water main extension - Engineering services 7/31/25	$ 26,096.47
037 SMP TIF Fund Total			**$ 26,096.47**
040 Refuse Disposal Fund			
	ICMA Retirement Trust - 457	Mission Square 457 8.14.25	$ 128.40
	Illinois Department of Revenue	IL State Withholding 8.14.25	604.42
	Internal Revenue Service	Federal Tax Liability 8.14.25	3,762.48
	International Union of Operating Engineers	IUOE PW Membership Dues 8.14.25	156.86
	Nationwide Mutual Insurance Company	Nationwide 457 8.14.25	545.47
	Solid Waste Agency of Northern Cook County	SWANCC - September 2025	97,531.00
	Third Millennium Associates Inc	Utility Billing 8/15/25 & Additional Charge from 6/15/25	48.24
	Village of Mount Prospect	Flex Section 125 Deductions 8.14.25	199.08
040 Refuse Disposal Fund Total			**$ 102,975.95**
046 Foreign Fire Tax Board Fund			
	Engine Company Leather LLC	Helmet shields for anniversary helmets	$ 195.50
	UMB Card Services	Credit Card 7/1/25-7/31/25 (EFT 8/25/25)	252.68
046 Foreign Fire Tax Board Fund Total			**$ 448.18**
049 Prospect and Main TIF District			
	Bern III Enterprises LLC	2024 Redevelopment Agreement - Khepri Cafe 106 S Emerson	$ 65,000.00
	Civiltech Engineering Inc	Prospect Avenue Alternative Analysis Study 6/28-7/25/25	9,413.25
	Commonwealth Edison	Electrical installation for NWH and Central Gateway	994.14
049 Prospect and Main TIF District Total			**$ 75,407.39**
050 Water and Sewer Fund			
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 8.14.25	$ 11.54
	Associated Technical Services	FCS S-30 Surveyor leak listening devices	13,449.00
		Schoenstadt GA-52C Magnetic Locator and case	6,453.00
	Berland's, Inc.	Wrenches and pliers	275.94
	Bruce Lowy	UB Refund - 101 Brighton Pl	128.46
	Constellation NewEnergy, Inc.	6/5-7/18/25 Electricity pump st	9,169.53
	Core & Main LP	Eclipse sampling stations	4,486.50
		Repair parts lateral repair	2,476.56
	Des Plaines Material & Supply	EZ stick for manhole repairs	232.00
	Dupage Topsoil Inc.	Pulverized Topsoil 8/12/25	316.00
	HBK Water Meter Service	Building inspection/meter replacement 7/31-8/13/25	2,559.00
	ICMA Retirement Trust - 457	Mission Square 457 8.14.25	2,040.62
	Illinois Department of Revenue	IL State Withholding 8.14.25	4,545.82
	Internal Revenue Service	Federal Tax Liability 8.14.25	27,267.39
	International Union of Operating Engineers	IUOE PW Membership Dues 8.14.25	1,659.88
	James Chylik	UB Refund - 1809 Locust Ln	111.58
	Lee Jensen Sales Co Inc	Shoring rental for excavation 7/31/25	680.00
	Menards Inc	Material for PWX competitions	294.68
		Exhaust removal repair materials St 5	95.74
		Wood for PWX competitions	34.56

VILLAGE OF MOUNT PROSPECT
List of Bills
August 13, 2025 - August 26, 2025

Fund	Vendor Name	Invoice Description	Amount
050 Water and Sewer Fund (continued)			
	Merchants Credit Guide Co	Utility Collection Services - July 2025	29.41
	Nationwide Mutual Insurance Company	Nationwide 457 8.14.25	1,453.47
	NW Suburban Municipal Joint Action Water Agency	JAWA - July 2025	797,008.00
	Paddock Publications, Inc.	Newsprint Surcharge 8/21-10/16/25	193.80
	Prosafety, Inc.	Marking paint	327.60
	Sam Sadikovic	UB Refund - 622 N Main St	1,659.01
	SHI International Corp.	Adobe Pro License	57.89
	Staples Contract & Commercial, Inc.	Office supplies	258.08
	State Industrial Products Corporation	8/1/25 Wastewater FOG treatment program	895.55
	Suburban Laboratories, Inc.	Water Sample Testing 7/10-7/18/25	1,200.00
	Third Millennium Associates Inc	Utility Billing 8/15/25 & Additional Charge from 6/15/25	2,462.99
	UMB Card Services	Credit Card 7/1/25-7/31/25 (EFT 8/25/25)	80.45
	UniFirst Corporation	Uniform Rental Services 8/1/25	90.09
		Uniform Rental Services 8/8/25	87.72
	Verizon Wireless Services LLC	Cell & Equipment Charges 7/20/25-8/19/25	685.75
	Village of Mount Prospect	Flex Section 125 Deductions 8.14.25	573.43
050 Water and Sewer Fund Total			**$ 883,351.04**
060 Vehicle Maintenance Fund			
	Al Warren Oil Co Inc	5W30 oil for stock	$ 1,925.55
	Alexander Equipment Company Inc	Wire harness	316.45
	Busse Automotive Inc	S31 Detail 8/7/25	280.00
	Chicago Parts & Sound LLC	608 Battery and 2743 Battery	341.84
		606 battery	100.12
		619 Relay	22.50
		606 Shocks	213.46
		627 Turn signal switch	55.36
	Dave & Jim's Auto Body Inc	611 Front end Alignment 8/6/25	65.00
	Elliott Auto Supply Co, Inc.	649 Intake Manifold	249.19
		4541 Belt	54.35
	Everclean Group LLC	Car washes July 2025	364.00
	Federal Signal Corporation	2725 Joystick boot	101.30
	Foster Coach Sales Inc.	Opticom light for stock	148.96
		Ambulance wheel cover	275.60
	Genuine Parts Company Inc	607 Outer tie rod	36.35
		Stock bulbs	6.20
		Exhaust gasket for 621	5.66
		4519 Wiper blade	27.41
		2738 Rear hood strut	56.76
		620 Tie rods	85.90
	ICMA Retirement Trust - 457	Mission Square 457 8.14.25	2,500.06
	Illinois Department of Revenue	IL State Withholding 8.14.25	1,503.08
	Internal Revenue Service	Federal Tax Liability 8.14.25	9,196.94
	International Union of Operating Engineers	IUOE PW Membership Dues 8.14.25	652.61
	Interstate Power Systems, Inc.	Filters for stock	218.20
		Filters for stock	201.08
	Kelley Williamson Co.	Def fluid	444.77
	Leach Enterprises, Inc.	Sale price credit	(55.50)
		526 Brakes	611.91
		4555 Spring equalizer	97.24
	McMaster-Carr Supply Co	Lag bolts for excavator project	45.51
		Handles for PWX Boxes	87.04
		Washers for stock	26.83
	Nationwide Mutual Insurance Company	Nationwide 457 8.14.25	22.50
	Northwest Trucks, Inc.	526 Fuel tank	666.99
		526 Header	569.43
	Professional Finish Inc.	Wash bay supplies	176.20
	Ralph Helm Inc	111C Chain saw handle parts	80.57
	Rush Truck Centers of Illinois, Inc.	526 NOX Sensors	1,570.20
		526 Oil Plug washer seals	52.37

VILLAGE OF MOUNT PROSPECT
List of Bills
August 13, 2025 - August 26, 2025

Fund	Vendor Name	Invoice Description	Amount
060 Vehicle Maintenance Fund (continued)			
	Russo Hardware, Inc.	Kubota PM Part 4505	459.40
	Sid Tool Co., Inc.	Hardware for stock	497.53
	UMB Card Services	Credit Card 7/1/25-7/31/25 (EFT 8/25/25)	430.88
	Verizon Wireless Services LLC	Cell & Equipment Charges 7/20/25-8/19/25	253.20
	Village of Mount Prospect	Flex Section 125 Deductions 8.14.25	208.13
	West Side Tractor Sales	Stock filters	688.99
		4516 Turn signal lamp	119.79
060 Vehicle Maintenance Fund Total			**$ 26,057.91**
061 Vehicle Replacement Fund			
	Currie Motors	New 631/I31 Police Admin Vehicle	$ 43,981.00
	Lindco Equipment Sales, Inc.	Hydraulic Force controls for new 4528	38,798.44
	Suburban Accents Inc	305 TV Van lettering 8/4/25	450.00
061 Vehicle Replacement Fund Total			**$ 83,229.44**
063 Risk Management Fund			
	UMB Card Services	Credit Card 7/1/25-7/31/25 (EFT 8/25/25)	$ 5,540.95
	Wilkin Insulation Co	VH Workout Room Ceiling Coating 5/31/25	15,200.00
063 Risk Management Fund Total			**$ 20,740.95**
073 Escrow Deposit Fund			
	20/20 Plumbing Inc	Refund Escrow Permit #RB251332 (701 Ironwood)	$ 100.00
	A Garden Guy Inc	Refund Escrow Permit #RB250950 (1323 Lama)	100.00
	ABC Plumbing Heating Cooling	Refund Escrow Permit #RB250858 (306 William)	100.00
		Refund Escrow Permit #RB251022 (910 Persimmon Ln)	100.00
	American National Sprinkler	Refund Escrow Permit #RB251179 (120 Owen)	100.00
	Ataman, Piotr	Refund Escrow Permit #RB250956 (2002 Bonita)	250.00
	Basement Flood Protector	Refund Escrow Permit #RB250962 (309 Sha Bonee)	100.00
	BLC Construction LLC	Refund Escrow Permit #CB250111 (1471 Business Center)	300.00
	Braun, Thomas	Refund Escrow Permit #RB251084 (1440 Blackhawk)	100.00
	Corbu, John	Refund Escrow Permit #RB251013 (802 Harvest)	100.00
	Drains Incorporated	Refund Escrow Permit #RB251275 (303 School)	100.00
	Ed's Plumbing & Sewer	Refund Escrow Permit #RB241118 (12 Owen)	100.00
	FFG Restoration	Refund Escrow Permit #RB241906 (1012 Arbor)	250.00
	Four Seasons Heating and Air	Refund Escrow Permit #RB251233 (1821 Andoa)	100.00
	GB Sprinkler Systems	Refund Escrow Permit #RB251267 (105 Weiler)	100.00
	G-Cat Construction	Refund Escrow Permit #RB250396 (12 Owen)	100.00
		Refund Escrow Permit #RB250699 (103 Stratford)	100.00
	Green Tech Construction	Refund Escrow Permit #RB250588 (1420 Redwood)	100.00
	Hot Rocks Paving Services	Refund Escrow Permit #RB250829 (2914 Briarwood)	100.00
	Hughes, Erin	Refund Escrow Permit #RB251165 (905 Waverly)	100.00
	Jasak Construction	Refund Escrow Permit #RB250766 (406 Hi Lusi)	100.00
	JRS Concrete Construction	Refund Escrow Permit #RB250914 (117 Pine)	600.00
	King HVAC	Refund Escrow Permit #RB251226 (1830 Magnolia)	100.00
	Lakeside Plumbing Inc	Refund Escrow Permit #RB241308 (411 Helena)	150.00
	Lasko, Pawel	Refund Escrow Permit #RB251101 (1824 Magnolia)	600.00
	Lotus Landscaping & Tree Service	Refund Escrow Permit #RB251137 (402 Maple)	100.00
	Midland Plumbing & Sewer Services	Refund Escrow Permit #RB250217 (309 Wille)	100.00
	Mihici, Anthony	Refund Escrow Permit #RB251121 (214 Fairview)	100.00
	Mount Prospect Ace Hardware	Refund Escrow Permit #CB250119 (1753 Golf)	100.00
	O'Connor, James	Refund Escrow Permit #RB241795 (1450 Blackhawk)	100.00
	One Hour Heating & AC	Refund Escrow Permit #RB251258 (1113 Lavergne)	100.00
	Perma Seal Basement Systems	Refund Escrow Permit #RB250779 (1706 Verde)	50.00
	Pescaru, Madalina	Refund Escrow Permit #RB250844 (902 Golfview)	100.00
	Platinum Decking	Refund Escrow Permit #RB250876 (1512 Emmerson)	100.00
	Ramirez N Sons Concrete	Refund Escrow Permit #RB250776 (312 George)	100.00
	Ricks Sewer & Drainage	Refund Escrow Permit #RB251292 (1106 Sycamore Ln)	100.00
		Refund Escrow Permit #RB251309 (214 S Louis)	100.00

VILLAGE OF MOUNT PROSPECT
List of Bills
August 13, 2025 - August 26, 2025

Fund	Vendor Name	Invoice Description	Amount
073 Escrow Deposit Fund (continued)			
	Russel J Lokun Landscape & Design	Refund Escrow Permit #RB250871 (122 Maple)	100.00
	S&J Plumbing & Sewer	Refund Escrow Permit #RB251219 (622 Edward)	100.00
		Refund Escrow Permit #RB251279 (132 Horner)	100.00
	Sarnelli Construction	Refund Escrow Permit #RB201786 (1726 Catalpa)	400.00
	Sunrun Installation Services	Refund Escrow Permit #RB250897 (510 Elmhurst)	100.00
	The All Pipes Inc	Refund Escrow Permit #RB242021 (801 Golfview)	100.00
	TMW Enterprises Paving & Maintenance	Refund Escrow Permit #RB250778 (1402 Boro)	100.00
		Refund Escrow Permit #RB251010 (712 Hi Lusi)	100.00
	US Waterproofing Inc	Refund Escrow Permit #RB250899 (1715 Bonita)	100.00
		Refund Escrow Permit #RB251077 (1817 Pheasant Trl)	100.00
	Water Works Inc	Refund Escrow Permit #RB250559 (1450 Blackhawk)	100.00
	X-Pert Landscaping	Refund Escrow Permit #RB251073 (20 Hatlen)	100.00
	Yamakawa, Bryan	Refund Escrow Permit #RB241463 (125 Kenilworth)	100.00
073 Escrow Deposit Fund Total			**$ 6,800.00**
Grand Total			**$ 2,709,612.85**

Item Cover Page

Subject	**Approval of Closed Session Minutes - August 19, 2025**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None

Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE AMENDING CHAPTER 18, "TRAFFIC" IN THE VILLAGE CODE OF MOUNT PROSPECT. This ordinance will adopt traffic regulations on Hamilton Road, Diane East, Elizabeth Drive, and Weiler Road, all south of Oakton Street in newly annexed areas.**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	N/A.
Budget Source	N/A.
Category	CONSENT AGENDA
Type	Action Item

Information

Discussion

The Transportation Safety Commission transmits their recommendation to add traffic regulations to the Village Code for the newly annexed area south of Oakton Street. The Village of Mount Prospect annexed the area south of Oakton Street, including Hamilton Road, Diane East and Elizabeth Drive, on June 17, 2024. Staff conducted a study reviewing on-street parking, traffic control (stop signs and speed limits signs) and pavement markings within the newly annexed area. All traffic regulations now need to be added to the Village Code. Weiler Road was previously annexed into the Village on May 15, 2017, and similar traffic regulations were approved by the Village Board and added to the Village Code.

The following additions are proposed to the Village Code for the newly annexed area:

- 25 MPH speed limit on all streets.
- Stop signs at intersections with Oakton Street and on southbound Diane East at Hamilton Road.
- Maintain existing parking regulations on the streets.
- Add new parking regulations to ensure adequate truck movements.
- Prohibit overnight parking between 2:00 AM and 6:00 AM.

Staff reached out via mail to all business owners in the area requesting input on traffic conditions and how they use the right-of-way. Four (4) responses were received and were used to inform the proposed traffic regulations.

The issue was presented to the Transportation Safety Commission at their June 9, 2025, meeting. The Commission supported the recommended traffic regulations by staff.

By a vote of 8-0, the Transportation Safety Commission recommends approving the traffic regulations as shown on the attached Traffic Control Exhibit.

Alternatives

1. Adopt an ordinance adding traffic regulations to the Village Code for Hamilton Road, Diane East, Elizabeth Drive, and Weiler Road.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff concurs with the recommendation of the Transportation Safety Commission. The Transportation Safety Commission recommends the Village Board enact an ordinance adopting traffic regulations on Hamilton Road, Diane East, Elizabeth Drive and Weiler Road. Additionally, staff recommends designating Diane East, Elizabeth Drive and Hamilton Road as "Truck Routes" due to the industrial nature of the land use adjacent to these streets.

Attachments

1. Traffic Control Exhibit
2. TSC June 2025 minutes
3. Traffic Ordinance

EXISTING STOP

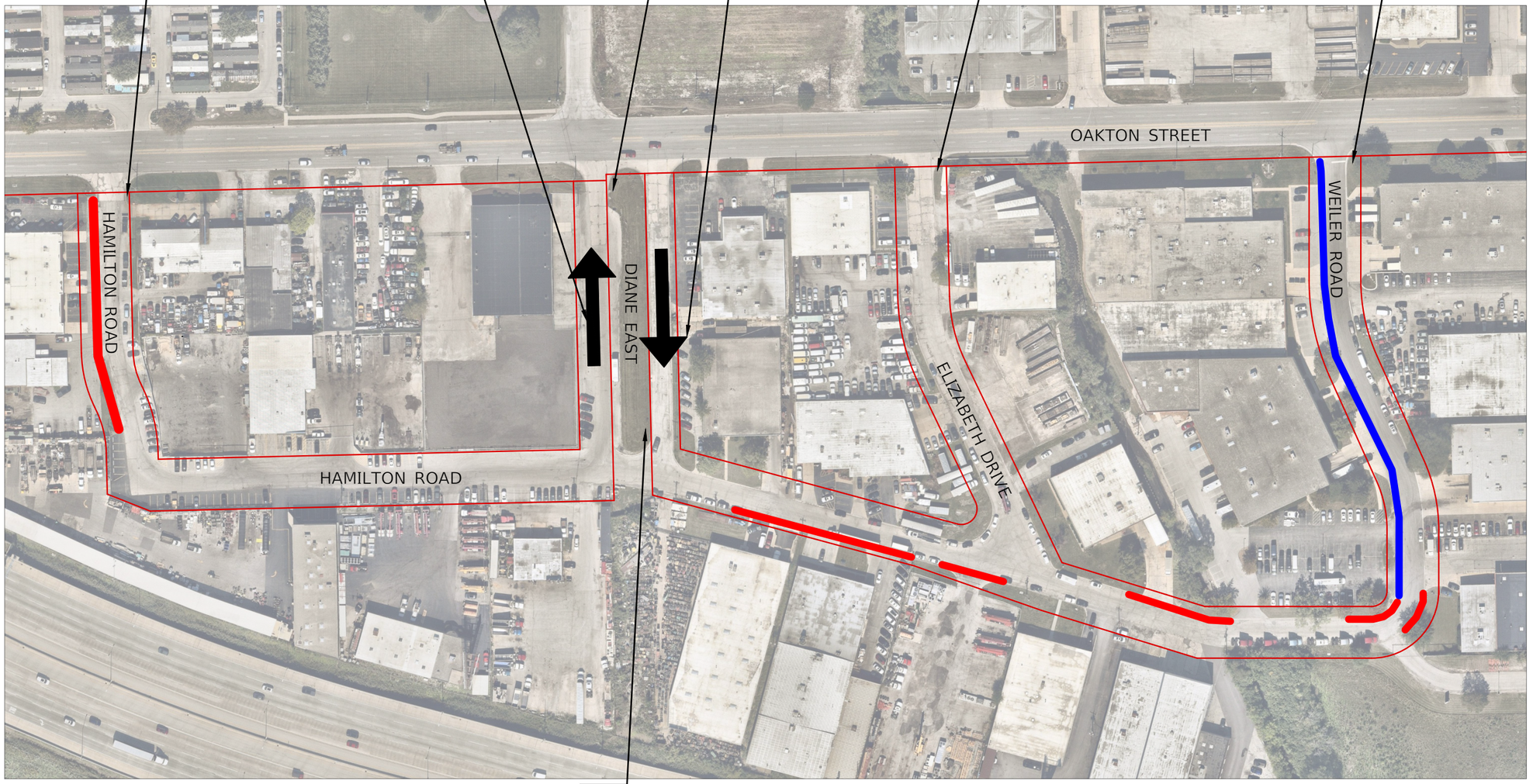
EXISTING STOP

EXISTING STOP

EXISTING STOP

EXISTING ONE WAY NORTHBOUND

EXISTING ONE WAY SOUTHBOUND



NEW STOP

LEGEND

= NO PARKING ZONE TO BE ADDED TO VILLAGE CODE

= NO PARKING ZONE CURRENTLY IN VILLAGE CODE

NO PARKING ON VILLAGE STREETS 2AM - 6AM

NO OVERNIGHT PARKING ON ALL STREETS IN STUDY AREA

SPEED LIMIT 25

25 MPH SPEED LIMIT ESTABLISHED FOR THE STUDY AREA

H:\Engineering\Traffic\Traffic (Signs, Markings, Studies)\Oakton South Parking Study\CAD\South Oakton CAD - For Board.dwg

	USER NAME = LJF	DESIGNED - LJF	REVISED -	VILLAGE OF MOUNT PROSPECT	SOUTH OF OAKTON AVENUE PROPOSED TRAFFIC CONTROL
		DRAW - LJF	REVISED -		
	PLOT SCALE =	CHECKED - MPL	REVISED -		SCALE: 1:150 SHEET 1 OF 1 SHEETS SOUTH OF OAKTON
	PLOT DATE = 8/22/2025	DATE - 8/22/2025	REVISED -		

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	1	1
		CONTRACT NO. N/A		
	ILLINOIS			

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Elizabeth B. DiPrima
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

DIRECTOR OF PUBLIC WORKS
Sean Dorsey

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Village of Mount Prospect
Public Works

1700 W. Central Road, Mount Prospect, Illinois 60056

MINUTES OF THE MOUNT PROSPECT TRANSPORTATION SAFETY COMMISSION

CALL TO ORDER

The meeting of the Mount Prospect Transportation Safety Commission was called to order at 7:00 p.m. on Monday, June 9, 2025.

ROLL CALL

Present upon roll call:	Justin Kuehlthau	Chairman	
	Jeffrey Nejdl	Commissioner	
	B-L Pellicore	Commissioner	
	Charlie Lowry	Commissioner	
	Tina DeAragon	Commissioner	
	Nicholas Mavraganis	Police Department Representative	
	Joesph Vena	Fire Department Representative	
	Scott Moe	Public Works Department Representative	
	Luke Foresman	Project Engineer – Staff Liaison	
Absent:	Christopher Prosperi	Vice Chairman	
Others in Attendance:	Debbie Geavaras	Resident	200 Audrey Lane
	Lisa and Kevin Cassaidy	Residents	13 Audrey Lane
	Becky and Len Xricu	Residents	5 South Pine #401

APPROVAL OF MINUTES

Commissioner Lowry, seconded by Commissioner Nejdl, moved to approve the minutes of the regular meeting of the Transportation Safety Commission held on April 14, 2025. The minutes were approved by a vote of 8-0.

CITIZENS TO BE HEARD

Mr. Len Xricu of 5 South Pine #410 had two questions related to biking in the Village. First was about outdated Village Code sections, particularly Chapter 18 Article 16 requiring bicyclists to have a license. Officer Mavraganis indicated those ordinances are not enforceable. Second Mr. Xricu asked if "BIKE ROUTE Use Pedestrian Signal To Cross XXXX Road" were a requirement. Liaison Foresman indicated they were guide signs and not regulatory signs and that bikes are allowed on street at these locations. The idea behind the signs is to encourage bikes to use the crosswalks as a safer way to cross intersections.

Lisa and Kevin Cassidy of 13 Audrey Lane expressed their comments on the Hatlen Heights Traffic Calming Trial, acknowledging some improvement, but stating they were concerned over the impact to residents, especially relating to on street parking. They asked about stop signs being an option and Liaison Foresman indicated that stop signs could not be used for speed control and that warrants were not met for stop signs at intersections with Grindel Drive.

Debbie Greavaras of 200 Audrey Lane expressed concerns over the Hatlen Heights Traffic Calming Trial. She indicated that the traffic calming devices did not seem to be too effective. She was especially concerned of children's safety on the block. Lastly, she mentioned concerns of fast electric toys/scooters that children ride on are becoming more prevalent, creating potential safety issues.

OLD BUSINESS

None.

NEW BUSINESS

South of Oakton Street Signage Modernization – Hamilton Road, Diane East, Elizabeth Drive and Weiler Road

Staff Liaison Foresman presented the following on South of Oakton Street Signage Modernization Study:

Request:	Review and update signs as needed in the newly annexed area of the Village south of Oakton Street. Streets include Hamilton Road, Diane East, Elizabeth Drive and Weiler Road.
Requested By:	Village of Mount Prospect – Engineering Division
Public Notice:	Businesses within the study area were notified twice of the signage review. The first notification was to introduce the study and solicit feedback on how businesses were currently using space within the right-of-way and existing traffic issues. The second notice was to present the proposed signage plan for comment from the businesses.
Area History:	The Village of Mount Prospect annexed the area south of Oakton Street including Hamilton Road, Diane East and Elizabeth Drive on June 17, 2024. Previously, Weiler Road was annexed into the Village on May 15, 2017. The Village is now conducting a study reviewing on-street parking, traffic control (stop signs and speed limits signs) and pavement markings within the newly annexed areas.

Current Traffic Regulations: There are various parking and traffic control signs throughout the study area. The Village updated signage on Weiler Road when it was annexed in 2017. Throughout the rest of the study area, signage does not meet current Village and/or Manual on Union Traffic Control Devices (MUTCD) regulations.

All intersections with Oakton Street are stop controlled for the minor leg of the intersection. Intersections internal to the study area are uncontrolled.

Current Traffic: Conditions: This is a commercial and industrial area. Businesses utilize on-street parking for their employees and customers. While on-street parking is heavily utilized, traffic volumes were observed as being relatively low due to the surrounding land use.

First Business Survey Results: The first notification sent to businesses included a survey requesting their input on how they were currently using space within the right-of-way and existing traffic issues. Four comments were received and are included as an attachment.

In general, businesses are heavily utilizing on-street parking for customers and employees.

Additionally, there were complaints relating to a queue on Oakton Street for the school at 2525 East Oakton Street. Staff forwarded those complaints onto the Police Department for review as they are out of scope of the study.

Proposed Improvements: Staff proposes to update all signage to be compliant with current Village and MUTCD regulations. This includes replacing all signs and poles within the study area, except on Weiler Road where they have already been updated. The new signs may have different sizes than existing due to MUTCD regulations.

Staff proposes to keep in place all existing no parking and loading zones so as not to disrupt business operations. Staff received no complaints or requests relating to these existing no parking zones. Signs will be updated to Village standards.

Staff proposes to install a new no parking zone at the corner of Weiler Road and Hamilton Road. This corner was brought up as a pinch point in one of the comments we received as part of the second public outreach. Staff also observed vehicles parking near/at the corner making it difficult for semi-trucks to navigate the corner. This corner is unique in the study area as parallel parking is currently allowed, narrowing the road when parking is utilized. The other 90 degree corner on Hamilton Road has perpendicular parking that does not take up roadway space making navigation much easier.

Staff proposes to install 25 MPH speed limit signs at the entrances to the study area off Oakton Street. This will establish the Village standard 25 MPH speed limit for local streets. There currently are no speed limit signs in this area.

Overnight parking prohibitions will be updated to be in accordance with Village Ordinance which prohibits parking on Village Streets between 2 AM and 6AM. This is different than the existing signs which prohibit parking between 11 PM and 6 AM. Staff foresees no issue with changing the overnight parking prohibition times.

Staff reviewed traffic control at internal intersections to the study area. Staff proposes to add a stop sign to southbound Diane East at the intersection with Hamilton Road to assign right-of-way at the intersection that is currently uncontrolled. This is a T intersection with Daine East being the north leg and Hamilton Road being the east and west legs. A formal traffic study was not completed, but staff determined Diane East to likely have less traffic volume and therefore stop control would be appropriate for the north leg of the intersection only.

The intersection of Elizabeth Drive and Hamilton Road was reviewed as well, and Staff proposes to keep the intersection as uncontrolled due to intersection geometry and surrounding land use. Due to the large radius returns, stop sign placement would be limited and a large amount of on-street parking would need to be prohibited for installation, potentially negatively affecting businesses. Crash history indicated there are no reported safety issues at the intersection. There was one recoded crash in 2019 that was related to construction on the street.

Second Business Survey Results:

The second notification sent to businesses included the proposed signage plan and a request for comment on the plan. Four comments were received and are included as an attachment to this memo. Two were related to the overnight parking prohibition times affecting employees. One was related to the queue of vehicles on Oakton Street (same as the complaints received from the first public outreach) and one was related to specific signage on Weiler Road.

The businesses indicated they use the perpendicular parking spaces along Hamilton Road starting as early as 3 AM for employee parking. Staff confirmed with the Police Department that the overnight parking restrictions would not be enforced for employee parking in the perpendicular spaces. Staff also removed the proposed overnight parking regulation signs from the perpendicular parking areas.

The Village Ordinance would still allow the Police Department to address any issues of abandoned vehicles or abuse of use of the perpendicular parking spaces.

Staff included new parking prohibitions at the corner of Weiler Road and Hamilton Road to address concerns of on-street parking at that corner making access for trucks difficult.

Staff responded to the comment requesting no trespassing or park at own risk signs saying the property owner can install these at their expense on their property, but the Village does not install or maintain those signs. The no trespassing signs included on the proposed signage sheet are existing, privately owned, and are shown so property owners know the Village will not be removing them as part of this study.

Recommendation: This recently annexed area to the Village has outdated signs and traffic control. Staff proposes to update all signage and traffic control within the recently annexed area to bring it into compliance with Village and MUTCD regulations. Staff proposes to maintain existing parking regulations within the area with the exception of changing the overnight parking prohibition to be from 2 AM to 6 AM instead of the existing signed 11 PM to 6 AM prohibition in compliance with Village Ordinance. A new no parking zone is proposed at the corner of Weiler Road and Hamilton Road to improve truck navigation of that corner. Staff also proposes to add a stop sign to the north leg of the intersection of Diane East and Hamilton Road.

Recommendation: Update signage and traffic control on Hamilton Road, Diane East, Elizabeth Drive and Weiler Road in accordance with the proposed signage plan.

Options: Action at the discretion of the Commission

Discussion: Commissioner Pellicore asked if comments received were addressed. Liaison Foresman indicated that Engineering will respond to all comments received indicating they have been received and answering specific questions when asked.

Commissioner Nejdl asked about vegetation blocking signs. Representative Moe indicated that Public Works would make sure any vegetation blocking new signs would be removed.

There was general discussion over the history of the area and any outstanding commitments Elk Grove Village Township had. Representative Moe indicated since the Village annexed the land, Elk Grove Village no longer has any transportation maintenance responsibility.

There was general discussion over specific sign placement, but no recommended changes to the proposed plan.

Motion: Chairman Kuehlthau motioned to approve the recommendation to update the signage as presented. Commissioner DeAragon seconded the motion.

The motion was approved by a vote of 8-0.

COMMISSION ISSUES

Commissioner Pellicore asked about the status of the William Street Traffic Calming Study. Liaison Foresman indicated staff was reviewing comments and traffic count data and will be preparing the final proposal for resident review. Once the final proposal is ready, it will be sent to residents with a ballot and an invitation to a Transportation Safety Commission meeting where the Commission will decide if the project should move forward or not. Staff is currently targeting late summer/early fall for that meeting. Residents will be contacted via mail.

Commissioner Pellicore asked about the crosswalk signs at the intersection of Northwest Highway and Maple Street. Representative Moe indicated the in-street signs were installed as part of a detour route while the sidewalk on the north side of Northwest Highway was closed for construction. Liaison Foresman indicated Staff would discuss internally on if the sign should be reinstalled.

Liaison Foresman informed the Commission of the recently completed bike lanes on Hunt Club Drive as part of the 2025 Street Resurfacing Program.

ADJOURNMENT

With no further business to discuss, the Transportation Safety Commission voted 8-0 to adjourn at 8:20 p.m. upon the motion of Commissioner Lowery. Commissioner DeAragon seconded the motion.

Respectfully submitted,

Luke Foresman, P.E.
Project Engineer

H:\Engineering\Traffic\safety_commission_MINUTES\2025\6-June - South of Oakton\TSC-6-Jun Minutes.docx

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 18,
'TRAFFIC' OF THE VILLAGE CODE OF MOUNT PROSPECT

BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: That Section 18.2001, "SCHEDULE I – "SPEED RESTRICTIONS," of Chapter 18, "Traffic," of the Village Code, as amended, is further amended by inserting the following:

"Name of Street	Direction of Traffic Movement	Speed Limit (mph)	Description
Diane East	North and southbound	25	Entire jurisdiction
Elizabeth Dr.	North and southbound	25	Entire jurisdiction
Hamilton Rd.	East and westbound	25	Entire jurisdiction

SECTION TWO: That Section 18.2002, "SCHEDULE II – "PROHIBITED TURNS," of Chapter 18, "Traffic," of the Village Code, as amended, is further amended by inserting the following:

"Name of Street	Direction of Traffic Movement	Prohibited Turn	Into (Name of Street)
Hamilton St.	Eastbound	Right	Diane East (Southbound)
Hamilton St.	Westbound	Left	Diane East (Southbound)
Oakton St.	Eastbound	Right	Diane East (Northbound)
Oakton St.	Westbound	Left	Diane East (Northbound)

SECTION THREE: That Section 18.2003, "SCHEDULE III – "ONE-WAY STREETS," of Chapter 18, "Traffic," of the Village Code, as amended, is further amended by inserting the following:

"Name of Street	Direction of Traffic Movement	Description
Diane East	Northbound	Btw. Oakton St. and Hamilton Rd. west of median
Diane East	Southbound	Btw. Oakton St. and Hamilton Rd. east of median

SECTION FOUR: That Section 18.2004, "SCHEDULE IV – "STOP AND YIELD SIGNS," of Chapter 18, "Traffic," of the Village Code, as amended, is further amended by inserting the following:

"Name of Street	Direction of Traffic Movement	At Intersection With
Diane East	Northbound	Oakton St.
Diane East	Southbound	Hamilton Rd.
Elizabeth Dr.	Northbound	Oakton St.
Hamilton Rd.	Northbound	Oakton St.

SECTION FIVE: That Section 18.2006, "SCHEDULE VI – "NO PARKING ANY TIME," of Chapter 18, "Traffic," of the Village Code, as amended, is further amended by inserting the following:

"Name of Street	Side of Street	Description
Hamilton Rd.	West	The first 340' south of Oakton St.
Hamilton Rd.	North	The first 200' west of Diane East
Hamilton Rd.	South	20' west of the entrance to 2405 Hamilton Rd. to 15' east of the east entrance to 250 Hamilton Rd.
Hamilton Rd.	South	Within 30' of the entrance of 2345 Hamilton Rd.
Hamilton Rd.	North	20' west of the entrance to 125 Elizabeth Dr. to the Entrance to 2445 Oakton St.
Hamilton Rd.	North	The first 60' west of Weiler Rd.
Weiler Rd.	East	Btw. the entrance for 145 Weiler Rd. and 901 Oakton St.

SECTION SIX: That Section 18.2016, "SCHEDULE XVI – "TRUCK ROUTES," of Chapter 18, "Traffic," of the Village Code, as amended, is further amended by inserting the following:

"Name of Street	Pavement Limits
Diane East	Entire Jurisdiction
Elizabeth Dr.	Entire Jurisdiction
Hamilton Rd.	Entire Jurisdiction

SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 2nd day of September, 2025.

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen M. Agoranos, Village Clerk

Item Cover Page

Subject	**Motion to accept the lowest-cost, responsive bid for the 2025 Kensington Business Center Basin #6 Rehabilitation Project for a cost not to exceed $191,428.**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$191,428.00
Budget Source	Community Investment Program (CIP) Fund
Category	CONSENT AGENDA
Type	Action Item

Information

The Village of Mount Prospect is responsible for the maintenance of 11 stormwater retention basins in the Kensington Business Center. Per an agreement with the business park developer in the 1980s, Village maintenance includes sediment dredging, slope erosion protection, and outlet structure upkeep.

The 2025 Village Budget has allocated funds for construction of the Kensington Business Center Basin #6 Dredging Project. Ciorba Group, Inc. has provided design engineering services to complete the construction plans and specifications for the project. The scope of construction will include pumping water out of the retention basin, loading accumulated sediment, and hauling it to an offsite landfill. The bottom and sides of the retention basin will then be reshaped to conform to the original design. In addition, the contractor will make repairs as necessary to the outlet structures. At the project's end, the shoreline will be stabilized with stone and the site restored with grass. Subsequent rainfall will naturally refill the retention basin.

Staff is seeking at this time to enter into a construction contract. Work is expected to begin in early October and be completed before the end of the year.

This will be the 10th retention pond rehabilitation project completed in the Kensington Business Center. One (1) more pond is slated for work in 2027. When that work is completed, all the retention ponds (11) will have been successfully restored.

Bid Results

A Notice to Bidders was posted on the EUNA Open Bid website (formerly DemandStar) and staff contacted local contractors. Ten (10) contractors downloaded the bid documents. A bid opening for the project was held on August 18, 2025 at 1:00 p.m. Five (5) contractors submitted a bid. Below is a summary of the bids:

Bidder	Total Bid
Copenhaver Construction	$174,025.73
Martam Construction	$264,492.10
V3 Construction Group	$266,500.00
Earthwerks	$278,722.50
Tigris Aquatic Services	$308,942.00
Engineer's Estimate	*$295,226.00*

Discussion

All bid submittals were checked for accuracy. One minor calculation error was made in Earthwerks bid that did not affect the order of bids. The bidders submitted a bid bond in the amount of 10% of their total bids, as required in the bid proposal packet. All required forms were completed and signed.

The lowest bidder, Copenhaver Construction, specializes in pond, creek, and river restoration. They have provided dredging services on four other retention basins in the Kensington Business Center, including last year's project. Copenhaver has also recently completed similar work in the Village of Addison, Village of Buffalo Grove, Village of Hoffman Estates, and City of Naperville. Their work has been acceptable. Copenhaver is prequalified by the Illinois Department of Transportation to bid on earthwork, drainage and landscaping projects.

Staff recommends including a 10% contingency in the project award to allow for quantity variances and unanticipated construction conflicts. For the construction contract, a 10% contingency added to the bid would result in a total contract award of $191,428.00. (Base Bid: $174,025.73 + Contingency: $17,402.27 = Total Recommended Award: $191,428.00).

Alternatives

1. Accept lowest cost, responsive bid for the Kensington Business Center Retention Basin #6 Rehabilitation Project.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board accept the bid from Copenhaver Construction of Gilberts, Illinois for construction of the Kensington Business Center Basin #6 Rehabilitation Project for an amount not to exceed $191,428.

Attachments

1. Location Map
2. KBC Basin #6 Final Plans
3. Copenhaver Bid
4. KBC Basin #6 Bid Tab

RETENTION BASIN #6—KENSINGTON BUSINESS PARK

VILLAGE OF MOUNT PROSPECT



VILLAGE OF MOUNT PROSPECT

DEPARTMENT OF PUBLIC WORKS

COOK COUNTY, ILLINOIS
SECTION 35, TOWNSHIP 42N, RANGE 11E

KENSINGTON BUSINESS PARK BASIN #6
2025

INDEX OF SHEETS

1	TITLE SHEET
2	GENERAL NOTES & SUMMARY OF QUANTITIES
3	STORMWATER POLLUTION PREVENTION PLAN
4	SITE PLAN
5–6	DETAILS
7–12	CROSS–SECTIONS

LEGEND

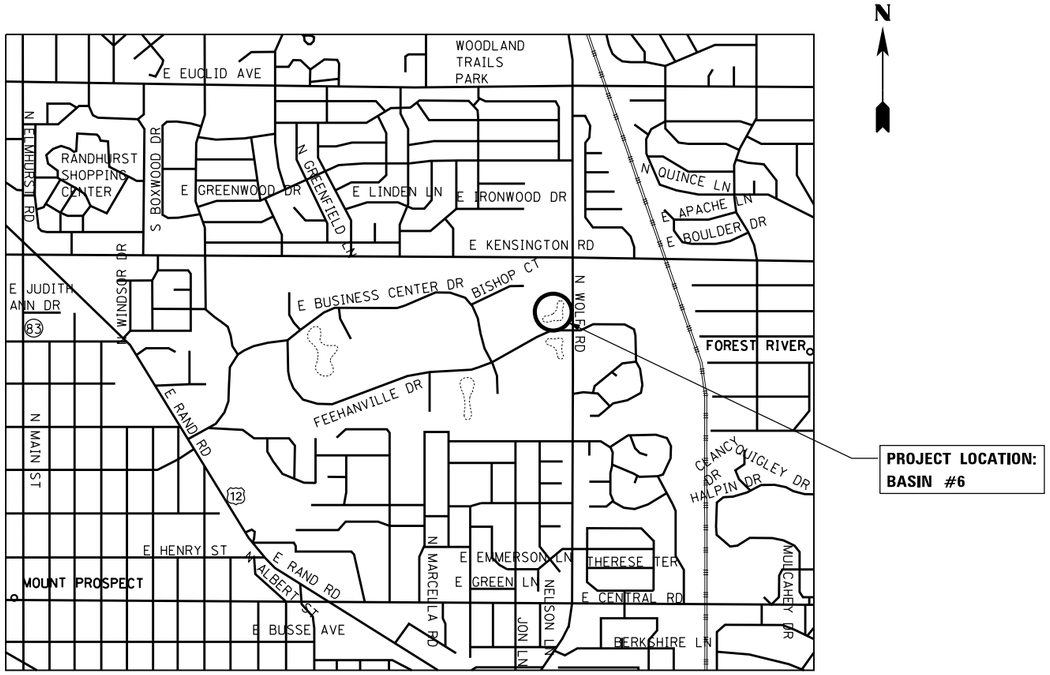
TRANSPORTATION SURFACE
RAILROAD
SINGLE POST SIGN
POWER LINE
TELEPHONE OR TELEGRAPH
LIGHT STANDARD
TRAFFIC SIGNAL
FIRE HYDRANT
MANHOLE / VAULT
INLET
CATCH BASIN
ABOVE GROUND SPLICE BOX
HANDHOLE
VEGETATION OUTLINE
SINGLE TREE OR BUSH
EVERGREEN TREE
STUMP
FENCE
STRUCTURE TO BE ADJUSTED (ADJ)
INLET & PIPE PROTECTION OR INLET FILTER
DITCH CHECK
JUNCTION BOX
SIDEWALK REMOVAL
PAVEMENT REMOVAL
ROW LINE
ELECTRIC CABLE
GAS PIPE
STORM SEWER
TELEPHONE CABLE
WATER PIPE
SANITARY SEWER
WETLAND
SILT FENCE
CONTOURS — 746 —

0 10' 20' 30' 100' 200' 300' — 1" = 10' 100'
0 50' 100' — 1" = 50'
0 50' 100' — 1" = 40'
0 50' 100' — 1" = 30'
0 50' 100' — 1" = 20'

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES, REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES, IN MAKING MEASUREMENTS ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED.

J.U.L.I.E.
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
1–800–892–0123

BP PIPELINES (NORTH AMERICA) INC.
1–800–548–6482



WHEELING TOWNSHIP

LOCATION MAP
SCALE: 1" = 1000'

M. ANTHONY WOLFF
062-052081
LICENSED PROFESSIONAL ENGINEER
OF
ILLINOIS

DATE: 6/12/2025
SEAL EXPIRES: 11/30/2025

CiorbaGroup
8725 W. Higgins Road, Suite 600, Chicago, IL 60631 | 773.775.4009 | www.ciorba.com
DESIGN FIRM REGISTRATION NUMBER: 184–001016

VILLAGE OF MOUNT PROSPECT
KENSINGTON BUSINESS PARK
BASIN #6

JUNE 13, 2025 **SHEET 1 OF 12**

FILE NAME = N:\PROJ\08220326.01\Design\Proposed Plan\Pond 6\08220326.01-01title.dgn

GENERAL NOTES

1. ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING SANITARY SEWERS, STORM SEWERS, WATER MAINS, AND THEIR SERVICE LINES, SHOWN ON THE PLANS ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE THE RESPECTIVE UTILITY COMPANIES FIELD-LOCATE ALL UTILITIES, ASCERTAIN THEIR STATUS AND ADJUST OR RELOCATE THESE UTILITIES, AS NECESSARY, PRIOR TO STARTING CONSTRUCTION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITIES BEFORE STARTING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO:

   A. BOBBY AKHTER
   AT&T CABLE SERVICES
   (630)390-0089
   (630)719-1483

   B. VIRGINIA RODRIGUEZ
   COMED
   860 OAK CREEK DR
   LOMBARD, IL
   (630)396-8226

   C. ANNA TRAN
   NICOR GAS
   (224)239-7693

   D. DICKY PATEL
   VINAKOM COMMUNICATIONS
   860 REMINGTON RD
   SCHAUMBURG, IL 60173
   (847)592-5785

   E. MARTHA GIERAS
   COMCAST
   698 INDUSTRIAL DRIVE
   ELMHURST, IL 60126
   (224)229-5862

   E. WILLIAM NG
   ASTOUND BROADBAND
   2640 W. BRADLEY PLACE
   CHICAGO, IL 60618
   (312)955-3356

   F. JOHN FERRARESI
   ZAYO FIBER SOLUTIONS
   (847)417-9609

   G. MCI/VERIZON
   INVESTIGATIONS@VERIZON.COM

   H. BRANDON ALLEN
   WEST SHOIRE PIPE LINE
   (216)318-2124

   I. MR. ROBERT TOBEN
   NORTHWEST WATER COMMISSION
   1525 NORTH WOLF ROAD
   DES PLAINES, IL 60016
   (847)635-0777

   J. MR. PAUL FLINKOW
   FIBER ENGINEER
   WOW INTERNET CABLE PHONE
   1674 FRONTENAC ROAD
   NAPERVILLE, IL 60563
   O(630)536-3139
   C(630)803-9660

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE VILLAGE OR THE OWNER. THIS WORK SHALL BE CONSIDERED INCLUDED IN THE CONTRACT.

3. DURING THE CONSTRUCTION OPERATION WHEN ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF DITCHES, GUTTERS OR DRAINAGE STRUCTURES SO THE NATURAL FLOW OF WATER IS OBSTRUCTED, THE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY, AT THE CONCLUSION OF THE CONSTRUCTION OPERATIONS ALL DRAINAGE STRUCTURES SHALL BE FREE FROM ALL DIRT AND DEBRIS. THIS WORK SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCLUDED IN THE CONTRACT.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN EXISTING FIELD CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR FAILURE TO VERIFY EXISTING DIMENSIONS OR CONDITIONS.

5. THE CONTRACTOR SHALL LIMIT HIS CONSTRUCTION ACTIVITIES TO THE WORK AREAS DESIGNATED ON THE PLANS. THE CONTRACTOR WILL NOT BE ALLOWED ON PRIVATE PROPERTY TO ACCESS THE POND OR STORE MATERIALS UNLESS WRITTEN PERMISSION IS GRANTED BY THE PROPERTY OWNER. ANY DAMAGE TO AREAS OUTSIDE OF THESE LIMITS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER AT NO ADDITIONAL EXPENSE TO THE VILLAGE.

6. PROPER DRAINAGE SHALL BE MAINTAINED IN THE IMPROVEMENT AREA DURING CONSTRUCTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCLUDED IN THE CONTRACT.

7. ALL FRAMES, GRATES, FLARED END SECTIONS OR OUTLET PIPES DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE VILLAGE.

8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT HE CAUSES TO THE CURB AND GUTTER ON FEEHANVILLE DRIVE AT NO ADDITIONAL EXPENSE TO THE VILLAGE.

9. THE CONTRACTOR SHALL BE REQUIRED TO RELOCATE ALL SIGNS WHICH INTERFERE WITH THE CONSTRUCTION OPERATIONS. THIS WORK SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. ALL WORK INVOLVING SIGNS SHALL BE COVERED BY THE FOLLOWING REQUIREMENTS:

   A. SIGNS SHALL NOT BE REMOVED UNTIL PROGRESS OF WORK REQUIRES REMOVAL.

   B. EVERY SIGN REMOVED MUST BE RE-ERECTED AT A TEMPORARY LOCATION IN A WORKMANLIKE MANNER VISIBLE TO TRAFFIC ON THE HIGHWAY. ALL SUCH SIGNS MUST BE MAINTAINED STRAIGHT AND NEAT APPEARING FOR THE DURATION OF THE TEMPORARY SETTING.

   C. ALL SIGNS MUST BE RE-ERECTED IN THEIR PERMANENT LOCATIONS AS DESIGNATED BY THE ENGINEER AS THE WORK IS COMPLETED.

   D. ALL SIGNS NOT REQUIRED FOR REUSE AFTER CONSTRUCTION IS COMPLETED SHALL REMAIN THE PROPERTY OF THE VILLAGE. THE CONTRACTOR SHALL BE REQUIRED TO STORE THEM AT THE JOB SITE FOR PICKUP BY THE VILLAGE.

   E. ANY SIGN OR SIGN POST DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT HIS OWN EXPENSE. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A LIST OF ALL EXISTING DAMAGED SIGNS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

   F. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER AN INVENTORY OF ALL SIGNS MOVED DURING CONSTRUCTION.

10. DURING DEWATERING, ALL WATER MUST BE FILTERED TO REMOVE SEDIMENT. POSSIBLE OPTIONS FOR SEDIMENT REMOVAL INCLUDE BAFFLE SYSTEMS, ANIONIC POLYMERS, DEWATERING BAGS, OR OTHER APPROPRIATE METHODS. WATER SHALL HAVE SEDIMENT REMOVED PRIOR TO LEAVING THE SITE. DISCHARGE WATER IS CONSIDERED CLEAN IF IT DOES NOT RESULT IN A VISUALLY IDENTIFIABLE DEGRADATION OF WATER CLARITY.

11. ALL ELEVATIONS ARE BASED ON USGS DATUM.

SUMMARY OF QUANTITIES

ITEM #	IDOT PAY ITEM	DESCRIPTION	UNIT	TOTAL
1	Z0013798	CONSTRUCTION LAYOUT	L SUM	1
2	20200100	EARTH EXCAVATION	CU YD	199
3	20400800	FURNISHED EXCAVATION	CU YD	141
4		SHORELINE STABILIZATION	SQ YD	865
5		RIPRAP OUTLET PROTECTION	EACH	3
6	25000110	SEEDING, CLASS 1A	ACRE	0.2
7	25100630	EROSION CONTROL BLANKET, SPECIAL	SQ YD	787
8	Z0013797	STABILIZED CONSTRUCTION ENTRANCE	SQ YD	227
9	20101000	TEMPORARY FENCE (TREE PROTECTION)	FOOT	120
10		WATER MANAGEMENT, SPECIAL	L SUM	1
11	54213666	PRECAST REINFORCED CONCRETE FLARED END SECTION 21''	EACH	1
12	54213669	PRECAST REINFORCED CONCRETE FLARED END SECTION 24''	EACH	1
13	21101505	TOPSOIL EXCAVATION AND PLACEMENT	CU YD	132
14		MAINTENANCE BOND (24-MONTH)	L SUM	1
15	X5427602	REMOVE EXISTING FLARED END SECTION	EACH	2
16	X6640200	TEMPORARY CHAIN LINK FENCE	FOOT	1170

CiorbaGroup
8725 W. Higgins Rd, Ste 600, Chicago, IL 60631
P 773.775.4009 | www.ciorba.com

USER NAME = Roadway	DESIGNED - AJC	REVISED -
	DRAWN - AJC	REVISED -
PLOT SCALE = 100.0000 ' / in.	CHECKED - TW	REVISED -
PLOT DATE = 6/12/2025	DATE - 6/12/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

VILLAGE OF MOUNT PROSPECT KENSINGTON BUSINESS PARK BASIN #6
GENERAL NOTES & SUMMARY OF QUANTITIES

SCALE: | SHEET NO. OF SHEETS | STA. TO STA.

RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	12	2
		ILLINOIS		

FILE NAME = N:\PROJ\0020326.01\Design\Proposed_Plan\Pond 6\0020326.01-02gennotes&soq.dgn

THE FOLLOWING PLAN IS ESTABLISHED AND INCORPORATED IN THE PROJECT TO DIRECT THE CONTRACTOR IN THE PLACEMENT OF TEMPORARY EROSION CONTROL SYSTEMS AND TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN FOR COMPLIANCE UNDER NPDES.

THE PURPOSE OF THIS PLAN IS TO MINIMIZE EROSION WITHIN THE CONSTRUCTION SITE AND TO LIMIT SEDIMENTS FROM LEAVING THE CONSTRUCTION SITE BY UTILIZING PROPER TEMPORARY EROSION CONTROL SYSTEMS AND PROVIDING GROUND COVER WITHIN A REASONABLE AMOUNT OF TIME.

AT THE BEGINNING OF CONSTRUCTION, CERTAIN EROSION CONTROL FACILITIES SHALL BE INSTALLED BY THE CONTRACTOR. OTHER ITEMS SHALL BE INSTALLED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER ON A CASE BY CASE SITUATION DEPENDING ON THE CONTRACTOR'S SEQUENCE OF ACTIVITIES, TIME OF YEAR, AND EXPECTED WEATHER CONDITIONS.

THE CONTRACTOR SHALL INSTALL PERMANENT EROSION CONTROL SYSTEMS AND SEEDING WITHIN A TIME FRAME SPECIFIED HEREIN AND AS DIRECTED BY THE ENGINEER, THEREFORE MINIMIZING THE AMOUNT OF AREA SUSCEPTIBLE TO EROSION AND REDUCING THE AMOUNT OF TEMPORARY SEEDING. THE ENGINEER WILL DETERMINE IF ANY TEMPORARY EROSION CONTROL SYSTEMS SHOWN IN THE PLAN CAN BE DELETED AND IF ANY ADDITIONAL TEMPORARY EROSION CONTROL SYSTEMS, WHICH ARE NOT INCLUDED IN THIS PLAN, SHALL BE ADDED.

SITE DESCRIPTION

DESCRIPTION OF CONSTRUCTION ACTIVITY:

1. THE PROJECT CONSISTS OF DREDGING POND NUMBER 6 IN MOUNT PROSPECT KENSINGTON BUSINESS PARK.
2. CONSTRUCTION INCLUDES EARTH EXCAVATION, RIPRAP OUTLET PROTECTION, PLACEMENT OF SHORELINE STABILIZATION AND OTHER MISCELLANEOUS ITEMS OF CONSTRUCTION.

DESCRIPTION OF INTENDED SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE CONSTRUCTION SITE:

1. TREES SHALL BE PROTECTED AGAINST DAMAGE.
2. PLACEMENT, MAINTENANCE, REMOVAL AND PROPER CLEAN-UP OF TEMPORARY EROSION CONTROL.
3. DEWATERING
4. TERMINATION, REMOVAL, AND REPLACEMENT OF AERATION SYSTEM
5. EXCAVATION OF SEDIMENT WITHIN THE POND.
6. CONSTRUCTION OF RIPRAP OUTLET PROTECTION AT EXISTING PIPE OUTLETS TO THE POND.
7. REPLACEMENT OF FLARED END SECTIONS.
8. FINAL GRADING, PLACEMENT OF SHORELINE STABILIZATION, AND PLACEMENT OF SEED AND BLANKET.

AREA OF CONSTRUCTION SITE:

THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE 1.25 ACRES OF WHICH 1.11 ACRES WILL BE DISTURBED BY EXCAVATION, GRADING, AND OTHER ACTIVITIES.

OTHER REPORTS, STUDIES AND PLANS WHICH AID IN THE DEVELOPMENT OF THE STORM WATER POLLUTION PREVENTION PLAN AS REFERENCED DOCUMENTS

1. INFORMATION OF THE SOILS AND TERRAIN WITHIN THE SITE WAS OBTAINED FROM TOPOGRAPHIC SURVEYS AND SOIL BORINGS THAT WERE UTILIZED FOR THE DEVELOPMENT OF THE PROPOSED TEMPORARY EROSION CONTROL SYSTEMS.
2. PROJECT PLAN DOCUMENTS, SPECIFICATIONS AND SPECIAL PROVISIONS, PLAN DRAWINGS AND APPROXIMATE SLOPES ANTICIPATED AFTER GRADING ACTIVITIES WERE UTILIZED FOR THE PROPOSED PLACEMENT OF THE TEMPORARY EROSION CONTROL SYSTEMS.

DRAINAGE TRIBUTARIES AND SENSITIVE AREAS RECEIVING RUNOFF FROM THIS CONSTRUCTION SITE:

1. FEEHANVILLE DITCH

CONTROLS - EROSION CONTROLS AND SEDIMENT CONTROL

DESCRIPTION OF STABILIZATION PRACTICES AT THE BEGINNING OF CONSTRUCTION

1. THE DRAWINGS AND SPECIFICATIONS STATE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE. ANY DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. STABILIZATION PRACTICES INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, PROTECTION OF TREES, PRESERVATION OF MATURE VEGETATION, AND OTHER APPROPRIATE MEASURES AS DIRECTED BY THE ENGINEER. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

   (A.) AREAS OF EXISTING VEGETATION (WOOD AND GRASSLANDS) OUTSIDE THE PROPOSED CONSTRUCTION LIMITS SHALL BE IDENTIFIED BY THE ENGINEER FOR PRESERVING AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.

DESCRIPTION OF STABILIZATION PRACTICES DURING CONSTRUCTION:

1. DURING CONSTRUCTION AREAS OUTSIDE THE CONSTRUCTION LIMITS AS OUTLINED PREVIOUSLY HEREIN SHALL BE PROTECTED. THE CONTRACTOR SHALL NOT USE THIS AREA FOR STAGING (EXCEPT AS DESCRIBED ON THE PLANS AND DIRECTED BY THE ENGINEER), PARKING OF VEHICLES OR CONSTRUCTION EQUIPMENT, STORAGE OF MATERIALS, OR OTHER CONSTRUCTION RELATED ACTIVITIES.

   (A.) WITHIN THE CONSTRUCTION LIMITS, AREAS WHICH MAY BE SUSCEPTIBLE TO EROSION AS DETERMINED BY THE ENGINEER SHALL REMAIN UNDISTURBED UNTIL FULL SCALE CONSTRUCTION IS UNDERWAY TO PREVENT UNNECESSARY SOIL EROSION.

   (B.) AS CONSTRUCTION PROCEEDS, THE CONTRACTOR SHALL INSTITUTE THE FOLLOWING AS DIRECTED BY THE ENGINEER:

   I. PLACE RIPRAP OUTLET PROTECTION AT LOCATIONS SHOWN ON THE PLANS.

   (C.) EXCAVATED AREAS AND EMBANKMENT SHALL BE PERMANENTLY SEEDED IMMEDIATELY AFTER FINAL GRADING. IF NOT, THEY SHALL BE TEMPORARILY SEEDED IF NO CONSTRUCTION ACTIVITY IN THE AREA IS PLANNED FOR 7 DAYS.

   (D.) CONSTRUCTION EQUIPMENT SHALL BE STORED AND FUELED ONLY AT DESIGNATED LOCATIONS. ALL NECESSARY MEASURES SHALL BE TAKEN TO CONTAIN ANY FUEL OR OTHER POLLUTANT IN ACCORDANCE WITH EPA WATER QUALITY REGULATIONS. LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.

   (E.) SEDIMENT COLLECTED DURING CONSTRUCTION AT THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF AT AN APPROPRIATE LOCATION ON A REGULAR BASIS AS DIRECTED BY THE ENGINEER. THE COST OF THIS MAINTENANCE SHALL BE INCLUDED IN THE UNIT BID PRICE FOR EARTH EXCAVATION.

   (F.) THE TEMPORARY EROSION CONTROL SYSTEMS SHALL BE REMOVED AS DIRECTED BY THE ENGINEER AFTER USE IS NO LONGER NEEDED OR NO LONGER FUNCTIONING. THE COST OF THIS REMOVAL SHALL BE INCLUDED IN THE UNIT BID PRICE FOR VARIOUS TEMPORARY EROSION CONTROL PAY ITEMS.

   (G.) THE RESIDENT ENGINEER SHALL INSPECT THE PROJECT DAILY DURING CONSTRUCTION ACTIVITIES. INSPECTION SHALL ALSO BE DONE WEEKLY AND AFTER RAINS OF 1/2 INCH OR GREATER OR EQUIVALENT SNOWFALL AND DURING THE WINTER SHUTDOWN PERIOD. THE PROJECT SHALL ADDITIONALLY BE INSPECTED BY THE CONSTRUCTION FIELD ENGINEER ON A BI-WEEKLY BASIS TO DETERMINE THAT EROSION CONTROL EFFORTS ARE IN PLACE AND EFFECTIVE AND IF OTHER EROSION CONTROL WORK IS NECESSARY.

DESCRIPTION OF STRUCTURAL PRACTICES AFTER FINAL GRADING:

1. TEMPORARY EROSION CONTROL SYSTEMS SHALL BE LEFT IN PLACE WITH PROPER MAINTENANCE UNTIL PERMANENT EROSION CONTROL IS IN PLACE AND WORKING PROPERLY AND ALL PROPOSED TURF AREAS SEEDED AND ESTABLISHED.
2. ONCE PERMANENT EROSION CONTROL SYSTEMS AS PROPOSED IN THE PLANS ARE FUNCTIONAL AND TURF AREAS ARE ESTABLISHED, TEMPORARY ITEMS SHALL BE REMOVED, AND CLEANED UP.

MAINTENANCE AFTER CONSTRUCTION:

1. CONSTRUCTION IS COMPLETE AFTER ACCEPTANCE BY VILLAGE OF MOUNT PROSPECT FINAL INSPECTION. MAINTENANCE UP TO THIS DATE WILL BE BY THE CONTRACTOR.

MISCELLANEOUS:

1. ALL EROSION CONTROL PRODUCTS FURNISHED SHALL BE SPECIFICALLY RECOMMENDED BY THE MANUFACTURER FOR THE USE SPECIFIED IN THE EROSION CONTROL PLAN. PRIOR TO THE APPROVAL AND USE OF THE PRODUCT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A NOTARIZED CERTIFICATION BY THE PRODUCER STATING THE INTENDED USE OF THE PRODUCT AND THAT THE PHYSICAL PROPERTIES REQUIRED FOR THIS APPLICATION ARE MET OR EXCEEDED. THE CONTRACTOR SHALL PROVIDE MANUFACTURER INSTALLATION PROCEDURES TO FACILITATE THE ENGINEER IN CONSTRUCTION INSPECTION.

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USER NAME = Roadway	DESIGNED - AJC	REVISED -
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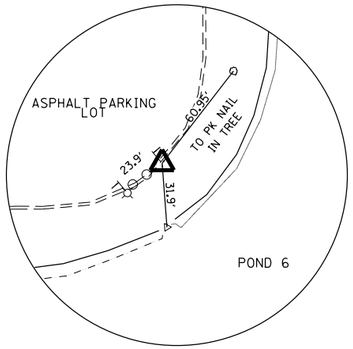
VILLAGE OF MOUNT PROSPECT

VILLAGE OF MOUNT PROSPECT KENSINGTON BUSINESS PARK BASIN #6
STORMWATER POLLUTION PREVENTION PLAN

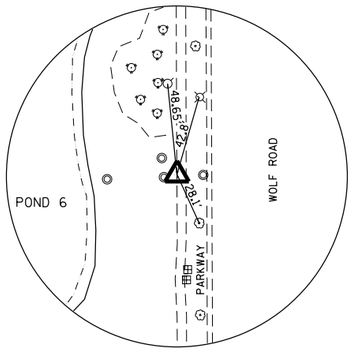
SCALE: | SHEET NO. 3 OF 12 SHEETS | STA. | TO STA.

RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	12	3
		ILLINOIS		

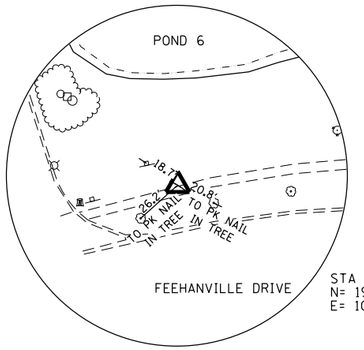
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CGI 10
CHISELED "X" IN CURB
N=1971398.34
E=1099565.32
ELEV=648.554



CGI 11
CHISELED "X" IN CONCRETE SIDEWALK
N=1971361.66
E=1099750.53
ELEV=649.695



CGI 12
CHISELED "X" IN
CONCRETE SIDEWALK
N=1971193.26
E=1099493.38
ELEV=648.926

STA 6+00.00
N= 1971272.78
E= 1099375.05

EXISTING 21" FES
REMOVE AND REPLACE IN KIND
INV. 643.83

GRADING LIMITS

560 SQ YD (0.12 AC)
TOPSOIL, SEEDING, AND EROSION
CONTROL BLANKET, SPECIAL

865 SQ YD
PROPOSED SHORELINE
STABILIZATION

STA 9+06.23
N= 1971372.15
E= 1099652.77

CGI 10

STA 8+82.84
N= 1971350.93
E= 1099642.39

EXISTING 18" FES
INV. 643.70

TEMPORARY CHAINLINK FENCE

STA 11+00.00
N= 1971562.38
E= 1099689.41

EXISTING 24" FES
REMOVE AND REPLACE IN KIND
INV. 643.89

STA 8+52.36
N= 1971330.82
E= 1099619.86

POND 6
HWL: 645.17
NWL: 644.00
(PER MWRD
PERMIT 84-445)

STA 7+82.94
N= 1971307.09
E= 1099554.75

STA 8+20.86
N= 1971318.19
E= 1099591.01

227 SQ YD
STABILIZED
CONSTRUCTION
ENTRANCE

TEMPORARY FENCE
LOCATION (TYP)

CGI 12

EXISTING 18" FES
EQUALIZATION PIPE TO POND 6A
INV. 643.75
(NOT TO BE IMPACTED)

DRIP LINE (TYP)

CGI 11

WOLF ROAD

FEEHANVILLE DR

N

0 20 40
FEET
1"=20'

LEGEND

SEEDING CLASS 1A W/ TOPSOIL, AND EROSION CONTROL BLANKET, SPECIAL

SHORELINE STABILIZATION

R.O. RIPRAP OUTLET PROTECTION

NOTE:

1. SEEDING WILL OCCUR BETWEEN GRADING LIMITS AND TOP OF PROPOSED SHORELINE STABILIZATION.
2. NO EXCAVATION WORK OR STABILIZATION SHALL OCCUR UNDER DRIP LINES OF TREES OR AS DIRECTED BY THE ENGINEER.
3. DEWATERING OF EXISTING POND SHALL BE PAID FOR AS WATER MANAGEMENT, SPECIAL. THIS SHALL INCLUDE REMOVAL AND REPLACEMENT OF THE AERATION SYSTEM AS NEEDED FOR EARTHWORK.
4. ANY DAMAGE TO EXISTING SPRINKLER OR AERATION SYSTEMS CAUSED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE VILLAGE.

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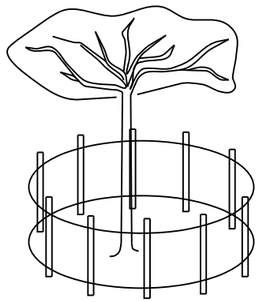
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	DRAWN - AJC	REVISED -
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PLOT DATE = 6/12/2025	DATE - 6/12/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

VILLAGE OF MOUNT PROSPECT KENSINGTON BUSINESS PARK BASIN #6
SITE PLAN

SCALE: 1"=20' | SHEET NO. 4 OF 12 SHEETS | STA. | TO STA.

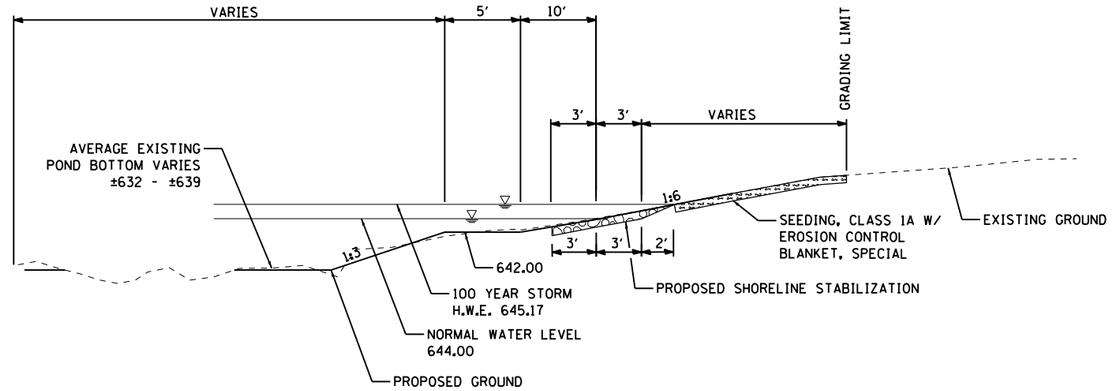
RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	12	4
	ILLINOIS			



NOTES:

1. FENCING SHALL BE POSITIONED SUCH THAT DRIP LINE OF TREE IS PROTECTED.
2. INSTALL AT TREES & LANDSCAPE AREAS WITHIN LIMITS OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.

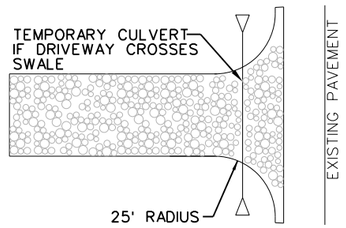
TEMPORARY FENCE DETAIL



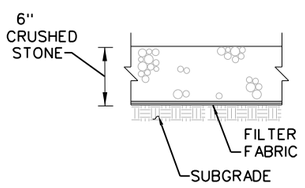
NOTE:
PROPOSED SHORELINE STABILIZATION SHALL BE 6' WIDE CENTERED ON NORMAL POND ELEVATION (644.00). THE STONE SHALL BE 8" IN DEPTH AT THE CENTERED 6'. AN ADDITIONAL 2' OF STABILIZATION SHALL BE TAPERED INTO THE EXISTING UPSLOPE. SEE SPECIAL PROVISIONS FOR MATERIAL SPECIFICATIONS AND INSTALLATION PROCEDURES.

TYPICAL PROPOSED POND CROSS SECTION FOR RETENTION BASIN #6

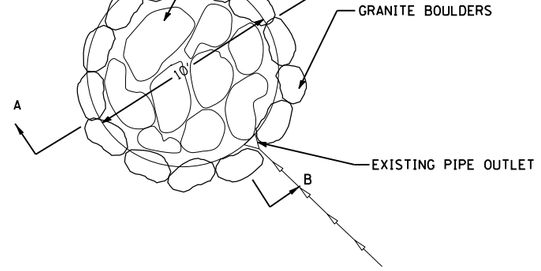
PLAN



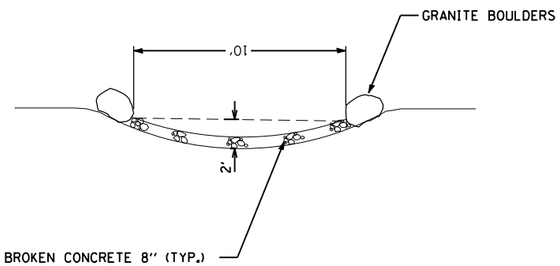
SECTION



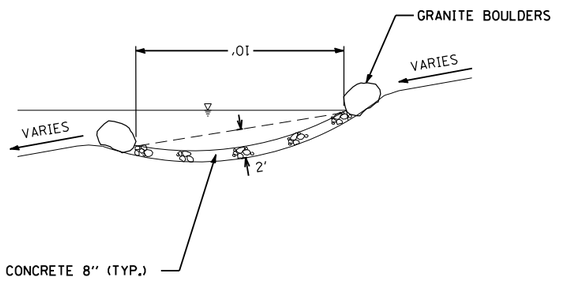
STABILIZED CONSTRUCTION ENTRANCE



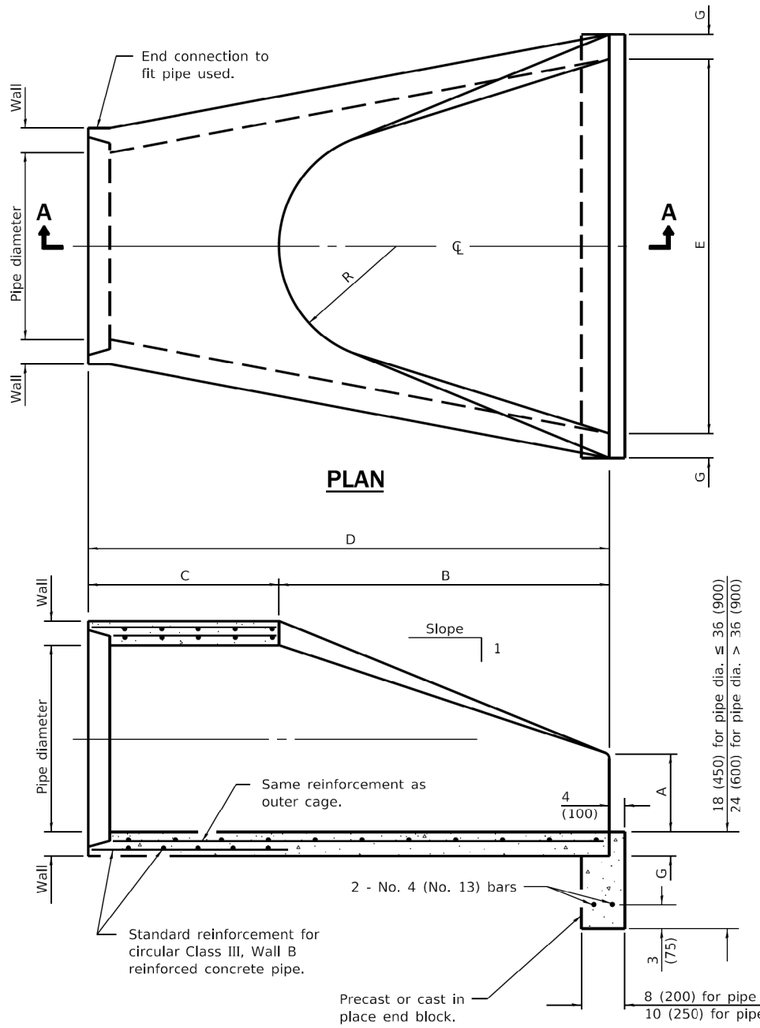
SECTION A-A



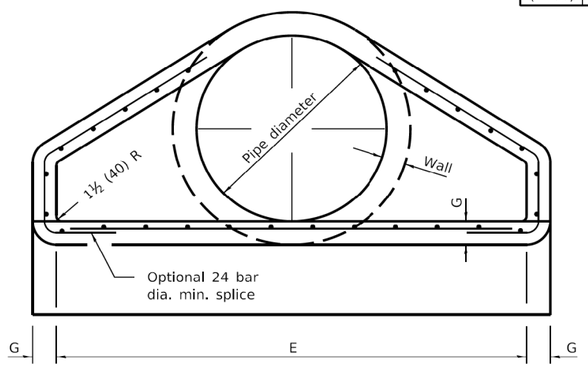
SECTION B-B



RIPRAP OUTLET PROTECTION



SECTION A-A



END VIEW

PIPE DIA.	APPROX. QTY. lbs. (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	2 (51)	4 (102)	24 (610)	4'-0⅞" (1.241 m)	6'-0⅞" (1.851 m)	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	740 (335)	2¼ (57)	6 (152)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	30 (762)	2¼ (57)	11 (280)	1:2.4
18 (450)	990 (450)	2½ (64)	9 (229)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2½ (64)	12 (305)	1:2.4
21 (525)	1280 (580)	2¾ (70)	9 (229)	35 (889)	38 (965)	6'-1" (1.854 m)	3'-6" (1.067 m)	2¾ (70)	13 (330)	1:2.4
24 (600)	1520 (690)	3 (76)	9½ (241)	3'-7½" (1.105 m)	30 (762)	6'-1½" (1.867 m)	4'-0" (1.219 m)	3 (76)	14 (356)	1:2.5
27 (675)	1930 (875)	3¼ (83)	10½ (267)	4'-0" (1.219 m)	25½ (648)	6'-1½" (1.867 m)	4'-6" (1.372 m)	3¼ (83)	14½ (368)	1:2.4
30 (750)	2190 (995)	3½ (89)	12 (305)	4'-6" (1.375 m)	19¾ (502)	6'-1¾" (1.874 m)	5'-0" (1.524 m)	3½ (89)	15 (381)	1:2.5
33 (825)	3200 (1450)	3¾ (95)	13½ (343)	4'-10½" (1.486 m)	39¼ (997)	8'-1¾" (2.483 m)	5'-6" (1.676 m)	3¾ (95)	17½ (445)	1:2.5
36 (900)	4100 (1860)	4 (102)	15 (381)	5'-3" (1.6 m)	34¾ (883)	8'-1¾" (2.483 m)	6'-0" (1.829 m)	4 (102)	20 (508)	1:2.5
42 (1050)	5380 (2440)	4½ (114)	21 (533)	5'-3" (1.6 m)	35 (889)	8'-2" (2.489 m)	6'-6" (1.981 m)	4½ (114)	22 (559)	1:2.5
48 (1200)	6550 (2970)	5 (127)	24 (610)	6'-0" (1.829 m)	26 (660)	8'-2" (2.489 m)	7'-0" (2.134 m)	5 (127)	22 (559)	1:2.5
54 (1350)	8240 (3740)	5½ (140)	27 (686)	5'-5" (1.651 m)	35 (889)	8'-4" (2.54 m)	7'-6" (2.286 m)	5½ (140)	24 (610)	1:2.0
60 (1500)	8730 (3960)	6 (152)	35 (889)	5'-0" (1.524 m)	39 (991)	8'-3" (2.515 m)	8'-0" (2.438 m)	5 (127)	*	1:1.9
66 (1650)	10710 (4860)	6½ (165)	30 (762)	6'-0" (1.829 m)	27 (686)	8'-3" (2.515 m)	8'-6" (2.591 m)	5½ (140)	*	1:1.7
72 (1800)	12520 (5680)	7 (178)	36 (914)	6'-6" (1.981 m)	21 (533)	8'-3" (2.514 m)	9'-0" (2.743 m)	6 (152	*	1:1.8
78 (1950)	14770 (6700)	7½ (191)	36 (914)	7'-6" (2.286 m)	21 (533)	9'-3" (2.819 m)	9'-6" (2.896 m)	6½ (165)	*	1:1.8
84 (2100)	18160 (8240)	8 (203)	36 (914)	7'-6½" (2.299 m)	21 (533)	9'-3½" (2.832 m)	10'-0" (3.048 m)	6½ (165)	*	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

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

Illinois Department of Transportation

APPROVED January 1, 2011
Ralph E. Anderson
ENGINEER OF BRIDGES AND STRUCTURES

APPROVED January 1, 2011
Scott Kozak
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia.
	on Section A-A. Changed
	'inner' to 'outer' cage ref.
1-1-09	Switched units to
	English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03

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PLOT SCALE = 100.0000 ' / in.	CHECKED - TW	REVISED -
PLOT DATE = 6/12/2025	DATE - 6/12/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

VILLAGE OF MOUNT PROSPECT KENSINGTON BUSINESS PARK BASIN #6
DETAILS

SCALE: | SHEET NO. OF SHEETS | STA. | TO STA.

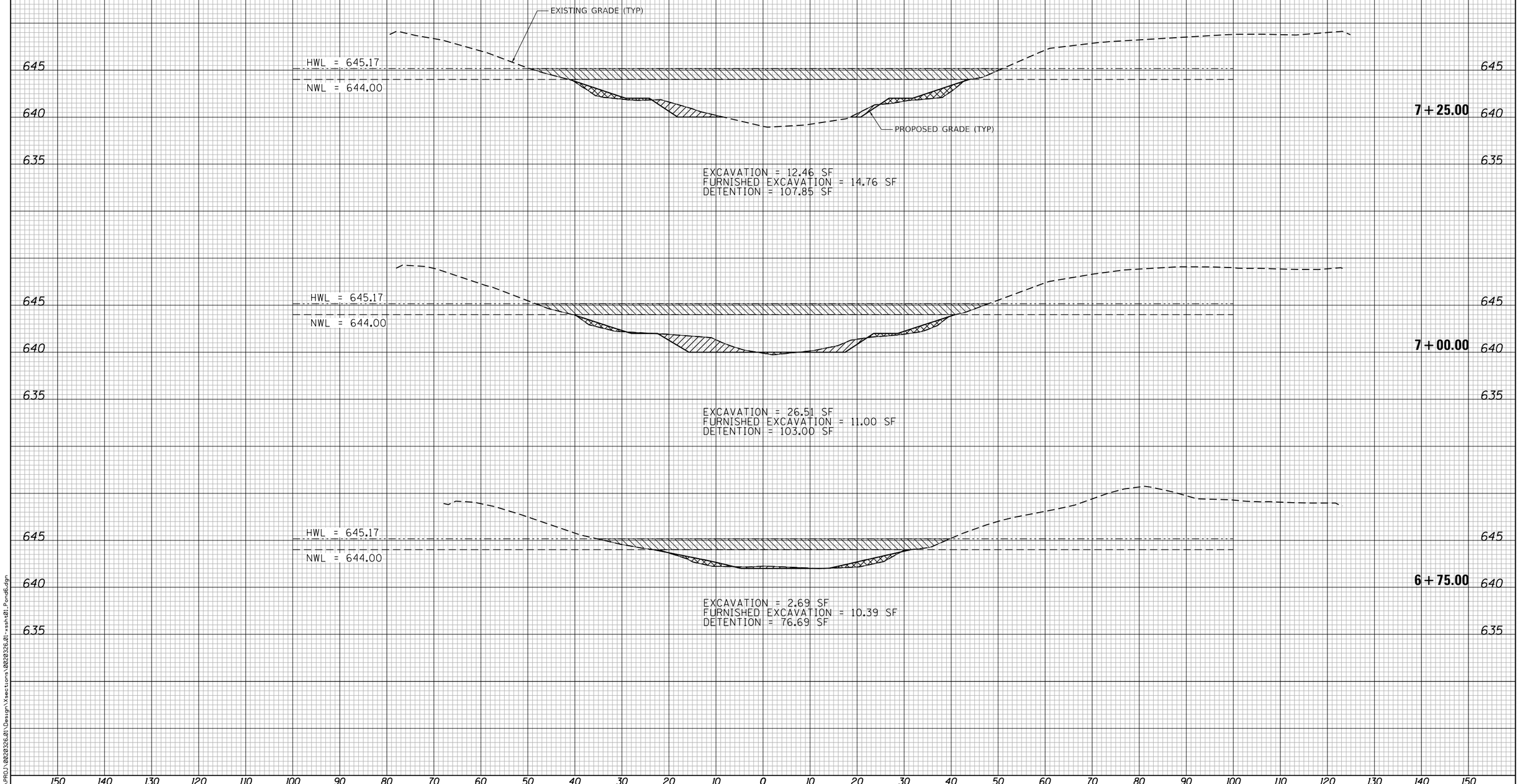
RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	12	6

ILLINOIS

150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

LEGEND

FURNISHED EXCAVATION	
EXCAVATION	
DETENTION	



150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

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PLOT DATE = 6/13/2025	DATE - 6/13/2025	REVISED -	

VILLAGE OF MOUNT PROSPECT

VILLAGE OF MOUNT PROSPECT KENSINGTON BUSINESS PARK BASIN #6
CROSS SECTIONS

SCALE: H: 1"=10', V: 1"=5' | SHEET NO. 1 OF 6 SHEETS | STA. 6+75.00 TO STA. 7+25.00

TOTAL SHEETS	SHEET NO.
12	7

LEGEND

FURNISHED EXCAVATION

EXCAVATION

DETENTION

8+00.00

HWL = 645.17

NWL = 644.00

EXCAVATION = 24.11 SF
FURNISHED EXCAVATION = 4.80 SF
DETENTION = 110.80 SF

7+75.00

HWL = 645.17

NWL = 644.00

EXCAVATION = 17.44 SF
FURNISHED EXCAVATION = 7.02 SF
DETENTION = 110.06 SF

7+50.00

HWL = 645.17

NWL = 644.00

EXCAVATION = 11.35 SF
FURNISHED EXCAVATION = 10.12 SF
DETENTION = 107.22 SF

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PLOT DATE = 6/13/2025	DATE - 6/13/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

VILLAGE OF MOUNT PROSPECT KENSINGTON BUSINESS PARK BASIN #6
CROSS SECTIONS

SCALE: H: 1"=10', V: 1"=5' | SHEET NO. 2 OF 6 SHEETS | STA. 7+50.00 TO STA. 8+00.00

TOTAL SHEETS	SHEET NO.
12	8

LEGEND

FURNISHED EXCAVATION

EXCAVATION

DETENTION

8+75.00

HWL = 645.17

NWL = 644.00

EXCAVATION = 10.28 SF
FURNISHED EXCAVATION = 14.09 SF
DETENTION = 165.30 SF

8+50.00

HWL = 645.17

NWL = 644.00

EXCAVATION = 15.41 SF
FURNISHED EXCAVATION = 14.64 SF
DETENTION = 151.21 SF

8+25.00

HWL = 645.17

NWL = 644.00

EXCAVATION = 23.84 SF
FURNISHED EXCAVATION = 4.38 SF
DETENTION = 126.13 SF

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	DRAWN - AJC	REVISED -
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PLOT DATE = 6/13/2025	DATE - 6/13/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

VILLAGE OF MOUNT PROSPECT KENSINGTON BUSINESS PARK BASIN #6
CROSS SECTIONS

SCALE: H: 1"=10', V: 1"=5' | SHEET NO. 3 OF 6 SHEETS | STA. 8+25.00 TO STA. 8+75.00

TOTAL SHEETS 12 | SHEET NO. 9

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LEGEND

FURNISHED EXCAVATION

EXCAVATION

DETENTION

9+50.00

HWL = 645.17

NWL = 644.00

EXCAVATION = 11.13 SF
FURNISHED EXCAVATION = 6.01 SF
DETENTION = 102.15 SF

9+25.00

HWL = 645.17

NWL = 644.00

EXCAVATION = 17.81 SF
FURNISHED EXCAVATION = 6.71 SF
DETENTION = 115.70 SF

9+00.00

HWL = 645.17

NWL = 644.00

EXCAVATION = 9.14 SF
FURNISHED EXCAVATION = 11.52 SF
DETENTION = 142.91 SF

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PLOT DATE = 6/13/2025	DATE - 6/13/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

VILLAGE OF MOUNT PROSPECT KENSINGTON BUSINESS PARK BASIN #6
CROSS SECTIONS

SCALE: H: 1"=10', V: 1"=5' | SHEET NO. 4 OF 6 SHEETS | STA. 9+00.00 TO STA. 9+50.00

TOTAL SHEETS	SHEET NO.
12	10

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LEGEND

- FURNISHED EXCAVATION
- EXCAVATION
- DETENTION

10+25.00

HWL = 645.17
NWL = 644.00

EXCAVATION = 5.50 SF
FURNISHED EXCAVATION = 11.69 SF
DETENTION = 109.46 SF

10+00.00

HWL = 645.17
NWL = 644.00

EXCAVATION = 11.24 SF
FURNISHED EXCAVATION = 10.26 SF
DETENTION = 108.11 SF

9+75.00

HWL = 645.17
NWL = 644.00

EXCAVATION = 11.57 SF
FURNISHED EXCAVATION = 6.33 SF
DETENTION = 99.33 SF

645
640
635

150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

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VILLAGE OF MOUNT PROSPECT

VILLAGE OF MOUNT PROSPECT KENSINGTON BUSINESS PARK BASIN #6
CROSS SECTIONS

SCALE: H: 1"=10', V: 1"=5' | SHEET NO. 5 OF 6 SHEETS | STA. 9+75.00 TO STA. 10+25.00

TOTAL SHEETS	SHEET NO.
12	11

LEGEND

FURNISHED EXCAVATION

EXCAVATION

DETENTION

150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

645 640 635

HWL = 645.17

NWL = 644.00

10+75.00

EXCAVATION = 0.0 SF
FURNISHED EXCAVATION = 0.0 SF
DETENTION = 17.02 SF

HWL = 645.17

NWL = 644.00

10+50.00

EXCAVATION = 4.87 SF
FURNISHED EXCAVATION = 8.51 SF
DETENTION = 93.50 SF

150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

FILE NAME = N:\PROJ\0020326.01\Design\Xsections\0020326.01-xssh181 Pond6.dgn

CiorbaGroup
8725 W. Higgins Rd, Ste 600, Chicago, IL 60631
P 773.775.4009 | www.ciorba.com

USER NAME = Roadway	DESIGNED - AJC	REVISED -
	DRAWN - AJC	REVISED -
PLOT SCALE = 20.0000 ' / in.	CHECKED - TW	REVISED -
PLOT DATE = 6/13/2025	DATE - 6/13/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

VILLAGE OF MOUNT PROSPECT KENSINGTON BUSINESS PARK BASIN #6
CROSS SECTIONS

SCALE: H: 1"=10', V: 1"=5' | SHEET NO. 6 OF 6 SHEETS | STA. 10+50.00 TO STA. 10+75.00

TOTAL SHEETS	SHEET NO.
12	12

Bid Form Page 1

BID FORM
Retention Basin Dredging Project
Kensington Business Park, BASIN #6
Village of Mount Prospect
Department of Public Works

FROM: Copenhaver Construction, Inc.

17622 Depot Street, Union, IL 60180
(hereinafter called "Bidder")

TO: Office of the Village Manager, 3rd Floor
50 South Emerson Street
Mount Prospect, Illinois 60056
(hereinafter called "Village" or "Village of Mount Prospect")

Bid For: **"Retention Basin Dredging Project, Kensington Business Park, BASIN #6"**

The bidders have familiarized themselves with the work and probable work conditions required under this Bid affecting the cost of the work and with the Bid Documents which include:

Notice to Bidders
Table of Contents
Instructions for Bidders
General Conditions and Special Provisions
Specifications
Bid Form
Bid Security
Bid Sheet – Spot Repairs
Affidavit – Bid Certification Form
Other materials or standards provided or noted by the Village
Contract Document
Performance Bond Form
Labor and Materials Payment bond form

Therefore, the Bidder hereby proposes to furnish all supervision, technical personnel, labor, materials, tools appurtenances, equipment, and services (including all utility and transportation services) required to construct and complete the Work, all in accordance with the above listed documents.

Bidder agrees to perform all of the Work and provide the equipment and materials described in the Bid Documents, as follows:

Bid Form Page 2

Bidder has bid on all items and has provided a price for all items.

The Bidder will complete and provide all labor, equipment, materials and mobilization (if applicable) to perform the Work as incidental to the fixed item price for each item proposed.

In submitting this bid, the Bidder understands that the Village of Mount Prospect reserves the right to add to or subtract from the estimated quantities.

The Village of Mount Prospect intends to award one (1) contract (if at all) for the items bid. If written notice of award of this bid is mailed, emailed or otherwise delivered to the Bidder at any time before this bid is withdrawn, the Bidder agrees to execute and deliver the contract in the prescribed form and furnish payment and performance bonds, or letter of credit, and the insurance certificates required by the Bid Documents to the Village within ten (10) days after receipt.

The Bidder, and as successful bidder/Contractor upon award of the Contract understands and agrees to the following:

1) The Contractor agrees to provide all Work and items and material to the Village as noted in the Bid Documents and comply with the requirements of the Bid Documents.
2) The Contractor agrees to comply with all applicable state and federal laws, rules and regulations, and county and municipal ordinances, as described in the General Conditions.

All Addenda pertaining to this project shall be acknowledged by the Bidder in the spaces provided below:

Addendum No.	Addendum Date	Acknowledgement by Bidder or Authorized Representative	Date Acknowledged
None			

Failure to acknowledge receipt, as provided above, may be considered sufficient grounds for disqualification of the bidder and rejection of his/her bid submittal. A record of all Addenda and copies of same will be available to all qualified bidders from the Village of Mount Prospect Public Works Department, 1700 West Central Road, Mount Prospect, Illinois two (2) days prior to the letting. It shall be the bidder's responsibility to become fully advised of all Addenda prior to submitting its bid.
Bid Form Page 3

Upon award the contract the Village will send Notice of Award to the successful bidder, The bidder must then execute the contract and provide the required bonds or letter of credit and certificate of insurance to the Village within ten (10) days. The Village will then issue a written Notice to Proceed, which starts the performance period and the contractor then has ten (10) days to commence work. The contractor shall reach substantial completion within **eight (8) weeks** after the Notice to Proceed with **final completion two (2) weeks thereafter**. Failure to complete the work in the designated time frame may result in the Director of Public Works withholding compensation due the contractor for failure to complete the said work in the designated time frame, calling the bonds, or taking such other action as may be available.

Security in the sum of ten (10%) percent of the amount bid in form of (check one):
_X__ Bid Bond ____ Certified Check _____ Bank Cashier's Check
is attached hereto in accordance with the "Instructions for Bidders".

This Bid Submittal contains the following:

1) Bid Form
2) Affidavit – Bid Certification Form
3) Bid Security
3) BID SHEET(S)

Respectfully submitted:

Name of Firm/Bidder: Copenhaver Construction, Inc.

By: _____
(Signature)

Title: Ken Copenhaver, President

Date: August 18, 2025

COPENHAVER CONSTRUCTION, INC. INCORPORATED SEAL ILLINOIS 2004

Contact Information:

Official Address: 17622 Depot Street
Union, IL 60180

Telephone: 847-428-6696

Email: copenhaverinc@yahoo.com

ONE (1) SIGNED COPY OF THIS BID FORM AND BID SHEET (Page 43) ALONG WITH THE AFFIDAVIT – BID CERTIFICATION FORM, AND BID SECURITY SHALL BE SUBMITTED IN A SEALED MARKED ENVELOPE.

VILLAGE OF MOUNT PROSPECT
AFFIDAVIT – BID CERTIFICATION FORM

Bidder:

Company/Firm Name: Copenhaver Construction, Inc.

Address: 17622 Depot Street, Union, IL 60180

As a condition of entering into a contract with the Village of Mount Prospect, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned, Ken Copenhaver, being first duly sworn on oath, deposes and states that he or she is President (sole owner, partner, joint ventured, President, Secretary, etc.) of Copenhaver Construction, Inc. and has the authority to make all certifications required by this affidavit.
(Name of Company)

Section I **Non Collusion**

The undersigned certifies that this bid is genuine and not collusive or a sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II **Bid Rigging and Rotating**

The undersigned further states that Copenhaver Construction, Inc.
(Name of Company)
is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States, as provided in Sections 33E-3 and 33E-4 of the Illinois Criminal Code, 720 ILCS 5/33E-3, 33E-4.

Section III **Drug Free Workplace**

The undersigned further states that Copenhaver Construction, Inc.
(Name of Company)
provides a drug free workplace pursuant to the Drug Free Workplace Act, 30 ILCS 580/1, et seq., and has, to the extent not covered by a collective bargaining that deals with the subject of the Substance Abuse Prevention in Public Works Projects Act, 820 ILCS 265/1 et seq., a substance abuse prevention program that meets or exceeds these requirements of that Act.

Page 2 - AFFIDAVIT – BID CERTIFICATION FORM

Section IV **Tax Payment**

The undersigned further states that Copenhaver Construction, Inc. (*Name of Company*) is not delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statues, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

Section V **Sexual Harassment Policy**

Pursuant to Section 2-105(A) of the Illinois Human Rights Act, 775 ILCS 5/2-105 (A), every party to a public contract must:

"Have written sexual harassment policies that shall include, at a mini-mum, the following information: (I) the illegality of sexual harassment; (II) the definition of sexual harassment under State law; (III) a description of sexual harassment, utilizing examples; (IV) the vendor's internal complaint process including penalties; (V) the legal recourse, investigative and complaint process available through the Department (of Human Rights) and the Commission (Human Rights Commission); (VI) directions on how to contact the Department and Commission; and (VII) protection against retaliation as provided by Section 6-101 of the Act. (Illinois Human Rights Act)."

A "public contract" includes: ...every contract to which the State, any of its political subdivisions or any municipal corporation is a party." 775 ILCS 5/1-103 (M) (2002),

The undersigned further states that Copenhaver Construction, Inc. (*Name of Company*) has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4).

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all information contained in this Affidavit is true and correct.

Signed by: Ken Copenhaver (Signature) Title: President

Name Printed: Ken Copenhaver

COPENHAVER CONSTRUCTION, INC. CORPORATE SEAL ILLINOIS 2004

Signed and sworn to before me this 18th day of August, 2025.

My commission expires: 4/12/2027

Rosemary Simarano

Notary Public

OFFICIAL SEAL
ROSEMARY SIMARANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/12/27

BID SECURITY

Included with this bid is a bank cashier's check, certified check or bid bond in the amount of 10% of submitted bid, being ten percent (10%) of the total amount bid by Copenhaver Construction, Inc., the Bidder, in favor of the Village of Mount Prospect. It is hereby agreed that, should Bidder be awarded the Work contemplated under this bid and fail or refuse to execute a contract for said Work, or to provide the required payment and performance bonds, or letter of credit, and certificate of insurance, then this security, in the amount stipulated above, shall be forfeited and may be retained by the Village of Mount Prospect as liquidated damages and not as a penalty. All bids to remain firm for a period of ninety (90) days after bid opening date.

SUBMITTED THIS 18th **DAY OF** August, **2025.**

SEAL (if corporation)

COPENHAVER CONSTRUCTION, INC. CORPORATE SEAL ILLINOIS ★ 2004 ★

Copenhaver Construction, Inc.

Bidder:

Ken Copenhaver, President

Bidder's Agent and Agent's Title

Livia Nelson

Livia Nelson, Asst. Secretary

Title

Note: If bidder is a partnership, the bid must be signed by at least two of the partners.

Note: If bidder is a corporation, the bid must be signed by an authorized officer of the corporation, attested and sealed by the secretary or other authorized officer.

If a corporation, note here the state of incorporation:

Incorporated under the laws of the State of Illinois.

BID SHEET

"Retention Basin Dredging Project, Kensington Business Park, BASIN #6"

(TO BE FILLED OUT BY THE CONTRACTOR/BIDDER)

The Bidder will complete pricing for all items (# 1-16) to provide all labor, equipment, materials and mobilization (if applicable) to perform this work. The fixed item price given is to **be all inclusive**.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	CONSTRUCTION LAYOUT	L SUM	1	6,000	$6,000.00
2	EARTH EXCAVATION	CU YD	199	155	$30,845.00
3	FURNISHED EXCAVATION	CU YD	141	0.01	$1.41
4	SHORELINE STABILIZATION	SQ YD	865	60	$51,900.00
5	RIPRAP OUTLET PROTECTION	EACH	3	900	$2,700.00
6	SEEDING, CLASS 1A	ACRE	0.2	10,000	$2,000.00
7	EROSION CONTROL BLANKET, SPECIAL	SQ YD	787	4	$3,148.00
8	STABILIZED CONSTRUCTION ENTRANCE	SQ YD	227	30	$6,810.00
9	TEMPORARY FENCE (TREE PROTECTION)	FOOT	120	6	$720.00
10	WATER MANAGEMENT, SPECIAL	L SUM	1	50,000	$50,000.00
11	PRECAST REINFORCED CONCRETE FLARED END SECTION 21"	EACH	1	3,000	$3,000.00
12	PRECAST REINFORCED CONCRETE FLARED END SECTION 24"	EACH	1	3,500	$3,500.00
13	TOPSOIL EXCAVATION AND PLACEMENT	CU YD	132	0.01	$1.32
14	MAINTENANCE BOND (24-MONTH)	L SUM	1	500	$500.00
15	REMOVE EXISTING FLARED END SECTION	EACH	2	600	$1,200.00
16	TEMPORARY CHAINLINK FENCE	FOOT	1170	10	$11,700.00
TOTAL FOR ITEMS (1 – 16)					$174,025.73

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Copenhaver Construction, Inc.
17622 Depot Street
Union, IL 60180

SURETY:
(Name, legal status and principal place of business)

Frankenmuth Insurance Company
One Mutual Avenue
Frankenmuth, MI 48787-0001
Mailing Address for Notices
1411 Opus Place Suite 450
Downers Grove, IL 60515

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

BOND AMOUNT: $ 10% Ten Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)

Retention Basin Dredging Project Kensington Business Park, Basin #6

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 18th day of August, 2025

Livia Nelson
(Witness) Livia Nelson

Sherry Backskai
(Witness) Sherry Backskai

Copenhaver Construction, Inc.
(Principal) *(Seal)*

By: Ken Copenhaver
(Title) Ken Copenhaver - President

COPENHAVER CONSTRUCTION, INC. CORPORATE SEAL ILLINOIS 2004

Frankenmuth Insurance Company
(Surety) *(Seal)*

By:
(Title) Martin Moss Attorney-in-Fact

FRANKENMUTH INSURANCE COMPANY CORPORATE SEAL 1868 MICHIGAN

S-0054/AS 8/10

State of Illinois

County of DuPage

SURETY ACKNOWLEDGEMENT (ATTORNEY-IN-FACT)

I, Jacqueline DeRidder Notary Public of DuPage County, in the State of Illinois, do hereby certify that Martin Moss Attorney-in-Fact, of the Frankenmuth Insurance 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 he signed, sealed and delivered said instrument, for and on behalf of the Frankenmuth Insurance Company for the uses and purposes therein set forth.

Given under my hand and notarial seal at my office in the City of Downers Grove in said County, this 18th day of August, 2025.

OFFICIAL SEAL
JACQUELINE DERIDDER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/2/25

Notary Public Jacqueline DeRidder

My Commission expires: November 2, 2025

FRANKENMUTH INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Frankenmuth Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the State of Michigan, having its principal office at 1 Mutual Avenue, Frankenmuth, Michigan 48787, does hereby nominate, constitute and appoint: **Martin Moss**

Their true and lawful attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal, acknowledge and deliver any and all bonds, contracts and undertakings of suretyship, with the exception of Financial Guaranty Insurance, provided, however, that the penal sum of any one such instrument shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000)

Surety Bond #: Bid Bond
Principal: Copenhaver Construction, Inc.
Obligee: Village of Mount Prospect

This Power of Attorney is granted pursuant to the following Resolution duly adopted at a meeting of the Board of Directors of Frankenmuth Insurance Company:

"**RESOLVED,** that the President, Senior Vice President or Vice President and each of them under their respective designations, hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer of the Company, qualifying the attorney(s) named in the given power of attorney, to execute on behalf of, and acknowledge as the act and deed of Frankenmuth Insurance Company on all bonds, contracts and undertakings of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 15th day of December, 2022.

Frankenmuth Insurance Company

By _____
Frederick A. Edmond, Jr.,
President and Chief Executive Officer

STATE OF MICHIGAN)
COUNTY OF SAGINAW) ss:

Sworn to before me, a Notary Public in the State of Michigan, by Frederick A. Edmond, Jr., to me personally known to be the individual and officer described in, and who executed the preceding instrument, deposed and said the Corporate Seal and his signature as Officer were affixed and subscribed to said instrument by the authority of the Company.

IN TESTIMONY WHEREOF, I have set my hand, and affixed my Official Seal this 15th day of December, 2022.

_____ (Seal)
Susan L. Fresorger, Notary Public
Saginaw County, State of Michigan
My Commission Expires: April 3, 2028

I, the undersigned, Executive Vice President of Frankenmuth Insurance Company, do hereby certify that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and is in full force and effect as of this date.

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of the Company, this 18th day of August, 2025.

_____
Andrew H. Knudsen, Executive Vice President,
Chief Operating Officer and Secretary

ALL CORRESPONDENCE RELATED TO BOND VALIDATION AND/OR A CLAIM SHOULD BE DIRECTED TO VP SURETY, 701 U.S. ROUTE ONE, SUITE 1, YARMOUTH, ME 04096

Copenhaver Construction, Inc.

Permanent Place of Business

Documentation

Form **W-9**
(Rev. November 2017)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Copenhaver Construction, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

17622 Depot Street

Union, IL 60180

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
[ ][ ][ ] - [ ][ ] - [ ][ ][ ][ ]

or

Employer identification number
2 0 - 0 7 6 7 8 3 8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** ▶ Tricia Nelson **Date** ▶ August 18, 2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Hub International Midwest West
1411 Opus Place
Suite 450
Downers Grove IL 60515

CONTACT NAME: CSU Construction
PHONE (A/C, No, Ext): 630-468-5600 FAX (A/C, No): 630-468-5696
E-MAIL ADDRESS: CSUConstruction@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : United States Fire Insurance Company	21113
INSURER B : North River Insurance Company	21105
INSURER C : Hanover Insurance Company	22292
INSURER D : ICW Group	27847
INSURER E :	
INSURER F :	

INSURED COPECON-02
Copenhaver Construction Inc.
17622 Depot Street
Union IL 60180

COVERAGES **CERTIFICATE NUMBER:** 290095175 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [ ] OCCUR [X] GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:	Y	Y	506-919386-7	7/8/2025	7/8/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y	Y	506919386-7	7/8/2025	7/8/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 0	Y	Y	582131111-4	7/8/2025	7/8/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	WIL508508800	7/8/2025	7/8/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Leased/Rented Equipment Installation Floater			RHC J998282 00	3/28/2025	3/28/2026	Limit: Limit:	$900,000 $620,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Sample

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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File Number 6334-748-5

STATE OF ILLINOIS

OFFICE OF THE SECRETARY OF STATE

To all to whom these Presents Shall Come, Greeting:

I, **Alexi Giannoulias,** *Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that*

COPENHAVER CONSTRUCTION, INC., A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON FEBRUARY 19, 2004, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE BUSINESS CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.

In Testimony Whereof, *I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this* 13TH *day of* JANUARY *A.D.* 2025 .

Authentication #: 2501301788 verifiable until 01/13/2026
Authenticate at: https://www.ilsos.gov

SECRETARY OF STATE

Copenhaver Construction, Inc.

Equipment List

Copenhaver Construction, Inc.

Schedule of Contractor's Equipment

3/13/2022

	Asset Description	2022 Appraised Value
	Compaction Equipment	
	Wacker Neuson Vibratory Plate Compactor SN 10866860 Model DPU5546HEH	$ 9,000.00
	Wacker Neuson Vibratory Plate Compactor SN 10853499 Model DPU6545HEH	9,000.00
	Wacker TR82SC Sheepfoot Roller SN 20157556	16,000.00
R 5	2012 Case SV212-PD Compaction Roller S/N DDD001119	49,000.00
R 8	Wacker RD12A 1 TN Vibratory Asphalt Roller S/N: 20190327	10,000.00
R 6	2008 Ingersoll-Rand DD29 Tandem Vibratory Roller - S/N: 196172 49" drum	9,000.00
R 4	2011 Wacker RD12A-90 Vibratory Roller S/N 20012893	1,000.00
C 2	Wacker Hand Held Compactor WP1550AW S/N: 30026964	1,000.00
R 3	Vib.Sheepsfoot 32" Roller S/N: 5641700	4,000.00
R 2	2006 JCB VM75D Vibratory Roller - S/N: JCB1800589 69" Front Drum, Drum Drive, rear tires OROPS	20,000.00
C 1	1984 Cat Compactor S/N: 17Z00443 4 Wheel 38" Wide Padded Drums, leveling Blade, OROPS	65,000.00
	Total Compaction Equipment	$ 195,000.00
	Hydraulic Excavator	
	Komatsu PC88MR-11 SN 10083 Werk Brau 30" HD Bucket SN 88-30-107	$ 115,000.00
	Komatsu PC238USLC-11 SN 7759; Esco ES18161 24" .85 CU Bucket; HN20018 Hensley 48" 2.'	222,000.00
	Komatsu PC238USLC-11 SN 8023; 18'8" Mono Boom	220,000.00
E 19	2020 Komatsu PC210LC-11 SN C81116 w/ .24" 85 CY HI Cap Bucket (3 teeth) & 48" 2.10 CY H	150,000.00
E 16	2013 JD 350GLC Excavator SN1FF350GXTCE809095-N795	75,000.00
E 17	2011 John Deere 450D Hydraulic Excavator SN 1FF450DXPBD914203	85,000.00
E 18	2017 Komatsu PC88MR-10 S/N 8046	95,000.00
E 15	2004 JD 450C LC Excavator SN CX091397 35" Pads, 26" Bucket	55,000.00
E 14	2012 Kubota KX080 3 Midi Excavator S/N 25694	65,000.00
E 6	2014 Case CX-160XL Excavator s/n DAC160K6NES6F1451 38,000# class 10' arm, 40" pin on bucket, aux hydraulic, a/c	85,000.00
E 4	2011 Cat 320DL Excavator S/N CAT320DLSPN00957 9'6" arm, aux hyd, a/c 1 bucket	80,000.00
E 2	2014 JD 350GLC Excavator - S/N 1FF350GXEEE809940 77,000# class, 2.75 Cu Yd Med Arm, Quick Coupler, 2 Buckets	110,000.00
E 3	2012 Case CX160C Excavator S/N: DAC160K6NCSAF1107 38000# class, 1.2 Cu Yd Med Arm, Quick Coupler, Auxiliary Hydraulic	85,000.00
	2015 Case CX160C Excavator S/N # DAC160K6NFS6F1542 38000# class, 1.2 Cu Yd Med Arm, Quick Coupler, Auxiliary Hydraulic	95,000.00
E 5	2013 Case CX145C s/n: DAC145K6NDSAE1207 31,500# class, 1.0 Cu Yd Med Arm, Quick Coupler	90,000.00
E 1	2007 JD 350D Excavator S/N: FF350DX805922 72,500# 2.75 Cu Yd, Med Arm	55,000.00
E 9	2006 Komatsu PC27MR-2 Mini Excavator S/N:KMTPC120T05016111	12,000.00
E 10	2008 Komatsu PC160LC-7E0 Excavator - S/N: K45151	45,000.00
E 11	2006 Case Excavator CX290 - S/N DAC291347 65,000 # Class 2.15 Cu Yd Long Arm Aux Hyd	40,000.00
E 12	2006 Kobelco SK160LC Excavator - S/N YMO3U1357 37500# class, 1.0 Cu Yd Long Arm, Quick Coupler, Aux Hyd	30,000.00
E 13	2006 Takeuchi TB175 Excavator S/N 17515104	18,000.00
	Total Hydraulic Excavator	$ 1,827,000.00

Copenhaver Construction, Inc.

Schedule of Contractor's Equipment

3/13/2022

	Asset Description	2022 Appraised Value
	Loaders & Dozers	
	Komatsu WA270-8 Wheel Loader SN A29467 w/ Fork ZZ19271 96" X72" Tines; JRB JR21037 3.0 Coupler	$ 175,000.00
	99 New Holland LW130 Loader w/ 2 3/4 Yd 8 1/4' Bucket SN 605328	30,000.00
D 2	MS992 GPS Receiver - Control Box - Mast Kit	25,000.00
	963D Track Loader - S/N LCS01075	90,000.00
D 3	GPS - MS992 Receiver for new Dozer	30,000.00
	2013 Cat D6T LGP Crawler Tractor - S/N: CAT00D6TJKSB01351 6.0 Cu Yd 6-Way Dozer Blade, OROPS, 36" SBG Track Shoes, EROPS, GPS Equipped	125,000.00
D 1	GPS - MS992 Receiver for new Dozer	30,000.00
L 4	2015 Case Crawler Dozer - 1150M - S/N: NFDC11008 6.0 Cu Yd 6-Way Dozer Blade, OROPS, 36" SBG Track Shoes, EROPS. GPS Equipped	150,000.00
L 1	2003 JD 624H WHeel Loader S/N DW624HX588508 3.0 Cu Yd Bucket, Forks, Quick Attach, EROPS, 20.5x25 Tires	35,000.00
L 2	2012 621F Case S/N: NCF216059 3.0 Cu Yd Bucket, Forks, Quick Attach, EROPS, 20.5x25 Tires	75,000.00
L 5	2012 Case 621F Wheel Loader - S/N NCF216217 3.0 Cu Yd Bucket, Forks, Quick Attach, EROPS, 20.5X25 Tires	75,000.00
D 5	2011 Kubota Loader S/N C2012 68751 Utility Wheel Loader, 1.0 Cu Yd Remote Hydraulics OROPS	18,000.00
L 3	2006 John Deere 650J 6-way Blade - S/N 650JX127467 2.3 Cu Yd 6-way Dozer Blade, OROPS	45,000.00
D 4	2011 621E Case Wheel Loader w/Forks- S/N NBF210666 3.0 Cu Yd Bucket, Forks, Quick Attach, EROPS, 20.5X25 Tires	75,000.00
	2008 Cat 963B Crawler Loader - S/N: 9BL02249 2.6 Cu Yd Bucket, EROPS, 22" OBG Track Shoes	30,000.00
	Total Loaders & Dozers	$ 1,008,000.00
	Other Equipment	
	Sweeper Attachment BC72" SN 783750532	$ 5,000.00
	Gas Pressure Washer Model CWC7004 S/N:11072409	7,000.00
	Vibratory Plate WAC WP15550A SN 11273776	2,000.00
	Pac Van 16' Container SN 4716535	4,000.00
	Pac Van 16' Container SN 4716540	4,000.00
	Covalen Pump, Panels	5,000.00
	Honda Generator FM3500GX	500.00
	Chicago Pneumatic CPS 185 KD7T4 Air Compressor SN HOP050555	10,000.00
	2017 Bobcat 72" Sweeper Attachment SN 783741673	4,000.00
	2016 LII Beaver Wood Splitter	12,000.00
	2011 Yale GLC080 4550 Lb Forklift SN E816V03996J	7,000.00
	72" Bucket for 470G SN 201340	6,000.00
	Forks for Skidsteer	500.00
	Trimble 5603 DR 200+ SE-18211 SN 63325125	3,000.00
	76" TAG GP Bucket w/2 new Pins for Model PC450/PC400 SN 5517501	6,000.00
	2018 Frontier SS2067B Broadcast Spreader SN 1XFSS20BPJ0353404	1,000.00
	Lights - Diesel S/N 5F13D1414F1004672 Model WAN-WLT-4M8K	4,000.00
	Paving Breaker - Electric Model BO BH2760VCB S?N 801000370	1,000.00

Copenhaver Construction, Inc.

Schedule of Contractor's Equipment

3/13/2022

	Asset Description	2022 Appraised Value
	Hydraulic Hammer CP RX6 S/N BES097163	6,000.00
	Plug, Sleeve w/30' Inflation Hose & Guage S/N 314-408-004 S/N 323-30-053	2,000.00
	2019 CForce400 ATV SN LCELDSZ22K6000373	4,000.00
	3" Centrifugal Pump Honda Tsurumi NPH-3	500.00
	3" Centrifugal Pump Honda Tsurumi TE3-80HA 142GPM	500.00
	Pontoon Boat	1,000.00
	JD 450 68" Bucket	4,000.00
	Cat 320B 54" Bucket - HES Equipment	3,000.00
	PC160 48" Bucket - HES Equipment	2,000.00
	Saw Model FS7000 DT4E S/N 001358572001 w/ 7 blades	25,000.00
H 1	2016 Ranger XP 900 EPS - S/N: 3NSRTE870GG815431	13,000.00
	2005 Ground Heater EB3500 Trailer - S/N: 1G9UP15235S201276	18,000.00
T 15	2015 FRD (KF19) Hydraulic Breaker #4982	20,000.00
T 14	25KVA Multiquip Generator w/180 Gal Trailer S/N: 7108526	5,000.00
C 1	25KVA Multiquip Generator w/180 Gal Trailer	5,000.00
	Sullair Green 185 CFM Air Compressor S/N: 201206270061	5,000.00
	36"x80" Portable Radial Stacking Conveyor S/N:13316	8,000.00
L 1	1997 Rosco RB48 Ride on Broom S/N: P8049A69	6,000.00
	4 Light Towable Light Tower - S/N: GKF22210	2,000.00
	1991 Powerscreen MK111 S/N: 3204618	30,000.00
	Symons Forms	20,000.00
	Total Other Equipment	$ 264,000.00
	Skid Steer Loader	
S 13	2021 Cat 299D3 Track Loader SN: DY903813	$ 80,000.00
S 16	2021 Cat 299D3 Track Loader SN: DY903822	80,000.00
S12	2015 Cat 299D Track Loader SN CGTC01554	40,000.00
S10	2017 Bobcat t 750 Track Loader SN AT5T12208	35,000.00
S25	2015 Bobcat S750 2 spd Skid Steer SN ATDZ15112	25,000.00
S24	2014 Bobcat S750 2 Spd Skid Steer S/N ATDZ14396	25,000.00
S 2	2014 Case TR320 2 speed Loader S/N NEM482716	25,000.00
S 3	2013 Bobcat S560 2 SpeedSkidsteer Loader - S/N: A3NV20567	20,000.00
S 1	2012 Cat 299D Terrain Loader S/N: CA50299DEHCL00467	20,000.00
S 22	2009 Bobcat S300 Skid Steer S/N: A5GP35021	20,000.00
S 4	2011 Bobcat S650 Skidsteer Loader S/N: A3NV15396	15,000.00
S 5	2011 Case SR250 High Flow Skid Steer - S/N JAFSR250PBM434141	25,000.00
S 6	2010 Bobcat T300 Multi Terrain Loader - S/N: A5GU35594	15,000.00
S 7	2010 Cat 262C Skid Steer S/N:CAT0262CEMST02719	15,000.00
S 8	2011 Cat 289C Multi Terrain Loader S/N:JMP01974	20,000.00
S 9	2008 JD 325 Skidsteer Loader S/N: T00325M162957	12,000.00
S 11	2009 Cat 299 C - S/N JSP00745	15,000.00
S 18	2006 T300 Bobcat S/N: 532014104	18,000.00
S23	2004 Bobcat T300 Crawler #525411627	15,000.00
S20	2001 Gehl SL7600 Skidsteer SN 701068	5,000.00
	Total Skid Steer Loader	$ 525,000.00

Copenhaver Construction, Inc.
Schedule of Contractor's Equipment
3/13/2022

Asset Description	2022 Appraised Value
Measuring Equipment	
GL-2700 Sewer Laser S/N: GW1391	$ 1,000.00
Sewer Laser Z9P01300	1,000.00
Total Measuring Equipment	$ 2,000.00
Crane	
Demolition Overhang Box	$ 12,000.00
ICE Model 28 Vibratory Driver SN V13157 w/350 Power Unit P05425 & 140C Clamp C09608	140,000.00
ICE Model VD-40 Vibration Dampener	25,000.00
2014 15010 Mantis Crane SN 150-165	330,000.00
Timber Mat 60 - 12" X 48" X 20" for Crane	20,000.00
Total Crane	$ 527,000.00
Finisher	
Gomaco C450-X Finisher	$ 140,000.00
Gomaco Spannit 2000 Bridge	12,000.00
Rails for Gomaco Finisher	10,000.00
Total Finisher	$ 162,000.00
Safety	
Emergent Safety Equipment	$ 7,000.00
Minotaur Giant I Beamer	1,000.00
Angel Wing Baskets (2) 24' X 57" X 66'	5,000.00
Total Safety	$ 13,000.00
Attachments	
Werk Brau 36" Pavement Removal Bucket WB12PRB36 S/N 0023228-1-1	$ 5,000.00
2018 Woods SU184BT Roller SN 1226796	3,000.00
Trencher Attachment	5,000.00
JBR 60" Wheel Loader Forks	3,000.00
SEC 2 OVER TINE GRAPPLE FOR CAT 345	4,000.00
24" GP HI CAP Bucket - S/N: 13090-01	2,000.00
Esco Bucket Model #48"PC170 - SN # 17-48-42	2,000.00
24" HD HI CAP BUCKET - S/N: 118340-01	2,000.00
24" Bucket for John Deere 200 - S/N: 40557-1	1,000.00
Gelth 24" HD Bucket for JD 200 Exc - S/N: 458887A	1,000.00
48" Cat 320 Bucket - S/N: NBC07669	2,000.00
54" Bucket for 350DLC S/N: 61658-1	2,000.00
John Deere Quick Coupler	2,000.00
18 x 56 Hyd Thumb	1,000.00
Breaker TNB-4MB S/N #4M-1510	2,000.00
36" PC35 Heavy Duty Bucket- S/N:C35-36-73	500.00
36" Bucket for Cat 345C Excavator - S/N: 0Z1K11356	2,000.00
HT2458 Hydraulic Thumb Cylinder	1,000.00
Kent KF6 Skidsteer Hammer S/N 13130	3,000.00

Copenhaver Construction, Inc.

Schedule of Contractor's Equipment

3/13/2022

Asset Description	2022 Appraised Value
BUCKET-HEAVY DUTY	1,000.00
2 each 84" buckets M1201/M1201 and pallet forks 83264/83265	2,000.00
Hydraulic Hammer CP RX6 S/N BES041523	2,000.00
Planer 24" High Flow BC 24" HF S/N 231712853	2,000.00
Sweep Brush MN: 20572M0022 S/N: 1431040	2,000.00
2015 AJLR 48" Hydraulic Skidsteer Trencher	1,000.00
4 each - 46"Skid Steer Fork Frames	1,000.00
Harley MX7H Power Box Rake S/N: MX77A126	1,000.00
2-Pallett Forks - S/N's 53973 &43033 / Buckets - S/N's None	2,000.00
Kent KF6 Hyd Breaker - S/N: 8440	2,000.00
Bobcat Sweeper	500.00
2012FFC New Holland 42" Tree Spade S/N:1215204	1,000.00
Bucket FOR 297	500.00
G72 Skid Steer Brush Grapple,	1,000.00
2006 Bradco 625 Trencher (per C	2,000.00
Harley 72" Power Rake SN MX78AD081	5,000.00
24" Auger	2,000.00
Total Attachments	$ 71,500.00

Copenhaver Construction, Inc.

Schedule of Contractor's Equipment

3/13/2022

Asset Description	2022 Appraised Value
Support Equip	
Twin Post Hydraulic Lift FOR-DP-16SN000	$ 4,000.00
#8X#9 1 Wrap Rebar Tying Tool #12B16503E	500.00
#8X#9 1 Wrap Rebar Tying Tool #12C10504E	500.00
146 each 28" Cones	500.00
150 each 28" Cones	500.00
20 ft Shipping Container S/N: BNGU208054S	1,000.00
20 Ft. One Way Container - S/N DSZU2034862	1,000.00
20 Ft. One Way Container - S/N: DSZU2035107	1,000.00
20 Ft. One Way Container - S/N: DSZU2035030	1,000.00
20 Ft. One Way Container - S/N: DSZU2034883	1,000.00
2007 Sod Cutter	1,000.00
2008 Indeco HP 3000 Concrete Breaker S/N: 1656	6,000.00
13x5' Rock Box	2,000.00
5ft 8in x 13ft Rock Box - $2,688.13	2,000.00
Hercules D19 80' x 27' Leads/Hammer SN 1106611	10,000.00
Correct D19/w leads #1106611	10,000.00
Alum trench shield, Telescoping Adj Struts, ATS Pins & Keeper	2,000.00
ArrowBoard S/N: 5F1151016B1225439	3,000.00
ArrowBoard S/N: 5F11S1016B1000285	3,000.00
AT-MPB30A Breaker 1" X 4-1/4" S/N: 124212	2,000.00
AT-MPB30A Breaker 1" X 4-1/4" S/N: 124214	2,000.00
100 - Orange Barrels	1,000.00
100 - Type 1 w/ Flasher	1,000.00
100 - Type 1 w/ Flasher	1,000.00
12 - Type 111 Barricades	1,000.00
Barricades	1,000.00
Barricades	1,000.00
Barricades	1,000.00
Barricades	1,000.00
Barricades	1,000.00
Type 1 W/Flashers - Barricades	1,000.00
Sign/Barricades	1,000.00
100 Traffic Barrels w/ lights & Tire Rings	6,000.00
200 Traffic Barrels w/ lights & Tire Rings	12,000.00
35 signs - 10 RCA; 10 Men Working, 10 Detour, 5 Flagger	5,000.00
35 signs - 10 RCA; 10 Men Working, 10 RT Lane Closed, 5 Flagger	5,000.00
Concrete Equipment - From Stettner	1,000.00
Concrete Forms	1,000.00
Concrete Forms	1,000.00
12'-6" Concrete Barriers w/Connecting Pin	1,000.00
Coupler, Fork, Carriage, Blanke	8,000.00

Copenhaver Construction, Inc.

Schedule of Contractor's Equipment

3/13/2022

Asset Description	2022 Appraised Value
Double Wall, Spreader Pipe & pins	2,000.00
Forming Equipment - Dayton Superior	1,000.00
Gas Pressure Washer Model MITM CWC7004 S/N:971013206	1,000.00
GME BL7 Rock Box S/N 06041366	2,000.00
Grundomat 75P Boring Tool S/N P75625S18220	2,000.00
Hammer Drill	1,000.00
Kubota RTV900 4x4 Utility Vehicle - S/N: KRTV900A51036358	2,000.00
Landpride Cutter Model RC2512 - S/N 595228	1,000.00
Mustang Plate Compactor	1,000.00
Plate Compactor - Multiquip	1,000.00
Plate Compactor - S/N: #062012007	1,000.00
Plate Compactor - S/N: 30006441	1,000.00
Plate Compactor 15.5" x 25" S/N: 6702859	1,000.00
Plate Compactor S/N: 282012516	1,000.00
Purchase 24" x 3'0" Panel	1,000.00
Q.T. Signs - Signs	1,000.00
Sandblaster SCH 3.5C S/N: 18L4487	1,000.00
Scaffold Brkt/Straight Plate	1,000.00
Stone Saver 48"x64"x160', 5,000lbs - S/N: 20208	2,000.00
Steel Plate 8'x20'x1" - S/N: 8X20X1SP	1,000.00
Steel Plates	1,000.00
8'x10'x1" Steel Plates, Trench Box etc. -	1,000.00
8x10x1" Street Plates	1,000.00
8'x20' Steel Road Plate - $14,430.09	2,000.00
8x8x1" Street Plates	1,000.00
8'x8'x1" Street Plates - 88-003/88-004	1,000.00
2 EACH - 8'X20'X1" Street Plates - 820-009/820-008	2,000.00
Street Plate 8'X20'21" S/N: 8X20X1SP-005	1,000.00
Street Plate 8'X20'X1" - S/N: 8X20X1SP-006	1,000.00
Street Plate 8'X20'X1" - S/N: 8X20X1SP-251	1,000.00
Street Plate 8'X20'X1" S/N: 8X20X1SP-021	1,000.00
Street plates	1,000.00
Street Plates 4'X8'X1" - S/N:4X8X1SP-029 / 4'X16'X1" - S/N: 4X16X1SP-001	1,000.00
Street Plates 8'X8'X1" S/N: 8X8X1SP-007 / 60"X8" S/N: 4-60X8-042	1,000.00
Streetplates, manhole shield, Spreader, pin, & keeper	1,000.00
Trailblazer 325 Welder and Accessories	2,000.00
Trailblazer Welder - S/N MD040428R	2,000.00
Honda WT30XKA S/N# WABJ-1107218	1,000.00
Sub-Pump - S/N: B-10832933	1,000.00
Trash Pump (Tsurumi EPT3-100HA) S/N: 031992	1,000.00
4" Self-Priming Trash Pump (Sykes) w/Trailer S/N AP12091 and accessories	10,000.00
10 Ft X 8 Ft Trench Box	2,000.00
10 Ft X 8 Ft Trench Box	2,000.00

Copenhaver Construction, Inc.

Schedule of Contractor's Equipment

3/13/2022

	Asset Description	2022 Appraised Value
	Trench Box and Accessories	5,000.00
	Trench Box- Double Wall - S/N: 30129	6,000.00
	Trench Box Double Wall, Spreader Pipe, Spreader Pin & Keeper	6,000.00
	Trench Box with Accessories	6,000.00
	Trench Box, Stack pins, Spreader Pins & Keeper	3,000.00
	Trench Boxes	3,000.00
	Trench Shields and Misc/ (see invoice)	3,000.00
	Truax Flexi-86 Drill Seeder	5,000.00
	Used 12'-6' Barrier W/Pins	1,000.00
	Walk Behind Concrete Saw,	1,000.00
W 2	2016 Multiquip Arc Welder 400 Amp Dual Operator	2,000.00
W 1	2007 Miller DU-OP 600 AMP Portable Welder S/N: LH013106	2,000.00
		$ 211,000.00
	Total Construction Equipment	$ 4,805,500.00

Copenhaver Construction, Inc.

Schedule of Contractor's Equipment

3/13/2022

	Asset Description	2022 Appraised Value
	Dump Trucks & Flatbeds	
	2017 Kenworth T880 SN 1NKZLP0X7HJ162300	$ 120,000.00
	2019 Ford F450 SD SN 1FDUF4HT1KEG67795	45,000.00
	2013 Cat CT660 Day Cab Truck Tractor SN 1HSJKTKT8DJ239603	20,000.00
35	2006 Ford F550 S/N: 1FDAF56P66ED36070 2.0 Cu Yd Dump Body	10,000.00
32	2004 Chevy Silverado White - VIN: 1GBJC34004E224201 2.0 Cu Yd Dump Body	4,000.00
30	2000 Sterling Dump L9511 - S/N 2FZNNWEBXYAB40809 T/A Truck w/13 Yd Dump Body	25,000.00
28	1999 Kenworth T300 VIN:1NKMLD9X4XS815217 Flatbed Truck	12,000.00
27	2004 Ford Super F450 DRW - White - VIN: 1FDXX46P44ED65095 2.0 Cu Yd Dump Body	6,000.00
26	2005 Volvo Dump - VIN: 4V5KC9GHX5N377347 T/A Truck w/13 Yd Dump Body	30,000.00
	Total Dump Trucks & Flatbeds	$ 272,000.00
	Trailers	
	2019 PJ Rondo 83X18 14000# 2 Axel Trailer SN 3CVCC1823K2593618	$ 4,000.00
	2019 Eager Beaver 25 TN Trailer SN 112HAX355KL083655	23,000.00
	2017 Eager Beaver Trailer 25XPT S/N 112HAX355HL081638	22,000.00
T 13	2007 Ravens Metal Flatbed Trailer SN 1R1F445237K570488	5,000.00
T 12	2014 PJ Rondo 96'x20' 14000 #4P5F82022E1214902	3,000.00
T16	2013 Atlas Trailer S/N: 5HCKU1423DE028670	2,000.00
T 2	1997 Belshe 96x23 25500 #GVW Trailer - S/N 16JF01823V1030039	3,000.00
T 3	2011 PJ 83x14' 7000# Trailer - VIN: 4P5U81422B2164850	1,000.00
T 4	2008 P.J. Trailer - S/N: 4P5F842281113714	1,000.00
T 5	Gooseneck, Tandem Axel	18,000.00
T 11	2006 Homemade Hydro-Seeder Trailer Vin: TD285842	2,000.00
T 6	2008 Eager Beaver Trailer - S/N: 112H8V3208L073937 Tandem Axel, Dual Wheel, Air Brakes, Beaver Tail & Ramps, 20 TN	9,000.00
T 7	2005 Cargo Mate Trailer - S/N: 5NHUCM4296N050270 (Green Enclosed Trailer)	2,000.00
T 10	2004 P.J. Trailer #4P5DE202541062399	1,000.00
		$ 96,000.00
	Vehicle	
	2022 Ford Bronco SN 1FMDE5DH5MLA90469	$ 55,000.00
43	2021 Chevy Silverado 2500 HD 4X2 Double Cab SN 1GB2WLE74MF232235	50,000.00
	2021 Chevy Silverado 2500 HD 4X2 Crew Cab SN 1GB4WLE79MF192937	50,000.00
	2019 Ford F250 Super Duty SN 1FT7W2BT6KEF99119	60,000.00
41	2019 Ford F350 XL Crew Cab 4 X 4 SN 1FT8W3B6XKEC71478	30,000.00
	2015 Ford F-450 SN 1FDUF4GT4FED71953	18,000.00
	2012 Ford Taurus SN 1FAHP2EW4CG121977	5,000.00
18	2012 Ford F350 XL SN1FD8W3GT6CEA60872	18,000.00
39	2012 Ford F350 SD SN 1FT7W3AT0CEA17976	17,000.00
42	2012 Ford F150 4X4 Crew Cab s/n 1FTFW1ET9CFA76778	9,000.00
33	2012 Ford F450 XL Super Duty Flatbed s/n 1FDUF4GYXCEC50755	12,000.00

Copenhaver Construction, Inc.

Schedule of Contractor's Equipment

3/13/2022

	Asset Description	2022 Appraised Value
37	2016 Ford F250 S/N 1FTW2B65GEB54971	20,000.00
0	2012 GMC Denali Black SN 1GKS2MEF2CR113184	20,000.00
16	2008 Ford F550 White 993046.87- S/N 1FDAF57R68EC59199	$ 10,000.00
40	2008 Ford F550 Red 6.4L V8 Diesel S/N 1FDAF56R68ED75021	10,000.00
	2010 Chevrolet Express G3500 Van	5,000.00
3	2014 Ford F250 XL SuperDuty Crew Cab 4X4 Pickup S/N 1FT7W2B67EEA07807	10,000.00
7	2011 Ford F250 XL SuperDuty Extended Cab 4X4 Pickup S/N 1FT7X2B60BEC69029	7,000.00
4	2017 Ford F450 - S/N 1FDTF4GT1HEB15199	32,000.00
8	2012 Ford F350 Pickup S/N 1FT8X3B61CEC95361	12,000.00
2	2014 Ford F250 White - S/N: 1FT7X2B68EEA14911	12,000.00
5	2013 Ford F250 White - S/N: 1FT7X2B64DEA51419	11,000.00
11	2011 Ford F250 Silver - S/N: 1FT7X2B6XBEA64284	10,000.00
10	2011 Ford F250 4x4 Crew S/N: 1FT7W2B63BEC95143	8,000.00
17	2006 Ford F450 4x4Utility Truck S/N: 1SFXF47P46EA70955	7,000.00
8	2015 Ford F350 - White - VIN: 1FT8X3B61FED25737 Pick up Crew Cab, 4x4 SD	22,000.00
15	2012 White Chevy 1500 Crew - S/N 3GCPKREA6CG223075 Pick up	12,000.00
13	2008 F250 XL Red 4x4 Pick Up Vin: 1FTSW21528EB24914 Pick up 4x4	5,000.00
14	2008 Chevy 2500 Pick up S/N: 1GBHK23K08F223528 Pick up 4x2	3,000.00
1	2014 Ford F250 Super Black - S/N: 1FT7W2B63EEB32660 Pick up Crew Cab, 4x4 SD	16,000.00
19	2014 Ford F250 Super White - S/N:1 FT7W2B68EEB20049 Pick up Crew Cab, 4x4 SD	16,000.00
21	2001 Ford F-250 White - S/N: 3FTNF21L61M86939 Pick Up Truck	2,000.00
12	2011 Chevy Silverado Red - VIN: 1GCNKPEX7BZ436289 Pick Up Truck	4,000.00
		$ 576,000.00
	Total Vehicles, Trailers, Trucks & Flatbeds	$ 946,000.00
	2022 Total	$ 5,751,500.00

Copenhaver Construction, Inc
Summary of Category Totals

Total Compaction Equipment	$ 195,000.00
Total Hydraulic Excavator	$ 1,827,000.00
Total Loaders & Dozers	$ 1,008,000.00
Total Other Equipment	$ 264,000.00
Total Skid Steer Loader	$ 525,000.00
Total Measuring Equipment	$ 2,000.00
Total Crane	$ 527,000.00
Total Finisher Equipment	$ 162,000.00
Total Safety	$ 13,000.00
Total Attachments	$ 71,500.00
Total Support Equipment	$ 211,000.00
Total Construction Equipment	$ 4,805,500.00
Total Dump Trucks & Flatbeds	$ 272,000.00
Total Trailers	$ 96,000.00
Total Vehicles	$ 578,000.00
Total Vehicles, Trucks, Trailers	$ 946,000.00
2020 Appraisal Total	$ 5,751,500.00

Copenhaver Construction, Inc.

Similar Projects

Project References

Pond and Dredging/Shoreline Stabilization

COPENHAVER
CONSTRUCTION INC

17622 Depot Street, Union, IL 60180 Phone (847) 428.6696 Fax (847) 428.6798 Copenhaverinc@yahoo.com

Project References
Pond and River Dredging/Shoreline Stabilization

Fox Lake/Lakefront Park Expansion and Reconstruction
Cost: $9,481,025.00
Project: Project consists of the reconstruction and expansion of Lakefront Park, a lakefront property on Nippersink Lake in the Village of Fox Lake. Site preparation includes the removal of Nippersink Road within the project limits. Park improvements include removals and grading, roadways and parking lots, sanitary and storm sewer utilities, electrical, site lighting, outdoor shower and drinking fountains, walking paths, site furnishings, playgrounds, installation of site structures, construction of restroom with Romtec building, splash pad, construct Poligon band shelter, Poligon shade structure, swimming beach, and landscape work. Earthwork, demolition for site preparation, survey & layout, clearing & grubbing, tree removal, concrete vehicular and pedestrian pavements, curb and gutter, ADA ramps and warnings, permeable unit pavers, integral color concrete paving, poured in place surfacing, natural stone flagstone paving, wood deck paving, steps and terraces, sand paving, pickleball court, volleyball court, CIP concrete seat walls, site walls, planter walls, stone steps and outcropping boulders, HMA parking lots and interior driveways, striping, signage, ornamental fence and gates, wood split rail fence, handrails, pedestrian kiosks, ornamental trees, shrubs, perennials, native planting seeding, bike racks, receptacles, top lit flagpole, benches.
Contact: Harlan M. Dolan, P.E. IMEG 847-833-1214 harlan.m.doland@imegcorp.com
Completion: August 2024

Mt. Prospect/Kensington Business Park Basin #2 Dredging Project
Cost: $518,406
Project: 1,633 SY Shoreline stabilization, excavation, erosion control, seeding, concrete flared end sections, stone riprap, water management special, temporary fence, topsoil excavation and placement.
Contact: Martin Lattner, P.E. mlattner@mountprospect.org (847)870-5640
Start: June 2024
Completion: September 2024

Fox Lake/Boating Access Improvements
Cost: $387,850.90
Project: 8,000 CY Shoreline stabilization and harbor dredging, stone riprap, slope toe protection, shoreline stabilization and shaping.
Contact: Gewalt Hamilton, Dan Strahan, Engineer, dstrahan@gha-engineers.com (847)226-9335
Start: November 2021
Completion: April 2022

Fox Lake/Fox Waterway Agency – 2019 Site Improvements
Cost: $513,175.00
Project: Metal Seawall, Interlocking Type Z steel sheet piling, excavation, bank stabilization, CIP Concrete Wharf, CIP boat ramp removal and replacement, precast concrete boat ramp planks, concrete pad removal and replacement, site lighting and electrical improvements, erosion control, riprap, site restoration.
Contact: Rob Bowman - Fox Waterway Agency, (847) 587-8540 x 110 rob@foxwaterway.com
Contact: Alex Dye - Trotter and Associates, P.E. (715) 577-1777 a.dye@trotter-inc.com
Completion: June 2020

Lake County Division of Transportation, Washington Street Shoreline Stabilization, Carpentersville
Cost: $191,697.00
Project: Shoreline stabilization (800 LF) Gabion wall installation, drainage, cofferdams, vegetated concrete erosion control mat installation, earth excavation, porous granular backfill, stone riprap installation.
Contact: Robert Gibbons, 224-246-3909
Completion: May 2019

Village of Addison/Westwood Creek Dam and Pump Station-Forebay & Spillway Restoration
Cost: $418,000.00
Project: Westwood Creek dredging of approx. 3,000 CY of sediment and disposal of the dredged spoils in an upland offsite disposal area, remove invasive tree species, wetland restoration, geo-grid, clean fill, site restoration, testing, surveying.
Contact: Rick Federighi, Village of Addison – Public Works, (630)620-2020 rfederighi@addison-il.org
Contact: Christopher B. Burke Engineering, William Schultz, Engineer, wschultz@cbbel.com (847) 417-7502
Completion: April 2020

Village of Hoffman Estates/Stonegate Pond Restoration
Cost: $358,100.00
Project: Stonegate Pond dredging of approx. 7,200 cubic yards, remove invasive tree species, wetland restoration, and new storm sewer utilities.
Contact: W-T Civil Engineering, Chris Slykas, P.E., CFM (224)293-6333 Chris.sylkas@stengineering.com
Completion: 2019

Village of Buffalo Grove, Buffalo Creek Restoration
Cost: $279,179.00
Project: Streambank stabilization of (1,500 LF), slope regrading, install three J-hook riffle structures and one cross vane, installation of stone toe protection and vegetated geogrid, and a twenty (20) foot wide native vegetation buffer along with erosion control matting adjacent to the stream that will total 1.5 acres. Received APWA Lake Branch Project of the Year Award for Environment January 2020.
Contact: Darren Monico, P.E. Village Engineer (847) 459-2523
Completion: November 2018

CDB #102-311-094/Illinois Beach State Park, Zion Shoreline Stabilization Project
Cost: $1,370,419.06
Project: Dredging of Lake Michigan, approx. 33,000 cubic yards and furnish and install Armor Stone rock barrier wall, CDB Contract #14-0569-81
Contact : Justin Jessogne, P.E. jjessogne@patrickco.com
Contact: Jim Underwood, CDB Executive Director, (217) 782-2864
Completion: 2014

City of Naperville/River Walk Renovation Phase 1
Cost: $1,543,570.00
Project: Dredging DuPage River, GEO TECH Installed, Seawall Installation, retaining walls, irrigation, cofferdams, dewatering, riprap, concrete, brick pavers, landscaping, fencing, and stone masonry.
Contact: Bill Novak, P.E., (630) 918-5223 novakb@naperville.il.us
Completion: 2014

Village of Mt. Prospect/Kensington Business Park Retention Basin #5B Dredging
Cost: $186,763.00
Project: Retention Basin Dredging, Business Park Basin #5B.
Contact: Donna Brown, P.E. Public Works, (847) 870-5640 dbrown@mountprospect.org
Completion: 2014

IDOT 40 Contract 60J08/Four Locations Kane/Cook Counties
Cost: $1,264,110.00
Project: Des Plaines River dredging and excavation, cofferdam installation, rip rap installation in water, gabions/stabilization, and dewatering, by-pass pumping.
Contact: Iggy Bangash (847) 846-4328, Iqbal.Bangash@illinois.gov
Completion: April 2012

Village of Mt. Prospect/Kensington Business Park Retention Basin #7 Dredging
Cost: $161,432.70
Project: Retention Basin Dredging, Business Park Basin #7.
Contact: Donna Brown, P.E. Public Works, (847) 870-5640 dbrown@mountprospect.org
Completion: 2012

Village of Mt. Prospect/Kensington Business Park Retention Basin #4 Dredging
Cost: $154,000.00
Project: Retention Basin Dredging, Business Park Basin #4.
Contact: Donna Brown, P.E. Public Works. , dbrown@mountprospect.org
Completion: 2011

Fox Waterway Agency/Ackerman Island
Cost: $ 467,000.00
Project: Fox Lake Dredging and shoreline stabilization, weir structures, restoration, earth excavation, concrete, and landscaping. (2008 APWA Lake Branch Project of The Year Award)
Contact: Christine Pierson (847) 220-0810
Completion: 2008

COPENHAVER CONSTRUCTION INC

Copenhaver Construction, Inc.

Projects Currently Under Contract

IDOT Affidavit of Availability

Illinois Department of Transportation

Certificate of Eligibility

Contractor No 1216

Copenhaver Construction, Inc.
17622 Depot St UNION, IL 60180

WHO HAS FILED WITH THE DEPARTMENT AN APPLICATION FOR PREQUALIFICATION STATEMENT OF EXPERIENCE, EQUIPMENT AND FINANCIAL CONDITION IS HEREBY QUALIFIED TO BID AT ANY OF DEPARTMENT OF TRANSPORTATION LETTINGS IN THE CLASSES OF WORK AND WITHIN THE AMOUNT AND OTHER LIMITATIONS OF EACH CLASSIFICATION, AS LISTED BELOW, FOR SUCH PERIOD AS THE UNCOMPLETED WORK FROM ALL SOURCES DOES NOT EXCEED $41,607,000.00

001	EARTHWORK	$5,850,000
012	DRAINAGE	$10,925,000
017	CONCRETE CONSTRUCTION	$6,450,000
034	DEMOLITION	$1,375,000
09A	HIGHWAY STRUCTURES	$6,600,000

THIS CERTIFICATE OF ELIGIBILITY IS VALID FROM 5/29/2025 TO 4/30/2026 INCLUSIVE, AND SUPERSEDES ANY CERTIFICATE PREVIOUSLY ISSUED, BUT IS SUBJECT TO REVISION OR REVOCATION, IF AND WHEN CHANGES IN THE FINANCIAL CONDITION OF THE CONTRACTING FIRM OR OTHER FACTS JUSTIFY SUCH REVISIONS OR REVOCATION.
ISSUED AT SPRINGFIELD, ILLINOIS ON 5/29/2025.

Engineer of Construction

IL 494-0645

Illinois Department of Transportation

Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

Affidavit of Availability

For the Letting of 8/1/2025
(Letting date)

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show NONE.

	1	2	3	4	5	
Contract Number	NOW Arena Retaining Wall	Pedestrian Bridge	Washington St Reconstruction	Linden Avenue Improvements		
Contract With	Hoffman Estates	Glenview Park District	Franklin Park	Highland Park		
Estimated Completion Date	8/22/2025	6/30/2025	50WD	10/31/2025		
Total Contract Price	140,495.00	527,200.00	1,790,478.85	2,893,459.96		Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	140,495.00	478,200.00	1,790,478.85	2,893,459.96	0.00	5,302,633.81
Uncompleted Dollar Value if Firm is the Subcontractor						0.00
				Total Value of All Work		5,302,633.81

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work Subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show NONE.

						Accumulated Totals
Earthwork	16,213.00	103,000.00	177,400.00	279,633.00		576,246.00
Portland Cement Concrete Paving						0.00
Demolition						0.00
HMA Paving			240,800.00	22,006.05		262,806.05
Structures Repair				9,000.00		9,000.00
Aggregate Bases & Surfaces				84,268.00		84,268.00
Highway,R.R. and Waterway Structures		309,700.00				309,700.00
Drainage	60,912.00	17,000.00	984,498.00	1,764,151.00		2,826,561.00
Electrical						0.00
Cover and Seal Coats			14.70	3,969.95		3,984.65
Concrete Construction	14,980.00	28,000.00	182,970.00	226,274.00		452,224.00
Landscaping		6,500.00	60,471.15			66,971.15
Fencing	42,390.00	3,000.00	500.00	19,892.00		65,782.00
Guardrail				7,410.00		7,410.00
Seeding & Sodding	6,000.00			21,870.01		27,870.01
Signing			6,000.00	8,530.00		14,530.00
Tree Trim/Removal						0.00
Cold Milling, Planning & Rotomilling						0.00
Pavement Markings (Paint/Thermo/Poly/Urethane)			2,825.00	618.00		3,443.00
Raised Pvt Markings/Pavement Texturing						0.00
Misc. Bonds/Layout Etc.		11,000.00	135,000.00	159,000.00		305,000.00
Engineer Field Office						0.00
Trainees/Trainee Training Program						0.00
Traffic Control & Protection						0.00
Totals	140,495.00	478,200.00	1,790,478.85	2,606,622.01	0.00	5,015,795.86

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the "Illinois Procurement Code". Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	1	2	3	4	5
Subcontractor				Western Utilities/Hylan	
Type of Work				HDD	
Subcontract Price				27,384.00	
Amount Uncompleted				27,384.00	
Subcontractor				Clean Cut Tree	
Type of Work				Clearing & Grubbing	
Subcontract Price				24,900.00	
Amount Uncompleted				24,900.00	
Subcontractor				Peter Baker & Son Co.	
Type of Work				Asphalt Paving	
Subcontract Price				226,210.95	
Amount Uncompleted				226,210.95	
Subcontractor				TruSeal	
Type of Work				Pavement Markings/Signage	
Subcontract Price				8,343.00	
Amount Uncompleted				8,343.00	
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	0.00	0.00	0.00	286,837.95	0.00

I, being duly sworn, do hereby declare this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates

Subscribed and sworn to before me
on this 18th day of July, 2025.

Notary Public

My commission expires: 5/26/28

OFFICIAL SEAL
MELISSA A WILLIAMS
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 838091
MY COMMISSION EXPIRES 05/26/2028

Type or Print Name Ken Copenhaver , President
Officer or Director Title

Signed

Company Copenhaver Construction, Inc.

Address 75 Koppie Drive, Gilberts, IL 60136

Illinois Department of Transportation
Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

Affidavit of Availability

For the Letting of 8/1/2025
(Letting date)

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Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE.**

	1	2	3	4	5	
Contract Number	Farmington Lakes Park Improvement	Spring Lake Bridge Repl	Main St Beautification & Whitney Rd	Downtown Public Place Depot Park		
Contract With	Oswegoland Park District	Lincolnshire	Lake Zurich	Crystal Lake		
Estimated Completion Date	10/15/2025	11/08/2025	11/28/2025	5/01/2026		
Total Contract Price	1,421,002.00	392,136.15	11,561,306.73	6,677,095.00		Accumulated Totals
Uncompleted Dollar Value If Firm is the Prime Contractor	1,421,002.00	392,136.15	5,861,244.23	6,169,095.00	0.00	19,146,111.19
Uncompleted Dollar Value If Firm is the Subcontractor						0.00
				Total Value of All Work		19,146,111.19

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work Subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show NONE.

						Accumulated Totals
Earthwork	196,658.00	96,840.00	964,479.00	280,250.00		2,114,473.00
Portland Cement Concrete Paving						0.00
Demolition						0.00
HMA Paving	110,660.00					373,466.05
Clean & Seal Cracks/Joints						9,000.00
Aggregate Bases & Surfaces	73,358.00	1,000.00				158,626.00
Highway,R.R. and Waterway Structures	241,200.00			728,000.00		1,278,900.00
Drainage	238,670.00	166,450.00	1,786,000.00	1,342,298.53		6,359,979.53
Electrical				141,545.00		141,545.00
Cover and Seal Coats	12,495.00	8,135.00	1,326.23	900.00		26,840.88
Concrete Construction	152,704.00	48,295.00	633,034.00	1,250,100.00		2,536,357.00
Landscaping	70,000.00	5,484.00	437,785.00	622,500.00		1,202,740.15
Fencing		18,330.00	23,850.00	55,900.00		163,862.00
Guardrail			11,600.00			19,010.00
Seeding & Sodding	42,000.00	9,202.15	25,273.00			104,345.16
Signing	3,930.00	400.00	145,000.00	42,380.00		206,240.00
Tree Trim/Selective Removal			8,250.00			8,250.00
Cold Milling, Planning & Rotomilling						0.00
Pavement Markings (Paint/Thermo/Poly/Urethane)	1,827.00		21,950.00	3,138.38		30,358.38
Misc. Bonds/Layout/Video	277,500.00	38,000.00	248,820.00	250,000.00		1,119,320.00
Traffic Control & Protection						0.00
Engineer Field Office/Items by Engineer						0.00
Install Raised Pvt/Pvt Texture Removal						0.00
Trainees/Trainee Training Program						0.00
Painting and Cleaning						
Totals	1,421,002.00	392,136.15	4,307,367.23	4,717,011.91	0.00	15,853,313.15

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	1	2	3	4	5
Subcontractor			A Horn Masonry	A Horn Masonry	
Type of Work			Masonry	Masonry	
Subcontract Price			36,600.00	288,200.00	
Amount Uncompleted			36,000.00	288,200.00	
Subcontractor			Geske & Sons	Royer Asphalt	
Type of Work			Asphalt	Asphalt	
Subcontract Price			702,797.89	77,811.47	
Amount Uncompleted			452,797.00	77,811.47	
Subcontractor			HighStar Traffic	Smock Fansler	
Type of Work			Traffic Control	Fountain Installation	
Subcontract Price			107,350.00	289,500.00	
Amount Uncompleted			57,350.00	289,500.00	
Subcontractor			Kim Construction	TruSeal	
Type of Work			Manhole Recon	Pavement Markings	
Subcontract Price			70,000.00	12,996.62	
Amount Uncompleted			70,000.00	12,996.62	
Subcontractor			Utility Dynamics	Associated Electric	
Type of Work			Electrical	Electrical	
Subcontract Price			935,175.00	833,455.00	
Amount Uncompleted			785,175.00	735,455.00	
Subcontractor			Visu-Sewer	Aqua Design	
Type of Work			Sewer Lining/Telev	Irrigation	
Subcontract Price			232,555.00	48,120.00	
Amount Uncompleted			152,555.00	48,120.00	
Subcontractor				TBD	
Type of Work				Fencing	
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	0.00	0.00	1,553,877.00	1,452,083.09	0.00

I, being duly sworn, do hereby declare this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates

Subscribed and sworn to before me

on this 18th day of July, 2025.

Melissa A. Williams
Notary Public

OFFICIAL SEAL
MELISSA A. WILLIAMS
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 858059
MY COMMISSION EXPIRES 05/26/2028

My commission expires: 5/26/28

Type or Print Name Ken Copenhaver , President
Officer or Director Title

Signed Ken Copenhaver

Company Copenhaver Construction, Inc.

Address 75 Koppie Drive, Gilberts, IL 60136

Illinois Department of Transportation

Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

Affidavit of Availability

For the Letting of 8/1/2025
(Letting date)

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE.**

	1	2	3	4	5	
Contract Number	010-62P08 Culvert Extension Hoffman Estates	West Electric Park	Town Center Park	Dugdale Park Renovation		
Contract With	IDOT	Plainfield	Deer Park	Waukegan		
Estimated Completion Date	45 WD	8/15/2025	9/30/2025	9/30/2025		
Total Contract Price	666,505.77	474,403.00	924,131.00	1,764,283.00		Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	666,505.77	474,403.00	755,131.00	1,153,189.09	0.00	22,195,340.05
Uncompleted Dollar Value if Firm is the Subcontractor						0.00
				Total Value of All Work		22,195,340.05

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work Subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show NONE.

						Accumulated Totals
Earthwork	95,635.00	19,416.00	31,760.00	65,904.00		2,327,188.00
Portland Cement Concrete Paving						0.00
Demolition						0.00
HMA Paving		10,030.00		261,314.00		644,810.05
Soil Stabilization / Modification						9,000.00
Aggregate Bases & Surfaces		2,640.00	37,600.00	22,000.00		220,866.00
Highway,R.R. and Waterway Structures	106,820.00	204,000.00	106,000.00	181,000.00		1,876,720.00
Drainage	106,590.80	42,000.00	31,650.00	68,155.00		6,608,375.33
Electrical		6,885.20	2,971.00	16,000.00		167,401.20
Cover and Seal Coats						26,840.88
Concrete Construction	69,225.00	61,268.00	123,000.00	27,746.00		2,817,596.00
Landscaping		59,392.00	73,720.00	61,876.00		1,397,728.15
Fencing	15,645.87	3,000.00	24,666.00	108,248.00		315,421.87
Guardrail	17,178.34					36,188.34
Seeding & Sodding	4,983.47	9,657.00	34,994.00	128,020.00		281,999.63
Signing	6,070.00	8,000.00	1,300.00	2,000.00		223,610.00
Tree Trimming/Selective Removal	1,680.00					9,930.00
Cold Milling, Planning & Rotomilling	34,145.00					34,145.00
Pavement Markings (Paint/Thermo/Poly/Urethane)	14,222.00		12,885.25	3,000.00		60,465.63
Misc. Bonds/Layout/Video	14,000.00	26,000.00	8,000.00	48,000.00		1,215,320.00
Traffic Control & Protection	31,214.53					31,214.53
Engineer Field Office/Items by Engineer	24,000.00					24,000.00
Install Raised Pvt/Pvt Texture Removal	9,312.00					9,312.00
Trainees/Trainee Training Program	7,900.00					7,900.00
Painting and Cleaning						
Totals	558,622.01	452,288.20	488,546.25	993,263.00	0.00	18,346,032.61

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the "Illinois Procurement Code". Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	1	2	3	4	5
Subcontractor	Tyro Construction	Jasco Electric	Jasco Electric	Jasco Electric	
Type of Work	Asphalt Patching	Electrical	Electrical	Electrical	
Subcontract Price	69,752.00	22,114.80	81,289.00	26,593.00	
Amount Uncompleted	69,752.00	22,114.80	81,289.00	26,583.00	
Subcontractor	Industrial Fence		US Tennis Courts	American Sealcoating	
Type of Work	Fence/Guardrail		Color Coat/Striping	Color Coat/Striping	
Subcontract Price	38,131.76		38,940.00	6,500.00	
Amount Uncompleted	38,131.76		38,940.00	6,500.00	
Subcontractor			J&R 1st Asphalt	TBD	
Type of Work			Asphalt Paving	Asphalt Paving	
Subcontract Price			100,464.75		
Amount Uncompleted			100,464.75		
Subcontractor			Complete Fence	Proline Fence	
Type of Work			Fencing	Fencing	
Subcontract Price			45,891.00	126,843.09	
Amount Uncompleted			45,891.00	126,843.09	
Subcontractor				Paul Herrera Const	
Type of Work				PG Equip Install	
Subcontract Price				68,995.00	
Amount Uncompleted				0.00	
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	107,883.76	22,114.80	266,584.75	159,926.09	0.00

I, being duly sworn, do hereby declare this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates

Subscribed and sworn to before me

on this 18th day of July, 2025.

Melissa A Williams
Notary Public

My commission expires: 5/26/28

OFFICIAL SEAL
MELISSA A. WILLIAMS
NOTARY PUBLIC, STATE OF ILLINOIS
(Notary) COMMISSION NO. 838091
MY COMMISSION EXPIRES 05/26/2028

Type or Print Name Ken Copenhaver , President
Officer or Director Title

Signed

Company Copenhaver Construction, Inc.

Address 75 Koppie Drive, Gilberts, IL 60136

Printed 7/18/2025

BC 57 (Rev. 08/17/10



Illinois Department of Transportation
Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

Affidavit of Availability

For the Letting of 8/1/2025
(Letting date)

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**.

	1	2	3	4	5	
Contract Number	Oakwood Park	St Joseph Creek Bldgs A&B	St Joseph Creek Bldg C	Village Center Nature Trail Imp		
Contract With	Winfield Park District	County of DuPage	County of DuPage	Grayslake		
Estimated Completion Date	6/16/2025	6/30/2025	6/30/2025	8/01/2025		
Total Contract Price	1,274,691.01	2,035,871.00	1,720,415.00	831,287.00		Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	646,536.00	1,473,871.00	1,133,305.00	616,287.00	0.00	26,065,339.05
Uncompleted Dollar Value if Firm is the Subcontractor						0.00
				Total Value of All Work		26,065,339.05

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work Subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show NONE.

						Accumulated Totals
Earthwork	46,000.00	47,108.00	76,029.00	42,665.00		2,538,990.00
Portland Cement Concrete Paving						0.00
Demolition						0.00
HMA Paving	104,557.00	14,750.00	16,800.00	2,656.33		783,573.38
Clean & Seal Cracks/Joints						9,000.00
Aggregate Bases & Surfaces	20,761.00	4,095.00	3,756.00	8,500.00		257,978.00
Highway,R.R. and Waterway Structures	78,680.00	393,723.00	225,519.00	438,800.00		3,013,442.00
Drainage/Drainage Cleaning	0.00	245,085.00	233,210.00	3,300.00		7,089,970.33
Electrical		46,507.00	18,580.00			232,488.20
Cover and Seal Coats		1,461.00	1,932.00	1,267.00		31,500.88
Concrete Construction	23,384.00	187,942.00	130,706.00	25,840.00		3,185,468.00
Landscaping	57,764.00	10,000.00	13,980.00	3,200.00		1,482,672.15
Fencing	50,513.00			375.00		366,309.87
Guardrail						36,188.34
Seeding & Sodding	55,000.00	2,940.00	1,652.00	13,520.00		355,111.63
Signing	700.00					224,310.00
Tree Trimming/Selective Removal		3,700.00	0.00	1,200.00		14,830.00
Hot In Place Recycling	11,160.00					45,305.00
Pavement Markings (Paint/Thermo/Poly/Urethane)		940.00	940.00			62,345.63
Misc Bonds/Layout/Video	0.00	0.00	94,500.00	0.00		1,309,820.00
Traffic Control & Protection						31,214.53
Engineer Field Office/Items by Engineer						24,000.00
Install Raised Pvt/Pvt Texture Removal						9,312.00
Trainees/Trainee Training Program						7,900.00
Painting and Cleaning	7,500.00					7,500.00
Totals	456,019.00	958,251.00	817,604.00	541,323.33	0.00	21,119,229.94

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	1	2	3	4	5
Subcontractor	Peerless Fence	Hayes Mechanical	Hayes Mechanical	Schroeder Asphalt	
Type of Work	Fencing	Pump Station	Pump Station	Asphalt Paving	
Subcontract Price	73,257.00	12,000.00	12,000.00	74,963.67	
Amount Uncompleted	73,257.00	12,000.00	12,000.00	74,963.67	
Subcontractor	Herrera Construction	Jasco Electric	Jasco Electric		
Type of Work	PG Equip Install	Electrical	Electrical		
Subcontract Price	38,320.00	43,493.00	71,420.00		
Amount Uncompleted	0.00	43,493.00	71,420.00		
Subcontractor	Perfect Turf	MBE Fence	MBE Fence		
Type of Work	PIP Surface	Guardrail/Handrail	Guardrail/Handrail		
Subcontract Price	132,100.00	37,800.00	10,800.00		
Amount Uncompleted	0.00	37,800.00	10,800.00		
Subcontractor	J&R Asphalt	FloodProofing	FloodProofing		
Type of Work	Asphalt Paving	Floodgates	Floodgates		
Subcontract Price	69,560.00	598,877.00	391,481.00		
Amount Uncompleted	69,560.00	398,877.00	221,481.00		
Subcontractor	US Tennis Courts	Hylan Inc			
Type of Work	Color Coat & Lines	Directional Drilling			
Subcontract Price	47,700.00	23,450.00			
Amount Uncompleted	47,700.00	23,450.00			
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	190,517.00	515,620.00	315,701.00	74,963.67	0.00

I, being duly sworn, do hereby declare this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates

Subscribed and sworn to before me
on this 18th day of July, 2025.

Notary Public

My commission expires: 5/26/28

(Notary Seal)

OFFICIAL SEAL
MELISSA A. WILLIAMS
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 838091
MY COMMISSION EXPIRES 05/26/2028

Type or Print Name Ken Copenhaver , President
Officer or Director Title

Signed

Company Copenhaver Construction, Inc.

Address 75 Koppie Drive, Gilberts, IL 60136

COPENHAVER CONSTRUCTION INC

17622 Depot Street, Union, IL 60180 Phone (847) 428.6696 Fax (847) 428.6798 Copenhaverinc@yahoo.com

References: Background Check

Fox Lake/Lakefront Park Expansion and Reconstruction
Cost: $9,481,025
Project: Project consists of the reconstruction and expansion of Lakefront Park, a lakefront property on Nippersink Lake in the Village of Fox Lake. Site preparation includes the removal of Nippersink Road within the project limits. Park improvements include removals and grading, roadways and parking lots, storm sewer utilities, site lighting, walking paths, site furnishings, playgrounds, installation of site structures, a restroom building, a swimming beach, and landscape work. Earthwork, demolition for site preparation, survey & layout, clearing & grubbing, tree removal, concrete vehicular and pedestrian pavements, permeable unit pavers, integral color concrete paving, natural stone flagstone paving, wood deck paving, steps and terraces, sand paving, CIP concrete seat walls, site walls, planter walls, stone steps and outcropping boulders, HMA parking lots and interior driveways,
Contact: Harlan M. Dolan, P.E. IMEG 847-833-1214 harlan.m.doland@imegcorp.com
Completion: August 2024

Mt. Prospect/Kensington Business Park Basin #2 Dredging Project
Cost: $518,406
Project: 1,633 SY Shoreline stabilization, excavation, erosion control, seeding, concrete flared end sections, stone riprap, water management special, temporary fence, topsoil excavation and placement.
Contact: Martin Lattner, P.E. mlattner@mountprospect.org (847)870-5640
Start: June 2024
Completion: September 2024

Fox Lake/Fox Waterway Agency – 2019 Site Improvements
Cost: $513,175.00
Project: Metal Seawall, Interlocking Type Z steel sheet piling, excavation, bank stabilization, CIP Concrete Wharf, CIP boat ramp removal and replacement, precast concrete boat ramp planks, concrete pad removal and replacement, site lighting and electrical improvements, erosion control, riprap, site restoration.
Contact: Rob Bowman - Fox Waterway Agency, (847) 587-8540 x 110
rob@foxwaterway.com
Contact: Alex Dye - Trotter and Associates, P.E. (715) 577-1777 a.dye@trotter-inc.com
Completion: June 2020

COPENHAVER CONSTRUCTION INC

17622 Depot Street, Union, IL 60180 Phone (847) 428.6696 Fax (847) 428.6798 Copenhaverinc@yahoo.com

Financial References

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Phone: 815-215-4711
Mobile: 630-674-3077
Surety Representative/Attorney-in-Fact for Frankenmuth Insurance Company

Nolan Reavy
Construction Account Manager
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Insurance Representative

Michael A. Carlson
Vice President
Algonquin Bank & Trust
A Wintrust Community Bank
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Algonquin, IL 60102
mcarlson@bankalgonquin.com
Phone: 847-669-7500
Banking Representative

IDHR: 118216-00
FEIN: 20-076 78 38

COPENHAVER CONSTRUCTION INC

Copenhaver Construction, Inc.

Key Personnel

Project Contacts

Resumes

COPENHAVER
CONSTRUCTION INC
17622 Depot Street, Union, IL 60180 Phone (847) 428-6696 Fax (847) 428-6798 copenhaverinc@yahoo.com

Key Personnel - Project Contacts

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President/Owner
Cell: 847-627-0080
Email: copenhaverinc@yahoo.com

Steve Scanlan
Construction Manager/Project Superintendent
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Email: Copenhaver.ss1@gmail.com

Matt Chada
General Manager/Project Superintendent
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Email: matt@copenhaverconstruction.com

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ana@copenhaverconstruction.com

Melissa Williams
Pay Application Process Specialist
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Email: melissa@copenhaverconstruction.com

COPENHAVER CONSTRUCTION INC

17622 Depot Street, Union, IL 60180 Phone (847) 428.6696 Fax (847) 428.6798 Copenhaverinc@yahoo.com

Steve Scanlan
Email: copenhaver.ss1@gmail.com
Phone: 847-417-6793

Copenhaver Construction, Inc.

Construction Manager – 2005 to Present

Summary of Qualifications:
Protecting and promoting the interests of both the business and client in all matters as well as demonstrating the personal characteristics of a developing leader. Excellent resource, planning, and time management skills. Superior management and delegation capabilities with a high level of financial responsibility.

- Coordinate subcontractors and the construction team to meet contractual conditions of performance.
- Prepare external and internal reports relating to job status, daily progress, estimates, and deliverables.
- Review active projects on a daily basis to ensure quality construction standards exist and estimates remain within budget.
- Effectively manage project scope by ensuring any changes to scope are documented and approved wit project change request forms.
- Work with project client and stakeholders to complete project charter outlining scope, goals, deliverables, required resources, budget and timing.
- Supervise construction projects to ensure they are completed on time and all quantities are paid accurately.
- Work under deadlines in a fast-paced environment to plan and coordinate all aspects of the project.
- Ensure all project documents are organized and archived following project completion
- Enforce job site safety and implement company safety policy and procedures

Education

University of Arizona, BA

COPENHAVER CONSTRUCTION INC

COPENHAVER
CONSTRUCTION INC

17622 Depot Street, Union, IL 60136 Phone (847) 428.6696 Fax (847) 428.6798 Copenhaverinc@yahoo.com

Howard Whatmore
Email :howard@copenhaverconstruction.com
Phone: 630-659-9545

Copenhaver Construction, Inc.

Project Manager/Superintendent – 2017 to Present

Summary of Qualifications:
Having more than 20 years project management experience in Heavy Construction and 22 years as Resident Engineer, he has a proven track record of successful management of 100 thousand, to 20 million dollar projects. He has skilled communication skills and the ability to deliver complex information to diverse audiences.

- Plan, schedule and coordinate construction team and project activities to meet contractual conditions of performance and deadlines.
- Prepare external and internal reports relating to job status, daily progress, estimates, and deliverables.
- Inspect or review projects to monitor compliance with building and safety codes, or other regulations.
- Determine labor requirements for dispatching workers to construction sites.
- Investigate damage, accidents, or delays at site to ensure proper construction procedures are in place and followed.
- Oversee contracts or negotiate revisions to contractual agreements with consultants, suppliers, or subcontractors.
- Implementation of a new or modified schedule in response to unforeseen delays, bad weather or site emergencies.
- Work with project client and stakeholders to complete project charter outlining scope, goals, deliverables, required resources, budget and timing.
- Work under deadlines in a fast-paced environment to plan and coordinate all aspects of the project.
- Ensure all project documents are organized and archived following project completion

Education

Southern Illinois University – Carbondale, IL Civil Engineering, BA
Morrison Institute of Technology – Morrison, IL Civil Engineering, Associate Degree

COPENHAVER CONSTRUCTION INC

COPENHAVER CONSTRUCTION INC

17622 Depot Street, Union, IL 60180 Phone (847) 428.6696 Fax (847) 428.6798 Copenhaverinc@yahoo.com

Anastasia Austin
Email: ana@copenhaverconstruction.com
Phone: 518-697-9133

Copenhaver Construction, Inc.

Project Manager/Superintendent – 2019 to Present

Summary of Qualifications:
With 15 years in Landscape Architecture, as a planner, designer, and project manager. Strong in interpreting, explaining, and adhering to codes and regulations. Proven ability to organize and manage multiple projects simultaneously. Develops positive relationships with clients and community leadership. Strong background working construction projects for various branches of Federal government.

- Plan, schedule and coordinate construction team and project activities to meet contractual conditions of performance and deadlines.
- Prepare external and internal reports relating to job status, daily progress, estimates, and deliverables.
- Inspect or review projects to monitor compliance with building and safety codes, or other regulations.
- Determine labor requirements for dispatching workers to construction sites.
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- Work under deadlines in a fast-paced environment to plan and coordinate all aspects of the project.
- Ensure all project documents are organized and archived following project completion

Education

University of Wisconsin–Madison, Landscape Architecture – BA

Landscape Designer in New York, NY working with various NY City government agencies and multiple design disciplines to create and implement designs of parks, schools, green roofs, athletic facilities, plazas and waterfront developments.

COPENHAVER CONSTRUCTION INC

BID OPENING: AUGUST 18, 2025
VILLAGE OF MOUNT PROSPECT
RETENTION BASIN DREDGING PROJECT
KENSINGTON BUSINESS PARK, POND #6
BID TABULATION

	Item Description	Unit	Quantity	ENGINEER'S ESTIMATE Unit Cost	ENGINEER'S ESTIMATE Total Cost	COPENHAVER CONSTRUCTION, INC 17622 Depot St. Union, IL 60180 Unit Cost	COPENHAVER CONSTRUCTION, INC Total Cost	MARTAM CONSTRUCTION, INC. 1200 Gasket Dr. Elgin, IL 60120 Unit Cost	MARTAM CONSTRUCTION, INC. Total Cost	V3 CONSTRUCTION GROUP 7325 Janes Ave. Woodridge, IL 60517 Unit Cost	V3 CONSTRUCTION GROUP Total Cost	EARTHWERKS 2111 Ogden Ave. Lisle, IL 60532 Unit Cost	EARTHWERKS Total Cost	TIGRIS 468 Randy Rd Carol Stream, IL 60188 Unit Cost	TIGRIS Total Cost
1	CONSTRUCTION LAYOUT	L SUM	1	$ 15,000.00	$ 15,000.00	$ 6,000.00	$ 6,000.00	$ 5,400.00	$ 5,400.00	$ 4,498.50	$ 4,498.50	$ 1,200.00	$ 1,200.00	$ 7,500.00	$ 7,500.00
2	EARTH EXCAVATION	CU YD	199	$ 175.00	$ 34,825.00	$ 155.00	$ 30,845.00	$ 525.00	$ 104,475.00	$ 350.00	$ 69,650.00	$ 150.00	$ 29,850.00	$ 125.00	$ 24,875.00
3	FURNISHED EXCAVATION	CU YD	141	$ 31.00	$ 4,371.00	$ 0.01	$ 1.41	$ 62.00	$ 8,742.00	$ 190.00	$ 26,790.00	$ 45.00	$ 6,345.00	$ 80.00	$ 11,280.00
4	SHORELINE STABILIZED	SQ YD	865	$ 45.00	$ 38,925.00	$ 60.00	$ 51,900.00	$ 49.00	$ 42,385.00	$ 75.00	$ 64,875.00	$ 120.00	$ 103,800.00	$ 175.00	$ 151,375.00
5	RIPRAP OUTLET PROTECTION	EACH	3	$ 4,500.00	$ 13,500.00	$ 900.00	$ 2,700.00	$ 4,170.00	$ 12,510.00	$ 3,000.00	$ 9,000.00	$ 1,500.00	$ 4,500.00	$ 1,800.00	$ 5,400.00
6	SEEDING, CLASS 1A	ACRE	0.2	$ 8,000.00	$ 1,600.00	$ 10,000.00	$ 2,000.00	$ 12,000.00	$ 2,400.00	$ 45,500.00	$ 9,100.00	$ 6,000.00	$ 1,200.00	$ 5,750.00	$ 1,150.00
7	EROSION CONTROL BLANKET, SPECIAL	SQ YD	787	$ 5.00	$ 3,935.00	$ 4.00	$ 3,148.00	$ 4.80	$ 3,777.60	$ 25.00	$ 19,675.00	$ 2.50	$ 1,967.50	$ 6.00	$ 4,722.00
8	STABILIZED CONSTRUCTION ENTRANCE	SQ YD	227	$ 50.00	$ 11,350.00	$ 30.00	$ 6,810.00	$ 25.00	$ 5,675.00	$ 63.00	$ 14,301.00	$ 20.00	$ 4,540.00	$ 60.00	$ 13,620.00
9	TEMPORARY FENCE (TREE PROTECTION)	FOOT	120	$ 30.00	$ 3,600.00	$ 6.00	$ 720.00	$ 6.00	$ 720.00	$ 9.50	$ 1,140.00	$ 10.00	$ 1,200.00	$ 15.00	$ 1,800.00
10	WATER MANAGEMENT, SPECIAL	L SUM	1	$ 125,000.00	$ 125,000.00	$ 50,000.00	$ 50,000.00	$ 44,500.00	$ 44,500.00	$ 13,900.00	$ 13,900.00	$ 80,000.00	$ 80,000.00	$ 25,000.00	$ 25,000.00
11	PRECAST REINFORCED CONCRETE FLARED END SECTION 21"	EACH	1	$ 2,500.00	$ 2,500.00	$ 3,000.00	$ 3,000.00	$ 3,025.00	$ 3,025.00	$ 5,100.00	$ 5,100.00	$ 2,000.00	$ 2,000.00	$ 5,750.00	$ 5,750.00
12	PRECAST REINFORCED CONCRETE FLARED END SECTION 24"	EACH	1	$ 3,000.00	$ 3,000.00	$ 3,500.00	$ 3,500.00	$ 3,330.00	$ 3,330.00	$ 5,200.00	$ 5,200.00	$ 2,000.00	$ 2,000.00	$ 6,000.00	$ 6,000.00
13	TOPSOIL EXCAVATION AND PLACEMENT	CU YD	132	$ 40.00	$ 5,280.00	$ 0.01	$ 1.32	$ 91.00	$ 12,012.00	$ 79.00	$ 10,428.00	$ 10.00	$ 1,320.00	$ 90.00	$ 11,880.00
14	MAINTENANCE BOND (24-MONTH)	L SUM	1	$ 5,000.00	$ 5,000.00	$ 500.00	$ 500.00	$ 2,450.00	$ 2,450.00	$ 790.00	$ 790.00	$ 15,000.00	$ 15,000.00	$ 0.00	$ 0.00
15	REMOVE EXISTING FLARED END SECTION	EACH	2	$ 800.00	$ 1,600.00	$ 600.00	$ 1,200.00	$ 900.00	$ 1,800.00	$ 1,200.00	$ 2,400.00	$ 200.00	$ 400.00	$ 575.00	$ 1,150.00
16	TEMPORARY CHAIN LINK FENCE	FOOT	1170	$ 22.00	$ 25,740.00	$ 10.00	$ 11,700.00	$ 9.65	$ 11,290.50	$ 8.25	$ 9,652.50	$ 20.00	$ 23,400.00	$ 32.00	$ 37,440.00
					$295,226.00		**$174,025.73**		**$264,492.10**		**$266,500.00**		**$278,722.50**		**$308,942.00**

Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE AMENDING ORDINANCE NO. 2758 GRANTING A SPECIAL USE PERMIT IN THE NATURE OF A PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 1250 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS (PZ-16-25)**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

The subject property is part of an existing R-4 Multi-family Residential Planned Unit Development (PUD), commonly known as Meadows PUD. Meadows PUD was created in 1977 via Ord. 2758 and is comprised of 6 lots of record containing an office building, a 54-unit condominium building, and four single-family residences. Although the subject property's underlying zoning is R-4 Multi-family Residential, the office building can be occupied by uses allowed in the B-1 Business Office District. Over the years, the subject property has been occupied by various professional and medical office users. The petitioner proposes to open a business at the subject property with one permitted use (medical office) and two uses that are not allowed in the B-1 Business Office District (personal training and esthetic skin care). The petitioner must amend the PUD to allow for the use exceptions to be established at the subject property. Staff finds that the proposal meets the applicable code standards and is supportive of the request.

Discussion

Business Proposal: The petitioner, Dr Skin Lab Inc, intends to lease the first floor of the office building (1,860 square feet) to operate a business providing neurology outpatient services, personal training, and esthetic skin care, under the name Estheras Neuro Clinic and Spa. The petitioner writes that outpatient services will be provided by a licensed physician that treats neurological conditions. This will be a secondary location for the physician, who also operates an office in Park Ridge. A certified personal trainer will be providing strength training and exercises primarily for patients referred by the neurologist. Skin care services will be provided by a licensed esthetician, focused on anti-aging skin care including cosmetic serums and creams. The esthetician on staff is also an instructor at the Rosel School of Cosmetology, and intends to host learning sessions with student estheticians at the subject property. The petitioner notes that all client visits will be by appointment only and a maximum of five

employees and clients are expected on site at any given time. The petitioner confirmed that massage therapy services will not be offered at the business. The proposed hours of operation are Monday through Saturday, 10AM to 7PM. The petitioner states that the business will employ one full-time and two part-time staff, and they expect five to six customers on a daily basis.

Floor Plans: The petitioner intends to occupy the entire first floor (1,860 square feet), with two rooms dedicated to the neurologist, two rooms for the personal trainer, two rooms for the esthetician, and a reception area. No changes are proposed for the interior or exterior of the building which require a building permit.

Parking: The subject property will contain a mixture of professional and medical offices, plus personal services (personal training and skin care). The required number of parking stalls is 16 (including one accessible) and the existing parking lot is striped with 18 parking stalls (including one accessible). The proposal meets the minimum off-street parking requirements. The petitioner noted there would be one company vehicle stored at the location.

Standards and Findings: Staff have reviewed the petitioner's request and find that the standards have been met. The use is low-intensity and should not be injurious to the uses and enjoyment of other property in the area surrounding the property; nor should it impair property values within the neighborhood. The subject property is designated "Neighborhood Center" in the future land use plan and the proposed medical and personal services are compatible with the business office uses already established in the building and in other B-1 zoned properties nearby.

Public Comment: As of this writing, staff have not received public comment pertaining to the case.

Public Hearing: At the public hearing held on August 14, 2025, the owner of the office building at the subject property spoke in support of the proposal. The PZ Commission unanimously recommended approval of the conditional use request by a vote of 7-0. The petitioner submitted a letter requesting that the Village Board waive the second reading of the ordinance and take final action at the September 2, 2025 meeting.

Alternatives

A. Recommend approval of the following motion:

1. "A conditional use to amend Ord. 2758 of the Meadows Planned Unit Development to allow use exceptions for personal training and esthetic skin care services at 1250 West Northwest Highway 101, Case No. PZ-16-25, subject to the following conditions:
    a. Services to be provided at the business are limited to those listed in Exhibit A: Neuro Clinic & Esthetic Therapeutic Spa Service Description;
    b. The company vehicle shall be parked behind the building so that the vehicle is not visible from Northwest Highway;
    c. The business shall hold a valid business license; and
    d. Compliance with all applicable development, fire, building, and other Village Codes and regulations."

B. Action at the discretion of the Village Board.

Staff Recommendation

Approval of a conditional use to amend Ord. 2758 of the Meadows Planned Unit Development to allow a business providing personal training and esthetic skin care services at 1250 West Northwest Highway 101, subject to the conditions listed in the staff report.

Attachments

1. PZ-16-25 Staff Report
2. PZ-16-25 Plans
3. PZ-16-25 Administrative Content
4. PZ-16-25 (1250 W Northwest Hwy) Minutes
5. Ord. XXXX CU for PUD Major Amendment (1250 W Northwest Hwy)
6. Request Letter for one reading for PUD amendment review for DrSkinLab (2)

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

Antonia Lalagos
Development Planner

DATE: August 7, 2025

CASE NUMBER
PZ-16-25

APPLICANT/PROPERTY OWNER
Dr Skin Lab Inc /
ABCD Investment LLC

PUBLIC HEARING DATE
August 14, 2025

PROPERTY ADDRESS/LOCATION
1250 West Northwest Highway Suite 101

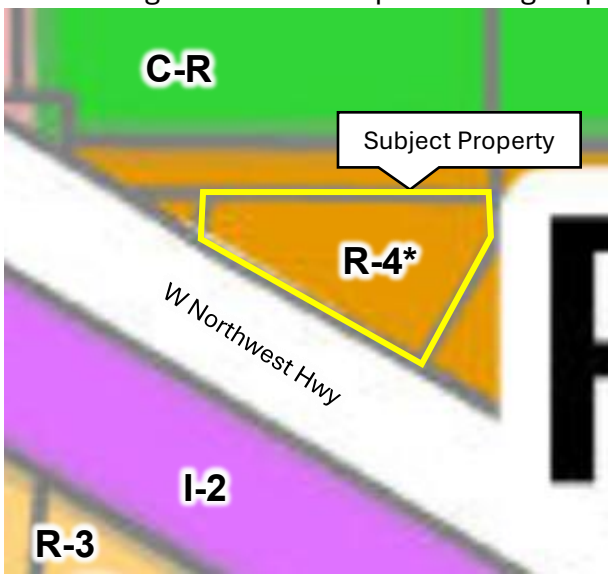
BRIEF SUMMARY OF REQUEST

The petitioner (Dr Skin Lab Inc) is seeking conditional use approval to amend an existing Planned Unit Development (PUD) to allow use exceptions to provide personal training and esthetic skin care services at 1250 West Northwest Highway Suite 101 (the subject property). Personal training and skin care services are considered “use exceptions” for the subject property, which is zoned as a residential PUD. The proposal requires Village Board approval for a conditional use to amend the existing PUD. Staff finds that the proposal meets the applicable code standards and is supportive of the request.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
R-4 Multi-family Residential PUD	Multi-tenant commercial office building	North: C-R Conservation Recreation East: R-4 Multi-family Residential PUD South: I-2 Railroad West: I-2 Railroad	12,579 SF

STAFF RECOMMENDATION APPROVE | APPROVE WITH CONDITIONS | DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property is located on the north side of Northwest Highway, south of Meadows Park, and contains an existing multi-tenant office building with improvements. The two-story office building was originally constructed in 1978. The permit history indicates that the building and site improvements have remained largely unchanged since construction.

The subject property is part of an existing R-4 Multi-family Residential Planned Unit Development (PUD), commonly known as Meadows PUD. Meadows PUD was created in 1977 via Ord. 2758 and is comprised of 6 lots of record containing the office building, a 54-unit condominium building, and four single-family residences (see **Exhibit B**).

Although the subject property's underlying zoning is R-4 Multi-family Residential, the office building can be occupied by uses allowed in the B-1 Business Office District. Over the years, the subject property has been occupied by various professional and medical office users. According to business license records, the building was vacant from 2022 until March 2025 when it was purchased by a new owner. The second floor of the building is now occupied by a law office, real estate office, and loan office.

The petitioner proposes to open a business at the subject property with one permitted use (medical office) and two uses that are not allowed in the B-1 Business Office District (personal training and esthetic skin care). The petitioner must amend the PUD to allow for the use exceptions to be established at the subject property.

PROPOSAL

The petitioner, Dr Skin Lab Inc, intends to lease the first floor of the office building (1,860 square feet) to operate a business providing neurology outpatient services, personal training, and esthetic skin care, under the name Estheras Neuro Clinic and Spa. The petitioner writes that outpatient services will be provided by a licensed physician that treats neurological conditions. This will be a secondary location for the physician, who also operates an office in Park Ridge. A certified personal trainer will be providing strength training and exercises primarily for patients referred by the neurologist. Skin care services will be provided by a licensed esthetician, focused on anti-aging skin care including cosmetic serums and creams. The esthetician on staff is also an instructor at the Rosel School of Cosmetology, and intends to host learning sessions with student estheticians at the subject property. The petitioner notes that all client visits will be by appointment only and a maximum of five employees and clients are expected on site at any given time. The petitioner confirmed that massage therapy services will not be offered at the business. Proposed hours of operation are Monday through Saturday, 10AM to 7PM. The petitioner states that the business will employ one full-time and two part-time staff, and they expect five to six customers on a daily basis.

Floor Plans: The petitioner intends to occupy the entire first floor (1,860 square feet), with two rooms dedicated to the neurologist, two rooms for the personal trainer, two rooms for the esthetician, and a reception area. The petitioner states that the basement is used for storage and will not be occupied. The petitioner reported that no changes will be made to the building that require a building permit; the petitioner notes that they will replace some plumbing fixtures such as toilets and vanities, and will paint walls and doors. No changes are proposed for the exterior of the building or the parking lot.

Parking: The Village code requires parking based on land use. The subject property will contain a mixture of professional and medical offices, plus personal services (personal training and skin care). The required number of parking stalls is 16 (including one accessible) and the existing parking lot is striped with 18 parking stalls (including one accessible). The proposal meets the minimum off-street parking requirements. The petitioner noted there will be one company vehicle stored at the location.

Use	Parking Minimum	Variables	Spaces Required
Offices: financial, civic, business, and professional	4 spaces per 1,000 square feet of gross floor area	1,687 SF	7
Offices: medical/dental	5 spaces per 1,000 square feet of gross floor area	312 SF	2
Personal services	4 spaces per 1,000 square feet gross floor area	1,548 SF	7
		Total Required:	16 (1 accessible)
		Total Provided:	18 (1 accessible)

Signage: The petitioner intends to replace the panels in the existing freestanding sign located on Northwest Highway. Relief from the sign code is not part of the PUD request and any signage proposed for the subject property will be required to meet the standards in Chapter 7 of the Village Code.

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the standards and 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 shall use the findings of fact to guide their recommendation to the Village Board.

STAFF RECOMMENDATION

Staff finds that the proposal meets the applicable standards contained in the Mount Prospect Zoning Ordinance. Staff requests 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:

1. A conditional use to amend Ord. 2758 of the Meadows Planned Unit Development to allow a business providing personal training and esthetic skin care services at 1250 West Northwest Highway 101, Case No. PZ-16-25, subject to the following conditions:
    a. Services to be provided at the business are limited to those listed in Exhibit C: Neuro Clinic & Esthetic Therapeutic Spa Service Description;
    b. The company vehicle shall be parked behind the building so that the vehicle is not visible from Northwest Highway;
    c. The business shall hold a valid business license; and
    d. Compliance with all applicable development, fire, building, and other Village Codes and regulations.

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

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 states that the business will not generate excessive noise, pollution, or disruptive activity and is intended to enhance the quality of life in the area. The petitioner explains that the business is not a high-traffic or late-night establishment, minimizing potential disturbances to neighboring businesses or residential properties. The petitioner notes that the building and site are already improved and no significant exterior alterations are planned that would affect future development. The petitioner confirms that all essential services—including water, sewer, electricity, and internet—are available and sufficient to meet the operational needs of the business. The petitioner asserts that traffic to the business is anticipated to be moderate and staggered throughout the day due to the appointment-based nature of services. The petitioner suggests that the proposed conditional use is consistent with the objectives and intent of the Comprehensive Plan, which encourages economic development, supports small businesses, and promotes health and wellness facilities within commercial corridors. The petitioner concludes that any conditions set forth by the Village during the review process will be respected to ensure full compliance and harmonious integration into the surrounding commercial environment.

Staff's Findings: Staff has reviewed the petitioner's request and finds that the standards have been met. Staff did not find evidence that the business would endanger public health, safety, morals, comfort, or general welfare. The use is low-intensity and should not be injurious to the uses and enjoyment of other property in the immediate vicinity; nor should it impair property values within the neighborhood. No physical changes are proposed that would impede improvement of the surrounding properties, impact public utilities or drainage, or cause traffic congestion in the public streets. The subject property is designated "Neighborhood Center" in the future land use plan and the proposed medical and personal services are compatible with the business office uses already established in the building and in other B-1 zoned properties nearby.

STANDARDS FOR PLANNED UNIT DEVELOPMENTS WITH USE EXCEPTIONS

Section 14.504.B of the Village of Mount Prospect Zoning Ordinance states that the approving ordinance may provide for uses in the planned development not allowed in the underlying district, provided the following conditions are met:

1. Proposed use exceptions enhance the quality of the planned unit development and are compatible with the primary uses.
2. Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties.
3. Proposed use exceptions shall not represent more than forty percent (40%) of the total floor area. However, in a residential planned unit development area no more than ten percent (10%) of the site area or the total floor area shall be devoted to commercial use. No industrial use shall be permitted within a residential planned unit development.

Petitioner's Findings: The petitioner states that the proposed use exceptions are designed to enhance the overall quality and functionality of the PUD by introducing complementary services that align with the intended vision of a holistic, wellness-oriented environment. The petitioner asserts that the intended purpose of the business aligns with the character of the area and upholds the standards of compatibility and minimal impact.

Staff's Findings: Staff finds that the proposed use exceptions, personal trainer and esthetic skin care, are compatible with the primary uses in the building (professional and medical offices) and compatible with the multi-family residential PUD as a whole. The described uses are no more intense than the professional and medical offices that have been operating at the building since it was constructed in 1978. The office building (commercial use) represents 10% of the total floor area of the PUD.

Exhibit B
Meadows PUD Site Plan

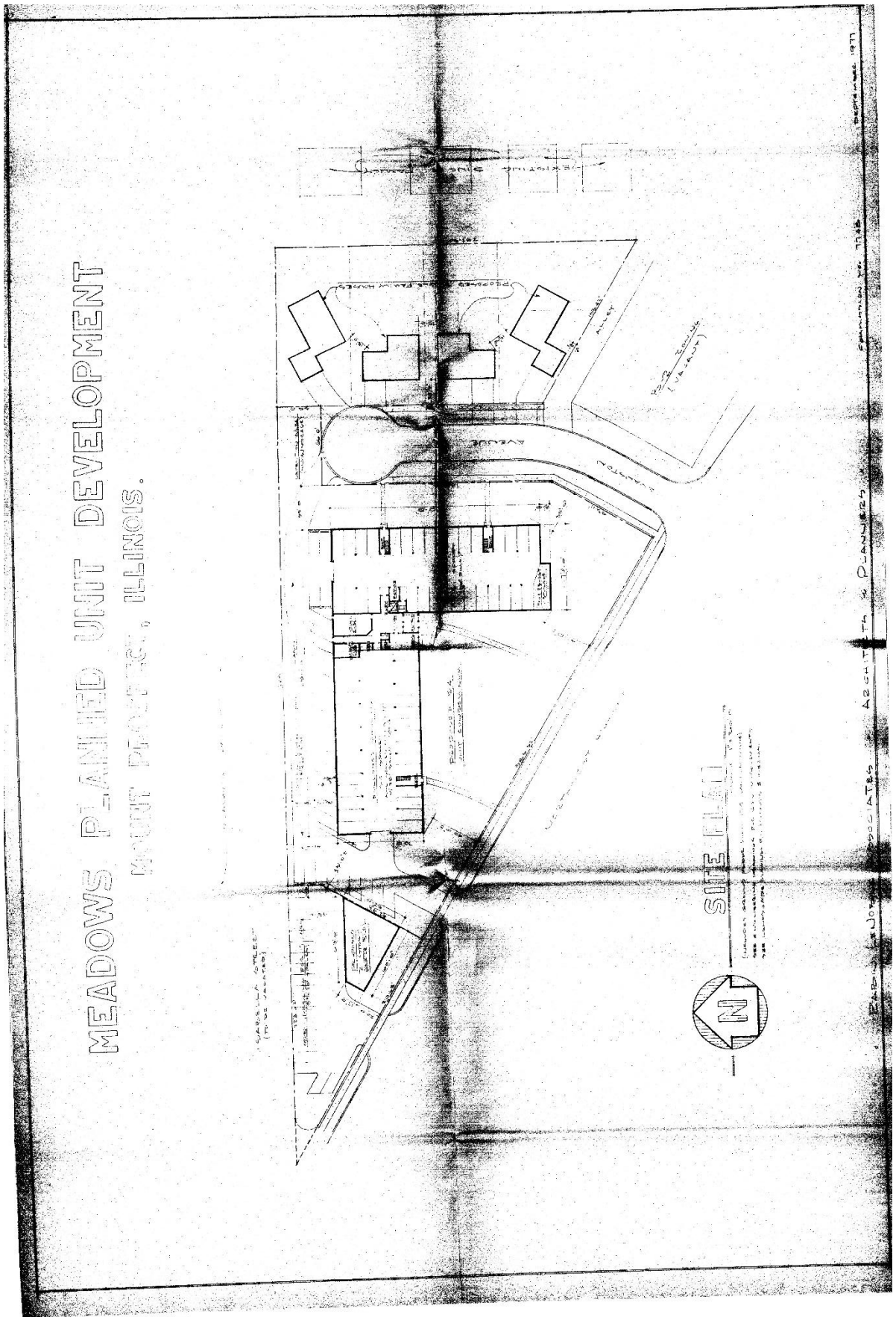


Exhibit C

ESTHERAS

DR SKIN+LAB

www.drskincosmetic.com
E-mail: drskinlabinc@gmail.com

1250 W Northwest Hwy. Ste. 101
Mount Prospect, IL 60056

DR SKIN+LAB

HISTORY

1968 J PRIMA LABORATORY COSMECEUTICAL R&D, LOS ANGELES, CA
2002 J PRIMA LAB, LOS ANGELES, CA
2022 DR SKIN LAB INC, NORTHBROOK, IL

ESTHERAS

NEURO CLINIC & ESTHETIC THERAPEUTIC SPA
SERVICE DESCRIPTION

• SERVICES

1. NEUROLOGY BY JEONG HO RYU M.D.
Experience: Over 40yrs Neurology Clinic
1460 Renaissance Dr. #402, Park Ridge, IL 60068 (Current Medical Office)

Stroke (Cerebral Infarction or Hemorrhage)
Dementia
Headache
Dizziness or Vertigo
Facial Nerve Palsy (E.G., Bell's Palsy)
Pain
Herniated Disc (or Slipped Disc)
Neuralgia
Weakness In Arms And Legs
Weakness In Arms And Legs
Balance Disorder (or Impaired Sense of Balance)
Parkinson's Disease
Tremors In Hands And Feet
Epilepsy (or Seizure Disorder)
All Central Nervous System (CNS) Disorders
Muscle Disorders (or Myopathy)
Accident-related Injuries (or Trauma-related Injuries)
Concussion

2. PERSONAL TRAINING BY SUNG WOO PARK
Improve body composition
Healthy Training

3. ESTHETIC SKINCARE / EDUCATION BY CHAM CHOI L.E.
Anti-Aging Skin Care
Pigmentation Skin Care
Oily Skn Care
Sensitive Skin Care

4. OFFICE MANAGEMENT/ COSMETIC R&D
/ MARKETING BY SANG PARK
Cosmetic Sales & On-line Marketing

• HOURS OF OPERATION
Monday-Saturday 10AM - 7PM by Appointments

• NUMBER OF EMPLOYEES
1 Full time 2 Part time Staffs, Employee parking spaces needed are 2 spaces

• NUMBER OF CUSTOMERS ON A DAILY BASIS
5-6 customers on a daily basis on average (by appointment only)

Planning & Zoning Division

1. Attached Separated Drawing

2. There is no business or tenant in the basement. It is used for storage.

3. Attached separated Drawing

4. The correct legal entity is Dr Skin Lab Inc.

5. Neurology service will be provided by Dr. Ryu for neurological patients and pain management.
   Spa service will be provided by Cham Hee Choi for facial and skincare.
   Personal Training service will be provided by personal trainer Sungwoo Park for Dr. Ryu's clients strength support.

a. Only outpatient services will be provided.
b. Mainly Strength training will be provided to the patients referred by the neurologist. Certified personal trainer by will work.
c. Skin care services will be anti-aging care for all skin type. Products will be cosmetic serums and creams mainly. The clients will be referred by doctors mainly. However, anybody can make an appointment ahead. Only by appointment, the client can have a service.
IL Licensed Esthetician and instructor who accomplished 2000 hours of education and passed exam by IPFPR. Every 2 year, the esthetician finish 250 hours of continuing education to renew the license.
As Education partner with Rosel School of Cosmetology, Student Esthetician who finished 250 hours of regular classes and practice the skincare can learn from Dr Skin Lab at the site. Separate appointment will be setup after the regular service hour.
d. No Massage therapy will be offered.

6. Copies will be attached separatedly.

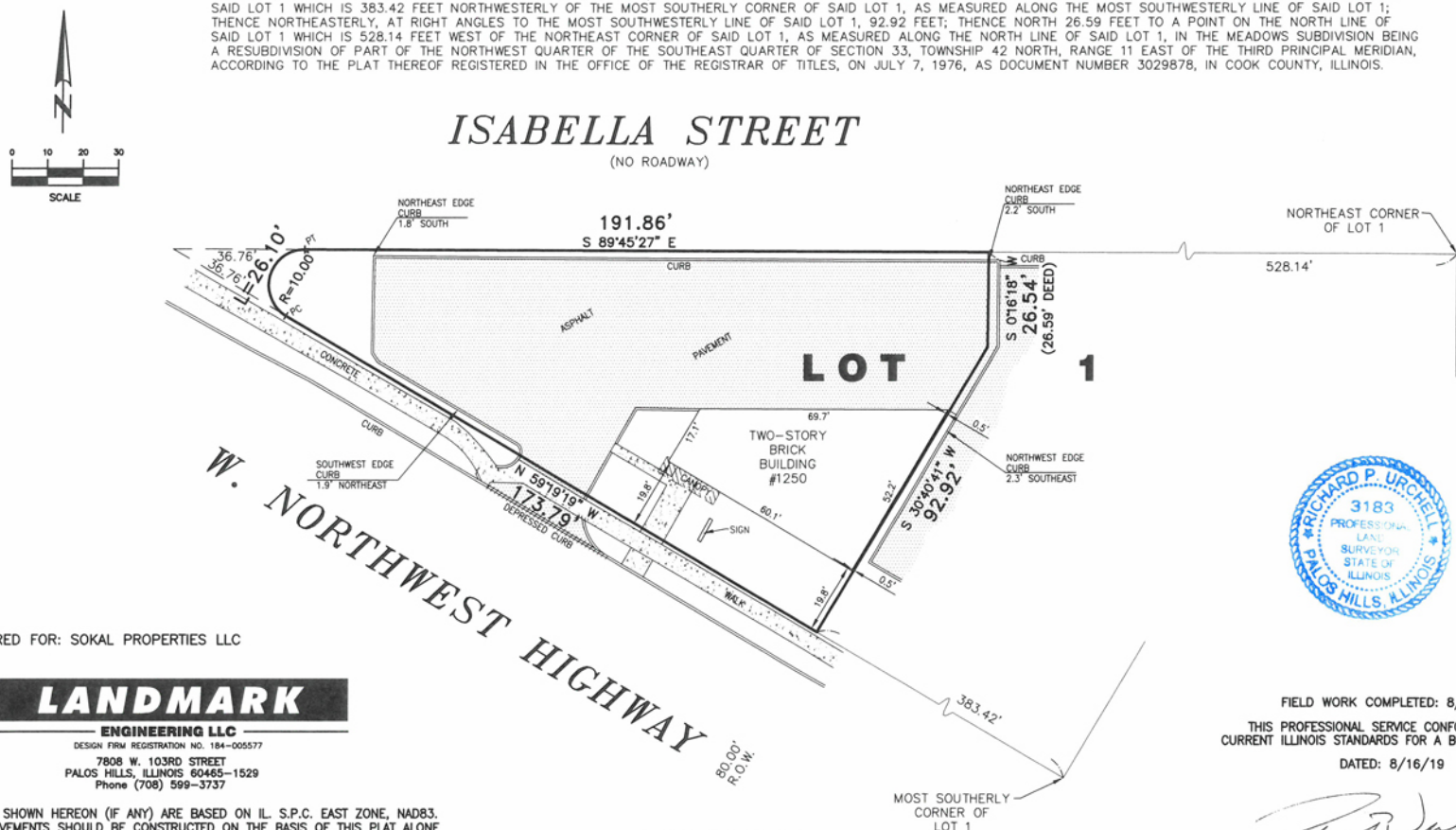
7. Maximum number of employees and clients on site will be 5 at any one time.

8. All client visits by appointment only. No walk-ins are acceptable.

9. There will be one company vehicle will be stored at the location.

PLAT OF SURVEY

THAT PART OF LOT 1 IN THE MEADOWS HEREINAFTER DESCRIBED, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 1 WHICH IS 383.42 FEET NORTHWESTERLY OF THE MOST SOUTHERLY CORNER OF SAID LOT 1, AS MEASURED ALONG THE MOST SOUTHWESTERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE MOST SOUTHWESTERLY LINE OF SAID LOT 1, 92.92 FEET; THENCE NORTH 26.59 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 528.14 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 1, IN THE MEADOWS SUBDIVISION BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES, ON JULY 7, 1976, AS DOCUMENT NUMBER 3029878, IN COOK COUNTY, ILLINOIS.



PREPARED FOR: SOKAL PROPERTIES LLC

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

BEARINGS SHOWN HEREON (IF ANY) ARE BASED ON IL. S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

SUBJECT PROPERTY AREA
12,579 SQ. FT. (more or less)

RICHARD P. URCHELL 3183 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALOS HILLS, ILLINOIS

FIELD WORK COMPLETED: 8/15/19

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

DATED: 8/16/19

RICHARD P. URCHELL I.P.L.S. No. 3183
LICENSE RENEWAL DATE: NOVEMBER 30, 2020
SURVEY NO. [illegible]

www.drskincosmetic.com
E-mail: drskinlabinc@gmail.com

1250 W Northwest Hwy. Ste. 101
Mount Prospect, IL 60056

Planning & Zoning Division - Floor Plan

1. New Sinks and vanities will be installed in Existing Water and Drainage as-is for Room 101 and 102.

2. New Sinks and vanities will be installed in Existing Water and Drainage as-is for Men and Women's bathrooms.

3. New Toilets will be installed in Exisitng Men and Women's bathroom toilets.

4. Exisitng Electrical outlets will be used as-is. No outlets will be added.

5. Existing Lobby Wall will be repainted and used as-is.

6. Existing LED ceiling lights will be used as-is.

7. Existing doors will be repainted and used as-is.

8. Existing Windows will be used as-is.

9. Exisitng Hallways will be repainted and used as-is. No main structure will be added nor altered.

10. Exisitng Basement will be repainted and used as-is for storage.

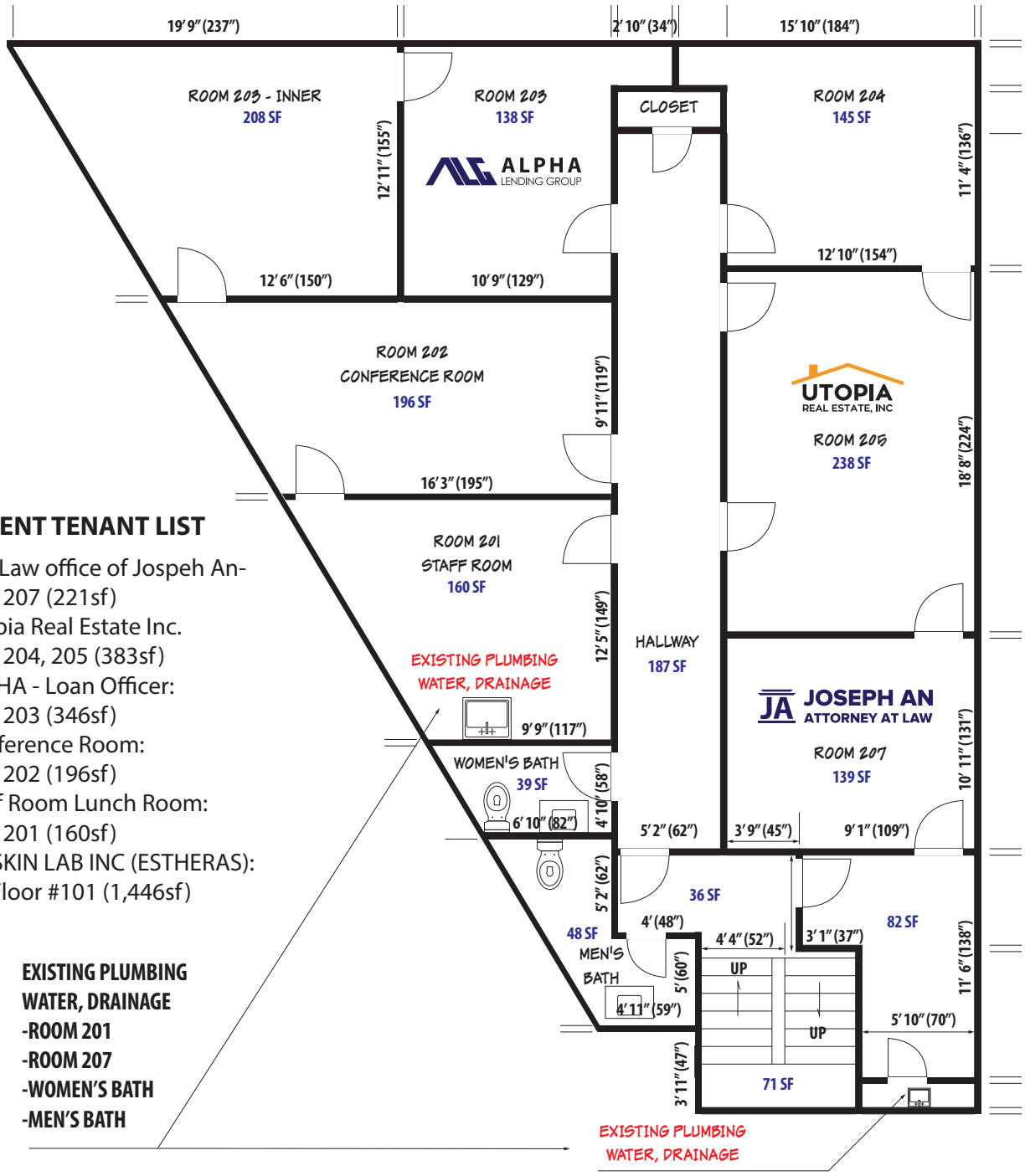
DR SKIN+LAB

ESTHERAS

Drawing Date	7/8/2025
Drawing Name	DR SKIN LAB FLOOR PLAN
Company	DR SKIN LAB INC
Address	1250 W Northwest Hwy. Mount Prospect, IL 60056
Contact	Tammy 312. 388. 2334 / E Mail: drskinlabinc@gmail.com

2ND FLOOR
EXISTING
OFFICE 1,493SF
*(2ND FLOOR TOTAL 1,687 SF)

S
E W
N



CURRENT TENANT LIST

1. The Law office of Jospeh An-
   Unit 207 (221sf)
2. Utopia Real Estate Inc.
   Unit 204, 205 (383sf)
3. ALPHA - Loan Officer:
   Unit 203 (346sf)
4. Conference Room:
   Unit 202 (196sf)
5. Staff Room Lunch Room:
   Unit 201 (160sf)
6. DR SKIN LAB INC (ESTHERAS):
   1st Floor #101 (1,446sf)

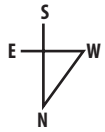
EXISTING PLUMBING
WATER, DRAINAGE
-ROOM 201
-ROOM 207
-WOMEN'S BATH
-MEN'S BATH

DR SKIN+LAB

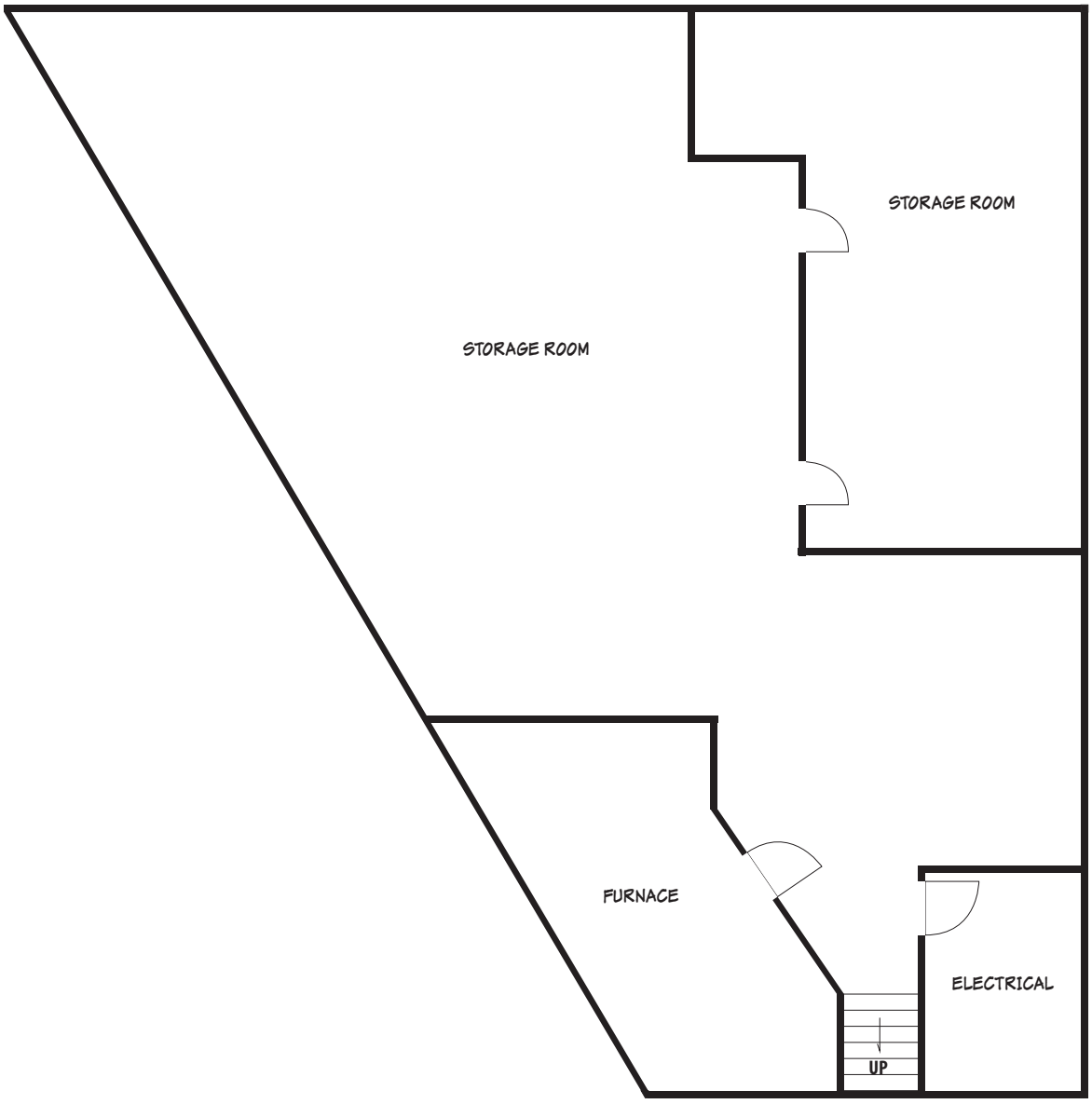
ESTHERAS

Drawing Date	7/8/2025
Drawing Name	DR SKIN LAB FLOOR PLAN
Company	DR SKIN LAB INC
Address	1250 W Northwest Hwy. Mount Prospect, IL 60056
Contact	Tammy 312. 388. 2334 / E Mail: drskinlabinc@gmail.com

BASEMENT
EXISTING
STORAGE ROOM



BASEMENT



DR SKIN+LAB

ESTHERAS

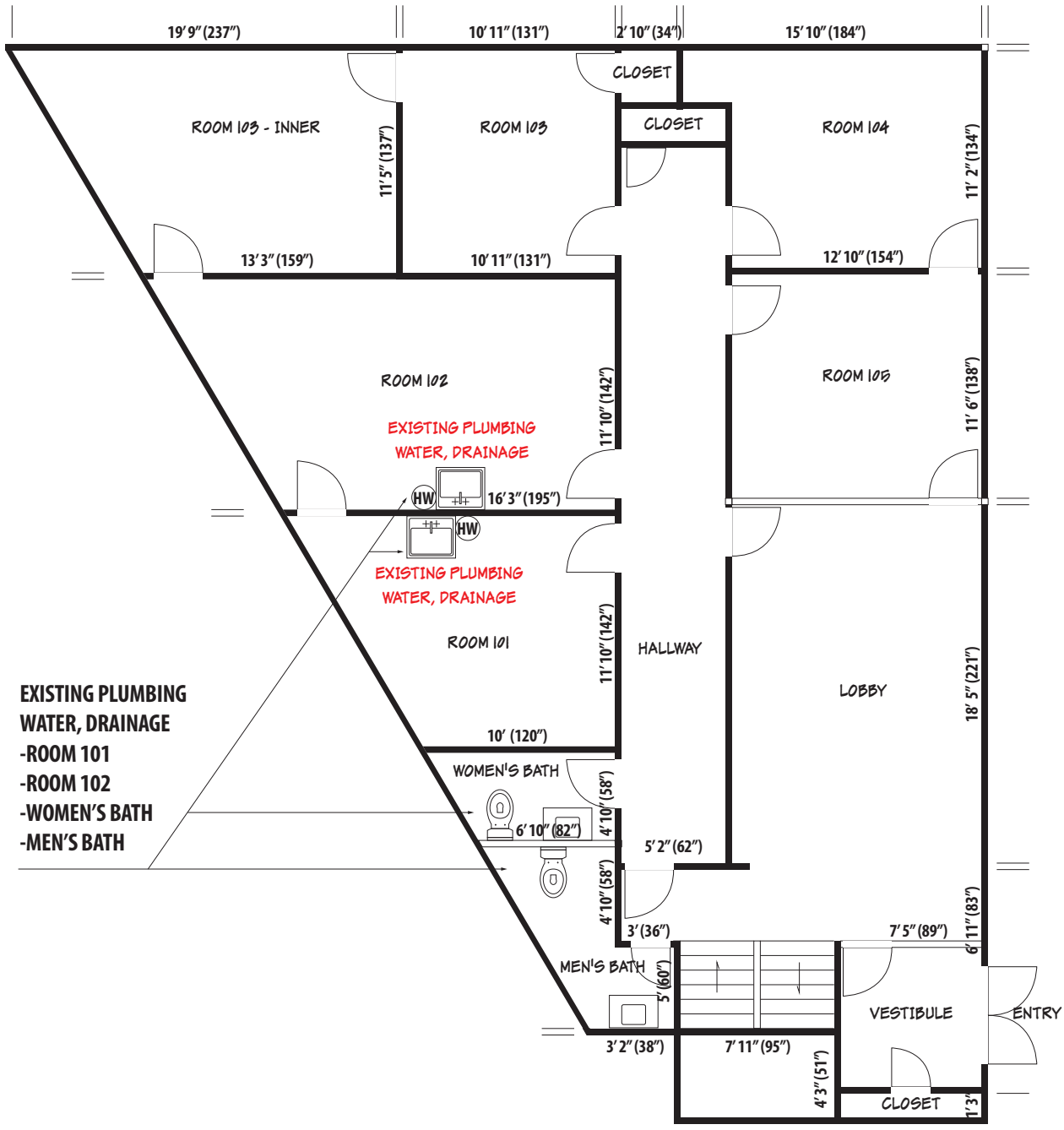
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Drawing Name	DR SKIN LAB FLOOR PLAN
Company	DR SKIN LAB INC
Address	1250 W Northwest Hwy. Mount Prospect, IL 60056
Contact	Tammy 312. 388. 2334 / E Mail: drskinlabinc@gmail.com

DR SKIN LAB FLOOR PLAN

EXISTING

OFFICE 1,446SF

*(1ST FLOOR TOTAL 1,860 SF)



DR SKIN+LAB

ESTHERAS

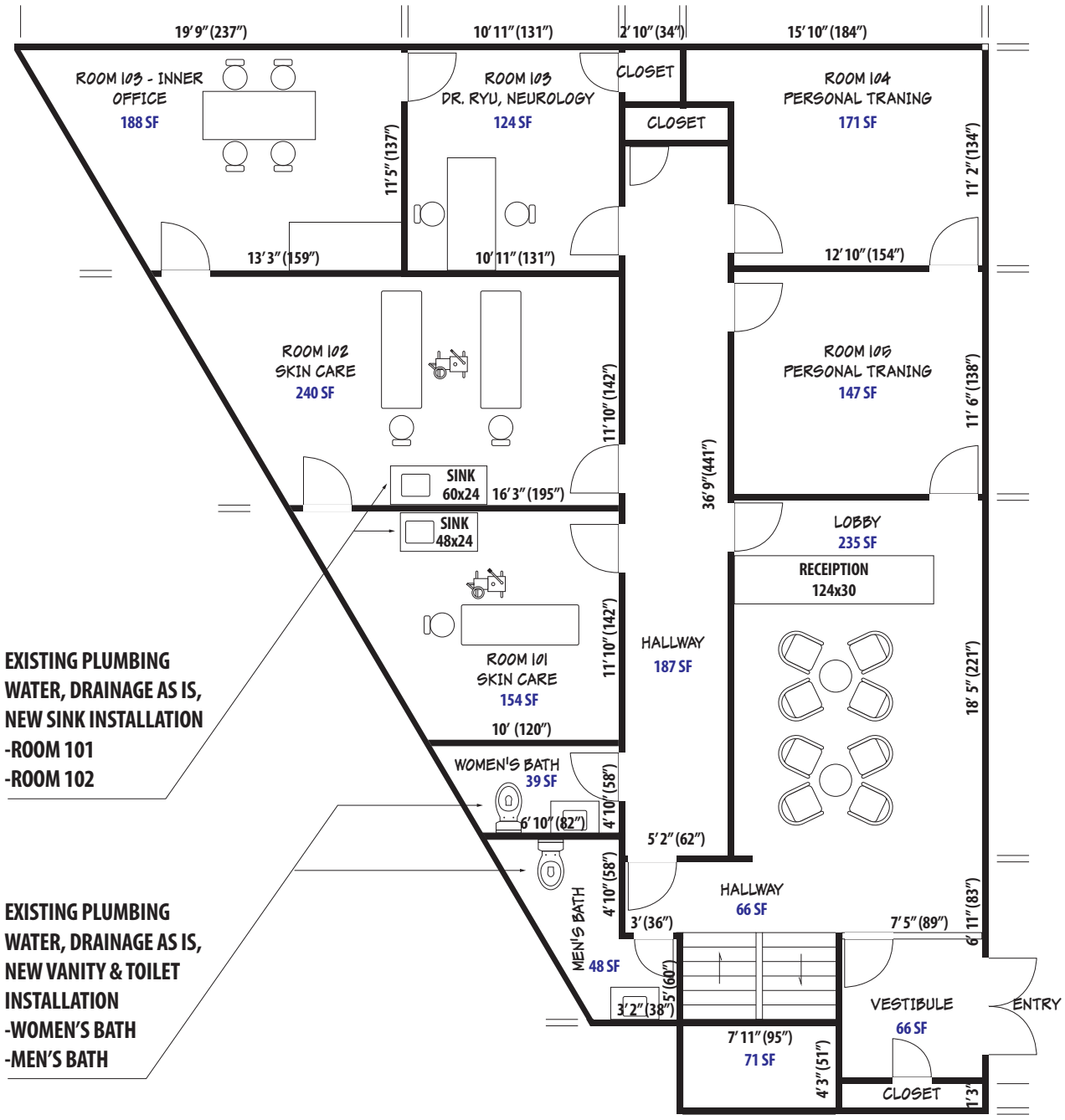
Drawing Date	7/8/2025
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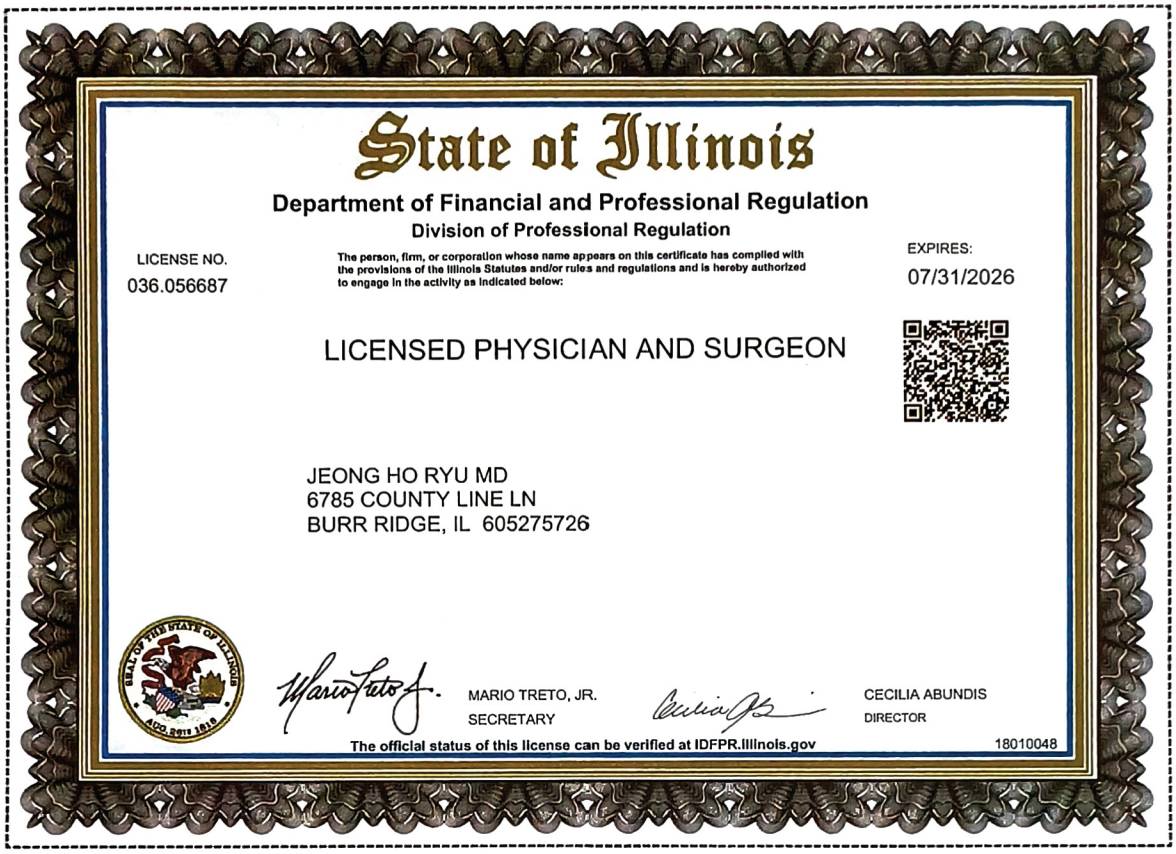
DR SKIN LAB FLOOR PLAN

NEW

OFFICE 1,446SF

***(1ST FLOOR TOTAL 1,860 SF)**





State of Illinois

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSE NO.
036.056687

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
07/31/2026

LICENSED PHYSICIAN AND SURGEON

JEONG HO RYU MD
6785 COUNTY LINE LN
BURR RIDGE, IL 605275726

MARIO TRETO, JR.
SECRETARY

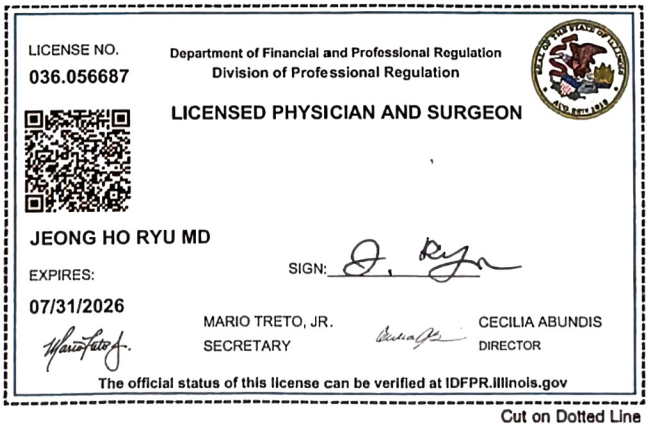
CECILIA ABUNDIS
DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov

18010048

Cut on Dotted Line

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 1400529



LICENSE NO.
036.056687

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSED PHYSICIAN AND SURGEON

JEONG HO RYU MD

EXPIRES:
07/31/2026

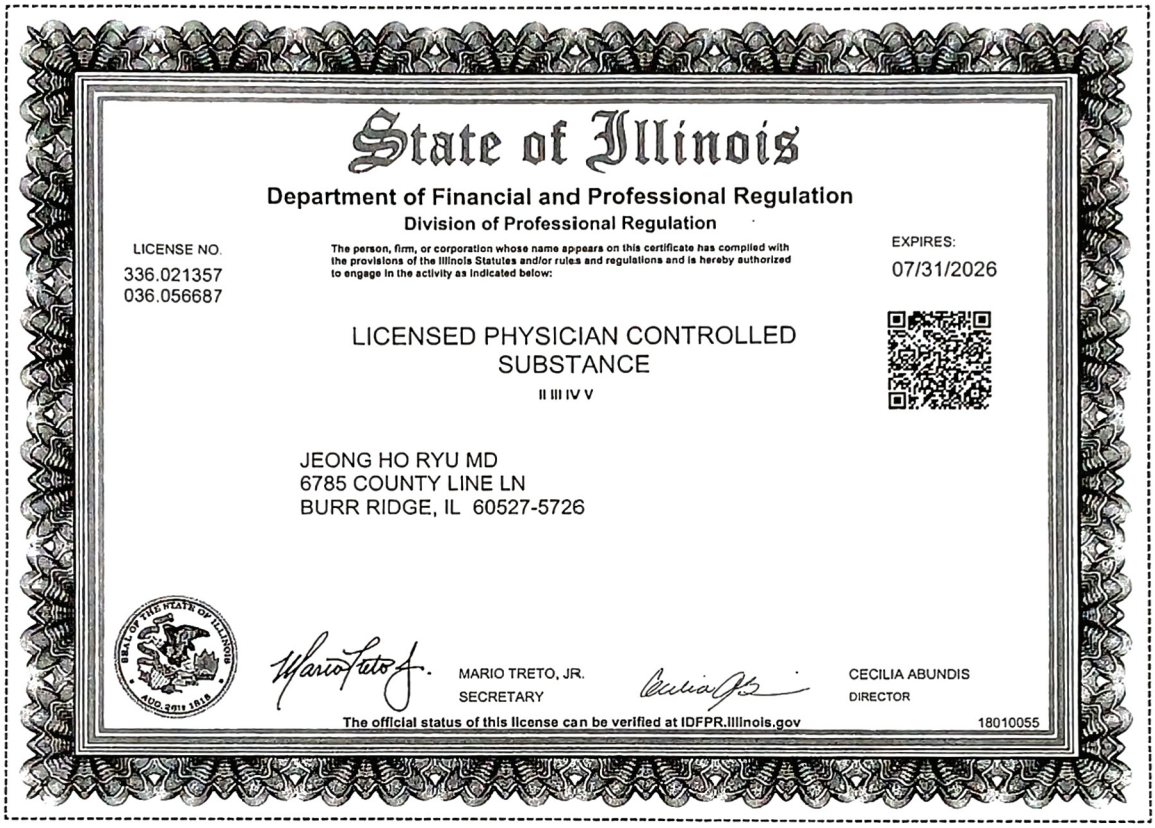
SIGN:

MARIO TRETO, JR.
SECRETARY

CECILIA ABUNDIS
DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov

Cut on Dotted Line



State of Illinois

Department of Financial and Professional Regulation

Division of Professional Regulation

LICENSE NO.
336.021357
036.056687

The person, firm, or corporation whose name appears on this certificate has compiled with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
07/31/2026

LICENSED PHYSICIAN CONTROLLED SUBSTANCE

II III IV V

JEONG HO RYU MD
6785 COUNTY LINE LN
BURR RIDGE, IL 60527-5726

MARIO TRETO, JR.
SECRETARY

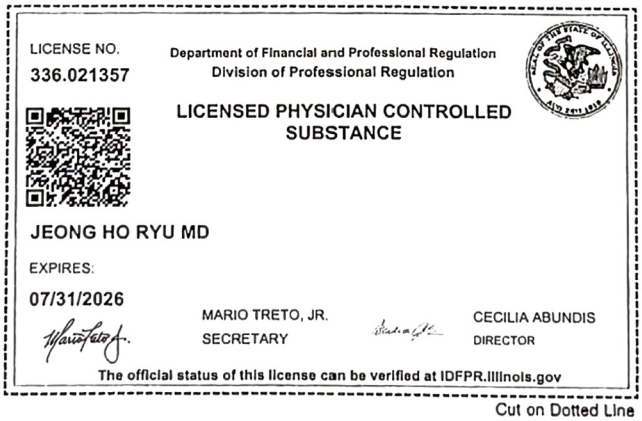
CECILIA ABUNDIS
DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov

18010055

Cut on Dotted Line

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LICENSE NO.
336.021357

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSED PHYSICIAN CONTROLLED SUBSTANCE

JEONG HO RYU MD

EXPIRES:
07/31/2026

MARIO TRETO, JR.
SECRETARY

CECILIA ABUNDIS
DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov

Cut on Dotted Line

DEA REGISTRATION NUMBER	THIS REGISTRATION EXPIRES	FEE PAID
AR8087884	04-30-2028	$888

SCHEDULES	BUSINESS ACTIVITY	ISSUE DATE
2,2N,3, 3N,4,5	PRACTITIONER	04-22-2025

RYU, JEONG HO MD
6785 COUNTY LINE LN
BURR RIDGE, IL 60527

CONTROLLED SUBSTANCE REGISTRATION CERTIFICATE
UNITED STATES DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
WASHINGTON D.C. 20537

Sections 304 and 1008 (21 USC 824 and 958) of the Controlled Substances Act of 1970, as amended, provide that the Attorney General may revoke or suspend a registration to manufacture, distribute, dispense, import or export a controlled substance.

THIS CERTIFICATE IS NOT TRANSFERABLE ON CHANGE OF OWNERSHIP, CONTROL, LOCATION, OR BUSINESS ACTIVITY, AND IT IS NOT VALID AFTER THE EXPIRATION DATE.

CONTROLLED SUBSTANCE REGISTRATION CERTIFICATE
UNITED STATES DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
WASHINGTON D.C. 20537

DEA REGISTRATION NUMBER	THIS REGISTRATION EXPIRES	FEE PAID
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RYU, JEONG HO MD
6785 COUNTY LINE LN
BURR RIDGE, IL 60527

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Form DEA-223 (9/2016)



State of Illinois

Department of Financial and Professional Regulation

Division of Professional Regulation

LICENSE NO.
131.017045

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2025

LICENSED ESTHETICIAN

CHAM H CHOI
2550 WATER VIEW DR. #347
NORTHBROOK, IL 60062

MARIO TRETO, JR.
SECRETARY

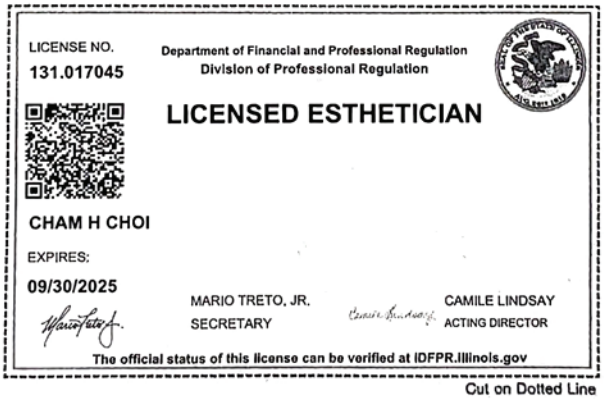
CAMILE LINDSAY
ACTING DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov

18284470

Cut on Dotted Line

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 1846251



LICENSE NO.
131.017045

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSED ESTHETICIAN

CHAM H CHOI

EXPIRES:
09/30/2025

MARIO TRETO, JR.
SECRETARY

CAMILE LINDSAY
ACTING DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov

Cut on Dotted Line

DR SKIN+LAB

HISTORY

1968 J PRIMA LABORATORY COSMECEUTICAL R&D, LOS ANGELES, CA
2002 J PRIMA LAB, LOS ANGELES, CA
2022 DR SKIN LAB INC, NORTHBROOK, IL

ESTHERAS

NEURO CLINIC & ESTHETIC THERAPEUTIC SPA SERVICE DESCRIPTION

• SERVICES

1. NEUROLOGY BY JEONG HO RYU M.D.
Experience: Over 40yrs Neurology Clinic
1460 Renaissance Dr. #402, Park Ridge, IL 60068 (Current Medical Office)

Stroke (Cerebral Infarction or Hemorrhage)
Dementia
Headache
Dizziness or Vertigo
Facial Nerve Palsy (E.G., Bell's Palsy)
Pain
Herniated Disc (or Slipped Disc)
Neuralgia
Weakness In Arms And Legs
Weakness In Arms And Legs
Balance Disorder (or Impaired Sense of Balance)
Parkinson's Disease
Tremors In Hands And Feet
Epilepsy (or Seizure Disorder)
All Central Nervous System (CNS) Disorders
Muscle Disorders (or Myopathy)
Accident-related Injuries (or Trauma-related Injuries)
Concussion

2. PERSONAL TRAINING BY SUNG WOO PARK
Improve body composition
Healthy Training

3. ESTHETIC SKINCARE / EDUCATION BY CHAM CHOI L.E.
Anti-Aging Skin Care
Pigmentation Skin Care
Oily Skn Care
Sensitive Skin Care

4. OFFICE MANAGEMENT/ COSMETIC R&D
/ MARKETING BY SANG PARK
Cosmetic Sales & On-line Marketing

• HOURS OF OPERATION
Monday-Saturday 10AM - 7PM by Appointments

• NUMBER OF EMPLOYEES
1 Full time 2 Part time Staffs, Employee parking spaces needed are 2 spaces

• NUMBER OF CUSTOMERS ON A DAILY BASIS
5-6 customers on a daily basis on average (by appointment only)

www.drskincosmetic.com
E-mail: drskinlabinc@gmail.com

1250 W Northwest Hwy. Ste. 101
Mount Prospect, IL 60056

Planning & Zoning Division

1. Attached Separated Drawing

2. There is no business or tenant in the basement. It is used for storage.

3. Attached separated Drawing

4. The correct legal entity is Dr Skin Lab Inc.

5. Neurology service will be provided by Dr. Ryu for neurological patients and pain management.
   Spa service will be provided by Cham Hee Choi for facial and skincare.
   Personal Training service will be provided by personal trainer Sungwoo Park for Dr. Ryu's clients strength support.

a. Only outpatient services will be provided.
b. Mainly Strength training will be provided to the patients referred by the neurologist. Certified personal trainer by will work.
c. Skin care services will be anti-aging care for all skin type. Products will be cosmetic serums and creams mainly. The clients will be referred by doctors mainly. However, anybody can make an appointment ahead. Only by appointment, the client can have a service.
IL Licensed Esthetician and instructor who accomplished 2000 hours of education and passed exam by IPFPR. Every 2 year, the esthetician finish 250 hours of continuing education to renew the license.
As Education partner with Rosel School of Cosmetology, Student Esthetician who finished 250 hours of regular classes and practice the skincare can learn from Dr Skin Lab at the site. Separate appointment will be setup after the regular service hour.
d. No Massage therapy will be offered.

6. Copies will be attached separatedly.

7. Maximum number of employees and clients on site will be 5 at any one time.

8. All client visits by appointment only. No walk-ins are acceptable.

9. There will be one company vehicle will be stored at the location.

Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z - 16 - 25 Date of Submission: 6/11/25 Hearing Date: _____

Project Name/Address: Dr Skin Lab - 1250 W Northwest Hwy

I. Subject Property

Address(es): 1250 W. Northwest Hwy. Mt. prospect. IL.

Zoning District (s): R4 Property Area (Sq.Ft. and/or Acreage): _____

Parcel Index Number(s) (PIN(s): 03-33-405-020-0000

II. Zoning Request(s) (Check all that apply)

☒ Conditional Use: For Amendment to R4 PUD for a Use exception

☐ Variation(s): To _____

☐ Zoning Map Amendment: Rezone From _____ To _____

☐ Zoning Text Amendment: Section(s) _____

☐ Other: _____

III. Summary of Proposal (use separate sheet if necessary)

- attached file

IV. Applicant (all correspondence will be sent to the applicant)

Name: CHAM HEE CHOI Corporation: DR. SKIN LAB INC

Address: 1250 W. NORTHWEST HWY. #101, MT. PROSPECT. IL 60056

City, State, ZIP Code: _____

Phone: 312-388-2334 Email: drskinlabinc@gmail.com

Interest in Property: Lessee
(e.g. owner, buyer, developer, lessee, architect, etc...)

V. Property Owner

☐ Check if Same as Applicant

Name: Jonghyun An - (Manager) Corporation: Abcd investment LLC

Address: 1250 W. NorthWest Hwy.

City, State, ZIP Code: Mount Prospect IL. 60056

Phone: 224-323-1173 Email: abcdinvestment1250@gmail.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: 05-23-2025
(Signature)

CHAUL HEE CHOI
(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: _____ Date: 05-13-2025
(Signature)

Jong hyun An
(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, Jonghyun An (print name), under oath, state that I am

- [ ] the sole owner of the property
- [ ] an owner of the property
- [x] an authorized officer for the owner of the property

commonly described as 1250 W. Northwest Hwy
(property address and PIN) Mount Prospect. IL. 60056

and that such property is owned by ABCD Investment LLC. (print name) as of this date.

Signature

Subscribed and sworn to before
me this 13th day of
May, 2021

Notary Public

OFFICIAL SEAL
SUNG HYE KIM
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/7/2025

25 GST 10/243 RM 1/1

WARRANTY DEED

THE GRANTOR, SOKAL PROPERTIES LLC, an Illinois limited liability company, in consideration of ten ($10.00)---DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **ABCD INVESTMENT LLC**, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

[SEE ATTACHED LEGAL DESCRIPTION]

SUBJECT ONLY TO THE FOLLOWING, IF ANY: general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record, building lines and easements if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises Forever

Permanent Real Estate Index Number(s): **03-33-405-020-0000**

Address of Real Estate**: 1250 West Northwest Highway, Mount Prospect, IL 60056**

Dated this 14th day of March, 2025

SOKAL PROPERTIES, LLC
An Illinois Limited Liability Company

By: YAROSLAV YARMOLYUK, Member

State of Illinois)
) ss.
County Cook)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **YAROSLAV YARMOLYUK**, member, 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 it signed, sealed and delivered the said instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14th day of March, 2025.

OFFICIAL SEAL
JEFFREY S BRAIMAN
Notary Public, State of Illinois
Commission No. 416493
My Commission Expires April 24, 2028

NOTARY PUBLIC

This instrument was prepared by: Jeffrey Braiman, 4256 N Arlington Heights Rd., Suite 202, Arlington Heights, IL 60004

Mail to:
ABCD INVESTMENT , LLC
1250 Northwest Highway
Mount Prospect, IL 60056

Send Subsequent Tax Bills to:
ABCD INVESTMENT , LLC
1250 West Northwest Highway
Mount Prospect, IL 60056

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
55161 $ 1020.00

5/13/25, 12:20 PM Cook County Treasurer's Office - Chicago, Illinois

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property:	**$46,395**
Property Value:	**$450,000**
Total Debt % Attributed to Your Property Value:	**10.3%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2023 value.

See Details Here

OVERVIEW - PAYMENTS

Property Index Number (PIN): **03-33-405-020-0000** BEGIN A NEW SEARCH

Scroll down for more information.



Incorrect Image? Click Here.

Property Location:
1250 W NORTHWEST HWY
MOUNT PROSPECT, IL 60056-2274

Volume: 235

Mailing Information:
ABCD INVESTMENT LLC
1250 W NORTHWEST HWY
MT PROSPECT, IL 60056-2274

Update Your Information

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: $31,279.81

1st INSTALLMENT - Tax Year 2023		2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	$16,541.84	**Original Billed Amount:**	$14,737.97
Due Date:	03/01/2024	**Due Date:**	08/01/2024
Tax:	$0.00	**Tax:**	$0.00
Interest:	$0.00	**Interest:**	$0.00
Current Amount Due:	**$0.00**	**Current Amount Due:**	**$0.00**

Total Amount Due: **$0.00**

Expand Payment Details ▼

Tax Year 2024 (billed in 2025) Total Amount Billed: $17,203.90

1st INSTALLMENT - Tax Year 2024

Original Billed Amount:	$17,203.90
Due Date:	03/04/2025
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	**$0.00**

Total Amount Due: **$0.00**

Collapse Payment Details ▲

Installment	Date	Transaction Type	Tax	Total
1st	02/21/2025	Third Party Wire Payment	$17,203.90	$17,203.90

About payments: Payments are recorded the date they are received. They appear on the website about three business days later.

Download Your Tax Bill

Open a PDF of your tax bill that can be printed and used to pay in person or by mail.

Tax Year 2023 Second Installment Due Thursday, August 1, 2024

Tax Year 2024 First Installment Due Tuesday, March 4, 2025

Stop receiving your tax bill by mail.

Sign up for eBilling to receive future tax bills via email.

Are There Any Overpayments on Your PIN?

Please be aware that if you did not own the property or make the payments at the time of the overpayment, you are not entitled to the refund.

Tax Year 2009 (billed in 2010)

Installment	Tax Amount Billed	Tax Amount Paid	Refund Available
1st	$11,287.10	$11,287.10	$0.00
2nd	$5,729.88	$5,739.88	$10.00

Refund Available: $10.00 Application Required: Apply Now

Office Lease Agreement

This Office Lease Agreement ("Lease") is made _March, 24, 2025, by and between _ABCD Investment LLC_("Landlord") and Dr. Skin Lab Inc. d/b/a Spa The forest ("Tenant"). This lease shall be effective and binding upon Tenant's payment of **$4,000** as security deposit pursuant to paragraph 2-C after signing this Lease and to satisfy all outstanding duties under previous lease between this Tenant and this Landlord for these premises.

Landlord is the owner of land and improvements commonly known and numbered as 1250 W. Northwest Hwy, 1st floor (Unit# 101, 102, 103,104, 105, Conference Room as common Area), Mount Prospect, IL. and legally described as follows (the "Building"):

_____

Landlord makes available for lease a portion of the building designated as _____N/A_____ **[Suite or Other Number of Leased Building]** (the "Leased Premises").

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. TERM.

A. **Base Term**:

Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning 03/24/2025 **[Start Date]** and ending 06/30/2028 **[End Date]**. Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

B. **Option to Renew:**

Provided that Tenant has not been in default during the base term of this lease and that this lease has not been sooner terminated, Tenant shall have the option to extend term of this Lease for one additional period of three (3) years subject to the conditions, covenants and provisions of this Lease. Tenant shall exercise such option by giving Landlord a written notice thereof at least ninety (90) days and no more than One Hundred Twenty (120) days prior to the expiration of the Base Term of the Lease. If Tenant shall fail to give Landlord timely notice of the option, such option shall thereupon become void.

2. RENT PAYMNET

A. Fixed Minimum Rent

Tenant agrees to pay to Landlord, its agent or to such other person as Landlord may direct, without demand, at the Address of Landlord, or such place as Landlord may direct Tenant by notice in writing from time to time during the base term of Lease or any extension thereof, and Fixed Minimum Rent during the base term shall be payable as follows:

LEASE TERM		FIXED ANNUAL RENT	MOTHLY INSTALLMNET
BEGINNING	ENDING		
03/24/2025	06/30/2025	$0	$0
07/01/2025	06-30-2026	$24,000.00	$2,000.00
07-01-2026	06-30-2027	$24,720.00	$2,060.00
07/01/2027	06/30/2028	$25,461.60	$2,121.80
AFTER OPTION EXERCISE			
07-01-2028	06-30-2029	$TBV	$TBV
07-01-2029	06-30-2030	$TBV	$TBV
07-01-2030	06-30-2031	$TBV	$TBV

B. Landlord's Designated Payment Address

Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord at **1250 W. Northwest Hwy, Unit 207. Mount Prospect, IL** or at such other place designated by written notice from Landlord or Tenant. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis.

C. Security Deposit Payment

Tenant shall also pay to Landlord a "Security Deposit" in the amount of One Thousand Five Hundred ($4,000.00) before or on **March, 24, 2025**

D. Late Payment

During the base term and any extension thereof, to each and every payment of Rent which is not received by Landlord within Five (5) days after the same is due, there shall be delinquency charge equal to Five percent (5%) of said installment, payable immediately without notice or demand by Landlord as additional Rent due hereunder and the failure of the Tenant to pay any delinquency charge due hereunder shall constitute a default under this lease. Any unpaid rent and or additional rent shall bear an interest of 12% per annum.

3. USE

Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

4. SUBLEASE AND ASSIGNMENT.

Tenant shall have the right without Landlord's consent, to assign this Lease to a corporation with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets. Except as set forth above, Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

5. **REPAIR.**

During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn through normal occupancy, except for major mechanical systems or the roof, subject to the obligations of the parties otherwise set forth in this Lease.

6. **Alterations and Improvements.**

Tenant, at Tenant's expense, shall have the right following Landlord's consent to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.

7. **Property Taxes.**

Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

8. **Insurance.**

A. If the Leased Premises or any other part of the building is damaged by fire or other casualty resulting from any act or negligence of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

B. Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire

and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

C. Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Landlord, such insurance to afford minimum protection of not less than $1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least (10) days prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the Building.

9. **Utilities.**

Tenant shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. In the event that any utility or service provided to the Leased Premises is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro rata share of the charges. Tenant shall pay such amounts within fifteen (15) days of invoice. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilizes excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

10. **Signs**.

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

11. **Entry**.

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

12. **Parking**.

During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord, other tenants of the Building, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by Landlord. Landlord reserves the right to designate parking areas within the Building or in reasonable proximity thereto, for Tenant and Tenant's agents and employees. Tenant shall provide Landlord with a list of all license numbers for the cars owned by Tenant, its agents and employees.

Separated structured parking, if any, located about the Building is reserved for tenants of the Building who rent such parking s paces. Tenant hereby leases from Landlord _____ **[Number of Parking Spaces]** spaces in such structural parking area, such spaces to be on a first come-first served basis. In consideration of the leasing to Tenant of such spaces, Tenant shall pay a monthly rental of _____ **[Parking Space Rental]** per space throughout the term of the Lease. Such rental shall be due and payable each month without demand at the time herein set for the payment of other monthly rentals, in addition to such other rentals.

13. **Building Rules.**

Tenant will comply with the rules of the Building adopted and altered by Landlord from time to time and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by Landlord to Tenant in writing. The initial rules for the building are attached hereto as Exhibit "A" and incorporated herein for all purposes.

14. **Damage and Destruction**.

Subject to Section 8 A. above, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ninety (90) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord. In making the repairs called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

15. **Default**.

If default shall at any time be made by Tenant in the payment of rent when due to Landlord as herein provided, and if said default shall continue for fifteen (15) days after written notice thereof shall have been given to Tenant by Landlord, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall continue for thirty (30) days after notice thereof in writing to Tenant by Landlord without correction thereof then having been commenced and thereafter diligently prosecuted, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may reenter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

16. **Quiet Possession**.

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

17. **Condemnation**.

If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

18. **Subordination.**

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and Tenant agrees upon demand to execute such further instruments subordinating this Lease or attorning to the holder of any such liens as Landlord may request. In the event that Tenant should fail to execute any instrument of subordination herein require d to be executed by Tenant promptly as requested, Tenant hereby irrevocably constitutes Landlord as its attorney-in-fact to execute such instrument in Tenant's name, place and stead, it being agreed that such power is one coupled with an interest. Tenant agrees that it will from time to time upon request by Landlord execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

19. **Security Deposit**.

The Security Deposit shall be held by Landlord without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that the Security Deposit shall not be considered an advance payment of rental or a measure of Landlord's damages in case of default by Tenant. Unless otherwise provided by mandatory non-waivable law or regulation, Landlord may commingle the Security Deposit with Landlord' s other funds. Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, the balance of the Security Deposit remaining after any such application shall be returned by Landlord to Tenant. If Landlord transfers its interest in the Premises during the term of this Lease, Landlord may assign the Security Deposit to the transferee and thereafter shall have no further liability for the return of such Security Deposit.

20. **Notice**.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

ABCD Investment, Inc:
1250 W. Northwest Hwy, Unit#: 207 Mount Prospect, IL 60056

If to Tenant to:

Dr Ski Lab Inc. 1250 W. Northwest Hwy, ~~2nd~~ 1st floor. Mount Prospect, IL 60056

363 willow Pkwy, Buffalo Grove, IL 60089

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

21. **Brokers**.

Tenant represents that Tenant was not shown the Premises by any real estate broker or agent and that Tenant has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

22. **Waiver**.

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

23. **Memorandum of Lease**.

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

24. **Headings**.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

25. **Successors**.

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

26. **Consent**.

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

27. **Performance**.

If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lesser of twelve percent (12%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the unreimbursed balance plus accrued interest to Tenant on demand.

28. **Compliance with Law**.

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

29. **Final Agreement**.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

30. **Attorney fee.** In the event of any legal action, dispute, or proceeding arising out of or related to this Lease, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable attorneys' fees, court costs, and other related expenses incurred in connection with such action, dispute, or proceeding, including any appeals. The determination of the "prevailing party" shall be made by the court or arbitrator based on the overall success of the parties in the dispute.

30. **Governing Law**.

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Illinois.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

Tenant: Dr Skin Lab Inc.

3/24/25

By; Sang Chul Park, its president **Date**

Tel.: 909-444-8089

Landlord: ABCD Investment LLC

03/24/25

By: Jonghyun An **Date**

GUARANTY

THIS GUARANTY is given by **Sang Chul Park** ("Guarantor") for purposes of guaranteeing the obligations of Dr. Skin Lab Inc. under that certain lease dated the 24th day of March_, 2025 (the "Lease"), between ABCD Investment LLC, an Illinois limited liability company ("Landlord"), and Dr Skin Lab Inc. d/b/a Spa the forest., an Illinois corporation ("Tenant").

WITNESSETH:

WHEREAS, at the instance and request of the Guarantor, Tenant is entering into the Lease for the premises commonly known as 1250 W. Northwest Hwy, 2dn floor, Mount Prospect, IL 60056, with Landlord;

WHEREAS, part of the consideration for the letting of said Premises by Landlord to Tenant is Guarantor's covenant to guarantee the payment of rentals and other charges provided for in said Lease and the performance of all the other provisions of the Lease; and

WHEREAS, Guarantor will directly or indirectly benefit from the relative success of Tenant and will therefore personally stand to benefit from the opportunity provided to Tenant by such Lease.

NOW, THEREFORE, in consideration of the foregoing and of the letting of the Premises to Tenant, and of the sum of ten and 00/100 dollars ($10.00) to Guarantor in hand paid by Landlord, the receipt and sufficiency of which being hereby acknowledged, Guarantor hereby guarantees to Landlord or its successors or assigns the prompt payment by Tenant of the rents reserved in the Lease and the charges thereunder and the performance by Tenant of all provisions and covenants contained in said Lease. If any default shall be made by Tenant, Guarantor shall pay and hereby agrees to pay to Landlord or Landlord's beneficiaries or their successors or assigns, such sum or sums of money as will be sufficient to make up any such deficiency, and shall satisfy the provisions and covenants to be performed by Tenant under this Lease.

Guarantor does further covenant and agree to pay all of the expenses of Landlord or its successors or assigns, including attorneys' fees, incurred in enforcing this Guaranty.

Guarantor does further waive any notice of default by Tenant and waives his right to demand a trial by jury in any proceedings filed against him.

Guarantor does further covenant and agree that the Landlord may, from time to time, during the term of this Lease, modify, change or alter any of the terms of the Lease by agreement with Tenant, any subsidiary, affiliate or other corporation to which Tenant may assign Tenant's interest in the Lease, in accordance with the terms thereof,

without notice to Guarantor and that Guarantor shall not be relieved of its liabilities hereunder as a result of such action, it being expressly agreed and understood that Guarantor will recognize and be bound by any such modification, change or alteration as though it had been part of the Lease as originally drawn.

In the event this Guaranty shall be executed by more than one party, the liability hereunder shall be joint and several.

IN WITNESS WHEREOF, Guarantor has this _24__ day of March__, 2025, caused this presents to be signed in their behalf.

Name of Guarantor: Sang Chul Park

3442

Last 4-digit SOCIAL SECURITY NUMBER

363 Willow Pkwy

HOME ADDRESS

Buffalo Grove IL 60089

State of Illinois)
) ss.
County of Lake)

I, __Sung Hye Kim_____, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that _Sang chul Park____, personally known to be to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he*she signed, sealed and delivered the same instrument as his*her free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and notarial seal this 24 day of March, 2025.

Notary Public

OFFICIAL SEAL
SUNG HYE KIM
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/7/2025

14.203(F)(8): STANDARDS FOR CONDITIONAL USE

1. Estheras Neuroclinic & Spa is a health and wellness-focused business that offers Neurology treatment from pain management to Alzheimer's disease and Skincare with therapeutic services such as facials all performed by licensed professionals. The facility will maintain high standards of cleanliness and hygiene in accordance with local and state health regulations. All staff will be trained in safety procedures, and the services offered promote well-being. The spa will not generate excessive noise, pollution, or disruptive activity and is intended to enhance the quality of life in the area.

2. Estheras Neuro Clinic & Spa is located in a residential zoned area R-4 at 1250 W Northwest Hwy, Mount Prospect, IL 60056, surrounded by residential and recreational park area. Therefore, The clinic and spa's operations will remain low-impact and designed to provide a peaceful and welcoming environment. It is not a high-traffic or late-night establishment, minimizing potential disturbances to neighboring businesses or residential properties.

3. The establishment of Estheras Neuro Clinic & Spa will not impede the normal and orderly development and improvement of surrounding property. The use is consistent with other residential properties within the zoning district and complements existing developments. The building and site are already improved and no significant exterior alterations are planned that would affect future development. The Estheras Clinic & spa will enhance the district's appeal by promoting health-related services.

4. All essential services—including water, sewer, electricity, and internet—are available and sufficient to meet the operational needs of Estheras Neuro Clinic & Spa. Estheras Neuro Clinic & Spa will follow all applicable state and local regulations regarding the use and disposal of sharps containers for Clinical treatment. Most spa services are non-invasive. A separate site plan has been submitted to illustrate these provisions in detail. No additional infrastructure will be required, and the business will not place undue demand on existing systems.

5. Adequate measures have been taken to ensure proper ingress and egress that minimizes traffic congestion on public streets. The site includes a dedicated parking lot with ample spaces for both clients and staff. Traffic to the clinic & spa is anticipated to be moderate and staggered throughout the day due to the appointment-based nature of services. Access points are marked, and internal circulation has been designed to ensure smooth entry and exit without affecting nearby roads. The clinic's operations will not conflict with peak traffic times or contribute to congestion on Northwest Highway.

6. The proposed conditional use is consistent with the objectives and intent of the Village of Mount Prospect's Comprehensive Plan. The plan encourages economic development, supports small businesses, and promotes health and wellness facilities within commercial corridors. Estheras Neuro Clinic & Spa directly aligns with these goals by providing professional wellness services in a suitable special setting.

7. The conditional use for Estheras Neuro Clinic & Spa conforms to all applicable regulations of the R-4 zoning district in which it is located, except as may be modified upon the recommendations of the Planning & Zoning Commission. All required building codes, signage requirements, and operational guidelines will be adhered to. Any conditions set forth by the Village during the review process will be respected to ensure full compliance and harmonious integration into the surrounding commercial environment.

B. STANDARDS FOR PLANNED UNIT DEVELOPMENTS WITH USE EXCEPTIONS

1. The proposed use exceptions are designed to enhance the overall quality and functionality of the Planned Unit Development (PUD) by introducing complementary services that align with the intended vision of a holistic, wellness-oriented environment. These exceptions are carefully considered to ensure they do not detract from, but rather support, the primary care services currently offered at Esthera's Spa. By integrating compatible uses that promote health, relaxation, and therapeutic care, the proposed additions contribute to a cohesive and synergistic development that benefits both clients and the broader community.

2. The proposed use exceptions are neither of a nature nor situated in a manner that would create any detrimental influence on the surrounding properties. Their intended purpose aligns with the character of the area and upholds the standards of compatibility and minimal impact. In particular, the proposed uses are consistent with and supportive of the operations at Esthera's Spa, complementing the clinic's focus on wellness and therapeutic care. As such, these exceptions are expected to enhance the area's value and cohesion rather than introduce conflict or disruption.

3. Proposed use exceptions are not represented more than forty percent of the total floor area. Also, in a residential planned unit development area no more than 10% of the total floor area which is devoted to commercial use.

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-16-25	Hearing Date: August 14, 2025
PROPERTY ADDRESS:	1250 West Northwest Highway 101
PETITIONER:	Dr Skin Lab Inc
PUBLICATION DATE:	July 30, 2025
REQUEST:	Conditional use to amend an R-4 PUD to allow use exceptions at the subject property for personal training and esthetic skin care services
MEMBERS PRESENT:	Joseph Donnelly Ewa Weir Walter Szymczak Michael Fricano Richard Rogers William Beattie Donald Olsen
MEMBERS ABSENT:	None
STAFF MEMBERS PRESENT:	Antonia Lalagos – Development Planner Ann Choi – Development Planner Jason Shallcross – Director of Community & Economic Development
INTERESTED PARTIES:	Joseph An, ABCD Investment LLC

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 July 24, 2025. The minutes were approved 7-0.

After hearing one item of new business, Chairman Donnelly introduced case number PZ-16-25, 1250 West Northwest Highway 101, a request for conditional use approval to amend an existing Planned Unit Development (PUD) to allow use exceptions to provide personal training and esthetic skin care services at the subject property.

Ms. Lalagos stated that the subject property is located on the north side of Northwest Highway, south of Meadows Park, and contains an existing multi-tenant office building with improvements. She reported that the two-story office building was originally constructed in 1978, and the permit history indicates that the building and site improvements have remained largely unchanged since construction. Ms. Lalagos explained that the subject property is part of an existing R-4 Multi-family

Residential Planned Unit Development, commonly known as Meadows PUD. She indicated that Meadows PUD was created in 1977 via Ord. 2758 and is comprised of 6 lots of record containing the office building, a 54-unit condominium building, and four single-family residences.

Ms. Lalagos shared that although the subject property's underlying zoning is R-4 Multi-family Residential, the office building can be occupied by uses allowed in the B-1 Business Office District. She noted that over the years, the subject property has been occupied by various professional and medical office users. Ms. Lalagos asserted that, according to business license records, the building was vacant from 2022 until March 2025 when it was purchased by a new owner. She reported that the second floor of the building is now occupied by a law office, real estate office, and loan office.

Ms. Lalagos stated that the petitioner, Dr Skin Lab Inc, intends to operate a business providing neurology outpatient services, personal training, and esthetic skin care, under the name Estheras Neuro Clinic and Spa. She shared that all client visits will be by appointment only and a maximum of five employees and clients are expected on site at any given time. Ms. Lalagos confirmed that massage therapy services will not be offered at the business. She noted that proposed hours of operation are Monday through Saturday, 10AM to 7PM. Ms. Lalagos explained that the petitioner's proposal includes one permitted use, a medical office, and two uses that are not allowed in the B-1 Business Office District: personal training and esthetic skin care. She stated that the petitioner must amend the PUD to allow for the use exceptions to be established at the subject property.

Ms. Lalagos noted that no changes will be made to the building that require a building permit, and no changes are proposed for the exterior of the building or the parking lot. She said the petitioner intends to obtain a sign permit to replace the panels in the existing freestanding sign located on Northwest Highway. Ms. Lalagos shared that the subject property will contain a mixture of professional and medical offices, plus personal services. She stated that the required number of parking stalls is 16, and the existing parking lot is striped with 18 parking stalls, including one accessible. Ms. Lalagos confirmed that the proposal meets the minimum off-street parking requirements. She noted there will be one company vehicle stored at the location.

Ms. Lalagos concluded that staff finds that the proposal meets the applicable standards contained in the Mount Prospect Zoning Ordinance. She requested 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 conditional use to amend Ord. 2758 of the Meadows Planned Unit Development to allow a business providing personal training and esthetic skin care services at 1250 West Northwest Highway 101, Case No. PZ-16-25, subject to the following conditions:
>
> a. Services to be provided at the business are limited to those listed in Exhibit C: Neuro Clinic & Esthetic Therapeutic Spa Service Description;
> b. The company vehicle shall be parked behind the building so that the vehicle is not visible from Northwest Highway;
> c. The business shall hold a valid business license; and
> d. Compliance with all applicable development, fire, building, and other Village Codes and regulations."

Ms. Lalagos stated that the Village Board's decision is final for the case.

Commissioner Beattie asked why esthetic skin care is not considered a medical service.

Ms. Lalagos explained the distinction, that neurological services are provided by a licensed physician, but the skin care and personal training are not provided by medical professionals. She noted that the skin care services are provided by licensed esthetician.

Chairman Donnelly invited the petitioners to the stand. Chairman Donnelly swore in the petitioner, Cham Hee Choi and Sang Park, Dr Skin Lab Inc, 1250 West Northwest Highway 101 and Joseph An, owner and tenant of the subject property.

Mr. An stated that his clients are seeking approval for a special use permit for a professional skin care clinic under the supervision of a licensed medical doctor. He explained that the property is already designated for professional uses such as medical office and law office. Mr. An suggested that the proposed use directly aligns with the purpose of the building and is most comparable to medical office. He noted that the building offers 18 private parking spaces and ample on-street parking which is more than sufficient for the use. Mr. An argued that operations will not increase traffic or noise beyond the level already typical of a professional office. He asserted that the business will enhance community health offerings while fully complying with the zoning code and medical regulations. Mr. An reiterated that no structural changes are proposed and the professional character of the building will be maintained. He noted that approving this permit will allow the Village of Mount Prospect to welcome a business that provides valuable health services, contribute to local employment, and occupy underutilized office space.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion to approve the conditional use, subject to the conditions listed in the staff report. Commissioner Beattie made a motion and Commissioner Szymczak seconded the motion.

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

The Planning and Zoning Commission gave a positive recommendation (7-0) to the Village Board for the September 2, 2025 meeting.

After hearing two more items of new business, 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 8:58 PM.

Antonia Lalagos

Antonia Lalagos, Development Planner

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 2758 GRANTING A SPECIAL USE PERMIT IN THE NATURE OF A PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 1250 WEST NORTHWEST HIGHWAY 101, MOUNT PROSPECT, ILLINOIS

WHEREAS, by Ordinance No. 2758, the Corporate Authorities of the Village of Mount Prospect approved a special use permit for the Meadows Planned Unit Development; and

WHEREAS, Dr Skin Lab Inc ("Petitioner"), filed an application for a conditional use to amend the Meadows Planned Unit Development, pursuant to Section 14.504(E)(1) of the Village Code, to allow use exceptions for personal training and esthetic skin care services at the property commonly known as 1250 West Northwest Highway 101 ("Subject Property") and part of the Meadows Planned Unit Development in the Village of Mount Prospect, Illinois and legally described as:

LOT 1 IN THE MEADOWS OF MOUNT PROSPECT, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE S.E. 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JULY 15, 1977 AS DOCUMENT NUMBER 20761400, IN COOK COUNTY, ILLINOIS.

PIN: 03-33-405-020-0000; and

WHEREAS, a public hearing was held on the request for a conditional use to amend the Meadows Planned Unit Development being the subject of PZ-16-25 before the Planning and Zoning Commission of the Village of Mount Prospect on the 14th day of August, 2025, pursuant to proper legal notice having been published in the Daily Herald newspaper on the 30th day of July, 2025; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations of approval, with specific conditions, to the Mayor and Board of Trustees in support of the request being the subject of PZ-16-25; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the request meets the standards of the Village and that the granting of the

DRAFT

proposed conditional use to amend the planned unit development would be in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: That the recitals set forth hereinabove are incorporated herein as findings of fact by the Mayor and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby grant a conditional use to amend Ord. 2758 of the Meadows Planned Unit Development to allow use exceptions for personal training and esthetic skin care services at 1250 West Northwest Highway 101, Case No. PZ-16-25, subject to the following conditions:

1. Services to be provided at the business are limited to those listed in Exhibit A: Neuro Clinic & Esthetic Therapeutic Spa Service Description;
2. The company vehicle shall be parked behind the building so that the vehicle is not visible from Northwest Highway;
3. The business shall hold a valid business license; and
4. Compliance with all applicable development, fire, building, and other Village Codes and regulations.

SECTION THREE: The Village Clerk is hereby authorized and directed to record a certified copy of this Ordinance and Exhibit "A" with the Recorder of Deeds of Cook County.

DRAFT

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 2nd day of September, 2025.

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen M. Agoranos, Village Clerk

DRAFT

EXHIBIT A

ESTHERAS

DR SKIN+LAB

www.drskincosmetic.com
E-mail: drskinlabinc@gmail.com

1250 W Northwest Hwy. Ste. 101
Mount Prospect, IL 60056

DR SKIN+LAB

HISTORY

1968 J PRIMA LABORATORY COSMECEUTICAL R&D, LOS ANGELES, CA
2002 J PRIMA LAB, LOS ANGELES, CA
2022 DR SKIN LAB INC, NORTHBROOK, IL

ESTHERAS

NEURO CLINIC & ESTHETIC THERAPEUTIC SPA
SERVICE DESCRIPTION

• SERVICES

1. NEUROLOGY BY JEONG HO RYU M.D.
Experience: Over 40yrs Neurology Clinic
1460 Renaissance Dr. #402, Park Ridge, IL 60068 (Current Medical Office)

Stroke (Cerebral Infarction or Hemorrhage)
Dementia
Headache
Dizziness or Vertigo
Facial Nerve Palsy (E.G., Bell's Palsy)
Pain
Herniated Disc (or Slipped Disc)
Neuralgia
Weakness In Arms And Legs
Weakness In Arms And Legs
Balance Disorder (or Impaired Sense of Balance)
Parkinson's Disease
Tremors In Hands And Feet
Epilepsy (or Seizure Disorder)
All Central Nervous System (CNS) Disorders
Muscle Disorders (or Myopathy)
Accident-related Injuries (or Trauma-related Injuries)
Concussion

2. PERSONAL TRAINING BY SUNG WOO PARK
Improve body composition
Healthy Training

3. ESTHETIC SKINCARE / EDUCATION BY CHAM CHOI L.E.
Anti-Aging Skin Care
Pigmentation Skin Care
Oily Skn Care
Sensitive Skin Care

4. OFFICE MANAGEMENT/ COSMETIC R&D
/ MARKETING BY SANG PARK
Cosmetic Sales & On-line Marketing

• HOURS OF OPERATION
Monday-Saturday 10AM - 7PM by Appointments

• NUMBER OF EMPLOYEES
1 Full time 2 Part time Staffs, Employee parking spaces needed are 2 spaces

• NUMBER OF CUSTOMERS ON A DAILY BASIS
5-6 customers on a daily basis on average (by appointment only)

EXHIBIT A

ESTHERAS

www.drskincosmetic.com
E-mail: drskinlabinc@gmail.com

DR SKIN LAB

1250 W Northwest Hwy. Ste. 101
Mount Prospect, IL 60056

Planning & Zoning Division

1. Attached Separated Drawing

2. There is no business or tenant in the basement. It is used for storage.

3. Attached separated Drawing

4. The correct legal entity is Dr Skin Lab Inc.

5. Neurology service will be provided by Dr. Ryu for neurological patients and pain management.
   Spa service will be provided by Cham Hee Choi for facial and skincare.
   Personal Training service will be provided by personal trainer Sungwoo Park for Dr. Ryu's clients strength support.

a. Only outpatient services will be provided.
b. Mainly Strength training will be provided to the patients referred by the neurologist. Certified personal trainer by will work.
c. Skin care services will be anti-aging care for all skin type. Products will be cosmetic serums and creams mainly. The clients will be referred by doctors mainly. However, anybody can make an appointment ahead. Only by appointment, the client can have a service.
IL Licensed Esthetician and instructor who accomplished 2000 hours of education and passed exam by IPFPR. Every 2 year, the esthetician finish 250 hours of continuing education to renew the license.
As Education partner with Rosel School of Cosmetology, Student Esthetician who finished 250 hours of regular classes and practice the skincare can learn from Dr Skin Lab at the site. Separate appointment will be setup after the regular service hour.
d. No Massage therapy will be offered.

6. Copies will be attached separatedly.

7. Maximum number of employees and clients on site will be 5 at any one time.

8. All client visits by appointment only. No walk-ins are acceptable.

9. There will be one company vehicle will be stored at the location.

August 26, 2025

Jason C Shallcross, AICP, CEcD
Director of Community Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056
Via email: jshallcross@mountprospect.org

Dear Mr. Shallcross,
The Planning & Zoning Commission recommended approval of our Major PUD Amendment by a 7-0 vote. Our request is scheduled to go before Village Board for the ordinance's first reading on Tuesday, September 2nd.
We are requesting that the Village Board waive the second reading, tentatively scheduled for September 16th, and take final action at the September 2nd meeting because we are anxious to start the project as soon as possible so that we can provide our service in the community soon.
I appreciate your assistance in facilitating this request. Should you have any questions, Feel free to contact us at Cham Choi at 312-388-2334 or drskinlabinc@gmail.com.

Sincerely,



Cham Hee Choi

1250 W Northwest Hwy. Suite 101, Mount Prospect IL 60056

Item Cover Page

Subject	**Motion to approve A RESOLUTION APPROVING AN EASEMENT AGREEMENT ESTABLISHING A PERMANENT INGRESS/EGRESS EASEMENT AND PROVIDING A TEMPORARY CONSTRUCTION EASEMENT FOR A PORTION OF PROPERTY LOCATED AT 302 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

The Central Gateway Project, located at 310 West Northwest Highway, includes plans for the construction of a new surface parking lot on the east side of the property adjacent to an existing parking lot owned by Trezero's Kitchen & Tap restaurant located at 302 West Northwest Highway.

It is necessary for the Village of Mount Prospect crews and contractors to access 302 West Northwest Highway to construct new parking stalls and improve existing stalls as part of the Central Gateway Project,

In order to facilitate access to the new stalls constructed on Village-owned property at 310 West Northwest Highway, it is necessary to obtain a permanent ingress and easement over a portion of the privately-owned property at 302 West Northwest Highway.

The Easement Agreement, plats, and its legal descriptions are incorporated into and made part of the attached resolution.

Discussion

Alternatives

1. Approve a resolution approving an easement agreement establishing a permanent ingress/egress easement over a portion of 302 West Northwest Highway and providing a temporary construction easement over the portion of 302 West Northwest Highway to be improved as part of the Central

Gateway Project.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve a resolution approving an easement agreement establishing a permanent ingress/egress easement over a portion of 302 West Northwest Highway and providing a temporary construction easement over the portion of 302 West Northwest Highway to be improved as part of the Central Gateway Project.

Attachments

1. A RESOLUTION FOR TREZEROS EASEMENT AGREEMENT
2. Easement Agreement - Trezeros (2025)(2065016.1)
3. Exhibits A through E for the Trezeros Easement Agreement

RESOLUTION NO.

A RESOLUTION APPROVING AN EASEMENT AGREEMENT ESTABLISHING A PERMANENT INGRESS/EGRESS EASEMENT AND PROVIDING A TEMPORARY CONSTRUCTION EASEMENT FOR A PORTION OF PROPERTY LOCATED AT 302 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS

WHEREAS, the Central Gateway Project located at 310 West Northwest Highway includes plans for the construction of a new surface parking lot on the east side of the property adjacent to an existing parking lot owned by Trezero's Kitchen & Tap restaurant located at 302 West Northwest Highway;

WHEREAS, to construct new parking stalls and improve existing stalls as part of the Central Gateway Project, it is necessary for the Village of Mount Prospect crews and contractors to access private property located at 302 West Northwest Highway;

WHEREAS, to facilitate access to the new stalls constructed on Village-owned property at 310 West Northwest Highway, it is necessary to obtain a permanent ingress and easement over a portion of the privately owned property at 302 West Northwest Highway.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS A HOME RULE MUNICIPALITY:

SECTION ONE: That the Easement Agreement establishes a permanent ingress/egress easement over a portion of 302 West Northwest Highway and provides a temporary construction easement over the portion of 302 West Northwest Highway to be improved as part of the Central Gateway Project. Such Easement Agreement, plats, and its legal descriptions are incorporated into and made part of this Resolution as Exhibit "A" (Easement Agreement).

SECTION TWO: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this 2nd day of September 2025.

_____
Paul Wm. Hoefert
Mayor

ATTEST:

_____
Karen M. Agoranos
Village Clerk

GRANT OF EASEMENT

THIS GRANT OF EASEMENT (the "Easement") is made and entered into this _____ day of _____, 2025, by and among _____, (hereinafter referred to as the "GRANTOR"), and VILLAGE OF MOUNT PROSPECT, an Illinois municipal corporation, having an address at is Emerson, Mount Prospect, IL 600 (hereinafter referred to as the "GRANTEE").

R E C I T A L S

1. GRANTOR is the owner of fee simple title to a parcel of real property located at 302 West Northwest Highway, Mount Prospect, Cook County, Illinois, as depicted on **Exhibit A** and legally described in **Exhibit B** attached hereto and by this reference made a part hereof (hereinafter the "Grantor Property") and are in possession thereof. GRANTOR owns and operates a parking lot west side of Grantor's Property.

2. The GRANTEE is the owner of that certain real property located at 310 West Northwest Highway, Village of Mount Prospect, County of Cook, Illinois, (the "Village Parking Parcel"). The Village Parking Parcel and the Grantor Property (collectively referred to herein as the "Parcels" and individually as a "Parcel") are contiguous to each other with the Village Parking Parcel being to the immediate west of the Grantor Property.

3. GRANTEE proposes to construct and install a parking lot, which will extend onto a portion of the Grantor's Property (the "Project").

4. GRANTOR has agreed to grant GRANTEE a permanent non-exclusive easement for purpose of providing pedestrian and vehicular access to and from the parking lot on the Grantor's Property and a temporary construction easement on the Grantor's Property for purposes of constructing the parking lot, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and the good and valuable consideration set forth in this Easement, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby grant the following easements as hereinafter set forth:

1. Recitals. The parties acknowledge that the foregoing recitals are true and correct and hereby incorporated into this Easement as if fully set forth herein.

2. Grant of Permanent Easement. GRANTOR does hereby grant to GRANTEE and its employees, licensees, agents, independent contractors, successors and assigns, a non-exclusive, perpetual easement to ingress, egress, access and enter upon that portion of the Grantor's Property depicted in **Exhibit C** and legally described in **Exhibit D** (hereinafter the "Easement Premises") for the purpose of providing public pedestrian and vehicular access to and from the Easement Premises and parking lot on the Grantor's Property, including accessing, and exiting a parking lot, accessing and exiting a public alley, and servicing refuse containers, and operating a parking lot, and appurtenances along, through, across, over and under the Easement Premises.

3. Grant of Temporary Construction Easement. GRANTOR does hereby grant to GRANTEE and its employees, licensees, agents, independent contractors, successors and assigns,

the right, easement and privilege to enter upon a portion of the Easement Premises on Grantor's Property that is 88.18 feet long and 44.13 feet wide, as depicted in **Exhibit E** (hereinafter the "Temporary Easement Premises") for the purpose of installation of a parking lot (hereinafter the "Project").

4. Purpose of Temporary Construction Easement. The Temporary Construction Easement granted herein is intended for working within the area of the Temporary Easement Premises for constructing a parking lot, which includes depositing the earth removed in excavating, adding fill, shaping ground, installing asphalt pavement and curbs, installing and/or repairing stormwater conveyance facilities, and for placing and using construction and maintenance equipment and materials, and in the further right of ingress and egress over and across this temporary easement for the purpose of exercising those rights. All permanent portions of the Project installed by the GRANTEE, upon their completion, shall become the sole property of the GRANTOR and the GRANTOR shall have the sole responsibility for the maintenance of the installations.

5. Use of Easements. GRANTEE shall have the right to do all things necessary, useful or convenient for the purposes outlined in Paragraphs 2, 3 and 4, above. GRANTOR hereby covenant with GRANTEE that GRANTEE shall have quiet and peaceful possession, use and enjoyment of the easement granted herein.

6. Covenants Running with the Land. This Easement, and all the rights, conditions, covenants and interests set forth herein and created hereby are intended to and shall run with the land and shall be binding upon and inuring to the benefit of the parties hereto and their respective successors and assigns.

7. Duration of Temporary Construction Easement. The Easement shall be effective upon execution of this Agreement. GRANTEE estimates construction of the Project shall occur between approximately September of 2025 through January of 2026, and GRANTEE shall keep GRANTOR generally informed of the schedule of the Project. The Easement shall automatically terminate and expire upon the earlier of: (i) the date the construction of the parking lot is completed, or (ii) August 30, 2026. Upon the expiration of the term of the Easement, (a) all of the rights and benefits of GRANTEE with respect to the Easement shall automatically terminate and be of no further force and effect and (b) GRANTEE must remove from the Easement Premises all of GRANTEE's materials, equipment, and other property and restore the Property to the condition it was in prior to the date GRANTEE began the work, except for the permanent portions of the Project and as reasonably practicable.

8. Rights Reserved. The easement rights granted herein are non-exclusive in nature and are subject to all matters of record. GRANTOR have the right to use the Grantor's Property, or any portion thereof, or any property of GRANTOR adjoining the Grantor's Property for any purpose not inconsistent with the full use and enjoyment of the rights granted herein in favor of GRANTEE. However, obstructions shall not be placed over GRANTEE's facilities or in, upon or over the Easement Premises without the prior written consent of GRANTEE.

9. Miscellaneous. No modification or amendment of this Easement shall be of any force or effect unless in writing executed by both GRANTOR and GRANTEE and recorded in the Public Records of Cook County, Illinois. If GRANTOR or GRANTEE obtain a judgment against the other party by reason of breach of this Easement, attorneys' fees and costs, at both the trial and appellate levels shall be included in such judgment. This Easement shall be interpreted in accordance with the laws of the State of Illinois, both substantive and remedial.

IN WITNESS WHEREOF, GRANTOR and GRANTEE have caused these presents to be executed as of the day and year first above written.

GRANTOR:

_____

_____

GRANTEE:

VILLAGE OF MOUNT PROSPECT,
an Illinois municipal corporation

By: _____
_____, Village President

Attest: _____
_____, Village Clerk

EXHIBIT A

[Grantor's Property Depiction]

EXHIBIT B

[Grantor's Property Legal Description]

EXHIBIT C

[Permanent Easement Depiction]

EXHIBIT D

[Easement Legal Description]

EXHIBIT E

[Temporary Easement Depiction]

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____ , personally known to me to be the same persons whose names are 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 for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 20____.

_____
Notary Public

Commission expires _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

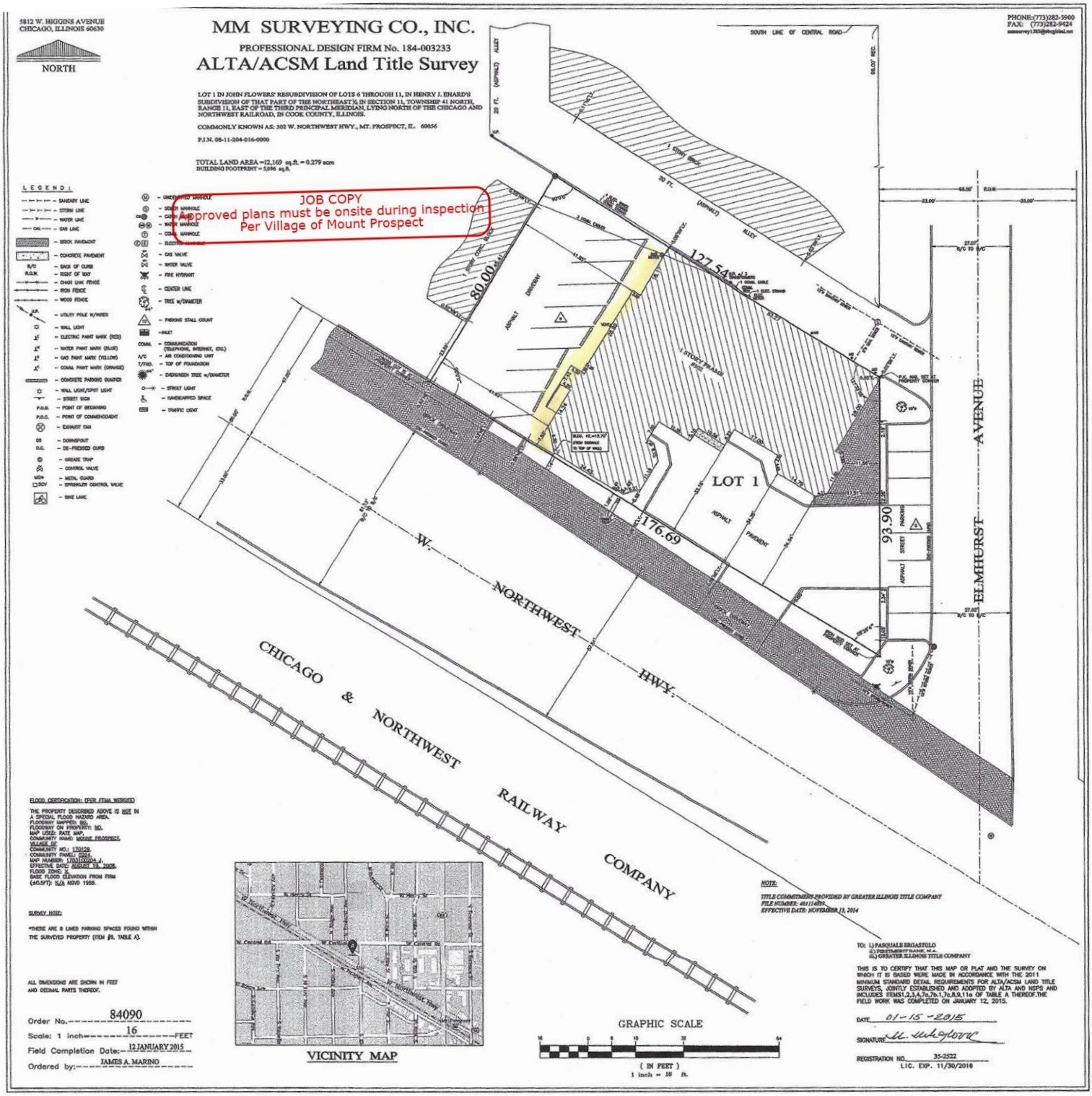
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the President of the Village of Mount Prospect, and _____, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 20___.

_____
Notary Public

Commission expires: _____

Exhibit A to the Easement Agreement
for 302 West Northwest Highway



Walkways (421SF)

7x19½ = 136.5SF 4x32 = 128SF

4'7"x29 = 136.3SF 4½x4½ = 20SF

Exhibit B to the Easement Agreement
for 302 West Northwest Highway

LOT 1 IN JOHN FLOWERS' RESUBDIVISION OF LOTS 6 THROUGH 11, IN HENRY J. EHARD'S SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ IN SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWEST RAILROAD, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 302 W. NORTHWEST HWY., MT. PROSPECT, IL. 60056

P.I.N. 08-11-204-016-0000

Exhibit C to the Easement Agreement
for 302 West Northwest Highway

PLAT OF EASEMENT

OF

THAT PART OF LOT 1 IN JOHN FLOWERS RESUBDIVISION OF LOTS 6 THROUGH 11, INCLUSIVE, IN HENRY J. EHARD'S SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1978 AS DOCUMENT NO. 24739968, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1 THAT IS 18.35 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE NORTHWESTERLY TO SAID MOST WESTERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY FOR 80.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 FOR 19.00 FEET; THENCE SOUTHWESTERLY FOR 80.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

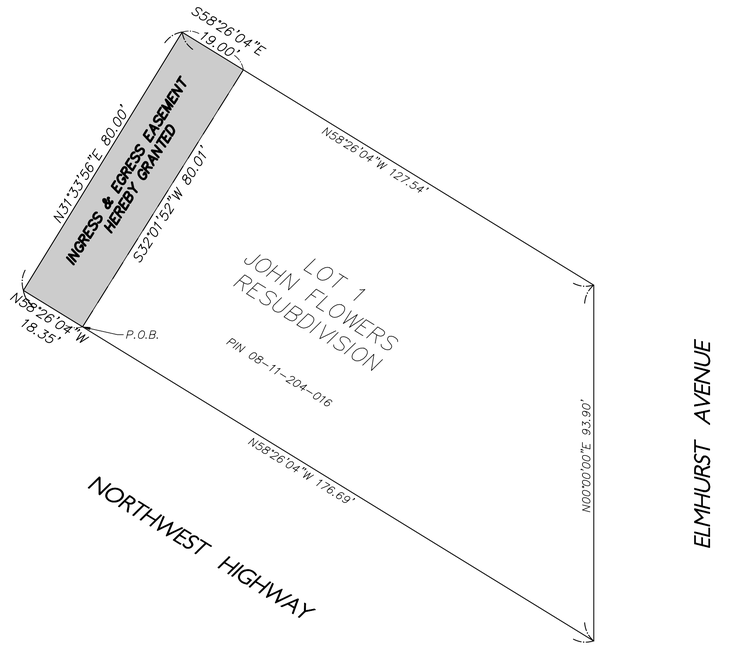
N

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.



INGRESS & EGRESS EASEMENT PROVISIONS

A PERMANENT EASEMENT FOR INGRESS AND EGRESS IS HEREBY GRANTED TO THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, UPON, ALONG, UNDER, IN AND THROUGH THAT PART OF THE HEREON CAPTIONED PROPERTY DESIGNATED ON THE PLAT AND MARKED "INGRESS AND EGRESS EASEMENT" WITH FULL AND FREE ENTRY FOR THE PURPOSE OF CONSTRUCTION, DESIGNING, SURVEYING, RECONSTRUCTING, REPAIRING, MAINTAINING, TRAVERSING, AND OBSERVING SAID PUBLIC IMPROVEMENT, INCLUDING APPURTENANCES AS MAY BE DEEMED NECESSARY BY THE GRANTEE, AS WELL AS FOR THE RIGHT OF THE PUBLIC TO USE THE PARKING LOT THEREON.

AFFIDAVIT OF OWNERSHIP CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE SOLE OWNER OF RECORD OF THE DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATE THIS _____ DAY OF _____A.D., 2025.

_____
OWNER

NOTARY PUBLIC

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT _____WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED, TO THE FOREGOING CERTIFICATE OF OWNERSHIP, WHO ACKNOWLEDGE THAT AT THE TIME OF SUCH APPEARANCE HIS OR HER (THEIR) OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND THAT HE OR 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 _____, 2025.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRES

MAIL TO:
VILLAGE OF MOUNT PROSPECT
1700 WEST CENTRAL ROAD
MT. PROSPECT, IL 60056

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2025.

_____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) S.S.
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 _____, 2023.

_____
VILLAGE COLLECTOR

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2025.

_____ _____
VILLAGE PRESIDENT ATTEST: VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF LAKE)

WE GEWALT HAMILTON ASSOCIATES, INC. DO HEREBY CERTIFY THAT WE HAVE PREPARED THIS PLAT OF EASEMENT, AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF SAID EASEMENT. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 29TH DAY OF AUGUST, 2025 AD.

GEWALT HAMILTON ASSOCIATES, INC.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000922

Edward A. Hedge
EDWARD A. HEDGE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3026
MY LICENSE EXPIRES NOVEMBER 30, 2026

STATE OF ILLINOIS Vernon Hills EDWARD A. HEDGE 035-003026 PROFESSIONAL LAND SURVEYOR

GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ▪ Vernon Hills, IL. 60061
TEL 847.478.9700 ▪ FAX 847.478.9701

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INGRESS & EGRESS EASEMENT
302 W. NORTHWEST HWY
MOUNT PROSPECT, ILLINOIS 60056

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 5064.309-ESMT.dwg
DRAWN BY: EAH DATE: 08/28/25
GHA PROJECT # 5064.309
CHECKED BY: JFP DATE: 08/29/25
SCALE: 1"=20'
SHEET NUMBER: 1 OF 1 SHEETS

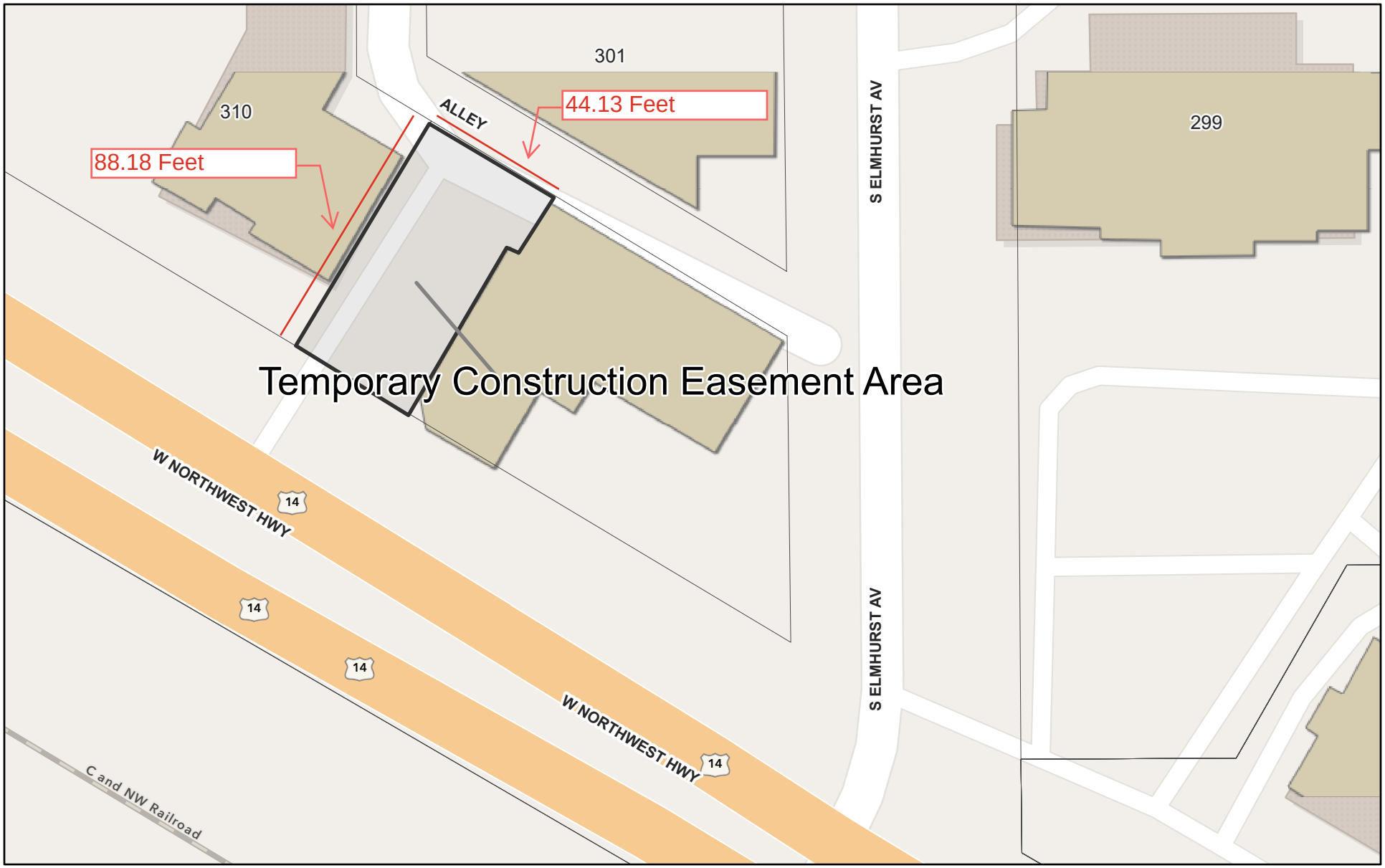
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08/29/2025 11:52 AM

Attachment D to Easement Agreement
for 302 West Northwest Highway

THAT PART OF LOT 1 IN JOHN FLOWERS RESUBDIVISION OF LOTS 6 THROUGH 11, INCLUSIVE, IN HENRY J. EHARD'S SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1978 AS DOCUMENT NO. 24739968, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1 THAT IS 18.35 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE NORTHWESTERLY TO SAID MOST WESTERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY FOR 80.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 FOR 19.00 FEET; THENCE SOUTHWESTERLY FOR 80.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Attachment E | An Exhibit for the Temporary Construction Easement at 302 West Northwest Highway

Exhibit E Easement



8/22/2025, 9:37:47 AM

Parcels

Street Labels

World_Hillshade

1:681

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A FINAL PLAT OF SUBDIVISION, A CONDITIONAL USE FOR A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, A DEVELOPMENT CODE EXCEPTION, AND THE WAIVING OF CERTAIN VILLAGE FEES, FOR PROPERTY LOCATED AT 700 AND 804 WEST LINCOLN STREET, MOUNT PROSPECT, ILLINOIS (PZ-07-25 AND PZ-10-25)**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The petitioner, STR Partners LLC, on behalf of the Mount Prospect School District 57 is seeking conditional use approval for a preliminary and final planned unit development (PUD) to replace the existing middle school with a new 127,000-square-foot middle school and complete related site modifications at 700 and 804 West Lincoln Street (the subject property). The proposal requires Village Board approval for conditional use approval for a preliminary and final planned unit development, final plat approval, and a development code exception. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the requests.

Discussion

BACKGROUND

In November 2024, residents approved an $85 million referendum to address critical needs within the school district. According to the petitioner, these needs include the replacement of the existing middle school, which has struggled with outdated classrooms, limited space, and aging infrastructure. The proposed new facility is intended to provide a modern, accessible environment designed to support innovative instruction and meet the educational needs of today's students. According to the traffic impact study, the Lincoln Middle School currently serves 783 students in grades 6 through 8 with 91 staff members. Over the next six years, the student population is expected to decrease by 53 students to 730 students (-6.7%).

PROPOSAL

The petitioner, STR Partners LLC, on behalf of the Mount Prospect School District 57 (D57), proposes to construct a new 127,000 square foot replacement middle school, demolish the

existing building, and complete related site improvements. The new school includes a three-story academic wing including the students' core classrooms, a two-story administration area, a learning resource center, experience classrooms, a storm shelter, gym, cafetorium, maintenance and support areas, and an outdoor learning/gathering space. Construction of the new facility is anticipated to begin in the fall of 2025, with completion targeted for August of 2027. The new school will be built while the existing school remains operational, with both structures coexisting on the site until the summer of 2027. Construction will run concurrently with the existing school until the summer of 2027. Demolition of the existing main school building and final site work are planned for completion by the summer of 2027. Conditional use approval is required as two principal structures will be present on the property during the transition period. The petitioner also requests relief from Sections 15.401(B) and 15.402(B) which require stormwater detention to be provided for the entire site when a new building is constructed.

Site Plan: The new school is strategically sited with its tallest massing element — the nearly 50-foot-tall (48'-0"), 3-story academic wing — positioned at the center of the school property to minimize impacts on the adjacent residential properties. The building's massing is designed to step down appropriately to align with the scale of the surrounding neighborhood. A new, expanded parking lot with a queuing lane dedicated for parent drop-off/pick-up is proposed along Lincoln Street. Separate access for buses and delivery vehicles is provided north of the academic wing, within the outdoor play area. A continuous fire lane is provided around the new building and fire hydrants are distributed around the school to ensure adequate fire protection. The development also provides underground stormwater volume control and detention storage north of the school. Open green space will be preserved along the west and north portions of the site for use by physical education classes. A discus cage is located at the northeast corner of the subject property. Following the demolition of the existing school and associated parking areas, a 200-meter track and new athletic field will be constructed along the east side and southeast corner of the site and will offer accessible recreational amenities to the community during non-school hours.

Traffic and Parking: The Village requires schools serving grades K through 8 to provide one parking space per employee, plus eight visitor spaces. Based on the staffing level of 91 employees, the school is required to provide 99 parking spaces. The current parking lot provides a total of 77 parking spaces. The proposed site plan includes a total of 106 parking spaces, exceeding the Village's requirement and representing a net increase of 29 parking spaces compared to the current condition. The additional parking will significantly improve overall site functionality and better accommodate daily operations and visitors.

According to the Petitioner's project description, long-term staff parking will be located in the large south parking lot, while visitor parking will be designated in the smaller southwest lot for ease of access. The north lot will be used exclusively for bus drop-offs and pick-ups, with no long-term bus parking on site. An additional 9 parking spaces at the northeast corner of the building will be reserved for maintenance and food service personnel.

Building Elevations: The proposed building elevations feature a contemporary institutional design, characterized by clean lines, a mix of durable materials, and articulated massing. The exterior incorporates brick masonry, fiber cement panels with a wood-like appearance, aluminum storefront systems, and aluminum-composite metal paneling, which provide visual interest and durability. The façades are articulated through changes in plane, material transitions, and patterns to help break up the overall massing. The color palette consists of warm, neutral tones. Rooflines are varied in height, while all rooftop mechanical units will be screened from view. Additionally, ground-mounted mechanical/utility equipment, as well as

the trash enclosure, will be screened with brick masonry walls. The gradual stepping down of taller building elements to shorter elements, organized according to the function of the spaces, is appropriately scaled to the surrounding single-family residential neighborhood, resulting in contextually sensitive massing and a pedestrian-friendly scale.

Landscaping: The existing landscaping will remain along the north, west, and south property lines and additional canopy trees have been added along the west property line. Perimeter landscaping, consisting of a variety of existing deciduous trees, new canopy trees, and a combination of deciduous and evergreen shrubs, will be provided along the south property line. A considerable amount of foundation landscaping will also be provided along portions of the building's north, south and east facades. The petitioner is requesting relief from strict conformance of the foundation and perimeter landscaping requirements. Foundation landscaping will not be provided along most of the north and the entirety of the west elevations since these facades face private property. While a 6-foot-tall screen/buffer is required along the length of the rear and interior side yards, a shorter screen/buffer will be provided only in select areas at the southwest and northeast corners of the property, in response to requests from specific adjacent property owners (see section of staff report titled "Resident Concerns"). This approach also helps preserve the openness and accessibility of the school's open spaces, which are valued by neighboring residents. Additional trees have been added to the northeast as well as providing additional landscape screening around the discus cage.

Relief is also requested from the requirement to provide an even 50/50 distribution of deciduous shrubs and evergreen shrubs. The petitioner requests a mix of 70/30 mix of deciduous to evergreen shrubs due to the number of plantings proposed and their proximity to pavement areas that will be subject to de-icing agents, as these conditions are not conducive to healthy evergreens. Lastly, relief is requested from the requirement to provide planting islands that are 120 square feet in area in the southwest parking lot, and to provide planting islands for every seventeen parking spaces in a parking row in the south parking lot to maximize the number of parking stalls and facilitate snow removal. In place of the three planting islands in the south parking lot, a striped pedestrian pathway will be provided to allow safe access through the lot.

Lighting: The petitioner provided the photometric plan for the existing site. The petitioner is proposing nineteen light poles that illuminate the drive aisles, parking lots and fire lane, twenty-one exterior wall-mounted light fixtures on the façades of the new building, and four uplights around the monument sign along Lincoln Street. A fully compliant photometric plan will be required as part of the building permit submittal.

Signage: The petitioner intends to install one wall-mounted sign and one canopy sign on the south elevation facing Lincoln Street. A new monument sign is also proposed just west of the Lincoln Street driveway and a freestanding sign is proposed along the Can Dota Avenue frontage just east of the track & field. Per the petitioner, relief is requested for: items of information as Lincoln Middle School is a very common school name in Illinois, while the proposed monument sign will include the full district name for identification, and the sign copy contains 12 items of information exceeding the 10 items permitted by code; orientation for the freestanding sign at the track & field (honorary naming will be visible from both sides and parallel with the long jump to best utilize the limited green space and maintain student safety); and sign surface area for the canopy sign (18.5 square feet) which exceeds the 4 square feet permitted for secondary signage. Any future relief requested for signage shall require an application for a minor amendment to the PUD.

Phasing: The project is estimated to begin in October of 2025, and the existing school building, south side drop-off lane, and the east side drive and parking area will remain active during construction. The new school building is anticipated to start in October of 2025 and will be completed by May of 2027. The new below-grade detention system will be installed during the summer of 2026. The demolition of the central and southern portions of the school will be commence in May/June of 2027. All building demolition will be completed by August of 2027. The new south side parking lot will begin once the central and southern portions of the existing school have been demolished. The new south parking lot will be completed in August of 2027. The new east side bus drive/loop and paved areas will commence mid- to late-summer of 2027 and will be completed in the fall of 2027. The east side of the track and green space will commence after the demolition of the existing school and will continue through the fall of 2027. A phasing schedule including diagrams are included with this staff report.

Other Departments: The Public Works department expressed concerns related to turning movements from the school's new driveway onto Can Dota Avenue. The short 75-foot offset between West Milburn Avenue and the proposed driveway may potentially lead to collisions between a bus and another vehicle performing simultaneous left turns. When making a left turn onto Can Dota Avenue, stopping distances may be insufficient to avoid collisions if vehicles turn simultaneously. At 15 mph, passenger vehicles require about 80 feet to stop, increasing to 115 feet at 20 mph; buses require even longer distances. This limited space increases the risk of conflicts. Because of this safety concern, Public Works remains committed to prohibiting left turns out onto Can Dota Avenue. Staff recommends that the left turn restriction be included as a condition for the Planning and Zoning Commission's recommendation to the Village Board. Building & Inspection Services and the Fire Department did not have any conditions of approval for the zoning request.

PLAT OF SUBDIVISION (CONSOLIDATION AND VACATION)
The subject property encompasses five parcels and four parcel identification numbers (PINs):

- Parcel 1: 08-11-214-037-0000;
- Parcel 2: 08-11-214-002-0000;
- Parcel 3: 08-11-215-011-0000; and
- Parcel 4: 08-11-214-036-0000
- Parcel 5 does not appear to have an assigned PIN.

A final plat to consolidate the lots into a single lot is required so that the application of setbacks and other bulk regulations is straightforward. The plat shows that the southern half of the vacated portion of Milburn Avenue west of Can Dota Avenue is included as part of the school district property. Additional right-of-way along the Lincoln Street frontage will be dedicated to the Village, allowing a consistent right-of-way width across the Lincoln Street frontage, and allows the existing public sidewalk to be located on public property. This new dedication also causes the existing monument sign to be in the public right-of-way and the project will be conditioned to allow the monument sign to remain until such time the sign is relocated onto school property.

Resident Concerns: The Petitioner has provided regular project updates through meetings and the school website to maintain an open dialogue with the surrounding community. Specific comments include:

- The property owner at 806 West Lincoln Street (Lot 25) would like to preserve as much green space as possible along the property owner's east property line and requested

the planting of evergreen shrubs no taller than 3 to 4 feet. The property owner specifically requested that no trees be planted along the east property line, as they would obstruct sunlight to the property and to the existing greenhouse on the owner's property.
- The property owner at 220 Can Dota Avenue expressed concerns regarding privacy, the condition of existing trees along the perimeter of their property, and the visibility and activity surrounding the discus cage. In response, the property owner has requested the installation of fencing and additional landscaping to provide screening. The property owner has also requested that District 57 reach out to ComEd to explore the potential for replacing certain utility poles.
- The property owner at 305 Can Dota Avenue raised several concerns, including the alignment of the proposed school driveway in relation to their own driveway, the continuation of parking restrictions during school hours on the 300 block of Can Dota Avenue, and whether modifications to the drop-off and pick-up procedures will be implemented for the 2025 school year. The property owner has also requested clear and timely communication going forward regarding project milestones.

Aside from these three properties, no additional concerns have been received by Village Staff by neighboring residents regarding the proposed school redevelopment as of the writing of this report. Feedback from neighboring property owners was taken into consideration, and the plans are being finalized accordingly to address these concerns.

STORMWATER DETENTION AND DEVELOPMENT CODE EXCEPTION
Sections 15.401(B) and 15.402(B) of the Village Code require that stormwater detention be provided for the entire site when a new building is constructed. The Engineering Division indicated that it would seem appropriate that the easement area over the Village's sanitary overflow system located at the west end of the site be exempted from counting towards the entire site. Any area to be exempted would require a variation from the Village Code granted by the Village Board, and Schedule L to be included in the MWRD permit application. The Engineering Division reviewed the request and supports the requests.

Development Code Exception Standards: Section 15.109 permits the Planning & Zoning Commission to recommend approval of exception to the development code regulations in cases of hardship, "caused by conditions uniquely attributable to the land under consideration, would be imposed upon an applicant by compliance with these regulations and upon a finding that there are alternate feasible means of fulfilling the purpose and spirit of the regulations to protect the public health, safety and welfare". The request must meet the standards for an exception, which are listed in Section 15.109 and are summarized as follows:

- A hardship due to the physical surroundings, shape, or topographical conditions of a specific property not generally applicable to other properties in the same zoning district and not created by any person presently having an interest in the property;
- Lack of desire to increase financial gain; and
- Protection of the public welfare, other property, and neighborhood character.

Per the petitioner, the site contains significant existing Village infrastructure, including a sanitary overflow system, which will remain undisturbed and lies outside the development area. Due to these unique encumbrances, the school district is requesting relief from including these portions in the total area calculated for stormwater detention, as doing so presents a hardship, particularly given the site's use as a publicly funded school. The request aims to

comply with MWRD's Watershed Management Ordinance. The petitioner has stated that the development will meet all MWRD stormwater requirements and will significantly enhance local drainage and reduce runoff impacts on Village sewer infrastructure.

Staff finds that the development code exception standards have been met and supports the request for an exception.

ADDITIONAL CONSIDERATIONS

When a unit of local government, such as a school district, park district, or county, comes to the Village with a zoning request, the Village's Planning & Zoning Commission and Board of Trustees apply the same standards from the zoning ordinance to the zoning application as it would with a private property owner. However, in addition to the standards in the zoning ordinance, the Planning & Zoning Commission and Board of Trustees also need to consider whether any condition of approval or whether a denial of the application would frustrate or thwart the obligations imposed by State laws on the unit of local government. Stated positively, the Village should consider whether the requested relief furthers the statutory mission of the unit of local government and, if it does, give the requested relief some deference.

In light of this additional consideration, for District 57's application the Planning & Zoning Commission considered:

1. The relationship of the new school to the education obligations of District 57;
2. The plausible alternatives for any of the relief requested; and
3. The negative effects on District 57 if relief is not granted.

Some parts of the Illinois School Code applicable to District 57 and potentially relevant here:

1. Areas of education taught, 105 ILCS 5/27-1, "The State of Illinois, having the responsibility of defining requirements for elementary and secondary education, establishes that the primary purpose of schooling is the transmission of knowledge and culture through which children learn in areas necessary to their continuing development and entry into the world of work. Such areas include the language arts, mathematics, the biological, physical and social sciences, the fine arts and physical development and health. Each school district shall give priority in the allocation of resources, including funds, time allocation, personnel, and facilities, to fulfilling the primary purpose of schooling."
2. Elementary school civics course of study, 105 ILCS 5/27-3.10, "In addition to the instruction required to be provided under Section 27-3 of this Code, every public elementary school shall include in its 6th, 7th, or 8th grade curriculum, beginning with the 2020-2021 school year, at least one semester of civics education, which shall help young people acquire and learn to use the skills, knowledge, and attitudes that will prepare them to be competent and responsible citizens throughout their lives. Civics education course content shall focus on government institutions, the discussion of current and societal issues, service learning, and simulations of the democratic process. Civics education in 6th, 7th, or 8th grade shall be in accordance with Illinois Learning Standards for social science. Additionally, school districts may consult with civics education stakeholders, deemed appropriate by the State Board of Education, with regard to civics education curriculum for 6th, 7th, or 8th grade."
3. Physical education and training, 105 ILCS 5/27-5, "Physical education and training. School boards of public schools and the Board of Governors of State Colleges and

Universities shall provide for the physical education and training of pupils of the schools and laboratory schools under their respective control, and shall include physical education and training in the courses of study regularly taught therein. The physical education and training course offered in grades 5 through 10 may include the health education course required in the Critical Health Problems and Comprehensive Health Education Act."

4. Courses in physical education required, 105 ILCS 5/27-6(a), "Pupils enrolled in the public schools and State universities engaged in preparing teachers shall be required to engage during the school day, except on block scheduled days for those public schools engaged in block scheduling, in courses of physical education for such periods as are compatible with the optimum growth and developmental needs of individuals at the various age levels except when appropriate excuses are submitted to the school by a pupil's parent or guardian or by a person licensed under the Medical Practice Act of 1987 and except as provided in subsection (b) of this Section."

The school district is requesting zoning relief for: building height, perimeter landscape screening, foundation landscaping, signage, storm water detention, planting islands, planting ratios, and the track & field encroachment into the exterior side yard. D57 has indicated that granting the requested relief serves the public interest, as the proposal seeks to balance zoning and development requirements with the district's educational objectives and fiscal responsibilities. The district notes that the project is funded by the community and must remain within a limited budget while still meeting the needs of students and staff.

PUBLIC COMMENT

Public comment letters were received from nearby residents. A written letter submitted by a resident of Can Dota Avenue raised concerns about the planned service driveway, its location directly opposite their home, and its intended use. The letter also expressed frustrations with communication, construction staging, dust and debris, and delays in related street and water main repairs. The resident requested that no zoning relief be granted until clearer communication and stronger accountability measures are in place. Village staff and the school district separately reached out to the resident and explained that the roadway construction work on Can Dota Avenue is part of a larger Village project that includes the installation of more than 2,000 feet of pipe, water services, and hydrants, along with new curb and sidewalk, pressure and chlorination testing along with general cleanup before paving begins. The roadway construction project was estimated to complete by mid-August before the start of the school year, and is unrelated to the school district's undertaking of constructing a middle school.

Residents of the 400, 500, and 600 blocks of South Na-Wa-Ta Avenue submitted a signed petition requesting that no construction traffic be routed onto their street during the entire project. The homeowners emphasized their support for the school project but expressed concern about preserving recently completed curb and asphalt improvements, as well as avoiding excess construction-related noise in front of their homes. Village staff will determine a construction access route during the building permit process and communicate with the contractor and the police department during construction to restrict construction vehicles on certain roads.

PUBLIC HEARING

The Planning and Zoning Commission reviewed the proposal for the replacement of Lincoln Middle School at 700 and 804 West Lincoln Street. Commissioners raised questions regarding construction parking availability, rooftop mechanical equipment height and noise impacts,

adequacy of south-facing glazing and shading, and circulation of buses and parent drop-off traffic. Concerns were also discussed regarding contractor parking on neighborhood streets and the need for construction management plans to mitigate neighborhood disruption. The Planning and Zoning Commission emphasized that all rooftop units must remain screened from public view and that construction operations remain within ordinance-compliant hours.

Several residents provided testimony focusing on potential impacts to their properties. Concerns included the adequacy of fencing and landscaping along the athletic fields, lighting spillover into adjacent yards, on-street contractor parking during construction, and the potential for flooding given existing drainage issues. Neighbors on Milburn Avenue and We Go Trail highlighted long-standing stormwater problems, and residents requested assurance that the new detention facilities would prevent water from ponding in their backyards. The petitioners responded that a new underground detention system will be constructed to MWRD standards, photometric plans will ensure no light trespass, and landscape screening rather than fencing will be used to balance openness with buffering.

Following the discussion, the Planning and Zoning Commission unanimously recommended approval of the final plat of subdivision, conditional use for a preliminary and final planned unit development and a development code exception by a vote of 7-0 at the public hearing held on August 14, 2025.

REQUEST TO WAIVE FEES
As part of the planning and approval process, Village fees are associated with platting, building permits, and zoning request applications. These fees include platting ($250), zoning ($1500), code exceptions ($250), and permit fees for the project, including the estimate of construction costs for Village Board consideration. The estimated site cost is $8,600,000 with a total estimated construction cost of $66,250,000. School District 57 respectfully requests that these fees be waived for the district’s upcoming construction projects.

REQUEST TO WAIVE SECOND READING
The Petitioner requests that the Village Board waive the second reading and take final action at the September 2, 2025, meeting.

Alternatives

1. Approve a final plat of subdivision titled “Lincoln Consolidation” for 700 and 804 West Lincoln Street, Case No. PZ-10-25;
2. Approve a development code exception from Sections 15.401(B) and 15.402(B) to exempt the easement area over the Village’s sanitary overflow system located at the west end of the site from counting towards the entire site;
3. Approve a conditional use for a preliminary and final planned unit development (PUD) to construct a 127,000-square-foot middle school, and complete related site improvements at 700 and 804 West Lincoln Street, Case No. PZ-07-25, subject to the conditions listed in the attached ordinance.
4. Approve a waiver of the platting, zoning, code exception and non-refundable permit fees.
5. Action at the discretion of the Village Board.

Staff Recommendation

Approve:

1. A final plat of subdivision titled "Lincoln Consolidation" for 700 and 804 West Lincoln Street, Case No. PZ-10-25;
2. A development code exception from Sections 15.401(B) and 15.402(B) to exempt the easement area over the Village's sanitary overflow system located at the west end of the site from counting towards the entire site;
3. A conditional use for a preliminary and final planned unit development (PUD) to construct a 127,000-square-foot middle school, and complete related site improvements at 700 and 804 West Lincoln Street, Case No. PZ-07-25, subject to the conditions listed in the attached ordinance.
4. A waiver of the platting, zoning, code exception and non-refundable permit fees.

Attachments

1. PZ-07-25, PZ-10-25 Updated Plans
2. PZ-10-25 Plat of Consolidation
3. PZ-07-25, PZ-10-25 Phasing Schedule and Diagrams
4. PZ-07-25, PZ-10-25 Technical Reports
5. PZ-07-25, PZ-10-25 Staff Report
6. PZ-07-25, PZ-10-25 Administrative Content
7. PZ-07-25, PZ-10-25 Village Review Letters
8. PZ-07-25, PZ-10-25 Request to Waive Second Reading
9. PZ-07-25, PZ-10-25 Public Comment
10. PZ-07-25, PZ-10-25 PZC Meeting Minutes
11. PZ-07-25, PZ-10-25 Draft Ordinance
12. PZ-07-25, PZ-10-25 Permit Fees Waiver Request

D57 NEW LINCOLN MIDDLE SCHOOL

Mount Prospect, IL

PREPARED FOR

BOARD OF EDUCATION
MOUNT PROSPECT SCHOOL DISTRICT 57

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GENERAL NOTES

A. SCOPE OF WORK AND GENERAL CONDITIONS

1. This set of documents consists of all sheets listed in the Sheet Index, the Project Specification Manual, and all Addenda. Work shown on any of the civil, landscape, architectural, roofing, structural, mechanical, plumbing, electrical, fire protection, and / or any other consultants drawings included on this project, involving any one particular trade shall be performed by that particular trade whether such required work is shown on the drawings as belonging to that trade. For conflicts or inconsistencies that may arise between various documents, the bidder shall assume the more stringent or severe condition.

2. All work shall be performed in accordance with the General Conditions and the Instructions to Bidders for this project.

3. The Contractor is responsible for verifying the nature, and scope of work described in the Contract Documents. The Contractor shall provide all labor, materials and equipment necessary to execute all work as shown on these drawings except where noted as not in contract (N.I.C.). The Contractor will be responsible for coordinating work with that of all other trades. All work shall be performed by skilled and qualified workers in accordance with the best practices of each trade.

4. Due to the nature of renovation work, the construction documents are scope documents and as such may not detail existing conditions exactly, however, this does not release the bidder from carefully reviewing existing field conditions as they affect work.

5. Allowances shall be in accordance with the General Conditions and the Instructions to Bidders for this project

6. Contractors must perform their work at the Owner's convenience and so as not to interfere with normal operations.

7. Any existing work or equipment damaged by the Contractors or their agents or employees must be repaired or replaced as reviewed by the Architect and approved by the Owner, and with no change in the contract price.

8. The Contractor shall provide temporary enclosure or other means of protection as required. The Contractor shall coordinate the temporary enclosure with the Owner.

9. Contractor(s) shall be responsible for obtaining and paying for permits and licenses required by local authorities.

B. QUALIFICATIONS AND CODE COMPLIANCE

1. The Construction Manager, General Contractor, and all contractors & subcontractors shall be licensed to practice in the site jurisdiction.

2. Modifications to comply with codes or as required by an Authority having Jurisdiction shall be reviewed with the Architect in order to preserve the original design intent. Modifications made in order to comply with codes that affect the scope of work shall be reviewed and approved by the owner prior to the start of work.

3. During construction, the performance of work under this contract shall comply with the Occupational Safety And Health Act of 1970 (OSHA) as published in the latest issue of the Federal Register.

4. All trades must be knowledgeable of provisions of current governing codes applicable to their trade.

5. No spray on foam insulation is allowed to be exposed. Spray on foam insulation exposed to occupied space must be covered per code.

C. CONTRACT DRAWINGS AND SPECIFICATIONS

1. Drawings and specifications are cooperative and complimentary. All labor and materials required to fully carry out the intentions of the drawings and specifications are part of this contract, whether or not specifically documented.

2. The Contractor and each Subcontractor are required to thoroughly inspect these drawings and specifications and shall verify all dimensions and conditions shown on the drawings at the job site, and shall notify the Architect of any discrepancies and / or conflicts in writing prior to proceeding with the work or ordering any material.

3. The Contractor and each Subcontractor are required to thoroughly examine these drawings and inspect existing conditions at the job site to identify potential problems, conflicts, discrepancies, or interference with other trades, and shall notify the Architect of any discrepancies and / or conflicts in writing prior to proceeding with the work or ordering any material.

4. Existing Conditions / Demolition drawings were prepared for the convenience of the Contractor and Owner. The Architect will not attest to the accuracy and completeness of these drawings. It is the responsibility of the Contractor to verify and be familiar with all existing conditions affected by the work.

5. When there appear to be discrepancies between the drawings and specifications consult the Architect for clarification prior to proceeding with the work.

6. Information is not necessarily repeated on drawings and specifications; both are applicable. Consult the Architect if there are conflicts.

7. Notes appear on various sheets for different systems and construction materials. All sheets are to be reviewed and notes on any one sheet are to be applied to all related drawings and details.

8. Details that are not shown shall be similar in character to those detailed. Where specific dimensions, details, or design intent cannot be determined, consult the Architect prior to proceeding with the work.

9. Drawings may be distorted in print and are not to be scaled. Written dimensions govern; favor large scale details.

10. Architectural dimensions and notes shall take precedence over engineering dimensions and notes. If discrepancies between architectural and engineering drawings are discovered, contact the Architect for interpretation.

D. EXISTING CONDITIONS

1. The Contractor shall verify and be familiar with the existing conditions as affected by the scope of the work to be performed. By submitting a bid or executing the contract, the Contractor represents that he has visited the site and has familiarized himself with the local conditions under which the work is to be performed.

2. No requests for additional funds will be allowed due to ignorance of existing conditions as shown in the drawings and / or as readily discernible from visiting the site.

3. The work of all trades is to be coordinated to eliminate conflicts.

4. The Contractor shall promptly notify the Architect in the writing of any discrepancies, omissions and / or conflicts between the existing conditions and the work as described in the Contract Documents.

5. The Contractor must verify all existing conditions at the site prior to commencing work. Where required, new work must be adapted to fit existing conditions in a manner similar as described in the drawings and specifications.

6. The Contractor shall verify that all existing floors and walls related to the work are square, plumb, and level to permit proper tolerances for the new work. Commencement of work indicates acceptance of the conditions of existing work.

E. DEMOLITION AND REMOVALS

1. Contractor shall coordinate with Owner, and store as directed, any existing fixtures, fittings, equipment, casework, hardware, etc. identified as salvaged for Owner. Contractors may be required to move off site or relocate any / all such items.

F. CUTTING AND PATCHING

1. The Contractor shall coordinate all work with adjacent and affected trades. The Contractor shall perform all cutting, patching and fitting as required to perform all of the work indicated or implied on the drawings and all other work as may be required to complete the job. Patch and repair floors, wall, ceilings, and mullions as required to match adjacent surface and / or as indicated on drawings.

2. All work such as cutting, patching, repair work, etc., must be performed by trades specializing in that work. Surfaces from which existing construction items are to be removed shall be patched as required by the new work so as to match all adjacent new or existing surfaces.

3. After removal of any existing construction, all areas affected or damaged by removal work shall be patched as required to match adjacent existing surfaces in all respects.

4. In all locations where filling in of existing openings is required, and where exposed finish surface is masonry, the Contractor shall match the adjacent masonry surfaces and interior finish in every respect.

5. Unless noted otherwise, patching or infilling of existing walls shall match thickness, height, rating, and material of adjacent walls.

G. MATERIALS, ASSEMBLIES, AND INSTALLATION

1. All openings and other provisions necessary for installation of architectural, plumbing, mechanical, electrical, or Owner's apparatus and equipment must be verified with the specific trades involved and the Architect prior to installation, and must be of the size, configuration, location, etc. required.

2. Materials may be specified on drawings as well as specifications. In the event of a conflict, consult the Architect.

3. Any details, systems, materials, etc. (architectural, structural, mechanical, etc.) proposed to be changed from that indicated or specified in contract documents shall be submitted for review by the Architect according to the specifications and shall be shown to be equal in quality and compatibility.

4. All dissimilar metals shall be effectively isolated from each other to avoid galvanic action and deterioration.

5. All plywood sheathing shall be fire treated (unless noted otherwise).

6. Install all materials and systems in strict accordance with the manufacturer's specifications and / or instructions.

7. Where new work abuts existing construction or existing construction has been patched or repaired, paint existing surfaces from nearest corner to nearest corner, and from floor to ceiling except as noted otherwise.

8. Provide paint finishes to match existing adjacent conditions, unless noted otherwise.

9. Unless noted otherwise, patching or infilling of existing walls shall match thickness, height, rating, and material of adjacent walls.

10. For any unscheduled opening in a masonry wall, the associated trade shall provide lintels as required.

11. It is the Contractor's responsibility to coordinate and accurately locate electrical and mechanical devices with casework and other construction to avoid conflicts.

12. All exterior walls shall be constructed so as to be completely watertight and airtight. Conflicts and / or deficiencies discovered during construction should be brought to the attention of the Architect prior to concealing the work.

13. The Contractor shall coordinate, provide, and install all necessary blocking as required and as for good construction practice whether or not specifically shown at each condition on the drawings.

14. Roofing, waterproofing, and moisture protection drawings and specifications are intended to show a complete enclosure system that is compatible with Basis of Design manufacturer's recommendations and specifications. Conflicts and / or deficiencies should be brought to the attention of the Architect prior to commencement of the work. All work shall be in compliance with requirements for the installed Manufacturer's warranties.

GENERAL NOTES

H. SITE CONDITIONS

1. Active pipes, conduits and other utilities of all types, whether shown in the bid documents or not, must be protected by the Contractor at all times during the construction of the work. Extreme care shall be exercised at all times not to damage any such pipes and conduits. If damage occurs, the Contractor shall repair such damage in a manner approved by the Architect, and at no change in contract prices.

2. Unless specifically otherwise approved by the Owner, all existing utility lines must be kept active during and / or after construction. Where existing lines interfere with new or remodeling work they must be temporarily relocated during construction and reinstalled in their permanent location as shown in the drawings.

3. The site to be kept free of refuse and construction materials.

4. The Contractor shall dispose of demolished materials off site and shall not store them on site.

I. SITE RESTORATION

1. Whether or not specifically indicated, the Contract Documents require that the Contractor shall include, as part of their Bid, provisions for providing Site Restoration for any portion of the site affected by the Work. This Site Restoration shall include, but shall not be limited to, restoring existing landscaping, walks, and roadways to a condition acceptable to the Architect.

J. UNDERGROUND UTILITIES

1. The Contractor shall exercise care in excavation and construction so as not to disturb existing underground site utilities (unless specially documented to do so). The Contractor shall employ a service to locate such utilities and shall consult with the Owner as to possible locations of underground utilities. It shall be the Contractor's responsibility to restore service and pay for any utility fees in connection with the restoration of service in the event of disruption due to excavation and / or construction.

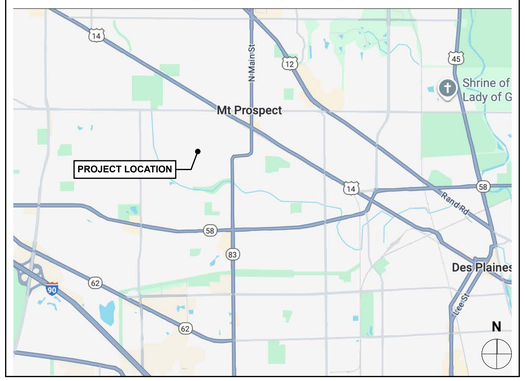
TYPICAL ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	FIN	FINISH	PL	PLATE
ALUM	ALUMINUM	FIXT	FIXTURE	PLAM	PLASTIC LAMINATE
ANOD	ANODIZED	FVC	FIRE VALVE CABINET	PLYWD	PLYWOOD
ASSY	ASSEMBLY	FLR	FLOOR	PTD	PAINTED
ACT	ACOUSTIC CEILING TILE	FLUOR	FLUORESCENT	R	RISER
CJ	CONTROL JOINT	GA	GAUGE	RAD	RADIUS
CLG	CEILING	GL	GLASS	RD	ROOF DRAIN
CLR	CLEAR(ANCE)	GWB	GYPSUM WALL BOARD	REINF	REINFORCING
CMU	CONCRETE MASONRY UNIT	HD	HEAVY DUTY	RF	RESILIENT FLOORING
CONC	CONCRETE	HDW	HARDWARE	REQD	REQUIRED
CONT	CONTINUOUS	HT	HEIGHT	RM	ROOM
CONTR	CONTRACTOR	HM	HOLLOW METAL	RO	ROUGH OPENING
CPT	CARPET	HP	HIGH POINT	SERV	SERVICE
CT	CERAMIC TILE	HR	HOUR(S)	SGT	STRUCTURAL GLAZED TILE
DET	DETAIL	HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	SHT	SHEET (METAL)
DIM	DIMENSION			SQ	SQUARE
DK	DARK			SIM	SIMILAR
DN	DOWN	INCAND	INCANDESCENT	SPEC	SPECIFICATION(S)
DR	DOOR	INSUL	INSULATION	SS	STAINLESS STEEL
DO	DOOR OPENING	JT	JOINT	STD	STANDARD
DWG	DRAWING	LOC	LOCATION	STL	STEEL
EA	EACH	LP	LOW POINT	SURF	SURFACE
EL	ELEVATION	MAX	MAXIMUM	TEL	TELEPHONE
ELEC	ELECTRIC(AL)	MECH	MECHANICAL	THK	THICKNESS
ELEV	ELEVATOR	MIN	MINIMUM	TYP	TYPICAL
EJ	EXPANSION JOINT	MO	MASONRY OPENING	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	MTL	METAL	UV	UNIT VENTILATOR
EWC	ELECTRIC WATER COOLER	MLWK	MILLWORK	VAR	VARY / VARIES
EXIST	EXISTING	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
EXP	EXPOSED	NO	NUMBER	VIF	VERIFY IN FIELD
EXT	EXTERIOR	NOM	NOMINAL	VWC	VINYL WALL COVER
EXTR	EXTRUDED	NTS	NOT TO SCALE	W/	WITH
FD	FLOOR DRAIN	OC	ON CENTER	W/O	WITHOUT
FE	FIRE EXTINGUISHER	OH	OVERHEAD	WD	WOOD
FEC	FIRE EXTINGUISHER CABINET	OPNG	OPENING	WP	WATERPROOF
FH	FIRE HYDRANT	OPP	OPPOSITE	WPT	WORKING POINT

MATERIAL SYMBOLS

- EARTH
- GRAVEL
- SAND / GROUT / MORTAR
- CONCRETE
- CONCRETE BLOCK
- BRICK
- STRUCTURAL GLAZED BLOCK
- STEEL
- ALUMINUM
- SPRAY FOAM INSULATION
- LOOSE INSULATION
- RIGID INSULATION
- DISCONTINUOUS BLOCKING
- CONTINUOUS BLOCKING
- PLYWOOD
- FINISH WOOD
- PORCELAIN / CERAMIC TILE
- TERRAZZO FLOOR
- ACOUSTICAL CEILING TILE
- GYPSUM BOARD

PROJECT LOCATION



ALTERNATES

ALTERNATE 1: OUTDOOR ATHLETIC TRACK AND FIELD ELEMENTS, INCLUDING ALL ASSOCIATED SITE UTILITIES.

ALTERNATE 2: OUTDOOR STORAGE BUILDING

ALTERNATE 3: OUTDOOR TRACK & FIELD SIGN

ALTERNATE 4: RECLAMATION OF ACOUSTICAL CEILING TILE FOR RECYCLING

ALTERNATE 5: FABRIC WRAPPED ACOUSTICAL WALL PANELS AT GYM

ALTERNATE 6: SPECIALIZED "WENGER" ACOUSTICAL PANELS AT BAND, ORCHESTRA, AND MUSIC (BASE BID TO INCLUDE TYPICAL FABRIC WRAPPED ACOUSTICAL WALL PANELS)

ALTERNATE 7: EPOXY FLOORING AT MAINTENANCE/CUSTODIAL AND GARAGE

ALTERNATE 8: GYM MOTORIZED PROJECTION SCREEN AT SOUTH BAY (BAY 1)

ALTERNATE 9: LOCAL SOUND SYSTEMS FOR FITNESS CLASSROOM, BAND CLASSROOM, ORCHESTRA CLASSROOM, AND MUSIC CLASSROOM

TYPICAL DRAWING SYMBOLS

- **STORAGE** / A120 — ROOM NAME AND ROOM NUMBER
- *C05* — WINDOW (W) CURTAIN WALL (C) STOREFRONT (S)
- X / X — ENLARGED PLAN OR SECTION DETAIL
- X / X — SECTION / DETAIL
- X / X — BUILDING SECTION
- X / X — WALL SECTION OR CASEWORK SECTION
- X / X — EXTERIOR ELEVATION
- X / X — INTERIOR ELEVATION
- NORTH ARROW
- ID — RESTROOM FIXTURE OR EQUIPMENT TAG
- ID — SCHEDULED DOOR OR FRAMED OPENING
- A — GRID LINE
- A — COLUMN LINE
- 1 — PARTITION TYPE
- T/ SLAB +0'-0" — ELEVATION TARGET
- SPOT ELEVATION

SHEET INDEX

DRAWING NUMBER & TITLE

T1.0 TITLE SHEET

GENERAL DRAWINGS
G1.0 COMPOSITE PLAN RATED SEPARATIONS & LIFE SAFETY - 1ST FLOOR
G1.1 COMPOSITE PLAN RATED SEPARATIONS & LIFE SAFETY - 2ND FLOOR
G1.2 COMPOSITE PLAN RATED SEPARATIONS & LIFE SAFETY - 3RD FLOOR

CIVIL DRAWINGS
C0.0 CIVIL ENGINEERING COVER SHEET
C0.1 CIVIL NOTES AND LEGENDS
C0.2 EXHIBIT A - EXISTING CONDITIONS
C1.0 SITE DEMOLITION PLAN
C2.0 SITE GEOMETRY PLAN
C3.0 SITE UTILITY PLAN
C4.0 GRADING AND PAVING PLAN
C4.1 GRADING PLAN - ENLARGED
C5.0 SESC PLAN
C5.1 SESC DETAILS
C6.0 SITE WORK DETAILS
C6.1 SITE WORK DETAILS
C6.2 SITE WORK DETAILS
CX-00 DRAINAGE EXHIBIT - EXISTING CONDITIONS
CX-01 DRAINAGE EXHIBIT - PROPOSED CONDITIONS
CX-02 OVERFLOW EXHIBIT
CX-03 OPERATION & MAINTENANCE EXHIBIT
CX-04 CATCHMENT AREA EXHIBIT
CXT1.0 VEHICLE TURNING - BUS MANEUVERS
CXT2.0 VEHICLE TURNING - SEMI TRUCK MANEUVERS
CXT3.0 VEHICLE TURNING - FIRE DEPT EXHIBIT

LANDSCAPE DRAWINGS
TP1.0 TREE PRESERVATION PLAN
L1.0 LANDSCAPE PLAN
L2.0 LANDSCAPE DETAILS

ARCHITECTURAL DRAWINGS
AS1.0 ARCHITECTURAL SITE PLAN
AS1.1 ARCHITECTURAL SITE DETAILS
AS1.2 ARCHITECTURAL SITE DETAILS
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS

ROOFING DRAWINGS ***NOT ISSUED***

FOOD SERVICE DRAWINGS ***NOT ISSUED***

STRUCTURAL DRAWINGS ***NOT ISSUED***

FIRE PROTECTION DRAWINGS
FP0.0 OVERALL FIRE PROTECTION PLANS

PLUMBING DRAWINGS
P1.0A PARTIAL UNDERFLOOR PLUMBING PLAN-AREA A
P1.0B PARTIAL UNDERFLOOR PLUMBING PLAN-AREA B
P1.0C PARTIAL UNDERFLOOR PLUMBING PLAN-AREA C

MECHANICAL DRAWINGS ***NOT ISSUED***

ELECTRICAL DRAWINGS
ES1.0 ELECTRICAL SITE PLAN
ELECTRICAL EXHIBIT - SITE PHOTOMETRICS

Actual size to read at scale: 2 IN, 1 IN, 0 IN

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PROJECT
D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24080

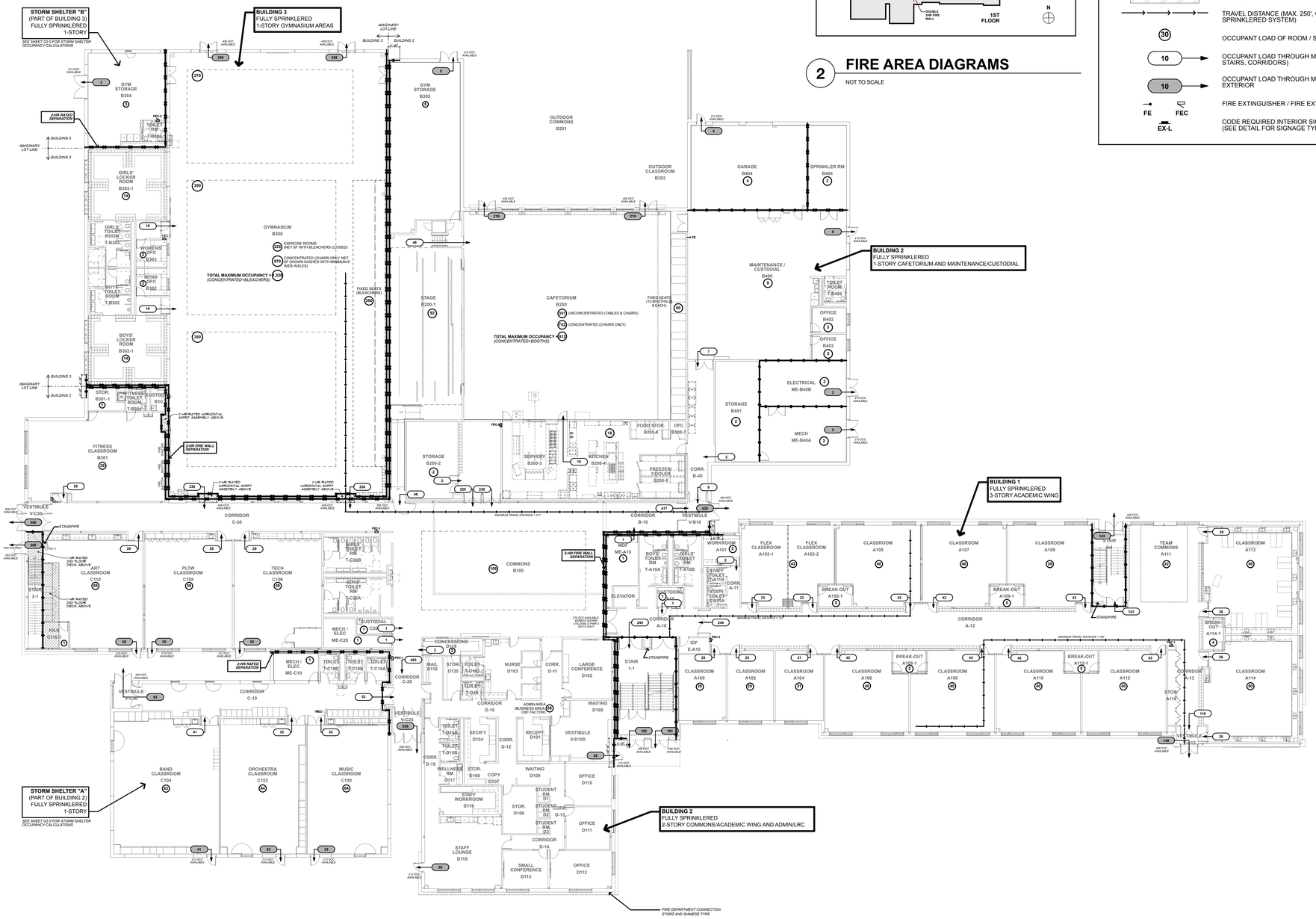
DRAWING DATES

ISSUE	DATE	COMMENTS
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• V7	AUG 14,2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
• V6	JULY 16,2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
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• R3	MAY 8, 2025	ISSUE FOR 50% REVIEW
• R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
• V2	APR 3, 2025	VILLAGE OF MT. PROSPECT PUD
• V1	FEB 27, 2025	VILLAGE OF MT. PROSPECT CONCEPT REVIEW
• R1	FEB 27, 2025	ISSUE FOR SCHEMATIC DESIGN

NOT FOR CONSTRUCTION
IN PROGRESS
9/14/25

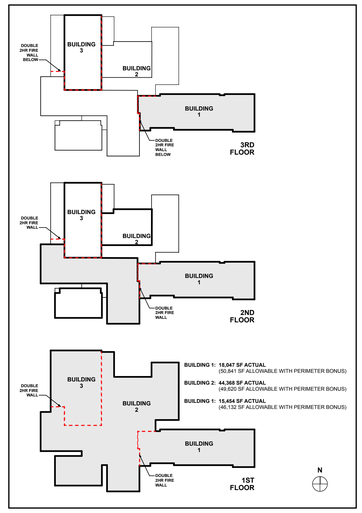
DRAWING TITLE
TITLE SHEET

SHEET NUMBER
T1.0



2 FIRE AREA DIAGRAMS

NOT TO SCALE



MAXIMUM OCCUPANT LOAD OF EGRESS DOORS

PER IBC 2015, EGRESS WIDTH FOR DOORS SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS (DOOR) MULTIPLIED BY 0.15 INCH PER OCCUPANT (FULLY SPRINKLERED).

CALCULATIONS BELOW ARE FOR REFERENCE AND INDICATE THE MAXIMUM OCCUPANT LOAD OF EGRESS DOORS BY DIVIDING THE CLEAR EGRESS WIDTH BY 0.15 INCH PER OCCUPANT.

(1) 36" leaf:	32" clr	/ 0.15 = 213	(1) 48" leaf:	44" clr	/ 0.15 = 293
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(3) 36" leaves:	96" clr	/ 0.15 = 640			

MAXIMUM OCCUPANT LOAD OF STAIRS

PER IBC 2015, EGRESS WIDTH FOR STAIRS SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS (STAIR) MULTIPLIED BY 0.2 INCH PER OCCUPANT (FULLY SPRINKLERED).

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STAIR 1:	9' wide =	103" clr / 0.2 =	515
STAIR 2:	5' wide =	57" clr / 0.2 =	285
STAIR 3:	5' wide =	57" clr / 0.2 =	285

CODE SUMMARY LEGEND

ALL PENETRATIONS IN PARTITIONS TO BE RESTORED TO CODE-REQUIRED RATED SEPARATIONS. PROVIDE ACOUSTICAL SEALANT AT PENETRATIONS IN NON-RATED PARTITIONS.

ALL PENETRATIONS IN ROOF DECK TO BE FIRE SEALED MINIMUM 1-HOUR FIRE RESISTANT RATING

- 1-HOUR FIRE-RESISTANT RATED SEPARATION
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- EX-L CODE REQUIRED INTERIOR SIGNAGE (SEE DETAIL FOR SIGNAGE TYPES)

1 RATED SEPARATIONS - FIRST FLOOR

SCALE: 1/16" = 1'-0"

PROJECT N

Actual size to read of scale: 2 IN / 1 IN / 0 IN

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  STR BUILDING RESOURCES
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  175 N. Franklin Street, Suite 410
  Chicago, IL 60606
  (312) 750-1701
- MEP/FP ENGINEERING
  20/10 ENGINEERING GROUP LLC
  1216 Tower Road
  Schaumburg, IL 60173
  (847) 882-2010
- CONSTRUCTION MANAGER
  NICHOLAS & ASSOCIATES, INC.
  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-6200

KEY PLAN

SCOPE DOCUMENT

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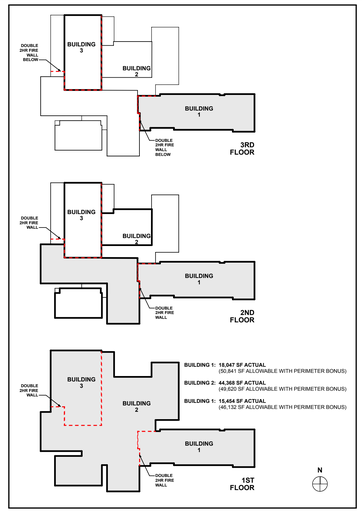
IN PROGRESS NOT FOR CONSTRUCTION 8/14/25

DRAWING TITLE

COMPOSITE PLAN RATED SEPARATIONS & LIFE SAFETY - 1ST FLOOR

SHEET NUMBER

G1.0



3 FIRE AREA DIAGRAMS

NOT TO SCALE

MAXIMUM OCCUPANT LOAD OF EGRESS DOORS

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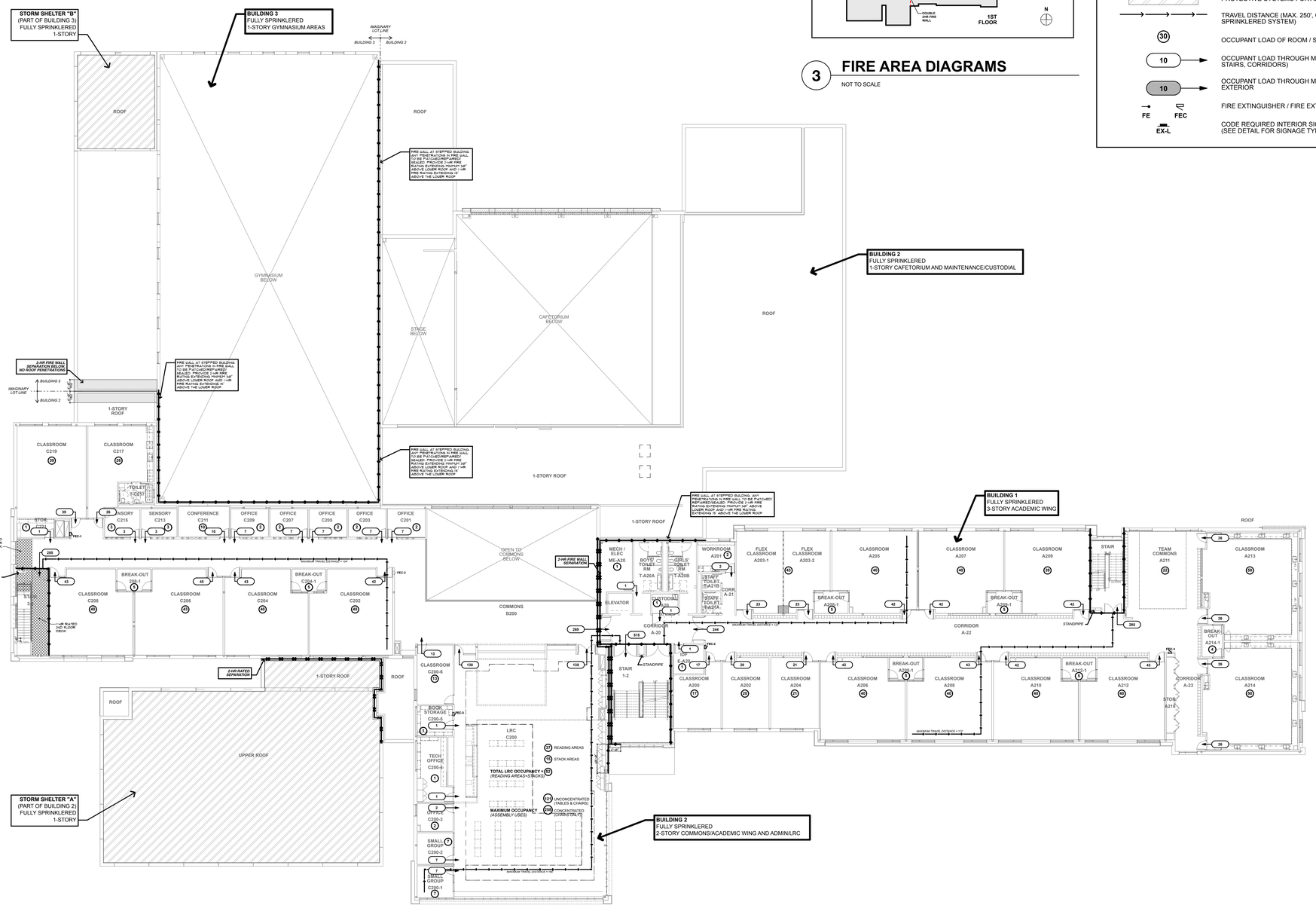
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1 RATED SEPARATIONS - SECOND FLOOR

SCALE: 1/16" = 1'-0"

PROJECT N

Actual size to read of scale: 2 IN, 1 IN, 0 IN

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CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

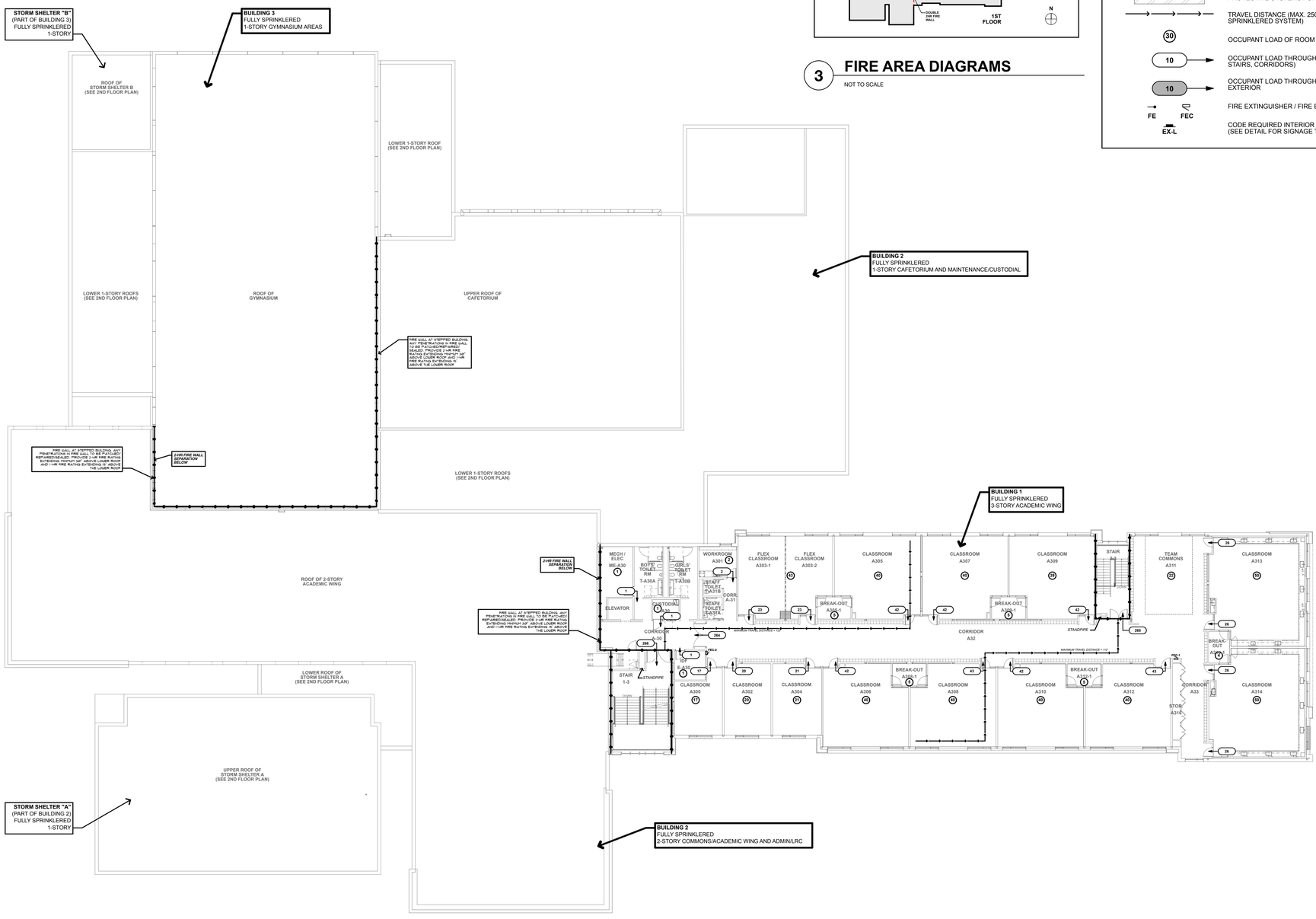
ISSUE	DATE	COMMENTS
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•		IN PROGRESS NOT FOR CONSTRUCTION 8/14/25
• V7	AUG 14 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
•		
• R4	JULY 10, 2025	ISSUE FOR 95% REVIEW
• V4	JUNE 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
• R3	MAY 8, 2025	ISSUE FOR 50% REVIEW
• R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
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DRAWING TITLE

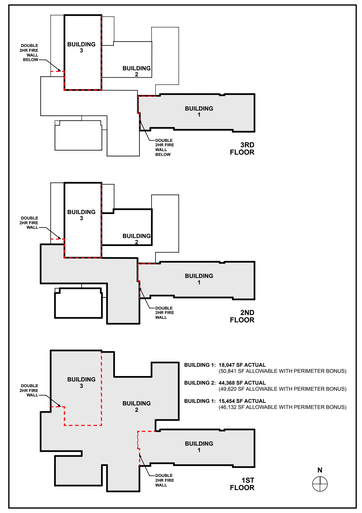
COMPOSITE PLAN RATED SEPARATIONS & LIFE SAFETY - 2ND FLOOR

SHEET NUMBER

G1.1



1 **RATED SEPARATIONS - THIRD FLOOR**
SCALE: 1/16" = 1'-0"



3 **FIRE AREA DIAGRAMS**
NOT TO SCALE

MAXIMUM OCCUPANT LOAD OF EGRESS DOORS

PER IBC 2015, EGRESS WIDTH FOR DOORS SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS (DOOR) MULTIPLIED BY 0.15 INCH PER OCCUPANT (FULLY SPRINKLERED).

CALCULATIONS BELOW ARE FOR REFERENCE AND INDICATE THE MAXIMUM OCCUPANT LOAD OF EGRESS DOORS BY DIVIDING THE CLEAR EGRESS WIDTH BY 0.15 INCH PER OCCUPANT.

(1) 36" leaf:	32" clr	/ 0.15 = 213	(1) 48" leaf:	44" clr	/ 0.15 = 293
(2) 36" leaves:	64" clr	/ 0.15 = 426	(2) 48" leaves:	88" clr	/ 0.15 = 586
(3) 36" leaves:	96" clr	/ 0.15 = 640			

MAXIMUM OCCUPANT LOAD OF STAIRS

PER IBC 2015, EGRESS WIDTH FOR STAIRS SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS (STAIR) MULTIPLIED BY 0.2 INCH PER OCCUPANT (FULLY SPRINKLERED).

CALCULATIONS BELOW ARE INDICATE THE MAXIMUM OCCUPANT LOAD OF EGRESS STAIRS BY DIVIDING THE CLEAR EGRESS WIDTH BY 0.2 INCH PER OCCUPANT.

STAIR 1:	9' wide =	103" clr / 0.2 =	515
STAIR 2:	5' wide =	57" clr / 0.2 =	285
STAIR 3:	5' wide =	57" clr / 0.2 =	285

CODE SUMMARY LEGEND

ALL PENETRATIONS IN PARTITIONS TO BE RESTORED TO CODE-REQUIRED RATED SEPARATIONS. PROVIDE ACOUSTICAL SEALANT AT PENETRATIONS IN NON-RATED PARTITIONS.

ALL PENETRATIONS IN ROOF DECK TO BE FIRE SEALED MINIMUM 1-HOUR FIRE RESISTANT RATING

- 1-HOUR FIRE-RESISTANT RATED SEPARATION
- 2-HOUR FIRE-RESISTANT RATED SEPARATION OR FIRE WALL SEPARATION (SEE DIAGRAM FOR FIRE WALLS)
- NO PENETRATIONS WITHIN DISTANCE NOTED
- FIRE-RESISTANT RATED DECK / SOFFIT ASSEMBLY - RATING TO MEET / EXCEED RATING OF ADJACENT WALLS FOR CONTINUITY
- STORM SHELTER ROOFING - PROVIDE ROOF IMPACT-PROTECTIVE SYSTEMS FOR ALL PENETRATIONS
- TRAVEL DISTANCE (MAX. 250', GROUP E, FULLY SPRINKLERED SYSTEM)
- (30) OCCUPANT LOAD OF ROOM / SPACE
- 10 OCCUPANT LOAD THROUGH MEANS OF EGRESS (DOORS, STAIRS, CORRIDORS)
- 10 OCCUPANT LOAD THROUGH MEANS OF EGRESS TO EXTERIOR
- FE / FEC FIRE EXTINGUISHER / FIRE EXTINGUISHER CABINET
- EX-L CODE REQUIRED INTERIOR SIGNAGE (SEE DETAIL FOR SIGNAGE TYPES)

Actual size to read at scale: 1 IN = 2 IN

STR

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KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE	DATE	COMMENTS
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IN PROGRESS
NOT FOR CONSTRUCTION
8/14/25

DRAWING TITLE

COMPOSITE PLAN RATED SEPARATIONS & LIFE SAFETY - 3RD FLOOR

SHEET NUMBER

G1.2

MT. PROSPECT SCHOOL DISTRICT 57

D57 NEW LINCOLN MIDDLE SCHOOL

700 W LINCOLN STREET

MT. PROSPECT, IL 60056

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Attn: Jason Kaiz, Ed. D.

MWRDGC GENERAL NOTES

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).
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).
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 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 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 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 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.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. 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.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. 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.
19. 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.
20. 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.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. 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.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. 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.



SITE LOCATION MAP

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C2.0	SITE GEOMETRY PLAN
C3.0	SITE UTILITY PLAN
C4.0	GRADING AND PAVING PLAN
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C5.0	SESC PLAN
C5.1	SESC DETAILS
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CX-01	DRAINAGE EXHIBIT – PROPOSED CONDITIONS
CX-02	OVERFLOW EXHIBIT
CX-03	EXHIBIT R – MONITORING & MAINTENANCE EXHIBIT
CX-04	CATCHMENT AREA EXHIBIT

VEHICLE EXHIBITS

CXT1.0	VEHICLE TURNING EXHIBIT – BUS MANEUVERS
CXT2.0	VEHICLE TURNING EXHIBIT – SEMI-TRUCK EXHIBIT
CXT3.0	VEHICLE TURNING EXHIBIT – FIRE DEPARTMENT

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

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

To The Best Of Our Knowledge And Belief, That Stormwater Flows And Velocities Will Not Increase Either Upstream Or Downstream As A Result Of The Proposed Development.

Engineer Jeff Geldmyer, PE
Dated 04/01/2025

To the best of our knowledge and belief, there are no Special Management Areas, including Wetlands, Flood Plains, and Riparian Environments, Within 100 Feet of the Proposed Improvements.

Engineer Jeff Geldmyer, PE
Dated 04/01/2025

J.U.L.I.E.

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

DUTY TO INDEMNIFY

The contractor shall defend, indemnify, keep and save harmless the municipality, owner and engineer, and their respective board members, representatives, agents and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of , or incidental to the performance of the work under the contract by the contractor or its subcontractors to the full extent as allowed by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: the Illinois laws regarding structural work [IL. Rev. Stat. Ch. 48, Par. 60 at Seq.]. In the event of any such injury [including death] or loss or damage, of claims therefore, or claims therefore, the contractor shall give prompt notice to the owner.

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Consulting Inc For Mount Prospect School District 57 on June 14, 2024, Order Number 240414.

PROJECT BENCHMARKS

Benchmark:
NGS BM AJ2838
Station Is Located Within The City Limits Of Schaumburg, 3.0 Mi Southeast Of South Barrington In Section 32, T42N, R10E. To Reach From The Junction Of IL RT 62 And Ela Rd Proceed South On Ela Rd To Central Rd, Then Proceed East On Central Rd 0.25 Mi To The Station Located 50 Ft North Of The Concrete Median Of Central Rd, 0.35 Mi West Of Roselle Rd, 0.15 Mi West Of The Newer Entrance To The Schaumburg Technological Center (Center Court). Station Is 235 Ft West Of Centerline Of Bituminous Entrance, 142 Ft West Of A Catch Basin, 35.7 Ft North Of The Centerline Of Westbound Central Rd, 22 Ft North Of The Back Of Curb Of Central Rd, And 2.0 Ft South Of An Orange Fiberglass Witness Post. Note--Access To Datum Point Through 6 Inch Logo Cap. Datum Point Is 0.50 Ft Below Cap. PK Nails Were Set In Wood Physical Ties.

Elevation = 771.1 (NAVD 88)

Site Benchmark:
Site Benchmark #1
Cross Cut At The Outside Corner Of Concrete Walk, Approximately 16 Feet North Of Northwest Building Corner.

Elevation = 669.57 (NAVD 88)

STR

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  20/10 ENGINEERING GROUP LLC
  1216 Tower Road
  Schaumburg, IL 60173
  (847) 882-2010
- CONSTRUCTION MANAGER
  NICHOLAS & ASSOCIATES, INC.
  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-6200

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
ILLINOIS

EXPIRATION DATE: 11/30/2025

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE DATE		COMMENTS
		IN PROGRESS
		NOT FOR CONSTRUCTION
		7/16/25
V7	AUG 14, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R5	AUG 4, 2025	MWRD SUBMITTAL
V6	JUL 16, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R4	JUL 10, 2025	ISSUE FOR 95% REVIEW
V5	JUL 1, 2025	VILLAGE OF MT. PROSPECT - STORMWATER
V4	JUN 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R3	MAY 8, 2025	ISSUE FOR 50% REVIEW
V3	APR 30, 2025	STORMWATER SUBMITTAL
R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
V2	APR 03, 2025	PUD SUBMITTAL
V1	FEB 27, 2025	VILLAGE MT. PROSPECT CONCEPT REVIEW
R1	FEB 27, 2025	ISSUE FOR SCHEMATIC DESIGN

DRAWING TITLE

CIVIL ENGINEERING COVER SHEET

SHEET NUMBER

C0.0

EEA – P:\24226 – STR – SD57 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/12/25 @ 3:04pm By: jklim

0 IN 1 IN 2 IN
Actual size to read at scale

DEMOLITION NOTES

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

DEMOLITION LEGEND

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

GEOMETRY NOTES

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

UTILITY NOTES

1. *This Project Is Located In A* **Separate** *Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
10. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.***
11. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*
12. *All PVC Sewer Shall Be SDR26 Unless Otherwise Noted on Plans.*

STRUCTURE NOTES

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

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sod Unless Noted Otherwise On The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.*
5. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted***

PAVING & SURFACE LEGEND

- ***Asphalt Pavement Section***
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed, CA-6
- ***Heavy-Duty Asphalt Pavement Section***
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  3 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  10" Aggregate Base Course, Type B, Crushed, CA-6
- ***Pavement Restoration in Public Way***
  Match Ex. Section
- ***Concrete Sidewalk Section***
  5" Portland Cement Concrete
  6"x6" W1.4xW1.4 Welded Wire Fabric
  2" Aggregate Base Course, Type B, Crushed
- ***Concrete Driveway Section***
  8" Portland Cement Concrete
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
- ***Asphalt Running Track***
  (NO RECYCLED MATERIAL ALLOWED)
  Lane Striping Color Selected By Owner
  1 1/2" Hot Mix Asphalt, IL-9.5, N30
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  (Virgin Mix, No RAP/RAS/TPAP)
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed
- ***Sand Long Jump Pit***
  18" Clean Sand Min.
- *Stormwater Overland Flow Path*
- *Ridge Line/High Point*

SOIL EROSION & SEDIMENTATION CONTROL NOTES

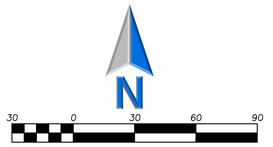
1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. ***Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.***
3. *Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization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

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- *Silt Fence*
- *Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas*
- *Sod Restoration*



Scale: 1"=30'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Sidewalk Elevation	W 782.10
784.0	Ground Elevation	x 784.0
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* **Village of Mt. Prospect** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly.* ***Contractor Shall Re-Establish Horizontal Control. Horizontal Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Erikson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*** *Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

STR

ARCHITECTS

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  20/10 ENGINEERING GROUP LLC
  1216 Tower Road
  Schaumburg, IL 60173
  (847) 882-2010
- CONSTRUCTION MANAGER
  NICHOLAS & ASSOCIATES, INC.
  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-6200

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
ILLINOIS

EXPIRATION DATE: 11/30/2025

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
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701 W. Gregory
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CLIENT PROJECT NUMBER

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V4	JUN 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R3	MAY 8, 2025	ISSUE FOR 50% REVIEW
V3	APR 30, 2025	STORMWATER SUBMITTAL
R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
V2	APR 03, 2025	PUD SUBMITTAL
V1	FEB 27, 2025	VILLAGE MT. PROSPECT CONCEPT REVIEW
R1	FEB 27, 2025	ISSUE FOR SCHEMATIC DESIGN

DRAWING TITLE

CIVIL NOTES AND LEGENDS

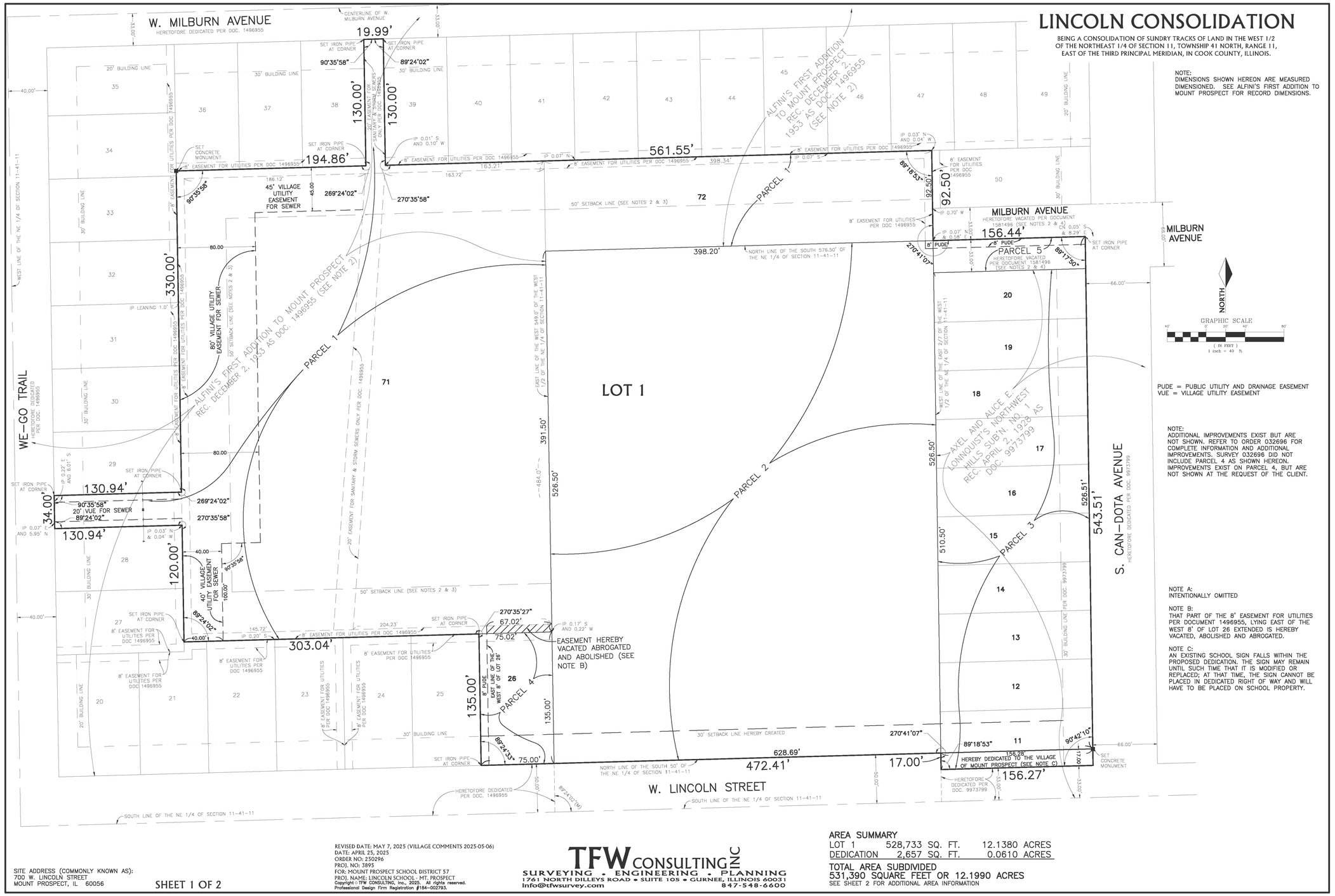
SHEET NUMBER

C0.1

EEA – P:\24226 – STR – 0057 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/12/25 @ 11:10pm By: JKim
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Actual size to read at scale

LINCOLN CONSOLIDATION

BEING A CONSOLIDATION OF SUNDRY TRACKS OF LAND IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE:
DIMENSIONS SHOWN HEREON ARE MEASURED DIMENSIONED. SEE ALFINI'S FIRST ADDITION TO MOUNT PROSPECT FOR RECORD DIMENSIONS.

NOTE:
ADDITIONAL IMPROVEMENTS EXIST BUT ARE NOT SHOWN. REFER TO ORDER 032696 FOR COMPLETE INFORMATION AND ADDITIONAL IMPROVEMENTS. SURVEY 032696 DID NOT INCLUDE PARCEL 4 AS SHOWN HEREON. IMPROVEMENTS EXIST ON PARCEL 4, BUT ARE NOT SHOWN AT THE REQUEST OF THE CLIENT.

NOTE A:
INTENTIONALLY OMITTED

NOTE B:
THAT PART OF THE 8' EASEMENT FOR UTILITIES PER DOCUMENT 1496955, LYING EAST OF THE WEST 8' OF LOT 26 EXTENDED IS HEREBY VACATED, ABOLISHED AND ABROGATED.

NOTE C:
AN EXISTING SCHOOL SIGN FALLS WITHIN THE PROPOSED DEDICATION. THE SIGN MAY REMAIN UNTIL SUCH TIME THAT IT IS MODIFIED OR REPLACED; AT THAT TIME, THE SIGN CANNOT BE PLACED IN DEDICATED RIGHT OF WAY AND WILL HAVE TO BE PLACED ON SCHOOL PROPERTY.

AREA SUMMARY

LOT 1	528,733 SQ. FT.	12.1380 ACRES
DEDICATION	2,657 SQ. FT.	0.0610 ACRES
TOTAL AREA SUBDIVIDED		
531,390 SQUARE FEET OR 12.1990 ACRES		

SEE SHEET 2 FOR ADDITIONAL AREA INFORMATION

SITE ADDRESS (COMMONLY KNOWN AS):
700 W. LINCOLN STREET
MOUNT PROSPECT, IL 60056

SHEET 1 OF 2

REVISED DATE: MAY 7, 2025 (VILLAGE COMMENTS 2025-05-06)
DATE: APRIL 25, 2025
ORDER NO: 250296
PROJ. NO: 3895
FOR: MOUNT PROSPECT SCHOOL DISTRICT 57
PROJ. NAME: LINCOLN SCHOOL - MT. PROSPECT
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Professional Design Firm Registration #184-002793.

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SCOPE DOCUMENT

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24080

DRAWING DATES

ISSUE	DATE	COMMENTS
		IN PROGRESS
		NOT FOR CONSTRUCTION
		7/16/25
V7	AUG 14, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R5	AUG 4, 2025	MWRD SUBMITTAL
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V2	APR 03, 2025	PUD SUBMITTAL
V1	FEB 27, 2025	VILLAGE MT. PROSPECT CONCEPT REVIEW
R1	FEB 27, 2025	ISSUE FOR SCHEMATIC DESIGN

DRAWING TITLE

EXHIBIT A - EXISTING CONDITIONS

SHEET NUMBER

C0.2

EFA — PJ-24226 — STR — SD57 — Lincoln Middle School\Drawings\Lincoln Jr High - Site Plan.dwg
Plotted: 8/12/25 @ 1:11pm By: JLKm
Actual size to record at scale
0 IN 1 IN 2 IN

NOTE: CONTRACTOR RESPONSIBLE FOR ALL NECESSARY PHASING AND SEQUENCING OF DEMOLITION ACTIVITIES AND IMPROVEMENTS. CONTRACTOR TO PROVIDE TEMPORARY UTILITY PROVISIONS, INCLUDING PUMPING AND BYPASS PROVISIONS. EXISTING SCHOOL TO REMAIN OPERATIONAL DURING CONSTRUCTION OF NEW SCHOOL BUILDING. CONTRACTOR TO COORDINATE ANY TEMPORARY OR PERMANENT RELOCATION OF UTILITIES WITH AUTHORITIES HAVING JURISDICTION.

N

30 0 30 60 90

Scale: 1"=30'

HERETOFORE DEDICATED PER DOC. 1496955

PROTECT EX. TREE TO REMAIN, INSTALL TREE PROTECTION FENCING AND MAINTAIN THROUGHOUT CONSTRUCTION

EX. VILLAGE OF MP 30" RCP STORM SEWER TO BE RELOCATED TO INCREASE SEPARATION FROM PROP. BUILDING. COORDINATE WITH MPPW.

REMOVE BALLFIELD AND ATHLETIC IMPROVEMENTS IN THEIR ENTIRETY

REMOVE BUILDING IN ITS ENTIRETY, DISCONNECT UTILITY SERVICES PER UTILITY PURVEYOR REQUIREMENTS

REMOVE RETAINING WALL AND ASSOCIATED FOUNDATIONS

REMOVE DRAINAGE IMPROVEMENTS IN THEIR ENTIRETY

REMOVE ASPHALT PAVEMENT FULL DEPTH

REMOVE CONCRETE PAVEMENT FULL DEPTH

REMOVE AND DISPOSE OF BIKE RACKS. COORDINATE ANY SALVAGE WITH OWNER.

REMOVE SANITARY SEWER IMPROVEMENTS IN THEIR ENTIRETY

EX. SEWER STUB, PREVIOUSLY CAPPED PER FIELD INVESTIGATION.

ABANDON SANITARY, PLUG BOTH ENDS WITH 2' NON-SHRINK GROUT. REMOVE AS REQUIRED TO ACCOMMODATE IMPROVEMENTS.

REMOVE AND REPLACE EX. ELECTRICAL STRUCTURES WITH HS-20 TRAFFIC RATED BOXES, COORDINATE WITH UTILITY PROVIDER

REMOVE AND REPLACE EX. SANITARY SERVICE AND MANHOLE, ABANDON SEWER IN PUBLIC ROW, PLUG BOTH ENDS WITH 2' NON-SHRINK GROUT MIN.

REMOVE CARRIAGE WALK CONNECTIONS, TYP.

REMOVE SCHOOL BUILDING AND FOUNDATIONS IN THEIR ENTIRETY. DISCONNECT AND REMOVE UTILITY SERVICES PER UTILITY PURVEYOR REQUIREMENTS. EX. SCHOOL TO REMAIN OPERATIONAL DURING CONSTRUCTION, CONTRACTOR TO PROVIDE ALL NECESSARY PHASING AND SEQUENCING PROVISIONS TO ACCOMMODATE PROPOSED IMPROVEMENTS.

REMOVE TREE TO ACCOMMODATE SCHOOL IMPROVEMENTS, SEE LA PLANS FOR DETAILS, TYP.

REMOVE EX. DRAINAGE INFRASTRUCTURE IN ITS ENTIRETY WITHIN SCHOOL PROPERTY, SEAL BOTH ENDS OF PIPES TO BE ABANDONED WITH 2' NON-SHRINK GROUT.

REMOVE AND DISCONNECT EX. WATER SERVICE PER VILLAGE REQUIREMENTS

REMOVE MONUMENT SIGN IN ITS ENTIRETY

REMOVE DRIVEWAY IMPROVEMENTS, TYP.

REMOVE CURB AND GUTTER

REMOVE AND REPLACE SIGNAGE, COORDINATE WITH VILLAGE OF MP.

REMOVE VALVE VAULT, COORDINATE WITH MPPW.

DISCONNECT AND ABANDON EX. SEWER CONNECTION TO VILLAGE SEWER

DISCONNECT AND ABANDON EX. SEWER CONNECTION TO VILLAGE SEWER

REMOVE PARKING LOT IMPROVEMENTS IN THEIR ENTIRETY, INCLUDING LIGHT POLES AND SEWER IMPROVEMENTS

REMOVE MEP EQUIPMENT, TYP.

DEMOLITION LEGEND

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

Actual size to read at scale: 2 IN, 1 IN, 0 IN

EEA – P:\24226 – STR – 5057 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/14/25 @ 11:04am By: jphilmyer

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LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
ILLINOIS

EXPIRATION DATE: 11/30/2025

SCOPE DOCUMENT

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

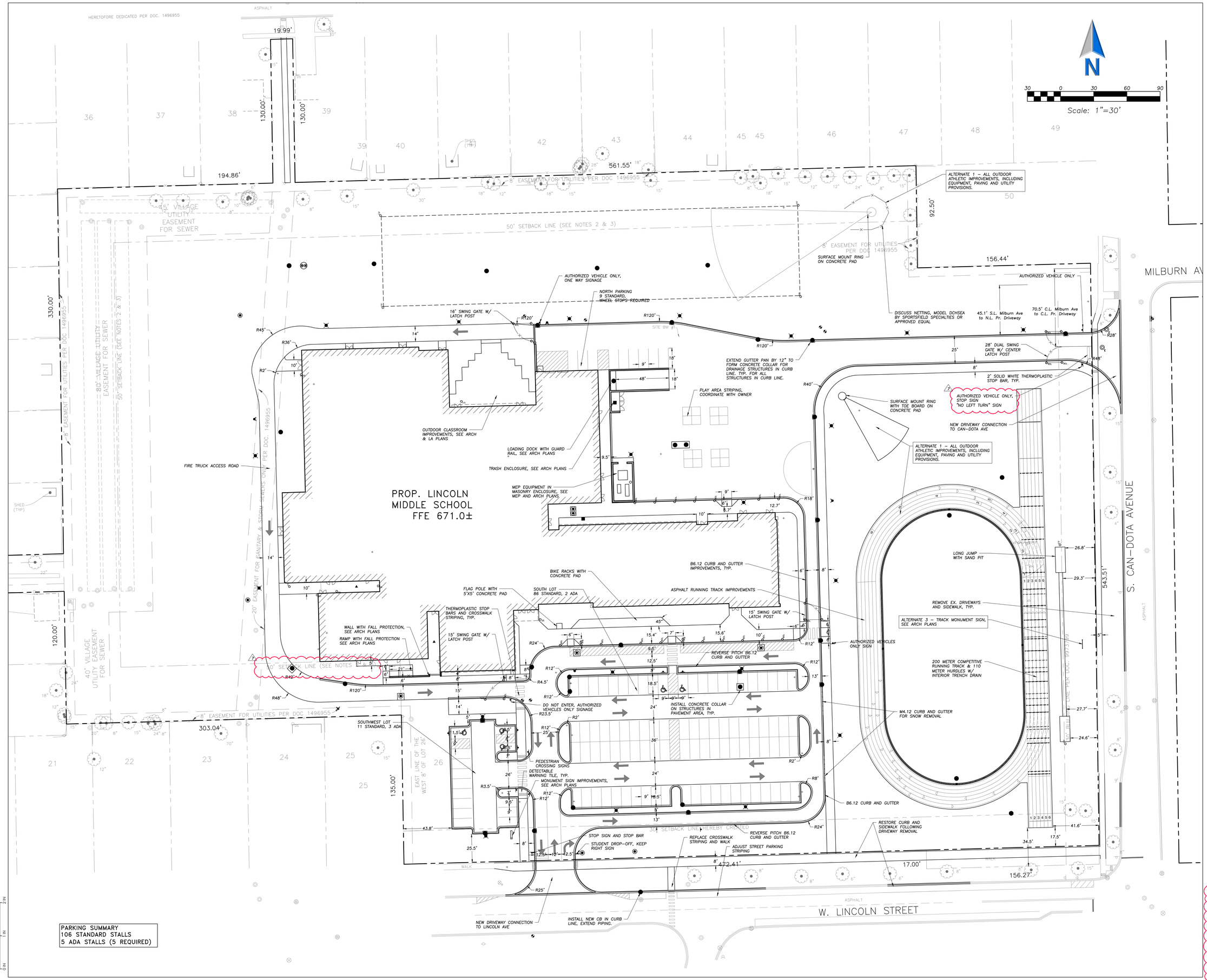
ISSUE DATE		COMMENTS
		IN PROGRESS
		NOT FOR CONSTRUCTION
		7/16/25
•	V7	AUG 14, 2025 VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
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•	V2	APR 03, 2025 PUD SUBMITTAL
•	V1	FEB 27, 2025 VILLAGE MT. PROSPECT CONCEPT REVIEW
•	R1	FEB 27, 2025 ISSUE FOR SCHEMATIC DESIGN

DRAWING TITLE

SITE DEMOLITION PLAN

SHEET NUMBER

C1.0



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CLIENT PROJECT NUMBER

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24080

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ISSUE DATE		COMMENTS
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R1	FEB 27, 2025	ISSUE FOR SCHEMATIC DESIGN

DRAWING TITLE

SITE GEOMETRY PLAN

SHEET NUMBER

C2.0

EEA – P:\24226 – STR – SD57 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/14/25 @ 11:06am By: jgeldmyer
Actual size to read at scale
0 IN 1 IN 2 IN

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N

30 0 30 60 90

Scale: 1"=30'

PROP. LINCOLN MIDDLE SCHOOL
FFE 671.0±
SCHEMATIC GREASE BASIN IMPROVEMENTS, SEE MEP FOR DETAILS AND ROUTING

W. LINCOLN STREET

S. CAN-DOTA AVENUE

MILBURN AV

NEW PRESSURE CONNECTION WITH VAULT TO EX. 8" PUBLIC MAIN IN CAN-DOTA AVE

PROVIDE NEW OUTFALL FROM EX. STRUCTURE. INV. 659.8±

13-LF 18" RCP @ 1.00%

5'ø O.C.S.-1 RIM 669.50 INV. 663.32 (S) INV. 659.85

460-LF 4" PERF. PVC @ 0.00%

CLEANOUT IN BOX AND BURIED 6" BELOW GRADE, TYP.

64-LF 18" RCP @ 0.24%

4'ø CB-2 RIM 669.50 INV. 661.25 (E) INV. 660.00 (N,S,W)

BELOW GRADE DETENTION & VOLUME CONTROL SYSTEM
FOOTPRINT OF STORMTRAP 7'0" SINGLETRAP
AREA = 30,500± SF
OVERFLOW = 669.0±
HWL = 667.00
VC HWL = 661.36±
OUTLET INV. = 661.36±
INV. = 660.00
LID INV. = 660.00
SHGWT = 658.00
PROV'D VC = 0.42 ACRE-FT
PROV'D DET = 3.50 ACRE-FT

2'ø DR-5 RIM 668.50

2'ø DR-7 RIM 668.50

2'ø DR-12 RIM 669.25

50-LF 30" RCP @ 0.70%

5'ø CB-V3 RIM 669.50 INV. 659.75 (E) INV. 659.45 (N,SW)

RAISED OUTLET PIPE FROM SYSTEM INV. 661.36±

RELOCATED VILLAGE 30" RCP STORM SEWER FOR BUILDING IMPROVEMENTS
63-LF 30" RCP @ 0.30%

8-LF 18" RCP @ 1.00%

CONNECT TO STORMTRAP SYSTEM, TYP. INV. 662.0±

4'ø CB-6 RIM 670.00 INV. 665.0 (SW) INV. 663.00 (N)

CONNECT TO STORMTRAP SYSTEM, TYP. INV. 662.0±

CONNECT TO STORMTRAP SYSTEM, TYP. INV. 661.85±

5'ø MH-V2 RIM 670.50 INV. 659.25

45° FITTING

WYE CONNECT

20-LF 12" RCP @ 1.00%

8" VALVE IN VAULT

21-LF 18" RCP @ 0.50%

460-LF 4" PERF. PVC @ 0.00%

22.5° FITTING

46-LF 18" RCP @ 0.50%

8" TEE

8" VALVE IN VAULT

UTIL CROSSING B/STM 661.8± T/WAT 660.0 18" VERT. SEP. MIN.

229-LF 12" RCP @ 0.50%

4'ø CB-16 RIM 669.50 INV. 664.15

27-LF 12" PVC @ 1.00%

102-LF 12" PVC @ 1.00%

PROP. FIRE HYDRANT

6" VALVE IN VAULT

6" DIP WATER SERVICE

75-LF 12" DIP @ 0.50%

4'ø CB-9 RIM 666.95 INV. 662.50

4'ø CB-8 RIM 669.50 INV. 664.00 (S) INV. 662.10 (N,SW)

50-LF 12" RCP @ 0.50%

4'ø CB-13 RIM 668.90 INV. 663.35

4'ø CB-14 RIM 669.20 INV. 663.00 (E,W) INV. 662.10 (N,S)

PROP. WATER SERVICE TO BE INSTALLED 18" MIN. BELOW BOTTOM OF PROP. SEWER. ALL CROSSINGS PER IEPA STANDARDS

69-LF 18" RCP @ 0.30%

RECONSTRUCT OR REPLACE EX. ELECTRICAL STRUCTURES WITH TRAFFIC RATED STRUCTURES, COORDINATE WITH UTILITY PROVIDER

EX. SANITARY OVERFLOW SYSTEM TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION

6" PVC DOWNSPOUT DISCHARGE, TYP.

12" STORM OUTFALL, SEE MEP FOR SIZE AND CONTINUATION INTO BUILDING

FIRE HYDRANT, MAX. SPACING 300', TYP.

152-LF 12" RCP @ 1.00%

4'ø CB RIM 670.00 INV. 665.00

PROP. FIRE HYDRANT

10" STORM OUTFALL, SEE MEP FOR CONTINUATION INTO BUILDING

6" WATER SERVICE, SEE MEP FOR CONTINUATION INTO BUILDING

20-LF 12" DIP @ 0.50%

2'ø INLET-10 RIM 670.35 INV. 662.60

96-LF 18" RCP @ 0.50%

4'ø CB-18 RIM 669.10 INV. 662.35

ALTERNATE 1 – OUTDOOR ATHLETIC IMPROVEMENTS, INSTALL STORM SEWER AND DRAINAGE INFRASTRUCTURE UPSTREAM (EAST) OF CB-19.

BASE BID TO INCLUDE EAST SEWER STUB FOR FUTURE CONNECTION.

4'ø CB-11 RIM 669.10 INV. 665.10 (E) INV. 664.55 (N,S)

2'ø CB-11A RIM 669.20 INV. 665.20

93-LF 18" RCP @ 0.30%

2'ø CB-21 RIM 671.90 INV. 667.30

10-LF 12" PVC @ 1.00%

PROP. FIRE HYDRANT

58-LF 8" PVC @ 0.50%

5-LF 4" PVC @ 1.00%

4'ø CB-20 RIM 671.95 INV. 669.00 (E,W) INV. 667.00 (NE) INV. 666.00 (W)

4'ø CB-19 RIM 669.30 INV. 664.80 (E) INV. 662.60 (N,S)

70-LF 12" PVC @ 1.00%

84-LF 8" PVC @ 1.00%

WYE CONNECT, TYP.

CONNECT DOWNSPOUT WITH AIR GAP TO STORM SEWER, SEE ARCH PLANS FOR DOWNSPOUT DETAIL, TYP.

2'ø INLET RIM 670.65 INV. 668.00

WYE CONNECT INV. 665.90±

10" STORM OUTFALL, SEE MEP FOR CONTINUATION INTO BUILDING INV. 666.00

98-LF 12" PVC @ 1.00%

22-LF 12" PVC C900 @ 1.00%

UTIL CROSSING B/STM 664.7± T/WAT 663.0 18" VERT. SEP. MIN.

24-LF 4" PERF. PVC @ 0.10% IN SAND PIT INV. 670.75

54-LF 4" PVC @ 1.00%

304-LF 8" PERF. PVC @ 0.25%

WYE CONNECT, TYP.

304-LF 8" PERF. PVC @ 0.25%

UTIL CROSSING T/STM 663.7± B/WAT 664.0 5' COVER MIN.

5-LF 4" PVC @ 1.00%

5-LF 4" PVC @ 1.00%

40-LF 18" RCP @ 0.30%

WYE CONNECT, TYP.

ACO INLINE CATCH BASIN, TYP.

58-LF 4" PVC @ 1.00%

24-LF 4" PERF. PVC @ 0.10% IN SAND PIT INV. 670.75

640-LF ACO SYSTEM 4000 (OR APPROVED EQUAL) WITH SLOPED CHANNEL AND 4-INLINE CATCH BASINS

4'ø CB-22 RIM 671.95 INV. 669.50

5-LF 4" PVC @ 1.00%

58-LF 8" PVC @ 0.50%

2'ø CB-23 RIM 671.90 INV. 669.80

4'ø CB-24 RIM 669.55 INV. 662.95

4'ø CB-25 RIM 670.85 INV. 663.05

5'ø CB-26 RIM 670.75 INV. 666.50 (N) INV. 665.30 (SW) INV. 663.27 (E,W)

2'ø CB-26A RIM 670.65 INV. 666.65

74-LF 18" RCP @ 0.30%

118-LF 12" RCP @ 1.00%

4'ø CB-27 RIM 671.60 INV. 667.70 (SE) INV. 666.50

8-LF 12" PVC @ 1.00%

4'ø CB-28 RIM 671.80 INV. 667.80

4'ø MH-A RIM 672.40 INV. 665.50

4'ø MH-B RIM 672.40 INV. 665.70

48-LF 8" PVC @ 0.40%

81-LF 8" PVC @ 0.40%

4'ø CB RIM 671.35 INV. 667.50

7-LF 8" PVC @ 0.50%

17-LF 8" PVC C900 @ 0.40%

MAKE NEW CONNECTION TO EX. MH INV. 665.00 (NW)

MAKE NEW CONNECTION TO EX. CB INV. 667.41

DIRECTIONALLY DRILL WATER SERVICE UNDER LINCOLN STREET, RESTORE ANY CURB OR PAVEMENT DAMAGED BY CONSTRUCTION

NEW PRESSURE CONNECTION IN VAULT TO EX. 8" PUBLIC MAIN IN LINCOLN AVE

UTIL CROSSING B/WTR 666.2± T/SAN 665.7±

472.41'

156.27'

17.00'

543.51'

156.44'

92.50'

561.55'

194.86'

19.99'

130.00'

130.00'

330.00'

303.04'

135.00'

120.00'

8" EASEMENT FOR UTILITIES PER DOC 1496955

45' VILLAGE UTILITY EASEMENT FOR SEWER

80' VILLAGE UTILITY EASEMENT FOR SEWER

40' VILLAGE UTILITY EASEMENT FOR SEWER

20' EASEMENT FOR SANITARY SEWERS ONLY PER DOC. 1496955

ASPHALT

SHED (TYP)

STR

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LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
ILLINOIS

EXPIRATION DATE: 11/30/2025

SCOPE DOCUMENT

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE DATE		COMMENTS
•		IN PROGRESS
•		**NOT FOR CONSTRUCTION**
•		7/16/25
•	V7	AUG 14, 2025 VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
•	R5	AUG 4, 2025 MWRD SUBMITTAL
•	V6	JUL 16, 2025 VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
•	R4	JUL 10, 2025 ISSUE FOR 95% REVIEW
•	V5	JUL 1, 2025 VILLAGE OF MT. PROSPECT - STORMWATER
•	V4	JUN 4, 2025 VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
•	R3	MAY 8, 2025 ISSUE FOR 50% REVIEW
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•	V1	FEB 27, 2025 VILLAGE MT. PROSPECT CONCEPT REVIEW
•	R1	FEB 27, 2025 ISSUE FOR SCHEMATIC DESIGN

DRAWING TITLE

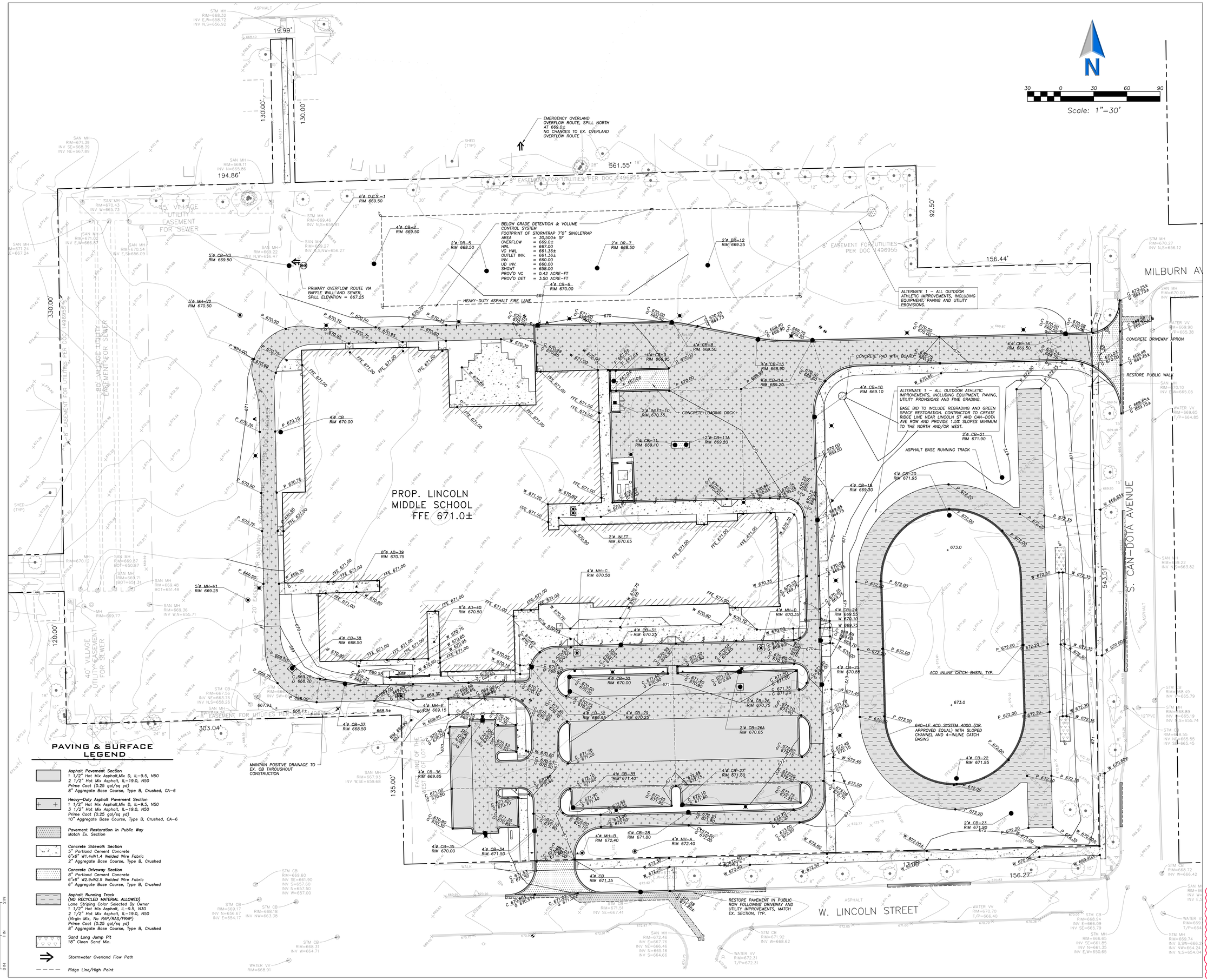
SITE UTILITY PLAN

SHEET NUMBER

C3.0

EEA – P:\24226 – STR – SD57 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/14/25 @ 11:07am By: jgeldmeyer

Actual size to read at scale
1 IN
0.94
2 IN



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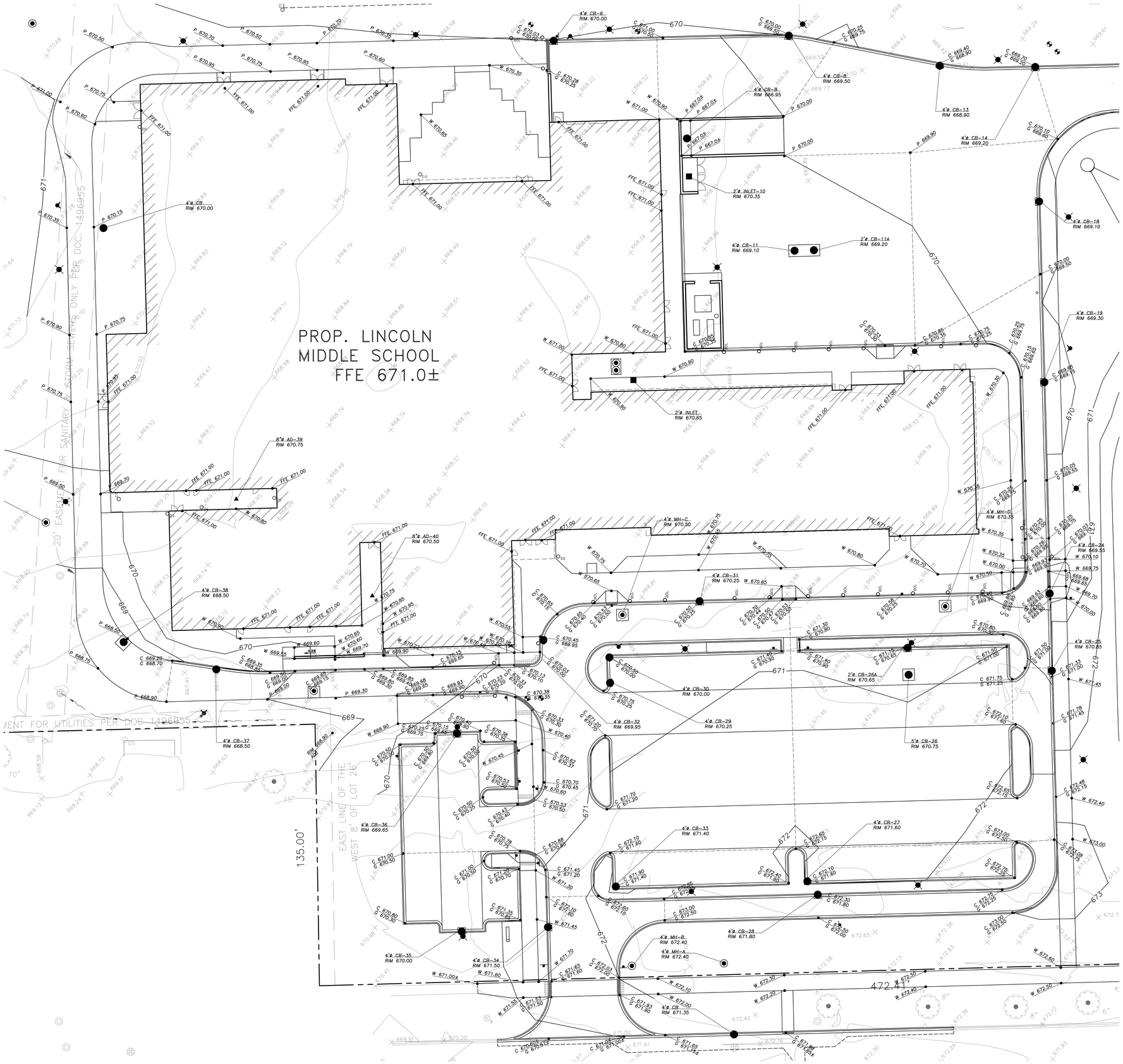
DRAWING TITLE

GRADING AND PAVING PLAN

SHEET NUMBER

C4.0

EEA – P:\24226 – STR – SD57 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/14/25 @ 11:09am By: jgeldmyer



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ILLINOIS

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Mount Prospect, IL 60056

MOUNT PROSPECT
SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

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DRAWING TITLE

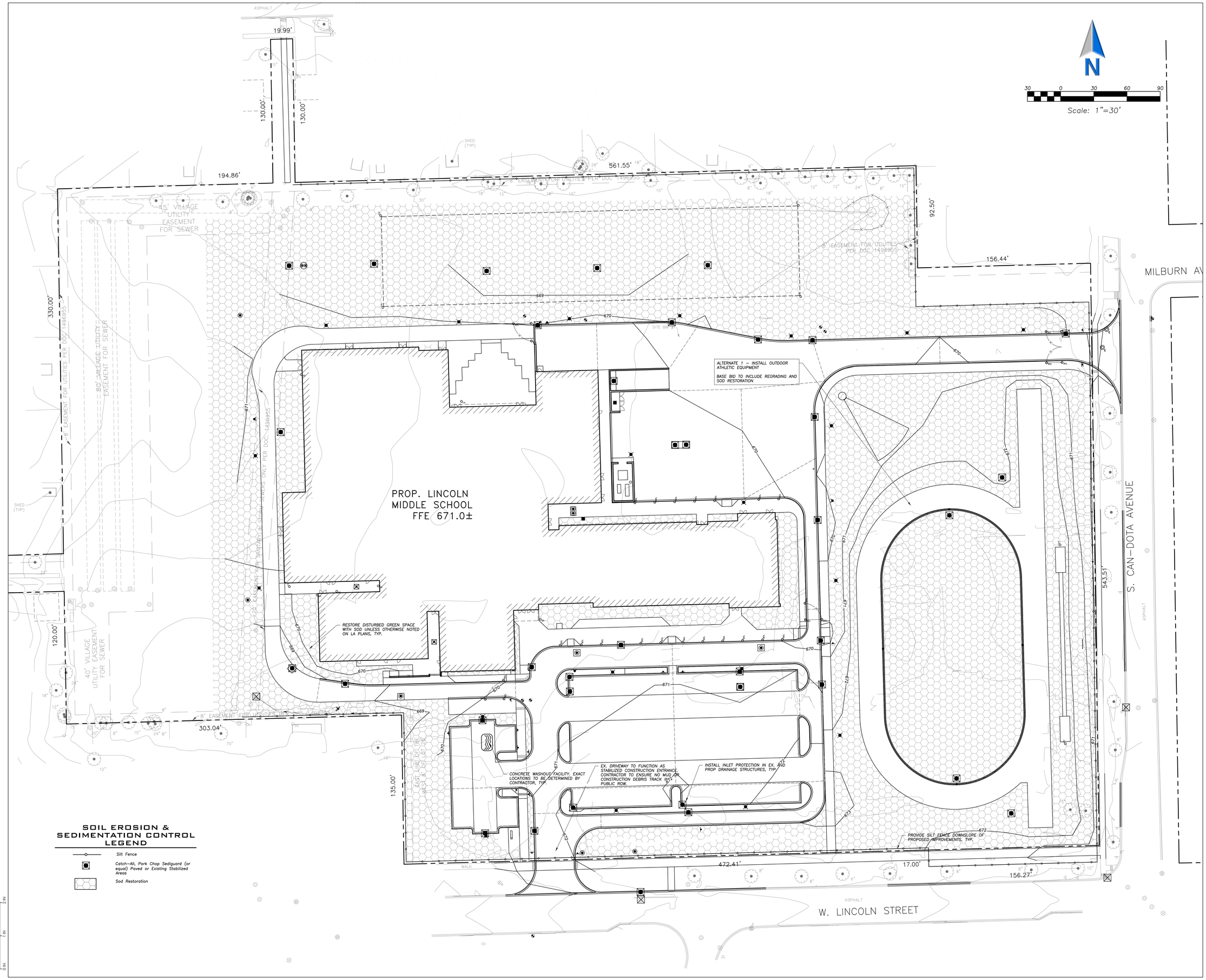
GRADING PLAN - ENLARGED

SHEET NUMBER

C4.1

EEA – P:\24226 – STR – SD57 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/14/25 @ 11:09am By: jgoldmyer

Actual size to read at scale
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EEA – P:\24236 – STR – 5057 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/14/25 @ 11:10am By: jgaldmyer

Actual size to read at scale
2 IN
1 IN
0 IN

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062-072792
ILLINOIS

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700 W Lincoln Street
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MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

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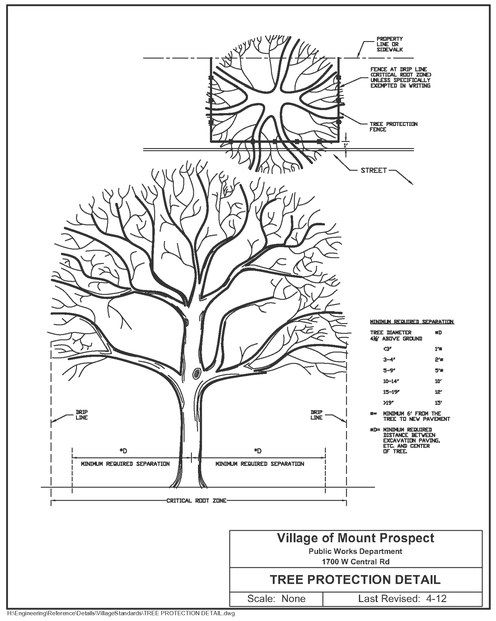
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DRAWING TITLE

SESC PLAN

SHEET NUMBER

C5.0



Village of Mount Prospect
Public Works Department
1700 W Central Rd

TREE PROTECTION DETAIL

Scale: None | Last Revised: 4-12

I:\Engineering\Reference\Details\Village#standards\TREE PROTECTION DETAIL.dwg

GENERAL NOTES

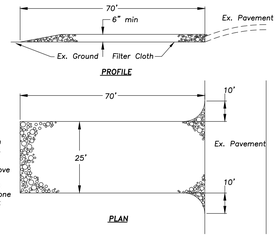
STONE SIZE – Use IDOT gradation CA–1 aggregate stone.

MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean–out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights–of–way must be removed immediately.

FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

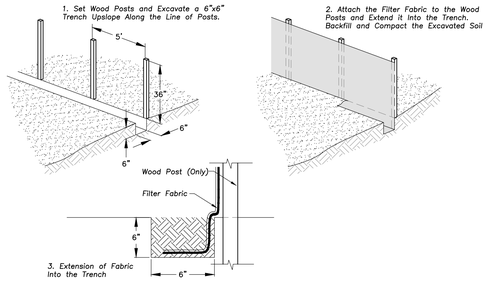
WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.

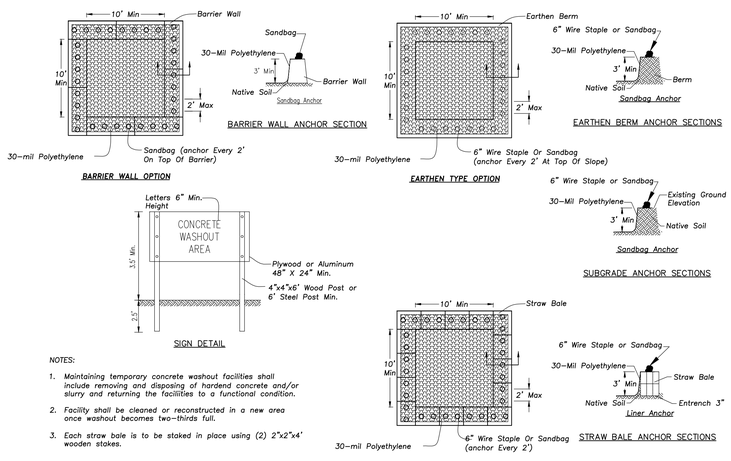


STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



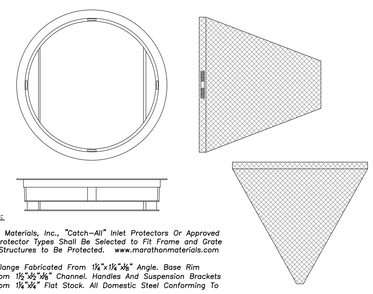
SILT FENCE CONSTRUCTION (AASHTO 288–00)



NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

CONCRETE WASHOUT FACILITY



General Notes:

Use Marathon Materials, Inc., "Catch–All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1¼"x1¼"x⅛" Angle. Base Rim Fabricated From 1½"x½"x⅛" Channel. Handles And Suspension Brackets Fabricated From 1¼"x⅛" Flat Stock. All Domestic Steel Conforming To ASTM–A36.

Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non–woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS – SEDIMENT BAG

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062-072792
ILLINOIS

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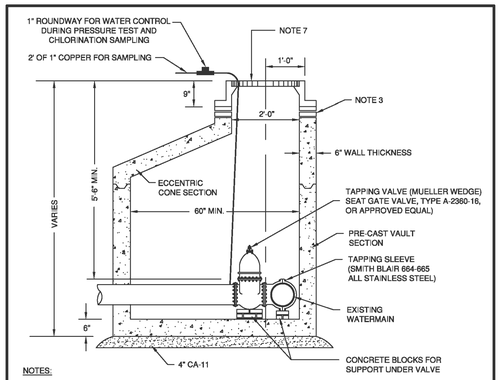
DRAWING TITLE

SESC DETAILS

SHEET NUMBER

C5.1

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Plotted: 8/14/25 @ 11:11am By: jgeldmyer
0" 1" 2"
Actual size to detail at scale

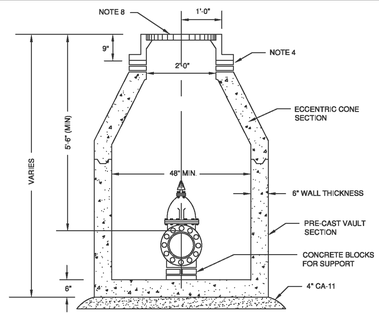


NOTES:

1. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
2. PRECAST BARREL SECTION ASTM C-478 AND ASTM C-443.
3. 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.
4. PIPE OPENINGS TO BE CAST INTO WALL.
5. ALL VAULTS ARE TO HAVE CONES INSTALLED SO THAT CENTER OF COVER IS DIRECTLY OVER OPERATING NUT.
6. 1" MUELLER H-15000 CORPORATION STOP (FLARE TYPE ONLY) TO BE TAPPED DIRECTLY INTO MAIN FOR CHLORINATION SAMPLES.
7. ALL SAMPLING PARTS MUST BE NEW.
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.
PRESSURE TAP DETAIL
Last Revised: 8-09

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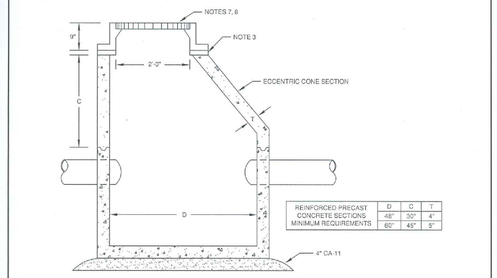
8" WATERMAIN & SMALLER

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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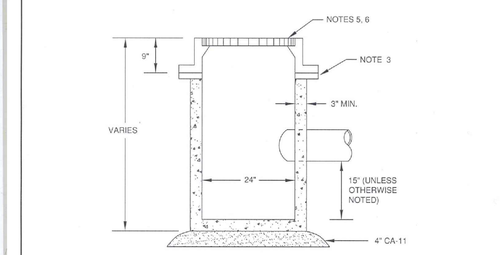
REINFORCED PRECAST CONCRETE SECTIONS MINIMUM REQUIREMENTS	D	C	T
	48"	30"	4"
	60"	45"	5"

NOTES:

1. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
2. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
3. 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.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3". STEPS SHALL NOT BE EXTENDED ON THE OUTSIDE.
5. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
   48" FOR 8" - 18" PIPE
   60" FOR 21" - 36" PIPE
   72" FOR 39" - 60" PIPE
6. A FACTORY INSTALLED "RUBBER BOOT SEAL" SHALL BE PRECAST INTO ALL PIPE OPENINGS WHEN CATCH BASINS ARE TIED INTO COMBINED SEWER SYSTEM. (RESILIENT WATERTIGHT CONNECTION PER ASTM C-923)
7. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
8. OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.

Village of Mount Prospect
Public Works Department
1700 W Central Rd
CATCH BASIN TYPE-A DETAIL
Scale: None | Last Revised: 12-11

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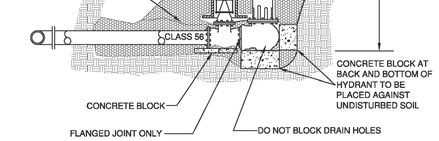


NOTES:

1. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
2. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443
3. 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.
4. A FACTORY INSTALLED "RUBBER BOOT SEAL" SHALL BE PRECAST INTO ALL PIPE OPENINGS WHEN CATCH BASINS ARE TIED INTO COMBINED SEWER SYSTEM. (RESILIENT WATERTIGHT CONNECTION PER ASTM C-923)
5. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
6. OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.

Village of Mount Prospect
Public Works Department
1700 W Central Rd
CATCH BASIN TYPE-C DETAIL
Scale: None | Last Revised: 12-11

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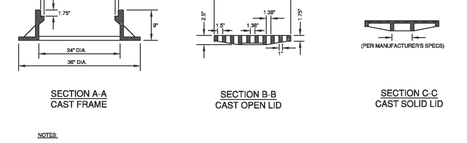


NOTES:

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

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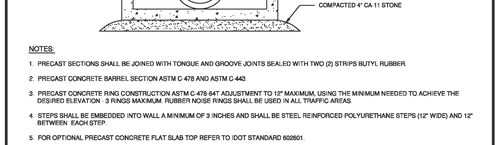
SECTION A-A CAST FRAME | SECTION B-B CAST OPEN LID | SECTION C-C CAST SOLID LID

NOTES:

1. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS
   - PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - PAVED AREAS (OPEN LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS (OPEN LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
2. SANITARY FRAMES AND COVERS FOR MANHOLES LOCATED WITHIN FLOOD PLAIN AREAS AND HAVING A RIM ELEVATION BELOW THE FLOOD PROTECTION ELEVATION SHALL BE WATER TIGHT, LOCK TYPE COVERS NEENAH NO. R-1755-B OR APPROVED EQUAL.
3. ALL SANITARY LIDS MUST BE GASKET TYPE WITH CONCEALED PICKHOLES.
4. SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (WATER SANITARY STORM) CAST INTO THE LID.
5. OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.
6. OTHER MANUFACTURER'S PRODUCTS OF EQUAL SPECIFICATION MAY BE SUBSTITUTED AT THE APPROVAL OF THE VILLAGE ENGINEER.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
FRAMES AND LIDS
Last Revised: 8-09

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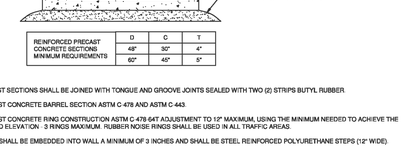
REINFORCED PRECAST CONCRETE SECTIONS MINIMUM REQUIREMENTS	D	C	T
	48"	30"	4"
	60"	45"	5"

NOTES:

1. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH TWO (2) STRIPS BUTYL RUBBER.
2. PRECAST CONCRETE BARREL SECTION ASTM C 478 AND ASTM C 443.
3. 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.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3 INCHES AND SHALL BE STEEL REINFORCED POLYURETHANE STEPS (12" WIDE) AND 12" BETWEEN EACH STEP.
5. FOR OPTIONAL PRECAST CONCRETE FLAT SLAB TOP REFER TO IDOT STANDARD 602601.
6. A FACTORY INSTALLED "RUBBER BOOT SEAL" SHALL BE PRECAST INTO MANHOLES AT ALL PIPE OPENINGS (SANITARY ONLY) - ASTM C923
7. FOR ALL RENOVATED/NEW MANHOLES, USE EITHER THE CRETEX INTERNAL/EXTERNAL CHIMNEY SEAL OR THE ADAPTOR INC. EXTERNAL CHIMNEY SEAL.
8. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
   48" FOR 8" - 18" PIPE
   60" FOR 21" - 36" PIPE
   72" FOR 39" - 60" PIPE
9. APPROVED MANUFACTURER'S PRODUCT NUMBERS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER
10. ADDITIONAL DETAILS FOR SANITARY FRAMES AND LIDS:
    - FRAMES AND COVERS FOR MANHOLES LOCATED WITHIN FLOODPLAIN AREAS AND HAVING A RIM ELEVATION BELOW THE FLOOD PROTECTION ELEVATION SHALL BE WATER TIGHT, LOCK TYPE COVERS NEENAH NO. R-1766-B OR APPROVED EQUAL.
    - ALL SANITARY LIDS MUST BE GASKET TYPE WITH CONCEALED PICKHOLES.
    - SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (SANITARY) CAST INTO THE LID.

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

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REINFORCED PRECAST CONCRETE SECTIONS MINIMUM REQUIREMENTS	D	C	T
	48"	30"	4"
	60"	45"	5"

NOTES:

1. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH TWO (2) STRIPS BUTYL RUBBER.
2. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
3. 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.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3 INCHES AND SHALL BE STEEL REINFORCED POLYURETHANE STEPS (12" WIDE).
5. FOR OPTIONAL PRECAST CONCRETE FLAT SLAB TOP REFER TO IDOT STANDARD 602601.
6. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
   48" FOR 8" - 18" PIPE
   60" FOR 21" - 36" PIPE
   72" FOR 39" - 60" PIPE
7. APPROVED MANUFACTURER'S PRODUCT NUMBERS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - PAVED AREAS (OPEN LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER
   - NON PAVED AREAS (OPEN LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
8. ADDITIONAL DETAILS FOR STORM FRAMES AND LIDS:
   - SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (STORM) CAST INTO THE LID
   - OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.
   - OTHER MANUFACTURER'S PRODUCTS OF EQUAL SPECIFICATION MAY BE SUBSTITUTED AT THE APPROVAL OF THE VILLAGE ENGINEER.

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

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STR

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  Mount Prospect, IL 60056
  (847) 394-6200

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
ILLINOIS

EXPIRATION DATE: 11/30/2025

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE DATE			COMMENTS
•			IN PROGRESS
•			**NOT FOR CONSTRUCTION**
•			7/16/25
•	V7	AUG 14, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
•	R5	AUG 4, 2025	MWRD SUBMITTAL
•	V6	JUL 16, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
•	R4	JUL 10, 2025	ISSUE FOR 95% REVIEW
•	V5	JUL 1, 2025	VILLAGE OF MT. PROSPECT - STORMWATER
•	V4	JUN 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
•	R3	MAY 8, 2025	ISSUE FOR 50% REVIEW
•	V3	APR 30, 2025	STORMWATER SUBMITTAL
•	R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
•	V2	APR 03, 2025	PUD SUBMITTAL
•	V1	FEB 27, 2025	VILLAGE MT. PROSPECT CONCEPT REVIEW
•	R1	FEB 27, 2025	ISSUE FOR SCHEMATIC DESIGN

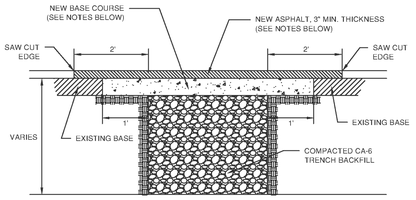
DRAWING TITLE

SITE WORK DETAILS

SHEET NUMBER

C6.0

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Plotted: 8/12/25 @ 1:16pm By: JKim
Actual size to read at scale
0 IN | 1 IN | 2 IN



NOTES:

1. SURFACE REPLACEMENT SHALL BE HMA SURFACE COURSE MIX D, N50 AS DEFINED IN SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE THICKNESS OF THE BASE COURSE SHALL BE 8", OR MATCH THE EXISTING PAVEMENT BASE THICKNESS, WHICHEVER IS GREATER.
3. IF THE BASE OF THE EXISTING PAVEMENT IS CONCRETE, THE BASE OF THE PAVEMENT PATCH SHALL ALSO BE CONCRETE.

   IF THE BASE OF THE EXISTING PAVEMENT IS NOT CONCRETE, THE BASE OF THE PAVEMENT PATCH MAY BE ONE OF THE FOLLOWING AS APPROVED BY THE VILLAGE:

   A. CONCRETE

   B. HMA SURFACE COURSE MIX D, N50 AS DEFINED IN SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

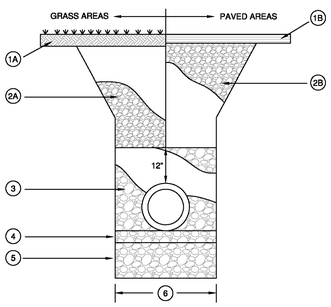
   C. HMA BINDER COURSE, IL-19.0 AS DEFINED IN SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. WHERE THE EXISTING PAVEMENT BASE IS CONCRETE, THE CONCRETE BASE OF THE PATCH SHALL BE DOWELED INTO THE ADJACENT PAVEMENT USING 1 ⅄" DOWELS AS DIRECTED BY THE VILLAGE.

Village of Mount Prospect
Public Works Department
1700 W Central Rd

PAVEMENT RESTORATION DETAIL

Scale: None | Last Revised: 09-13

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NOTES:

(1A) GRASS AREAS IN R.O.W. MUST BE RESTORED WITH 4" OF TOP SOIL AND SOD

(1B) SEE PAVEMENT RESTORATION DETAIL FOR PATCHING REQUIREMENTS

(2A) UNDER GRASS AREAS BACKFILL WITH EXCAVATED MATERIAL PLACED AND COMPACTED IN 12" LIFTS

(2B) UNDER, AND WITHIN 2' OF PAVEMENT, CURB & GUTTER, AND SIDEWALK, BACKFILL WITH CA-6 MATERIAL IN 9" LIFTS COMPACTED TO 95% MAX. DENSITY

(3) CA-11 STONE BACKFILL PLACED AND COMPACTED IN 6" LIFTS

(4) CA-11 STONE BEDDING. MINIMUM THICKNESS = 1 /4 OF THE OUTSIDE DIAMETER OF THE PIPE, BUT NO LESS THAN 4"

(5) UNSUITABLE MATERIAL TO BE REMOVED AT THE DIRECTION OF VILLAGE ENGINEER, AND REPLACED WITH COMPACTED CA-11 STONE

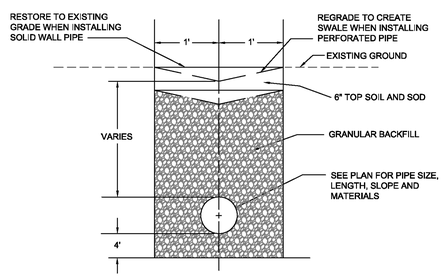
(6) THE TRENCH WIDTH SHALL BE AT LEAST 18" WIDER THAN THE OUTSIDE DIAMETER OF THE PIPE

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

TRENCH SECTION DETAIL

Last Revised: 8-09

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UNDERDRAIN DETAIL

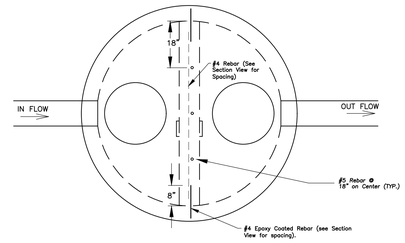
NOTE: THE HOLE FOR THE UNDERDRAIN MUST BE CORE DRILLED INTO THE STRUCTURE.

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

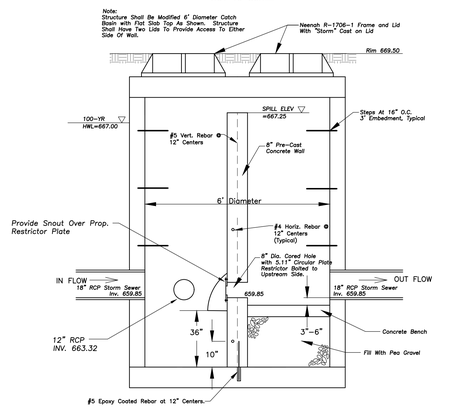
UNDERDRAIN DETAIL

Last Revised: 8-09

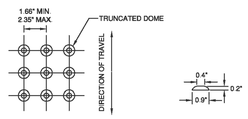
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PLAN VIEW
NOT TO SCALE



RESTRICTOR STRUCTURE



SQUARE PATTERN

TRUNCATED DOME DETAIL

DETECTABLE WARNING DETAIL
N.T.S.

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 UNIT OF HORIZONTAL DISPLACEMENT (V:H).

* IF STANDARD 6" CURB IS USED SIDE FLARES WILL BE 8' IN WIDTH AND RAMP WILL BE 6' IN DEPTH

TYPE A

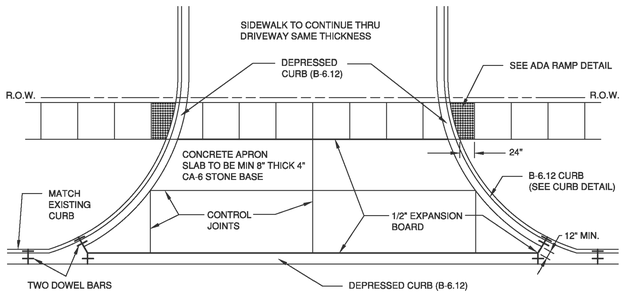
TYPE B

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

ADA RAMP DETAIL

Last Revised: 8-09

H:\Engineering\Reference\Details\VillageStandards\ADA RAMP DETAIL.dwg

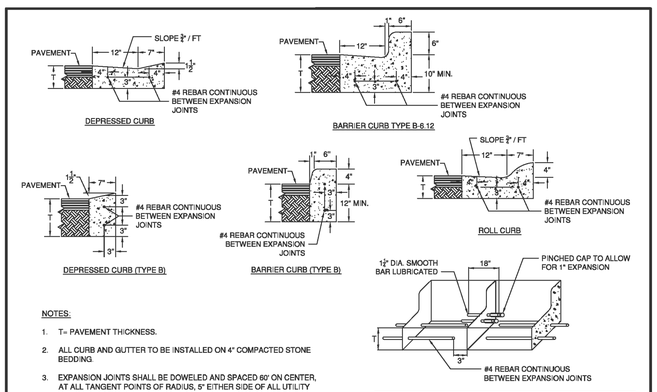


Village of Mount Prospect
Public Works Department
1700 W. Central Rd.

COMMERCIAL DRIVEWAY APRON DETAIL

Last Revised: 8-09

H:\Engineering\Reference\Details\VillageStandards\COMMERCIAL DRIVEWAY APRON DETAIL.dwg



NOTES:

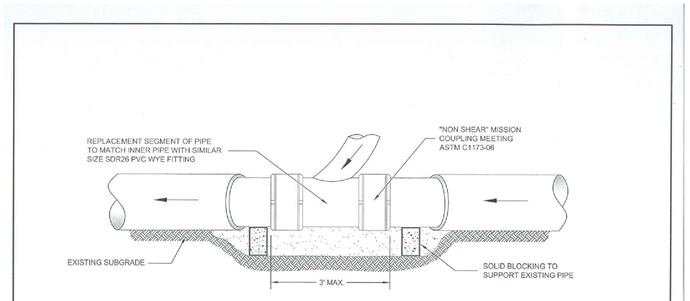
1. T= PAVEMENT THICKNESS.
2. ALL CURB AND GUTTER TO BE INSTALLED ON 4" COMPACTED STONE BEDDING.
3. EXPANSION JOINTS SHALL BE DOWELED AND SPACED 60' ON CENTER, AT ALL TANGENT POINTS OF RADIUS, 5' EITHER SIDE OF ALL UTILITY STRUCTURES AND BETWEEN NEW AND EXISTING CURB.
4. EXPANSION JOINT MATERIAL SHALL 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. MATCH INVERT OF EXISTING PIPE LINING AND NEW SEGMENT OF PIPE.
2. IF EXISTING VCP PIPE SEGMENT IS CIPP LINED, A SUFFICIENT PORTION OF THE VCP SHALL BE REMOVED (3' MAX. LENGTH) TO ALLOW THE WYE FITTING TO BE ATTACHED TO THE PIPE LINER.

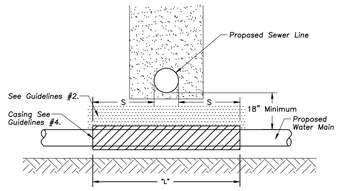
Village of Mount Prospect
Public Works Department
1700 W Central Rd

SERVICE CONNECTION TO MAIN LINE SEWER W/ WYE DETAIL

Scale: None | Last Revised: 05-11

H:\Engineering\Reference\Details\VillageStandards\SERVICE CONNECTION TO MAIN LINE SEWER WITH WYE DETAIL.dwg

(Taken From Standard Specifications for Water and Sewer Main Construction in Illinois, May 1996)
Note: Compactions Refer to 20-2.20B



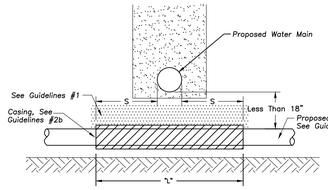
Proposed Water Main Below Existing Sewer Line With 18" Minimum Vertical Separation.

Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact the length of "L".
2. If select granular backfill exists, remove within width of existing sewer line trench and replace with select excavated material (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.

(Taken From Standard Specifications for Water and Sewer Main Construction in Illinois, May 1996)
Note: Compactions Refer to 20-2.20B



Proposed Sewer Line Below Existing Water Main With Less Than 18" Vertical Separation

Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

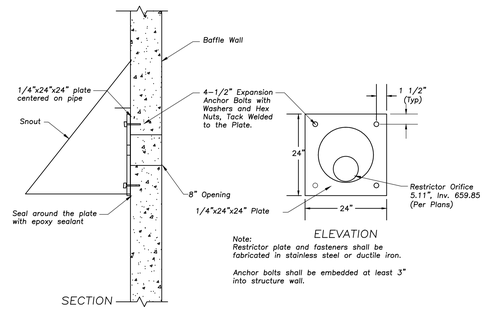
1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact for "S" feet on each side of water main.

2a. Construct "L" feet of proposed sewer or water main material and pressure test, or;

2b. Use "L" feet of water main material for casing of proposed sewer and seal ends of casing.

3. Provide adequate support for existing water main to prevent damage due to settlement of sewer trench.

WATER AND SEWER SEPARATION REQUIREMENTS



Note:
Restrictor plate and fasteners shall be fabricated in stainless steel or ductile iron.

Anchor bolts shall be embedded at least 3" into structure wall.

RESTRICTOR PLATE DETAIL
(BAFFLE WALL)

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- MEP/FP ENGINEERING
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  Schaumburg, IL 60173
  (847) 882-2010
- CONSTRUCTION MANAGER
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  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-6200

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
ILLINOIS

EXPIRATION DATE: 11/30/2025

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE DATE		COMMENTS
		IN PROGRESS
		NOT FOR CONSTRUCTION
		7/16/25
V7	AUG 14, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R5	AUG 4, 2025	MWRD SUBMITTAL
V6	JUL 16, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R4	JUL 10, 2025	ISSUE FOR 95% REVIEW
V5	JUL 1, 2025	VILLAGE OF MT. PROSPECT - STORMWATER
V4	JUN 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R3	MAY 8, 2025	ISSUE FOR 50% REVIEW
V3	APR 30, 2025	STORMWATER SUBMITTAL
R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
V2	APR 03, 2025	PUD SUBMITTAL
V1	FEB 27, 2025	VILLAGE MT. PROSPECT CONCEPT REVIEW
R1	FEB 27, 2025	ISSUE FOR SCHEMATIC DESIGN

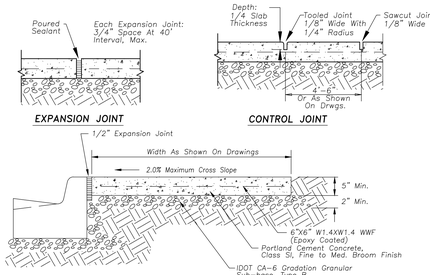
DRAWING TITLE

SITE WORK DETAILS

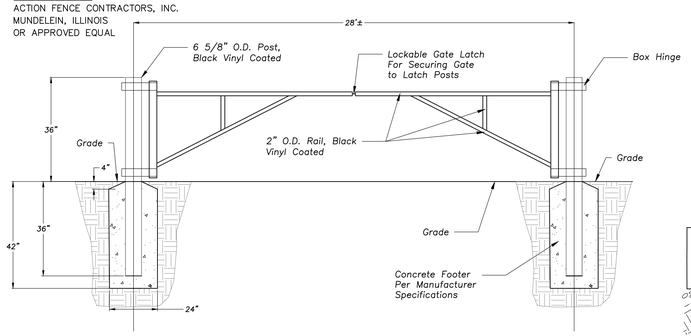
SHEET NUMBER

C6.1

EEA – P:\24226 – STR – 5057 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
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Actual size to read at scale
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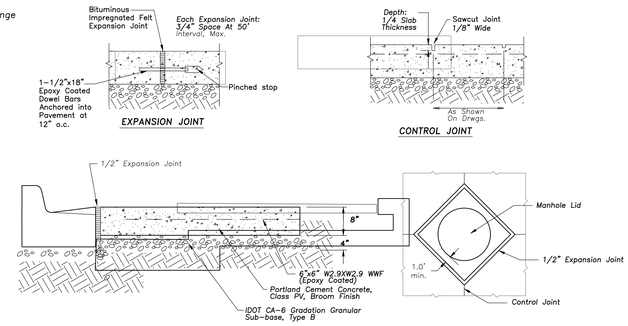
PORTLAND CEMENT CONC. SIDEWALK



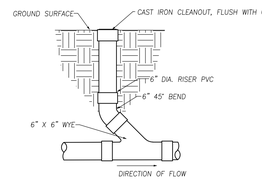
Notes:
1) Hinges Shall Allow For 180degree Rotation.
2) Provide Latch Posts

HEAVY–DUTY SWING GATE (28')

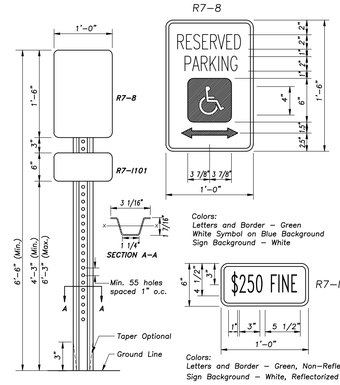
NOTE: This Detail Is Schematic And Provided For Reference. Contractor Shall Acquire Product Details and Specifications From Manufacturer and Submit To Owner/Engineer For Approval.



CONCRETE PAVEMENT DETAILS



CLEANOUT



Notes: Dimensions shown for cross sections are minimum.

All holes are 3/8" ø. Minimum section modulus about the x–x axis of the post shall be 0.223 in.

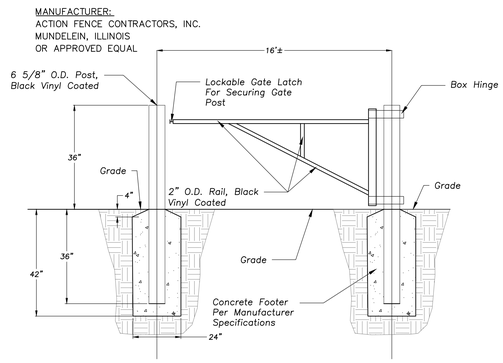
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'–6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One. Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

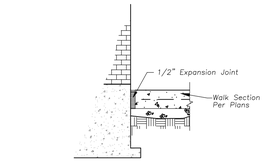
ACCESSIBLE PARKING SIGN



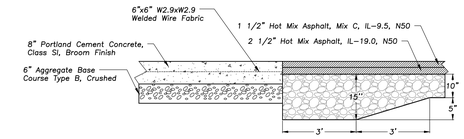
Notes:
1) Hinges Shall Allow For 90 degree Rotation.
2) Provide Latch Mechanism

HEAVY–DUTY SWING GATE (16')

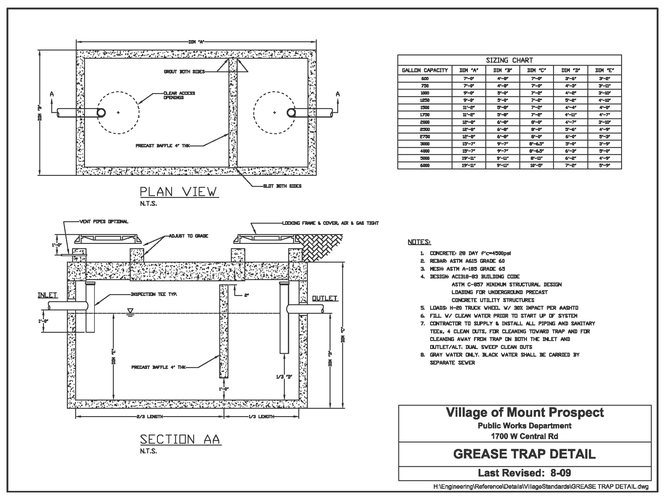
NOTE: This Detail Is Schematic And Provided For Reference. Contractor Shall Acquire Product Details and Specifications From Manufacturer and Submit To Owner/Engineer For Approval.



WALK ADJACENT TO BUILDING



CONCRETE TO ASPHALT CHANGE OF PAVEMENT SECTION



SIZING CHART					
GALLON CAPACITY	DIM "A"	DIM "B"	DIM "C"	DIM "D"	DIM "E"
500	7'–0"	4'–0"	7'–0"	3'–0"	3'–0"
750	7'–0"	4'–0"	7'–0"	4'–0"	3'–0"
1000	9'–0"	5'–0"	7'–0"	4'–0"	3'–0"
1250	9'–0"	5'–0"	7'–0"	5'–0"	4'–0"
1500	11'–0"	5'–0"	7'–0"	4'–0"	4'–0"
1750	11'–0"	5'–0"	7'–0"	4'–0"	4'–0"
2000	13'–0"	6'–0"	8'–0"	4'–0"	3'–0"
2500	13'–0"	6'–0"	9'–0"	5'–0"	4'–0"
3750	15'–0"	6'–0"	9'–0"	6'–0"	5'–0"
3000	17'–0"	9'–0"	9'–0"	5'–0"	3'–0"
4000	19'–0"	9'–0"	9'–0"	6'–0"	3'–0"
5000	19'–0"	9'–0"	9'–0"	6'–0"	4'–0"
6000	19'–0"	9'–0"	9'–0"	7'–0"	5'–0"

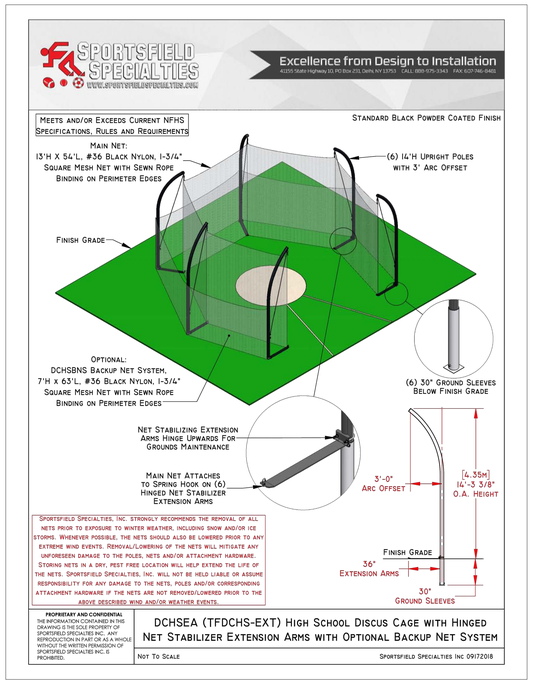
NOTES:
1. CONCRETE: 28 DAY f'c=4500psi
2. REBAR: ASTM A615 GRADE 60
3. MESH: ASTM A–185 GRADE 65
4. DESIGN: ACI318–99 BUILDING CODE ASTM C–857 MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES
5. LOADS: H–20 TRUCK WHEEL W/ 30% IMPACT PER AASHTO
6. FILL W/ CLEAN WATER PRIOR TO START UP OF SYSTEM
7. CONTRACTOR TO SUPPLY & INSTALL ALL PIPING AND SANITARY TEEs. 4 CLEAN OUTS, FOR CLEANING TOWARD TRAP AND FOR CLEANING AWAY FROM TRAP ON BOTH THE INLET AND OUTLET/ALT. DUAL SWEEP CLEAN OUTS
8. GRAY WATER ONLY. BLACK WATER SHALL BE CARRIED BY SEPARATE SEWER

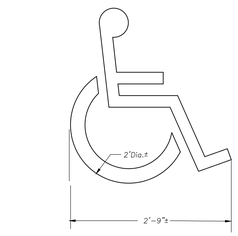
Village of Mount Prospect
Public Works Department
1700 W Central Rd

GREASE TRAP DETAIL

Last Revised: 8-09

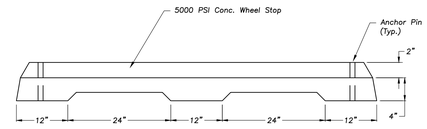
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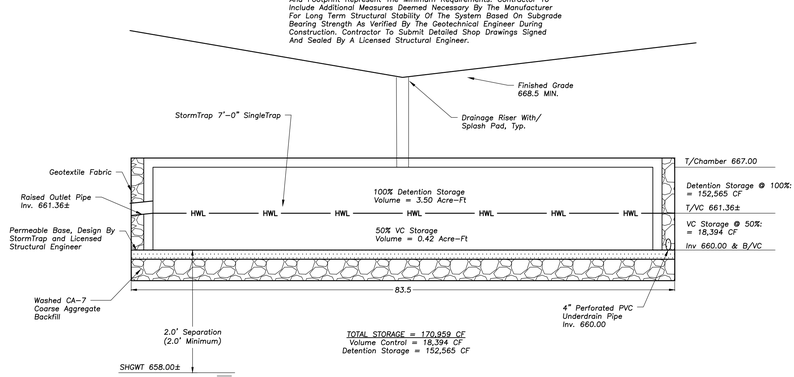


Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

ACCESSIBLE PARKING STALL PAVEMENT MARKING



CONCRETE WHEEL STOP



VC & DETENTION FACILITY CROSS-SECTION

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ILLINOIS

EXPIRATION DATE: 11/30/2025

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE DATE		COMMENTS
•		IN PROGRESS
•		**NOT FOR CONSTRUCTION**
•		7/16/25
•	V7	AUG 14, 2025 VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
•	R5	AUG 4, 2025 MWRD SUBMITTAL
•	V6	JUL 16, 2025 VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
•	R4	JUL 10, 2025 ISSUE FOR 95% REVIEW
•	V5	JUL 1, 2025 VILLAGE OF MT. PROSPECT - STORMWATER
•	V4	JUN 4, 2025 VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
•	R3	MAY 8, 2025 ISSUE FOR 50% REVIEW
•	V3	APR 30, 2025 STORMWATER SUBMITTAL
•	R2	APR 17, 2025 ISSUE FOR DESIGN DEVELOPMENT
•	V2	APR 03, 2025 PUD SUBMITTAL
•	V1	FEB 27, 2025 VILLAGE MT. PROSPECT CONCEPT REVIEW
•	R1	FEB 27, 2025 ISSUE FOR SCHEMATIC DESIGN

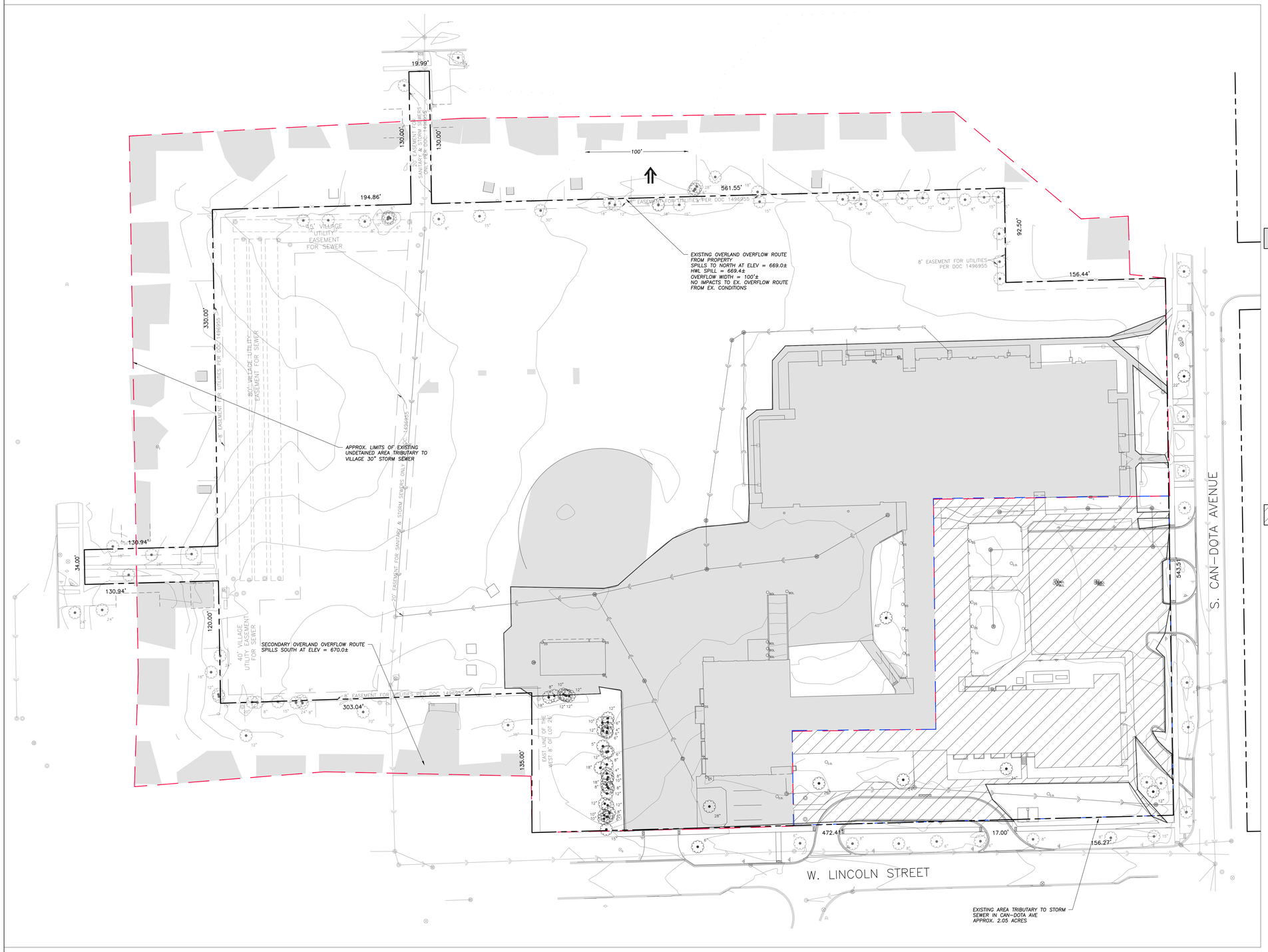
DRAWING TITLE

SITE WORK DETAILS

SHEET NUMBER

C6.2

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Plotted: 8/12/25 @ 1:19pm By: JKim
Actual size to read at scale
2 IN
1 IN
0 IN



N

40 0 40 80 120

Scale: 1"=40'

EXISTING CONDITIONS

UNDETAINED TRIBUTARY AREA – VILLAGE SEWER TRIB
Area = 13.33 Acres

Impervious Area
= 4.49 Acres

COMPOSITE C VALUE = 0.60
TIME OF CONCENTRATION = 20 MINUTES
RAINFALL INTENSITY = 7.96 IN/HR

100-YEAR RUNOFF RATE = 63.8 CFS

EXISTING WEIRD WIDTH = 100'
BASE OF WEIR = 669.00
HWL OF SPILL = 669.40

TOTAL TRIBUTARY IN PROPOSED CONDITIONS
AREA = 14.76 ACRES
INCREASE IN TRIB AREA = 1.43 ACRES TOTAL

DETAINED AREA = 11.56 ACRES
UNDETAINED AREA = 3.20 ACRES

PEAK UNDETAINED RUNOFF = 13.75 CFS, 50 CFS REDUCTION FROM EXISTING CONDITIONS

PEAK DETAINED OVERFLOW RATE = 60.44 CFS ONLY OCCURS AFTER STORMWATER MANAGEMENT SYSTEM HAS FILLED, PROVIDED STORAGE = 3.1± ACRE-FT NO DETENTION STORAGE IN EXISTING CONDITIONS.

TOTAL PEAK RUNOFF RATE = 74.19 CFS

REQUIRED FLOW DEPTH = 0.44'
INCREASE IN HWL BY 0.04' IF 100-YEAR EVENT WERE TO OCCUR WHILE SYSTEM SIZED FOR 100-YEAR STORAGE IS FILLED

UNDETAINED TRIBUTARY AREA – CAN-DOTA TRIB
Area = 2.05 Acres

Impervious Area
= 1.38 Acres

EEA – P:\24226 – STR – SD57 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/12/25 @ 1:24pm By: jkim

Actual size to read at scale
2 IN
1 IN
0 IN

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LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
ILLINOIS

EXPIRATION DATE: 11/30/2025

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

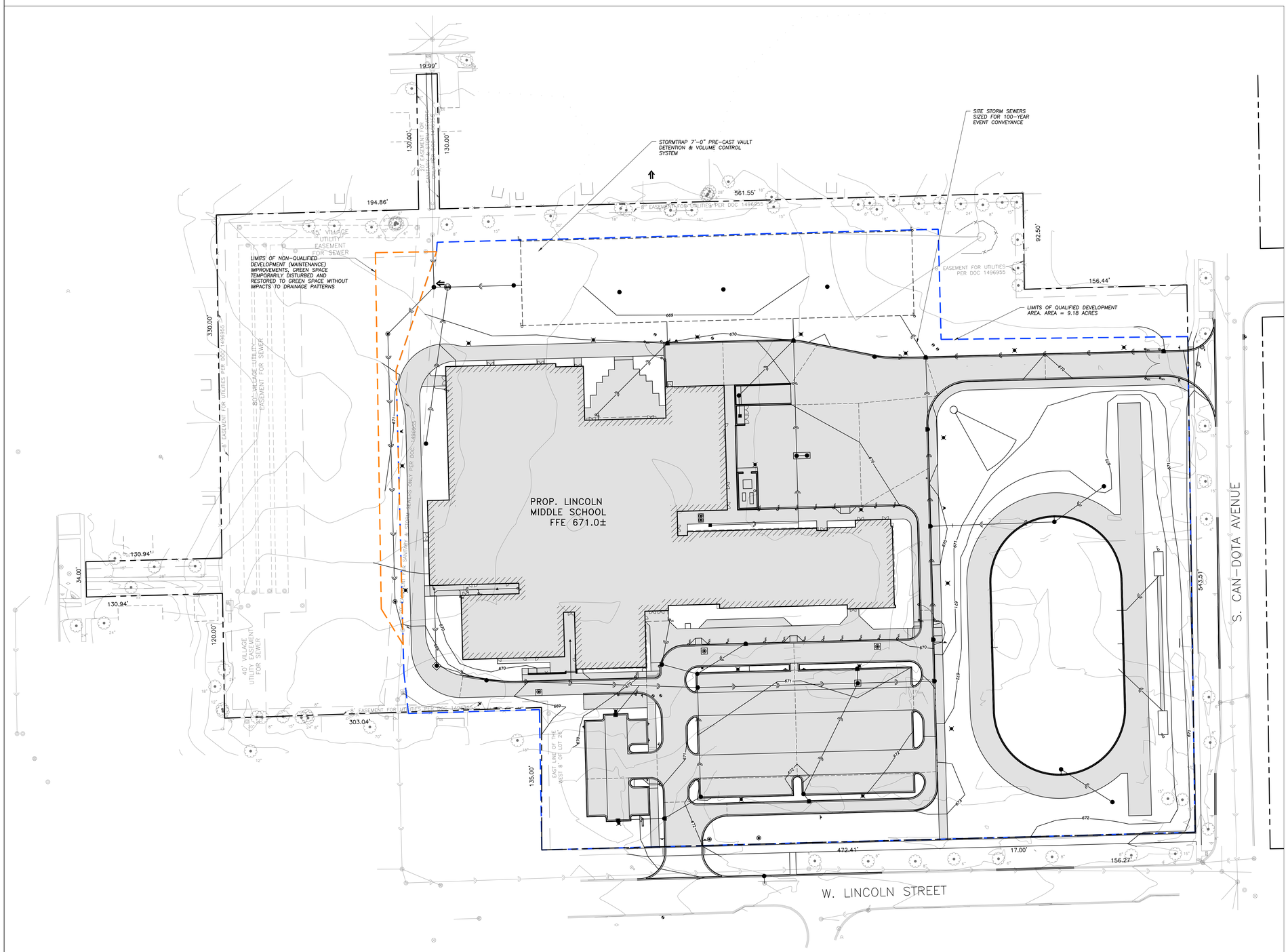
ISSUE	DATE	COMMENTS
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		7/16/25
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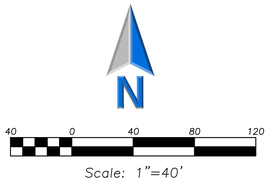
DRAWING TITLE

DRAINAGE EXHIBIT - EXISTING CONDITIONS

SHEET NUMBER

CX-00





PROPOSED IMPROVEMENTS

- *Project Development Area* — *Area = 9.18 Acres*
- *Impervious Area* = *5.04 Acres*
- *Non-Qualified Development Area* — *Area = 0.21 Acres* — *All Green Space*

Total Qualified Development Area = 9.18 Acres
Allowable Release Rate = 1.84 cfs (0.2 cfs/acre)
Actual Release Rate = 1.84 cfs

CN for Qualified Development = 89.88

Reduced Curve Number for Qualified Development = 85.29 (Used in Nomo)

Required Storage Per Nomo = 3.467 acre-ft

Provided Storage = 3.513 acre-ft
HWL = 667.00
Spill Elevation = 669.00

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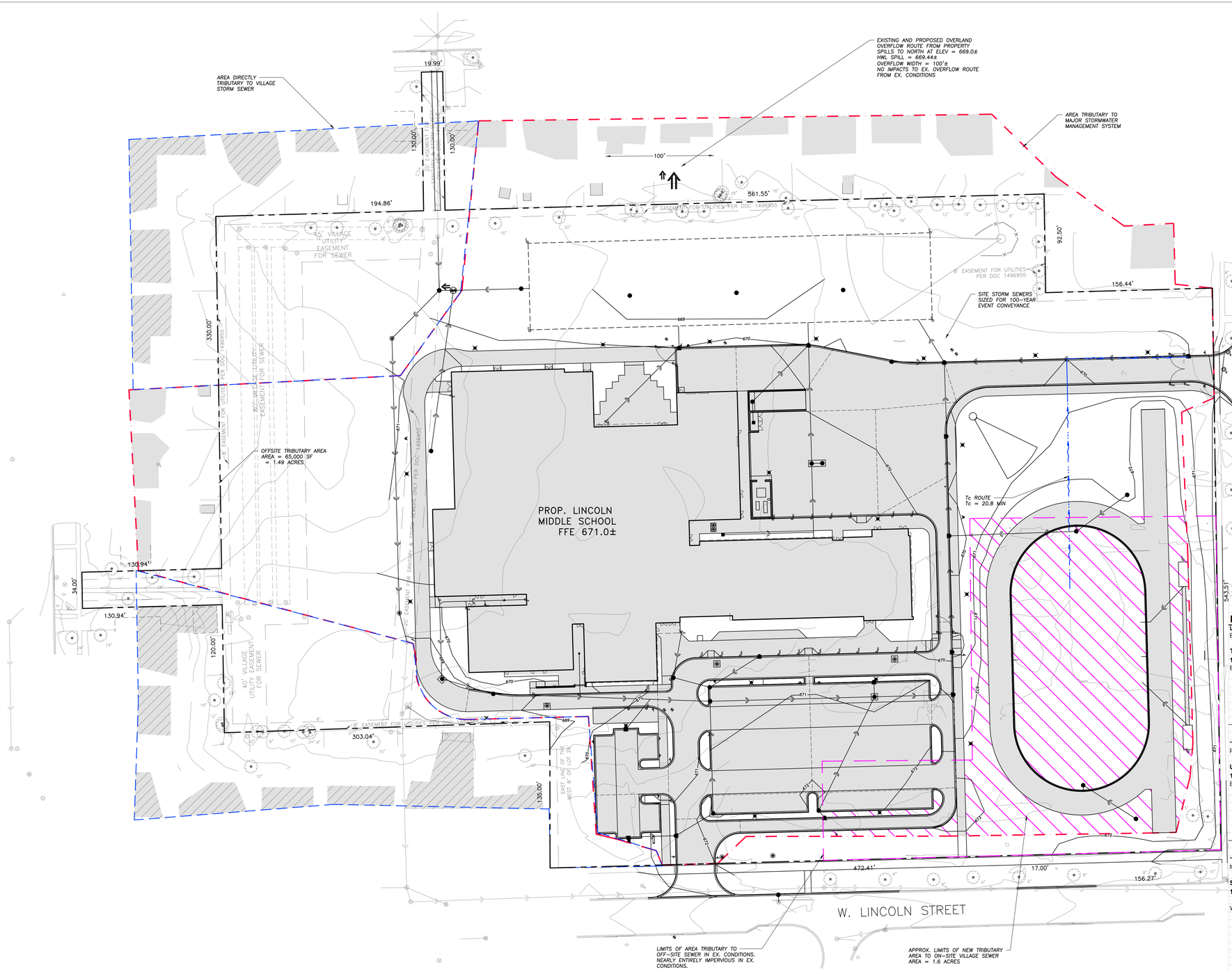
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DRAINAGE EXHIBIT - PROPOSED CONDITIONS

SHEET NUMBER

CX-01

EEA – P:\24226 – STR – SD57 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/12/25 @ 1:26pm By: jkm
Actual size to read at scale
0 IN 1 IN 2 IN



N

40 0 40 80 120

Scale: 1"=40'

AREA TRIBUTARY TO STORMWATER MANAGEMENT SYSTEM (DETAINED)
AREA = 11.59 ACRES

Impervious Area
= 5.38 Acres

AREA DIRECTLY TRIBUTARY TO VILLAGE STORM SEWER (UNDETAINED)
AREA = 3.20 ACRES

Time of Concentration = 20 Minutes

Total Tributary Area to Stormwater Management System
Area = 11.59 Acres
Offsite Area = 1.49 Acres (of 11.59)
Composite C = 0.66
Required Overflow Rate = 60.81 cfs

Total Tributary Area to Village Sewer
= 14.80 Acres
Composite C = 0.63
Required Overflow Rate = 74.56 cfs

Existing Weir Elevation = 669.0±
Existing HWL of Overflow = 669.4±
No Ex. Detention Storage

Proposed Weir Elevation = 669.0± (No Change)
Prop. HWL = 669.44 (0.04' Increase)
Lowest FFE = 671.00
Approx. 0.25 Acre-Ft of VC Storage and 3.5 Acre-Ft Detention Storage. Significant Decrease in Peak Runoff from Undetained Areas. Increase in Overflow HWL Only Required in Conditions Where Storage is Full and then Followed by 100-Year Event. Significant Watershed Benefits for All Rain Events Due to Inclusion of Stormwater Management System.

Emergency Overflow Spillway Calculations

Lincoln Middle School - SD57 08/01/25
By: JG

Trbutary to Stormwater Management System
100-year Rainfall Event
Equation used: Q = C i A (The Rational Formula)

Tributary Area =	11.59	acre
Impervious Area =	5.38	
Pervous Area =	6.21	
Composite Runoff Coefficient =	0.66	
Time of Concentration, Tc =	0.35	hours
100 year Rainfall Intensity =	7.96	inches/hour

100-Year Runoff Rate = 60.81 cfs

***Area is Detained and Collected By Underground Detention and Volume Control System. Overflows Only Present Upon Filling Stormwater Management System Which is Sized for 100-Year Event

Undetained Area Tributary to Village Sewer
100-year Rainfall Event
Equation used: Q = C i A (The Rational Formula)

Tributary Area =	3.20	acre
Impervious Area =	0.64	
Pervous Area =	2.57	
Composite Runoff Coefficient =	0.54	
Time of Concentration, Tc =	0.35	hours
100 year Rainfall Intensity =	7.96	inches/hour

100-Year Runoff Rate = 13.75 cfs

***Peak Runoff from Undetained Areas Significantly Reduced By Inclusion of Below Grade Stormwater Management System.

Sewer Overflow at Baffle Wall
100-year Rainfall Event

Weir Equation: $Q = 3.03\ L\ H^{(3/2)}$ (Broad Crested Weir) **concrete**

Where: L (length) =	6 ft.
H (head) =	0.82 ft.
Spill Elevation =	667.25
HWL of Spill =	668.07

Pond Overflow Rate
Q = 11.58 cfs

***Local Public Sewers Unable to Convey Required Overflow Rates, Emergency Overland Overflow Route Is Still Required

Total Tributary to Village Sewer
100-year Rainfall Event
Equation used: Q = C i A (The Rational Formula)

Tributary Area =	14.80	acre
Impervious Area =	6.02	
Pervous Area =	8.78	
Composite Runoff Coefficient =	0.63	
Time of Concentration, Tc =	0.35	hours
100 year Rainfall Intensity =	7.96	inches/hour

100-Year Runoff Rate = 74.56 cfs

Weir Equation: $Q = 2.60\ L\ H^{(3/2)}$ (Broad Crested Weir) **grass**

Where: L (length) =	100 ft.
H (head) =	0.44 ft.
Spill Elevation =	669.00
HWL of Spill =	669.44

Pond Overflow Rate
Q = 74.59 cfs

***Peak Runoff Rate and Volume Significantly Decreases in Proposed Conditions Due to Increase in Detained Area. HWL of Overflow Increases by 0.04' From Existing Conditions. However, 100-Year Detention and Volume Control Storage Provided Where None is Currently Present. Significant Decrease in Overflow Event Occurrence, and Presents Significnat Improvement From Existing Conditions.

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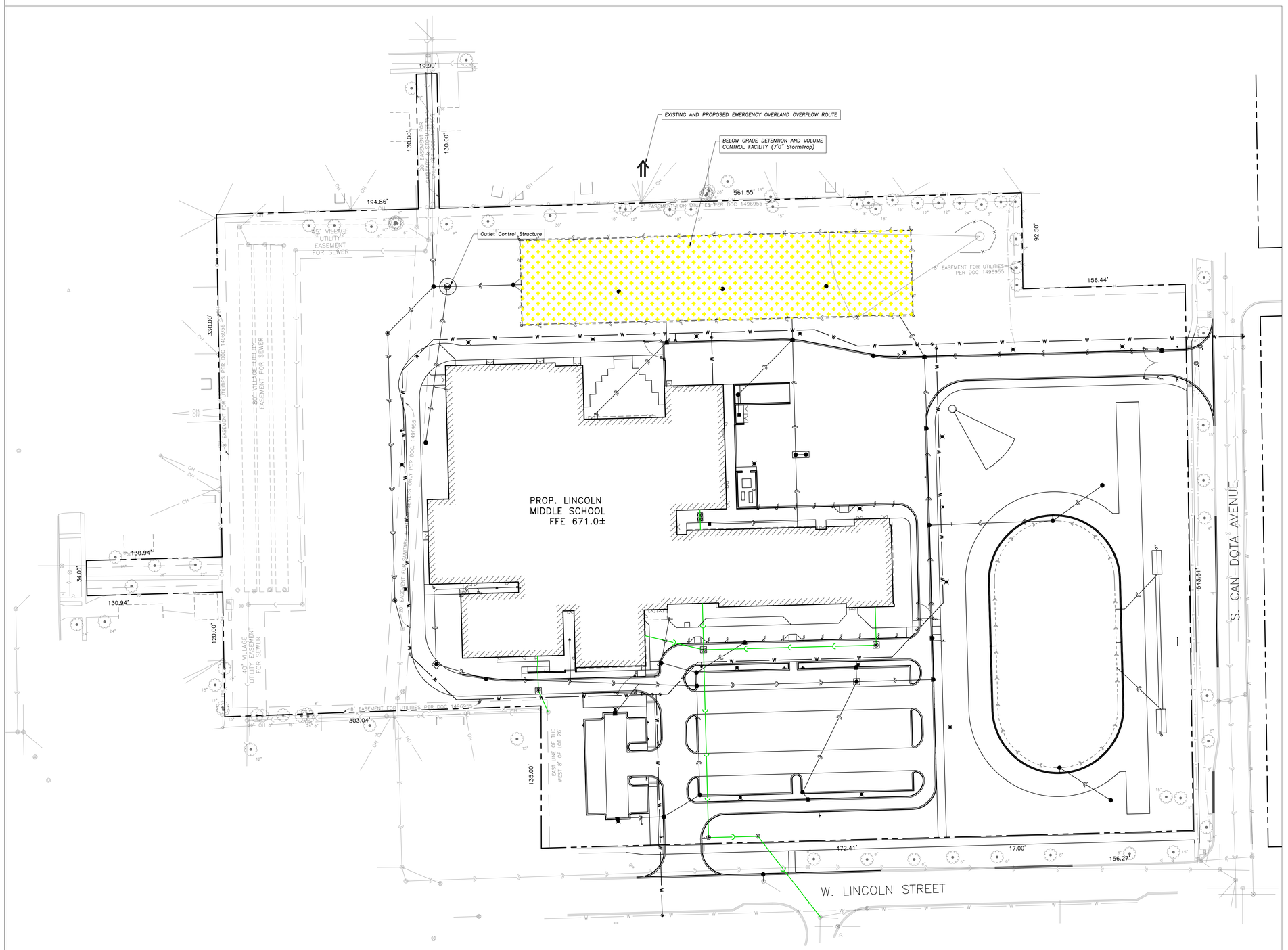
DRAWING TITLE

OVERFLOW EXHIBIT

SHEET NUMBER

CX-02

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Plotted: 8/12/25 @ 1:26pm By: JKim
Actual size to read at scale 0"N 1"N 2"N



LEGEND

- OUTLET CONTROL STRUCTURE
- VOLUME CONTROL AREA
- EMERGENCY OVERFLOW SPILLWAY
- QUALIFIED SEWER CONSTRUCTION

	REQUIRED	PROVIDED
STORMWATER MANAGEMENT SUMMARY	(ACRE-FT)	(ACRE-FT)
STORMWATER DETENTION	3.467	3.53
VOLUME CONTROL	0.415	0.424

PROJECT SITE SUMMARY

Property Index Number(s):
08-11-215-011
08-11-214-037
08-11-214-036
08-11-214-002

Property Address:
700 W Lincoln St, Mt. Prospect, 60056

Total Contiguous Ownership:
12.14 Acres

Project Area:
9.07 Acres

N

40 0 40 80 120

Scale: 1"=40'

MWRD RECORDING & MAINTENANCE NOTES

The Owner Of This Development, With Facilities As Shown On This Exhibit (Exhibit R), Shall Assume Responsibility For The Following Perpetual Maintenance Activities:

1. *General*
   Regular Inspections And Routine Maintenance Of General Areas Shall Be Performed On A Monthly Or As-Needed Basis. Specific Items Of Concern Include:
   - *Litter And Debris Shall Be Controlled*
   - *Landscaped Areas Shall Be Maintained With Regular Mowing And Restored With Appropriate Seeding / Vegetation As Necessary*
   - *Accumulated Sediment Shall Be Disposed Of Properly, Along With Any Wastes Generated During Maintenance Operations*
   - *Riprap Areas Shall Be Repaired With The Addition Of New Riprap, As Necessary, Of Similar Size And Shape*
   - *Roads Shall Be Swept, Vacuumed And/Or Washed On A Regular Basis*
2. *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 Inflows And Outflows To The Detention Facility Are Clean And Performing As Designed. In Addition, The Design Volume Of The Detention Facility Shall Also Be Maintained. Inspections For The Following Specific Items Should Be Conducted Monthly Between March And November:

   Side Slopes/Embankment/Emergency Overflow Structure
   - *Inspect Embankments For Settlement And Erosion*
   - *Remove Woody Growth From The Embankment*
   - *Any Breaks, Hire Registered Professional Engineer For Design Resolution*
   - *Seed And Sod Any Eroded Areas*
   - *Signs Of Piping (Leakage) Or Seepage, Repair*
   - *Stabilize Emergency Overflow Structure If Erosion Observed*
   - *Remove Obstructions Blocking Emergency Overflow Spillway*

   Vegetated Areas
   - *Regular Mowing To Control Vegetation, No Cutting Of Native Vegetation*
   - *Need For Planting, Reseeding, Or Sodding. Supplement Alternative Native Vegetation If A Significant Portion Has Not Been Established (50% Of The Surface Area). Reseed With Alternative Grass Species If Original Grass Cover Has Not Been Successfully Established.*
   - *Evidence Of Grazing, Motorbikes Or Other Vehicles, Repair*
   - *Check For Invasive Vegetation, Remove Where Possible*
   - *All Vegetation Must Be Maintained Per The Approved Planting Plan*

   Outlet Control Structure
   - *Inspect Restrictor And Remove Debris If Clogged Or Discharge Reduced*
   - *Remove Accumulated Sediment At Outlet*
   - *Scour And Erosion At Outlet, Repair And Reseed*
   - *Any Ice Damage To Outlet Of Pipe, Repair If Necessary*
   - *Condition Of Trash Racks, Remove Debris*
   - *Outlet Pipe Conditions Downstream*

   Access For Maintenance Equipment
   - *Remove Any Obstructions Placed In Maintenance Easements*

   Safety Features
   - *Access Controls To Hazardous Areas*
   - *Fences*
   - *Loose Or Damaged Posts*
   - *Loose Or Broken Wires*
   - *Condition Of Gates*
   - *Signs*

   Detention Volume
   - *Inspect All Stormwater Detention Facilities To Ensure That The Constructed Volume For Detention Is Maintained. No Sediment, Topsoil, Or Other Dumping Into The Facility Shall Be Allowed. Specific Locations In The Stormwater Management System, Design To Accumulate Sediment, Shall Be Dredged As Necessary To Prevent Sediment From Reaching The Invert Of Any Gravity Outlet Pipe.*
3. *Volume Control Facility*
   Routing Inspections And Maintenance Of Volume Control Facilities Shall Be Performed By The Owner On A Yearly Or As-Needed Basis. Specific Items Of Concern Include:
   - *Facility Shall Be Inspected Yearly Using The Monitoring Well To Verify The System Is Functioning Properly.*
   - *Surface Of Permeable Pavement Shall Be Cleaned With Low-Pressure Power Washer.*
   - *Accumulated Sediment From The Surface Shall Be Vacuumed Out And Disposed Of Properly.*
   - *Appropriate Signage Shall Be Repaired If Damaged Or Illegible.*
4. *Stormwater Collection System*
   The Owner Shall Perform Monthly Inspections Of All Components Of The Stormwater Collection System. The Monthly Inspection Shall Occur Between March And November And Include The Following Specific Areas Of Concern:

   Storm Inlets/Manholes
   - *Remove Accumulated Leaves And Other Debris From Grates*
   - *Reset Covers/Lids On As-Needed Basis*
   - *Remove Accumulated Sediment From Manhole Bottom When 50% Of Sump Is Filled*

   Storm Sewers/Culverts
   - *Visually Inspect Pipes By Removing Manhole Lids, Make Repairs As Necessary*
   - *Storm Sewers And Culverts Shall Be Checked For Siltation Deposits At Inlets, Outlets, And Within The Conduit; Clean Out As Necessary*
   - *Restore Riprap At Outfalls If Erosion Observed*
   - *Replant And Reseed Any Eroded Areas*

   Overland Flow Routes (Ditches/Swales)
   - *Annual Visual Inspections Shall Be Performed That Verify The Design Capacity Of The Overland Flow Routes Is Maintained. The Slope And Cross-Sectional Area Of The Ditch/Swale Shall Be Verified During This Inspection.*
   - *Remove Any Obstructions That Have Been Placed In The Drainage Path*
   - *Seed And Sod Any Eroded Areas*
   - *Restore Riprap As Necessary*
   - *Regrade To Provide Positive Drainage As Necessary*
   - *Regular Mowing To Control Vegetation*
5. *Vegetated Areas*
   - *Need For Planting, Seeding, Or Sodding. Supplement Alternative Native Vegetation If A Significant Portion Has Not Established (50% Of The Surface Area After Second Growing Season). Reseed With Alternative Native Grass Species If Original Grass Cover Has Not Successfully Established.*
   - *Evidence Of Grazing, Motorbikes, Or Other Vehicles, Repair.*
   - *Check For Invasive Vegetation, Remove When Possible.*
   - *Regular Mowing To Control Vegetation; It Is Recommended That Native Vegetation Remain Uncut.*
   - *Dead Or Damaged Non-Native Grass Areas, Repair With Seeding With Fertilization Or Seeding With Mulch.*
   - *Compensatory Storage Area Shall Be Reseeded With Appropriate Vegetation According To The Approved Planting Plan.*
6. *Qualified Sewer Construction*
   - *Perform Manhole Inspections Once Every Five Years, Make Repairs As Necessary.*
   - *Perform Sewer Inspections Once Every Five Years, Make Repairs As Necessary.*
   - *Perform Regular Cleaning So That Each Sewer Segment Is Cleaned Once Every 5 Years.*
   - *Remove Any Obstructions Placed In Maintenance Easements That May Impede Maintenance Equipment Access.*

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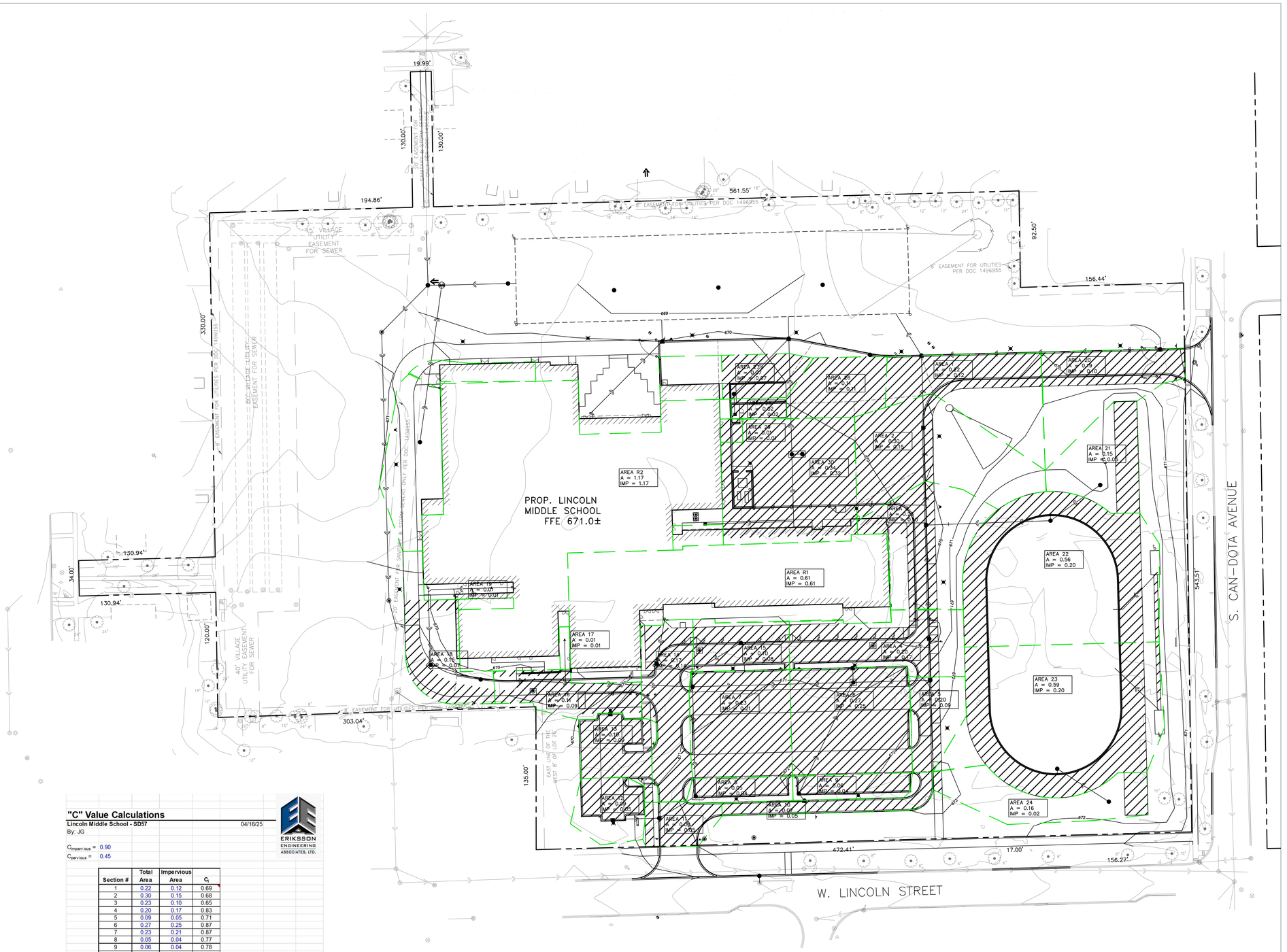
DRAWING TITLE

OPERATION & MAINTENANCE EXHIBIT

SHEET NUMBER

CX-03

EEA – P:\24226 – STR – SD57 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/12/25 @ 1:27pm By: jkm
Actual size to read at scale 0"H 1"H 2"H



"C" Value Calculations

Lincoln Middle School - SD57 04/16/25

By: JG

$C_{impervious}$ = 0.90

$C_{pervious}$ = 0.45

ERIKSSON ENGINEERING ASSOCIATES, LTD.

Section #	Total Area	Impervious Area	C_t
1	0.22	0.12	0.69
2	0.30	0.15	0.68
3	0.23	0.10	0.65
4	0.20	0.17	0.83
5	0.09	0.05	0.71
6	0.27	0.25	0.87
7	0.23	0.21	0.87
8	0.05	0.04	0.77
9	0.06	0.04	0.78
10	0.07	0.06	0.83
11	0.06	0.05	0.81
12	0.09	0.05	0.70
13	0.10	0.09	0.85
14	0.17	0.14	0.83
15	0.10	0.08	0.79
16	0.11	0.09	0.80
17	0.01	0.01	0.90
18	0.15	0.07	0.65
19	0.01	0.01	0.90
20	0.19	0.10	0.69
21	0.15	0.05	0.62
22	0.56	0.20	0.61
23	0.59	0.20	0.60
24	0.16	0.02	0.52
26	0.11	0.11	0.90
27	0.07	0.07	0.90
28	0.02	0.02	0.90
29	0.01	0.01	0.90
30	0.34	0.32	0.88
R1	0.61	0.61	0.90
R2	1.17	1.17	0.90

Actual size to read at scale: 0 IN, 1 IN, 2 IN

EEA – P:\24226 – STR – SD57 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/12/25 @ 1:28pm By: jkm

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- CONSTRUCTION MANAGER
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  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-6200

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
ILLINOIS

EXPIRATION DATE: 11/30/2025

SCOPE DOCUMENT

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

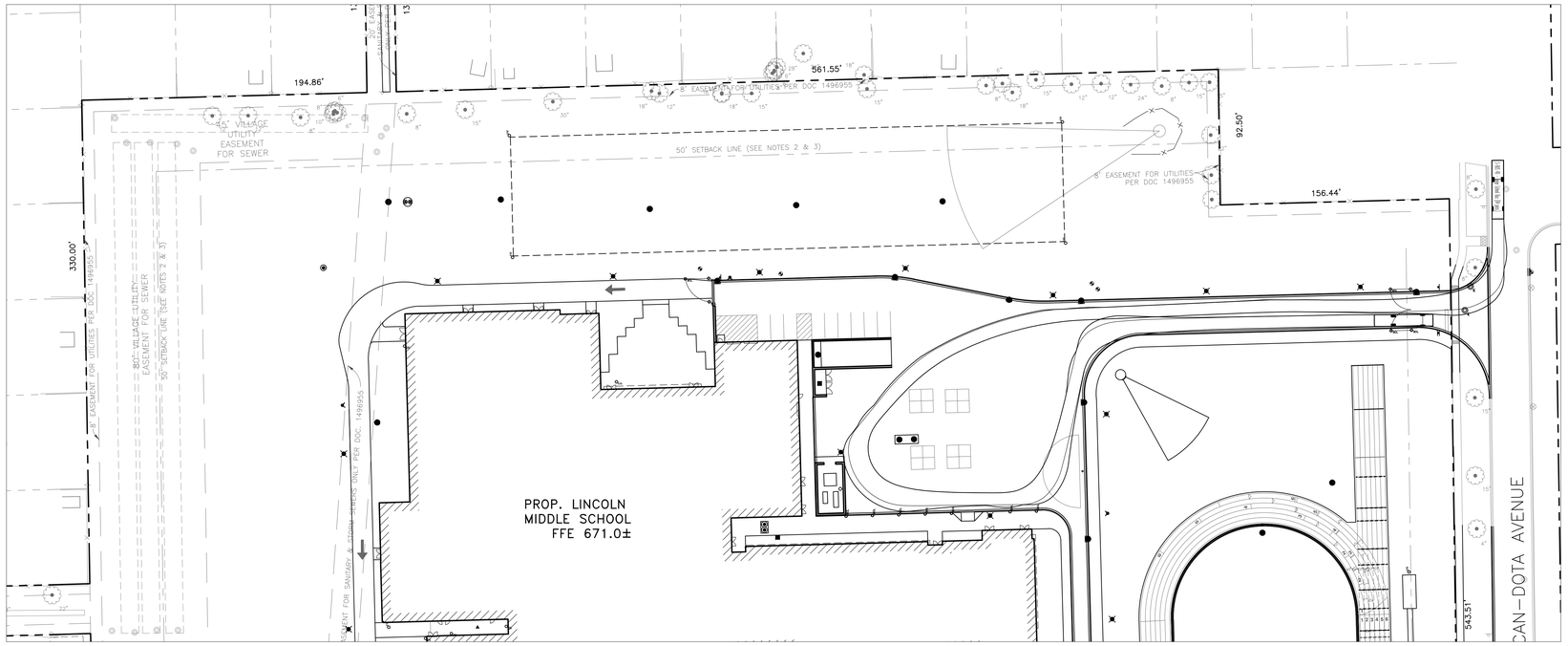
ISSUE DATE			COMMENTS
			IN PROGRESS
			NOT FOR CONSTRUCTION
			7/16/25
	V7	AUG 14, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
	R5	AUG 4, 2025	MWRD SUBMITTAL
	V6	JUL 16, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
	R4	JUL 10, 2025	ISSUE FOR 95% REVIEW
	V5	JUL 1, 2025	VILLAGE OF MT. PROSPECT - STORMWATER
	V4	JUN 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
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DRAWING TITLE

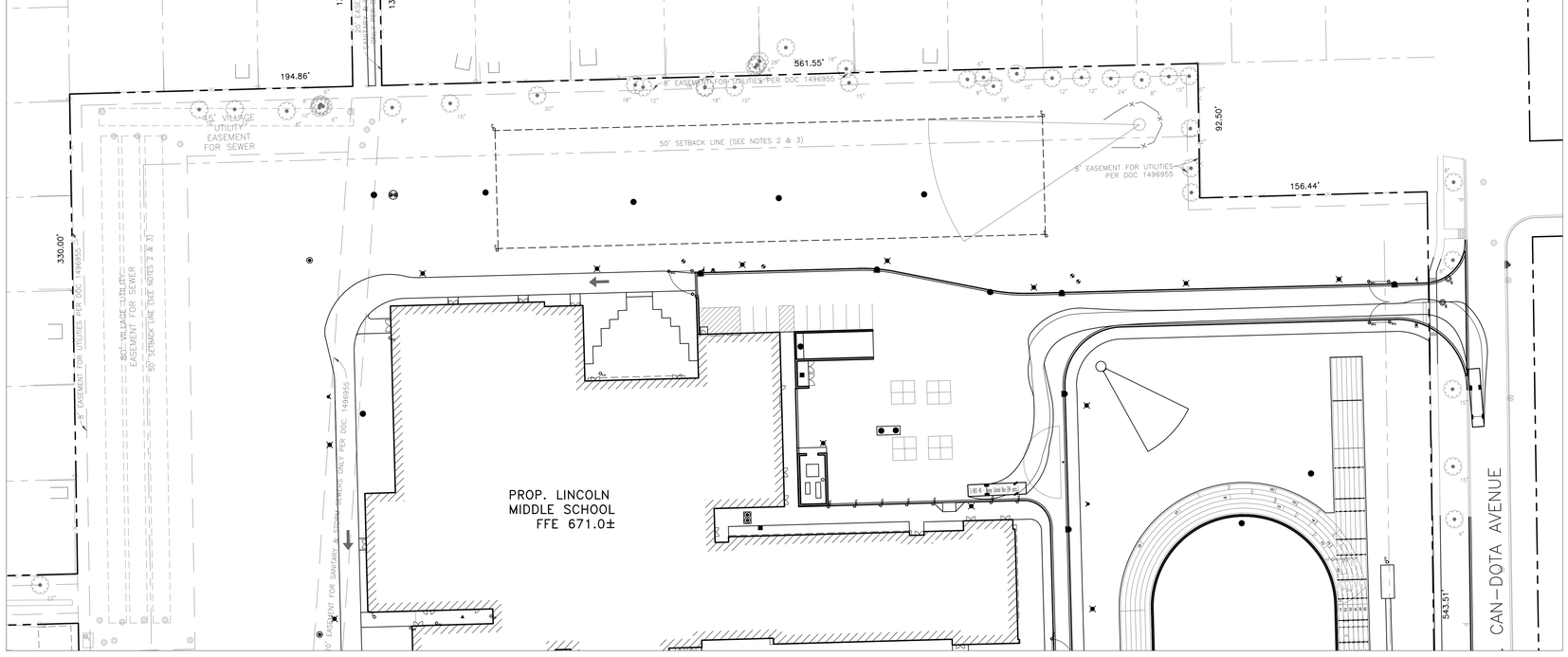
CATCHMENT AREA EXHIBIT

SHEET NUMBER

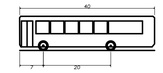
CX-04



INBOUND MANEUVERS

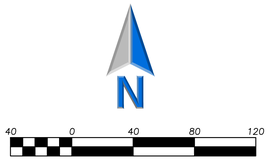


OUTBOUND MANEUVERS



S-BUS 40 – Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft



Scale: 1"=40'

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DRAWING TITLE

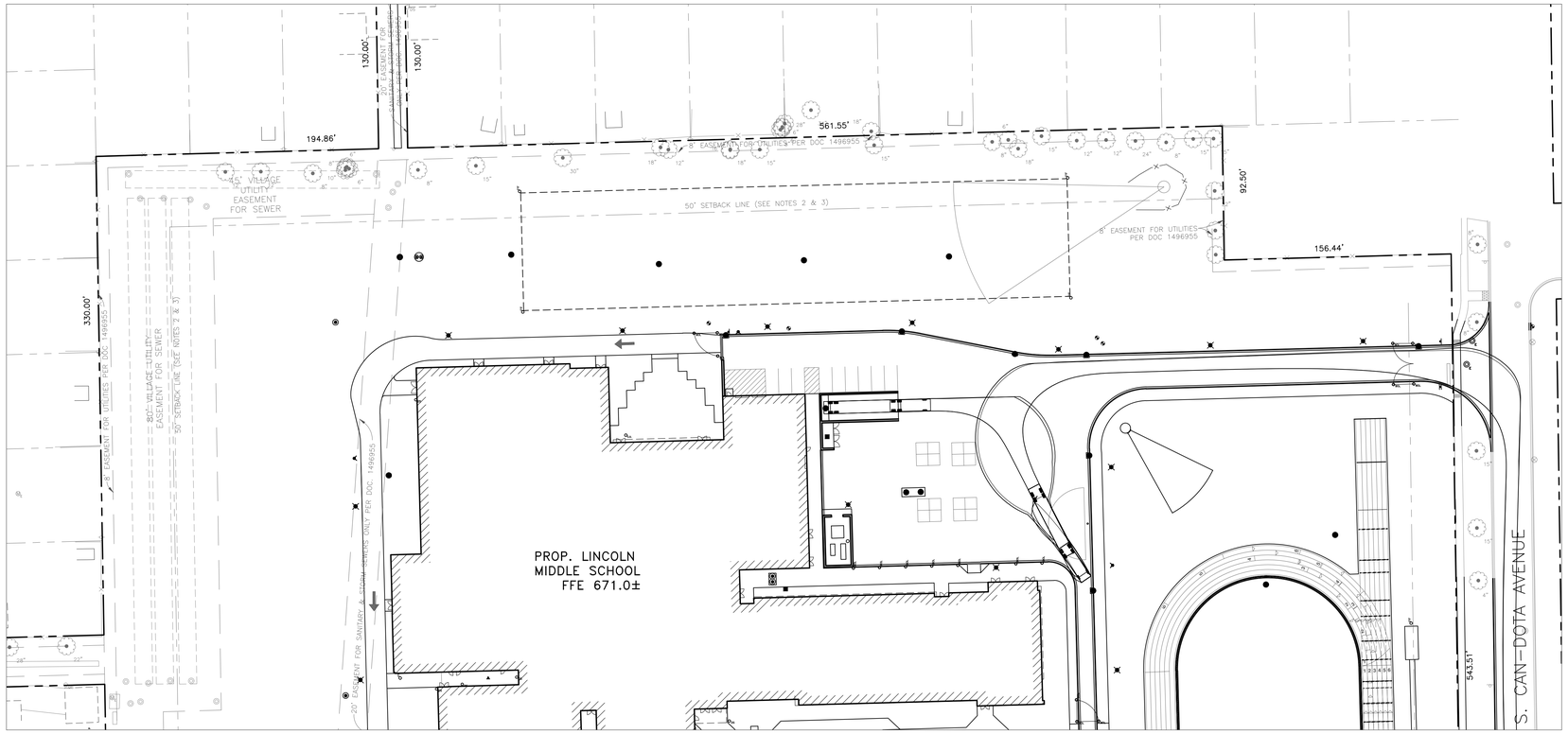
VEHICLE TURNING - BUS MANEUVERS

SHEET NUMBER

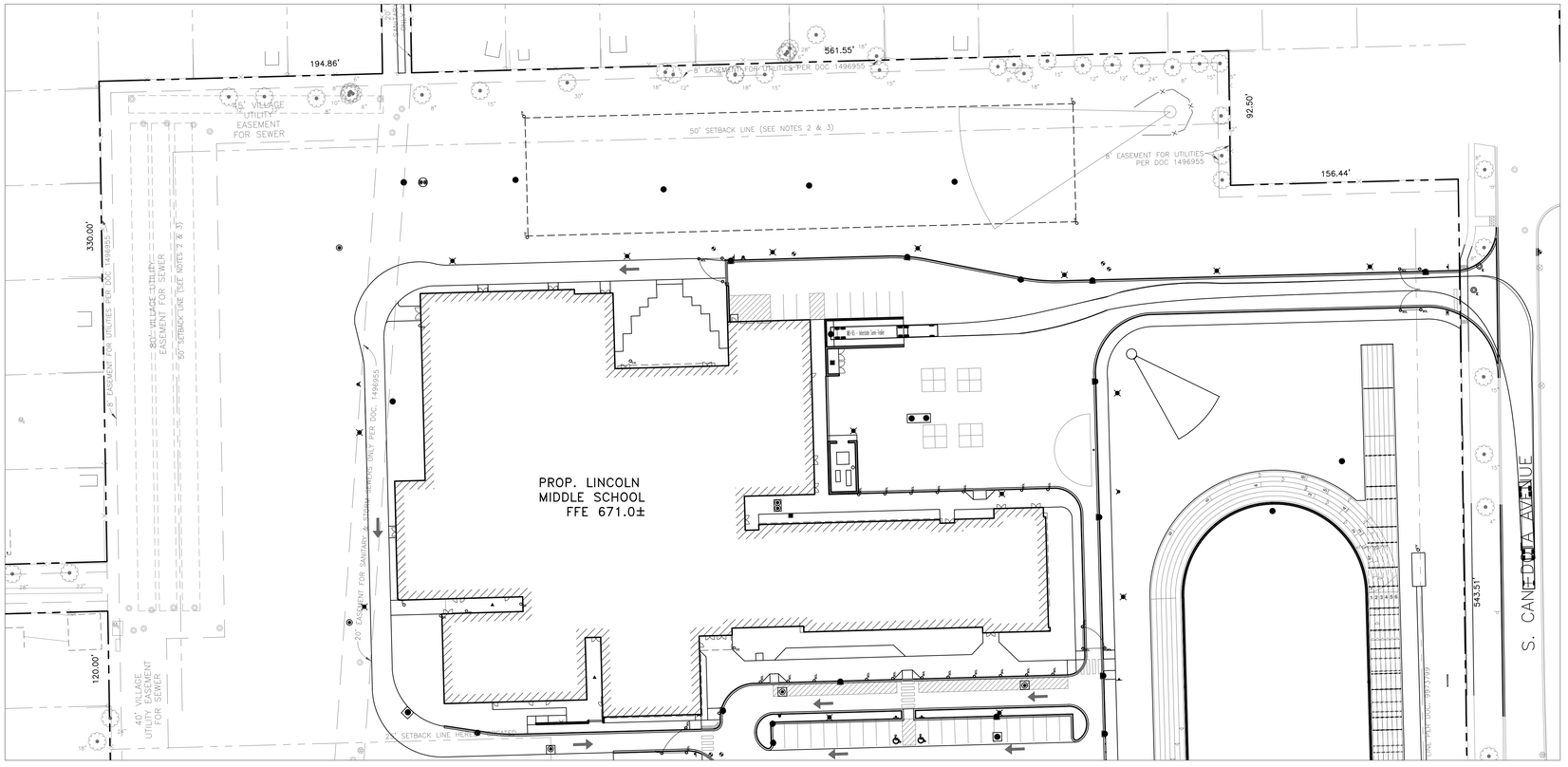
CXT1.0

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Plotted: 8/13/25 @ 7:49am By: jgeldmyer

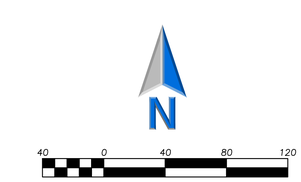
Actual size to read at scale
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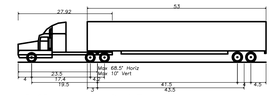
INBOUND MANEUVERS



OUTBOUND MANEUVERS



Scale: 1"=40'



WB-65 – Interstate Semi-Trailer	
Overall Length	73.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.0os
Curb to Curb Turning Radius	45.000ft

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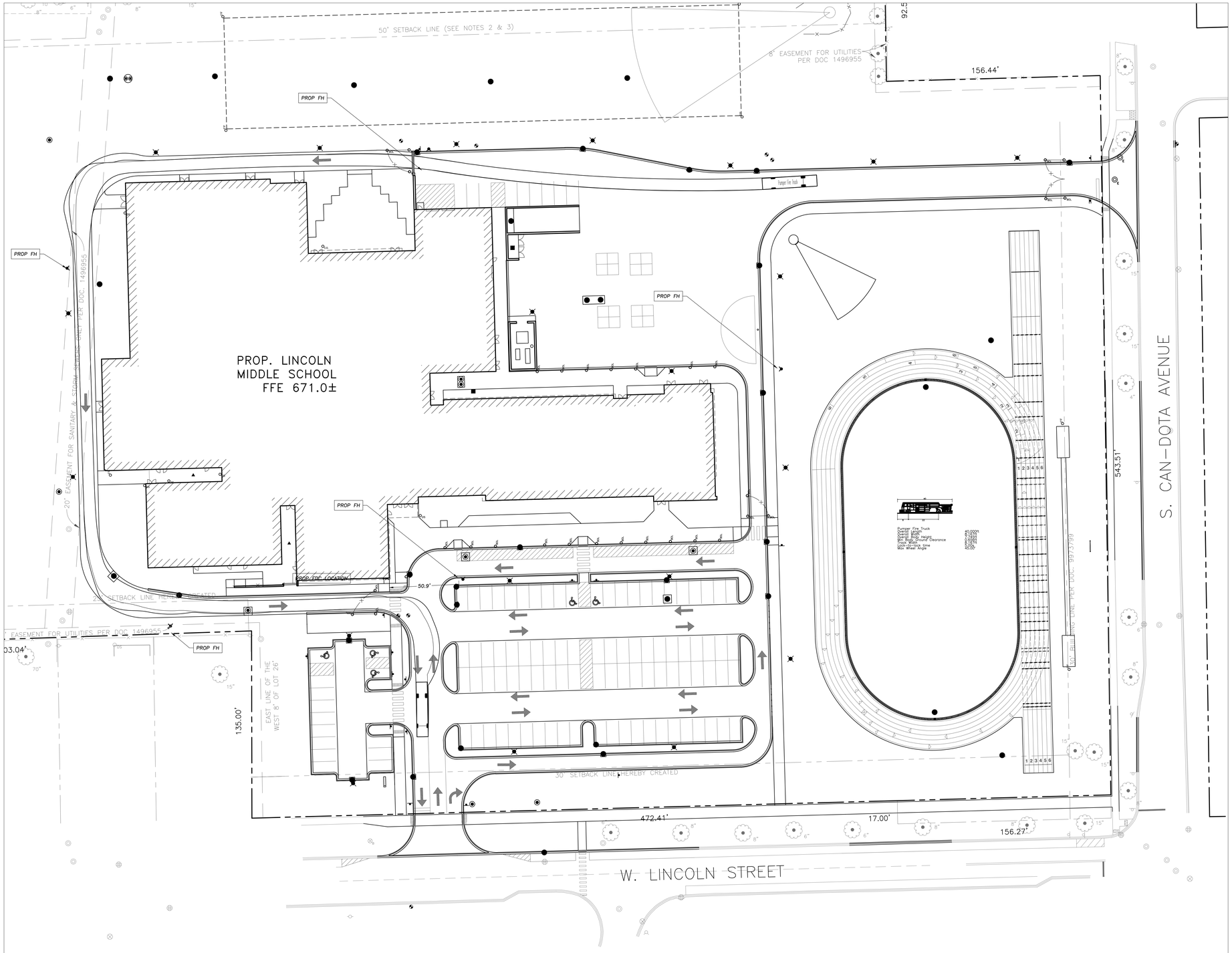
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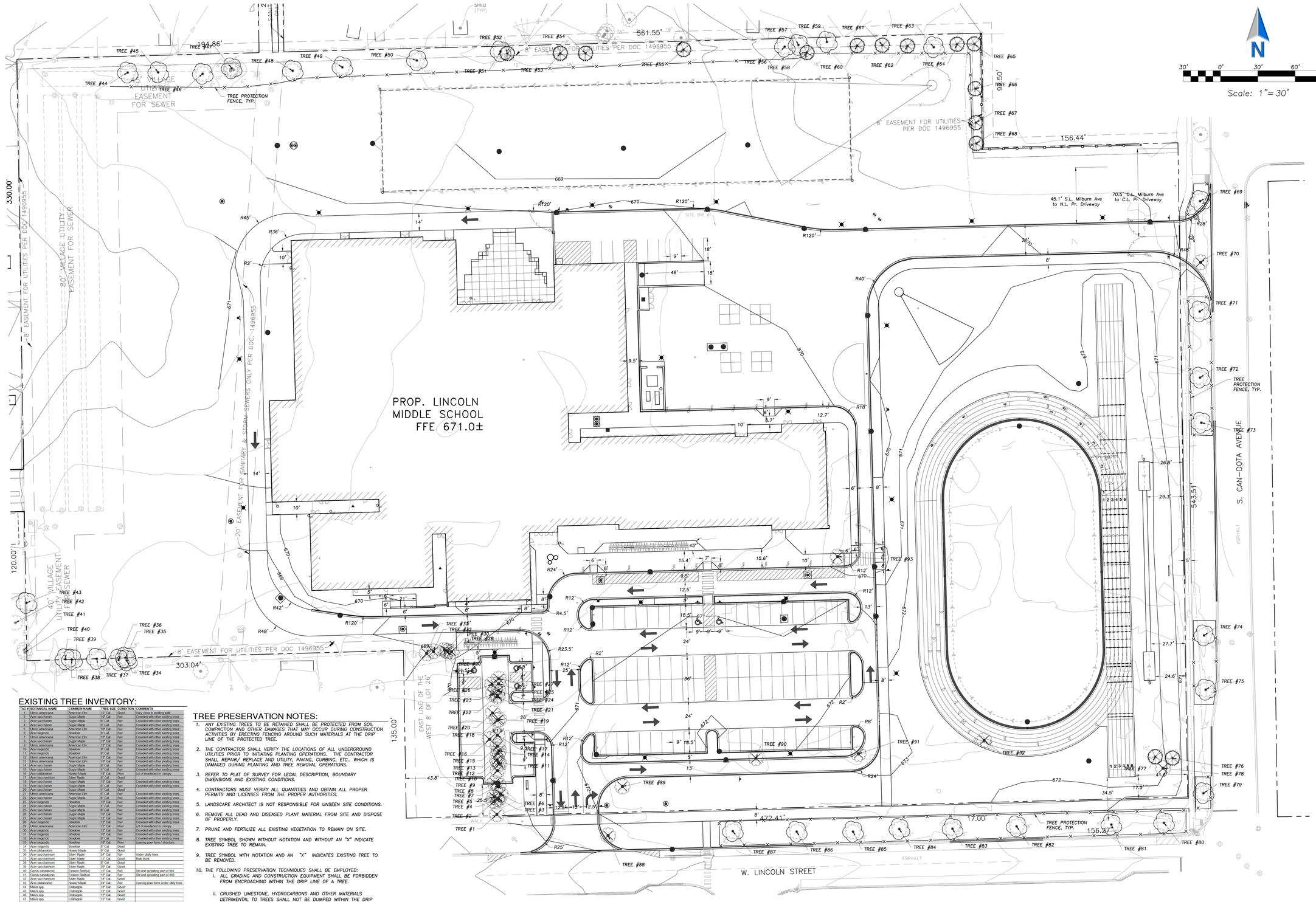
VEHICLE TURNING - SEMI TRUCK MANEUVERS

SHEET NUMBER

CXT2.0

EEA – P:\24226 – STR – 5057 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 8/12/25 @ 4:01pm By: JHim
Actual size to read at scale
0IN 1IN 2IN


50' SETBACK LINE (SEE NOTES 2 & 3)
8' EASEMENT FOR UTILITIES PER DOC 1496955
156.44'
92.5'
PROP FH
PROP. LINCOLN
MIDDLE SCHOOL
FFE 671.0±
20' EASEMENT FOR SANITARY & STORM SEWERS AND UTILITIES PER DOC. 1496955
PROP FH
PROP FH
PROP FH



EXISTING TREE INVENTORY:

TAG #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Ulmus americana	American Elm	10" Cal.	Good	Very close to existing walk
2	Acer saccharum	Sugar Maple	10" Cal.	Fair	Crowded with other existing trees
3	Acer saccharum	Sugar Maple	9" Cal.	Fair	Crowded with other existing trees
4	Acer saccharum	Sugar Maple	8" Cal.	Fair	Crowded with other existing trees
5	Ulmus americana	American Elm	10" Cal.	Fair	Crowded with other existing trees
6	Acer negundo	Boxelder	8" Cal.	Fair	Crowded with other existing trees
7	Ulmus americana	American Elm	12" Cal.	Fair	Crowded with other existing trees
8	Acer saccharum	Sugar Maple	12" Cal.	Fair	Crowded with other existing trees
9	Ulmus americana	American Elm	12" Cal.	Fair	Crowded with other existing trees
10	Acer negundo	Boxelder	8" Cal.	Fair	Crowded with other existing trees
11	Acer negundo	Boxelder	8" Cal.	Fair	Crowded with other existing trees
12	Ulmus americana	American Elm	12" Cal.	Fair	Crowded with other existing trees
13	Ulmus americana	American Elm	10" Cal.	Fair	Crowded with other existing trees
14	Acer saccharum	Sugar Maple	8" Cal.	Fair	Crowded with other existing trees
15	Acer saccharum	Sugar Maple	8" Cal.	Fair	Crowded with other existing trees
16	Acer platanoides	Norway Maple	8" Cal.	Poor	Lot of deadwood in canopy
17	Acer saccharum	Sugar Maple	8" Cal.	Good	
18	Acer saccharum	Sugar Maple	12" Cal.	Fair	Crowded with other existing trees
19	Acer saccharum	Sugar Maple	8" Cal.	Fair	Crowded with other existing trees
20	Acer saccharum	Sugar Maple	12" Cal.	Good	
21	Ulmus americana	American Elm	8" Cal.	Fair	Crowded with other existing trees
22	Acer saccharum	Sugar Maple	8" Cal.	Fair	Crowded with other existing trees
23	Acer negundo	Boxelder	12" Cal.	Fair	Crowded with other existing trees
24	Acer saccharum	Sugar Maple	12" Cal.	Fair	Crowded with other existing trees
25	Acer saccharum	Sugar Maple	8" Cal.	Fair	Crowded with other existing trees
26	Acer saccharum	Sugar Maple	10" Cal.	Fair	Crowded with other existing trees
27	Acer saccharum	Sugar Maple	12" Cal.	Fair	Crowded with other existing trees
28	Acer negundo	Boxelder	12" Cal.	Fair	Crowded with other existing trees
29	Ulmus americana	American Elm	12" Cal.	Poor	Lot of deadwood in canopy
30	Acer negundo	Boxelder	8" Cal.	Fair	Crowded with other existing trees
31	Acer negundo	Boxelder	10" Cal.	Fair	Crowded with other existing trees
32	Acer negundo	Boxelder	8" Cal.	Fair	Crowded with other existing trees
33	Acer negundo	Boxelder	18" Cal.	Poor	Leaning poor form / structure
34	Acer negundo	Boxelder	8" Cal.	Dead	
35	Acer platanoides	Norway Maple	8" Cal.	Good	
36	Acer saccharinum	Silver Maple	18" Cal.	Fair	Under utility lines
37	Acer saccharinum	Silver Maple	12" Cal.	Fair	Multi-trunk
38	Acer saccharinum	Silver Maple	8" Cal.	Good	
39	Acer saccharinum	Silver Maple	28" Cal.	Good	
40	Cercis canadensis	Eastern Redbud	10" Cal.	Fair	Old and sprawling part of 441
41	Cercis canadensis	Eastern Redbud	12" Cal.	Fair	Old and sprawling part of 440
42	Acer saccharinum	Silver Maple	18" Cal.	Good	
43	Acer platanoides	Norway Maple	24" Cal.	Fair	Leaning poor form under utility lines
44	Malus spp.	Crabapple	12" Cal.	Good	
45	Malus spp.	Crabapple	12" Cal.	Good	
46	Malus spp.	Crabapple	12" Cal.	Good	
47	Malus spp.	Crabapple	12" Cal.	Good	
48	Malus spp.	Crabapple	12" Cal.	Good	
49	Malus spp.	Crabapple	12" Cal.	Good	
50	Ulmus pumila	Siberian Elm	30" Cal.	Good	
51	Acer negundo	Boxelder	18" Cal.	Fair	Under utility lines
52	Pseudotsuga menziesii	Douglas Fir	12" Cal.	Fair	Under utility lines
53	Pseudotsuga menziesii	Douglas Fir	18" Cal.	Fair	
54	Pseudotsuga menziesii	Douglas Fir	15" Cal.	Fair	
55	Pseudotsuga menziesii	Douglas Fir	15" Cal.	Fair	
56	Acer negundo	Boxelder	8" Cal.	Fair	Under utility lines
57	Acer negundo	Boxelder	8" Cal.	Fair	Under utility lines
58	Pseudotsuga menziesii	Douglas Fir	18" Cal.	Poor	Under utility lines
59	Acer negundo	Boxelder	15" Cal.	Fair	Utilities run through tree canopy
60	Pseudotsuga menziesii	Douglas Fir	12" Cal.	Good	
61	Pseudotsuga menziesii	Douglas Fir	12" Cal.	Good	
62	Pseudotsuga menziesii	Douglas Fir	24" Cal.	Good	
63	Acer negundo	Boxelder	8" Cal.	Good	
64	Pseudotsuga menziesii	Douglas Fir	15" Cal.	Good	
65	Pseudotsuga menziesii	Douglas Fir	15" Cal.	Good	
66	Pseudotsuga menziesii	Douglas Fir	22" Cal.	Good	
67	Pseudotsuga menziesii	Douglas Fir	15" Cal.	Good	
68	Pseudotsuga menziesii	Douglas Fir	15" Cal.	Good	
69	Acer platanoides	Norway Maple	8" Cal.	Good	Parkway Tree
70	Acer platanoides	Norway Maple	22" Cal.	Good	Parkway Tree
71	Acer platanoides	Norway Maple	15" Cal.	Good	Parkway Tree
72	Acer platanoides	Norway Maple	15" Cal.	Good	Parkway Tree
73	Zelkova serrata	Japanese Zelkova	4" Cal.	Good	Parkway Tree
74	Quercus alba	White Oak	9" Cal.	Good	Parkway Tree
75	Ulmus x Hybrid	Hybrid Elm	4" Cal.	Good	Parkway Tree
76	Picea pungens	Green Spruce	15" Cal.	Good	
77	Picea pungens	Green Spruce	15" Cal.	Good	
78	Pinus nigra	Austrian Black Pine	15" Cal.	Good	Very thin foliage lot of die back throughout
79	Celtis occidentalis	Hackberry	8" Cal.	Good	Parkway Tree
80	Quercus rubra	Red Oak	15" Cal.	Good	Parkway Tree
81	Acer platanoides	Norway Maple	8" Cal.	Good	Parkway Tree
82	Zelkova serrata	Japanese Zelkova	8" Cal.	Good	Parkway Tree
83	Acer platanoides	Norway Maple	8" Cal.	Good	Parkway Tree
84	Acer platanoides	Norway Maple	8" Cal.	Good	Parkway Tree
85	Ulmus x Hybrid	Hybrid Elm	8" Cal.	Good	Parkway Tree
86	Acer platanoides	Norway Maple	8" Cal.	Good	Parkway Tree
87	Acer platanoides	Norway Maple	9" Cal.	Good	Parkway Tree
88	Celtis occidentalis	Hackberry	8" Cal.	Good	Parkway Tree
89	Acer platanoides	Norway Maple	28" Cal.	Good	
90	Acer platanoides	Norway Maple	26" Cal.	Fair	Some canopy die back
91	Acer platanoides	Norway Maple	24" Cal.	Fairpoor	Good amount of canopy die back
92	Acer saccharinum Hybrid	Silver Maple Hybrid	34" Cal.	Good	
93	Acer saccharinum	Silver Maple	48" Cal.	Good	

TREE PRESERVATION NOTES:

1. *ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT THE DRIP LINE OF THE PROTECTED TREE.*
2. *THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.*
3. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND UTILITY CONDITIONS.*
4. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
5. *LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
6. *REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.*
7. *PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.*
8. *TREE SYMBOL SHOWN WITHOUT NOTATION AND WITHOUT AN "X" INDICATE EXISTING TREE TO REMAIN.*
9. *TREE SYMBOL WITH NOTATION AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.*
10. *THE FOLLOWING PRESERVATION TECHNIQUES SHALL BE EMPLOYED:*
    - *i. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE DRIP LINE OF A TREE.*
    - *ii. CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE DRIP LINE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.*
    - *iii. SNOW FENCING SHALL BE TEMPORARILY INSTALLED AT THE PERIPHERY OF THE TREE'S DRIP LINE.*
    - *iv. NO GRADE CHANGES SHALL BE ALLOWED UNDER DRIP LINE OF ANY TREES LOCATED ON THE TREE SURVEY.*

STR

ARCHITECTS

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654

T: 312.464.1444
www.strpartners.com

- CIVIL ENGINEERING / LANDSCAPE ARCHITECT
  ERIKSSON ENGINEERING ASSOCIATES, LTD.
  145 Commerce Drive, Suite A
  Grayslake, IL 60030
  (847) 223-4804
- ROOFING AND BUILDING ENVELOPE
  STR-SEG
  STR BUILDING RESOURCES
  350 West Ontario Street
  Suite 200
  Chicago, IL 60654
  (312) 464-1444
- FOOD SERVICE CONSULTANT
  EDGE ASSOCIATES, INC.
  106 West Wilson Street, Suite 11L
  Batavia, IL 60510
  (855) 962-4422
- STRUCTURAL ENGINEERING
  C. E. ANDERSON & ASSOCIATES P.C.
  175 N. Franklin Street
  Suite 410
  Chicago, IL 60606
  (312) 750-1701
- MEP/FP ENGINEERING
  20/10 ENGINEERING GROUP LLC
  1216 Tower Road
  Schaumburg, IL 60173
  (847) 882-2010
- CONSTRUCTION MANAGER
  NICHOLAS & ASSOCIATES, INC.
  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-6200

STATE OF ILLINOIS
STEVEN S. GREGORY
157-000652
REGISTERED LANDSCAPE ARCHITECT

Expiration: 08/31/2027

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE DATE	COMMENTS
	IN PROGRESS NOT FOR CONSTRUCTION 8/14/25
V7 AUG. 14, 2025	VILLAGE OF MT. PROSPECT P.U.D. RESUBMITTAL
V6 JULY 16, 2025	VILLAGE OF MT. PROSPECT P.U.D. RESUBMITTAL
R4 JULY 10, 2025	ISSUE FOR 95% REVIEW
V4 JUN. 4, 2025	VILLAGE OF MT. PROSPECT P.U.D. RESUBMITTAL
R3 MAY 8, 2025	ISSUE FOR 50% REVIEW
V3 APR. 25, 2028	P.U.D. SUBMITTAL - REVISIONS
R2 APR. 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
V2 APR. 03, 2025	P.U.D. SUBMITTAL
1 MAR. 25, 2025	INTERNAL REVIEW

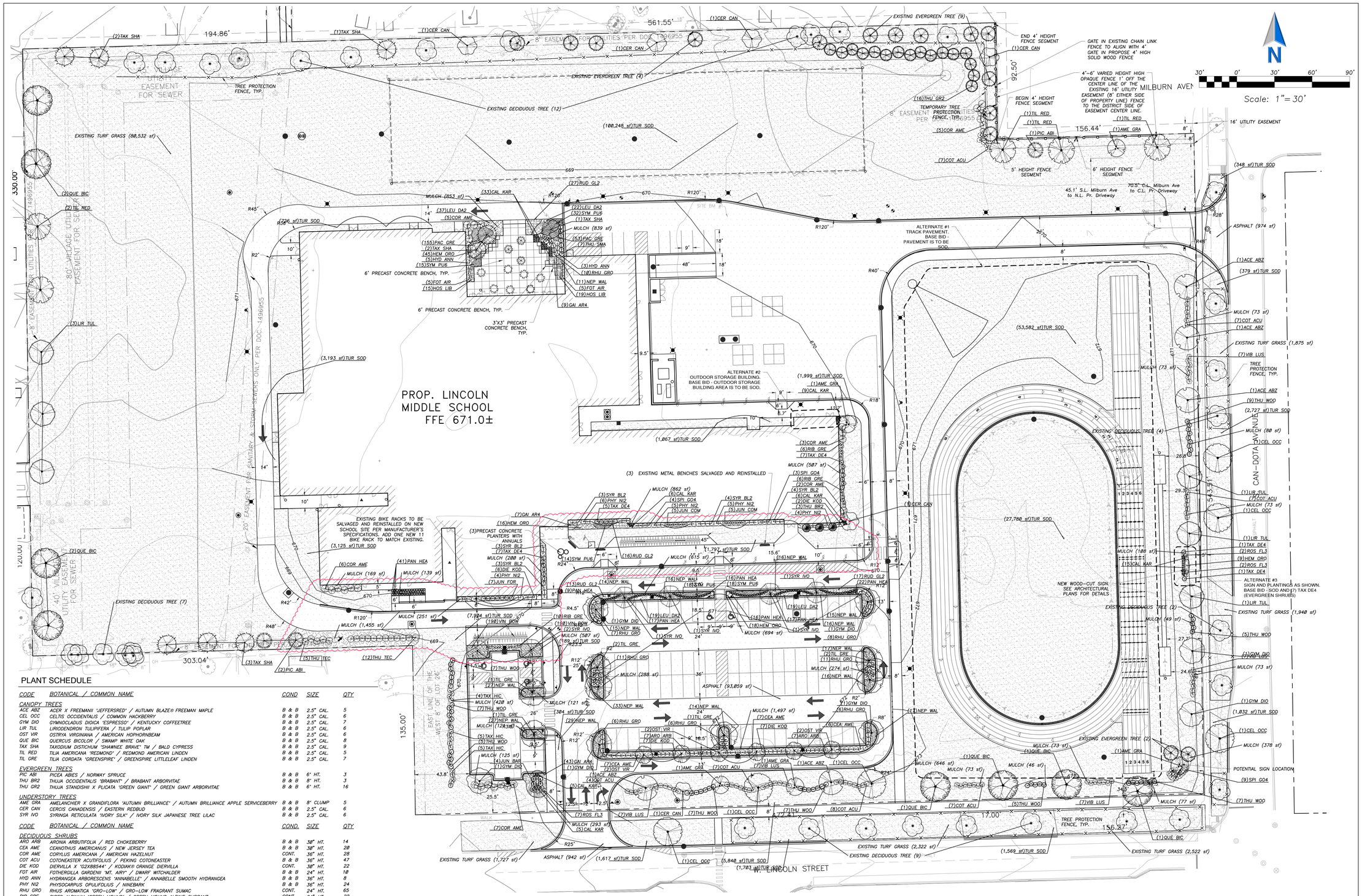
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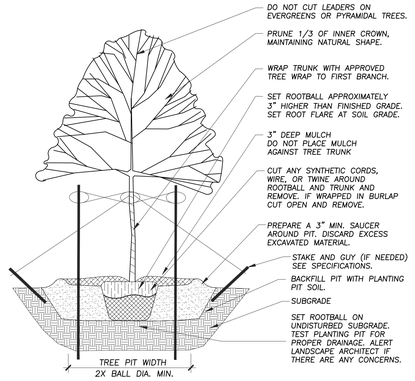
TREE PRESERVATION PLAN

SHEET NUMBER

TP1.0

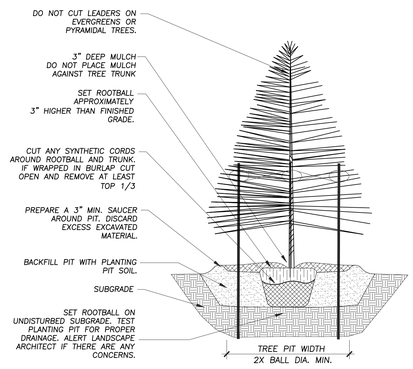
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Actual size to read at scale
2 IN
1 IN
0 IN


PROP. LINCOLN MIDDLE SCHOOL FFE 671.0±
W. LINCOLN STREET
MILBURN AVE
561.55'
194.86'
330.00'
303.04'
135.00'
156.44'
92.50'
669
670
671
R120'
R45'
R48'
R40'
R28'
R42'
R36'
R2'
R4.5'
R12'
R18'
80' MIDDLE UTILITY EASEMENT FOR SEWER
8' EASEMENT FOR UTILITIES PER DOC. 1496955
20' EASEMENT FOR SANITARY & STORM SEWERS ONLY PER DOC. 1496955
UTILITY EASEMENT FOR SEWER
TREE PROTECTION FENCE, TYP.
EXISTING EVERGREEN TREE (9)
EXISTING EVERGREEN TREE (4)
EXISTING DECIDUOUS TREE (12)
EXISTING DECIDUOUS TREE (7)
EXISTING TURF GRASS (88,532 sf)
(100,248 sf)TUR SOD
END 4' HEIGHT FENCE SEGMENT
BEGIN 4' HEIGHT FENCE SEGMENT
GATE IN EXISTING CHAIN LINK FENCE TO ALIGN WITH 4' GATE IN PROPOSE 4' HIGH SOLID WOOD FENCE
4'-6" VARIED HEIGHT HIGH OPAQUE FENCE 1' OFF THE CENTER LINE OF THE EXISTING 16' UTILITY EASEMENT (8' EITHER SIDE OF PROPERTY LINE) FENCE TO THE DISTRICT SIDE OF EASEMENT CENTER LINE.
5' HEIGHT FENCE SEGMENT
6' HEIGHT FENCE SEGMENT
45.1' S.L. Milburn Ave to N.L. Pr. Driveway
70.5' C.L. Milburn Ave to C.L. Pr. Driveway
16' UTILITY EASEMENT
(348 sf)TUR SOD
ASPHALT (974 sf)
(1)ACE ABZ
(379 sf)TUR SOD
MULCH (73 sf)
(7)COT ACU
(1)ACE ABZ
EXISTING TURF GRASS (1,875 sf)
(7)VIB LUS
TREE PROTECTION FENCE, TYP.
(1)ACE ABZ
(9)THU WOO
(2,727 sf)TUR SOD
MULCH (80 sf)
(1)CEL OCC
(1)LIR TUL
(7)COT ACU
MULCH (73 sf)
(1)CEL OCC
(1)LIR TUL
(1)TAX DE4
(2)ROS FL3
(9)HEM ORO
(2)ROS FL3
(1)TAX DE4
ALTERNATE #3 SIGN AND PLANTINGS AS SHOWN. BASE BID - SOD AND (7) TAX DE4 (EVERGREEN SHRUBS)
(1)LIR TUL
EXISTING TURF GRASS (1,948 sf)
(5)THU WOO
(1)GYM DIO
(1,032 sf)TUR SOD
(1)CEL OCC
MULCH (378 sf)
POTENTIAL SIGN LOCATION
(9)SPI GO4
(7)THU WOO
MULCH (77 sf)
(1)QUE BIC
EXISTING TURF GRASS (2,522 sf)
(1,569 sf)TUR SOD
(27,780 sf)TUR SOD
(53,582 sf)TUR SOD
(3,193 sf)TUR SOD
(1,867 sf)TUR SOD
(1,999 sf)TUR SOD
(1,797 sf)TUR SOD
(7,724 sf)TUR SOD
(726 sf)TUR SOD
(384 sf)TUR SOD
(3,125 sf)TUR SOD
(1,617 sf)TUR SOD
(5,848 sf)TUR SOD
(1,783 sf)TUR SOD
ALTERNATE #1 TRACK PAVEMENT. BASE BID - PAVEMENT IS TO BE SOD.
ALTERNATE #2 OUTDOOR STORAGE BUILDING. BASE BID - OUTDOOR STORAGE BUILDING AREA IS TO BE SOD.
(3) EXISTING METAL BENCHES SALVAGED AND REINSTALLED
6' PRECAST CONCRETE BENCH, TYP.
3'X3' PRECAST CONCRETE BENCH, TYP.
EXISTING BIKE RACKS TO BE SALVAGED AND REINSTALLED ON NEW SCHOOL SITE PER MANUFACTURER'S SPECIFICATIONS. ADD ONE NEW 11 BIKE RACK TO MATCH EXISTING.
(3)PRECAST CONCRETE PLANTERS WITH ANNUALS
NEW WOOD-CUT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS
EXISTING DECIDUOUS TREE (2)
MULCH (49 sf)
EXISTING EVERGREEN TREE (2)
MULCH (73 sf)
MULCH (646 sf)
MULCH (46 sf)
MULCH (73 sf)
MULCH (188 sf)
MULCH (73 sf)
MULCH (80 sf)
MULCH (73 sf)
MULCH (77 sf)
MULCH (251 sf)
MULCH (1,455 sf)
MULCH (288 sf)
MULCH (121 sf)
MULCH (428 sf)
MULCH (1,243 sf)
MULCH (839 sf)
MULCH (862 sf)
MULCH (615 sf)
MULCH (587 sf)
MULCH (694 sf)
MULCH (274 sf)
MULCH (1,497 sf)
MULCH (293 sf)
MULCH (288 sf)
ASPHALT (93,859 sf)
ASPHALT (942 sf)
MULCH (1,497 sf)
MULCH (1,455 sf)
TREE PROTECTION FENCE, TYP.
(2)QUE BIC
(2)TIL RED
(3)LIR TUL
(2)QUE BIC
(6)COR AME
(41)PAN HEA
(3)TAX SHA
(2)PIC ABI
(5)THU TEC
(12)THU TEC
(33)CAL KAR
(27)RUD GL2
(22)LEU DA2
(32)SYM PU6
(1)TAX SHA
(37)LEU DA2
(5)COR AME
(155)PAC GRE
(2)TAX SHA
(45)HEM ORO
(5)HYD ANN
(15)SYM PU6
(5)FOT AIR
(15)HOS LIB
(3)HYD ANN
(18)RHU GRO
(11)NEP WAL
(5)FOT AIR
(19)HOS LIB
(9)GAI AR4
(1)CER CAN
(1)TIL RED
(1)PIC ABI
(1)AME GRA
(5)COR AME
(7)COT ACU
(16)THU GR2
(348 sf)TUR SOD
(379 sf)TUR SOD
(2,727 sf)TUR SOD
(1,032 sf)TUR SOD
(1,948 sf)TUR SOD
(1,569 sf)TUR SOD
(2,522 sf)TUR SOD
(1,999 sf)TUR SOD
(1,867 sf)TUR SOD
(1,797 sf)TUR SOD
(1,783 sf)TUR SOD
(5,848 sf)TUR SOD
(1,617 sf)TUR SOD
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(274 sf)TUR SOD
(1,497 sf)TUR SOD
(293 sf)TUR SOD
(288 sf)TUR SOD
(942 sf)TUR SOD
(93,859 sf)TUR SOD
(1,497 sf)TUR SOD
(1,455 sf)TUR SOD
(3)COR AME
(6)RIB GRE
(7)TAX DE4
(3)SPI GO4
(6)RIB GRE
(2)COR AME
(4)SYR BL2
(6)CAL KAR
(2)DIE KOD
(3)THU BRZ
(4)PHY NI2
(7)GAI AR4
(16)HEM ORO
(3)SYR BL2
(6)PHY NI2
(5)TAX DE4
(6)CAL KAR
(4)SPI GO4
(5)PHY NI2
(5)JUN COM
(4)SYR BL2
(5)PHY NI2
(5)JUN COM
(14)SYM PU6
(16)RUD GL2
(16)NEP WAL
(13)RUD GL2
(14)NEP WAL
(9)PAN HEA
(18)SYM PU6
(1)SYR IVO
(17)RUD GL2
(22)PAN HEA
(19)LEU DA2
(17)PAN HEA
(15)NEP WAL
(10)RIB GRE
(19)VIN BOW
(2)SYR IVO
(15)NEP WAL
(7)RHU GRO
(1)GYM DIO
(18)HEM ORO
(4)SYM PU6
(8)RHU GRO
(7)THU WOO
(1)TIL GRE
(27)NEP WAL
(4)TAX HIC
(7)NEP WAL
(11)RHU GRO
(16)NEP WAL
(33)NEP WAL
(14)NEP WAL
(1)TIL GRE
(6)RHU GRO
(2)OST VIR
(7)ARO ARB
(7)DIE KOD
(6)CEA AME
(7)CEA AME
(2)OST VIR
(7)ARO ARB
(43)GAI AR4
(1)GYM DIO
(1)AME GRA
(7)COT ACU
(7)VIB LUS
(1)ACE ABZ
(1)CEL OCC
(5)CAL KAR
(7)ROS FL3
(2)VIB LUS
(1)CER CAN
(7)THU WOO
(8)COT ACU
(7)COR AME
(5)CAL KAR
(1)QUE BIC
(7)COT ACU
(5)THU WOO
(7)VIB LUS
(1)QUE BIC
(1)CER CAN
(1)AME GRA
(9)CAL KAR
(1)CER CAN
(1)CER CAN
(1)CER CAN



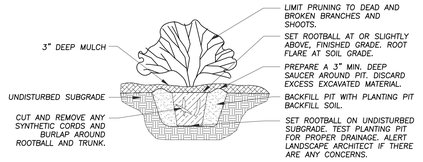
1 TREE PLANTING DETAIL

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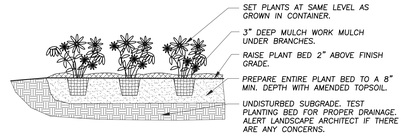
2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE 329343-02



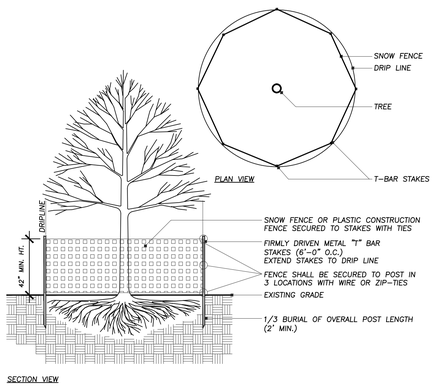
3 SHRUB PLANTING DETAIL

Not To Scale 329333-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale 329301-03



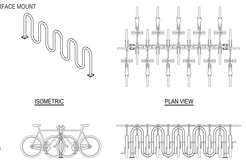
5 TREE PROTECTION DETAIL

Not To Scale 329383-01

DERO BIKE RACK CO.
5522 LAKELAND AVENUE N
MINNEAPOLIS, MN 55429
TOLL FREE: 1-888-337-6729
FAX: (612) 331-2731
www.dero.com

5H ROLLING RACK WITH SURFACE MOUNT

☑ SELECT DESIRED MOUNT:
- ☐ IN GROUND MOUNT
- ☐ SURFACE MOUNT
- ☐ RAIL MOUNT



SPECIFICATIONS
CAPACITY: 11 BIKES
MATERIAL: 1.5" SCHEDULE 40 PIPE (1.9" OD)
FINISHES: AN AFTER FABRICATION HOT DIPPED GALVANIZED FINISH IS OUR STANDARD OPTION. 250 TGIC POWDER COAT COLORS, THERMOPLASTIC COATING, PVC DIP, AND STAINLESS STEEL FINISHES ARE ALSO AVAILABLE AS ALTERNATE OPTIONS

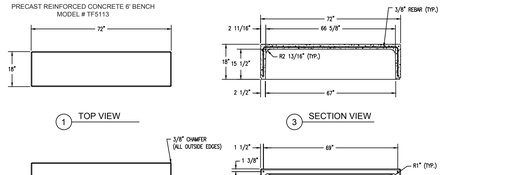
NOTES:
1. PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 118-121.

6 DERO ROLLING BIKE RACK

Not To Scale 129313.01-28

WAUSAU TILE
P.O. BOX 1520 WAUSAU, WI 54402-1520
(800) -288-8728
EMAIL: WTI@WAUSAUTILE.COM
WEBSITE: WWW.WAUSAUTILE.COM

PRECAST REINFORCED CONCRETE 6' BENCH
MODEL # TF5113



NOTES:
- UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN INCHES.
- THESE DETAILS ARE SHOWN TO REPRESENT THE DESIGN INTENT FOR THE PROJECT ONLY.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.
- OR EQUAL PRODUCTS WILL BE CONSIDERED WITH WRITTEN APPROVAL FROM ARCHITECT AND OR OWNER.

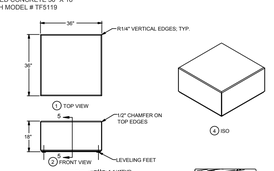
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7 6' PRECAST CONCRETE BENCH

Not To Scale 129343.13-76

WAUSAU TILE
P.O. BOX 1520 WAUSAU, WI 54402-1520
(800) -288-8728
EMAIL: WTI@WAUSAUTILE.COM
WEBSITE: WWW.WAUSAUTILE.COM

PRECAST REINFORCED CONCRETE 36" X 18"
SQUARE BENCH MODEL # TF5119



NOTES:
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- OR EQUAL PRODUCTS WILL BE CONSIDERED WITH WRITTEN APPROVAL FROM ARCHITECT AND OR OWNER.

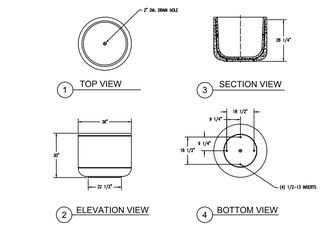
CONFIDENTIAL INFORMATION
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8 3' SQUARE PRECAST CONCRETE BENCH

Not To Scale 129343.13-77

WAUSAU TILE
P.O. BOX 1520 WAUSAU, WI 54402-1520
(800) -288-8728
EMAIL: WTI@WAUSAUTILE.COM
WEBSITE: WWW.WAUSAUTILE.COM

PRECAST REINFORCED CONCRETE PLANTER
36" DIA. x 30" HT. MODEL # TF4100



NOTES:
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- THESE DETAILS ARE SHOWN TO REPRESENT THE DESIGN INTENT FOR THE PROJECT ONLY.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.
- OR EQUAL PRODUCTS WILL BE CONSIDERED WITH WRITTEN APPROVAL FROM ARCHITECT AND OR OWNER.

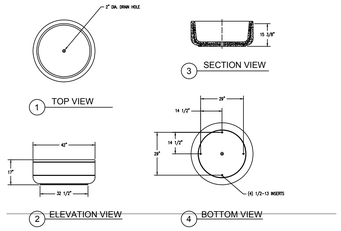
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9 36" ROUND PRECAST CONCRETE PLANTER

Not To Scale 329414-13

WAUSAU TILE
P.O. BOX 1520 WAUSAU, WI 54402-1520
(800) -288-8728
EMAIL: WTI@WAUSAUTILE.COM
WEBSITE: WWW.WAUSAUTILE.COM

PRECAST REINFORCED CONCRETE PLANTER
42" DIA. x 17" HT. MODEL # TF4105



NOTES:
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- OR EQUAL PRODUCTS WILL BE CONSIDERED WITH WRITTEN APPROVAL FROM ARCHITECT AND OR OWNER.

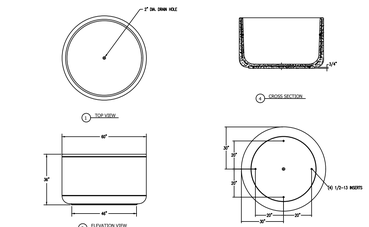
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10 42" ROUND CONCRETE PLANTER

Not To Scale 329414-14

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WEBSITE: WWW.WAUSAUTILE.COM

PRECAST REINFORCED CONCRETE PLANTER
60" DIA. x 36" HT. MODEL # TF4130

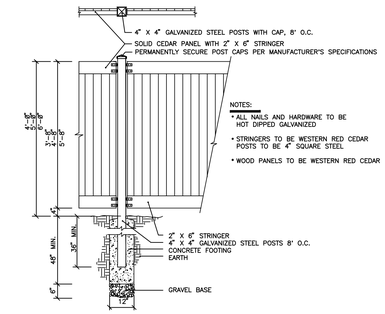


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11 60" ROUND PRECAST CONCRETE PLANTER

Not To Scale 329414-15



NOTES:
1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.

12 4' - 6' SOLID WOOD PANEL FENCE W/ STEEL POSTS

NOT TO SCALE 323129.23-35

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(847) 882-2010

- CONSTRUCTION MANAGER
NICHOLAS & ASSOCIATES, INC.
1001 Feehanville Drive
Mount Prospect, IL 60056
(847) 394-6200

STATE OF ILLINOIS
STEVEN S. GREGORY
157-000652
REGISTERED LANDSCAPE ARCHITECT

Expiration: 08/31/2027

SCOPE DOCUMENT

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE	DATE	COMMENTS
		IN PROGRESS NOT FOR CONSTRUCTION 8/14/25
V7	AUG. 14, 2025	VILLAGE OF MT. PROSPECT P.U.D. RESUBMITTAL
V6	JULY 16, 2025	VILLAGE OF MT. PROSPECT P.U.D. RESUBMITTAL
R4	JULY 10, 2025	ISSUE FOR 95% REVIEW
V4	JUN. 4, 2025	VILLAGE OF MT. PROSPECT P.U.D. RESUBMITTAL
R3	MAY 8, 2025	ISSUE FOR 50% REVIEW
V3	APR. 25, 2028	P.U.D. SUBMITTAL - REVISIONS
R2	APR. 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
V2	APR. 03, 2025	P.U.D. SUBMITTAL
1	MAR. 25, 2025	INTERNAL REVIEW

DRAWING TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L2.0

EEA — P:\24226 — STR — 0057 — Lincoln Middle School\Drawings\Lincoln Jr High — Landscape Plan.dwg
Plotted: 8/12/25 @ 9:48am By: sgregory
Actual size to read at scale
0 IN 1 IN 2 IN

PARKING	REG	ADA
EXISTING STALLS	77	4
ZONING REQUIRED	99	5
STAFF STALLS	91	
VISITORS STALLS	8	
PROPOSED STALLS	106	5

ARCHITECTURAL SITE PLAN NOTES

A. SEE CIVIL ENGINEERING AND LANDSCAPE DOCUMENTS FOR ADDITIONAL INFORMATION.

ZONING SUMMARY Village of Mt. Prospect	
Site Zoning: R1	
Adjacent Zoning:	
North:	R1
West:	R1
South:	RA (across street)
East:	RA (across street)
Minimum Yards:	
Front (Can Dota Ave):	30'
Interior Side (varies):	10' minimum, but not less than half the height of the principal building (estimated at 50', therefore 25')
Exterior Side (Lincoln Street):	20'
Rear (varies):	25' minimum, equal to the height of the principal building or structure; therefore, estimate 50'
Lot Coverage:	
Maximum lot coverage 75% for permitted nonresidential use	
Total Site:	12.14 acres (518,332 sf)
Total Impervious Surface:	220,344 sf
%	42.5%
Floor-to-Area Ratio (FAR) shall not exceed 0.5:	
Total Site:	12.14 acres (528,733 sf)
Total Building:	127,000
FAR:	0.24
Maximum Building Height (R1, nonresidential building):	
zoning requirement	40'
proposed:	approx.. 50' (exterior elevations in-progress, to be finalized with DS7 within the coming weeks)

Actual size to read at scale: 2 IN, 1 IN, 0 IN

1 **ARCHITECTURAL SITE PLAN**
SCALE: 1" = 30'

PROJECT N

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KEY PLAN

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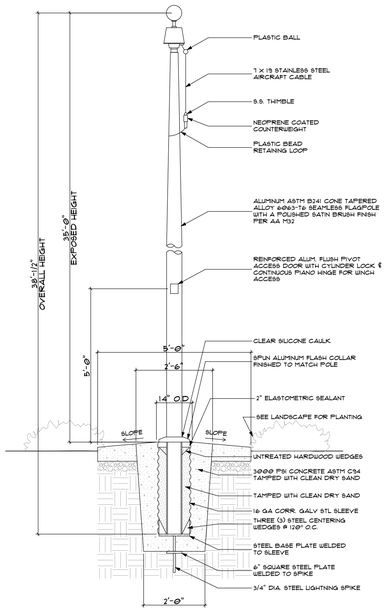
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DRAWING TITLE

ARCHITECTURAL SITE PLAN

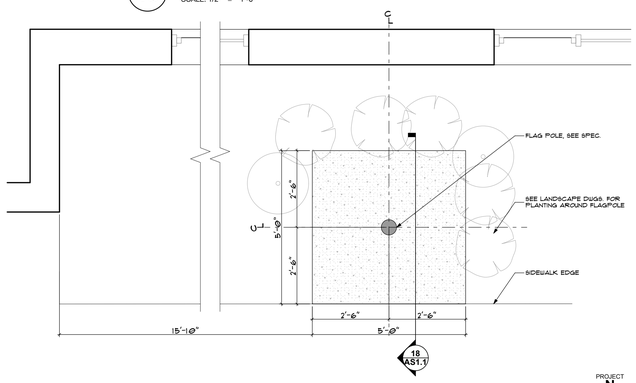
SHEET NUMBER

AS1.0



18 DETAIL FLAG POLE

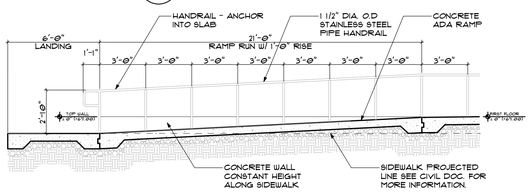
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17 ENLARGED FLAG POLE PLAN

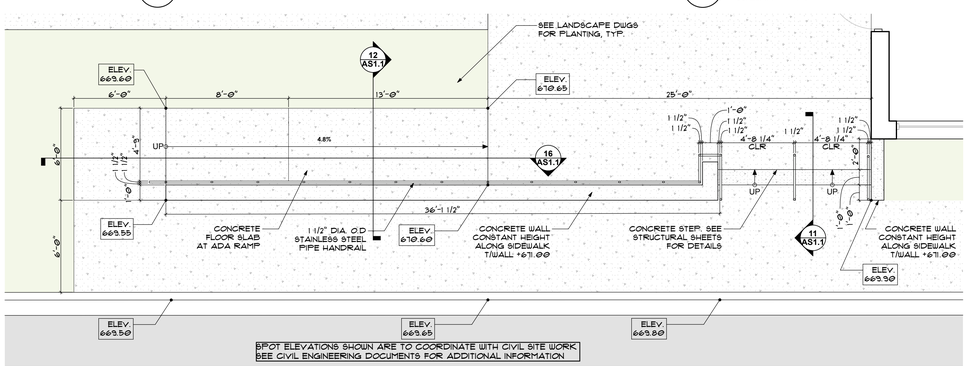
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PROJECT N



16 RAMP SECTION - EAST/WEST

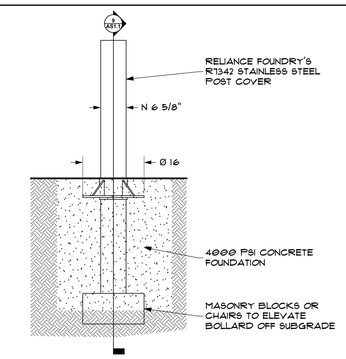
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10 EXTERIOR RAMP & STEPS PLAN

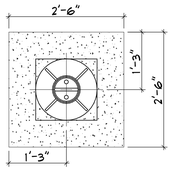
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PROJECT N



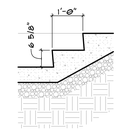
15 BOLLARD ELEV.

SCALE: 3/4" = 1'-0"



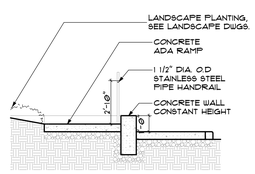
14 BOLLARD PLAN

SCALE: 3/4" = 1'-0"



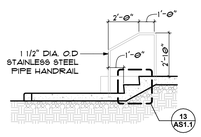
13 STAIR DETAIL

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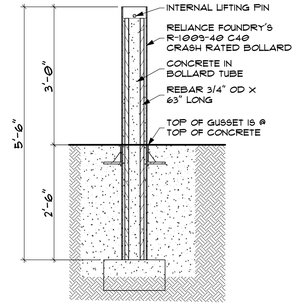
12 RAMP SECTION

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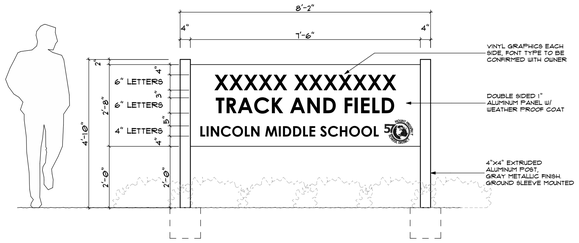
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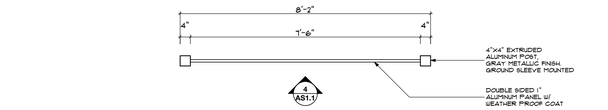
9 BOLLARD SECTION

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8 TRACK AND FIELD SIGN ELEVATION

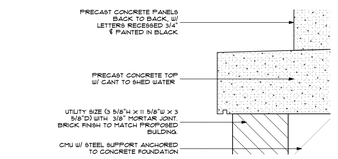
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7 TRACK AND FIELD SIGN PLAN

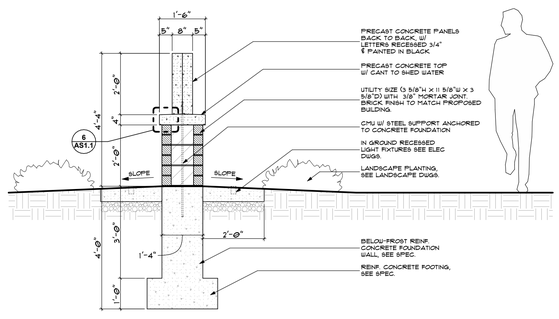
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PROJECT N



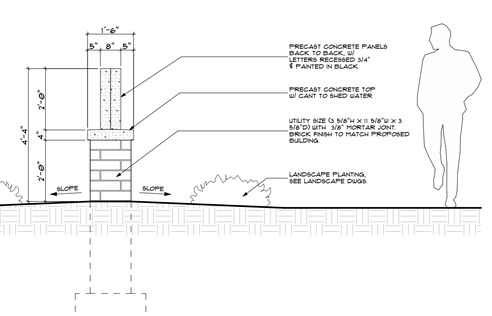
6 MONUMENT SIGN DETAIL

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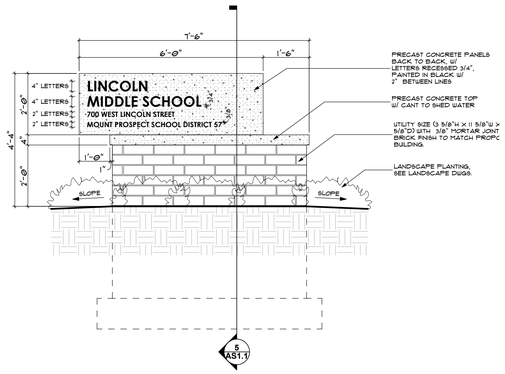
5 MONUMENT SIGN SECTION

SCALE: 1/2" = 1'-0"



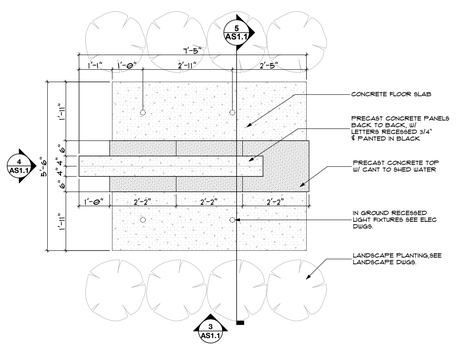
4 MONUMENT SIGN NORTH ELEV.

SCALE: 1/2" = 1'-0"



3 MONUMENT SIGN WEST ELEV.

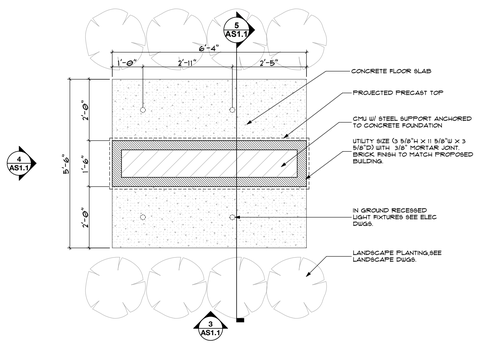
SCALE: 1/2" = 1'-0"



2 MONUMENT OVERALL PLAN

SCALE: 1/2" = 1'-0"

PROJECT N



1 MONUMENT SIGN PLAN SECTION

SCALE: 1/2" = 1'-0"

PROJECT N

Actual size to recal at scale
0 IN 1 IN 2 IN

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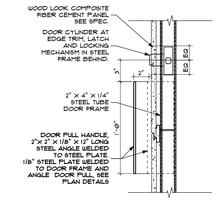
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DRAWING TITLE

ARCHITECTURAL SITE DETAILS

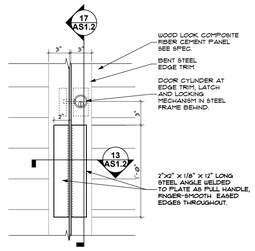
SHEET NUMBER

AS1.1



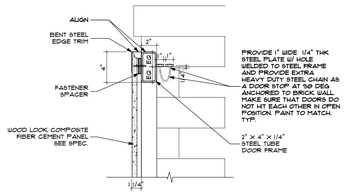
17 GATE HANDLE SECTION

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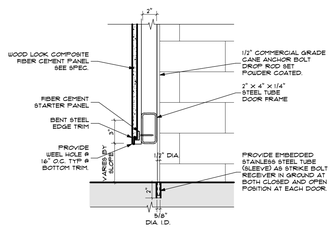
16 GATE HANDLE ELEV.

SCALE: 1 1/2"= 1'-0"



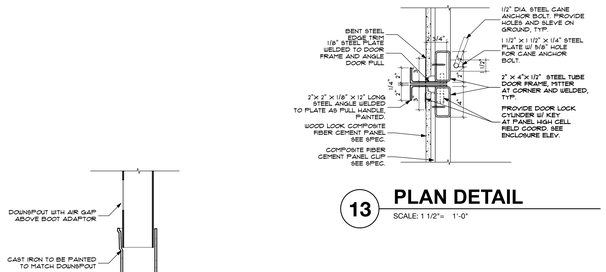
15 SECTION DETAIL

SCALE: 1 1/2"= 1'-0"



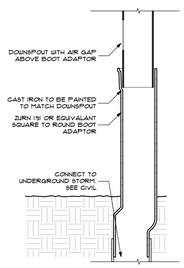
14 SECTION DETAIL

SCALE: 1 1/2"= 1'-0"



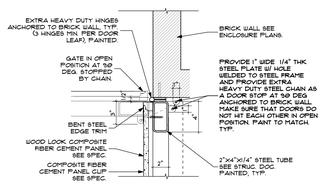
13 PLAN DETAIL

SCALE: 1 1/2"= 1'-0"



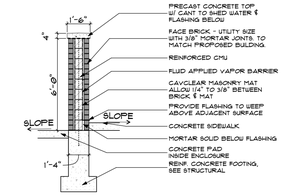
18 SECTION DETAIL

SCALE: 1 1/2"= 1'-0"



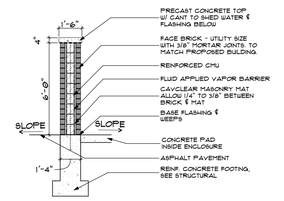
12 PLAN DETAIL

SCALE: 1 1/2"= 1'-0"



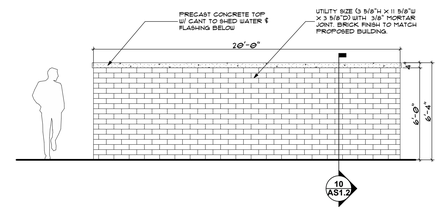
11 SECTION

SCALE: 1/4" = 1'-0"



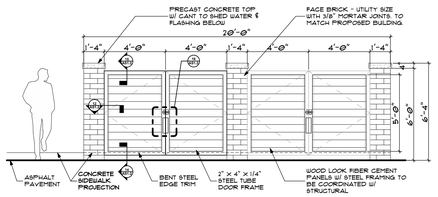
10 SECTION

SCALE: 1/4" = 1'-0"



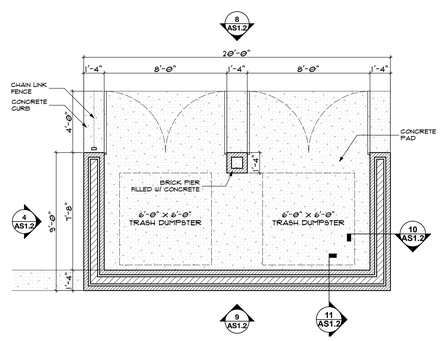
9 TRASH ENCLOSURE WEST ELEV.

SCALE: 1/4" = 1'-0"



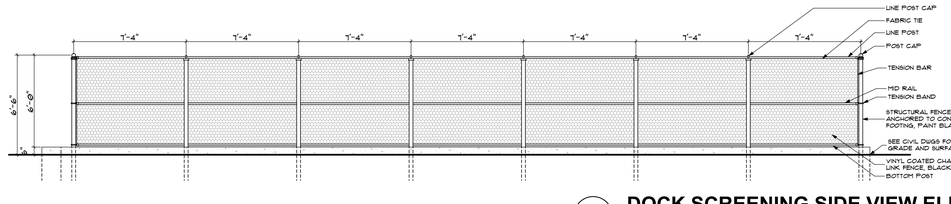
8 TRASH ENCLOSURE EAST ELEV.

SCALE: 1/4" = 1'-0"



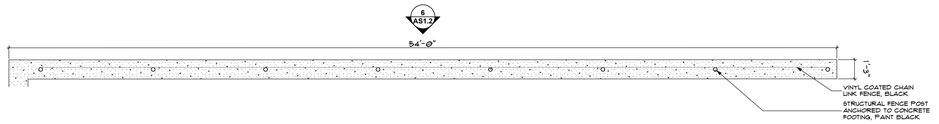
7 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



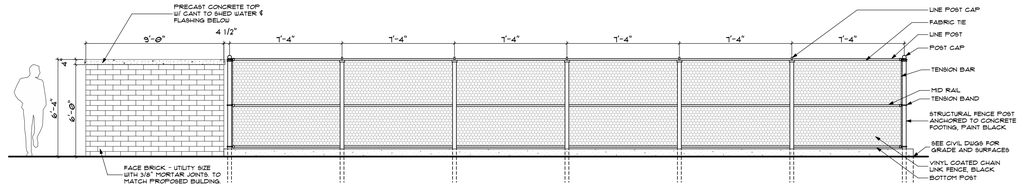
6 DOCK SCREENING SIDE VIEW ELEV.

SCALE: 1/4" = 1'-0"



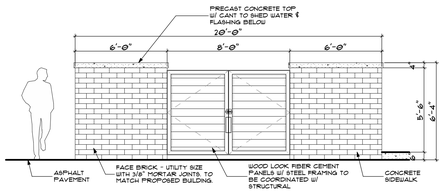
5 DOCK SCREENING PLAN

SCALE: 1/4" = 1'-0"



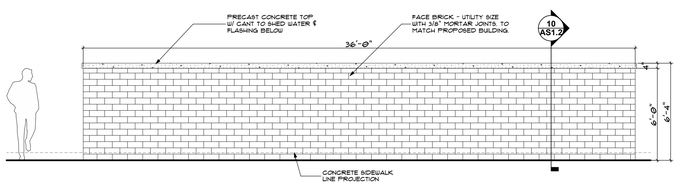
4 TRASH ENCLOSURE SOUTH ELEV.

SCALE: 1/4" = 1'-0"



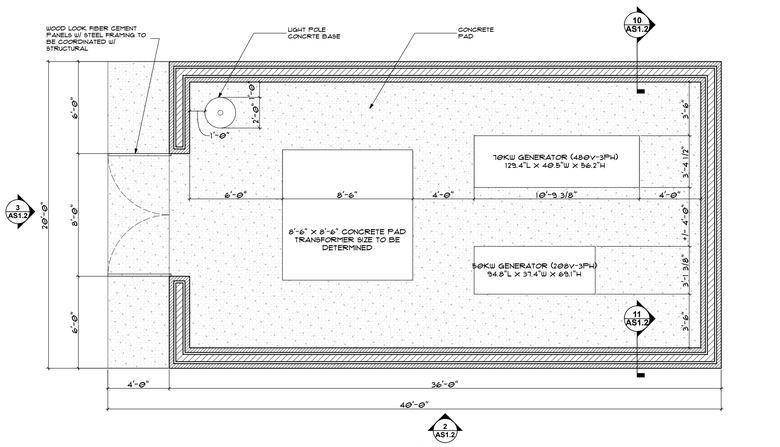
3 MECHANICAL ENCLOSURE NORHT ELEV.

SCALE: 1/4" = 1'-0"



2 MECHANICAL ENCLOSURE WEST ELEV.

SCALE: 1/4" = 1'-0"



1 MECHANICAL ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

PROJECT N

Actual size to resol ot scale
2 IN
1 IN
0 IN

STR

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KEY PLAN

SCOPE DOCUMENT

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

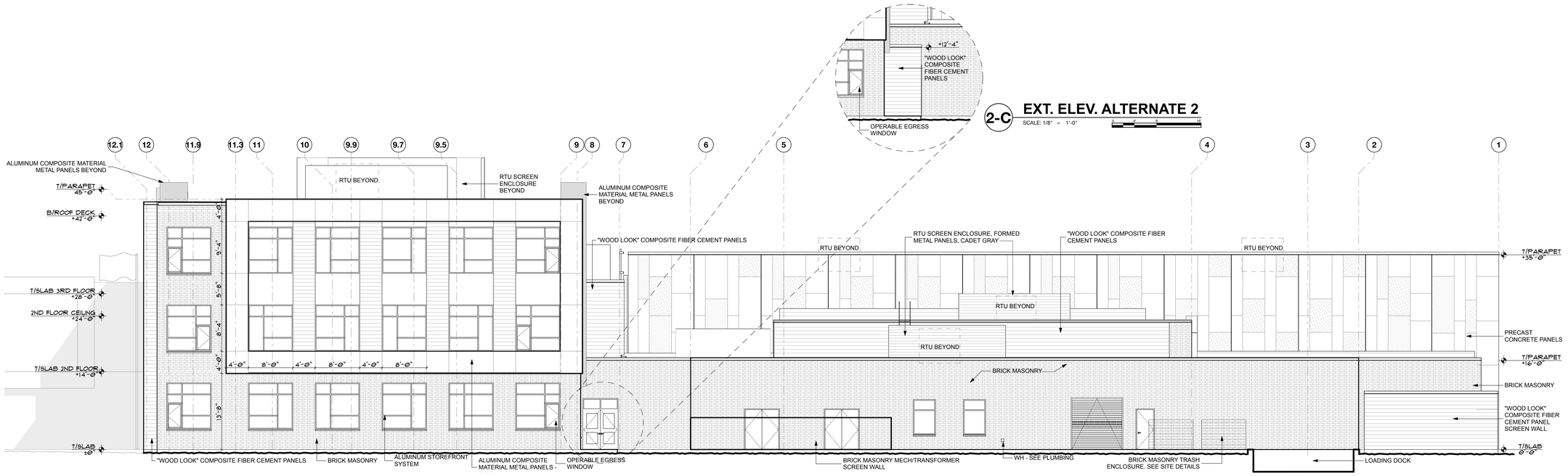
ISSUE	DATE	COMMENTS
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•		
•		IN PROGRESS NOT FOR CONSTRUCTION 8/14/25
• V7	AUG 14 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
•		
• R4	JULY 10, 2025	ISSUE FOR 95% REVIEW
• V4	JUNE 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
• R3	MAY 8, 2025	ISSUE FOR 50% REVIEW
• R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
• V2	APR 3, 2025	VILLAGE OF MT. PROSPECT PUD
•		
•		

DRAWING TITLE

ARCHITECTURAL SITE DETAILS

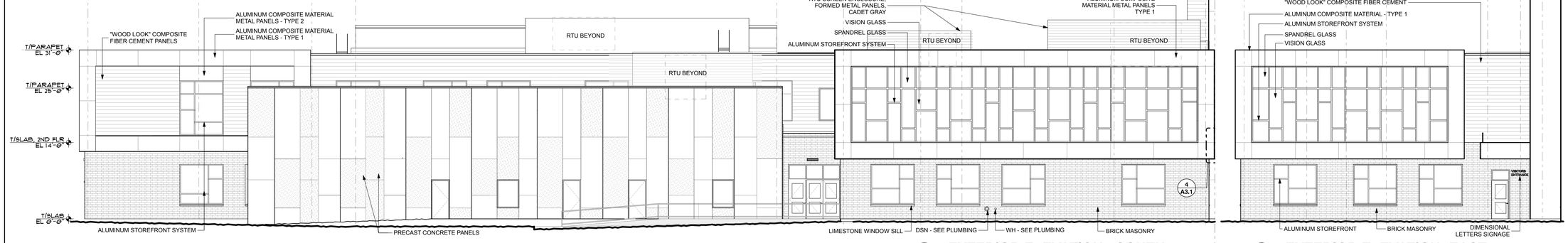
SHEET NUMBER

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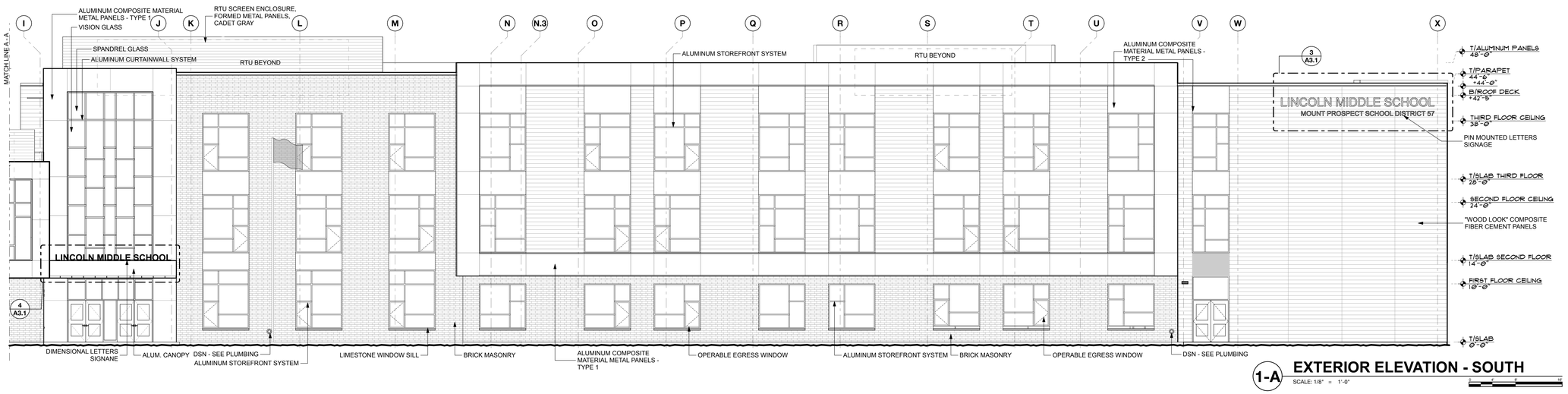
2-C EXT. ELEV. ALTERNATE 2
SCALE: 1/8" = 1'-0"

2-B EXTERIOR ELEVATION- EAST
SCALE: 1/8" = 1'-0"



1-B EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

2-A EXTERIOR ELEVATION- EAST
SCALE: 1/8" = 1'-0"



1-A EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

Actual size to read at scale
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1 IN
0 IN

STR

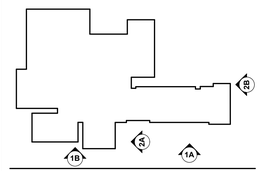
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700 W Lincoln Street
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701 W. Gregory
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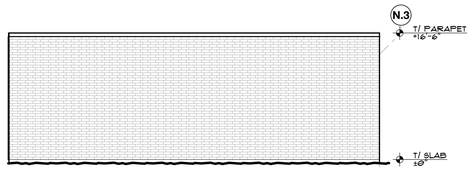
ISSUE	DATE	COMMENTS
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R4	JULY 10, 2025	ISSUE FOR 95% REVIEW
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R3	MAY 8, 2025	ISSUE FOR 50% REVIEW
R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
V2	APR 3, 2025	VILLAGE OF MT. PROSPECT PUD

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.0



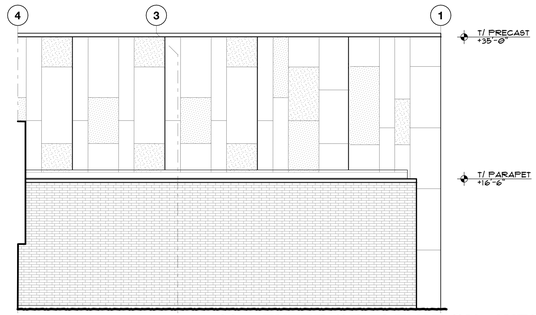
4 EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



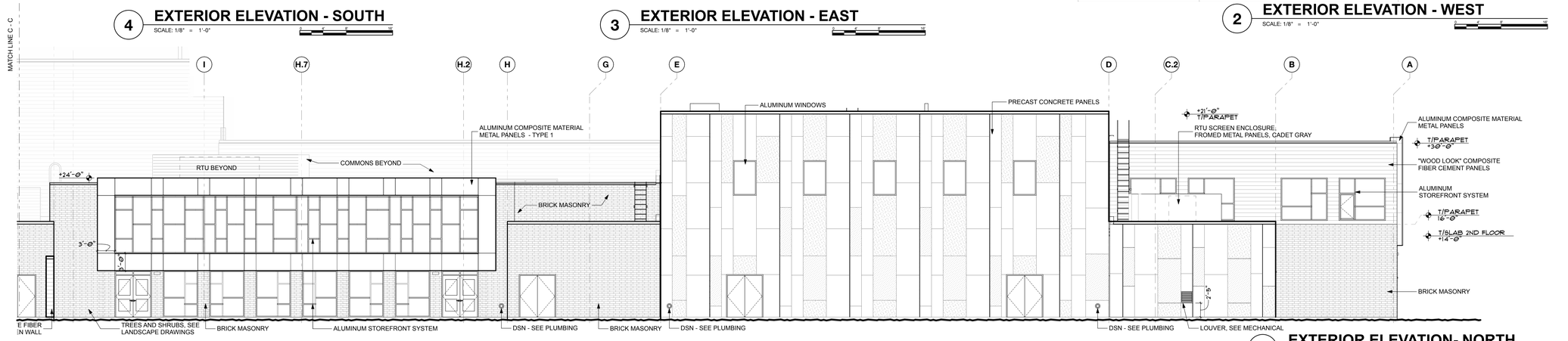
3 EXTERIOR ELEVATION - EAST

SCALE: 1/8" = 1'-0"



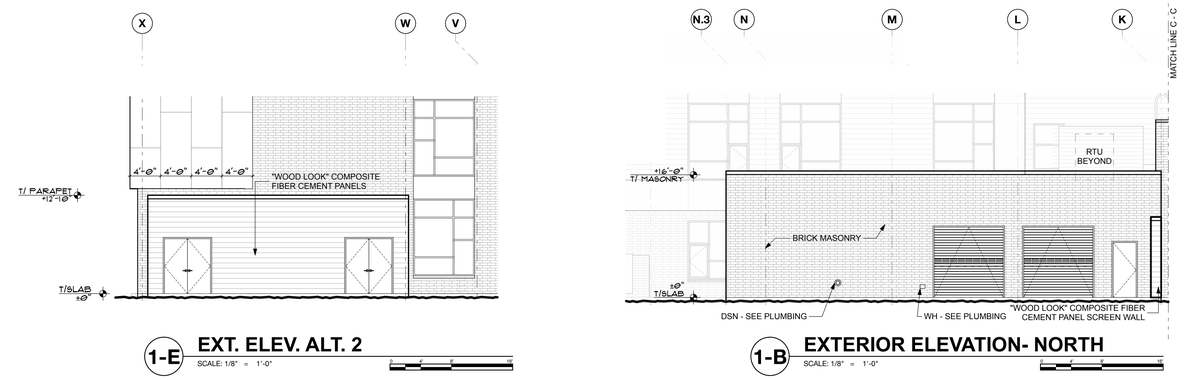
2 EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"



1-D EXTERIOR ELEVATION- NORTH

SCALE: 1/8" = 1'-0"

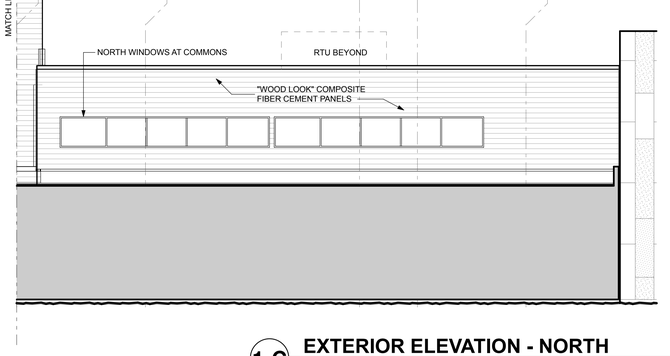


1-E EXT. ELEV. ALT. 2

SCALE: 1/8" = 1'-0"

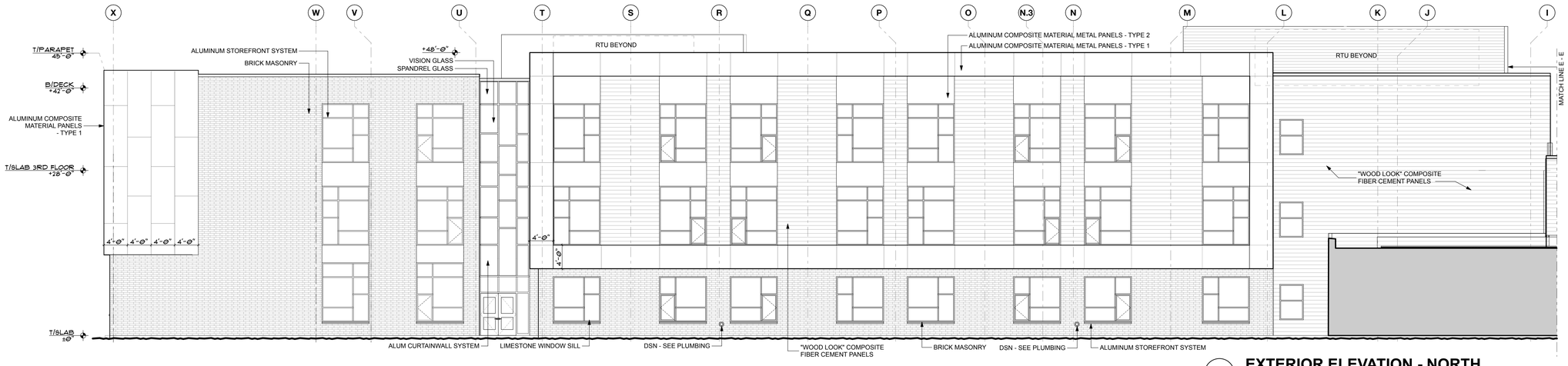
1-B EXTERIOR ELEVATION- NORTH

SCALE: 1/8" = 1'-0"



1-C EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



1-A EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"

Actual size to recd at scale
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0 IN

STR

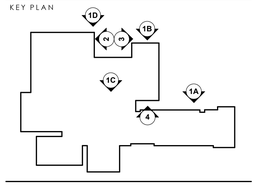
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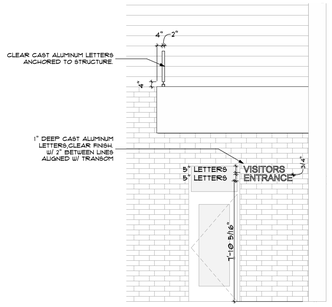
ISSUE	DATE	COMMENTS
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•		
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DRAWING TITLE

EXTERIOR ELEVATIONS

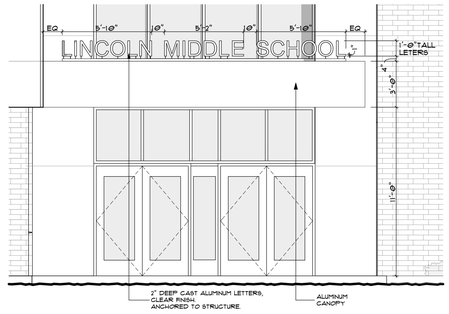
SHEET NUMBER

A3.1



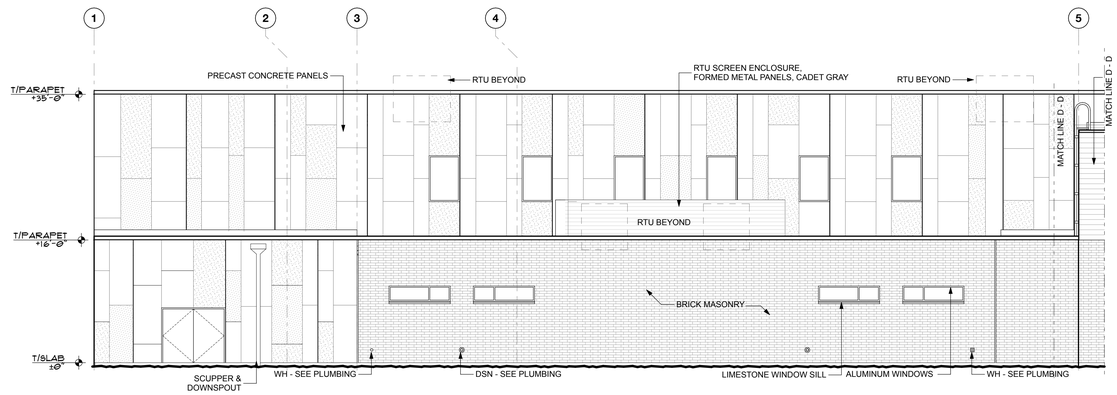
5 VISITORS ENTRY SIGNAGE

SCALE: 1/4" = 1'-0"



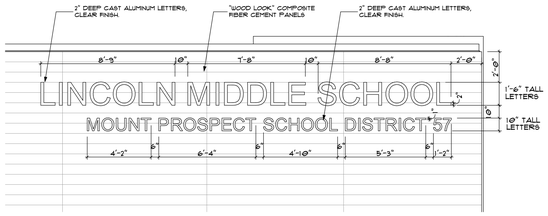
4 CANOPY ENTRY SIGNAGE

SCALE: 1/4" = 1'-0"



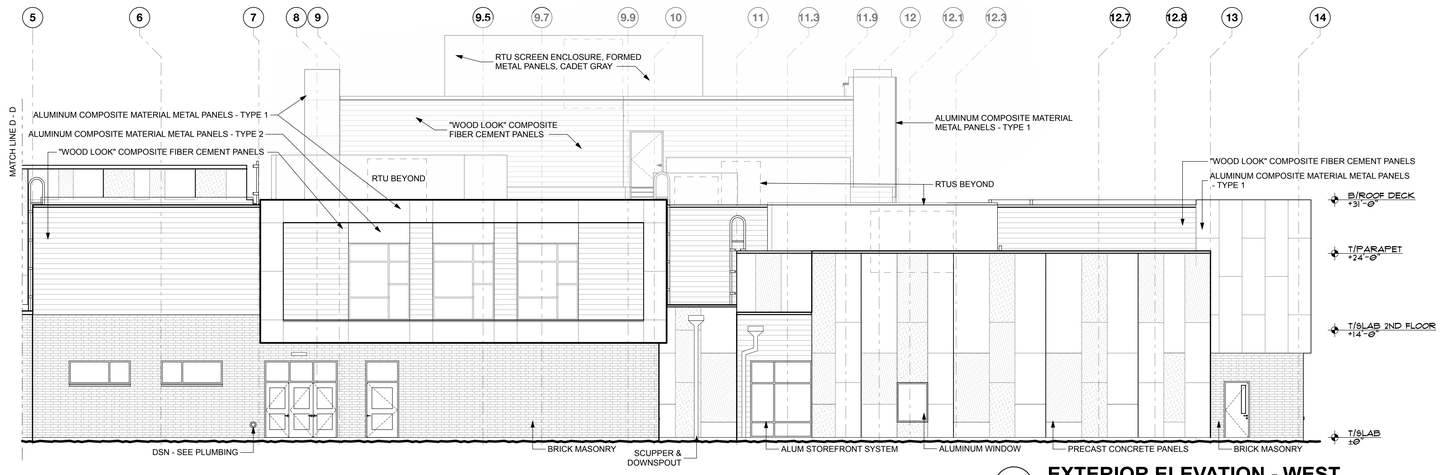
5-B EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"



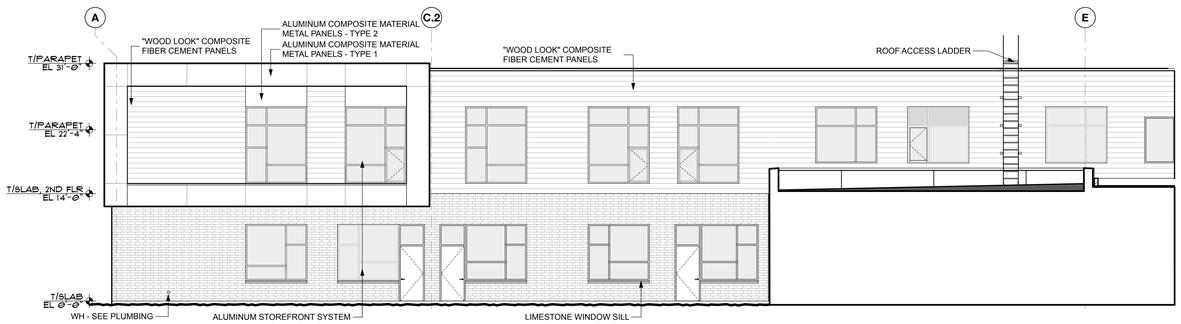
3 ACADEMIC WING SIGNAGE

SCALE: 1/4" = 1'-0"



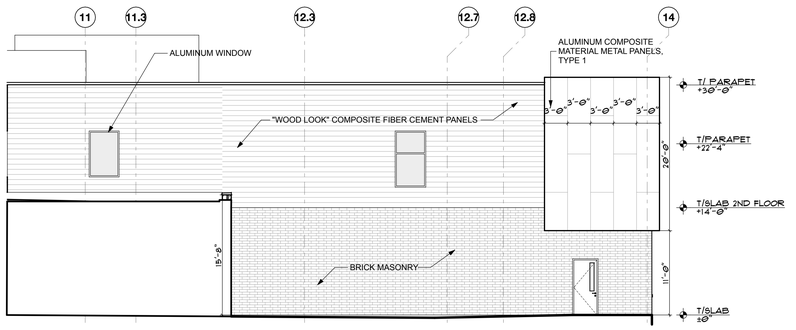
5-A EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"



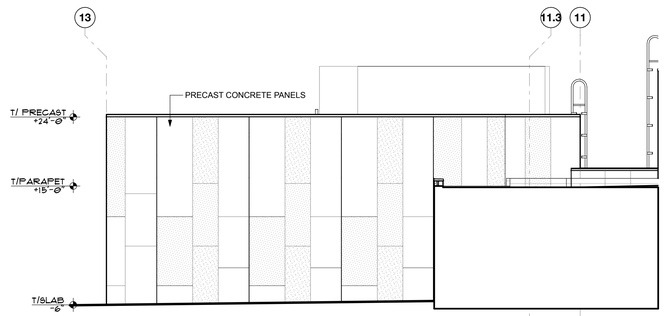
4 EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



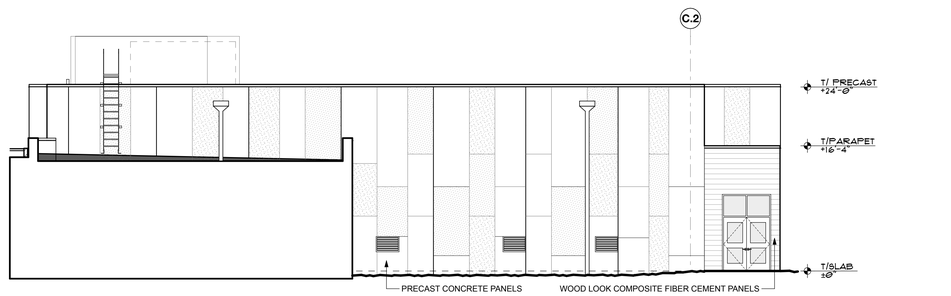
3 EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST

SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"

Actual size to read at scale: 2 IN, 1 IN, 0 IN

STR

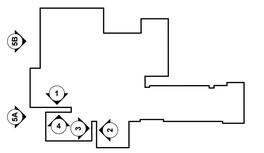
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KEY PLAN



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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE	DATE	COMMENTS
• V7	AUG 14 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
• R4	JULY 10, 2025	ISSUE FOR 95% REVIEW
• V4	JUNE 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
• R3	MAY 8, 2025	ISSUE FOR 50% REVIEW
• R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
• V2	APR 3, 2025	VILLAGE OF MT. PROSPECT PUD

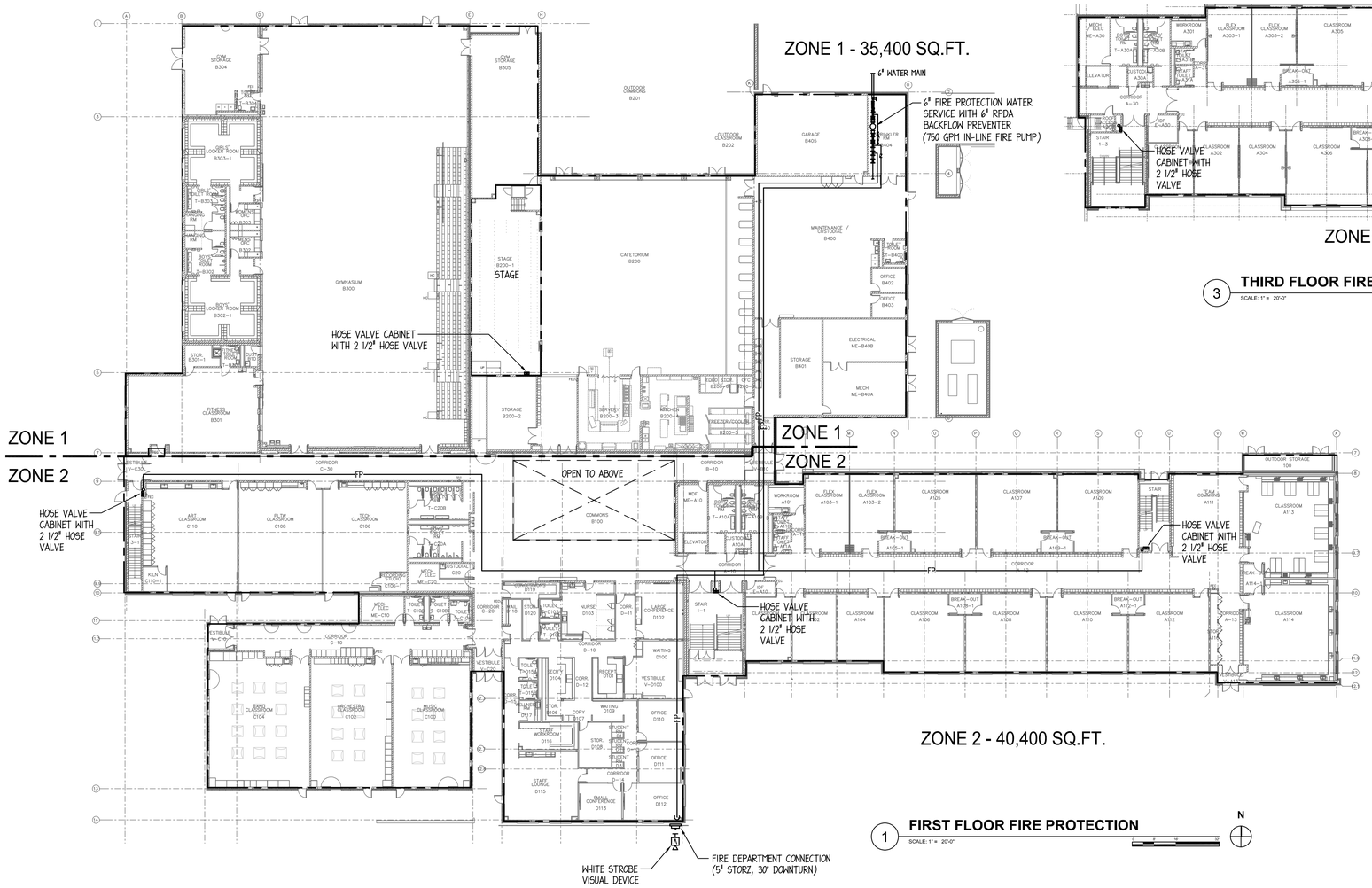
IN PROGRESS
NOT FOR CONSTRUCTION
8/13/25

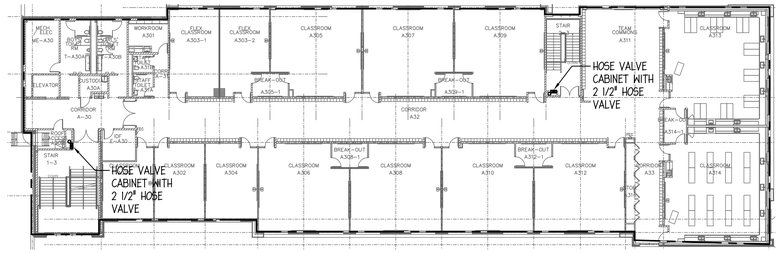
DRAWING TITLE

EXTERIOR ELEVATIONS

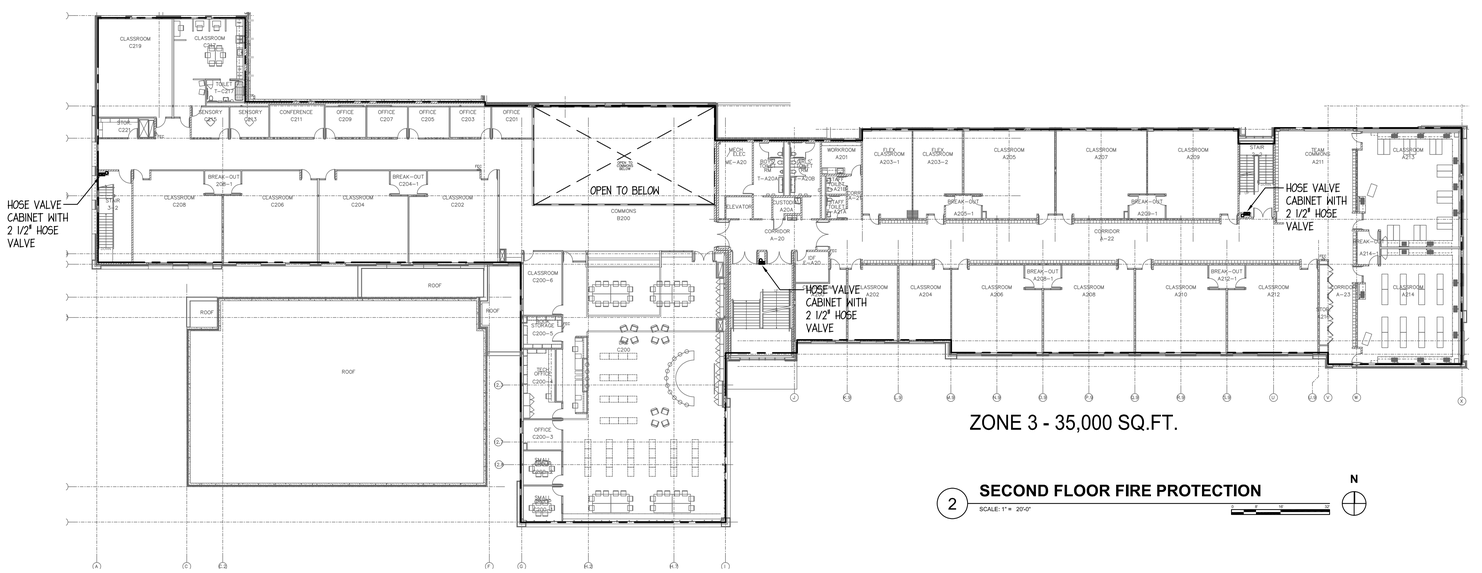
SHEET NUMBER

A3.2





3 THIRD FLOOR FIRE PROTECTION
SCALE: 1" = 20'-0"
N



2 SECOND FLOOR FIRE PROTECTION
SCALE: 1" = 20'-0"
N

WATER MAIN FLOW DATA

STATIC PRESSURE: 52 PSI
RESIDUAL PRESSURE: 38 PSI
FLOWING 839 GPM
DATE OF TEST: APRIL 14, 2025

FIRE PROTECTION - MT. PROSPECT REQUIREMENTS

1. CONTROL VALVES SHALL BE LOCATED IN AREA DEEMED ACCESSIBLE BY AHJ.
2. SPRINKLER SERVING ELECTRICAL ROOMS SHALL BE PROVIDED WITH A SEPARATE CONTROL VALVE OUTSIDE ENTRANCE OF ELEC ROOM.
3. INSPECTORS TEST AND 2" MAIN DRAIN SHALL DISCHARGE ONLY TO EXTERIOR.
4. FIRE DEPARTMENT CONNECTION SHALL BE 5" STORZ WITH 30° DOWNTURN.
5. PROVIDE 5 PSI SAFETY FACTOR ON ALL HYDRAULIC CALCULATIONS.
6. STANDPIPES REQUIRED ON THREE STORY BUILDING AND WITHIN 150 FEET FROM ANY ENTRANCE. STANDPIPES SHALL BE IN ACCORDANCE WITH NFPA-14.
7. A SEPARATE CONTROL VALVE SHALL BE PROVIDED TO PERMIT ISOLATING THE SPRINKLER SYSTEM WITHOUT INTERRUPTING WATER SUPPLY TO THE STANDPIPE.
8. HOSE VALVES: ALL HOSE VALVES SHALL BE TWO AND ONE-HALF INCHES (2 1/2") WITH A ONE AND ONE-HALF INCH (1 1/2") REDUCER CAP. THE THREADS OF THE HOSE VALVE SHALL BE NATIONAL STANDARD THREAD.
9. STANDPIPE FLOW SWITCHES: ALL STANDPIPE SYSTEMS SHALL BE PROVIDED WITH A FLOW SWITCH MONITORED BY AN APPROVED CENTRAL STATION.
10. SYSTEM DESIGN: STANDPIPES SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 14. ALL STANDPIPES SHALL BE HYDRAULICALLY DESIGNED TO DELIVER THE REQUIRED WATER FLOW OF FIVE HUNDRED (500) GPM WITH ONE HUNDRED (100) PSI OF RESIDUAL PRESSURE AT THE MOST REMOTE OUTLET AND TWO HUNDRED FIFTY (250) GPM FOR EACH ADDITIONAL OUTLET NOT TO EXCEED ONE THOUSAND (1,000) GPM. THE SPRINKLER DEMAND SHALL BE INCLUDED AS PART OF THE OVERALL STANDPIPE SYSTEM DEMAND.
11. FIRE PROTECTION SPRINKLER CONTRACTOR SHALL SUBMIT FIRE SPRINKLER SHOP DRAWINGS, HYDRAULIC CALCULATIONS, AND EQUIPMENT CUT SHEETS TO THE FIRE DEPARTMENT FOR PERMIT AND REVIEW.

Actual size to input at scale
2 IN
1 IN
0 IN

STR

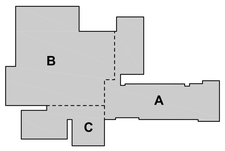
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MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
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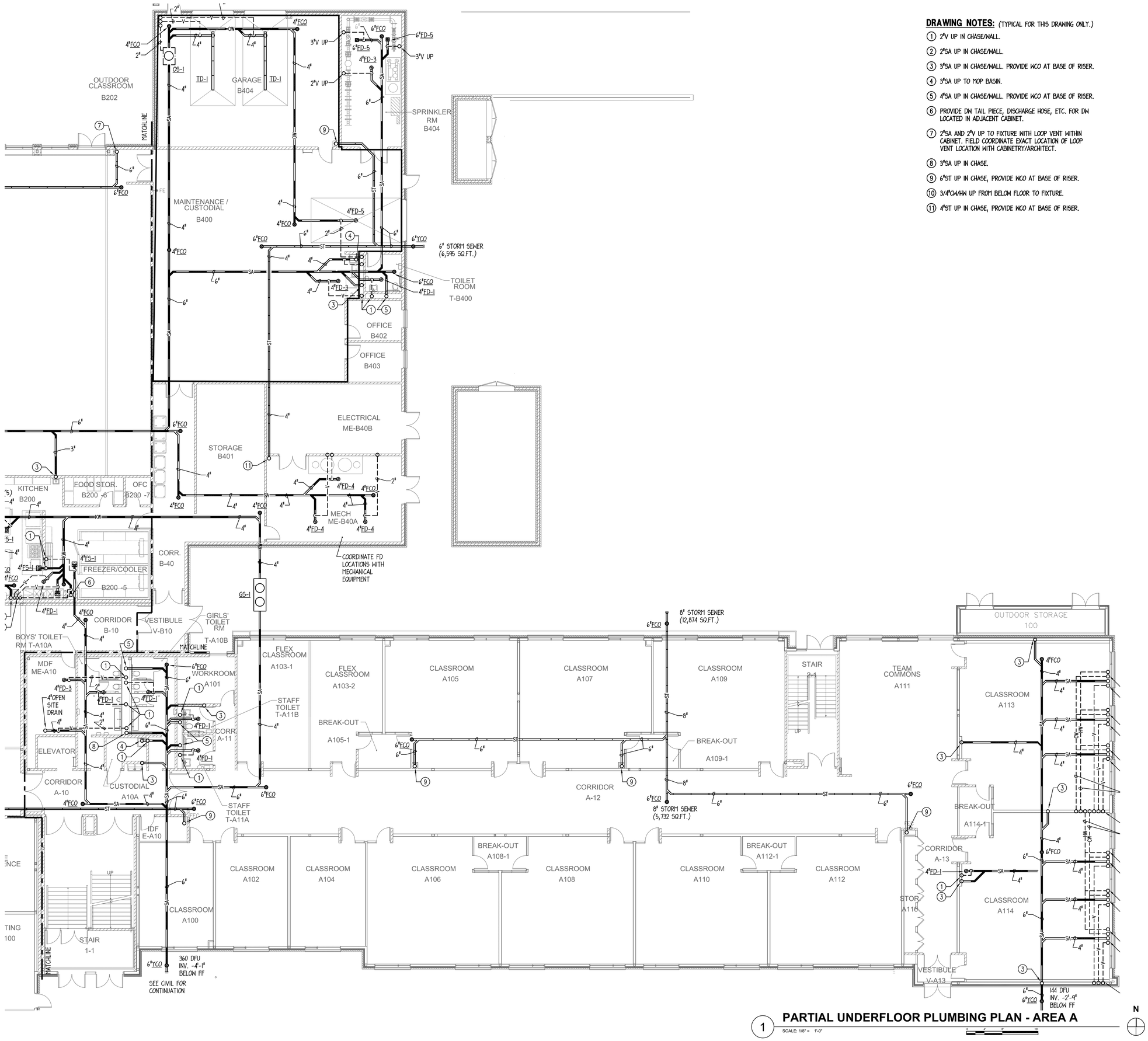
IN PROGRESS
NOT FOR CONSTRUCTION
8/14/25

DRAWING TITLE

OVERALL FIRE PROTECTION PLANS

SHEET NUMBER

FP0.0



1 **PARTIAL UNDERFLOOR PLUMBING PLAN - AREA A**

SCALE: 1/8" = 1'-0"

Actual size to input at scale: 2 IN, 1 IN, 0 IN

DRAWING NOTES: (TYPICAL FOR THIS DRAWING ONLY.)

1. 2"V UP IN CHASE/WALL.
2. 2"SA UP IN CHASE/WALL.
3. 3"SA UP IN CHASE/WALL. PROVIDE WCO AT BASE OF RISER.
4. 3"SA UP TO MOP BASIN.
5. 4"SA UP IN CHASE/WALL. PROVIDE WCO AT BASE OF RISER.
6. PROVIDE DW TAIL PIECE, DISCHARGE HOSE, ETC. FOR DW LOCATED IN ADJACENT CABINET.
7. 2"SA AND 2"V UP TO FIXTURE WITH LOOP VENT WITHIN CABINET. FIELD COORDINATE EXACT LOCATION OF LOOP VENT LOCATION WITH CABINETRY/ARCHITECT.
8. 3"SA UP IN CHASE.
9. 6"ST UP IN CHASE, PROVIDE WCO AT BASE OF RISER.
10. 3/4"CW/HW UP FROM BELOW FLOOR TO FIXTURE.
11. 4"ST UP IN CHASE, PROVIDE WCO AT BASE OF RISER.

STR

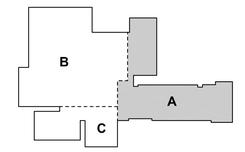
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KEY PLAN



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701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

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V2	APR 3, 2025	VILLAGE OF MT. PROSPECT PUD

IN PROGRESS
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8/14/25

DRAWING TITLE

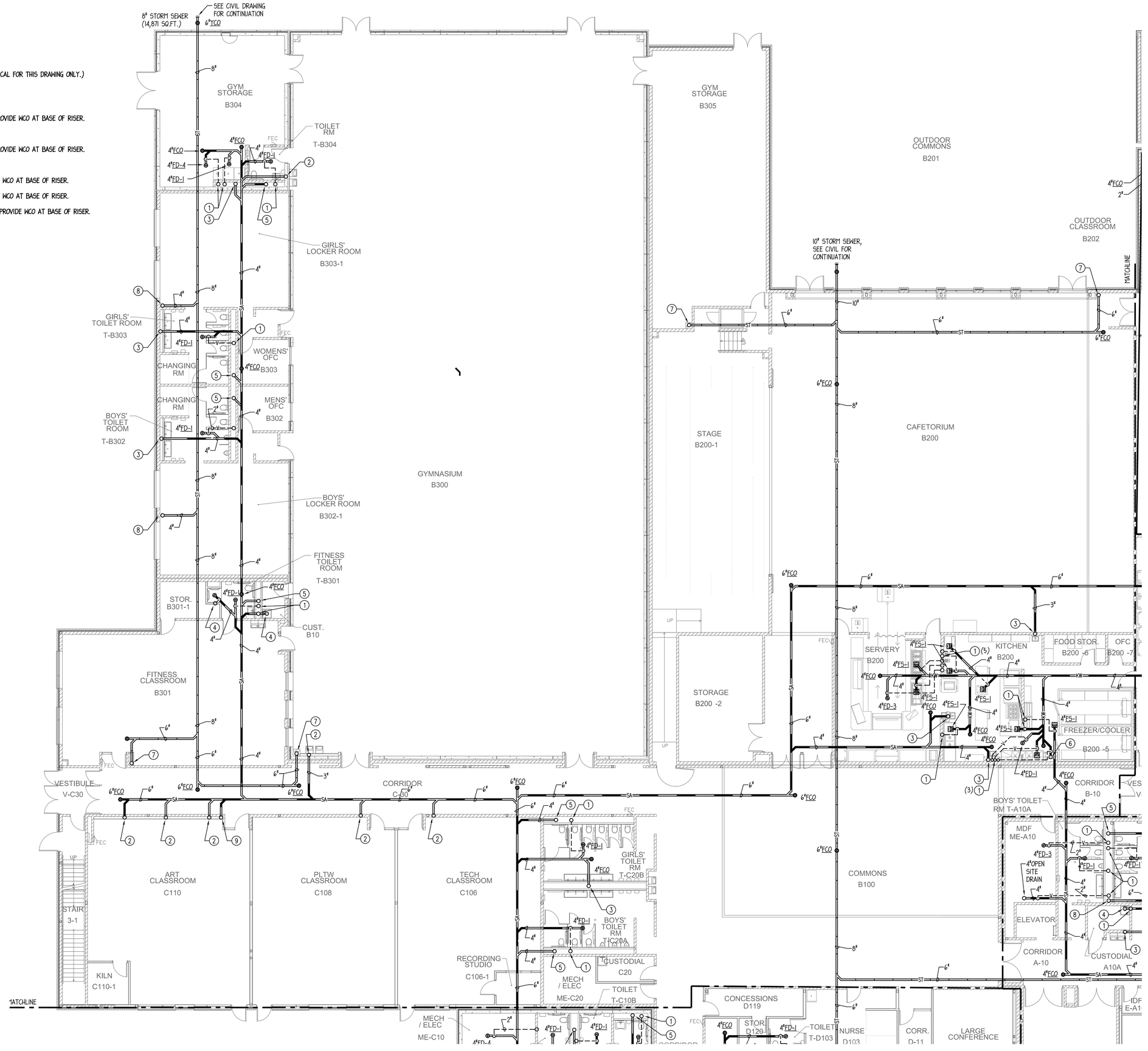
PARTIAL UNDERFLOOR PLUMBING PLAN - AREA A

SHEET NUMBER

P1.0A

DRAWING NOTES: (TYPICAL FOR THIS DRAWING ONLY.)

1. 2"V UP IN CHASE/WALL.
2. 2"SA UP IN CHASE/WALL.
3. 3"SA UP IN CHASE/WALL. PROVIDE WCO AT BASE OF RISER.
4. 3"SA UP TO MOP BASIN.
5. 4"SA UP IN CHASE/WALL. PROVIDE WCO AT BASE OF RISER.
6. 3"KW UP TO MOP BASIN.
7. 6"ST UP IN CHASE. PROVIDE WCO AT BASE OF RISER.
8. 4"ST UP IN CHASE. PROVIDE WCO AT BASE OF RISER.
9. 4"SA UP TO FLOOR ABOVE. PROVIDE WCO AT BASE OF RISER.



1 **PARTIAL UNDERFLOOR PLUMBING PLAN - AREA B**
SCALE: 1/8" = 1'-0"

N

Actual size to read at scale: 2 IN / 1 IN / 0 IN

STR

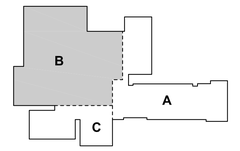
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NOT FOR CONSTRUCTION
8/14/25

DRAWING TITLE

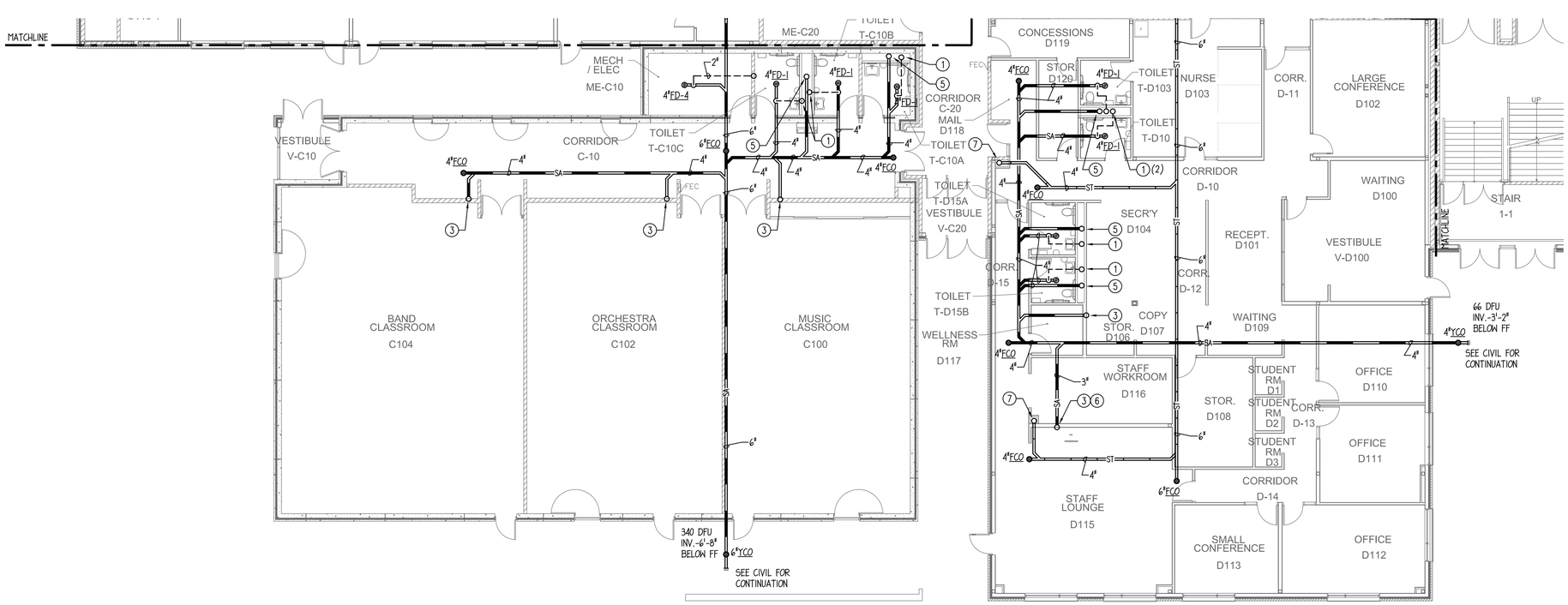
PARTIAL UNDERFLOOR PLUMING PLAN - AREA B

SHEET NUMBER

P1.0B

DRAWING NOTES: (TYPICAL FOR THIS DRAWING ONLY.)

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2. 2"SA UP IN CHASE/WALL.
3. 3"SA UP IN CHASE/WALL. PROVIDE WCO AT BASE OF RISER.
4. 3"SA UP TO MOP BASIN.
5. 4"SA UP IN CHASE/WALL. PROVIDE WCO AT BASE OF RISER.
6. PROVIDE DW TAIL PIECE, DISCHARGE HOSE, ETC. FOR DW LOCATED IN ADJACENT CABINET.
7. 4"ST UP IN CHASE, PROVIDE WCO AT BASE OF RISER.



1 **PARTIAL UNDERFLOOR PLUMBING PLAN - AREA C**
SCALE: 1/8" = 1'-0"

N

Actual size to report at scale
0 IN 1 IN 2 IN

STR

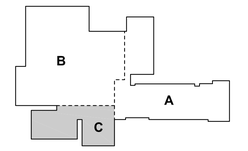
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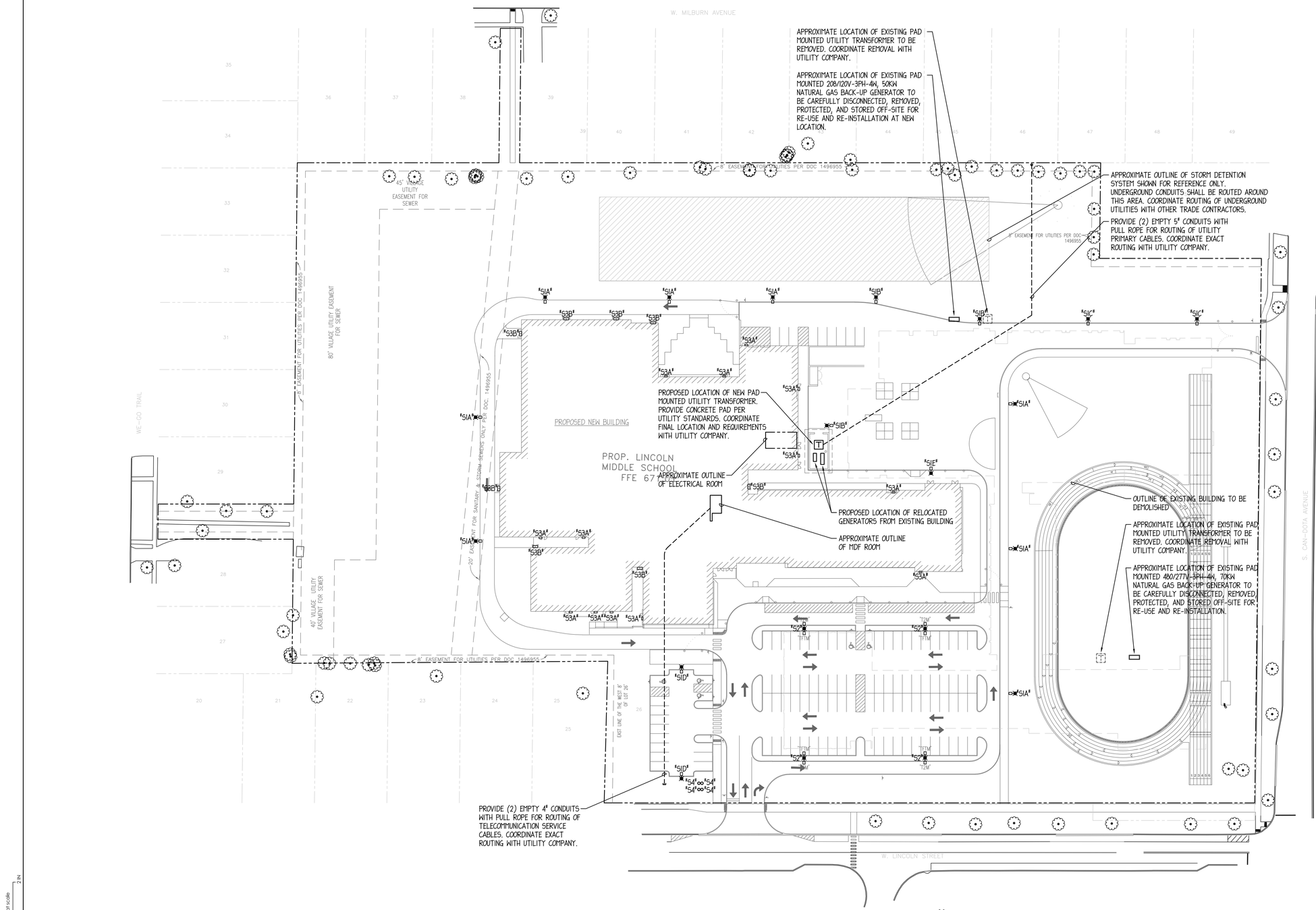
PARTIAL UNDERFLOOR PLUMBING PLAN - AREA C

SHEET NUMBER

P1.0C

GENERAL NOTES:

1. LUMINAIRE TYPES "S3A" AND "S3B" ARE SHOWN FOR REFERENCE ONLY. REFER TO LIGHTING PLANS FOR EXACT LOCATION AND ADDITIONAL INFORMATION.



1 **ELECTRICAL SITE PLAN**
SCALE: 1" = 40'-0"

N

Actual size to read at scale
2 IN
1 IN
0 IN

STR

ARCHITECTS

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654

T: 312.464.1444
www.strpartners.com

- CIVIL ENGINEERING / LANDSCAPE ARCHITECT
  ERIKSSON ENGINEERING ASSOCIATES, LTD.
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  (847) 223-4804
- ROOFING AND BUILDING ENVELOPE
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  STR BUILDING RESOURCES
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  Chicago, IL 60654
  (312) 464-1444
- FOOD SERVICE CONSULTANT
  EDGE ASSOCIATES, INC.
  106 West Wilson Street, Suite 11L
  Batavia, IL 60510
  (855) 962-4422
- STRUCTURAL ENGINEERING
  C. E. ANDERSON & ASSOCIATES P.C.
  175 N. Franklin Street, Suite 410
  Chicago, IL 60606
  (312) 750-1701
- MEP/FP ENGINEERING
  20/10 ENGINEERING GROUP LLC
  1216 Tower Road
  Schaumburg, IL 60173
  (847) 882-2010
- CONSTRUCTION MANAGER
  NICHOLAS & ASSOCIATES, INC.
  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-6200

KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE	DATE	COMMENTS
V7	AUG 14, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
V6	JULY 16, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R4	JULY 10, 2025	ISSUE FOR 95% REVIEW
V4	JUNE 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R3	MAY 8, 2025	ISSUE FOR 50% REVIEW
R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
V2	APR 3, 2025	VILLAGE OF MT. PROSPECT PUD

IN PROGRESS
NOT FOR CONSTRUCTION
8/14/25

DRAWING TITLE

ELECTRICAL SITE PLAN

SHEET NUMBER

ES1.0

Note

1. Photometric data for all paved surfaces are spaced in a 6 feet by 6 feet grid, and calculated at 0'-0" above pavement surface.
2. Photometric data for all property lines are spaced 10 feet apart, and calculated at 0'-0" above pavement surface.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max	Min/Max
East Driveway	+	0.7 fc	1.2 fc	0.2 fc	6.0:1	3.5:1	0.6:1	0.17
Main Parking Lot	+	0.7 fc	1.9 fc	0.5 fc	3.8:1	1.4:1	0.4:1	0.26
Monument Face	+	30.0 fc	34.6 fc	9.9 fc	3.5:1	3.0:1	0.9:1	0.29
North Area	+	0.7 fc	7.8 fc	0.2 fc	39.0:1	3.5:1	0.1:1	0.03
North Parking Lot	+	1.0 fc	7.8 fc	0.5 fc	15.6:1	2.0:1	0.1:1	0.06
Property Line	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A	0.0:1	0.00
Small Parking Lot	+	0.8 fc	1.2 fc	0.6 fc	2.0:1	1.3:1	0.7:1	0.50
South Area	+	0.8 fc	2.1 fc	0.1 fc	21.0:1	8.0:1	0.4:1	0.05
South Area - 2	+	0.8 fc	1.2 fc	0.6 fc	2.0:1	1.3:1	0.7:1	0.50
West Area	+	0.7 fc	3.8 fc	0.0 fc	N/A	N/A	0.2:1	0.00

KEITH S. CHRISTIAN
62-062128
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
Exp 11/30/25

Schedule

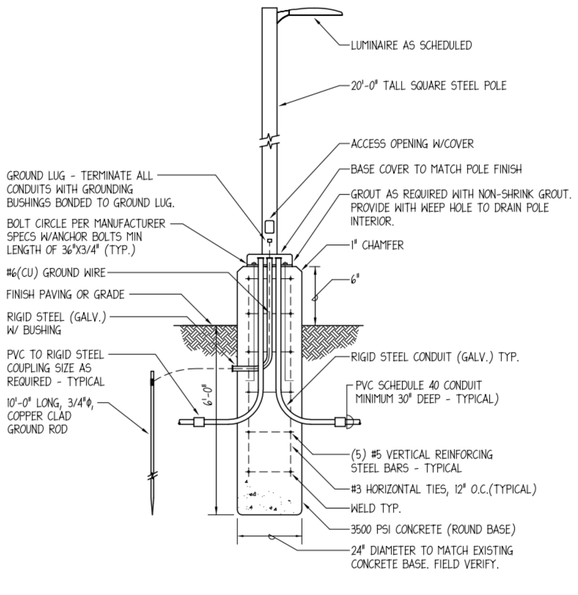
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Distribution
	S1A_T2M	8	Lithonia Lighting	DSX0 LED P2 40K 80CRI T2M	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 2 Medium	1	5606	0.95	45.14	TYPE III, MEDIUM, BUG RATING: B1 - U0 - G2
	S1B_T4M	3	Lithonia Lighting	DSX0 LED P2 40K 80CRI T4M	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	5755	0.95	45.14	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G3
	S1C_T4M_HS	2	Lithonia Lighting	DSX0 LED P2 40K 80CRI T4M HS	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI T4M Medium Houseside Shield	1	4951	0.95	45.14	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2
	S1D_TFTM_HS	2	Lithonia Lighting	DSX0 LED P2 40K 80CRI TFTM HS	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Forward Throw Houseside Shield	1	4860	0.95	45.14	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2
	S2	4	Lithonia Lighting	[...]	[...]	1	[...]	0.95	90.28	[...]
			Lithonia Lighting	DSX0 LED P2 40K 80CRI TFTM	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Forward Throw	1	5795	0.95	45.14	TYPE IV, SHORT, BUG RATING: B1 - U0 - G3
			Lithonia Lighting	DSX0 LED P2 40K 80CRI T2M	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 2 Medium	1	5606	0.95	45.14	TYPE III, MEDIUM, BUG RATING: B1 - U0 - G2
	S3A_H16	13	Brownlee Lighting Inc	7075-12-TW-H16-35K	Outdoor Linear Wall Mount with Forward Throw Diffuser	1	1485	0.95	15.2	
	S3B_H16	8	Brownlee Lighting Inc	7075-24-TW-H16-35K	Outdoor Linear Wall Mount with Forward Throw Diffuser	1	1468	0.95	15.2	
	S4	4	BEGA Converted by LUMCat V 19.07.2018 / H.R.		84153K4	1	834	0.95	12	

Plan View
Scale - 1" = 30ft

Site Photometrics
Mount Prospect SD57 - New Lincoln Middle School
700 W Lincoln Street
Mount Prospect, IL 60056

Designer JO/10
Date 08/13/2025
Scale As Indicated
Drawing No.
Summary

1 of 2



LIGHT POLE BASE DETAIL

NO SCALE

In-grade luminaire · Wall washer

BEGA

S4

Type:
BEGA Product:
Project:
Modified:

Application
An in-grade luminaire for installation in concrete or soil, and intended to provide a uniform wall wash. Designed to bear pressure loads up to 4,400 lbs. from vehicles with pneumatic tires. The luminaire must not be used for traffic lanes where it is subject to horizontal pressure from vehicles braking, accelerating or changing direction.

Materials
Clear safety glass
316 grade stainless steel
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Fully potted waterstopper cable
Pure anodized aluminum reflector surface

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 68
Weight: 6.4 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	7.8W
System wattage	12.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	838 lm
LED service life (L70)	60000hrs

LED color temperature
4000K (K4)
3500K (K35)
3000K (K3)
2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details
Finish
#4 brushed stainless steel. Custom colors are not available.

Included (available for pre-shipment)
B680 Installation housing





In-grade luminaire · Wall washer

	LED	□	A	B	C
B84153	7.8W	55°x40°	8 1/4	10 1/2	7 1/2

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 02/05/25

S3A

BRICK-OD OUTDOOR

FOR INDOOR, REFER TO MODEL #: 7075

STANDARD SPECIFICATIONS - *SINGLE DIRECTION DISTRIBUTION (7075)*

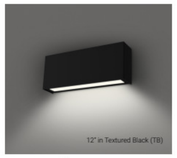
PROJECT:
MODEL #:
FIXTURE TYPE:

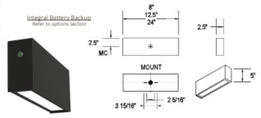
OUTER FRAME & MOUNT PLATE
Formed and welded aluminum. Countersunk fasteners located on top of fixture. No exposed hardware on sides or bottom of fixture. Closed cell foam gasket on rear mount plate.

DIFFUSER
UV stabilized frosted acrylic diffuser. Smooth uniform illumination.

LED PERFORMANCE - 3500K STANDARD - TYPE 2 DISTRIBUTION
120-277V - 3500K, L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs
Amperage rated @ 110V input
Operating ambient temperature: -20°C / -4°F - 50°C / 122°F

Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs.
08 Size: C13 – 13W nominal, .10 A input - 1165 lm. Dimmable (0-10V). 82 CRI Standard.
12 Size: H08 – 8W nominal, .07 A input - 860 lm. Dimmable (0-10V). 90+ CRI Standard.
12 Size: H16 – 16W nominal, .14 A input – 1490 lm. Dimmable (0-10V). 90+ CRI Standard.
12 Size: H21 – 21W nominal, .18 A input – 1725 lm. Dimmable (0-10V). 90+ CRI Standard.
24 Size: H16 – 16W nominal, .14 A input – 1470 lm. Dimmable (0-10V). 90+ CRI Standard.
24 Size: H32 – 32W nominal, .27 A input – 3030 lm. Dimmable (0-10V). 90+ CRI Standard.
24 Size: H41 – 41W nominal, .35 A input – 3410 lm. Dimmable (0-10V). 90+ CRI Standard.





MOUNTING
Fixture mounts to a 4x4 junction box (by others).
Wet-listed in the downward orientation only
(light source facing down).

FINISH
Durable corrosion resistant powder coat finish.
Custom colors available, contact factory.

WARRANTY
5 year limited warranty on this LED product.
Consult factory for details.

ORDERING INFORMATION

7075 - ____ - ____ - ____ - ____ - ____ - ____
Model 2. 3. 4. 5. 6.

2. SIZE
08 L: 08"
12 L: 12"
24 L: 24"

3. FINISH
TB Textured Black
TG Textured Grey
TW Textured White

Note: TB, TG, TW are ultra-fine textured matte finishes. Contact your local representative for color swatches.

CUSTOM
Additional finishes available as a modified option. Refer to Brownlee's Finishes webpage for inspiration.

4. WATTAGE

08 SIZE
C13 13W C Series LED

12 SIZE
H08 08W H Series LED
H16 16W H Series LED
H21 21W H Series LED

24 SIZE
H16 16W H Series LED
H32 32W H Series LED
H41 41W H Series LED

5. COLOR TEMPERATURE
35K 3500K color temperature
27K 2700K color temperature (C Series Only)
30K 3000K color temperature
40K 4000K color temperature
*DarkSky approved when ordered with 3000K or warmer CCT.

6. AVAILABLE OPTIONS
90R* 90 CRI (C-Series Wattages: 30K only)
BAB* Build America, Buy America Compliant (BABAA) (Exclusions: BBI, BBC - contact factory)
BAC* Buy American Compliant (BAA)
BBI* Integral Battery Backup - 10W (32F minimum)
BBC* Integral Battery Backup, Cold Weather - 15W (-4F minimum) (24 Size Only)
*Battery must be connected to continuous power supply within 7 Mo. of shipping. See Warranty Note 2.
DTR* Triac (Line Voltage) Dimming (120V) (Cannot be combined with BBI/BBC)
FCL French Canadian Label
PO1 Photo Control (120V)
PO2 Photo Control (208, 240, 277V)
T24* Title 24 JA8 Compliant (H16 & H32 only)

Universal Footnotes (only applies if superscript is shown in Options section): (0) 90R - All LEDs/CCTs are being transitioned to 90 CRI standard over 2025. Inquire for this model's availability. **1) BAC/BAB** - www.brownlee.com/resources/usa. **(2) BBI/BBC** - cannot combine with ECW or EXT. **(3) BLD** - Integral microwave motion sensor (step-dim). Cannot combine with DTR. **(4) DTR** - cannot combine with BLD. **(5) ECW** - cannot combine with IBBI, BBC, or DTR. **(7) FCL** - cannot combine with BAC. **(8) OCC** - integral microwave motion sensor (ON/OFF). **(9) T24** - includes JA8 labeling and 90 CRI LEDs. **(10) PCW/PCX** - cannot combine with BLD or OCC.
Add'l Notes: *IBBI/BBC - minimum operating temp: 10C/50F unless otherwise stated. **IBBC** - minimum operating temps: -20C/-4F.
****BLD** - integral microwave motion sensor with step-dim control. 1. Motion is detected, illuminate to 100%.
2. Motion no longer detected, dim to set level. 3. Remain in continuous dimmed state or turn off after set period. Config. via onboard dip switches.
Specifications subject to change without notice.

BROWNLEE LIGHTING www.brownlee.com

REVISED 2025.02.20

Ordering Information

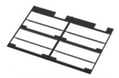
Accessories
Ordered and shipped separately.

BLL12PI 1.5 SU	Photocell - SSL twist-lock (120-277V) [1,4]
BLL347 1.5 CUL BL	Photocell - SSL twist-lock (347V) [4]
BLL480F 1.5 CUL SU	Photocell - SSL twist-lock (480V) [4]
DSHORT SBK	Shorting cap [4]
DSXBKS PV	House-side shield (center package number P1-7, P10-13 in place of K)
DSXRPA (FINISH)	Round pole adapter (tilt drilling, specify finish)
DSXPRA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXBXSR (FINISH)	External glare shield (specify finish)
DSXBSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 TSLG, TSLG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with packages P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (P5R).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12 PER, PER5, PER7, PER7DMG, PIR, PIRH, PIR1FC3V, PIRH1FC3V, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using MVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using MVOLT. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
13 PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See Motion Sensor Default Settings table on page 4 to see functionality.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PIER5, PIER7, BL30, BL50, or DMG.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
18 Reference Motion Sensor Default Settings table on page 4 to see functionality.
19 Not available with options BS and EGSR.
20 Option HS not available with TSLG, TSLG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
22 Option HA not available with performance packages P6, P7, P12 and P13.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
24 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories


External Glare Shield (EGSR)

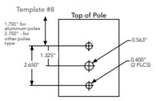

House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5190	AS3-5280	AS3-5290	AS3-5390	AS3-5320	AS3-5490
2-7/8"	RPA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	RPA	AS735-190	AS735-280	AS735-290	AS735-390	AS735-320	AS735-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	##	DM01NAS	DM2BAS	DM2NAS	DM03NAS	DM012AS	DM04NAS
		Minimum Acceptable Outside Pole Dimension					
SPA	##	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	##	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"	3"	3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPABN	##	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single D9819	2 @ 180 D9A18	2 @ 90 D9A29	3 @ 90 D9A39	3 @ 120 D9A12	4 @ 90 D9A49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	—	1.16
DSX0 with SPA5, SPABN	0.51	1.02	1.06	1.26	—	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with WA	0.64	1.28	1.24	1.67	1.70	1.93

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S3B

BRICK-OD OUTDOOR

FOR INDOOR, REFER TO MODEL #: 7075

STANDARD SPECIFICATIONS - *SINGLE DIRECTION DISTRIBUTION (7075)*

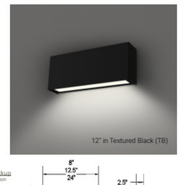
PROJECT:
MODEL #:
FIXTURE TYPE:

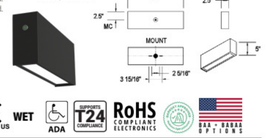
OUTER FRAME & MOUNT PLATE
Formed and welded aluminum. Countersunk fasteners located on top of fixture. No exposed hardware on sides or bottom of fixture. Closed cell foam gasket on rear mount plate.

DIFFUSER
UV stabilized frosted acrylic diffuser. Smooth uniform illumination.

LED PERFORMANCE - 3500K STANDARD - TYPE 2 DISTRIBUTION
120-277V - 3500K, L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs
Amperage rated @ 110V input
Operating ambient temperature: -20°C / -4°F - 50°C / 122°F

Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs.
08 Size: C13 – 13W nominal, .10 A input - 1165 lm. Dimmable (0-10V). 82 CRI Standard.
12 Size: H08 – 8W nominal, .07 A input - 860 lm. Dimmable (0-10V). 90+ CRI Standard.
12 Size: H16 – 16W nominal, .14 A input – 1490 lm. Dimmable (0-10V). 90+ CRI Standard.
12 Size: H21 – 21W nominal, .18 A input – 1725 lm. Dimmable (0-10V). 90+ CRI Standard.
24 Size: H16 – 16W nominal, .14 A input – 1470 lm. Dimmable (0-10V). 90+ CRI Standard.
24 Size: H32 – 32W nominal, .27 A input – 3030 lm. Dimmable (0-10V). 90+ CRI Standard.
24 Size: H41 – 41W nominal, .35 A input – 3410 lm. Dimmable (0-10V). 90+ CRI Standard.





MOUNTING
Fixture mounts to a 4x4 junction box (by others).
Wet-listed in the downward orientation only
(light source facing down).

FINISH
Durable corrosion resistant powder coat finish.
Custom colors available, contact factory.

WARRANTY
5 year limited warranty on this LED product.
Consult factory for details.

ORDERING INFORMATION

7075 - ____ - ____ - ____ - ____ - ____ - ____
Model 2. 3. 4. 5. 6.

2. SIZE
08 L: 08"
12 L: 12"
24 L: 24"

3. FINISH
TB Textured Black
TG Textured Grey
TW Textured White

Note: TB, TG, TW are ultra-fine textured matte finishes. Contact your local representative for color swatches.

CUSTOM
Additional finishes available as a modified option. Refer to Brownlee's Finishes webpage for inspiration.

4. WATTAGE

08 SIZE
C13 13W C Series LED

12 SIZE
H08 08W H Series LED
H16 16W H Series LED
H21 21W H Series LED

24 SIZE
H16 16W H Series LED
H32 32W H Series LED
H41 41W H Series LED

5. COLOR TEMPERATURE
35K 3500K color temperature
27K 2700K color temperature (C Series Only)
30K 3000K color temperature
40K 4000K color temperature
*DarkSky approved when ordered with 3000K or warmer CCT.

6. AVAILABLE OPTIONS
90R* 90 CRI (C-Series Wattages: 30K only)
BAB* Build America, Buy America Compliant (BABAA) (Exclusions: BBI, BBC - contact factory)
BAC* Buy American Compliant (BAA)
BBI* Integral Battery Backup - 10W (32F minimum)
BBC* Integral Battery Backup, Cold Weather - 15W (-4F minimum) (24 Size Only)
*Battery must be connected to continuous power supply within 7 Mo. of shipping. See Warranty Note 2.
DTR* Triac (Line Voltage) Dimming (120V) (Cannot be combined with BBI/BBC)
FCL French Canadian Label
PO1 Photo Control (120V)
PO2 Photo Control (208, 240, 277V)
T24* Title 24 JA8 Compliant (H16 & H32 only)

Universal Footnotes (only applies if superscript is shown in Options section): (0) 90R - All LEDs/CCTs are being transitioned to 90 CRI standard over 2025. Inquire for this model's availability. **1) BAC/BAB** - www.brownlee.com/resources/usa. **(2) BBI/BBC** - cannot combine with ECW or EXT. **(3) BLD** - Integral microwave motion sensor (step-dim). Cannot combine with DTR. **(4) DTR** - cannot combine with BLD. **(5) ECW** - cannot combine with IBBI, BBC, or DTR. **(7) FCL** - cannot combine with BAC. **(8) OCC** - integral microwave motion sensor (ON/OFF). **(9) T24** - includes JA8 labeling and 90 CRI LEDs. **(10) PCW/PCX** - cannot combine with BLD or OCC.
Add'l Notes: *IBBI/BBC - minimum operating temp: 10C/50F unless otherwise stated. **IBBC** - minimum operating temps: -20C/-4F.
****BLD** - integral microwave motion sensor with step-dim control. 1. Motion is detected, illuminate to 100%.
2. Motion no longer detected, dim to set level. 3. Remain in continuous dimmed state or turn off after set period. Config. via onboard dip switches.
Specifications subject to change without notice.

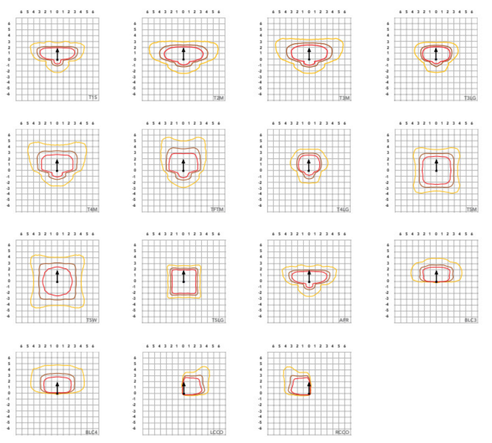
BROWNLEE LIGHTING www.brownlee.com

REVISED 2025.02.20

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').



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S1A / S1B / S1C / S1D

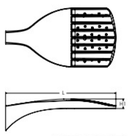
D-Series Size 0
LED Area Luminaire



Catalog Number
Notes
Type

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series
DSX0 LED

LEDs
Forward optics
P1 P5
P2 P6
P3 P7
P4
Rotated optics
P10[1] P12[1]
P11[1] P13[1]

Color temperature[2]
(this section 70CRI only)
30K 3000K
40K 4000K
50K 5000K
(this section 80CRI only, extended lead times apply)
27K 2700K
30K 3000K
35K 3500K
40K 4000K
50K 5000K

Color Rendering Index[2]
70CRI
70CRI
70CRI
S1A
80CRI
80CRI
80CRI
80CRI
80CRI
S1B / S1C
S1D

Distribution
AFR Automotive front row
T1S Type I short
T2M Type II medium
T3M Type III medium
T3LG Type III low glare[3]
T4M Type IV medium
T4LG Type IV low glare[3]
TFTM Forward throw medium
TSM Type V medium
TSLG Type V low glare
TSW Type V wide
BLC3 Type III backlight control[3]
BLC4 Type IV backlight control[3]
LCCO Left corner cutoff[3]
RCCO Right corner cutoff[3]

Voltage
MVOLT (120V-277V)[5,6]
HVOLT (347V-480V)[5,6]
XVOLT (277V-480V)[6,7]
120 [6,24]
208 [6,24]
240 [6,24]
277 [6,24]
347 [6,24]
480 [6,24]

Mounting
Shipped included
SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole)
RPA Round pole mounting (#8 drilling, 3" min. RND pole)
SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole)[1]
RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)[1]
SPABN Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
WBA Wall bracket [10]
MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options
Shipped installed
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [11,12,16,19]
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [11,16,19]
PER NEMA twist-lock receptacle only (controls ordered separate) [13]
PER5 Five-pin receptacle only (controls ordered separate) [14,15]
PER7 Seven-pin receptacle only (controls ordered separate) [14,15]
FAO Field adjustable output [11,17]
BL30 Bi-level switched dimming, 30% [14,15]
BL50 Bi-level switched dimming, 50% [14,15]
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [23]

Other options
Shipped installed
BS Beehive/slit shield (black finish standard) [20] S1C
L90 Left rotated optics [1]
R90 Right rotated optics [1]
CCE Coastal Construction [21]
HA 50°C ambient operation [22]
BAA Buy American Act and/or Build America Buy America Qualified
SF Single fuse (120, 277, 347V) [24]
DF Double fuse (208, 240, 480V) [24]
Shipped separately
EGSR External Glare Shield (reversible, field install required, matches housing finish)
BSDB Bird Spikes (field install required)

Finish *(required)*
DDBXD Dark Bronze
DBLXD Black
DNAXD Natural Aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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S2

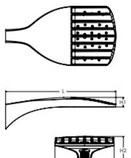
D-Series Size 0
LED Area Luminaire



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DSX0 LED

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DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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Site Photometrics
Mount Prospect SD57 - New Lincoln Middle School
700 W Lincoln Street
Mount Prospect, IL 60056

Designer
20/10
Date
08/13/2025
Scale
As Indicated
Drawing No.

Summary

LINCOLN CONSOLIDATION

BEING A CONSOLIDATION OF SUNDRY TRACKS OF LAND IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE & SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF Cook) SS

Mount Prospect SD57 DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED, SUBDIVIDED AND EASEMENTS GRANTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, SAID PREMISES ARE LOCATED WITHIN ELEMENTARY SCHOOL DISTRICT #57 AND HIGH SCHOOL DISTRICT #214.

DATED AT Mount Prospect ILLINOIS, THIS 19 OF May A.D 2025

BY: _____ TITLE: Assistant Superintendent

BY: N/A TITLE: N/A

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, Annette Griffith, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Jason Kaiz AND N/A OF Mount Prospect PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS Assistant Super AND N/A, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 19 DAY OF May A.D. 2025

MY COMMISSION EXPIRES: June 23, 2025

Annette Griffith
NOTARY PUBLIC

ANNETTE GRIFFITH
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 23, 2025

TITLE COMMITMENT NOTES

THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED IN THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 25003257VH COMMITMENT DATE: MARCH 19, 2025
PINS AS LISTED IN TITLE COMMITMENT 08-11-214-002-0000, 08-11-214-036-0000, 08-11-214-037-0000, 08-11-215-011-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
DOCUMENT #6202232, RECORDED OCTOBER 1, 1917 (AGREEMENT RELATING TO DRAIN TILES)(SEE NOTE 1)
DOCUMENT #1496957, RECORDED DECEMBER 2, 1953 (DEED) (SEE NOTES 2 & 3)
DOCUMENT #1496955, RECORDED DECEMBER 2, 1953 (PLAT OF SUBDIVISION) (SEE NOTE 2)
DOCUMENT #1581497, RECORDED MARCH 15, 1955 (DECREE) (SEE NOTES 2 & 4)

NOTE 1:
DOCUMENT 6202232 IS BLANKET IN NATURE AND IS NOT PLOTTABLE.
NOTE 2:
DOCUMENT NUMBER IS A TORRENS DOCUMENT NUMBER, NOT A COOK COUNTY RECORDER NUMBER.
NOTE 3:
TORRENS DOCUMENT 1496957 CONTAINS SETBACK RESTRICTIONS AS SHOWN HEREON. THE DOCUMENT REFERENCES THE NORTH AND WEST LINE OF LOT 71. THE SETBACK LINE IS SHOWN 50' FROM THE REAR OF THE ADJOINING LOTS, NOT FROM THE STREET.
NOTE 4:
TORRENS DOCUMENT 1581497 VACATES PART OF MILBURN AVENUE. RECORDED DOCUMENT IS PARTIALLY ILLEGIBLE. DOCUMENT RESERVES EASEMENTS FOR ANY EXISTING UTILITIES. REFER TO RECORD DOCUMENT FOR COMPLETE DETAILS.

P.I.N.: 08-11-214-002-0000:	802 S LINCOLN ST., MOUNT PROSPECT, IL 60056
08-11-214-036-0000:	804 W LINCOLN ST., MOUNT PROSPECT, IL 60056
08-11-214-037-0000:	315 S WE-GO TRL., MOUNT PROSPECT, IL 60056
08-11-215-011-0000:	312 S CAN-DOTA AVE., MOUNT PROSPECT, IL 60056

MAIL FUTURE TAX BILLS TO:	PREPARED BY AND RETURN PLAT TO:	SUBMITTED BY:
MOUNT PROSPECT SCHOOL DISTRICT 57	TFW CONSULTING, INC	VILLAGE OF MOUNT PROSPECT
701 W. GREGORY STREET	1761 N. DILLEYS ROAD, STE 105	50 S. EMERSON STREET
MOUNT PROSPECT, IL 60056	GURNEE, IL 60031	MOUNT PROSPECT, IL 60056

AREA SUMMARY

PARCEL 1	226,858	SQ. FT.	5.2079 ACRES
PARCEL 2	209,433	SQ. FT.	4.8079 ACRES
PARCEL 3	79,811	SQ. FT.	1.8322 ACRES
PARCEL 4	10,126	SQ. FT.	0.2325 ACRES
PARCEL 5	5,162	SQ. FT.	0.1185 ACRES

TOTAL AREA SUBDIVIDED
531,390 SQUARE FEET OR 12.1990 ACRES

AREA SUMMARY

LOT 1	528,733	SQ. FT.	12.1380 ACRES
DEDICATION LINCOLN STREET	2,657	SQ. FT.	0.0610 ACRES

TOTAL AREA SUBDIVIDED
531,390 SQUARE FEET OR 12.1990 ACRES

SUBDIVISION CONTAINS ONLY 1 LOT

REVISED DATE: MAY 14, 2025 (VILLAGE COMMENTS 2025-05-13)
REVISED DATE: MAY 7, 2025 (VILLAGE COMMENTS 2025-05-06)
DATE: APRIL 25, 2025
ORDER NO: 250296
PROJ. NO: 3895
FOR: MOUNT PROSPECT SCHOOL DISTRICT 57
PROJ. NAME: LINCOLN SCHOOL - MT. PROSPECT

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Professional Design Firm Registration #184-002793.

SHEET 2 OF 2

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D. 202__.

_____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I FIND THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSORS OR ANY DEFERRED INSTALLMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

DATED THIS _____ DAY OF _____, A.D. 202__

_____
VILLAGE COLLECTOR

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D. 202__

SIGNED: _____
CHAIRPERSON

ATTEST: _____
VICE CHAIRPERSON

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D. 202__

SIGNED: _____
VILLAGE PRESIDENT

ATTEST. _____
VILLAGE CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE HEREBY CERTIFY THAT THE TOPOGRAPHICAL AND PROFILE STUDIES REQUIRED BY THE ILLINOIS PLAT ACT, IL REV.STAT.CH 109, SECT 1 ET.SEQ AS NOW OR HEREAFTER AMENDED, HAVE BEEN FILED WITH THE VILLAGE OF MOUNT PROSPECT, AN ILLINOIS MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND THE CERTIFICATION AS TO DRAINAGE REQUIRED BY SAID ACT MADE THEREON.

THIS _____ DAY OF _____, A.D. 202__

_____
SIGNED BY OWNER'S ENGINEER

_____
SIGNED BY OWNER OR OWNER'S ATTORNEY

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

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

CABLE FRANCHISE,
VILLAGE OF MOUNT PROSPECT,
COMMONWEALTH EDISON COMPANY,
AND
AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY AND DRAINAGE EASEMENT", "PUDE" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY AND DRAINAGE EASEMENT", "PUDE" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY AND DRAINAGE EASEMENT", "PUDE" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANINGS SET FORTH FOR SUCH A TERM IN THE "CONDOMINIUM PROPERTY ACT ", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.
THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", " OPEN SPACE", "OPEN AREA", "COMMON GROUND", " PARKING", AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.
RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

VILLAGE UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF MOUNT PROSPECT, AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL THE AREAS MARKED "VILLAGE UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE SANITARY SEWERS, STORM SEWERS, AND WATERMAIN, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF MOUNT PROSPECT, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES SUCH EXCEPT AS CONSENTED TO AS BY GRANTEE. SAID EASEMENTS MAY BE USED FOR INGRESS AND EGRESS, PARKING AND LANDSCAPING, HOWEVER, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

NICOR GAS PROVISIONS

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

ADDITIONAL SIGNATORIES

EASEMENTS GRANTED AND VACATED HAVE BEEN REVIEWED AND APPROVED BY:

ELECTRIC AND TELEPHONE

COMPANY: _____
NAME: _____ POSITION: _____
DATED THIS ____ DAY OF _____, A.D 20___.
COMPANY: _____
NAME: _____ POSITION: _____
DATED THIS ____ DAY OF _____, A.D.20___.

CABLE TELEVISION

COMPANY: _____
NAME: _____ POSITION: _____
DATED THIS ____ DAY OF _____, A.D.20___.

GAS

COMPANY: _____
NAME: _____ POSITION: _____
DATED THIS ____ DAY OF _____, A.D.20___.

ADDITIONAL PARTIES

COMPANY: _____
NAME: _____ POSITION: _____
DATED THIS ____ DAY OF _____, A.D.20___.
COMPANY: _____
NAME: _____ POSITION: _____
DATED THIS ____ DAY OF _____, A.D.20___.

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, JAMES P. MEIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE VILLAGE OF MOUNT PROSPECT OR ITS ATTORNEYS TO RECORD THIS CONSOLIDATION PLAT WITH THE COOK COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A FILE-STAMPED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID FILE-STAMPED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED. DATED THIS 25th DAY OF APRIL, A.D. 2025.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2026

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS)

I, JAMES P. MEIER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

PARCEL 1:
LOTS 71 AND 72 IN ALFINI'S FIRST ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION OF PART OF THE SOUTH 990 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1953 AS DOCUMENT NUMBER 1496955.

PARCEL 2:
THE SOUTH 576.50 FEET (EXCEPT THE SOUTH 50 FEET THEREOF) OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE WEST 549.0 FEET OF SAID WEST 1/2 OF THE NORTHEAST 1/4 AND LYING WEST OF THE EAST 2/7 (TWO SEVENTHS) OF SAID WEST 1/2 OF THE NORTHEAST 1/4 , IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, IN AXEL AND ALICE E. LONNQUIST'S NORTHWEST HILLS SUBDIVISION NO. 1 OF THE EAST 2/7 (TWO SEVENTHS) OF THE SOUTH 609.50 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1928 AS DOCUMENT NUMBER 9973799, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
LOT 26 IN ALFINI'S FIRST ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION OF PART OF THE SOUTH 990 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1953 AS DOCUMENT NUMBER 1496955.

PARCEL 5:
THAT PART OF THE SOUTH HALF OF VACATED MILBURN AVENUE LYING WEST OF THE WEST RIGHT OF WAY LINE OF CAN-DOTA AVENUE AND LYING NORTH AND ADJOINING LOT 20 IN AXEL AND ALICE E. LONNQUIST'S NORTHWEST HILLS SUBDIVISION NO. 1 OF THE EAST 2/7 (TWO SEVENTHS) OF THE SOUTH 609.50 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1928 AS DOCUMENT NUMBER 9973799, IN COOK COUNTY, ILLINOIS, AS VACATED BY ORDINANCE NUMBER 416 RECORDED MARCH 15, 1955 AS DOCUMENT 1581496.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MT. PROSPECT.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAP: MAP NUMBER 17031C0212 J, EFFECTIVE DATE: AUGUST 19, 2008.

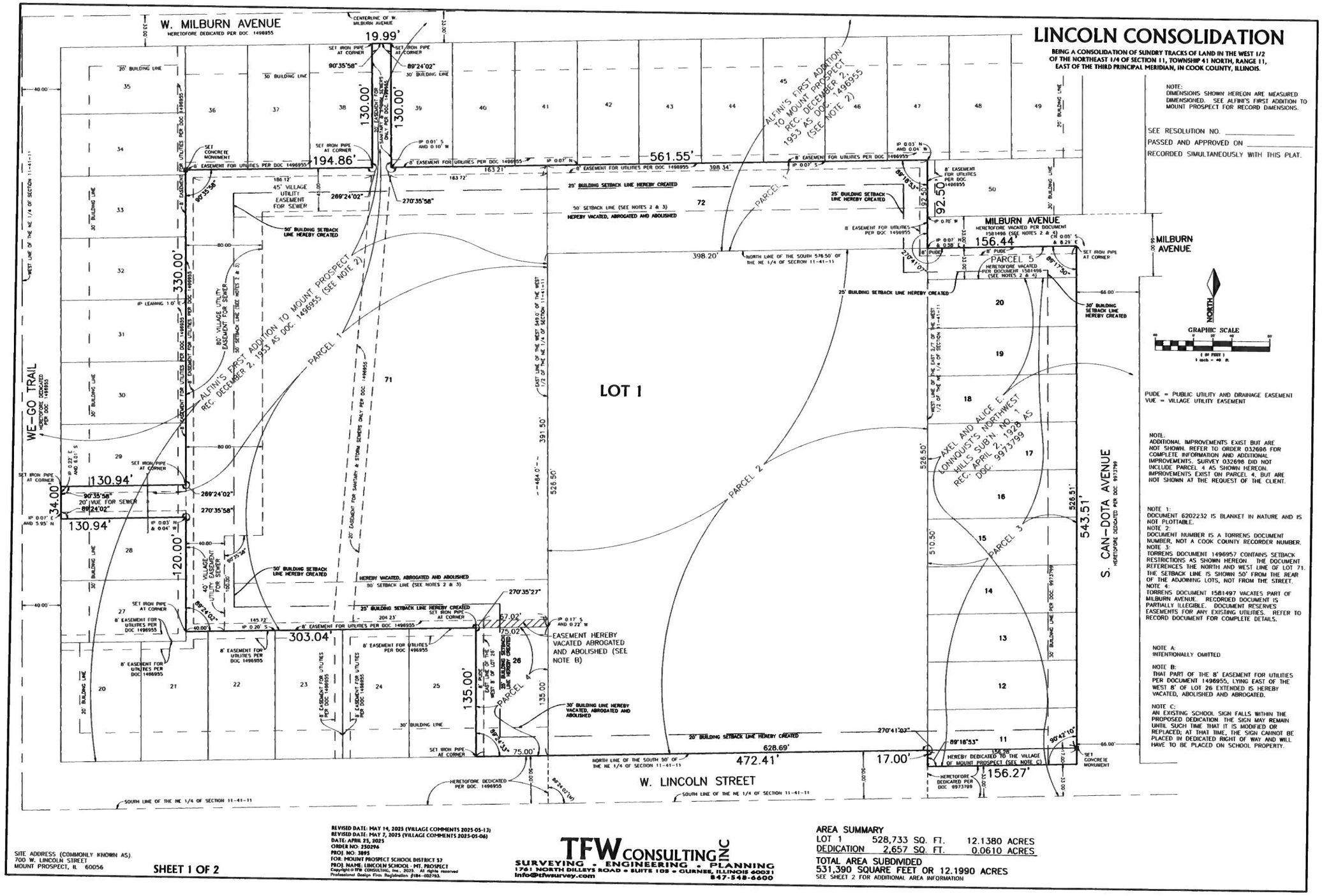
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT GURNEE,
THIS 25th DAY OF APRIL, 2025.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES P. MEIER 035-3295 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GURNEE, IL

TFW CONSULTING INC
SURVEYING • ENGINEERING • PLANNING
1761 NORTH DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
Info@tfwsurvey.com 847-548-6600


LINCOLN CONSOLIDATION
BEING A CONSOLIDATION OF SUNDRY TRACTS OF LAND IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
W. MILBURN AVENUE
HERETOFORE DEDICATED PER DOC. 1496955
LOT 1
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 5
ALFINI'S FIRST ADDITION TO MOUNT PROSPECT REC. DECEMBER 2, 1953 AS DOC. 1496955 (SEE NOTE 2)
AXEL AND ALICE E. LONNQUIST'S NORTHWEST HILLS SUBN. NO. 1 REC. APRIL 2, 1928 AS DOC. 9973799
MILBURN AVENUE
HERETOFORE VACATED PER DOCUMENT 1581496 (SEE NOTES 2 & 4)
WE-GO TRAIL
HERETOFORE DEDICATED PER DOC. 1496955
S. CAN-DOTA AVENUE
HERETOFORE DEDICATED PER DOC. 9973799
W. LINCOLN STREET
SOUTH LINE OF THE NE 1/4 OF SECTION 11-41-11
NORTH LINE OF THE SOUTH 50' OF THE NE 1/4 OF SECTION 11-41-11
NORTH LINE OF THE SOUTH 578.50' OF THE NE 1/4 OF SECTION 11-41-11
WEST LINE OF THE NE 1/4 OF SECTION 11-41-11
EASEMENT HEREBY VACATED ABROGATED AND ABOLISHED (SEE NOTE B)
30' BUILDING LINE HEREBY VACATED, ABROGATED AND ABOLISHED
50' SETBACK LINE (SEE NOTES 2 & 3) HEREBY VACATED, ABROGATED AND ABOLISHED
25' BUILDING SETBACK LINE HEREBY CREATED
30' BUILDING SETBACK LINE HEREBY CREATED
20' BUILDING SETBACK LINE HEREBY CREATED
50' BUILDING SETBACK LINE HEREBY CREATED
HEREBY DEDICATED TO THE VILLAGE OF MOUNT PROSPECT (SEE NOTE C)
NOTE: DIMENSIONS SHOWN HEREON ARE MEASURED DIMENSIONED. SEE ALFINI'S FIRST ADDITION TO MOUNT PROSPECT FOR RECORD DIMENSIONS.
SEE RESOLUTION NO. _____
PASSED AND APPROVED ON _____
RECORDED SIMULTANEOUSLY WITH THIS PLAT.
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
VUE = VILLAGE UTILITY EASEMENT
NOTE: ADDITIONAL IMPROVEMENTS EXIST BUT ARE NOT SHOWN. REFER TO ORDER 032698 FOR COMPLETE INFORMATION AND ADDITIONAL IMPROVEMENTS. SURVEY 032698 DID NOT INCLUDE PARCEL 4 AS SHOWN HEREON. IMPROVEMENTS EXIST ON PARCEL 4, BUT ARE NOT SHOWN AT THE REQUEST OF THE CLIENT.
NOTE 1: DOCUMENT 6202232 IS BLANKET IN NATURE AND IS NOT PLOTTABLE.
NOTE 2: DOCUMENT NUMBER IS A TORRENS DOCUMENT NUMBER, NOT A COOK COUNTY RECORDER NUMBER.
NOTE 3: TORRENS DOCUMENT 1496957 CONTAINS SETBACK RESTRICTIONS AS SHOWN HEREON. THE DOCUMENT REFERENCES THE NORTH AND WEST LINE OF LOT 71. THE SETBACK LINE IS SHOWN 50' FROM THE REAR OF THE ADJOINING LOTS, NOT FROM THE STREET.
NOTE 4: TORRENS DOCUMENT 1581497 VACATES PART OF MILBURN AVENUE. RECORDED DOCUMENT IS PARTIALLY ILLEGIBLE. DOCUMENT RESERVES EASEMENTS FOR ANY EXISTING UTILITIES. REFER TO RECORD DOCUMENT FOR COMPLETE DETAILS.
NOTE A: INTENTIONALLY OMITTED
NOTE B: THAT PART OF THE 8' EASEMENT FOR UTILITIES PER DOCUMENT 1496955, LYING EAST OF THE WEST 8' OF LOT 26 EXTENDED IS HEREBY VACATED, ABOLISHED AND ABROGATED.
NOTE C: AN EXISTING SCHOOL SIGN FALLS WITHIN THE PROPOSED DEDICATION. THE SIGN MAY REMAIN UNTIL SUCH TIME THAT IT IS MODIFIED OR REPLACED; AT THAT TIME, THE SIGN CANNOT BE PLACED IN DEDICATED RIGHT OF WAY AND WILL HAVE TO BE PLACED ON SCHOOL PROPERTY.
GRAPHIC SCALE
NORTH
19.99'
130.00'
561.55'
194.86'
330.00'
130.94'
34.00'
120.00'
303.04'
135.00'
526.50'
391.50'
543.51'
156.44'
92.50'
156.27'
472.41'
628.69'
17.00'
75.00'
67.02'
75.02'
398.20'
398.34'
163.21'
186.12'
204.23'
145.72'
510.50'
526.51'
SET IRON PIPE AT CORNER
SET CONCRETE MONUMENT
8' EASEMENT FOR UTILITIES PER DOC 1496955
45' VILLAGE UTILITY EASEMENT FOR SEWER
80' VILLAGE UTILITY EASEMENT FOR SEWER
20' VUE FOR SEWER
20' EASEMENT FOR SANITARY & STORM SEWERS ONLY PER DOC 1496955
8' PUDE
SITE ADDRESS (COMMONLY KNOWN AS)
700 W. LINCOLN STREET
MOUNT PROSPECT, IL 60056
SHEET 1 OF 2
REVISED DATE: MAY 14, 2025 (VILLAGE COMMENTS 2025-05-13)
REVISED DATE: MAY 7, 2025 (VILLAGE COMMENTS 2025-05-06)
DATE: APRIL 25, 2025
ORDER NO: 250296
PROJ. NO: 3895
FOR: MOUNT PROSPECT SCHOOL DISTRICT 57
PROJ. NAME: LINCOLN SCHOOL - MT. PROSPECT
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Professional Design Firm Registration #184-002793.
TFW CONSULTING INC
SURVEYING • ENGINEERING • PLANNING
1761 NORTH DILLEYS ROAD • SUITE 108 • GURNEE, ILLINOIS 60031
Info@tfwsurvey.com
847-548-6600
AREA SUMMARY
LOT 1 528,733 SQ. FT. 12.1380 ACRES
DEDICATION 2,657 SQ. FT. 0.0610 ACRES
TOTAL AREA SUBDIVIDED
531,390 SQUARE FEET OR 12.1990 ACRES
SEE SHEET 2 FOR ADDITIONAL AREA INFORMATION

NICHOLAS & ASSOCIATES, INC.
1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone 847.394.6200 | Fax 847.394.6205

March 18, 2025

Mount Prospect School District 57
New Lincoln Middle School
Preliminary Phasing Schedule

1. Bidding: July/August of 2025
2. Project Award: September 2025
3. Project Commencement: October 2025
4. Existing Building (Areas B, C, D & E), South side drop off lane & East side drive/parking will remain active during construction.
5. The NEW building construction (Area A) will start in October of 2025 and will be completed in May of 2027.
6. New below grade detention system to be installed summer of 2026.
7. Demo of the existing building (areas D, C & E) will be prioritized and commence May/June of 2027. All building demolition will be completed by August 2027.
8. The new South side parking lot work (Area F) will commence once Areas D, C & E have been demolished. The new South parking lot work will be completed in August of 2027.
9. East side Bus drive/loop and paved area (Area H) will commence Mid/late summer of 2027 and will be completed in fall of 2027.
10. East side track and green space (Area H) will commence post building demolition and will continue through the fall of 2027.

SD 57 - Lincoln Site Utilization

Write a description for your map.

Legend

- Lincoln Middle School
- Lincoln Middle School

W Milburn Ave

W Milburn Ave

A

B

C

D

E

Lincoln Middle School

Lincoln Middle Sch

S Can-Dota Ave

W Lincoln St

W Lincoln St

Google Earth

Image Landsat / Copernicus

200 ft

N

SITE PLAN OPT 3.1

Proposed Underground Detention System

PARKING	REG	ADA
EXISTING STALLS	77	4
* ZONING REQUIRED	99	5
OPTION 1 STALLS	99	5
OPTION 2 STALLS	99	5
OPTION 2.1 STALLS	114	5
OPTION 3 STALLS	115	5
OPTION 3.1 STALLS	111	5
OPTION 3.2 STALLS	99	5
OPTION 4 STALLS	132	5

* ZONING REQUIRES ONE PARKING SPACE PER EMPLOYEE + 8 SPACES FOR VISITORS

A
B
E
F
G
H
3-STORY ACADEMIC WING
1-STORY OUTSIDE STORAGE (TRACK)
STORM SHELTER
SITE BM #1
DISCUS THROW CAGE
GRASS PAVERS
SCREEN WALL
FIRELANE
FIRE TRUCK
SEMI TRAILER TRUCK
DOCK
FENCED DUMPSTERS
WALL
GENERATORS AND TRANSFORMER
FLAG POLE
PLANTERS
DROP OFF
BICYCLE PARKING
TRACK & FIELD LINES & SYMBOLS
200M RUNNING TRACK
130'-0" LONG JUMP RUNWAY
ONE STORY BRICK BUILDING "LINCOLN SCHOOL"
GATE
TREES / SHRUBS
LINCOLN MONUMENT SIGN
WALK
ASPHALT
W. LINCOLN AVENUE
S. CAN-DOTA AVENUE
WE-GO TRAIL
SHED (TYP)
EM

1 COMPOSITE PLAN - SCHEMATIC

SCALE: 1/32" = 1'-0"

N

SITE PLAN - OPT 3.1

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street, Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
02/25/2025

Lincoln Middle School
Traffic and Parking Study
700 West Lincoln Street
Mt. Prospect, Illinois



Prepared For:

Mt. Prospect School District 57
and
STR Partners LLC

Prepared by:

Eriksson Engineering Associates, Ltd.

145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

www.eea-ltd.com

INTRODUCTION

Eriksson Engineering Associates, Ltd. (EEA) was retained by Mount Prospect School District 57 and STR Partners LLC to conduct a traffic and parking study for Lincoln Middle School at 700 W Lincoln Street in Mt. Prospect, Illinois. Lincoln Middle School currently serves 783 students in 6th thru 8h Grade. The school district plans to replace the existing school building with a new building on the same site. The purpose of the study was to observe the existing traffic patterns around the school, to determine the traffic characteristics of the existing and future school, to review its parking needs, and to develop roadway and parking recommendations as needed.

EXISTING CONDITIONS

Site Location and Area Land-Uses

Lincoln Middle School is located at 700 West Lincoln Street in Mt. Prospect, Illinois. The school site is bounded Lincoln Street to the south, Can-Dota Avenue to the east, and single-family homes to the north and west. It is located within a single-family neighborhood with the Mt. Prospect Golf Club to the southwest. **Figure 1** illustrates the site location and the surrounding land-uses and roads.

Pedestrian Routes

Sidewalks are provided on both sides of the public streets near the school. Entrance to the school via sidewalks are located along the east and south side of the school.

The all-way stop controlled intersection of Lincoln Street at We Go Trail has crosswalks painted on the south, east, and north legs of the intersection. The intersection of We Go Trail at Pendleton Place has pedestrian crossing signs and crosswalks on the north and south leg with a stop sign on the west leg. At the intersection of We Go Trail and Milburn Avenue there are crosswalks painted on the north and east leg of the intersection with a stop sign on the east leg of. The intersection of Lincoln Street and Na Wa Ta Avenue has crosswalks painted on the south and west legs of the intersection and has pedestrian crossing signs on the east and west leg of the intersection with stop signs on the north and south legs of the intersection. The all-way stop controlled intersection of Can-Dota Avenue and Lincoln Street has crosswalks painted on all four legs of the intersection. The intersection of Can-Dota Avenue and Milburn Avenue has crosswalks painted on the east and south leg of the intersection and has pedestrian crossing signs on the north and south leg of the intersection with a stop sign on the east leg of the intersection. The intersection of We Go Trail and Milburn Avenue has crosswalks painted on the north and east leg of the intersection with a stop sign on the east leg of the intersection.

Roadway Characteristics

A description of the area roadways accessing the school is provided below:

Lincoln Street is an east-west local roadway with one travel lane in each direction and has a posted speed limit of 25-mph with a 20-mph school speed limit approaching the school. An all-way stop controlled intersection is provided at We Go Trail and at Can-Dota Avenue. A two-way stop-controlled intersection is located at Na Wa Ta Avenue/drop-off loop exit. The one-way student drop-off/pick-up loop is located along Lincoln Street. Parking is permitted on the south side of the road and is restricted on the north side of the road along the school front from the hours of 7:00 AM to 3:00 PM. It is under the jurisdiction of the Village of Mount Prospect.

We Go Trail is a north-south residential roadway with one travel lane in each direction and a posted speed limit of 25-mph. A T-junction stop controlled intersection is provided at its intersection with Milburn Avenue with the stop sign located on the east leg. At its intersection with We Go Trail, there is a crosswalk on the north and south legs of the intersection with pedestrian crossing signs on the north and south legs of the intersection. It is under the jurisdiction of the Village of Mt. Prospect.

Can-Dota Avenue is a north-south local roadway with one travel lane in each direction with a posted speed limit of 25-mph. T-junction stop controlled intersections are provided at both Milburn Avenue intersections with Con-Dota having the right of way. The student drop-off/pick-up loop is provided along Can-Dota with one entrance to the loop and two exists. Parking is allowed on both sides of each street. Parking is restricted on the east side of

the road from the hours of 7AM to 3PM and on the west side of the road from the hours of 7:00 to 8:00 AM and 2:00 to 3:00 PM. It is under the jurisdiction of the Village of Mount Prospect.

Milburn Avenue is an east-west local roadway with one travel lane in each direction with a posted speed limit of 25 mph. It has two T-junction intersections with Can-Dota Avenue which causes Milburn Avenue to split with the west leg T-junction intersection occurring around 250 feet north of the east leg T-junction intersection. It is under the jurisdiction of the Village of Mount Prospect.

Figures 2 illustrates the existing traffic control and travel lanes around the school.

Existing Traffic Volumes

Weekday morning arrival (7:00-9:00 AM) and afternoon dismissal (2:00-4:00 PM) traffic counts were conducted at the intersections around the school during good weather in March of 2025. Peak-hours of traffic occurred from 7:30 to 8:30 AM and 2:45 to 3:45 PM which coincides with the school's 7:45 AM start and 2:45 PM dismissal times. The existing traffic volumes are shown on **Figure 3A** and included in the **Appendix**. **Figures 3B** and **3C** separate the school and non-school volumes. **Figure 4** summarizes the existing pedestrian and bicycle volumes School traffic volumes would be slightly higher during poor weather with less students walking.

School Procedures and Observations

Arrival and dismissal observations were performed on May 3rd, 2025. Weather conditions were overcast, and temperature was in the mid-50s with no precipitation. During arrival and dismissal times, there are crossing guards present at the intersections of Lincoln Street at Na Wa Ta Avenue, Lincoln Street at Can-Dota Avenue, and Can-Dota Avenue at east leg of Milburn Avenue. Can-Dota Avenue is restricted from turning left into the east parking lot. School buses approach from Lincoln Street into the west school lot where the students are dropped off. In the afternoon, the school buses load students at the west lot and departed along Lincoln Street. There were nine large buses and one small bus.

In the morning most parents were observed dropping off students at the east parking lot loop which caused congestion on Can-Dota Avenue and its intersections with the west and east leg of Milburn Avenue. As a result, students were dropped off on the east side of Can-Dota and did not use a crosswalk to cross the road. Traffic was stacking along Can-Dota in the southbound direction from its intersections with Lincoln and Milburn Drive. This congestion caused bottlenecking along Can-Dota Avenue near the intersection of Lincoln Street. Stacking was also observed at the pick-up/drop-off loop, continuing past the intersection of Lincoln Street and Can-Dota Avenue. Parents were observed dropping off students on the south side of Lincoln Street with students crossing via crosswalk. Minimal traffic delays were observed along Lincoln Street. Students were consistently crossing at intersections where crossing guards were present. Minimal to no traffic was observed along Milburn Avenue and We Go Trail.

Curbside activity at Can-Dota Avenue and Lincoln Street was higher in the afternoon than in the morning. Parents arriving early were stacking along Can-Dota Avenue which ran from the curbside pickup at the east lot to its intersection with Dresser Drive. Other parents were observed to have parked along the Milburn Avenue west and east legs, Can-Dota south of Lincoln Street, and Na Wa Ta Avenue however this did not cause traffic issues on those roads. Vehicles parked on Na Wa Ta Avenue and Can-Dota Avenue south of Lincoln Street caused one way traffic on those roads. Parents were also observed to be parked along Lincoln Street which stacked from the south pick-up/drop-off loop to its intersection with Wa Pella Avenue. After dismissal, many students walked to their parents' vehicles while the rest of the students walked/biked home or were picked up via the east lot and south drop-off/pick-up loop. Traffic along Lincoln Avenue operated well . Traffic along Can-Dota experienced congestion and vehicles parked along the west side of the street with no driver were observed causing bottlenecking near its intersection with Lincoln Avenue. Similar to the morning, heavy congestion was observed at the intersections of Milburn Ave east and west leg with Can-Dota Avenue. We Go Trail and Milburn Avenue operated with little to no traffic. A low volume of pedestrians was observed using the sidewalks entering the school property at We Go Trail and Pendleton Plane and at Milburn Avenue at See Gwun Avenue.

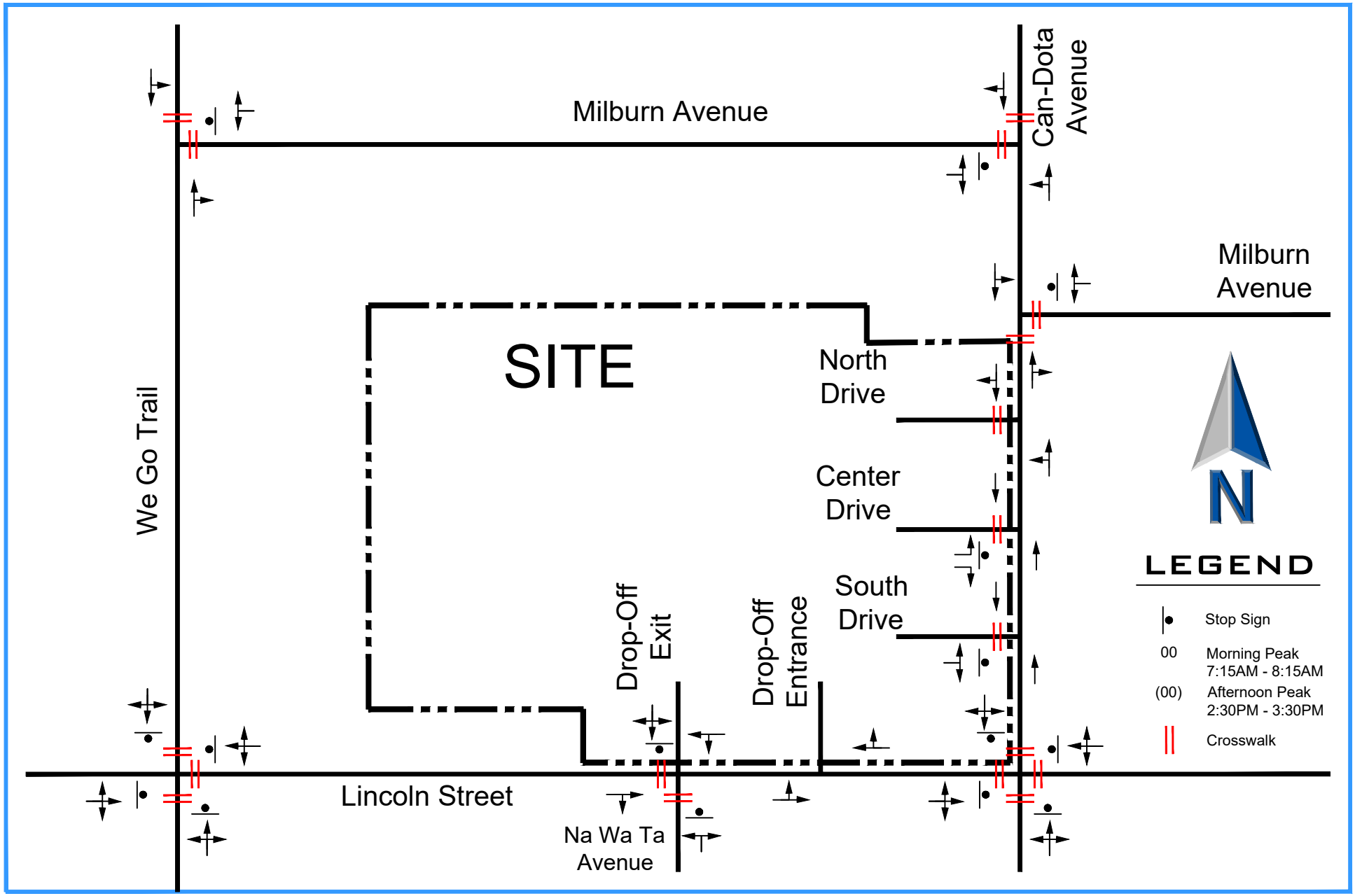
Peak traffic activity lasted 20 minutes before and after school. Overall, the school traffic conditions were busy at peak times and flowed well other than congestion along Can-Dota Avenue and its intersections with Milburn Avenue. Most students used the crosswalk to reach the school however few students were observed not using the crosswalk at Can-Dota Avenue during drop-off. The peak westbound queuing on Lincoln Street lasted about 10 minutes.



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Site Location and Area Roadways

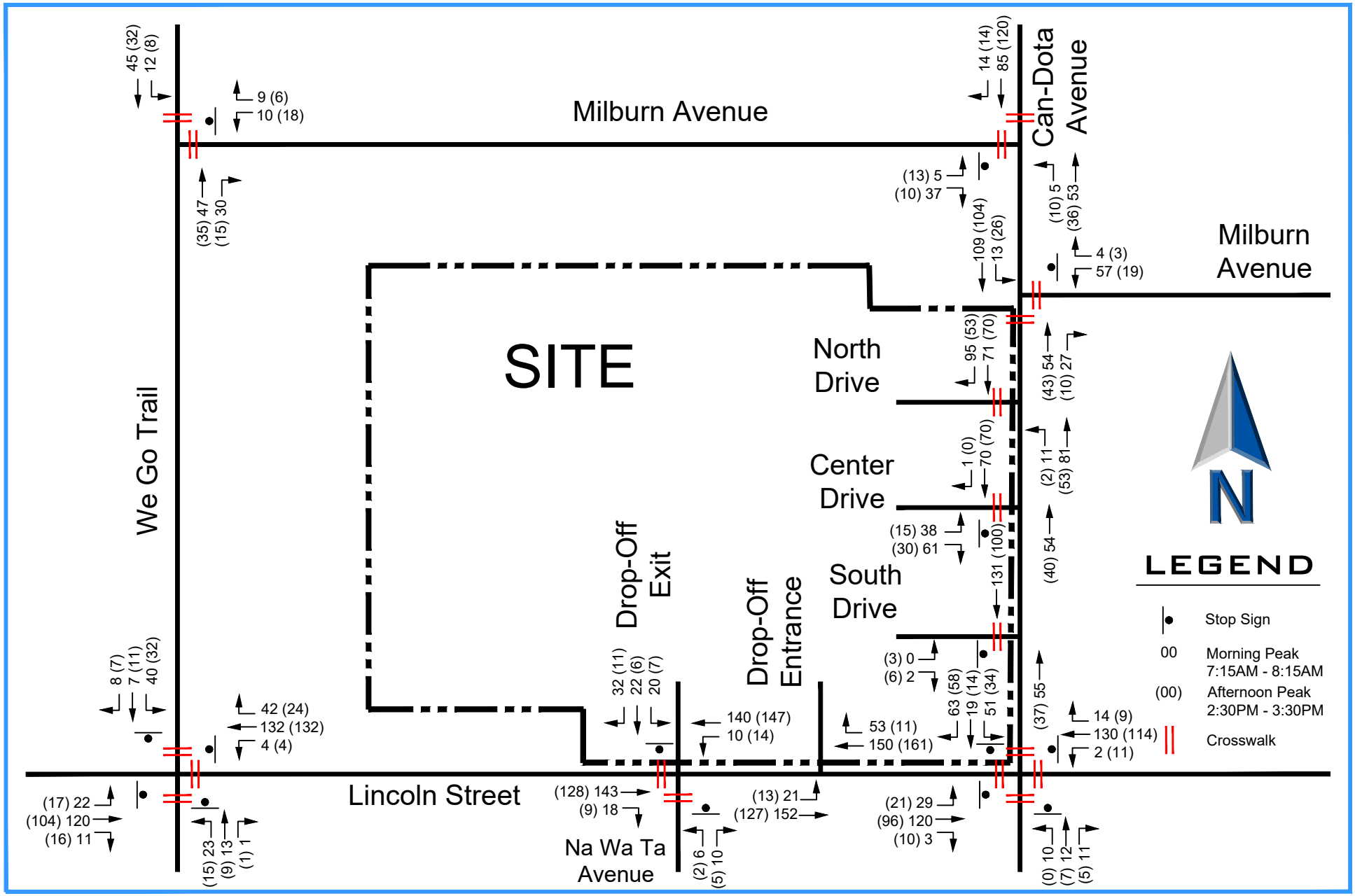
Figure 1



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Roadway Geometrics

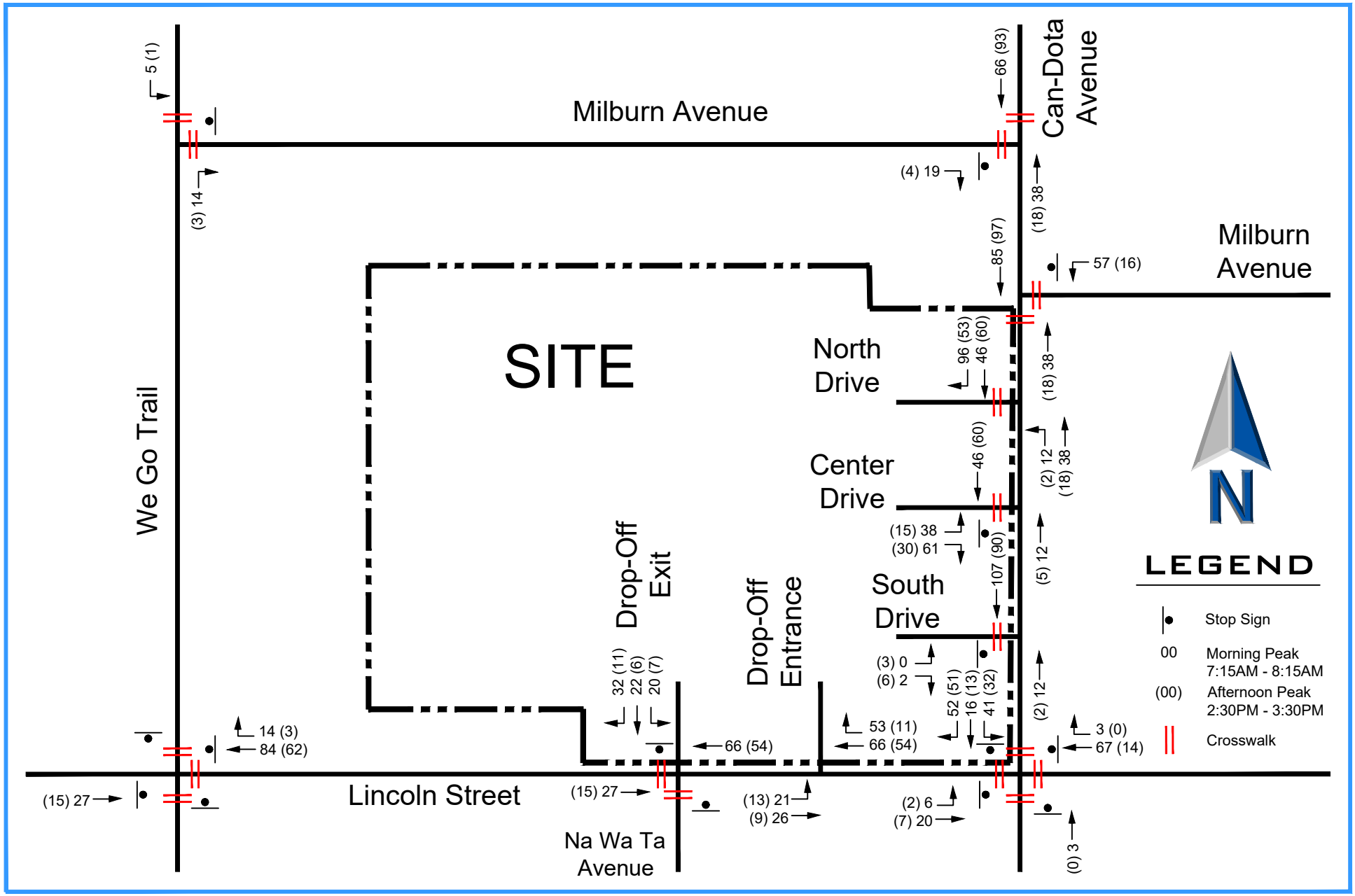
Figure 2



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Traffic Volumes

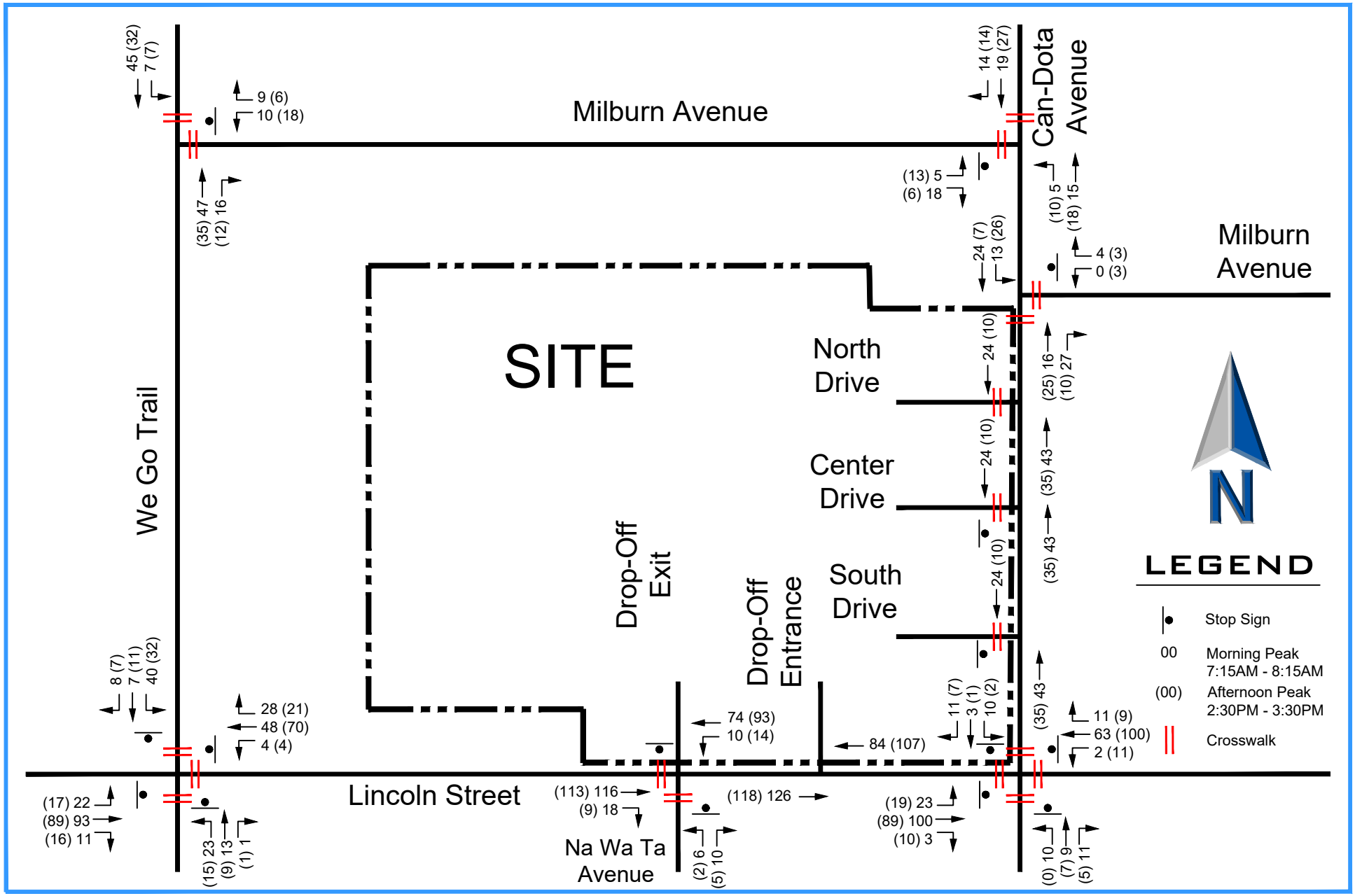
Figure 3A



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing School Traffic Volumes

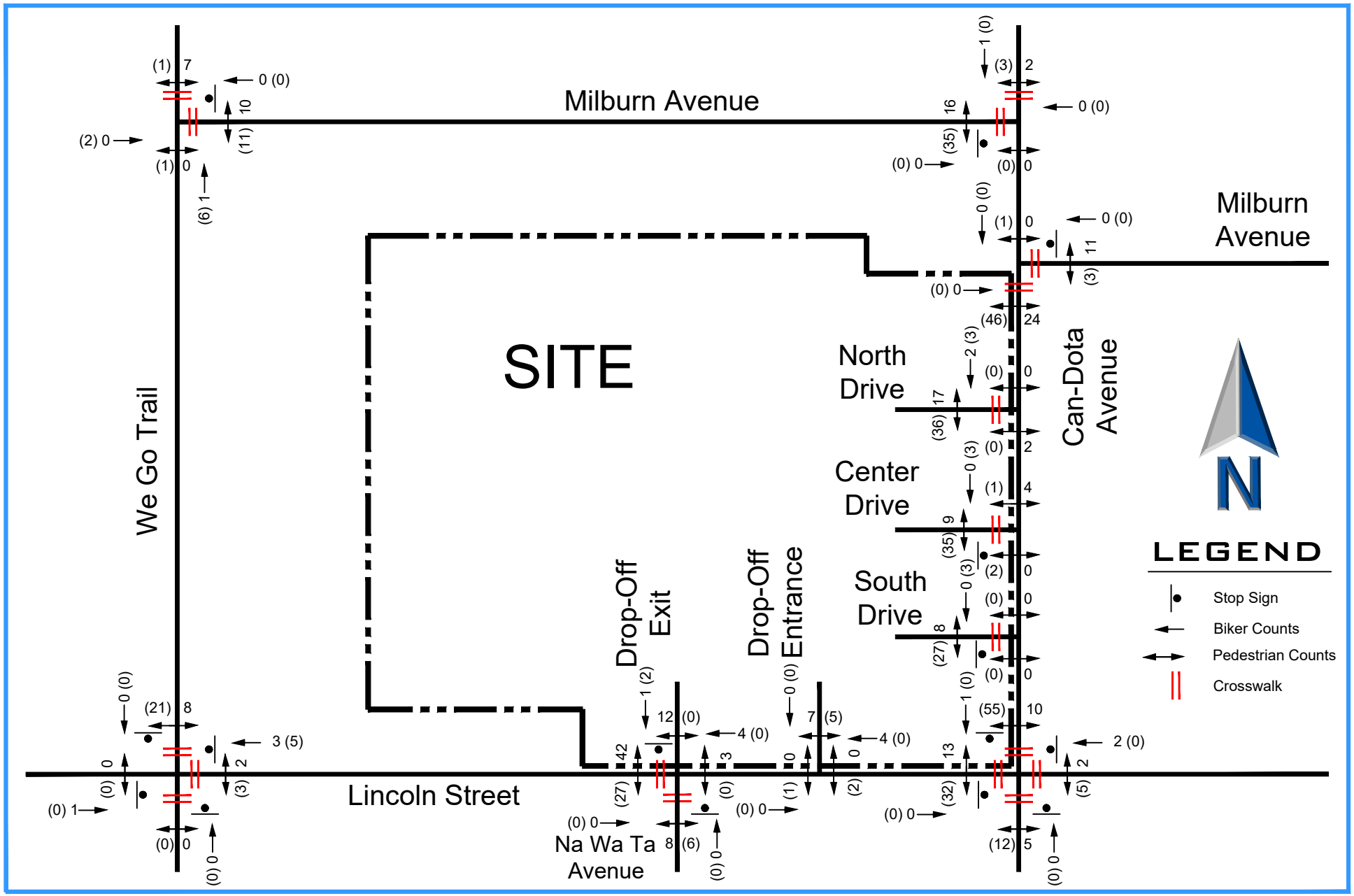
Figure 3B



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Existing Non School Traffic Volumes

Figure 3C



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Pedestrian and Bike Volumes

Figure 4

SITE TRAFFIC CHARACTERISTICS

The school currently serves 783 students with 91 staff. Over the next six years, the student population is expected to decrease by 53 to 730 students (-6.7%). The number of school buses will remain at nine. Currently 434 students ride the school buses (55%). In the future, 420 students are expected to use the bus (57%).

School Trip Generation and Distribution

Traffic estimates were made for the projected number of students using the traffic counts at the current school. The rate of vehicle trip generation was applied to the decreased student population (-7%) with the results shown in **Table 1.**

Table 1
School Traffic Volumes

Scenario	Morning Arrival			Afternoon Dismissal		
	In	Out	Total	In	Out	Total
Existing 783 Students	228	221	449	139	138	277
Reduction of 53 Students	-21	-20	-41	-8	-8	-16
Total 730 Students	**207**	**201**	**408**	**131**	**130**	**261**

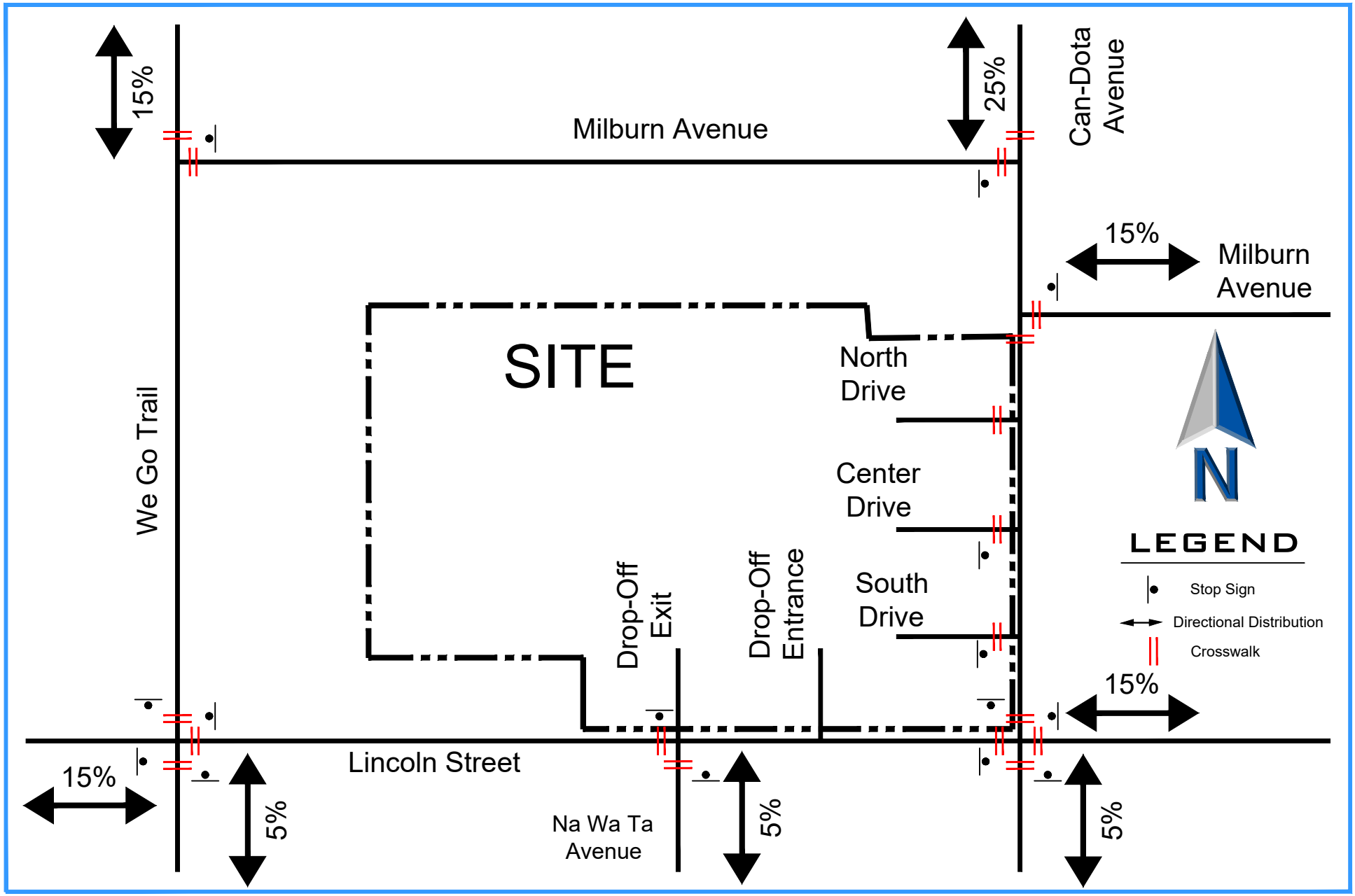
The directional distribution for school traffic is based on the existing school traffic counts and is shown in **Table 2** and on **Figure 5**. Sixty-seven percent of the school traffic was to and from the east on Lincoln Street and the remaining thirty-three percent were from Can-Dota Avenue. Thirty percent of the school traffic was to the north and south on Can-Dota Avenue, thirty percent was to the east and west on Lincoln Avenue.

Table 2
Directional Distribution

Direction	Distribution
South on Can-Dota Avenue	25%
North on Can-Dota Avenue	5%
West on Milburn Ave	15%
West on Lincoln Street	15%
East on Lincoln Street	15%
North on We-Go Trail	5%
South on We-Go Trail	15%
North on Na-Wa-Ta Avenue	5%
Total	**100%**

Trip Assignment

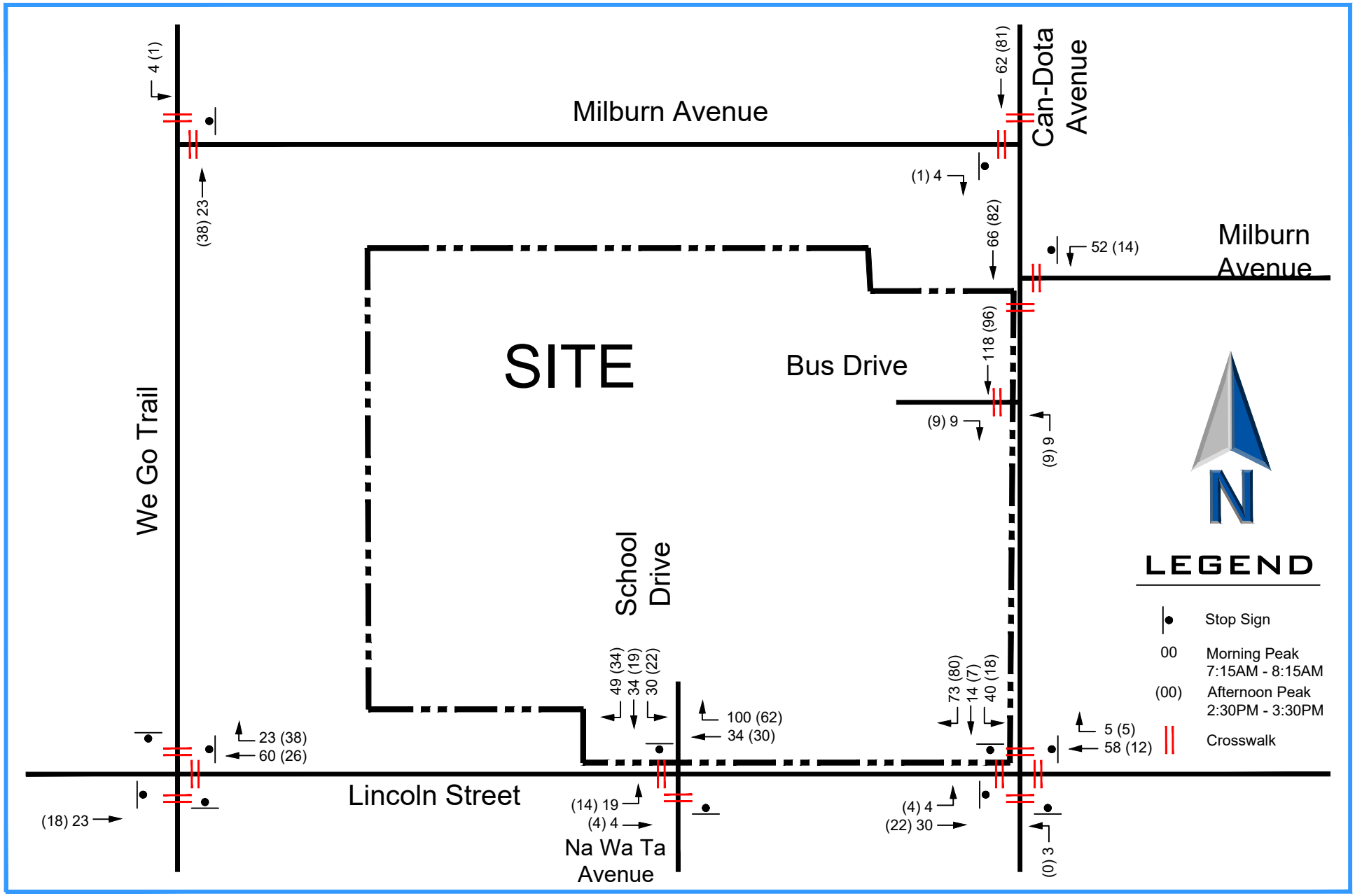
The future vehicular trips that are generated by the school were distributed to the area roadways based on the site plan, projected school volumes, regional traffic growth, and the directional distribution analysis. **Figure 6** illustrates the site traffic generated by the school and its assignment on the road system. The new school parking lot and student loading area will direct more traffic on Lincoln Street. Buses will use Can-Dota Avenue to access the bus loading area on the north side of the school. It is anticipated that some parents will use the west side of the Can-Dota Avenue south of the bus entrance to drop-off or pick-up students. Traffic projections were estimated for a period of five years in the future after construction (Year 2031). **Figure 7** shows the total traffic volumes.



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Directional Distribution

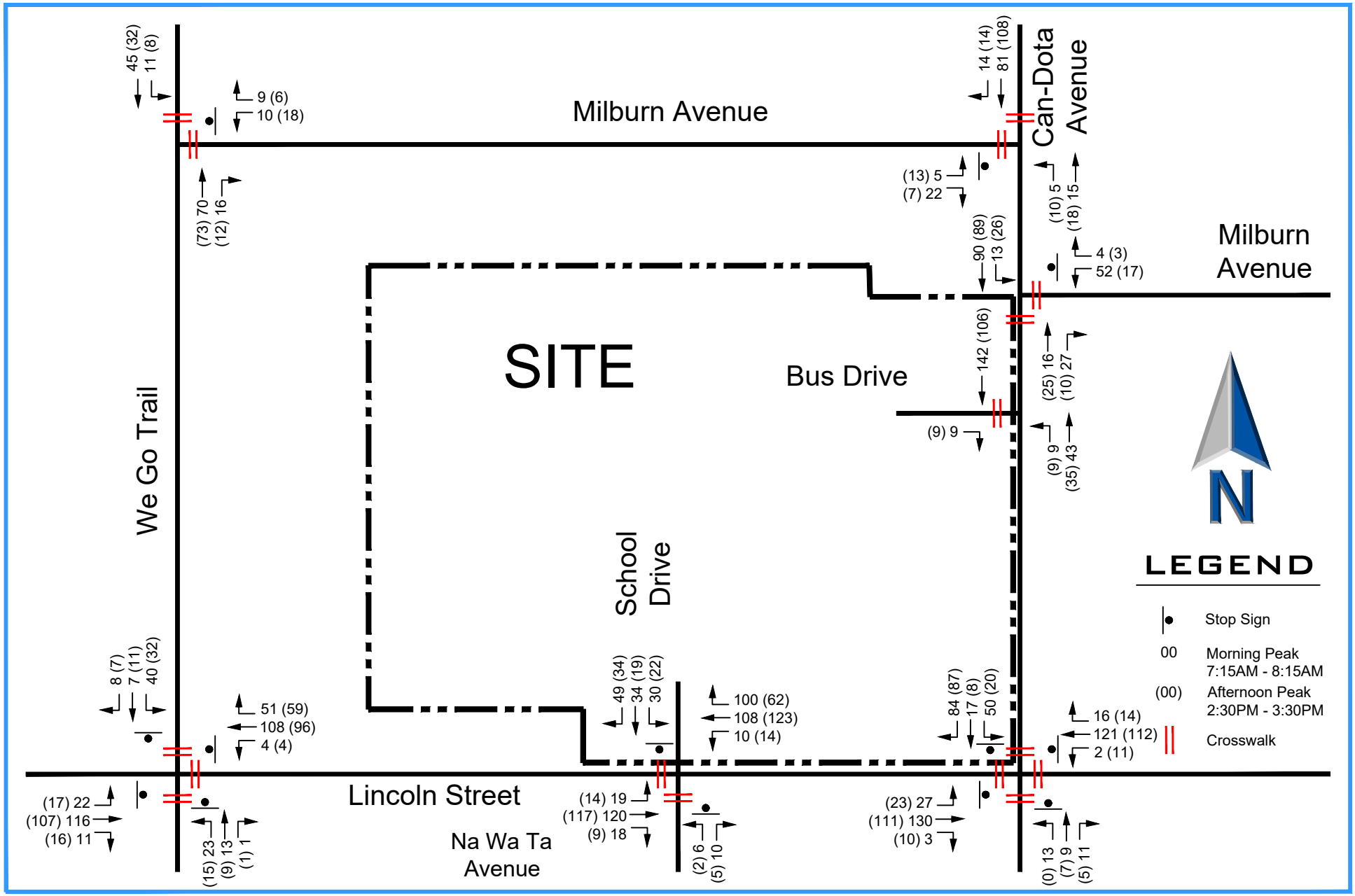
Figure 5



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Projected School Traffic Volumes

Figure 6



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Total Traffic Volumes

Figure 7

ANALYSES

Intersection Capacity Analyses

An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**.

Table 3
Level of Service Criteria for Intersections

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

Source: Highway Capacity Manual

Capacity analyses were conducted for each intersection using the computer program Synchro to determine the existing operating conditions of the access system. These analyses were performed for the school's peak arrival and dismissal periods. **Table 4** shows the existing and future level of service results for each intersection. Copies of the capacity analysis summaries are included in the **Appendix**. Overall, there will be minor changes in intersection operating conditions in the future with the reduced school volumes and change if traffic flow.

Lincoln Street at We Go Trail

This all-way stop controlled intersection is currently operating at an excellent level of service with minimal delay. After upgrades to the school, the intersection will continue to operate at an excellent level of service. No upgrades are required at this intersection.

Lincoln Street at Can-Dota Avenue

This all-way stop controlled intersection is currently operating at a good level of service with low delay. Congestion is most present at the southbound stop due to a high volume of parents dropping off students in the southbound direction during pick-up and drop-off hours. After upgrades to the school, the intersection will continue to operate at an excellent level of service. No upgrades are required at this intersection.

We Go Trail at Milburn Avenue

This two-way stop-controlled intersection is currently operating at an excellent level of service. After upgrades to the school, the intersection will continue to operate at an excellent level of service.

Can-Dota Avenue (West Leg) at Milburn Avenue

This two-way stop-controlled intersection is currently operating at an excellent level of service. After upgrades to the school, the intersection will continue to operate at an excellent level of service. No upgrades are required at this intersection.

Can-Dota Avenue (East Leg) at Milburn Avenue

This T-junction intersection is currently operating at a good level of service. There is slight congestion for vehicles turning left onto Can-Dota Avenue for student drop off. However, there is a relatively low number of vehicles turning left at this intersection. After upgrades to the school, the intersection will operate at a slightly better level of service. No upgrades are required at this intersection.

Drop-Off Exit/Na Wa Ta Avenue at Lincoln Street

This two-way stop-controlled intersection is currently operating at a good level of service. This intersection is currently experiencing the most congestion at the Drop-Off Exit after student drop-off and pick-up but is still operating at a good level of service with minimal delay. After upgrades to the school, this intersection will no longer exist.

Drop-Off Entrance at Lincoln Avenue

This uncontrolled intersection is currently operating at a good level of service for eastbound vehicles turning left to drop-off students. After upgrades to the school, this intersection will no longer exist.

Can-Dota Avenue at Center Drive

This T-junction stop controlled intersection is currently operating at a good level of service. After upgrades to the school, this intersection will no longer exist.

Can-Dota Avenue at South Drive

This T-junction stop controlled intersection is currently operating at a good level of service. After upgrades to the school, this intersection will no longer exist.

Can-Dota Avenue at Bus Drive

This T-Junction stop controlled intersection will be a future access drive for buses entering and exiting the school during pick-up and drop-off times. This proposed intersection will operate at a good level of service with minimal delay for buses entering the site.

School Drive/Na Wa Ta Avenue at Lincoln Street

This proposed two-way stop-controlled intersection will be a future access drive for passenger vehicles entering and exiting the school. During drop-off and pick-up times, most of the congestion will occur for vehicles exiting the site. However, this congestion will be light. The intersection overall will operate at a good level of service with minimal delay.

Parking

Parking required by the Village of Mount Prospect for schools serving Grades K thru 8th is one space per employee plus eight spaces for visitors. The required parking for the current and proposed school is 99 parking spaces.

National parking data is available from the Institute of Transportation Engineers (ITE) in their publication Parking Generation, 6th Edition for Middle School/Junior High (Land Use Code 522). The peak demand using the ITE data is 78 vehicles for the current school and 74 vehicles in the future.

Parking counts were conducted on Thursday March 13, 2025, at the school that found 40 vehicles parked in the west lot, 36 vehicles in the east lot, and six vehicles parked on-street by the school for a total of 82 vehicles. The school currently has 91 staff. While the number of students is expected to decrease, the staffing at the school will remain at 91 employees. Based on the parking surveys, the parking demand would stay at 82 vehicles.

Table 4
Intersection Level of Service and Delay

Intersection	Movement	AM Arrival		PM Dismissal	
		2025	2031	2025	2031
Lincoln Street at We Go Trail (All-Way Stop)	Intersection	A – 9.5	A – 9.3	A – 8.7	A – 8.6
Lincoln Street at Can-Dota Avenue (All-Way Stop)	Intersection	B – 10.9	B – 11.2	A – 8.7	A -- 8.9
We Go Trail at Milburn Avenue (Two-Way Stop)	WB Approach	A – 9.6	A – 9.8	A – 9.3	A – 9.6
	SB Left	A – 7.5	A – 7.6	A – 7.4	A – 7.5
Can-Dota Avenue (west) at Milburn Avenue (Two-Way Stop)	EB Approach	A – 9.9	A – 9.7	A – 10.2	B – 10.0
	NB Left	A – 7.7	A – 9.7	A – 7.7	A – 7.7
Can-Dota Avenue (east) at Milburn Avenue (Two-Way Stop)	WB Approach	B – 14.0	B – 12.0	B – 10.4	B – 10.0
	SB Left	A – 7.7	A – 7.5	A – 7.4	A – 7.4
Drop-Off Exit/Na Wa Ta Avenue at Lincoln Street (Two-Way Stop)	NB Approach	A – 9.7		B – 10.2	
	SB Approach	B – 13.4		B – 11.2	
	WB Left	A – 7.8		A – 7.7	
Drop-Off Entrance at Lincoln Avenue (No Stops)	EB Left	B – 12.9		B – 11.2	
Can-Dota Avenue at Center Drive (T-Junction Stop)	EB Approach	B – 10.4		A – 9.4	
Can-Dota Avenue at South Drive (T-Junction Stop)	EB Approach	A – 9.8		A – 9.5	
Can-Dota Avenue at Bus Drive (T-Junction Stop)	EB Approach		B – 10.4		A – 9.3
	NB Left		A – 8.0		A – 7.6
School Drive/Na Wa Ta Avenue at Lincoln Street (Two-Way Stop)	NB Approach		A – 9.5		B – 10.3
	SB Approach		C – 16.4		B – 12.5
	EB Left		A – 8.1		A – 7.8
	WB Left		A – 7.7		A – 7.6

Parking Supply

On-site, there are two parking lots on the east and west sides of the school. The east lot has 36 regular and 2 accessible spaces. The west lot has 41 regular and 2 accessible spaces. There are a total of 81 spaces on site. The current school is short 16 spaces from the 99-space zoning requirement.

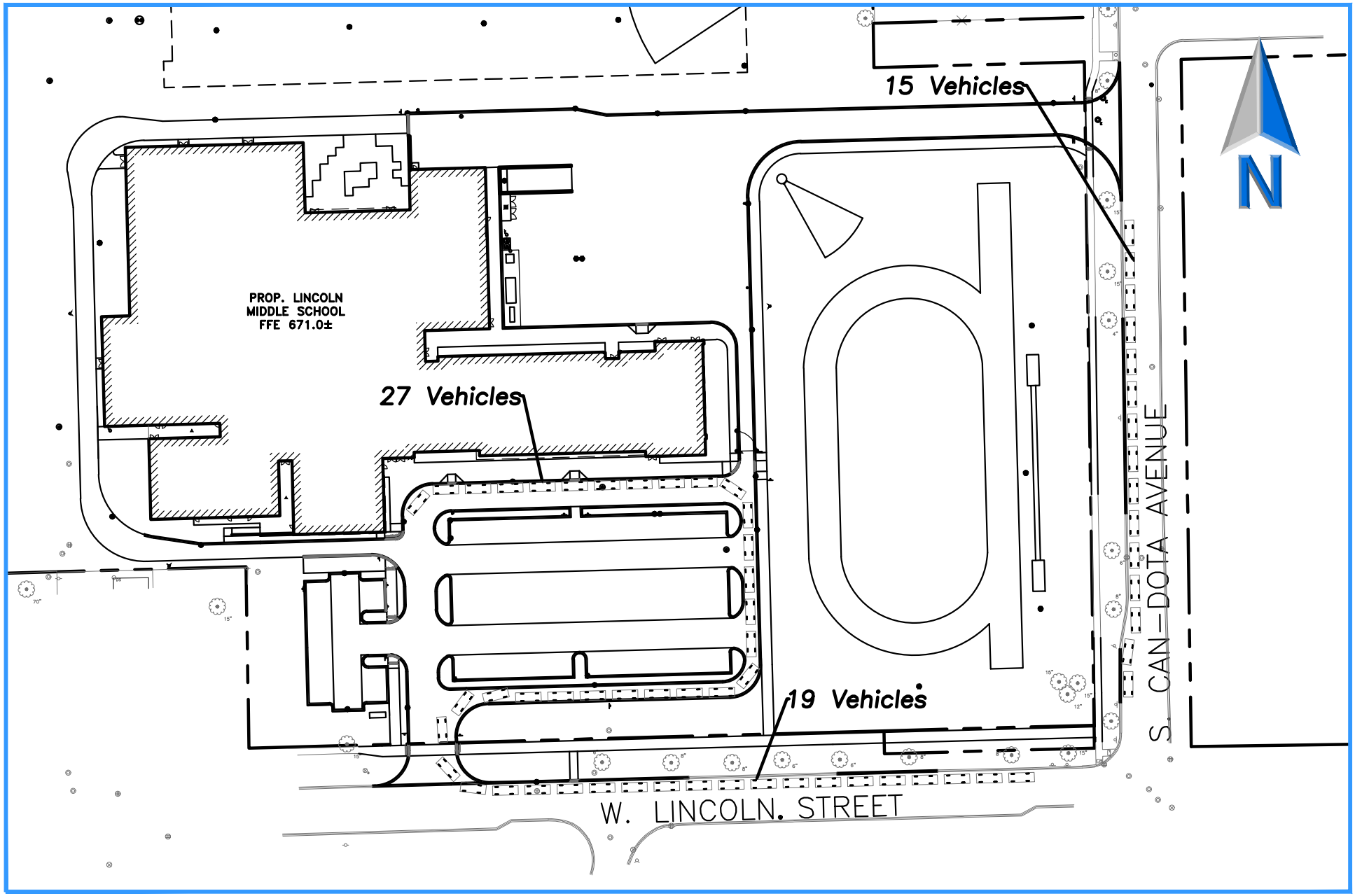
For the new school plan, there will be 12 regular spaces on the north side of the building and 97 regular with 5 accessible spaces in the new main lot on Lincoln Street. The total on-site parking supply is 114 parking spaces which exceeds the 99-space zoning requirement, ITE demand of 74 vehicles, and the parking survey data with 82 parked vehicles. The proposed parking supply will meet the needs of the school. Parking for special events at the school can be accommodated by a combination of off-street parking and on-street parking by the school. Five accessible spaces are provided and meet the ADA code requirements.

Vehicle Queueing

The proposed changes with the new school building and on-site parking will allow more vehicles to queue on school property and reduce the use of Can-Dota Avenue for loading. **Figure 8** shows the available queueing capacity around the school. Within the parking lot, up to 27 vehicles can queue while cropping-off or picking -up students. Additional queuing is available along Lincoln Street east of the parking lot along the curb for 19 additional. Along Can-Dota Avenue, additional storage is available with the elimination of existing access drives up to 15 vehicles. Currently, vehicles are queued from the Lincoln Street drop east to Can Dot Avenue and north on Can Dota Avenue to Milburn Avenue, approximately 1,200 feet. The new on-site loading area can accommodate 540 feet of storage significantly reducing on-street queuing.

School Bus and Delivery Traffic

The new driveway on Can-Dota Avenue will be limited in use to a few staff vehicles, school buses, and school deliveries. There are twelve parking spaces available to staff on the north side of the building. They would generate 12 inbound and 12 outbound trips outside of the peak arrival and dismissal times. School buses will use the drive twice a day to enter the school lot to drop-off or pick-up students. Deliveries will occur a couple of times a day by trucks of varying sizes providing school supplies, cafeteria supplies, refuse pick-up, and occasional maintenance deliveries.



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Proposed On-Site Stacking

Figure 8

SUMMARY

This report summarizes the results of the traffic and parking study for the Lincoln Middle School in Mt. Prospect, Illinois. The following recommendations were developed:

1. The projected student population is expected to decrease from 783 existing students to 730 students in the future. School related traffic volumes are expected to decrease.
2. During the morning and afternoon peak periods of school traffic, peak activity for approximately 20 minutes.
3. The proposed circulation plan is changing with the development of the new school.
    a. The three driveways on Can-Dota Avenue will be reduced to one drive restricted to staff, school bus, and delivery traffic. The conflicting traffic movements from the three original driveways will be significantly reduced.
    b. The west side of Can-Dota Avenue will still be used for some loading activity for up to 15 vehicles at a time.
    c. The small loading area on Lincoln Street will be replaced by a large parking lot with a loading area that accommodate 27 vehicles queueing on-site.
    d. Additional queueing is available on Lincoln Street in the parking lane for 19 vehicles.
    e. The school drive on Can-Dota Avenue will be restricted to school staff, school buses , and deliveries.
4. A new parking lot on the south side of the school along with a small lot on the northside of the school will accommodate the day-to-day parking needs without using on-street parking.
5. The proposed parking supply for the school is 114 parking spaces that exceeds the 99-space zoning requirement, the ITE estimate of 74 vehicles, and the surveyed demand of 82 parked vehicles.
6. Five accessible spaces are provided and meet the ADA code requirements.

Appendix

- **Existing 2025 Traffic Counts**
- **ITE Parking Calculations**
- **Intersection Capacity Analyses**
    - **2025 Existing Conditions**
    - **2031 Total Traffic Conditions**

Can-Dota Avenue at Center School Drive

Village of Mt. Prospect, Illinois															
	Can-Dota Avenue Southbound			Westbound			Can-Dota Avenue Northbound			Center School Drive Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday March 13, 2025														
6:30 AM	0	5						6	1	0		1	13	102	0.62
6:45 AM	0	25						16	0	0		0	41	225	0.41
7:00 AM	1	7						13	2	0		0	23	218	0.40
7:15 AM	1	12						8	1	2		1	25	**224**	**0.41**
7:30 AM	0	19						24	0	58		35	136	215	0.40
7:45 AM	0	20						11	0	1		2	34		
8:00 AM	0	18						11	0	0		0	29		
8:15 AM	0	7						8	0	1		0	16		
Total	2	113	0	0	0	0	0	97	4	62	0	39			
7:15-8:15 AM	**1**	**69**	**0**	**0**	**0**	**0**	**0**	**54**	**1**	**61**	**0**	**38**	**224**		
	Thursday March 13, 2025														
1:30 AM	1	1						1	0	0		0	3	44	0.65
1:45 AM	0	10						7	0	0		0	17	54	0.79
2:00 AM	0	5						8	0	0		0	13	103	0.39
2:15 AM	1	6						4	0	0		0	11	119	0.45
2:30 AM	0	6						7	0	0		0	13	**139**	**0.53**
2:45 AM	0	24						11	0	19		12	66		
3:00 AM	0	9						9	0	9		2	29		
3:15 AM	0	20						10	0	0		1	31		
Total	2	81	0	0	0	0	0	57	0	28	0	15			
2:30-3:30 PM	**0**	**59**	**0**	**0**	**0**	**0**	**0**	**37**	**0**	**28**	**0**	**15**	**139**		

Can-Dota Avenue at North School Drive

Village of Mt. Prospect, Illinois															
	Can-Dota Avenue Southbound			Westbound			Can-Dota Avenue Northbound			North School Drive Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday March 13, 2025														
6:30 AM	2	5						6	1	0		0	14	116	0.67
6:45 AM	2	25						10	6	0		0	43	260	0.41
7:00 AM	5	8						7	6	0		0	26	251	0.40
7:15 AM	10	13						6	4	0		0	33	**255**	**0.40**
7:30 AM	84	18						50	6	0		0	158	237	0.38
7:45 AM	1	20						12	1	0		0	34		
8:00 AM	0	18						12	0	0		0	30		
8:15 AM	0	7						8	0	0		0	15		
Total	104	114	0	0	0	0	0	111	24	0	0	0			
7:15-8:15 AM	**95**	**69**	**0**	**0**	**0**	**0**	**0**	**80**	**11**	**0**	**0**	**0**	**255**		
	Thursday March 13, 2025														
1:30 AM	0	2						1	0	0		0	3	48	0.75
1:45 AM	0	9						5	2	0		0	16	59	0.92
2:00 AM	3	5						7	1	0		0	16	94	0.46
2:15 AM	1	7						4	1	0		0	13	98	0.48
2:30 AM	2	6						6	0	0		0	14	**116**	**0.57**
2:45 AM	6	23						22	0	0		0	51		
3:00 AM	0	9						10	1	0		0	20		
3:15 AM	0	20						10	1	0		0	31		
Total	12	81	0	0	0	0	0	65	6	0	0	0			
2:30-3:30 PM	**8**	**58**	**0**	**0**	**0**	**0**	**0**	**48**	**2**	**0**	**0**	**0**	**116**		

Can-Dota Avenue at South School Drive

Village of Mt. Prospect, Illinois															
	Can-Dota Avenue Southbound			Westbound			Can-Dota Avenue Northbound			South School Drive Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday March 13, 2025														
6:30 AM	0	5						7	0	0		0	12	97	0.59
6:45 AM	0	25						16	0	0		0	41	185	0.46
7:00 AM	0	7						15	0	0		0	22	178	0.45
7:15 AM	0	13						9	0	0		0	22	**184**	**0.46**
7:30 AM	0	76						24	0	0		0	100	178	0.45
7:45 AM	0	21						11	0	2		0	34		
8:00 AM	0	17						11	0	0		0	28		
8:15 AM	0	8						8	0	0		0	16		
Total	0	172	0	0	0	0	0	101	0	2	0	0			
7:15-8:15 AM	**0**	**127**	**0**	**0**	**0**	**0**	**0**	**55**	**0**	**2**	**0**	**0**	**184**		
	Thursday March 13, 2025														
1:30 AM	0	1						2	0	1		0	4	40	0.71
1:45 AM	0	9						4	0	0		0	13	48	0.86
2:00 AM	0	5						9	0	0		0	14	99	0.39
2:15 AM	0	6						3	0	0		0	9	114	0.45
2:30 AM	0	6						6	0	0		0	12	**138**	**0.54**
2:45 AM	0	48						11	0	5		0	64		
3:00 AM	0	19						8	0	1		1	29		
3:15 AM	0	21						10	0	0		2	33		
Total	0	115	0	0	0	0	0	53	0	7	0	3			
2:30-3:30 PM	**0**	**94**	**0**	**0**	**0**	**0**	**0**	**35**	**0**	**6**	**0**	**3**	**138**		

Lincoln Street at Can-Dota Avenue

Village of Mt. Prospect, Illinois															
	Can-Dota Avenue Southbound			Lincoln Street Westbound			Can-Dota Avenue Northbound			Lincoln Street Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday March 13, 2025														
6:30 AM	2	2	1	2	5	0	0	1	0	0	7	4	24	262	0.54
6:45 AM	21	2	2	4	41	1	0	3	1	0	38	9	122	433	0.56
7:00 AM	5	0	2	5	10	0	1	1	1	1	16	10	52	424	0.54
7:15 AM	7	1	5	1	21	0	0	2	0	0	22	5	64	**444**	**0.57**
7:30 AM	26	12	37	10	53	0	9	4	9	2	24	9	195	434	0.56
7:45 AM	16	2	4	2	32	1	0	3	0	0	47	6	113		
8:00 AM	14	4	2	1	21	1	2	3	1	1	15	7	72		
8:15 AM	4	2	2	4	13	1	0	2	1	0	23	2	54		
Total	95	25	55	29	196	4	12	19	13	4	192	52			
7:15-8:15 AM	**63**	**19**	**48**	**14**	**127**	**2**	**11**	**12**	**10**	**3**	**108**	**27**	**444**		
	Thursday March 13, 2025														
1:30 AM	1	1	0	1	8	1	0	1	0	1	16	0	30	144	0.75
1:45 AM	5	3	1	3	7	0	0	1	1	1	4	2	28	169	0.77
2:00 AM	4	0	1	3	23	2	0	0	2	0	7	6	48	265	0.53
2:15 AM	4	0	2	2	11	0	0	0	1	2	12	4	38	295	0.59
2:30 AM	4	1	1	3	22	3	1	1	0	3	14	2	55	**350**	**0.71**
2:45 AM	22	6	24	2	15	6	2	1	0	2	37	7	124		
3:00 AM	14	0	6	0	14	0	0	1	0	3	33	7	78		
3:15 AM	11	7	3	4	44	2	2	4	0	2	12	2	93		
Total	65	18	38	18	144	14	5	9	4	14	135	30			
2:30-3:30 PM	**51**	**14**	**34**	**9**	**95**	**11**	**5**	**7**	**0**	**10**	**96**	**18**	**350**		

Lincoln Street at Drop-Off Entrance

Village of Mt. Prospect, Illinois															
	Drop-Off Entrance Southbound			Lincoln Street Westbound			N.A. Northbound			Lincoln Street Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Thursday March 13, 2025														
6:30 AM				1	6						11	0	18	228	0.51
6:45 AM				2	60						49	1	112	349	0.63
7:00 AM				5	13						24	0	42	339	0.61
7:15 AM				2	26						27	1	56	**363**	**0.65**
7:30 AM				41	46						37	15	139	353	0.63
7:45 AM				6	41						53	2	102		
8:00 AM				4	37						22	3	66		
8:15 AM				2	16						26	2	46		
Total	0	0	0	63	245	0	0	0	0	0	249	24			
7:15-8:15 AM	**0**	**0**	**0**	**53**	**150**	**0**	**0**	**0**	**0**	**0**	**139**	**21**	**363**		
	Thursday March 13, 2025														
1:30 AM				2	6						16	1	25	119	0.69
1:45 AM				0	13						7	1	21	138	0.78
2:00 AM				5	22						14	2	43	215	0.55
2:15 AM				3	10						17	0	30	247	0.63
2:30 AM				0	22						21	1	44	**290**	**0.74**
2:45 AM				0	42						45	11	98		
3:00 AM				4	26						44	1	75		
3:15 AM				0	56						17	0	73		
Total	0	0	0	14	197	0	0	0	0	0	181	17			
2:30-3:30 PM	**0**	**0**	**0**	**4**	**146**	**0**	**0**	**0**	**0**	**0**	**127**	**13**	**290**		

Lincoln Street at Na Wa Ta/Drop-Off Exit

Village of Mt. Prospect, Illinois															
	Southbound			Lincoln Street Westbound			Northbound			Lincoln Street Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday March 13, 2025														
6:30 AM	1	0	0	0	6	0	0	0	1	0	11	0	19	235	0.49
6:45 AM	1	0	1	0	60	1	1	0	2	3	50	0	119	377	0.59
7:00 AM	3	0	3	0	14	0	0	0	1	0	20	0	41	360	0.56
7:15 AM	2	0	0	0	23	2	1	0	1	0	27	0	56	**383**	**0.59**
7:30 AM	23	21	11	0	39	7	5	0	3	17	35	0	161	373	0.58
7:45 AM	3	0	7	0	41	0	3	0	2	0	46	0	102		
8:00 AM	2	1	2	0	32	1	1	0	0	1	24	0	64		
8:15 AM	1	1	4	0	15	1	1	0	0	0	23	0	46		
Total	36	23	28	0	230	12	12	0	10	21	236	0			
7:15-8:15 AM	**30**	**22**	**20**	**0**	**135**	**10**	**10**	**0**	**6**	**18**	**132**	**0**	**383**		
	Thursday March 13, 2025														
1:30 AM	0	0	2	0	6	0	1	0	1	0	14	0	24	115	0.70
1:45 AM	2	0	0	0	12	1	0	0	0	1	8	0	24	142	0.70
2:00 AM	0	2	1	0	22	0	0	0	0	0	16	0	41	229	0.52
2:15 AM	0	1	0	0	9	0	2	0	0	0	14	0	26	261	0.59
2:30 AM	1	0	0	0	17	5	2	0	1	2	23	0	51	**309**	**0.70**
2:45 AM	10	6	1	0	37	5	2	0	0	3	47	0	111		
3:00 AM	0	0	6	0	24	1	1	0	1	3	37	0	73		
3:15 AM	0	0	0	0	53	3	0	0	0	1	17	0	74		
Total	13	9	10	0	180	15	8	0	3	10	176	0			
2:30-3:30 PM	**11**	**6**	**7**	**0**	**131**	**14**	**5**	**0**	**2**	**9**	**124**	**0**	**309**		

Lincoln Street at We Go Trail

Village of Mt. Prospect, Illinois															
	We Go Trail Southbound			Lincoln Street Westbound			We Go Trail Northbound			Lincoln Street Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday March 13, 2025														
6:30 AM	1	0	1	0	5	0	0	0	0	0	8	3	18	200	0.69
6:45 AM	2	1	8	11	25	1	0	1	1	2	20	0	72	339	0.54
7:00 AM	1	1	1	1	13	0	0	0	3	1	21	1	43	381	0.61
7:15 AM	2	2	10	6	7	0	1	0	2	1	33	3	67	**407**	**0.65**
7:30 AM	3	2	18	21	39	1	0	8	14	4	37	10	157	399	0.64
7:45 AM	3	1	8	11	39	1	0	2	6	3	36	4	114		
8:00 AM	0	2	4	4	34	2	0	3	1	3	14	2	69		
8:15 AM	4	6	6	3	15	0	0	1	1	3	18	2	59		
Total	16	15	56	57	177	5	1	15	28	17	187	25			
7:15-8:15 AM	**8**	**7**	**40**	**42**	**119**	**4**	**1**	**13**	**23**	**11**	**120**	**19**	**407**		
	Thursday March 13, 2025														
1:30 AM	1	1	2	3	5	0	2	2	3	3	14	1	37	166	0.78
1:45 AM	1	3	1	3	9	0	0	2	1	3	8	1	32	188	0.80
2:00 AM	1	5	1	6	14	1	0	2	1	1	15	6	53	275	0.58
2:15 AM	2	6	4	2	7	0	0	2	5	4	11	1	44	302	0.63
2:30 AM	1	1	3	6	12	1	0	4	2	5	21	3	59	**349**	**0.73**
2:45 AM	1	4	13	12	47	2	1	2	4	3	26	4	119		
3:00 AM	1	4	6	4	24	0	0	0	4	4	29	4	80		
3:15 AM	4	2	6	2	49	1	0	3	5	4	9	6	91		
Total	12	26	36	38	167	5	3	17	25	27	133	26			
2:30-3:30 PM	**7**	**11**	**28**	**24**	**132**	**4**	**1**	**9**	**15**	**16**	**85**	**17**	**349**		

Milburn Ave at Can Dota Ave N

Village of Mt. Prospect, Illinois															
	Can-Dota Avenue North Southbound			Milburn Avenue Westbound			Can-Dota Avenue North Northbound			Milburn Avenue Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday March 13, 2025														
6:30 AM	0	7						8	0	2		0	17	100	0.71
6:45 AM	0	26						9	0	0		0	35	186	0.45
7:00 AM	1	11						8	0	1		1	22	183	0.44
7:15 AM	0	14						4	0	7		1	26	**192**	**0.47**
7:30 AM	3	46						29	2	19		4	103	183	0.44
7:45 AM	2	12						11	1	6		0	32		
8:00 AM	3	13						9	1	5		0	31		
8:15 AM	1	7						8	1	0		0	17		
Total	10	136	0	0	0	0	0	86	5	40	0	6			
7:15-8:15 AM	**8**	**85**	**0**	**0**	**0**	**0**	**0**	**53**	**4**	**37**	**0**	**5**	**192**		
	Thursday March 13, 2025														
1:30 AM	1	2						2	0	0		0	5	49	0.72
1:45 AM	0	9						3	0	0		0	12	71	0.66
2:00 AM	0	5						7	1	4		0	17	114	0.52
2:15 AM	2	7						3	3	0		0	15	122	0.55
2:30 AM	2	17						1	2	3		2	27	**130**	**0.59**
2:45 AM	3	19						19	4	3		7	55		
3:00 AM	0	12						9	2	2		0	25		
3:15 AM	2	11						5	0	2		3	23		
Total	10	82	0	0	0	0	0	49	12	14	0	12			
2:30-3:30 PM	**7**	**59**	**0**	**0**	**0**	**0**	**0**	**34**	**8**	**10**	**0**	**12**	**130**		

Milburn Ave at Can Dota Ave S

Village of Mt. Prospect, Illinois															
	Can-Dota Avenue South Southbound			Milburn Avenue Westbound			Can-Dota Avenue South Northbound			Milburn Avenue Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday March 13, 2025														
6:30 AM		7	0	1		1	0	6					15	108	0.66
6:45 AM		25	3	1		2	0	10					41	248	0.40
7:00 AM		12	0	0		2	0	7					21	248	0.40
7:15 AM		18	1	0		6	2	4					31	**261**	**0.42**
7:30 AM		61	5	1		38	19	31					155	245	0.40
7:45 AM		11	5	2		11	3	9					41		
8:00 AM		16	2	1		2	3	10					34		
8:15 AM		6	1	0		0	0	8					15		
Total	0	156	17	6	0	62	27	85	0	0	0	0			
7:15-8:15 AM	**0**	**106**	**13**	**4**	**0**	**57**	**27**	**54**	**0**	**0**	**0**	**0**	**261**		
	Thursday March 13, 2025														
1:30 AM		2	1	1		0	0	2					6	59	0.70
1:45 AM		8	0	0		1	1	3					13	82	0.71
2:00 AM		7	2	1		2	0	7					19	120	0.59
2:15 AM		6	1	2		8	1	3					21	129	0.63
2:30 AM		10	8	0		7	1	3					29	**138**	**0.68**
2:45 AM		12	11	2		2	4	20					51		
3:00 AM		9	5	1		1	2	10					28		
3:15 AM		12	0	0		8	2	8					30		
Total															
2:30-3:30 PM	**0**	**43**	**24**	**3**	**0**	**18**	**9**	**41**	**0**	**0**	**0**	**0**	**138**		

Milburn Ave at We Go Trail

Village of Mt. Prospect, Illinois															
	We Go Trail Southbound			Milburn Avenue Westbound			We Go Trail Northbound			Milburn Avenue Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday March 13, 2025														
6:30 AM		2	0	0		1	1	4					8	58	0.56
6:45 AM		6	0	1		2	0	8					17	118	0.43
7:00 AM		0	1	1		0	0	5					7	131	0.48
7:15 AM		12	2	0		1	5	6					26	**144**	**0.53**
7:30 AM		14	6	4		6	18	20					68	138	0.51
7:45 AM		8	2	2		1	5	12					30		
8:00 AM		2	2	3		2	2	9					20		
8:15 AM		8	0	2		4	0	6					20		
Total	0	52	13	13	0	17	31	70	0	0	0	0			
7:15-8:15 AM	**0**	**36**	**12**	**9**	**0**	**10**	**30**	**47**	**0**	**0**	**0**	**0**	**144**		
	Thursday March 13, 2025														
1:30 AM		3	1	0		1	0	6					11	56	0.78
1:45 AM		3	0	0		1	1	4					9	63	0.88
2:00 AM		8	3	0		0	3	4					18	92	0.61
2:15 AM		7	2	1		2	0	6					18	91	0.60
2:30 AM		3	3	0		2	4	6					18	**97**	**0.64**
2:45 AM		8	2	4		7	4	13					38		
3:00 AM		5	2	0		2	2	6					17		
3:15 AM		8	1	2		3	4	6					24		
Total	0	45	14	7	0	18	18	51	0	0	0	0			
2:30-3:30 PM	**0**	**24**	**8**	**6**	**0**	**14**	**14**	**31**	**0**	**0**	**0**	**0**	**97**		

Middle School/Junior High School
(522)

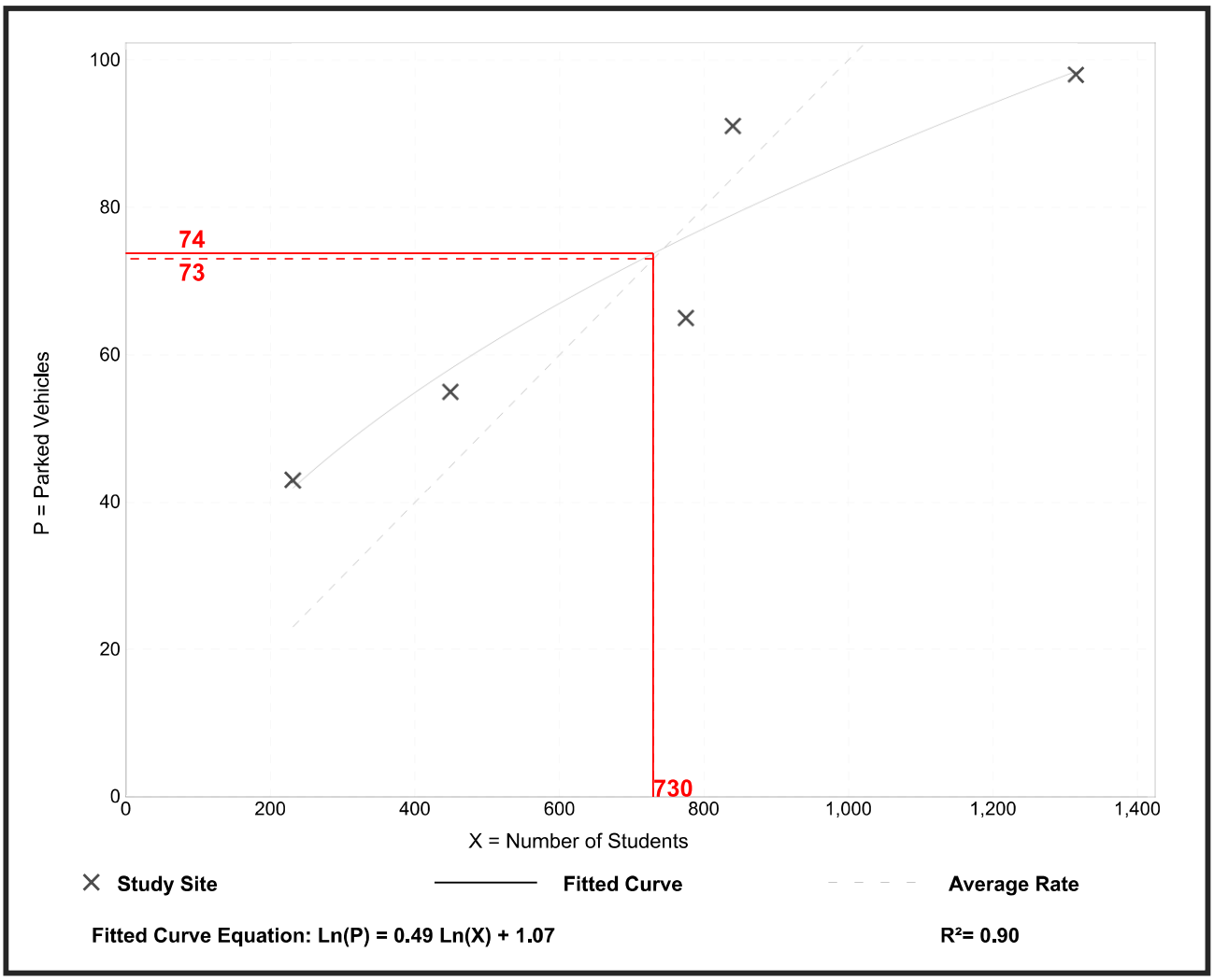
Peak Period Parking Demand vs: **Students**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 5
Avg. Num. of Students: 722

Peak Period Parking Demand per Student

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10	0.07 - 0.19	0.08 / 0.19	***	0.03 (30%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Ln(P) = 0.49 Ln(X) + 1.07 **R^2= 0.90**

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

Middle School/Junior High School
(522)

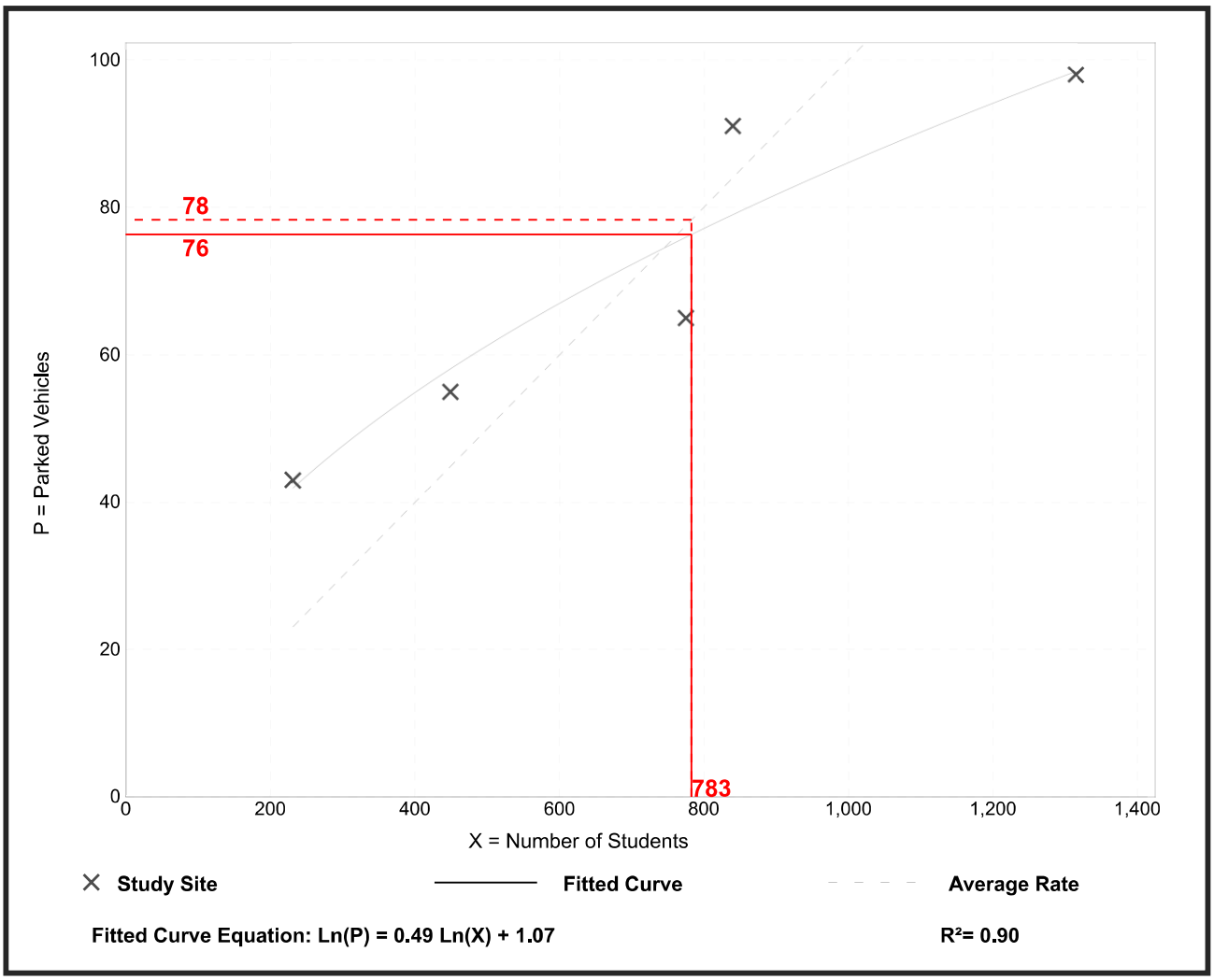
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Intersection	
Intersection Delay, s/veh	9.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	120	11	4	132	42	23	13	1	40	7	8
Future Vol, veh/h	22	120	11	4	132	42	23	13	1	40	7	8
Peak Hour Factor	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	185	17	6	203	65	35	20	2	62	11	12
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9.6	9.7	8.9	9
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	62%	14%	2%	73%
Vol Thru, %	35%	78%	74%	13%
Vol Right, %	3%	7%	24%	15%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	37	153	178	55
LT Vol	23	22	4	40
Through Vol	13	120	132	7
RT Vol	1	11	42	8
Lane Flow Rate	57	235	274	85
Geometry Grp	1	1	1	1
Degree of Util (X)	0.084	0.3	0.337	0.123
Departure Headway (Hd)	5.308	4.592	4.435	5.215
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	671	781	808	684
Service Time	3.371	2.633	2.475	3.273
HCM Lane V/C Ratio	0.085	0.301	0.339	0.124
HCM Control Delay, s/veh	8.9	9.6	9.7	9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	1.3	1.5	0.4

Intersection	
Intersection Delay, s/veh	10.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	29	120	3	2	130	14	10	12	11	51	19	63
Future Vol, veh/h	29	120	3	2	130	14	10	12	11	51	19	63
Peak Hour Factor	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	51	211	5	4	228	25	18	21	19	89	33	111
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	11.3	10.9	9.1	10.8
HCM LOS	B	B	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	30%	19%	1%	38%
Vol Thru, %	36%	79%	89%	14%
Vol Right, %	33%	2%	10%	47%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	33	152	146	133
LT Vol	10	29	2	51
Through Vol	12	120	130	19
RT Vol	11	3	14	63
Lane Flow Rate	58	267	256	233
Geometry Grp	1	1	1	1
Degree of Util (X)	0.089	0.38	0.36	0.335
Departure Headway (Hd)	5.541	5.126	5.064	5.168
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	646	704	712	695
Service Time	3.58	3.148	3.087	3.195
HCM Lane V/C Ratio	0.09	0.379	0.36	0.335
HCM Control Delay, s/veh	9.1	11.3	10.9	10.8
HCM Lane LOS	A	B	B	B
HCM 95th-tile Q	0.3	1.8	1.6	1.5

Intersection	
Int Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	9	47	30	12	45
Future Vol, veh/h	10	9	47	30	12	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	53	53	53	53	53	53
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	17	89	57	23	85

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	247	117	0	0	145	0
Stage 1	117	-	-	-	-	-
Stage 2	130	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	741	935	-	-	1437	-
Stage 1	908	-	-	-	-	-
Stage 2	896	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	729	935	-	-	1437	-
Mov Cap-2 Maneuver	729	-	-	-	-	-
Stage 1	908	-	-	-	-	-
Stage 2	881	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	9.63	0	1.59
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	814	379	-
HCM Lane V/C Ratio	-	-	0.044	0.016	-
HCM Control Delay (s/veh)	-	-	9.6	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	37	5	53	85	14
Future Vol, veh/h	5	37	5	53	85	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	47	47	47	47	47	47
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	79	11	113	181	30

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	330	196	211	0	-	0
Stage 1	196	-	-	-	-	-
Stage 2	134	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	665	846	1360	-	-	-
Stage 1	837	-	-	-	-	-
Stage 2	892	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	659	846	1360	-	-	-
Mov Cap-2 Maneuver	659	-	-	-	-	-
Stage 1	830	-	-	-	-	-
Stage 2	892	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	9.94	0.66	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	155	-	818	-	-
HCM Lane V/C Ratio	0.008	-	0.109	-	-
HCM Control Delay (s/veh)	7.7	0	9.9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

Intersection	
Int Delay, s/veh	3.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	57	4	54	27	13	109
Future Vol, veh/h	57	4	54	27	13	109
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	42	42	42	42	42	42
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	136	10	129	64	31	260

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	482	161	0	0	193	0
Stage 1	161	-	-	-	-	-
Stage 2	321	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	543	884	-	-	1380	-
Stage 1	868	-	-	-	-	-
Stage 2	735	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	529	884	-	-	1380	-
Mov Cap-2 Maneuver	529	-	-	-	-	-
Stage 1	868	-	-	-	-	-
Stage 2	716	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	14.03	0	0.82
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	543	192	-
HCM Lane V/C Ratio	-	-	0.267	0.022	-
HCM Control Delay (s/veh)	-	-	14	7.7	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	1.1	0.1	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	143	18	10	140	0	6	0	10	20	22	32
Future Vol, veh/h	0	143	18	10	140	0	6	0	10	20	22	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	59	59	59	59	59	59	59	59	59	59	59	59
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	242	31	17	237	0	10	0	17	34	37	54

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	273	0	0	547	529	258	514	544	237
Stage 1	-	-	-	-	-	-	258	258	-	271	271	-
Stage 2	-	-	-	-	-	-	290	271	-	242	273	-
Critical Hdwy	-	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	-	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	0	-	-	1290	-	0	447	455	781	471	446	802
Stage 1	0	-	-	-	-	0	747	695	-	735	685	-
Stage 2	0	-	-	-	-	0	718	685	-	761	684	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1290	-	-	377	448	781	454	439	802
Mov Cap-2 Maneuver	-	-	-	-	-	-	377	448	-	454	439	-
Stage 1	-	-	-	-	-	-	747	695	-	724	675	-
Stage 2	-	-	-	-	-	-	623	675	-	745	684	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.52	9.71	13.43
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	781	-	-	120	-	552
HCM Lane V/C Ratio	0.022	-	-	0.013	-	0.227
HCM Control Delay (s/veh)	9.7	-	-	7.8	0	13.4
HCM Lane LOS	A	-	-	A	A	B
HCM 95th %tile Q(veh)	0.1	-	-	0	-	0.9

Intersection	
Int Delay, s/veh	6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	21	152	150	53	0	0
Future Vol, veh/h	21	152	150	53	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	65	65	65	65	65	65
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	234	231	82	0	0

Major/Minor	Minor2		Major2	
Conflicting Flow All	272	272	-	0
Stage 1	272	272	-	-
Stage 2	0	0	-	-
Critical Hdwy	6.42	6.52	-	-
Critical Hdwy Stg 1	5.42	5.52	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	3.518	4.018	-	-
Pot Cap-1 Maneuver	718	635	-	-
Stage 1	774	685	-	-
Stage 2	-	-	-	-
Platoon blocked, %			-	-
Mov Cap-1 Maneuver	718	0	-	-
Mov Cap-2 Maneuver	718	0	-	-
Stage 1	774	0	-	-
Stage 2	-	0	-	-

Approach	EB	WB
HCM Control Delay, s/v	12.94	0
HCM LOS	B	

Minor Lane/Major Mvmt	EBLn1	WBT	WBR
Capacity (veh/h)	718	-	-
HCM Lane V/C Ratio	0.371	-	-
HCM Control Delay (s/veh)	12.9	-	-
HCM Lane LOS	B	-	-
HCM 95th %tile Q(veh)	1.7	-	-

Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	61	1	54	70	1
Future Vol, veh/h	38	61	1	54	70	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	41	41	41	41	41	41
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	93	149	2	132	171	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	309	172	173	0	-	0
Stage 1	172	-	-	-	-	-
Stage 2	137	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	684	872	1404	-	-	-
Stage 1	858	-	-	-	-	-
Stage 2	890	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	682	872	1404	-	-	-
Mov Cap-2 Maneuver	682	-	-	-	-	-
Stage 1	857	-	-	-	-	-
Stage 2	890	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	10.41	0.14	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1404	-	682	872	-	-
HCM Lane V/C Ratio	0.002	-	0.136	0.171	-	-
HCM Control Delay (s/veh)	7.6	-	11.1	10	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.5	0.6	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	2	0	55	131	0
Future Vol, veh/h	0	2	0	55	131	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	47	47	47	47	47	47
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	4	0	117	279	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	396	279	-	0	-	0
Stage 1	279	-	-	-	-	-
Stage 2	117	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	609	760	0	-	-	0
Stage 1	768	-	0	-	-	0
Stage 2	908	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	609	760	-	-	-	-
Mov Cap-2 Maneuver	609	-	-	-	-	-
Stage 1	768	-	-	-	-	-
Stage 2	908	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	9.76	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT
Capacity (veh/h)	-	760	-
HCM Lane V/C Ratio	-	0.006	-
HCM Control Delay (s/veh)	-	9.8	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0	-

Intersection	
Intersection Delay, s/veh	8.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	17	104	16	4	132	24	15	9	1	32	11	7
Future Vol, veh/h	17	104	16	4	132	24	15	9	1	32	11	7
Peak Hour Factor	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	142	22	5	181	33	21	12	1	44	15	10
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.7	8.9	8.3	8.5
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	60%	12%	3%	64%
Vol Thru, %	36%	76%	83%	22%
Vol Right, %	4%	12%	15%	14%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	25	137	160	50
LT Vol	15	17	4	32
Through Vol	9	104	132	11
RT Vol	1	16	24	7
Lane Flow Rate	34	188	219	68
Geometry Grp	1	1	1	1
Degree of Util (X)	0.048	0.228	0.262	0.094
Departure Headway (Hd)	5.021	4.376	4.306	4.92
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	713	822	835	728
Service Time	3.054	2.399	2.329	2.951
HCM Lane V/C Ratio	0.048	0.229	0.262	0.093
HCM Control Delay, s/veh	8.3	8.7	8.9	8.5
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.9	1.1	0.3

Intersection	
Intersection Delay, s/veh	8.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	21	96	10	11	107	9	0	7	5	34	14	58
Future Vol, veh/h	21	96	10	11	107	9	0	7	5	34	14	58
Peak Hour Factor	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	30	135	14	15	151	13	0	10	7	48	20	82
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.8	8.8	7.8	8.6
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	17%	9%	32%
Vol Thru, %	58%	76%	84%	13%
Vol Right, %	42%	8%	7%	55%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	12	127	127	106
LT Vol	0	21	11	34
Through Vol	7	96	107	14
RT Vol	5	10	9	58
Lane Flow Rate	17	179	179	149
Geometry Grp	1	1	1	1
Degree of Util (X)	0.022	0.224	0.223	0.187
Departure Headway (Hd)	4.686	4.507	4.496	4.505
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	762	796	798	796
Service Time	2.725	2.534	2.523	2.533
HCM Lane V/C Ratio	0.022	0.225	0.224	0.187
HCM Control Delay, s/veh	7.8	8.8	8.8	8.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.9	0.9	0.7

Intersection	
Int Delay, s/veh	2.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	18	6	35	15	8	32
Future Vol, veh/h	18	6	35	15	8	32
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	64	64	64	64	64	64
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	9	55	23	13	50

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	141	66	0	0	78	0
Stage 1	66	-	-	-	-	-
Stage 2	75	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	851	997	-	-	1520	-
Stage 1	956	-	-	-	-	-
Stage 2	948	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	844	997	-	-	1520	-
Mov Cap-2 Maneuver	844	-	-	-	-	-
Stage 1	956	-	-	-	-	-
Stage 2	940	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	9.28	0	1.48
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	878	360	-
HCM Lane V/C Ratio	-	-	0.043	0.008	-
HCM Control Delay (s/veh)	-	-	9.3	7.4	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	10	10	36	120	14
Future Vol, veh/h	13	10	10	36	120	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	59	59	59	59	59	59
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	17	17	61	203	24

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	310	215	227	0	-	0
Stage 1	215	-	-	-	-	-
Stage 2	95	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	682	825	1341	-	-	-
Stage 1	821	-	-	-	-	-
Stage 2	929	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	673	825	1341	-	-	-
Mov Cap-2 Maneuver	673	-	-	-	-	-
Stage 1	810	-	-	-	-	-
Stage 2	929	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	10.2	1.68	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	391	-	732	-	-
HCM Lane V/C Ratio	0.013	-	0.053	-	-
HCM Control Delay (s/veh)	7.7	0	10.2	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	2.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	19	3	43	10	26	104
Future Vol, veh/h	19	3	43	10	26	104
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	68	68	68	68	68	68
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	4	63	15	38	153

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	300	71	0	0	78	0
Stage 1	71	-	-	-	-	-
Stage 2	229	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	691	992	-	-	1521	-
Stage 1	952	-	-	-	-	-
Stage 2	809	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	672	992	-	-	1521	-
Mov Cap-2 Maneuver	672	-	-	-	-	-
Stage 1	952	-	-	-	-	-
Stage 2	786	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	10.37	0	1.49
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	703	360	-
HCM Lane V/C Ratio	-	-	0.046	0.025	-
HCM Control Delay (s/veh)	-	-	10.4	7.4	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	128	9	14	147	0	2	0	5	7	6	11
Future Vol, veh/h	0	128	9	14	147	0	2	0	5	7	6	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	70	70	70	70	70	70	70	70	70	70	70	70
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	183	13	20	210	0	3	0	7	10	9	16

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	196	0	0	444	439	189	433	446	210
Stage 1	-	-	-	-	-	-	189	189	-	250	250	-
Stage 2	-	-	-	-	-	-	254	250	-	183	196	-
Critical Hdwy	-	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	-	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	0	-	-	1377	-	0	524	512	853	533	507	830
Stage 1	0	-	-	-	-	0	812	744	-	754	700	-
Stage 2	0	-	-	-	-	0	750	700	-	819	739	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1377	-	-	498	503	853	520	499	830
Mov Cap-2 Maneuver	-	-	-	-	-	-	498	503	-	520	499	-
Stage 1	-	-	-	-	-	-	812	744	-	742	688	-
Stage 2	-	-	-	-	-	-	715	688	-	812	739	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.67	10.16	11.15
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	708	-	-	157	-	620
HCM Lane V/C Ratio	0.014	-	-	0.015	-	0.055
HCM Control Delay (s/veh)	10.2	-	-	7.7	0	11.2
HCM Lane LOS	B	-	-	A	A	B
HCM 95th %tile Q(veh)	0	-	-	0	-	0.2

Intersection	
Int Delay, s/veh	5.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	127	161	4	0	0
Future Vol, veh/h	13	127	161	4	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	74	74	74	74	74	74
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	172	218	5	0	0

Major/Minor	Minor2		Major2	
Conflicting Flow All	220	220	-	0
Stage 1	220	220	-	-
Stage 2	0	0	-	-
Critical Hdwy	6.42	6.52	-	-
Critical Hdwy Stg 1	5.42	5.52	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	3.518	4.018	-	-
Pot Cap-1 Maneuver	768	678	-	-
Stage 1	816	721	-	-
Stage 2	-	-	-	-
Platoon blocked, %			-	-
Mov Cap-1 Maneuver	768	0	-	-
Mov Cap-2 Maneuver	768	0	-	-
Stage 1	816	0	-	-
Stage 2	-	0	-	-

Approach	EB	WB
HCM Control Delay, s/v	11.21	0
HCM LOS	B	

Minor Lane/Major Mvmt	EBLn1	WBT	WBR
Capacity (veh/h)	768	-	-
HCM Lane V/C Ratio	0.246	-	-
HCM Control Delay (s/veh)	11.2	-	-
HCM Lane LOS	B	-	-
HCM 95th %tile Q(veh)	1	-	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	15	30	0	40	70	0
Future Vol, veh/h	15	30	0	40	70	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	53	53	53	53	53	53
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	57	0	75	132	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	208	132	-	0	-	0
Stage 1	132	-	-	-	-	-
Stage 2	75	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	781	917	0	-	-	0
Stage 1	894	-	0	-	-	0
Stage 2	947	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	781	917	-	-	-	-
Mov Cap-2 Maneuver	781	-	-	-	-	-
Stage 1	894	-	-	-	-	-
Stage 2	947	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	9.38	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	EBLn1	EBLn2	SBT
Capacity (veh/h)	-	781	917	-
HCM Lane V/C Ratio	-	0.036	0.062	-
HCM Control Delay (s/veh)	-	9.8	9.2	-
HCM Lane LOS	-	A	A	-
HCM 95th %tile Q(veh)	-	0.1	0.2	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	6	0	37	100	0
Future Vol, veh/h	3	6	0	37	100	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	54	54	54	54	54	54
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	11	0	69	185	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	254	185	-	0	-	0
Stage 1	185	-	-	-	-	-
Stage 2	69	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	735	857	0	-	-	0
Stage 1	846	-	0	-	-	0
Stage 2	954	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	735	857	-	-	-	-
Mov Cap-2 Maneuver	735	-	-	-	-	-
Stage 1	846	-	-	-	-	-
Stage 2	954	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	9.53	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT
Capacity (veh/h)	-	812	-
HCM Lane V/C Ratio	-	0.021	-
HCM Control Delay (s/veh)	-	9.5	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0.1	-

Intersection	
Intersection Delay, s/veh	9.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	116	11	4	108	51	23	13	1	40	7	8
Future Vol, veh/h	22	116	11	4	108	51	23	13	1	40	7	8
Peak Hour Factor	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	178	17	6	166	78	35	20	2	62	11	12
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9.5	9.3	8.8	8.9
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	62%	15%	2%	73%
Vol Thru, %	35%	78%	66%	13%
Vol Right, %	3%	7%	31%	15%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	37	149	163	55
LT Vol	23	22	4	40
Through Vol	13	116	108	7
RT Vol	1	11	51	8
Lane Flow Rate	57	229	251	85
Geometry Grp	1	1	1	1
Degree of Util (X)	0.083	0.29	0.305	0.121
Departure Headway (Hd)	5.235	4.559	4.378	5.143
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	681	786	820	694
Service Time	3.291	2.596	2.413	3.196
HCM Lane V/C Ratio	0.084	0.291	0.306	0.122
HCM Control Delay, s/veh	8.8	9.5	9.3	8.9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	1.2	1.3	0.4

Intersection	
Intersection Delay, s/veh	11.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	130	3	2	121	16	13	9	11	50	17	84
Future Vol, veh/h	27	130	3	2	121	16	13	9	11	50	17	84
Peak Hour Factor	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	47	228	5	4	212	28	23	16	19	88	30	147
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	11.7	11	9.3	11.3
HCM LOS	B	B	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	39%	17%	1%	33%
Vol Thru, %	27%	81%	87%	11%
Vol Right, %	33%	2%	12%	56%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	33	160	139	151
LT Vol	13	27	2	50
Through Vol	9	130	121	17
RT Vol	11	3	16	84
Lane Flow Rate	58	281	244	265
Geometry Grp	1	1	1	1
Degree of Util (X)	0.091	0.405	0.35	0.378
Departure Headway (Hd)	5.642	5.196	5.165	5.131
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	634	693	697	702
Service Time	3.684	3.227	3.196	3.163
HCM Lane V/C Ratio	0.091	0.405	0.35	0.377
HCM Control Delay, s/veh	9.3	11.7	11	11.3
HCM Lane LOS	A	B	B	B
HCM 95th-tile Q	0.3	2	1.6	1.8

Intersection	
Int Delay, s/veh	1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	9	70	16	11	45
Future Vol, veh/h	10	9	70	16	11	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	53	53	53	53	53	53
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	17	132	30	21	85

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	274	147	0	0	162	0
Stage 1	147	-	-	-	-	-
Stage 2	126	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	716	900	-	-	1417	-
Stage 1	880	-	-	-	-	-
Stage 2	899	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	705	900	-	-	1417	-
Mov Cap-2 Maneuver	705	-	-	-	-	-
Stage 1	880	-	-	-	-	-
Stage 2	885	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	9.8	0	1.49
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	785	354	-
HCM Lane V/C Ratio	-	-	0.046	0.015	-
HCM Control Delay (s/veh)	-	-	9.8	7.6	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	22	5	15	81	14
Future Vol, veh/h	5	22	5	15	81	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	47	47	47	47	47	47
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	47	11	32	172	30

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	240	187	202	0	-	0
Stage 1	187	-	-	-	-	-
Stage 2	53	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	748	855	1370	-	-	-
Stage 1	845	-	-	-	-	-
Stage 2	969	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	742	855	1370	-	-	-
Mov Cap-2 Maneuver	742	-	-	-	-	-
Stage 1	838	-	-	-	-	-
Stage 2	969	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	9.65	1.91	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	450	-	831	-	-
HCM Lane V/C Ratio	0.008	-	0.069	-	-
HCM Control Delay (s/veh)	7.6	0	9.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	3.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	52	4	16	27	13	90
Future Vol, veh/h	52	4	16	27	13	90
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	42	42	42	42	42	42
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	124	10	38	64	31	214

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	346	70	0	0	102	0
Stage 1	70	-	-	-	-	-
Stage 2	276	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	650	992	-	-	1490	-
Stage 1	953	-	-	-	-	-
Stage 2	770	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	635	992	-	-	1490	-
Mov Cap-2 Maneuver	635	-	-	-	-	-
Stage 1	953	-	-	-	-	-
Stage 2	752	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	11.94	0	0.94
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	652	227	-
HCM Lane V/C Ratio	-	-	0.205	0.021	-
HCM Control Delay (s/veh)	-	-	11.9	7.5	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.8	0.1	-

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	120	18	10	108	100	6	0	10	30	34	49
Future Vol, veh/h	19	120	18	10	108	100	6	0	10	30	34	49
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	59	59	59	59	59	59	59	59	59	59	59	59
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	32	203	31	17	183	169	10	0	17	51	58	83

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	353	0	0	234	0	0	529	669	219	569	600	268
Stage 1	-	-	-	-	-	-	283	283	-	302	302	-
Stage 2	-	-	-	-	-	-	246	386	-	268	298	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1206	-	-	1334	-	-	460	378	821	433	415	771
Stage 1	-	-	-	-	-	-	724	677	-	707	664	-
Stage 2	-	-	-	-	-	-	758	610	-	738	667	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1206	-	-	1334	-	-	337	361	821	404	395	771
Mov Cap-2 Maneuver	-	-	-	-	-	-	337	361	-	404	395	-
Stage 1	-	-	-	-	-	-	702	656	-	696	654	-
Stage 2	-	-	-	-	-	-	607	600	-	700	646	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.98	0.35	9.48	16.42
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	821	212	-	-	75	-	-	505
HCM Lane V/C Ratio	0.021	0.027	-	-	0.013	-	-	0.379
HCM Control Delay (s/veh)	9.5	8.1	0	-	7.7	0	-	16.4
HCM Lane LOS	A	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	1.8

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	9	9	43	142	0
Future Vol, veh/h	0	9	9	43	142	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	40	40	40	40	40	40
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	23	23	108	355	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	355	355	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	4.12	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	0	689	1204	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	689	1204	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	10.4	1.39	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	312	-	689	-	-
HCM Lane V/C Ratio	0.019	-	0.033	-	-
HCM Control Delay (s/veh)	8	0	10.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection	
Intersection Delay, s/veh	8.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	17	107	16	4	96	59	15	9	1	32	11	7
Future Vol, veh/h	17	107	16	4	96	59	15	9	1	32	11	7
Peak Hour Factor	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	147	22	5	132	81	21	12	1	44	15	10
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.7	8.6	8.3	8.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	60%	12%	3%	64%
Vol Thru, %	36%	76%	60%	22%
Vol Right, %	4%	11%	37%	14%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	25	140	159	50
LT Vol	15	17	4	32
Through Vol	9	107	96	11
RT Vol	1	16	59	7
Lane Flow Rate	34	192	218	68
Geometry Grp	1	1	1	1
Degree of Util (X)	0.048	0.233	0.253	0.093
Departure Headway (Hd)	5.011	4.37	4.18	4.912
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	714	823	860	729
Service Time	3.045	2.39	2.198	2.943
HCM Lane V/C Ratio	0.048	0.233	0.253	0.093
HCM Control Delay, s/veh	8.3	8.7	8.6	8.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.9	1	0.3

Intersection	
Intersection Delay, s/veh	8.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	23	111	10	11	112	14	0	7	5	20	8	87
Future Vol, veh/h	23	111	10	11	112	14	0	7	5	20	8	87
Peak Hour Factor	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	32	156	14	15	158	20	0	10	7	28	11	123
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9.2	9	7.9	8.6
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	16%	8%	17%
Vol Thru, %	58%	77%	82%	7%
Vol Right, %	42%	7%	10%	76%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	12	144	137	115
LT Vol	0	23	11	20
Through Vol	7	111	112	8
RT Vol	5	10	14	87
Lane Flow Rate	17	203	193	162
Geometry Grp	1	1	1	1
Degree of Util (X)	0.022	0.256	0.243	0.2
Departure Headway (Hd)	4.792	4.55	4.527	4.438
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	744	789	793	808
Service Time	2.839	2.583	2.56	2.471
HCM Lane V/C Ratio	0.023	0.257	0.243	0.2
HCM Control Delay, s/veh	7.9	9.2	9	8.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	1	1	0.7

Intersection	
Int Delay, s/veh	2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	18	6	73	12	8	32
Future Vol, veh/h	18	6	73	12	8	32
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	64	64	64	64	64	64
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	9	114	19	13	50

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	198	123	0	0	133	0
Stage 1	123	-	-	-	-	-
Stage 2	75	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	790	927	-	-	1452	-
Stage 1	902	-	-	-	-	-
Stage 2	948	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	783	927	-	-	1452	-
Mov Cap-2 Maneuver	783	-	-	-	-	-
Stage 1	902	-	-	-	-	-
Stage 2	940	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	9.63	0	1.5
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	815	360	-
HCM Lane V/C Ratio	-	-	0.046	0.009	-
HCM Control Delay (s/veh)	-	-	9.6	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	7	10	18	108	14
Future Vol, veh/h	13	7	10	18	108	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	59	59	59	59	59	59
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	12	17	31	183	24

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	259	195	207	0	-	0
Stage 1	195	-	-	-	-	-
Stage 2	64	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	730	846	1364	-	-	-
Stage 1	838	-	-	-	-	-
Stage 2	958	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	720	846	1364	-	-	-
Mov Cap-2 Maneuver	720	-	-	-	-	-
Stage 1	827	-	-	-	-	-
Stage 2	958	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	9.96	2.74	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	643	-	760	-	-
HCM Lane V/C Ratio	0.012	-	0.045	-	-
HCM Control Delay (s/veh)	7.7	0	10	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	2.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	3	25	10	26	89
Future Vol, veh/h	17	3	25	10	26	89
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	68	68	68	68	68	68
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	4	37	15	38	131

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	251	44	0	0	51	0
Stage 1	44	-	-	-	-	-
Stage 2	207	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	737	1026	-	-	1555	-
Stage 1	978	-	-	-	-	-
Stage 2	827	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	718	1026	-	-	1555	-
Mov Cap-2 Maneuver	718	-	-	-	-	-
Stage 1	978	-	-	-	-	-
Stage 2	805	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	9.99	0	1.67
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	751	407	-
HCM Lane V/C Ratio	-	-	0.039	0.025	-
HCM Control Delay (s/veh)	-	-	10	7.4	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	117	9	14	123	62	2	0	5	22	19	34
Future Vol, veh/h	14	117	9	14	123	62	2	0	5	22	19	34
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	70	70	70	70	70	70	70	70	70	70	70	70
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	20	167	13	20	176	89	3	0	7	31	27	49

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	264	0	0	180	0	0	443	518	174	467	480	220
Stage 1	-	-	-	-	-	-	214	214	-	260	260	-
Stage 2	-	-	-	-	-	-	229	304	-	207	220	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1300	-	-	1396	-	-	525	462	870	506	485	820
Stage 1	-	-	-	-	-	-	789	726	-	745	693	-
Stage 2	-	-	-	-	-	-	774	663	-	795	721	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1300	-	-	1396	-	-	450	446	870	485	469	820
Mov Cap-2 Maneuver	-	-	-	-	-	-	450	446	-	485	469	-
Stage 1	-	-	-	-	-	-	775	713	-	732	681	-
Stage 2	-	-	-	-	-	-	687	651	-	775	709	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.78	0.54	10.32	12.47
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	687	177	-	-	119	-	-	589
HCM Lane V/C Ratio	0.015	0.015	-	-	0.014	-	-	0.182
HCM Control Delay (s/veh)	10.3	7.8	0	-	7.6	0	-	12.5
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.7

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	9	9	35	106	0
Future Vol, veh/h	0	9	9	35	106	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	57	57	57	57	57	57
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	16	16	61	186	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	186	186	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	4.12	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	0	856	1389	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	856	1389	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	9.28	1.56	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	368	-	856	-	-
HCM Lane V/C Ratio	0.011	-	0.018	-	-
HCM Control Delay (s/veh)	7.6	0	9.3	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

STORMWATER REPORT

for

Lincoln Middle School – SD57

Lincoln Middle School

700 W Lincoln St

Mount Prospect, Illinois

Date: April 16th, 2025

Rev. July 1st, 2025



EXPIRATION DATE: 11/30/2025

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NARRATIVE

INTRODUCTION

The purpose of this report is to determine the stormwater impacts for the proposed improvements at Lincoln Middle School, owned by School District 57, and located at 700 W Lincoln St, in Mt. Prospect. The existing 12.14 (±) acre site is bounded by residential properties to the north, west, and southwest, Lincoln St to the south, and Can-Dota Ave to the east. The site is primarily bordered by single-family residential properties. The site is under the Metropolitan Water Reclamation District of Greater Chicago's Watershed Management Ordinance and the Village of Mt. Prospect's Municipal Code.

EXISTING CONDITIONS

The existing site consists of a public middle school and associated improvements, including standalone garage maintenance building and surface parking lot. Various additions have been constructed to the original school facility. There is some notable elevation change across the site in existing conditions, and adjacent properties generally drain towards the school property. Additionally, much of the adjacent public ROW elevations are also higher than existing site elevations. In general, stormwater overflow routes from the site and Village storm sewer and adjacent properties convey to the north through neighboring parcels.

There is notable Village utility infrastructure on the school property, which includes sanitary overflow chambers and lift station infrastructure, as well as well 30" diameter public storm sewer.

There are notable portions of green space in existing conditions, particularly along the northern and western property line.

There are no existing stormwater management facilities on-site, as none of the improvements on the campus to date have triggered the need for detention nor volume control improvements per Village nor MWRD requirements.

The primary overflow route for the site is via the existing Village storm sewer that traverses the property. This storm sewer is not appropriately sized to convey the flow of the existing tributary area. In existing conditions , in any event where the sewer cannot convey the flows, the overland overflow route is to the north via the neighboring properties and towards the Milburn Ave ROW to the north. A secondary spill point is available via a neighboring parcel to the south towards Lincoln St ROW, but this is approximately 1' higher than the spill towards Millburn Ave.

Sanitary flows are generally conveyed to the south towards the Village of Mt. Prospect combined sewer infrastructure in Na Wa Ta Ave. Notable portions of the existing building are also tributary to sanitary sewer improvements located in Can-Dota Ave. Record drawings confirm that the entirety of the 1967 building addition, which included

gymnasium and locker improvements, are tributary to the sanitary sewer in Can-Dota Ave, and ultimately the Village sanitary overflow infrastructure.

PROPOSED CONDITIONS

The proposed project consists of the demolition of the existing school facility and associated improvements and construction of a new middle school facility. To meet the unique phasing and site constraints, the proposed building will be constructed while the existing school building is operational. Following the construction of the new school building, the existing school will be demolished, and the remainder of the site improvements will be constructed, including parking lot, pedestrian, and athletic improvements. The Contractor is responsible for all temporary phasing and construction means and methods required to safely accommodate the improvements. The proposed stormwater management facilities, as discussed later in this report, will be constructed in the initial phases of construction and will be available to provide storage for both the existing and proposed site improvements until appropriate to disconnect/connect these facilities. Since there are no stormwater management facilities present in existing conditions, installing the required below grade system in the early stages of the project will have a notable watershed benefit when compared to existing conditions.

The proposed improvements will result in approximately 9.07 Acres of Qualified Development Area. Stormwater improvements are to be provided for all areas that are disturbed and are not able to be considered Non-Qualified Development. Areas excluded from the qualified development area include the western portion of the site, in the vicinity of Village utility infrastructure, where no work will be performed. A portion of the Village storm sewer that traverse the site is also to be relocated to provide additional separation from the building improvements, without impacting drainage patterns. As such, the sewer trench improvements are the only portions of the site that will be disturbed and is not accounted for in the Qualified Development Areas. These improvements are reasonably considered open space or maintenance activities and thereby excluded.

The stormwater requirements, including both rate control (detention) and volume control storage, are to be provided in a below grade StormTrap 7’-0” Pre-Cast Vault system. Stormwater discharge will be conveyed to the Village of Mt. Prospect separate 30” storm sewer that traverses the property and outfalls to Weller Creek. The Village sewer is to be relocated in order to provide additional separation from the school improvements. The below-grade storage system is sized to mee the 100-Year, 24-Hour rain event in accordance with MWRD requirements. A new outlet control structure will be constructed on-site to appropriately control release rate.

All Qualified Development Areas are in accordance with MWRD requirements, and appropriately exclude any improvements that can be considered Open Space Development or Non-Disturbed Areas.

The emergency overland overflow route will continue to flow through the neighboring parcels to the north, without any changes to the overflow route or spill location from existing conditions. The improvements will slightly increase the tributary area and as such, peak overflow rate, tributary to this overflow location in the final conditions. However, the vast majority of the tributary area to this overflow will now first be tributary to the stormwater management system, meaning a significant reduction in peak runoff to village sewers and ultimately the adjacent parcel. Analysis is also included that shows the worst case scenario in terms of tributary area to the Village sewer and resulting overflow in the proposed conditions. To accommodate the additional flow, the HWL of the overflow would need to increase by about 0.04' from the existing conditions. This is believed to be negligible given that this would only occur in the event that the 100-year critical duration event occurred after the major stormwater management system had already been filled with a 100-year event.

METHODOLOGY

In order to determine the detention requirements on site, the MWRD Bulletin 75 Nomograph was used. The allowable release rate for the site was determined by looking at the Qualified Development Area (9.07 Acres). The site falls within the Des Plaines River watershed, with an assigned allowable release rate of 0.20 cfs/acre, resulting in a total allowable release rate of 1.81 cfs for the site. Per the results of the Nomograph utilizing the Reduced Curve Number, the required detention storage in the final conditions is 3.423 acre-ft.

The required storage is to be provided in a 7'-0" tall concrete vault system located to the north of the new school building. The designed HWL of the system is the top of the interior of the vault, or 667.50. At this elevation, approximately 3.49 acre-ft of detention storage is provided.

The volume control requirements for the project will capture a volume equal to 1" of water over the impervious area of the proposed improvements. This will be achieved by providing storage beneath the outlet pipe of the StormTrap system. The storage beneath the outlet pipe is to be drained down via a 4" underdrain located on the perimeter of the system. Calculations for the StormTrap system following MWRD methodology is included in this report. This includes a 50% multiplier for all storage provided above the invert of the underdrain of the system, which is to be set at the invert of the vault.

The primary overflow route for the site is via the existing Village storm sewer. This storm sewer is not appropriately sized to convey the flow of the tributary area per current rainfall events. In existing and proposed conditions, in any event where the sewer cannot convey the flows, the overland overflow route is to the north via the neighboring properties and towards the Milburn Ave ROW to the north. A secondary spill point is available via a neighboring parcel to the south towards Lincoln St ROW, but this is approximately 1' higher than the spill towards Millburn Ave.

All site storm sewers are sized to convey the 100-year flows to the stormwater management system. Storm sewer sizing calculations are included in this report.

SUMMARY

Stormwater management improvements are in accordance with applicable MWRD and Village requirements. The project will result in a slight increase to tributary as well as impervious to the Village storm sewer and corresponding overflow to the neighboring property towards Millburn Ave, but will also provide a substantial watershed benefit by the inclusion of a significant below grade stormwater management system. This system and supporting improvements will significantly reduce peak runoff rates, volume, as well as frequency of events that utilize the overland overflow route due to the presence of the stormwater system sized for the 100-year requirements. As such, the project as a whole will have substantial watershed benefits when compared to the existing conditions, largely due to the increase in detained areas both on-site and from the adjacent properties.

Sanitary flows will continue to be primarily conveyed to the south. Existing public sewer elevations prohibit the entirety of the building from draining to the existing sewer to the south of the site without introducing a lift station and pump infrastructure. As such, portions of the building are to be routed to the existing Village sanitary sewer to the west of the building, as the deeper elevation readily allows for a gravity only connection. Overall, the improvements will not result in an increase in students or staff, and will result in a decrease in water demand and resulting sanitary flows due to the incorporation of more efficient appliances. While the proposed conditions result in slight changes to existing sanitary flow patterns, EEA believes that overall the project will be a net positive for local sanitary infrastructure and also avoids the need for additional pump infrastructure, which are always a source of ongoing maintenance concerns.

STORMWATER MANAGEMENT CALCULATIONS

Calculation Summary

Lincoln Middle School - SD57 Rev 07/01/25

By: JG

Stormwater Detention Calculation Summary:

Runoff Coefficient for Impervious Areas (CN) =	98	
Runoff Coefficient for Pervious Areas (CN) =	80	
C Value for Impervious Area =	0.9	
C Value for Pervious Area =	0.45	
$Q_{allowable}$ for 100-Year Storm Event =	0.20	cfs/acre

Development Area:

Total Property Area =	12.14	acres
Qualified Development Area of Proposed Improvements =	9.07	acres
Total Impervious Area Within Development Area =	4.98	acres
Pervious Area =	4.09	acres
Composite Curve Number =	89.88	
Composite C Value =	0.697	
Required Volume Control Storage =	0.415	acre-ft
Provided Volume Control Stroage =	0.425	acre-ft
Volume Control HWL =	661.86	
Reduced Curve Number =	85.25	
Required Detention Storage (MWRD Nomograph)=	3.423	acre-ft
Provided Detention Storage =	3.510	acre-ft
Total $Q_{allowable}$ for 100-Year Storm Event =	1.81	cfs
100-Year Restrictor Diameter =	5.05	inches
100-Year High-Water Elevation =	667.50	
100-Year Storage Volume =	3.510	acre-ft

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Lincoln MS **PERMIT NUMBER:**

LOCATION: Mt. Prospect **DATE:** 4/16/2025

CONDITION (SELECT FROM DROP-DOWN)

X PROPOSED CONDITION ___ EXISTING CONDITION

SHEET FLOW

1. Segment ID							
2. Surface description		grass					
3. Manning's roughness coefficient, *n*		0.24					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		3.34	in	3.34			
6. Land slope, *s*		0.010	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	18.43	+		=	18.43	min

SHALLOW CONCENTRATED FLOW

8. Segment ID							
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		230	ft				
11. Watercourse slope, *s*		0.010	ft/ft				
12. Average velocity, *V*		1.61	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	2.38	+		=	2.38	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	**20.81**	min

Restrictor Sizing Calculations

Lincoln Middle School - SD57 Rev 07/01/25

By: JG

ERIKSSON ENGINEERING ASSOCIATES, LTD.

Site high water elevation =	667.50	
C_D =	0.61	(constant)
G =	32.20	ft/sec^2
Inv. restrictor =	660.20	
$Q_{allowable}$ =	1.81	c.f.s.

$\triangle h$ = hwe - Inv. - 1/2 Dia.

= 7.09 ft.

$Q = C_D A(2gh)^{1/2}$

$A_{restrictor} = (Q_{allowable}) / (C_D(2gh)^{1/2})$

$A_{restrictor}$ =	20.04	in^2
$D_{restrictor}$ =	5.05	in
=> Restrictor diameter =	**5.05**	**inches**

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Lincoln MS** **PERMIT NUMBER:**

LOCATION: **Mt. Prospect** **DATE:** **7/1/2025**

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)
pavement		98	4.99	489.33
grass		80	4.08	326.45
TOTALS:			9.07	815.77

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{815.77}{9.07} \rightarrow \textbf{Composite CN} = \textbf{89.91}$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: Lincoln MS **PERMIT NUMBER:**

LOCATION: **DATE:** 7/1/2025

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	9.070	acres
2.	Total Impervious Area	4.990	acres
3.	Composite CN	89.91	
4.	Volume Control Storage Provided, VC_P	0.425	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	1.12	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.36	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	5.56	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.416	ac-ft
10.	Additional Volume Control Storage Provided	0.009	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	5.135	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.79	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.73	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	**85.25**	

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: Lincoln MS **PERMIT NUMBER:**

LOCATION: **DATE:** 7/1/2025

DEVELOPMENT INFORMATION

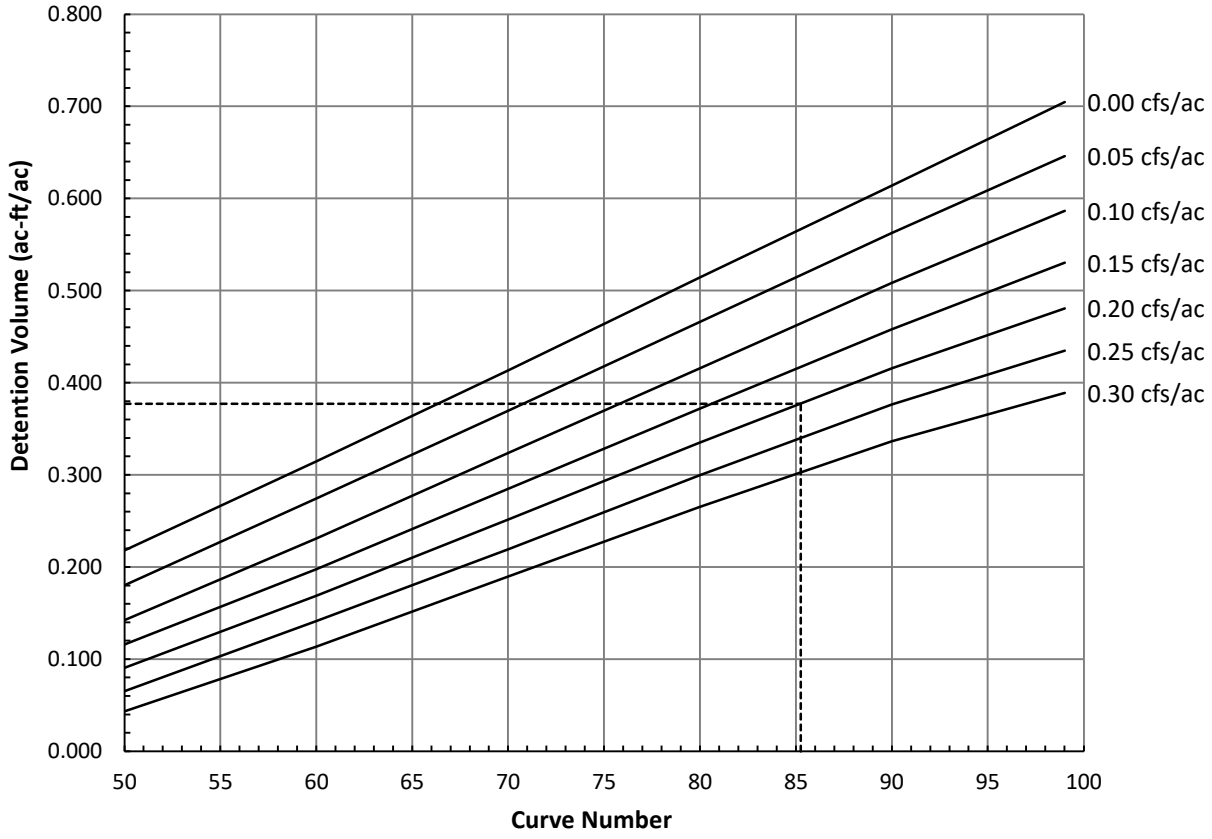
1.	Detained Area	9.070	acres
2.	Curve Number	85.25	
3.	Actual Release Rate	**1.814**	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**3.423**	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 75



StormTrap Sizing Calculations

Lincoln Middle School - SD57 07/01/25

By: JG

ERIKSSON ENGINEERING ASSOCIATES, LTD.

Required Detention Volume =	**3.423**	acre-ft
Required Detention Volume =	**0.415**	acre-ft

Length =	376	feet
Width =	82	feet
Area =	30832	sf
Height =	7.0	feet
Multiplication Factor =	0.88	**Accounts for lost void space due to supports

Total Vol. Provided =	**189925**	**cubic feet**

Volume Control Storage

Invert of Vault =	660.50	
Underdrain Invert =	660.50	
MWRD VC Factor =	0.50	*VC Storage Beneath Outlet Pipe in Vault Above Inv of Underdrain
Outfall Elevation = VC HWL =	**661.86**	
VC Storage Depth =	1.36	ft
VC Storage Provided =	**18504.13**	**cf**
	0.425	**acre-ft**

Detention Storage

*Remaining 50% VC Storage accounted for through Curve Number Reduction. Detetion Storage is Provided Volume Above VC HWL.

B/Detention Storage = VC HWL =	661.86	
Detention HWL =	667.50	
Storage Depth =	5.64	ft
Provided Detention Storage =	**152917**	**cf**
	3.51	**acre-ft**

Overflow Calculations - Ex. Conditions

Lincoln Middle School - SD57 04/16/25
By: JG

Undetained Area Tributary to Village Sewer
100-year Rainfall Event
Equation used: Q = C i A (The Rational Formula)

Tributary Area =	13.33	acre
Impervious Area =	4.49	
Pervious Area =	8.84	
Composite Runoff Coefficient =	0.60	
Time of Concentration, Tc =	0.35	hours
100 year Rainfall Intensity =	7.96	inches/hour
100-Year Runoff Rate =	63.81	cfs

Weir Equation: $Q = 2.60\ L\ H^{(3/2)}$ (Broad Crested Weir) **grass**

Where: L (length) =	100	ft.
H (head) =	0.40	ft.
Spill Elevation =	669	
HWL Spill =	669.40	

Pond Overflow Rate
Q = 65.78 cfs

***No Stormwater Management System Present in Ex. Conditions, All Area is Undetained. Village Storm Sewer Overflow Route is to North Through Neighboring Property. No Adjustments to Overflow Location or Elevation in Proposed Conditions.

Emergency Overflow Spillway Calculations

Lincoln Middle School - SD57 05/30/25
By: JG

ERIKSSON ENGINEERING ASSOCIATES, LTD.

Trbutary to Stormwater Management System
100-year Rainfall Event

Equation used: Q = C i A (The Rational Formula)

Tributary Area =	11.59	acre
Impervious Area =	5.34	
Pervious Area =	6.26	
Composite Runoff Coefficient =	0.66	
Time of Concentration, Tc =	0.35	hours
100 year Rainfall Intensity =	7.96	inches/hour

100-Year Runoff Rate = 60.65 cfs

***Area is Detained and Collected By Underground Detention and Volume Control System. Overflows Only Present Upon Filling Stormwater Management System Which is Sized for 100-Year Event

Undetained Area Tributary to Village Sewer
100-year Rainfall Event

Equation used: Q = C i A (The Rational Formula)

Tributary Area =	3.20	acre
Impervious Area =	0.64	
Pervious Area =	2.57	
Composite Runoff Coefficient =	0.54	
Time of Concentration, Tc =	0.35	hours
100 year Rainfall Intensity =	7.96	inches/hour

100-Year Runoff Rate = 13.75 cfs

***Peak Runoff from Undetained Areas Significantly Reduced By Inclusion of Below Grade Stormwater Management System.

Total Tributary to Village Sewer
100-year Rainfall Event

Equation used: Q = C i A (The Rational Formula)

Tributary Area =	14.80	acre
Impervious Area =	5.97	
Pervious Area =	8.82	
Composite Runoff Coefficient =	0.63	
Time of Concentration, Tc =	0.35	hours
100 year Rainfall Intensity =	7.96	inches/hour

100-Year Runoff Rate = 74.40 cfs

Weir Equation: $Q = 2.60\ L\ H^{(3/2)}$ (Broad Crested Weir) **grass**

Where: L (length) = 100 ft.

H (head) = 0.44 ft.
Spill Elevation = 669.00
HWL of Spill = 669.44

Pond Overflow Rate

Q = 74.59 cfs

***Peak Runoff Rate and Volume Significantly Decreases in Proposed Conditions Due to Increase in Detained Area. HWL of Overflow Increases by 0.04' From Existing Conditions. However, 100-Year Detention and Volume Control Storage Provided Where None is Currently Present. Significant Decrease in Overflow Event Occurrence, and Presents Significnat Improvement From Existing Conditions.

Drawdown Calculation

Lincoln Middle School - SD57 07/01/25

By: JG

100-Year Detention Volume =	3.51	acre-ft
	152916.85	cf
Allowable Release Rate =	1.81	cfs

Drawdown Time

23.42 hours

Volume Control Drawdown Time

Volume Control Storage =	0.42	acre-ft
	18504.133	cf
Discharge Through 4" PVC =	0.23	cfs

VC Drawdown Time

22.35 hours

Total Drawdown Time

45.76 hours

Sanitary Flow Calculation

Project: Lincoln MS
By: JG
Date: 6/2/2025

ERIKSSON ENGINEERING ASSOCIATES, LTD.

POPULATION EQUIVALENT (PE CALCULATION) - SCHOOL

No. of Users	User Type	GPD/Unit	Total GPD	PE
850	Students/Staff	3	2550	**25.5**

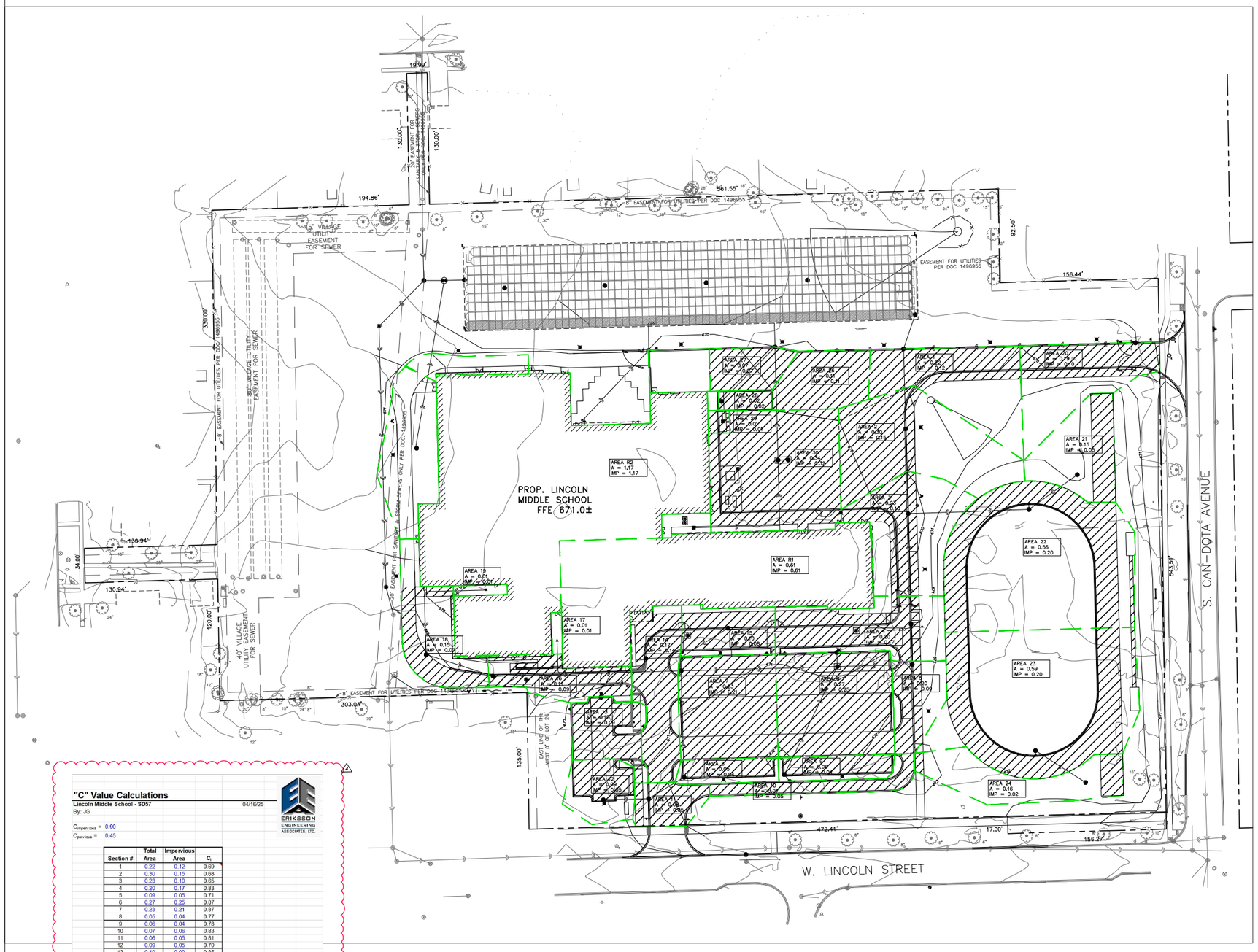
TOTAL PE = 25.5

FLOW CALCULATIONS

Average Flow = 25.5 x 100 Gal / Day = **2,550 GPD**

IEPA PEAK FACTOR = $\frac{18+\sqrt{(PE/1000)}}{4+\sqrt{(PE/1000)}}$ = 4.3656 ***(CONSIDER FACILITY SHIFT HOURS)***

PEAK FLOW = Average Flow x Peak Factor = **11,132 GPD**



"C" Value Calculations

Lincoln Middle School - SD57 04/16/25

By: JG

$C_{impervious}$ = 0.90

$C_{pervious}$ = 0.45

Section #	Total Area	Impervious Area	C
1	0.22	0.12	0.69
2	0.30	0.15	0.68
3	0.23	0.10	0.65
4	0.20	0.17	0.83
5	0.09	0.05	0.71
6	0.27	0.25	0.87
7	0.23	0.21	0.87
8	0.05	0.04	0.77
9	0.06	0.04	0.78
10	0.07	0.06	0.83
11	0.06	0.05	0.81
12	0.09	0.05	0.70
13	0.10	0.09	0.85
14	0.17	0.14	0.83
15	0.10	0.08	0.79
16	0.11	0.09	0.80
17	0.01	0.01	0.90
18	0.15	0.07	0.65
19	0.01	0.01	0.90
20	0.19	0.10	0.69
21	0.15	0.05	0.62
22	0.56	0.20	0.61
23	0.59	0.20	0.60
24	0.16	0.02	0.52
26	0.11	0.11	0.90
27	0.07	0.07	0.90
28	0.02	0.02	0.90
29	0.01	0.01	0.90
30	0.34	0.32	0.88
R1	0.61	0.61	0.90
R2	1.17	1.17	0.90

AREA – P:\24226 – STR – SD57 – Lincoln Middle School\Drawings\Lincoln Jr High – Site Plan.dwg
Plotted: 6/30/25 @ 3:46pm By: jgeldmeyer
Actual size for reduced scale
0 IN 1 IN 2 IN

STR

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LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
ILLINOIS

EXPIRATION DATE: 11/30/2025

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE DATE	COMMENTS
	IN PROGRESS NOT FOR CONSTRUCTION 6/4/25
V4 JUN 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R3 MAY 8, 2025	ISSUE FOR SDS REVIEW
V3 APR 30, 2025	STORMWATER SUBMITTAL
R2 APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
V2 APR 03, 2025	PUD SUBMITTAL
V1 FEB 27, 2025	VILLAGE MT. PROSPECT CONCEPT REVIEW
R1 FEB 27, 2025	ISSUE FOR SCHEMATIC DESIGN

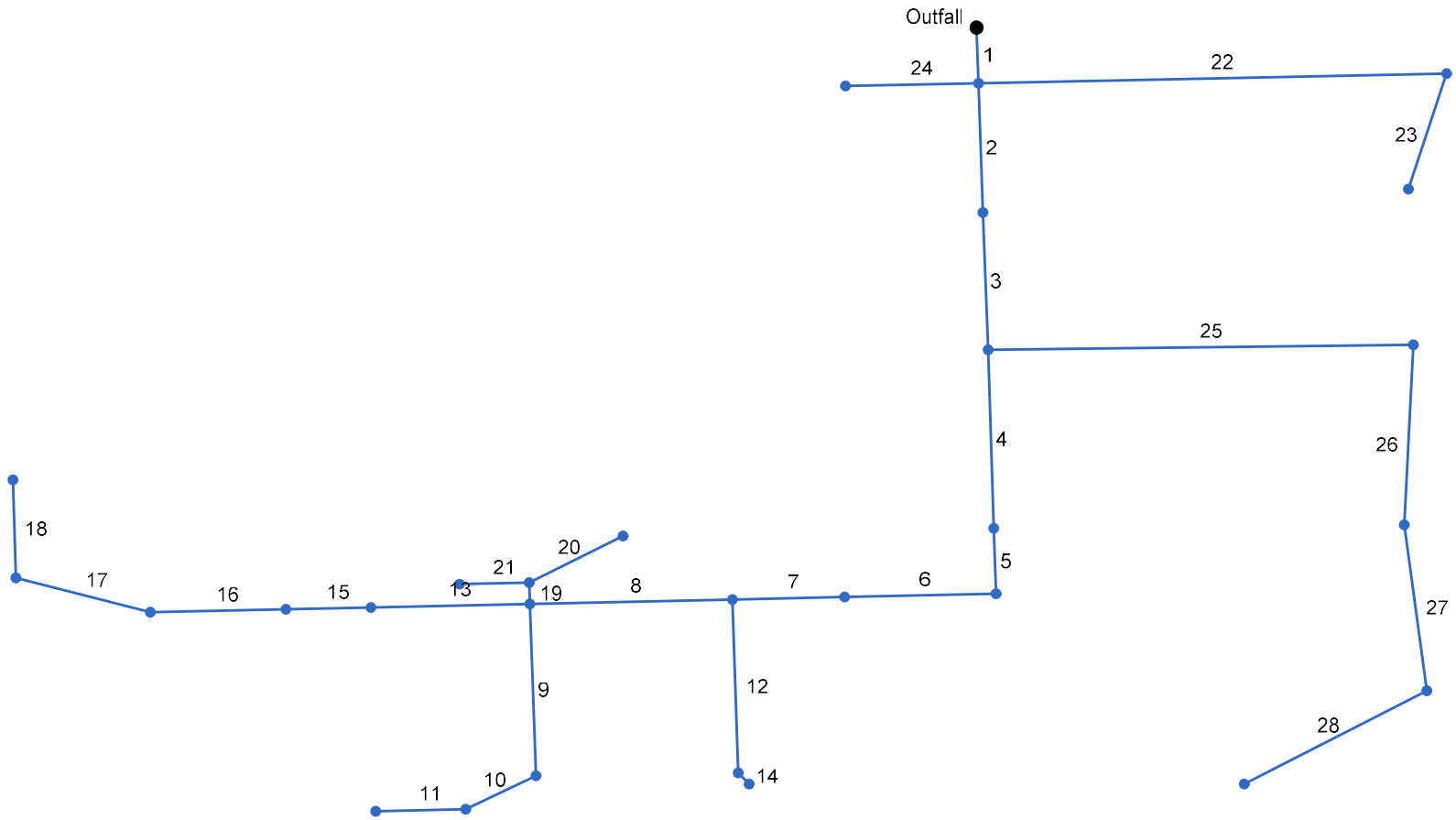
DRAWING TITLE

CATCHMENT AREA EXHIBIT

SHEET NUMBER

CX-04

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: Lincoln MS - East Hydraflow.stm	Number of lines: 28	Date: 4/28/2025

Storm Sewer Tabulation

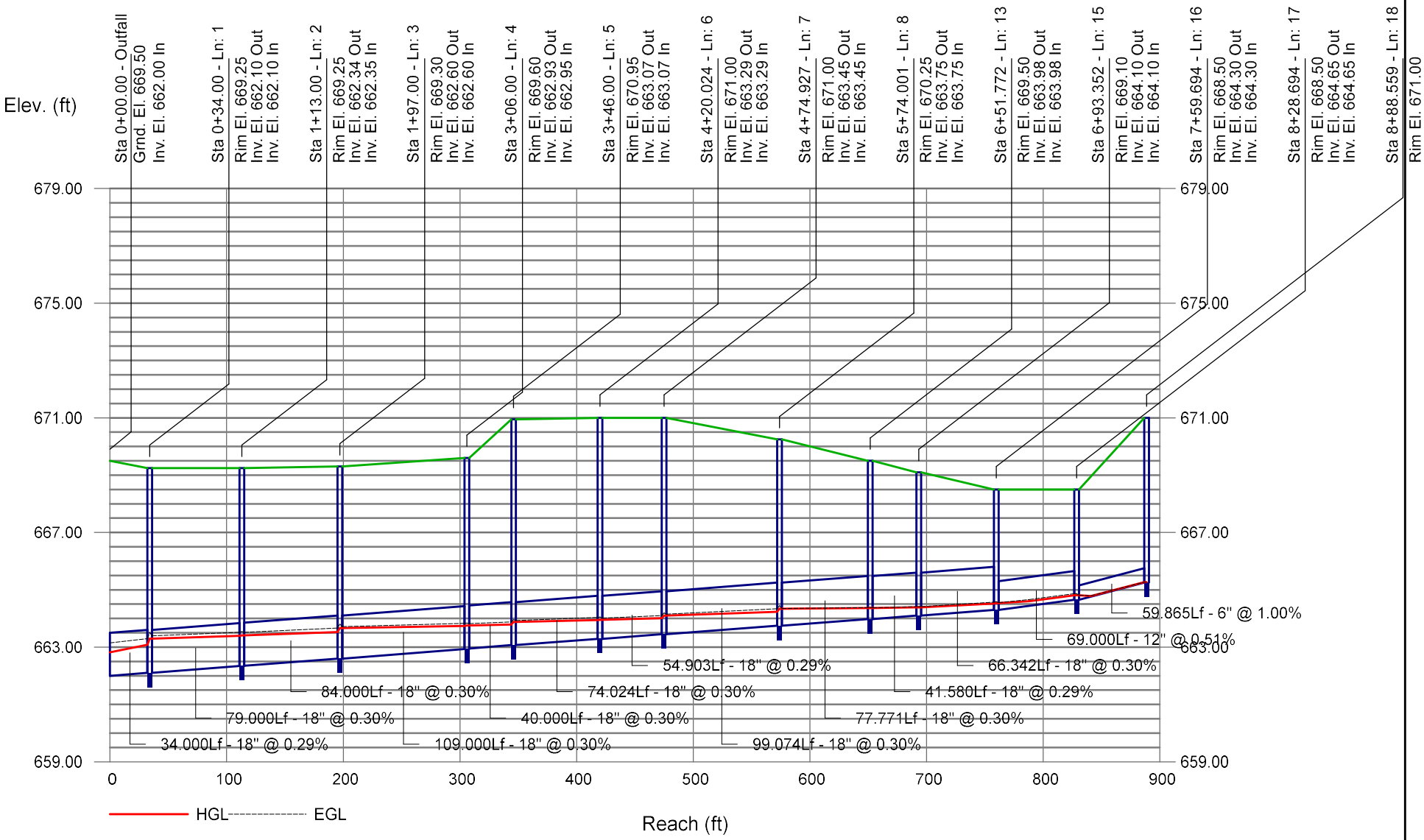
Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	34.000	0.23	4.33	0.69	0.16	3.03	10.0	203.6	1.5	4.54	5.69	4.15	18	0.29	662.00	662.10	662.82	663.09	669.50	669.25	
2	1	79.000	0.33	3.61	0.70	0.23	2.53	10.0	203.5	1.5	3.78	5.79	2.68	18	0.30	662.10	662.34	663.30	663.39	669.25	669.25	
3	2	84.000	0.38	3.28	0.64	0.24	2.29	10.0	203.4	1.5	3.43	5.73	2.78	18	0.30	662.35	662.60	663.41	663.53	669.25	669.30	
4	3	109.000	0.32	2.01	0.68	0.22	1.54	10.0	203.1	1.5	2.30	5.78	2.04	18	0.30	662.60	662.93	663.67	663.74	669.30	669.60	
5	4	40.000	0.20	1.69	0.64	0.13	1.32	10.0	203.0	1.5	1.98	5.75	2.21	18	0.30	662.95	663.07	663.75	663.79	669.60	670.95	
6	5	74.024	0.27	1.49	0.87	0.23	1.19	10.0	202.8	1.5	1.79	5.72	2.14	18	0.30	663.07	663.29	663.88	663.94	670.95	671.00	
7	6	54.903	0.00	1.22	0.40	0.00	0.96	10.0	202.7	1.5	1.44	5.67	2.13	18	0.29	663.29	663.45	663.96	664.01	671.00	671.00	
8	7	99.074	0.23	1.09	0.87	0.20	0.85	10.0	202.3	1.5	1.28	5.78	2.17	18	0.30	663.45	663.75	664.10	664.24	671.00	670.25	
9	8	105.000	0.05	0.20	0.77	0.04	0.15	10.0	11.3	9.9	1.47	3.89	3.34	12	1.19	663.75	665.00	664.34	665.51	670.25	671.40	
10	9	40.000	0.06	0.15	0.78	0.05	0.11	10.0	10.9	10.1	1.11	2.52	2.98	12	0.50	665.00	665.20	665.51	665.65	671.40	671.50	
11	10	44.000	0.09	0.09	0.70	0.06	0.06	10.0	10.0	10.4	0.65	2.68	2.16	12	0.57	665.20	665.45	665.74	665.79	671.50	670.00	
12	7	106.000	0.06	0.13	0.78	0.05	0.10	10.0	10.2	10.3	1.08	3.56	2.64	12	1.00	663.45	664.51	664.10	664.95	671.00	671.60	
13	8	77.771	0.10	0.38	0.85	0.09	0.28	10.0	201.5	1.5	0.42	5.71	0.92	18	0.30	663.75	663.98	664.34	664.36	670.25	669.50	
14	12	8.698	0.07	0.07	0.83	0.06	0.06	10.0	10.0	10.4	0.60	3.62	2.26	12	1.04	664.50	664.59	664.95	664.91	671.60	671.80	
15	13	41.580	0.01	0.28	0.90	0.01	0.19	10.0	200.9	1.5	0.29	5.64	1.04	18	0.29	663.98	664.10	664.37	664.39	669.50	669.10	
16	15	66.342	0.11	0.27	0.80	0.09	0.19	10.0	199.8	1.5	0.28	5.77	1.49	18	0.30	664.10	664.30	664.39	664.52	669.10	668.50	
17	16	69.000	0.15	0.16	0.65	0.10	0.10	10.0	198.9	1.5	0.15	2.54	1.47	12	0.51	664.30	664.65	664.54	664.81	668.50	668.50	
18	17	59.865	0.01	0.01	0.01	0.00	0.00	10.0	10.0	10.4	0.00	0.66	0.30	6	1.00	664.65	665.25	664.81	665.27	668.50	671.00	
19	8	13.000	0.01	0.28	0.40	0.00	0.22	10.0	10.9	10.1	2.26	4.21	4.47	12	1.00	663.75	663.88	664.34	664.52	670.25	670.00	
20	19	54.000	0.10	0.10	0.79	0.08	0.08	10.0	10.0	10.4	0.82	4.21	3.58	12	1.00	664.50	665.04	664.80	665.42	670.00	670.25	
21	19	34.000	0.17	0.17	0.83	0.14	0.14	10.0	10.0	10.4	1.46	4.21	4.24	12	1.00	664.50	664.84	664.91	665.35	670.00	669.95	
22	1	229.000	0.30	0.38	0.65	0.20	0.25	10.0	10.7	10.1	2.55	2.52	3.66	12	0.50	663.00	664.15	663.83	664.98	669.25	669.50	
23	22	73.000	0.08	0.08	0.71	0.06	0.06	10.0	10.0	10.4	0.59	1.02	1.69	8	0.51	664.15	664.52	665.19	665.31	669.50	671.25	
24	1	65.000	0.11	0.11	0.90	0.10	0.10	10.0	10.0	10.4	1.03	2.54	3.06	12	0.51	663.00	663.33	663.44	663.77	669.25	668.90	
25	3	208.000	0.13	0.89	0.61	0.08	0.51	10.0	11.5	9.9	5.07	4.21	6.46	12	1.00	662.60	664.68	663.67	666.69	669.30	671.25	
26	25	110.000	0.28	0.76	0.58	0.16	0.43	10.0	11.2	10.0	4.33	4.21	5.52	12	1.00	664.70	665.80	667.34	668.51	671.25	671.65	
27	26	102.000	0.14	0.48	0.63	0.09	0.27	10.0	10.7	10.1	2.75	4.37	3.51	12	1.08	665.80	666.90	668.59	669.03	671.65	671.25	
28	27	106.000	0.34	0.34	0.54	0.18	0.18	10.0	10.0	10.4	1.90	4.21	2.42	12	1.00	666.90	667.96	669.20	669.42	671.25	671.25	

Project File: Lincoln MS - East Hydraflow.stm | Number of lines: 28 | Run Date: 4/28/2025

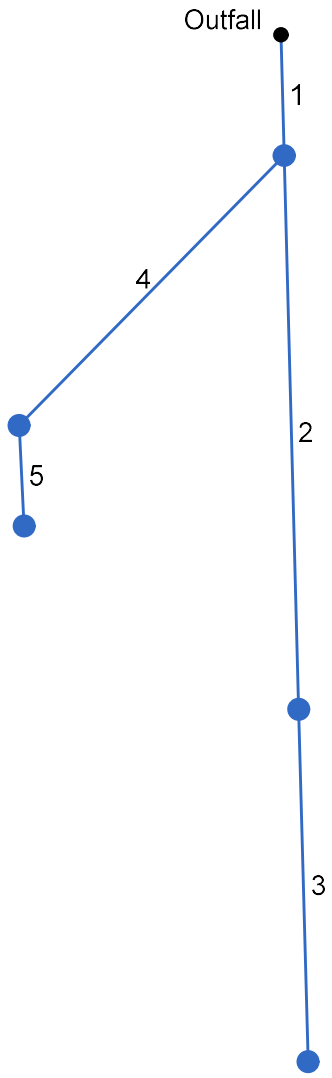
NOTES:Intensity = 277.62 / (Inlet time + 20.10) ^ 0.97; Return period =Yrs. 100 ; c = cir e = ellip b = box

Storm Sewer Profile

Proj. file: Lincoln MS - East Hydraflow.stm



Lincoln MS - Central



Project File: Lincoln MS - Central Hydraflow.stm	Number of lines: 5	Date: 4/28/2025

Storm Sewer Tabulation

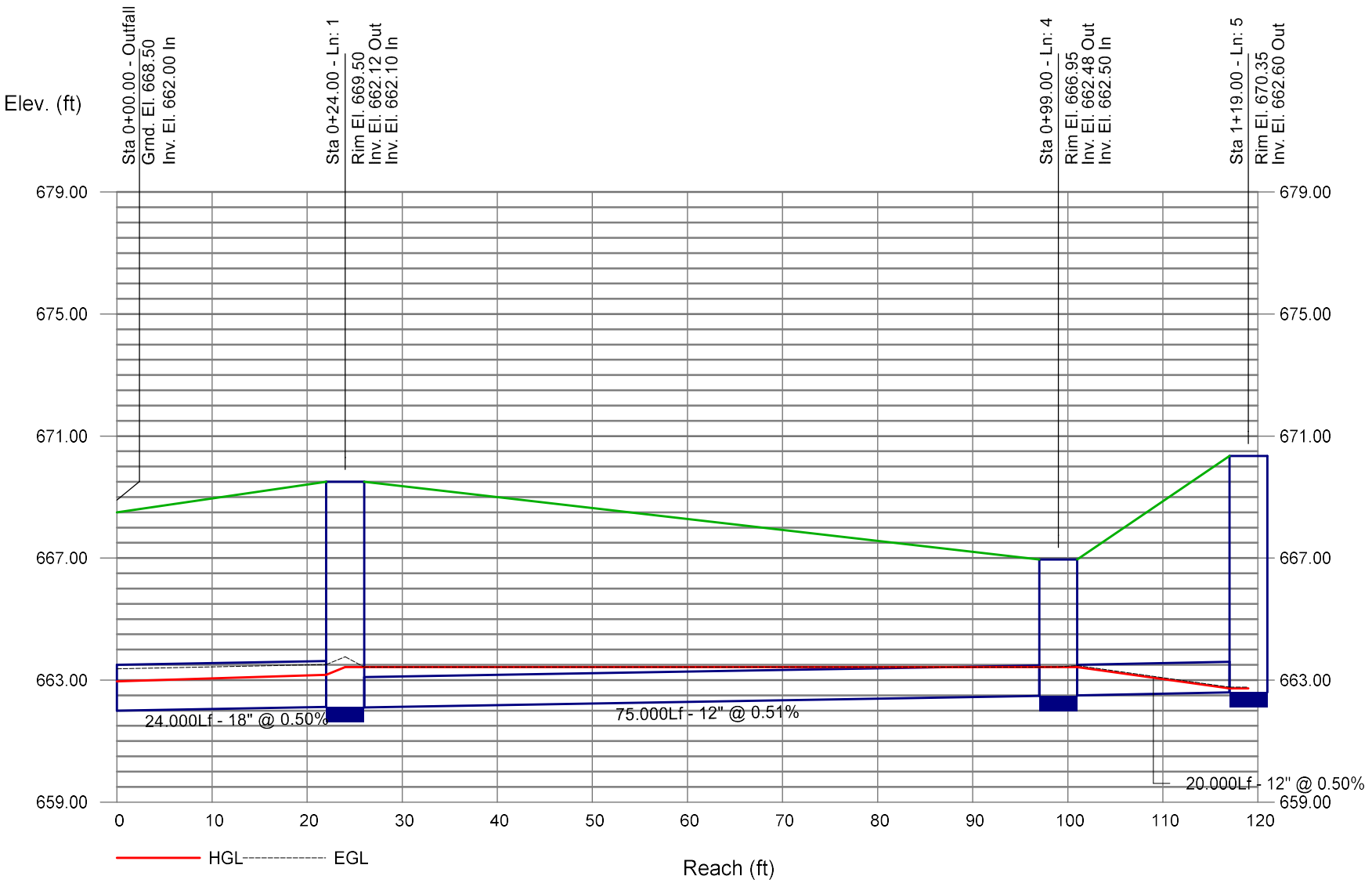
Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	24.000	0.07	0.80	0.90	0.06	0.71	10.0	16.3	8.6	6.15	7.43	4.91	18	0.50	662.00	662.12	662.96	663.17	668.50	669.50	
2	1	110.000	0.34	0.70	0.88	0.30	0.62	10.0	10.3	10.3	6.41	7.43	4.73	18	0.50	664.00	664.55	665.08	665.63	669.50	669.10	
3	2	70.000	0.36	0.36	0.90	0.32	0.32	10.0	10.0	10.4	3.36	2.52	4.28	12	0.50	664.55	664.90	665.68	666.30	669.10	671.00	
4	1	75.000	0.02	0.03	0.90	0.02	0.03	10.0	12.8	9.5	0.26	3.00	0.33	12	0.51	662.10	662.48	663.43	663.43	669.50	666.95	
5	4	20.000	0.01	0.01	0.90	0.01	0.01	10.0	10.0	10.4	0.09	2.98	0.89	12	0.50	662.50	662.60	663.43	662.72	666.95	670.35	

Lincoln MS - Central | Number of lines: 5 | Run Date: 4/28/2025

NOTES:Intensity = 277.62 / (Inlet time + 20.10) ^ 0.97; Return period =Yrs. 100 ; c = cir e = ellip b = box

Storm Sewer Profile

Proj. file: Lincoln MS - Central Hydraflow.stm

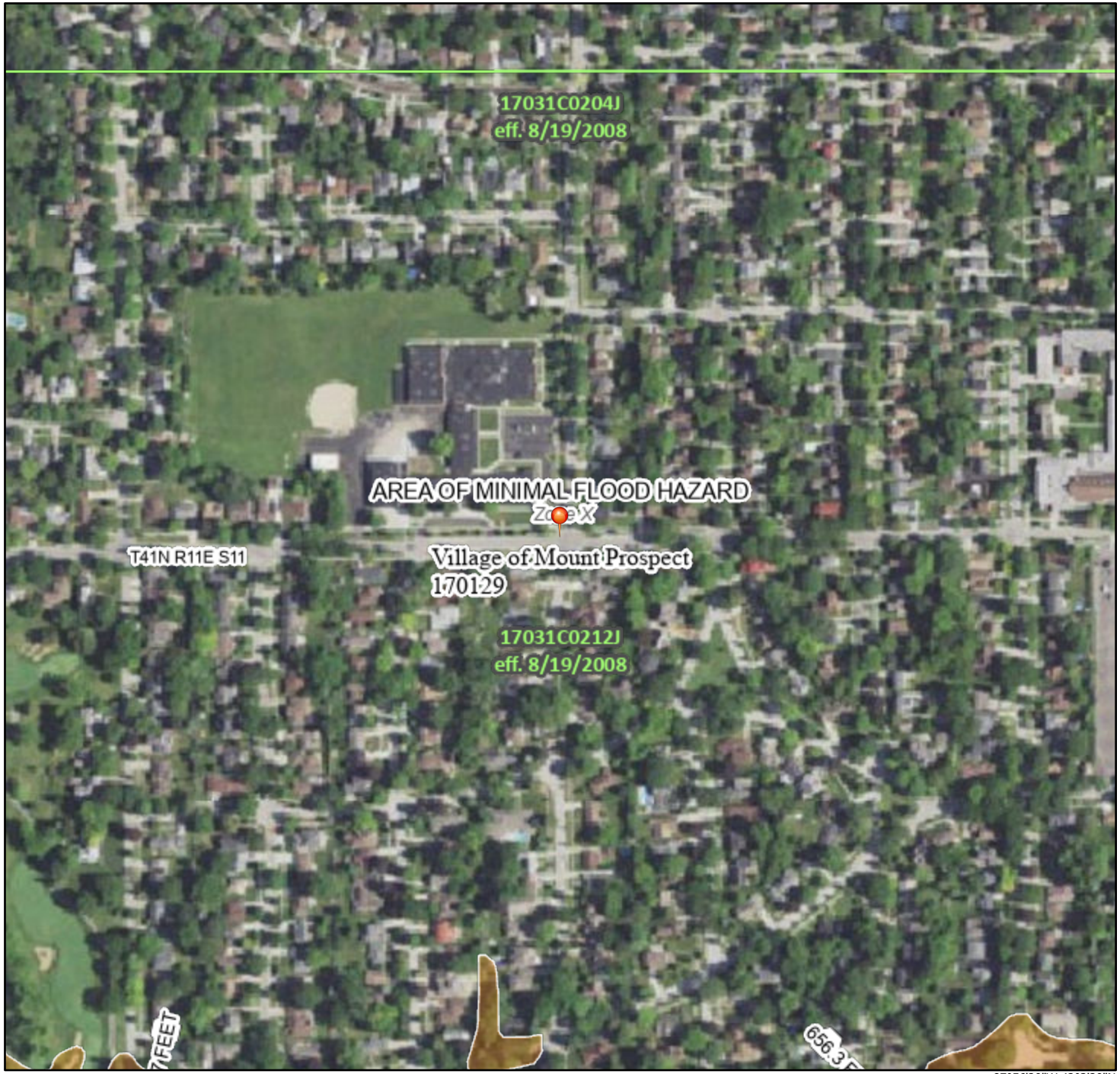


APPENDICES

APPENDIX I – FEMA FIRMETTE

National Flood Hazard Layer FIRMette

87°57'6"W 42°3'47"N



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

1:6,000

87°56'29"W 42°3'20"N

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
- 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 4/16/2025 at 5:29 PM 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.

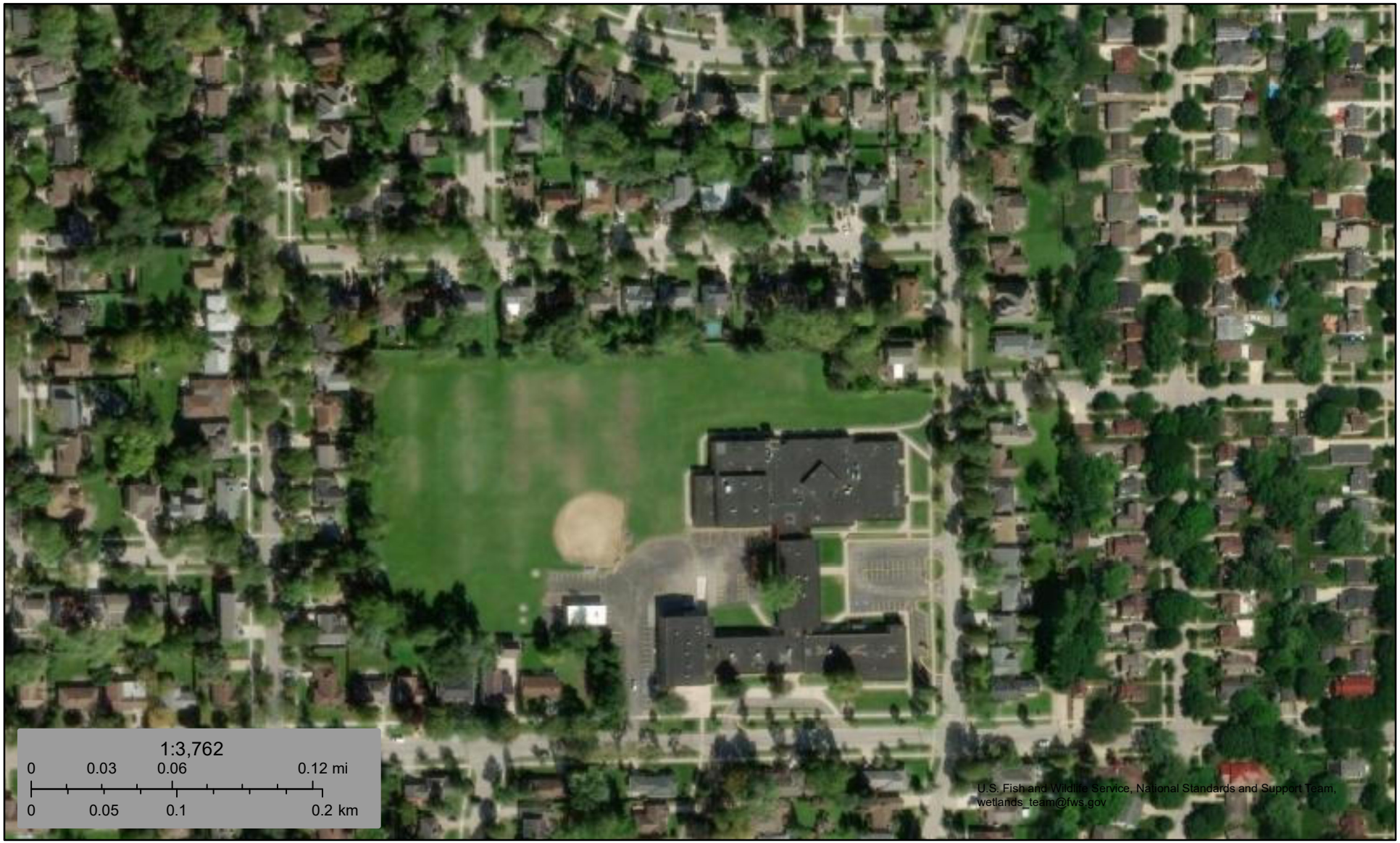
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX II – WETLAND INVENTORY MAP

U.S. Fish and Wildlife Service

National Wetlands Inventory

lincoln wetland



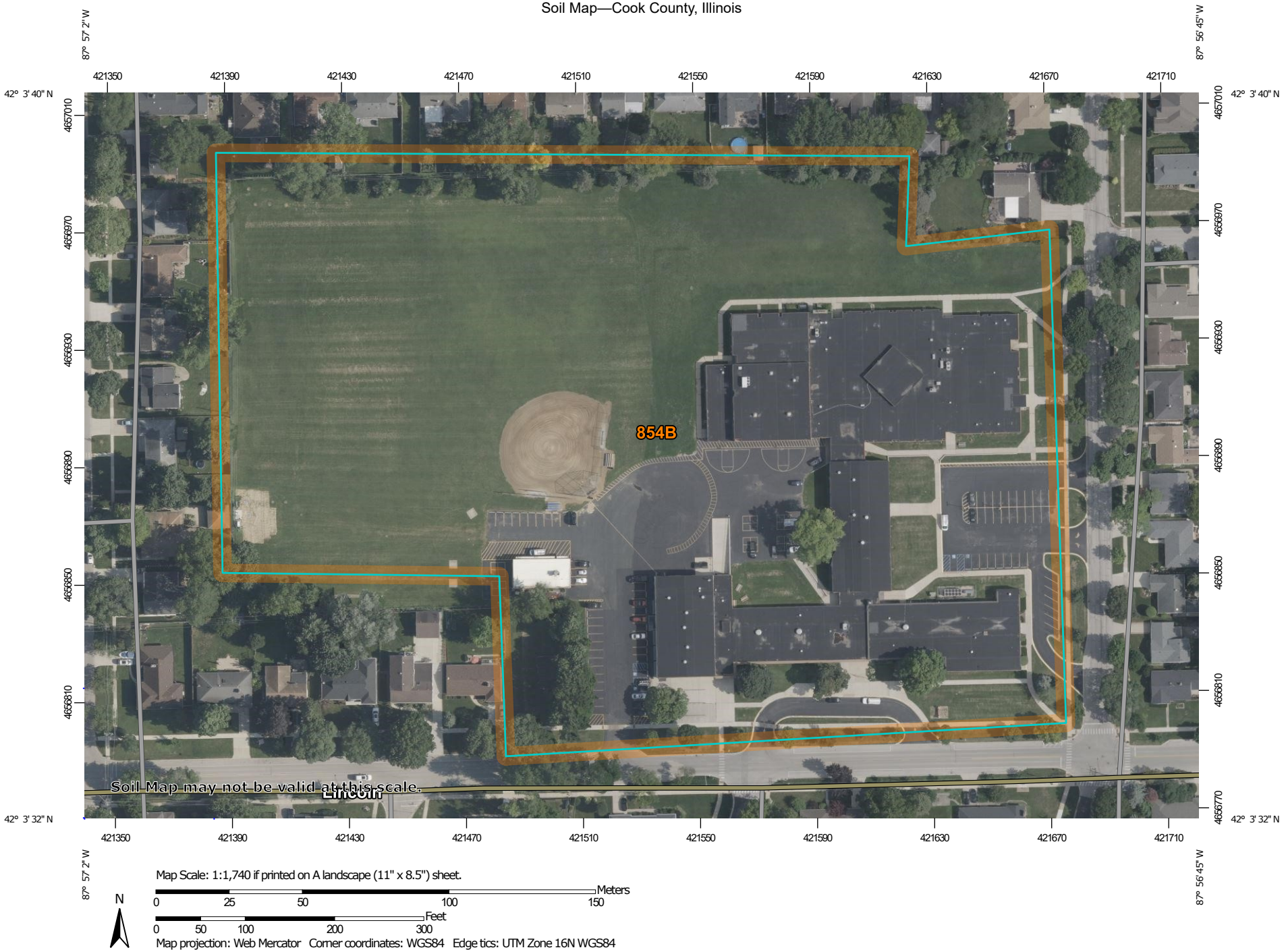
April 16, 2025

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.

APPENDIX III – USDS SOILS MAP



Map Scale: 1:1,740 if printed on A landscape (11" x 8.5") 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 Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

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 18, Aug 21, 2024

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
854B	Markham-Ashkum-Beecher complex, 1 to 6 percent slopes	12.5	100.0%
Totals for Area of Interest		**12.5**	**100.0%**

APPENDIX IV – GEOTECHNICAL REPORT

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

411 West Walnut Street, Mount Prospect, Illinois 60056
P: (224) 636 7639 F: (224) 636 7641

April 7, 2025 Sent via e-mail: Dave Torres (dtorres@nicholasquality.com)

Mr. Dave Torres
Director of Construction
Nicholas & Associates, Inc.
1001 Feehanville Drive
Mount Prospect, IL 60056

Re: Subsurface Exploration and Geotechnical Engineering Analyses
New Lincoln Middle School Improvements
700 W. Lincoln Street
Mount Prospect, Cook County, IL 60056
SET Project No. 2136_1

Dear Mr. Papanicholas Jr.:

As requested by Nicholas & Associates, Inc. ("Client"), Soil Engineering and Testing Consultants, LLC (SET Consultants) has completed subsurface exploration and geotechnical engineering analyses for the expansion of New Lincoln Middle School at 700 W. Lincoln Street, in Mount Prospect, Cook County, IL (referred to as "Site"). The professional engineering services were completed in accordance SET Consultants Proposal No. 1993 dated March 3, 2025 and approved by Client on the same day.

This letter report consists of project description; scope of work; Site physical setting; subsurface exploration, laboratory testing procedures, and subgrade soil suitability and groundwater assessment results; and, geotechnical analyses and associated recommendations for proposed new building foundations and interior floor slabs.

Attachments to this letter report include:

- Figure 1 illustrates the geotechnical soil boring locations obtained for this letter report.
- Table 1 summarizes the subsurface exploration and geotechnical findings with respect to an estimated design footing bottom subgrade elevation for proposed new school building.
- Geotechnical soil boring logs (Appendix A), and reference notes for boring logs (Appendix B) are included as separate letter report appendices.

GEOTECHNICAL ENGINEERING ANALYSES SUMMARY & FOUNDATION RECOMMENDATIONS

SET Consultants understands the redevelopment will entail renovation of existing Site buildings (Figure 1) and proposed new construction of the following structures:

- Academic Wing
  - Three-story academic wing constructed in the central portion of the site.
  - Slab-on-grade construction; no partial or full-depth basement.
- Classroom and Cafeteria Area
  - Two-story classroom and cafeteria structure and gymnasium to be located west of the academic wing.
  - Slab-on-grade construction; no partial or full-depth basement.
- Storm Structure
  - Located underground in the southwestern portion of the new facility
- New Parking Area
  - Located south of the new school facility.
  - 99 parking stalls; approximately 85,760 square feet. 15,
  - Asphaltic cement concrete.
- New Athletic Field, Running Track and Basketball Course
  - Located east of the new school building.

Pre-design services consisting of subsurface exploration and geotechnical engineering analyses is needed to assess subgrade soil suitability and groundwater occurrence for the proposed new buildings construction. Subsurface exploration and geotechnical engineering analyses is desired to assess subgrade soil suitability and groundwater occurrence for the proposed school facility improvements. A total of 19 geotechnical soil borings S-1 through S-12 and C-1 through C-7 were drilled along proposed new building exterior foundation walls targeting building corners where accessible and illustrated in Figure 1. Building design loads were not provided as of the date of this letter report.

Subsurface Exploration Findings

SET Consultants conducted subsurface exploration activities on Friday, March 7, and Saturday, March 8, 2025 and a total of 19 geotechnical soil borings (labeled S-1 through S-12 and C-1 through C-7; Figure 1) were each drilled to 10 to 25 feet below existing surface grade (Table 1; Appendix A). The geotechnical drilling was performed mainly within pavements, grass lawn areas, and athletic fields situated near existing buildings and west of the existing school facility (Figure 1). There were no Site access issues encountered for the drilling rigs and the personnel who operated this equipment.

A summary of the findings from the subsurface exploration consists of the following:

- Approximately 7 to 18 inches of maintained grass and topsoil was encountered at the ground surface at ten borings. Approximately 5 to 11 inches of asphalt pavement underlain by 7 to 18 inches of aggregate basecourse was encountered at six of the boring locations. Boring S-8 was performed in the baseball field and extended through the playing surface.
- At 14 of the borings, interpreted, predominantly cohesive fill and possible fill soils extend between approximately 3.5-and-8.5 feet bgs for the soil borings advanced for this subsurface exploration, exhibited very soft to very stiff consistency, and the overall W_c was calculated to range from 14.1 % to 29.1%. Limited deposits of loose to medium dense sand and gravel fill was encountered in four of the borings, and exhibited standard penetration test N values in the range from 9 to 16 blows per foot.
- In Borings C-2 and C-4, partly organic silty clay fill soils were encountered between depths of approximately 1 and 8.5 feet, with W_c calculated to be in the range of 22.3% to 23.8%.
- Interpreted native, undisturbed, oxidized cohesive and granular soils were intersected beneath fill soils and extend to depths ranging from approximately 8-to-13.5 feet bgs.
- Native cohesive soils consisted of predominately silty clay and clayey silt, exhibited soft-hard overall average consistency, and overall W_c was calculated to be in the range of 12.4% to 23.4%.
- Within the predominant clay profile native oxidized granular soils were encountered in Borings S-4, S-6 and C-1, consisted of predominantly poorly graded sand, exhibited loose to medium dense relative density, and overall average W_c was calculated to be 10.0 to 15.6%.
- Native oxidized, brown dominant-colored soils transitioned to unoxidized cohesive soils with distinct gray to pink-gray coloration at an average depth of approximately 10 feet bgs or an average elevation of approximately 654 feet AMSL.
- Native unoxidized cohesive soils consisted of predominantly silty clay and clayey silt, exhibited soft-hard (typically firm-very stiff) overall average consistency.
- Groundwater was observed during the drilling operation at eight (8) soil boring locations at a depth range of approximately 6-to-22 feet bgs with shallow groundwater (~7 feet or less bgs) occurring in no borings.
- In three of the boreholes, static groundwater levels were measured within open boreholes at drilling completion with HSAs removed and ranged in depth from 9-to-22 feet bgs.
- After the HSAs were removed, overall average DCI measured at each of the borings at depths of approximately 7 and 23.5 feet bgs (Appendix A).
- Bedrock was not encountered on-site from the soil borings completed for this subsurface exploration.

Based on the project information provided to SET Consultants along with field and laboratory test data collected for this investigation, SET Consultants recommends the following for the proposed new school building that will be slab-on-grade construction with no partial or full basements.

- The proposed new school building will be constructed of a multi-story structure constructed of CMU block walls supported on a conventional shallow foundation system consisting of spread and/or continuous strip footings, extended through existing fill and lower strength natural soil (encountered in the borings to depths of 3½ to 8½ feet (Elevations 660 to 666.5 feet) below the existing ground surface), bearing on suitable, natural, stiff to hard silty clay and clayey silt, or

directly on lean concrete backfill that extends to these soils. For footings, bearing at depths of at least 3½ feet below grade on natural, stiff to hard silty clay and clayey silt, or directly on lean concrete backfill that extends to these soils, we recommend a maximum net allowable soils bearing pressure of 2,000 psf be used to proportion the footings.

- The proposed interior slabs-on-grade construction completed at-grade and full-depth removal of existing fill soils or lower strength native cohesive soils encountered in the soil borings to depths of at least 3½ to 8½ feet or greater below existing surface grade and replacement with new engineered fill compacted to at least 95% of the material maximum achievable dry density per ASTM D1557 *Modified Proctor Method* carries the least risk of total and differential settlement of the floor slab. However, removal and replacement may be cost prohibitive.
- As an alternative to removal and replacement, the exposed subgrade soil can be tested and evaluated with a combination of proofrolling, in-place moisture-density tests, and shallow probe test holes. It is the opinion of SET Consultants that testing and evaluation of existing fill soils under the observations of an experienced geotechnical engineer and/or soils technician can reduce the risk of total and differential movement of interior floor slabs to a reasonable level. However, if the Client is unwilling to accept some risk of total and differential settlement, the existing fill soils and lower strength native cohesive soils should be completely removed and replaced with new engineered fill to the depth encountered.

PROJECT DESCRIPTION

SET Consultants understands the redevelopment will entail renovation of existing Site buildings (Figure 1) and proposed new construction of the following structures:

- Academic Wing
  - Three-story academic wing constructed in the central portion of the site.
  - Slab-on-grade construction; no partial or full-depth basement.
- Classroom and Cafeteria Area
  - Two-story classroom and cafeteria structure and gymnasium to be located west of the academic wing.
  - Slab-on-grade construction; no partial or full-depth basement.
- Storm Structure
  - Located underground in the southwestern portion of the new facility
- New Parking Area
  - Located south of the new school facility.
  - 99 parking stalls; approximately 85,760 square feet. 15,
  - Asphaltic cement concrete.
- New Athletic Field, Running Track and Basketball Course
  - Located east of the new school building.

SCOPE OF WORK

Pre-design services consisting of subsurface exploration and geotechnical engineering analyses is needed to assess subgrade soil suitability and groundwater occurrence for the proposed new buildings construction. Subsurface exploration and geotechnical engineering analyses is desired to assess subgrade soil suitability and groundwater occurrence for the proposed new building structures.

A total of 19 geotechnical soil borings (S-1 through S-12 and C-1 through C-7; Figure 1) were advanced using conventional rotary, hollow-stem auger (HSA) drilling along proposed new building exterior foundation wall alignments targeting building corners where accessible, and each soil boring was advanced to a maximum depth of 25 feet below existing surface grade.

The soil boring label and associated building structure foundation position are as follows:

- S-1 through S-12 – New School Structures.
- C-1 through C-7 – New Parking Areas, Athletic Fields, and Running Track.

Building design loads were not provided as of the date of this letter report.

The findings and recommendations contained in this letter report are based on the geotechnical soil borings performed for this project and associated laboratory testing of soil samples. This letter report presents our recommendations for subgrade preparation and foundation design specific for the project. In addition, the letter report provides general construction considerations based on the results of the geotechnical soil borings and our previous experience.

SITE PHYSICAL SETTING REVIEW

This section discusses Site topography, mapped Site vicinity soils and surficial geology.

Setting & Topography

According to the Cook County GIS portal, the Site encompasses 13.5 acres and comprised of Property Index Numbers 08-11-215-011-0000, 08-11-214-037-0000, and 08-11-214-002-0000. The majority of the Site is improved with 1-story masonry school building, exterior pavement drive lanes and parking lots, and open areas in part occupied with athletic fields. The Site is presently bounded on the south by West Lincoln Street, on the west and north by single-family residences, and on the east by Can Dota Avenue.

Site topography is mapped as relatively flat-lying with elevations ranging between approximately 664-and-675 feet above mean sea level (AMSL) for the majority of the Site. There is a relatively higher elevation area immediately south of the existing school structure where surface elevation at Boring C-1 was observed at approximately 673 feet AMSL. Finished exterior grades at borings performed at other areas across the Site were in the range of elevation between approximately 668-and-671 feet AMSL.

Historical mapping reveals the Site to be sloping down toward the southeast (USGS, 1962; 2021) with a minimum elevation of 670 feet AMSL. The school building in its current configuration does not appear on the previous version of the topographic map (USGS, 1953).

Mapped Soils

According to soil mapping efforts published by the United States Department of Agriculture (USDA), Markham-Ashkum-Beecher complex (Code 854B), 1 to 6 percent slopes (USDA, 2024) are situated across the entire site.

Markham-Ashkum-Beecher complex materials physical characteristics include ground moraines and end moraines landform settings; natural drainage class described as “Moderately Well drained”; and, the typical vertical soil profile consists of silty loam in the upper 8 inches underlain by silty clay loam from approximately 8 inches to 60 inches below surface grade. Markham-Ashkum-Beecher complex soils exhibit ground slopes ranging from 1-to-6%, medium runoff class, and negligible frequency of flooding or ponding (USDA, 2024).

Surficial Geology

Surficial geology mapping initially conducted by Bretz (1939) identified the soils across the site as characterized part of the Tinley Groundmoraine which is part of the Wadsworth Member of Wedron Formation (Lineback, 1979; Richmond and Fullerton, 1983). Lineback (1979) describe the Wedron Formation as gray, clayey and silty clayey till, relatively low in cobble and boulders.

According to geologic mapping compiled by the Illinois State Geologic Survey (ISGS, 2015), the sediment or “drift deposit” thickness within Site vicinity is estimated to be at least 50 feet and may extend to 200 feet. Depth-to-groundwater within the Site vicinity was not identified from the limited literature search conducted for this investigation.

SUBSURFACE EXPLORATION PROCEDURES

This section discusses the geotechnical drilling activities completed Saturday, March 8, 2025 and the laboratory testing procedures completed for soil samples collected as part of the field activities. Field drilling observations, soil sampling, and laboratory testing results were used for soil boring logs and findings summary table preparation.

SET Consultants selected the locations of the 19 geotechnical soil borings advanced for this subsurface exploration. The Client requested private underground utility locating be conducted to “clear” drilling locations of potential underground utility conflicts before initiating the geotechnical drilling.

Underground Utility Locating

SET Consultants retained Earth Solutions, Inc. (ESI; St. Charles, IL) for geotechnical drilling. The Illinois One-Call Utility Dispatcher (“JULIE”) was contacted by ESI for an underground utility locate at the Site to be conducted prior to the start of drilling operations. ESI coordinated the private underground utility locate prior to the start of drilling on March 7th.

The soil boring locations were field-located and flagged by a SET Consultants field representative on Friday, March 7th before the start of the private underground utility locate. The private underground utility locate was conducted by a ESI field representative. The *Existing Conditions Plan* included buried utility alignments where known and was used as guidance during the non-destructive underground utility locating.

The ESI field representative proceeded to field clear the 19 geotechnical soil borings (Figure 1).

Geotechnical Soil Boring Drilling

ESI mobilized two (2) drilling rigs with two-person crews for the geotechnical drilling operation. The soil borings were completed using Geoprobe Systems® 7822DT track-mounted drilling rigs equipped with HSAs to advance the boreholes. Representative soil samples were obtained continuously at 2.5 foot intervals to 10 feet bgs then sampled at 5-foot intervals to the maximum soil boring depth of 25 feet bgs (borings S-1 through S-12 and C-1through C-7). Soil samples were collected by means of conventional split-spoon (SS) sampling procedures. In this procedure, a 2-inch outside diameter (O.D.) SS sampler is driven into the soil a distance of 18 inches by a 140-pound hammer weight falling 30 inches.

The number of blows required to drive the SS sampler through a 12-inch interval, after initial setting of 6 inches is termed the Standard Penetration Test (SPT) or N-value and is indicated for each sample on the soil boring logs (Appendix A). The N-value can be used as a qualitative indication of the in-place relative consistency of cohesive soils and an indicator for the relative density of granular soils. These indicators are qualitative since many factors can significantly affect the standard penetration resistance value and prevent a direct correlation between drilling crews, rigs and procedures, and hammer-rod-sampler assemblies.

The drilling rigs were equipped with an automatic trip hammer to drive the SS sampler. Consideration of the effect of the automatic hammer efficiency was included in the interpretation of subsurface information for the analyses prepared for this letter report. A SET Consultants Professional Geologist and a Professional Engineer recorded field logs of the soils encountered during the soil boring operation. After recovery, each geotechnical soil sample was removed from the sampler, visually classified, measured, and photographed. These field logs were later used to prepare the final geotechnical soil boring logs (Appendix A).

Soil samples obtained from the drilling operation were identified by boring numbers and sampling depths, sealed in glass jars in the field, and delivered to the laboratory for further visual examination and laboratory testing. The unconfined compressive strength (Q_p) of cohesive soils was measured using a spring-loaded, hand-held penetrometer once the SS sample was retrieved from each borehole during the drilling operation. In the hand penetrometer test, the Q_p of a soil sample is estimated, to a maximum of 4.5 tons per square foot (tsf) by measuring the resistance of a soil sample to penetration of a small spring-loaded cylinder.

After completion of the drilling operations, the boreholes were backfilled with auger soil cuttings to the existing ground surface. Borings performed within pavement areas were patched with cold asphalt to restore to existing surface grade.

Laboratory Testing

The laboratory testing program included natural moisture content determinations and visual classifications. Natural moisture or W_c for each subgrade soil sample was determined using ASTM Standard D2216 for representative portions of the sample. During the laboratory testing procedure, the field classification for each soil sample was verified in accordance with the Unified Soil Classification System (USCS) using ASTM Standards D2487 and D2488. Each subgrade soil sample was classified on the basis of texture and plasticity in accordance with the USCS.

The soil boring logs detail the soil sample intervals that were obtained, physically described, and visually classified using the USCS. The group symbols for each soil type are indicated along with the soil descriptions on the geotechnical boring logs (Appendix A). An explanation of the USCS symbols and boring log reference notes are included in Appendix B. *Please Note:* Interpreted fill soils (i.e., those soils revealing physical attributes of having been reworked, disturbed, and/or of non-native origin) were not assigned a USCS group symbol and designated as "Fill" or "Possible Fill".

SET Consultants grouped the various soil types into lithostratigraphic zones that were generally consistent across the boring logs for this investigation. Lithologic color variation and patterns designating the interfaces between earthen materials on the soil boring logs (Appendix A) are approximate, and based on in-situ conditions these transitions may be more gradual. *Please Note:* The soil samples will be retained in the laboratory for a period of 30 days, after this time the soil samples will be discarded unless other instructions are received as to their disposal.

EXPLORATION RESULTS

This section discusses observations from the drilling activities completed March 7 and March 8, 2025.

Site Physical Description

The geotechnical drilling was performed mainly within open, maintained grass lawn areas situated either near existing buildings or exterior asphalt pavements (Figure 1). There were no Site access issues encountered for the drilling rigs and the personnel who operated this equipment that prevented completing the field scope of work. The relatively flat-lying Site topography with approximately 3 feet vertical relief allowed for drilling rig setups to be positioned on level surface grade. There were no mounds or unusual topography observed, and there was no observed standing water or areas of distressed vegetation.

Subsurface Exploration Findings

SET Consultants conducted subsurface exploration activities on Friday, March 7th and Saturday, March 8th by advancing a total of 19 geotechnical soil borings (labeled S-1 through S-12 and C-1 through C-7; Figure 1) at or close to proposed new building exterior foundation wall alignments. The soil borings were each drilled to depths of 10 to 25 feet below existing surface grade (Table 1; Appendix A) and amounted to 370 feet of total drilling footage.

A summary of the findings from the subsurface exploration consist of the following:

- Approximately 7 to 18 inches of maintained grass and topsoil was encountered at the ground surface at ten borings. Approximately 5 to 11 inches of asphalt pavement underlain by 7 to 18 inches of aggregate basecourse was encountered at six of the boring locations. Boring S-8 was performed in the baseball field and extended through the playing surface.
- At 14 of the borings, interpreted, predominantly cohesive fill and possible fill soils extend between approximately 3.5-and-8.5 feet bgs for the soil borings advanced for this subsurface exploration, exhibited very soft to very stiff consistency, and the overall W_c was calculated to range from 14.1 % to 29.1%. Limited deposits of loose to medium dense sand and gravel fill was encountered in four of the borings, and exhibited standard penetration test N values in the range from 9 to 16 blows per foot.

- In Borings C-2 and C-4, partly organic silty clay fill soils were encountered between depths of approximately 1 and 8.5 feet, with W_c calculated to be in the range of 22.3% to 23.8%.
- Interpreted native, undisturbed, oxidized cohesive and granular soils were intersected beneath fill soils and extend to depths ranging from approximately 8-to-13.5 feet bgs.
- Native cohesive soils consisted of predominately silty clay and clayey silt, exhibited soft-hard overall average consistency, and overall W_c was calculated to be in the range of 12.4% to 23.4%.
- Within the predominant clay profile native oxidized granular soils were encountered in Borings S-4, S-6 and C-1, consisted of predominantly poorly graded sand, exhibited loose to medium dense relative density, and overall average W_c was calculated to be 10.0 to 15.6%.
- Native oxidized, brown dominant-colored soils transitioned to unoxidized cohesive soils with distinct gray to pink-gray coloration at an average depth of approximately 10 feet bgs or an average elevation of approximately 654 feet AMSL.
- Native unoxidized cohesive soils consisted of predominantly silty clay and clayey silt, exhibited soft-hard (typically firm-very stiff) overall average consistency.
- Groundwater was observed during the drilling operation at eight (8) soil boring locations at a depth range of approximately 6-to-22 feet bgs with shallow groundwater (~7 feet or less bgs) occurring in no borings.
- In three of the boreholes, static groundwater levels were measured within open boreholes at drilling completion with HSAs removed and ranged in depth from 9-to-22 feet bgs.
- After the HSAs were removed, overall average DCI measured at each of the borings at depths of approximately 7 and 23.5 feet bgs (Appendix A).
- Bedrock was not encountered on-site from the soil borings completed for this subsurface exploration.

Subgrade Soil Lithologies

The soil types observed for this investigation were a surficial fill soil layer that graded to native, undisturbed, oxidized cohesive and granular soils overlying native unoxidized cohesive soils to drilling termination depth. Shallow water-bearing granular soils were intersected at 11 of the 12 soil borings, and groundwater was observed and static water levels measured during the drilling operation at 5 of the 11 soil boring locations. A description of these soil lithologies is as follows:

Fill Soils

A surficial, dark brown-brown clay-dominated “topsoil” layer was intersected borings with average thickness close to 7 to 18 inches at ten of the borings. Topsoil was absent at soil borings S-1 through S-4, C-2, and C-4 were drilled through 5 to 11-inch thick layers of asphaltic pavement underlain by an approximate 7 to 18-inch granular basecourse layer,

At 14 of the borings, interpreted fill material was comprised of predominantly cohesive soils. Cohesive fill soils consisted of very soft to very stiff silty clay and lesser amounts of loose to medium dense sand and gravel was present and varying coloration to include dark brown, brown, light brown, and gray (Appendix A).

Fill soils extended between approximately 2-and-4 feet bgs (Figures 2 & 3) and averaged close to 3 feet bgs for the soil borings advanced for this subsurface exploration. Cohesive fill exhibited

very soft-to-hard consistency range. Interpreted fill soils yielded overall average estimated Q_p readings collected at time of SS sampling of <0.25 to 4.0 tsf that coincides with very stiff consistency, and the overall W_c values ranged from 14.1 to 29.1%. Granular soils layers were loose to medium dense in relative density with standard penetration test N values ranging from 9 to 16 blows per foot.

Native Oxidized Soils

Interpreted native oxidized cohesive and granular soils were intersected below fill soils and extend to depths ranging from approximately 8.5-to-13.5 feet bgs encountered at and above the seasonal or long-term high groundwater elevation (Appendix A).

Native Unoxidized Soils

Unoxidized cohesive soils that are characterized by gray coloration were observed at the 15 soil borings completed for this project from at least 8.5-to-13.5 feet bgs or shallower and extend to drilling termination depth (Appendix A).

Cohesive Soils – Representative cohesive soil lithologies encountered were dark brown, brown, and gray sandy and silty clay. Silt, silty clay, and clay with variable brown, light brown, and gray coloration were the dominant cohesive lithologies encountered for this subsurface exploration.

Native cohesive soil consistency based on N-values and calibrated hand penetrometer tests recorded at the time of drilling ranged from soft to stiff to hard (0.5 to 4.5+ tsf) at the boring locations. W_c ranged from 12.4% to 23.4%.

Granular Soils – Representative granular soil lithologies encountered were poorly graded gray sand and gravel. Poorly graded sand, poorly graded sand or sand, with gravel were the dominant granular lithologies encountered for this subsurface exploration and intersected in the 3 of the 19 of the soil borings (Appendix A).

Native granular soil consistency based on N-values recorded at the time of drilling ranged from loose to medium dense density (9-17 bpf) at S-4 (8.5-13.5 bpf), S-6 (19-23.5 bpf), and C-1 (6-8.5 feet bgs SS interval).

Groundwater Observations

Observations for groundwater were made during sampling and upon completion of the drilling operation at each soil boring location. In auger drilling operations, water is not introduced into the boreholes, and the groundwater position can often be obtained by observing water flowing into or out of the boreholes. Furthermore, visual observation of the soil samples retrieved during the drilling exploration can often be used in evaluating the groundwater conditions.

Groundwater was observed while drilling at soil borings S-1, S-4, S-6, S-8, S-12, C-3, and C-4 at a depth range of approximately 6 feet bgs (C-4) to approximately 22 feet bgs (S-1). Static groundwater levels were measured within soil borings S-6, S-8, and S-11 open boreholes at drilling completion with HSAs removed and ranged in depth from 9-to-22 feet bgs (Table 1; Appendix A).

After the HSAs were removed, overall average DCI measured at six (6) of the borings at depths of approximately 13 and 15 feet bgs. DCI was recorded at the nine (9) soil borings at depths of approximately 7 to 23.5 feet bgs (Appendix A).

Glacial sediments common to the Site vicinity frequently oxidize from gray-to-brown at the interface between where the soil has remained fully saturated and overlying partially or intermittently saturated and vadose zones. The interpreted long-term groundwater level can be interpreted to be near this zone of color change. Based on the results of this exploration, a long-term groundwater level was observed for the soil borings and interpreted to range from approximately 8.5 feet bgs (six borings) to approximately 13.5 feet bgs (S-3, S-7, and S-12) at most other borings and at typical depths in the range of 10 feet bgs. The elevation range for the interpreted long-term groundwater level is approximately 653 feet AMSL.

It should be noted that the groundwater level can vary based on precipitation, evaporation, surface runoff, and other factors not immediately apparent at the time of this exploration. Surface water runoff may be a factor during general construction, and steps should be taken during construction to control surface water runoff and to remove water that may accumulate in the planned excavations as well as floor slab areas.

Seismic Zone

Based on the 2015 International Building Code, Chapter 16 Structural Design, Section 1613.3.2 - *Site Class Definitions*, the Site soils can be characterized as Site Class D. Site Class D is described as “Stiff soil” for the top 100 feet (i.e., the ground surface to 100 feet bgs interval) with an average shear strength in the range of 1,000 to 2,000 psf and Standard Penetration Test blowcounts in the range of 15 to 50 blows per foot for this interval (ASCE, 2010). Soil borings extended to a maximum depth of 25 feet bgs for this subsurface exploration. Based on our experience with similar soils in Site vicinity, the available geologic literature that identifies overburden or unconsolidated sediment thickness within Site vicinity is at least 50 feet bgs and may extend to 200 feet bgs (ISGS, 2015), and following the direction of ASCE (2010) when there are no borings to 100 feet bgs, the Site soils meet criteria for Site Class D.

SET also calculated the spectral response factors based on the site class as well as the latitude and longitude of the project location using United States Geological Survey (USGS) seismic calculator software. The calculated values are presented in the table below.

Seismic Design Criteria					
New Lincoln Middle School Improvements					
Mount Prospect, Illinois					
Latitude	42.059960	Longitude	-87.9473625	Site Class	D
S_s	0.117g	S_{MS}	0.187g	S_{DS}	0.125g
S_1	0.061g	S_{M1}	0.147g	S_{D1}	0.098g

ANALYSES AND RECOMMENDATIONS

The following recommendations have been developed on the basis of the previously described project characteristics and objectives and subsurface conditions encountered during this field investigation. If there are any changes to the project characteristics, objectives, or if different subsurface conditions are

encountered during construction then these changes need to be brought to the attention of SET Consultants so that the recommendations of this letter report can be reviewed.

Analyses and Recommendations Overview
SET Consultants understands the redevelopment will entail renovation of the existing Site building (Figure 1) and proposed new construction of the following structures:

proposed new construction of the following building structures:

- Academic Wing
  - Three-story academic wing constructed in the central portion of the site.
  - Slab-on-grade construction; no partial or full-depth basement.
- Classroom and Cafeteria Area
  - Two-story classroom and cafeteria structure and gymnasium to be located west of the academic wing.
  - Slab-on-grade construction; no partial or full-depth basement.
- Storm Structure
  - Located underground in the southwestern portion of the new facility.
- New Parking Area
  - Located south of the new school facility.
  - 99 parking stalls; approximately 85,760 square feet. 15,
  - Asphaltic cement concrete.
- New Athletic Field, Running Track and Basketball Course
  - Located east of the new school building.

SCOPE OF WORK
Pre-design services consisting of subsurface exploration and geotechnical engineering analyses is needed to assess subgrade soil suitability and groundwater occurrence for the proposed new buildings construction. Subsurface exploration and geotechnical engineering analyses is desired to assess subgrade soil suitability and groundwater occurrence for the proposed new building structures.

SET Consultants conducted subsurface exploration activities on Friday, March 7th and Saturday, March 8th by advancing a total of 19 geotechnical soil borings (labeled B-1 through B-19; Figure 1) at or close to proposed new building exterior foundation wall alignments, within new pavement areas, and athletic field improvements. The soil borings were each drilled to depths of 10 to 25 feet below existing surface grade (Table 1; Appendix A) and amounted to 370 feet of total drilling footage.

A summary of the findings from the subsurface exploration consist of the following:

- Approximately 7 to 18 inches of maintained grass and topsoil was encountered at the ground surface at ten borings. Approximately 5 to 11 inches of asphalt pavement underlain by 7 to 18 inches of aggregate basecourse was encountered at six of the boring locations. Boring S-8 was performed in the baseball field and extended through the playing surface.
- At 14 of the borings, interpreted, predominantly cohesive fill and possible fill soils extend between approximately 3.5-and-8.5 feet bgs for the soil borings advanced for this subsurface exploration, exhibited very soft to very stiff consistency, and the overall W_c was calculated to

range from 14.1 % to 29.1%. Limited deposits of loose to medium dense sand and gravel fill was encountered in four of the borings, and exhibited standard penetration test N values in the range from 9 to 16 blows per foot.

- In Borings C-2 and C-4, partly organic silty clay fill soils were encountered between depths of approximately 1 and 8.5 feet, with W_c calculated to be in the range of 22.3% to 23.8%.
- Interpreted native, undisturbed, oxidized cohesive and granular soils were intersected beneath fill soils and extend to depths ranging from approximately 8-to-13.5 feet bgs.
- Native cohesive soils consisted of predominately silty clay and clayey silt, exhibited soft-hard overall average consistency, and overall W_c was calculated to be in the range of 12.4% to 23.4%.
- Within the predominant clay profile native oxidized granular soils were encountered in Borings S-4, S-6 and C-1, consisted of predominantly poorly graded sand, exhibited loose to medium dense relative density, and overall average W_c was calculated to be 10.0 to 15.6%.
- Native oxidized, brown dominant-colored soils transitioned to unoxidized cohesive soils with distinct gray to pink-gray coloration at an average depth of approximately 10 feet bgs or an average elevation of approximately 654 feet AMSL.
- Native unoxidized cohesive soils consisted of predominantly silty clay and clayey silt, exhibited soft-hard (typically firm-very stiff) overall average consistency.
- Groundwater was observed during the drilling operation at eight (8) soil boring locations at a depth range of approximately 6-to-22 feet bgs with shallow groundwater (~7 feet or less bgs) occurring in no borings.
- In three of the boreholes, static groundwater levels were measured within open boreholes at drilling completion with HSAs removed and ranged in depth from 9-to-22 feet bgs.
- After the HSAs were removed, overall average DCI measured at each of the borings at depths of approximately 7 and 23.5 feet bgs (Appendix A).
- Bedrock was not encountered on-site from the soil borings completed for this subsurface exploration.

Based on the project information provided to SET Consultants along with field and laboratory test data collected for this investigation and the previous exploration performed at the site, SET Consultants recommends the following for the proposed new multi-story school improvements that will be slab-on-grade construction with no partial or full basements.

- The proposed new school building will be constructed of a multi-story structure constructed of CMU block walls supported on a conventional shallow foundation system consisting of spread and/or continuous strip footings, extended through existing fill and lower strength natural soil (encountered in the borings to depths of 3½ to 8½ feet (Elevations 660 to 666.5 feet) below the existing ground surface), bearing on suitable, natural, stiff to hard silty clay and clayey silt, or directly on lean concrete backfill that extends to these soils. For footings, bearing at depths of at least 3½ feet below grade on natural, stiff to hard silty clay and clayey silt, or directly on lean concrete backfill that extends to these soils, we recommend a maximum net allowable soils bearing pressure of 2,000 psf be used to proportion the footings.
- The proposed interior slabs-on-grade construction completed at-grade and full-depth removal of existing fill soils or lower strength native cohesive soils encountered in the soil borings to depths of at least 3½ to 8½ feet or greater below existing surface grade and replacement with new

engineered fill compacted to at least 95% of the material maximum achievable dry density per ASTM D1557 *Modified Proctor Method* carries the least risk of total and differential settlement of the floor slab. However, removal and replacement may be cost prohibitive.

- As an alternative to removal and replacement, the exposed subgrade soil can be tested and evaluated with a combination of proofrolling, in-place moisture-density tests, and shallow probe test holes. It is the opinion of SET Consultants that testing and evaluation of existing fill soils under the observations of an experienced geotechnical engineer and/or soils technician can reduce the risk of total and differential movement of interior floor slabs to a reasonable level. However, if the Client is unwilling to accept some risk of total and differential settlement, the existing fill soils and lower strength native cohesive soils should be completely removed and replaced with new engineered fill to the depth encountered.

Based on these geotechnical findings for the proposed new structures, *suitable* soils are anticipated at the design footing bottom subgrade elevation or within approximately 3½ to 8½ feet of the design elevation. Where unsuitable soils may be exposed, the footing excavations shall be deepened to reach suitable soils (at approximate elevations of 660 to 667 feet AMSL in the borings). It should be emphasized the should foundation excavation deepening be required, it is not permissible to backfill these excavations with new fill due to the increased potential for additional settlement. Rather, the footings should bear directly at that lower level or the excavations should be backfilled with a lean concrete mix back to the design elevation.

Groundwater Occurrence

Site topography is generally flat-lying, ranges between approximately 668-and-673 feet AMSL. Groundwater occurrence was observed in 7 borings during drilling at depths of approximately 6 to 22 feet and at 3 borings post drilling water levels were located at depths of approximately 9-to-22 feet below grade. This suggests that groundwater in this stratum is likely localized and perched, but could be more substantial after rain events.

The following items are addressed in the remainder of the ANALYSES AND RECOMMENDATIONS section:

- Subgrade Preparation;
- Engineered Fill;
- Footing Foundations;
- Lateral Earth Pressures;
- Interior Floor Slab Design;
- Pavement Design Recommendations; and,
- General Construction Considerations.

Subgrade Preparation

This section discusses subgrade preparation activities to include initial Site preparation, underground utilities, proofrolling, and compaction. We understand the proposed new school facility improvements will constructed adjacent to the existing school building. Based on historical information reviewed for this letter report, the present-day Site building configuration appears to have remained unchanged since the late 1950s or early 1960s.

Initial Site Preparation – Initial subgrade preparation should consist of complete removal of existing exterior flatwork, vegetation, and any other soft or unsuitable/deleterious materials within the location of the proposed new building and parking lot footprints after existing Site building demolition. Stripping limits should extend to a minimum of 10 feet beyond the limit of the new school building footprint and a minimum of 5 feet beyond the edge of exterior pavements and flatwork. Unsuitable materials, such as topsoil or organic soils, should either be stockpiled for later use in landscaping fills or placed in approved disposal areas either on-site or off-site.

The sides of the excavations should be sloped or braced for stability. Care should be taken to not undermine the foundations of the existing building during excavation. Shoring, sheeting, or bracing of the sides of the excavations may also be required to avoid undermining the existing foundations.

Below grade obstructions that may be exposed and encountered during initial Site preparation should be completely removed where these buried structures will conflict with new construction. Soils exposed in the excavations where buried structures are encountered should be observed and evaluated by an experienced geotechnical engineer or soils technician. The completed excavations should be backfilled with properly placed and compacted fill as recommended in this letter report.

We recommend that the project geotechnical engineer or a qualified and authorized representative be on-site to monitor Site soil stripping and preparation operations, observe and document that unsuitable soils have been satisfactorily removed.

Demolition/Utilities – Existing utilities should be abandoned and relocated, and associated structures and backfill materials should be removed from proposed building areas unless they are planned to remain in service for the new school improvements. Prior to construction, we recommend all utilities in the proposed construction areas be positively identified and marked. Those utilities that can be relocated should be relocated to the extent practical and backfilled with compacted/densified engineered fill. **Abandoned utilities should be removed or grouted full with lean concrete. Excavations resulting from removal/demolition of existing utilities and other structures should be completely filled with engineered fill. Active utilities to remain in the construction areas should be exposed and protected during construction to reduce the potential for damage or interruption of service. Where existing utilities will remain under any structure, we recommend that the utility backfill be removed and replaced with controlled fill.**

Floor slabs and below grade foundation elements of the existing buildings should be completely removed where they will conflict with new construction. The tops of foundation walls should be removed to depths of at least 2 feet below the base of new pavements, but existing wall backfill materials, if encountered, should be completely removed and replaced with controlled compacted fill. Soils exposed in the excavations created by the demolition should be observed and evaluated by an experienced geotechnical technician or engineer. The completed excavations should be backfilled with properly placed and compacted fill as recommended in this report. **Improper placement and compaction of fill materials during demolition/removal of existing**

foundations and other structures could lead to inconsistent subgrade performance resulting in foundation, floor slab and pavement distress and settlement.

It has been our experience that many demolition contractors place the debris from the structure below grade and cap with soil. These type of activities will not provide a suitable subgrade for new foundations, slabs or pavements. **Costs of removal and replacement of demolition debris could unnecessarily add thousands of additional dollars to the cost of the project.** The presence of a SET geotechnical engineer on the site during demolition and backfilling operations would reduce the potential for unnecessary removal and replacement to take place during construction.

We do not recommend the use of 3-inch stone or "Pea Gravel" as engineered fill to backfill undercuts, particularly under floor slabs, pavements and foundations. Due to the large diameter and/or absence of fines, the 3-inch rock exhibits large voids. Fill materials containing large voids are more susceptible to future movement that may become unstable resulting in excessive and variable settlement.

Current EPA and State law requires an asbestos survey prior to demolition or renovation activities. In the event regulated asbestos materials are confirmed to be present, any regulated asbestos materials that would be disturbed must be removed prior to such disturbance by a licensed asbestos removal firm.

Underground Utilities – Prior to construction, all utilities in the proposed construction area need to be positively identified and marked. If existing utilities are positively identified within the proposed construction area then these existing utilities should be abandoned and/or relocated, and structures and backfill materials associated with the existing utilities should be removed from the proposed new building footprint areas unless the existing utilities are planned to remain in service for the new building and parking lots. Those utilities that can be relocated should be relocated to the extent practical and backfilled with compacted/densified engineered fill. Abandoned utilities should be removed or grouted full with lean concrete. Excavations resulting from removal/demolition of existing utilities and other structures should be completely filled with engineered fill.

Active utilities to remain in the construction area should be exposed and protected during construction to reduce the potential for damage or interruption of service. Where existing utilities will remain under any structure, we recommend that the utility backfill be removed and replaced with controlled fill.

Proofrolling - After removal of unsuitable/deleterious materials and stripping to the desired grade, and prior to fill placement, we recommend the stripped/exposed subgrades be observed by an experienced geotechnical engineer or qualified and authorized representative at the time of construction to aid in identifying localized soft/loose or unsuitable materials that should be removed. Proofrolling within the proposed new building pad areas using a loaded, minimum 3-axle dump truck having a net vehicle weight of at least 10 tons may be used at this time to aid in identifying localized soft/loose or unsuitable material which should be removed. Any soft/loose or

unsuitable materials encountered during proofrolling should be compacted in-place or removed and replaced with an approved backfill compacted to the criteria specified for the project and discussed in the following section. Prior to proofrolling, floor slab areas that will receive less than 1 foot of new fill, should be scarified to a depth of about 9 inches, moisture conditioned, and recompacted as recommended below.

We recommend that the project geotechnical engineer or a qualified and authorized representative be on-site to observe the proofrolling operations.

Compaction – The Site has a development history with the original Site building constructed during the late 1950s or early 1960s. If there are records of soil stabilization or other modifications to the soil profile then this pertinent information should be provided to SET Consultants for review. However, if records are not available and the existing fill soils appear to have some measure of control of moisture content and density then it might be feasible for these existing fill soils to support interior floor slabs and new fill material.

Feasibility of the new construction may need to be considered so it cannot be ruled out that some existing fill soils may remain in place for the at-grade interior floor slabs. If the Client is willing to accept some risk of total and differential settlement and associated long term maintenance, the existing fill soils or lower strength native cohesive soils similar to those encountered in the soil borings to depths of at least 3.5 to 8.5 feet or greater below the existing surface grade may remain in-place below interior floor slab areas but the subgrade must pass a proofroll under the observation of a SET Consultants geotechnical engineer or soils technician. However, if the Client is unwilling to accept the risk then the existing fill soils should be completely removed and replaced with new engineered fill.

During final preparation of subgrades, a steel, smooth-drum roller is often used to provide a flat surface and provide for better drainage to reduce the negative impact of rain events. Due to the relative sensitivity of silty clay soils, we recommend that these materials be static rolled (no vibrations) to reduce the potential for subgrade soil disturbance. We also recommend crowning the subgrade to provide positive drainage off the proposed new school building pad area.

Engineered Fill

Where new fill material is required for backfill or to otherwise reach the design subgrade elevation beneath slab-on-grade, we recommend that engineered fill be used. Any soil placed as engineered fill should be an approved material, free of organic matter or debris, be a non-frost susceptible soil, and have a liquid limit and plasticity index less than 40 and 15, respectively. The project geotechnical engineer should be consulted to determine the suitability of on-site/off-site materials for use as engineered fill prior to use or placement.

Placement & Testing – Engineered fill should be placed in lifts not exceeding 9 inches in loose thickness, moisture conditioned to within 2% of the optimum moisture content, and compacted to at least 95% of the maximum achievable dry density obtained in accordance with ASTM Specification D1557 *Modified Proctor Method*. Engineered fill placed below footing base elevations should be compacted to at least 95% of the maximum achievable dry density of the

material (ASTM D1557). Engineered fill placed to support foundations should extend 1 foot beyond the outside edges of the footings and from that point outward laterally 1 foot for every 2 feet of fill thickness below the footings. Laboratory proctor tests should be performed on fill materials to determine the maximum achievable dry density and optimum moisture content.

We recommend suitable silty clay soils be used to raise the grade or to backfill overexcavation within the proposed new building footprint areas and should be compacted with a sheepsfoot roller. Granular engineered fill should be compacted with a steel, smooth-drum roller or adequate heavy vibratory plate. Moisture control during earthwork operations including the use of disking or appropriate drying equipment and techniques should be expected.

In-place density tests should be performed with a minimum of 1 test per 2,000 square feet of fill area for each lift of fill placed. We recommend that the placement of engineered fill be monitored full-time by a SET Consultants representative and in-place density tests should be performed to verify the adequacy of the compaction for each lift of fill placed.

Footing Foundations

Based on the project information along with field and laboratory test data collected for this investigation, SET Consultants recommends the proposed new multi-story school building can be supported on a conventional shallow foundation system consisting of spread and/or continuous strip footings, extended through existing fill soil and lower strength clay soils (encountered in the borings to depths of 3½ to 8½ feet (Elevations 660 to 667 feet AMSL) below the existing ground surface), bearing on suitable, natural, stiff to hard silty clay and clayey silt, or on new engineered fill. For footings, bearing at depths of at least 3½ feet below grade on natural, stiff to hard silty clay and clayey silt, or on new engineered fill, we recommend a maximum net allowable soils bearing pressure of 2,000 psf be used to proportion the footings.

It is recommended that the freshly exposed subgrade soil at design footing bottom elevation be evaluated and soil bearing strength field-verified under the observations of an experienced geotechnical engineer and/or soils technician. If field soil bearing strength readings verifying a 2,000 psf or greater net allowable soil bearing pressure can be attained for the native, undisturbed soils then total and differential settlement risk of shallow footing foundations will be within acceptable limits.

To reduce the potential for foundation bearing failure and excessive settlement due to local shear or "punching" action, we recommend that continuous strip footings have a minimum width of 24 inches. If there are column footings in the design of the proposed new school building then we recommend a minimum lateral dimension of 30 inches be used for the foundation design. In addition, footings should be placed at a depth to provide adequate frost cover protection. We recommend the footings be placed at a minimum depth of at least 3.5 feet below finished surface grade. Interior footings in heated areas can be placed at a minimum of 2 feet below grade provided that suitable soils are encountered and that the foundations will not be subjected to freezing weather either during or after construction, though these foundations must also extend to suitable, natural soils.

We recommend that the excavation of the proposed new building foundations be monitored on a full-time basis by a SET Consultants geotechnical engineer or materials technician to verify that the exposed

subgrade soils bearing strength will be suitable for the proposed new buildings and is consistent with the soil boring log information obtained during the geotechnical exploration.

The contractor should be prepared to overexcavate and extend the footings to soils of adequate bearing strength. As an alternative, after overexcavation and removal of weaker/lower strength soils or other unsuitable soils, the foundation subgrade can be raised using compacted engineered fill to a minimum frost depth of 3.5 feet below final exterior surface grade. The zone of the engineered fill placed below the foundation should extend 1 foot beyond the outside edges of the footings and from that point, outward laterally 1 foot for every 2 feet of fill thickness below the footing.

Settlement of the conventional shallow foundation, designed in accordance with our recommendations presented in this letter report, is expected to be within tolerable limits for the proposed new building and parking lots. For footings extending through existing fill soils, and placed on native, undisturbed, either cohesive soils with very stiff average consistencies or granular soils with medium dense average density or lean concrete backfill extending down to suitable natural soils, and assuming the construction recommendations discussed above are followed, we estimate that the total and differential settlement should be on the order of 1.0 and 0.5 inches, respectively. These settlement values are based on our engineering experience with the soil, the anticipated structural loading, and are to be used to guide the structural engineer with the design.

Rammed/Vibrocompacted Aggregate Piers

Existing fill soils were encountered in the borings at depths between approximately 3½ and 8½ feet below the current ground surface. Complete removal and replacement discussed above may not be economical due to high construction cost. As an alternative, for ground improvement techniques and construction of conventional shallow foundations, the use of compacted/rammed aggregate piers, similar to Geopier® rammed aggregate piers and Vibro Piers can be considered for support of foundations for the new office building. It is our opinion that foundations supported on compacted/rammed aggregate piers or Vibro Piers as discussed above will likely permit proportioning foundations for a net allowable soil bearing capacity of 3,000 psf, though this must be verified by the rammed aggregate piers or Vibro Piers installer.

The compacted/rammed aggregate piers can be used to reinforce the existing soils beneath spread and wall footings, load bearing walls and floor slabs. The compacted/rammed aggregate piers are constructed by drilling approximately 2½ feet in diameter boreholes extending through the layers of unsuitable soils and compacted/ramming thin lifts of new aggregate fill materials within the boreholes to create dense aggregate piers. The compacted/rammed aggregate piers should be constructed through layers of exiting fill soils and anticipated to extend to natural, stiff to hard silty clay and clayey silt at depths of about 3½ to 8½ feet below existing grade. Temporary casing will likely be needed during construction of the aggregate piers through the existing fill soils. Aggregate piers should be constructed on a grid pattern using well-graded granular soils tamped in thin lifts. We anticipate spacing of compacted/rammed aggregate piers should be in the range of 5 to 10 feet on center. Our experience suggests that aggregate pier manufacturers will interpret the available subsurface information and can provide appropriate foundation design including allowable bearing pressure and anticipated settlement.

The compacted/rammed aggregate piers can also be used to support floor slabs. For buildings with compacted/rammed aggregate piers, similar to Geopier® rammed aggregate piers and Vibro Piers, floor slabs and the required granular base course can be constructed on top of aggregate piers. Prior to the construction of floor slabs, the subgrade preparation should consist of densifying the exposed design subgrade surface to the extent practical prior to placement of granular base course and concrete.

We recommend that the excavation of building foundations be monitored on a full-time basis by a SET geotechnical engineer or his representative to verify the exposed soils and the soil bearing capacity will be suitable for the proposed building and is consistent with the boring log information obtained during the geotechnical exploration.

For footings bearing above soil improved using rammed aggregate piers properly designed and installed, maximum total settlement is expected to be in the range of 1 inch or less based on consolidation of the soils under structural loading. These settlement values are based on our engineering experience with the soil and the anticipated structural loading, and are to guide the structural engineer with his design.

Lateral Earth Pressures

Permanent below grade walls should be designed to withstand lateral earth pressures and surcharge loads. The lateral earth pressures exerted on the walls will be a function of the stiffness and the rotation of the walls. The rotation of the wall controls the degree to which the internal strength of the soil is mobilized. If rotation or deflection of the walls will be less than that required to mobilize the active earth pressure condition due to stiffness, bracing or other mechanism (as is typical with basement walls), the "**at-rest**" earth pressure condition should be evaluated. For the at-rest earth pressure condition, below grade walls can be designed for a linearly increasing lateral earth pressure of 65 psf per vertical foot of wall above the long-term groundwater level and 100 psf/ft below the long-term groundwater level. If the rotation or deflection of the walls will be greater than required to mobilize the active earth pressure condition due to stiffness, bracing or other mechanism (as is common for retaining walls), the "**active**" earth pressure condition should be evaluated. For the active earth pressure conditions, below grade walls can be designed for a linearly increasing lateral earth pressure of 45 psf per vertical foot of wall above the long-term ground water level and 85 psf/ft below the long-term groundwater level. These at-rest and active lateral earth pressures assume that granular materials are used for wall backfill. The wall design should also account for any surcharge loads within a 45 degree slope from the base of the wall. For the at-rest earth pressure condition, a lateral earth pressure coefficient of 0.5 should be applied to surcharge loads.

We recommend the basement walls be provided with a perimeter drainage system, as described above, to reduce the potential for excess hydrostatic pressures to be exerted on the walls. This system may consist of perforated or porous wall, closed joint drain tiles located around the perimeter of the walls, slightly below the lower slab level. We recommend waterproofing and damp proofing of walls be considered for basement walls. Based on the groundwater level information obtained from the boring, damp proofing of the basement walls should be adequate. Waterproofing/damp proofing and waterstops measures should be installed in accordance with local building code requirements.

The space between the outside of the walls and the excavation should be backfilled with a granular fill. The ground surface adjacent to the below grade walls should be kept properly graded to prevent ponding of water adjacent to the below grade walls.

To achieve a desirable balance between minimizing excessive pressures against the below grade walls and reducing the settlement of the wall backfill, we recommend that the wall granular backfill be compacted to at least 90% of the maximum dry density obtained in accordance with ASTM Specification D 1557, Modified Proctor Method. Where the fill materials will be supporting sidewalks or pavements, the upper 1 foot should be compacted to 95% of the maximum dry density referenced above. It has been our experience that compaction of backfill around building structures is typically poor in both materials and workmanship resulting in substantial settlements adjacent to the structure. These settlements are most evident on stoops, porches and driveways. Therefore, we recommend all backfilling be monitored by a SET representative to reduce the potential for settlement related problems.

Backfill materials should consist of inorganic materials, free of debris, be free draining, and containing no frost susceptible soil. The fill placed adjacent to the below grade walls should not be overcompacted. Heavy earthwork equipment should maintain a minimum horizontal distance away from the below grade walls of 1 foot per foot of vertical wall height. Lighter compaction equipment should be used close to the below grade walls. Where light (e.g., hand) compaction equipment is employed, the maximum lift thickness should be reduced to 6 inches. Depending upon the method of excavation (i.e. sheeting), it may be difficult to install a perimeter drain system. Use of geosynthetic wall drain, such as Enka drain, or similar material may be needed to facilitate drainage.

If friction at the base of the wall is insufficient and additional resistance to sliding is required, the provision for a shear key at the bottom of the wall may be considered. A key develops additional lateral resistance using passive earth pressures. To develop passive earth pressures, the key should be located at depths greater than the depth of frost penetration (3½ feet below lowest adjacent finished grade). Parameters for the design of footings for lateral resistance are provided in *Passive Earth Pressure*, provided below.

Passive Earth Pressure*

Soil Type	Kp	Equivalent Fluid Pressure (psf)
Granular Soils (Sand/Silt)	3.0	360
Cohesive Soils (Clay)	2.2	264

* To be used more than 3.5 feet below final grade.

SET anticipates the primary component of lateral resistance will be developed by friction along the horizontal interface between the footing concrete and underlying soil. The friction coefficients (f) for cohesive and granular materials are provided in *Coefficients of Friction for Spread Footings*.

Coefficients of Friction for Spread Footings*

Concrete Over Cohesive Material (Clay/Silt)	f = 0.35
Concrete Over Granular Material (Sand)	f = 0.55

*These Values do Not Reflect a Factor of Safety

It is important to note that since sliding resistance is mobilized with movement, it would follow that passive failure would have likely occurred. Therefore, the design of the wall should account for resistance to reflect either sliding resistance or passive resistance. The use of both resistance mechanisms in the design should not be performed.

Interior Floor Slab Design

The proposed new structures are assumed to be interior slab-on-grade construction completed at-grade and full-depth removal of existing fill soils or lower strength native cohesive soils encountered in the soil borings to depths of at least 3½ to 8½ feet or greater below existing surface grade and replacement with new engineered fill compacted to at least 95% of the material maximum achievable dry density per ASTM D1557 *Modified Proctor Method* carries the least risk of total and differential settlement of the floor slab. However, removal and replacement may be cost prohibitive.

As an alternative to removal and replacement, the exposed subgrade soil can be tested and evaluated with a combination of proofrolling, in-place moisture-density tests, and shallow probe test holes. It is the opinion of SET Consultants that testing and evaluation of existing fill soils under the observations of an experienced geotechnical engineer and/or soils technician can reduce the risk of total and differential movement of interior floor slabs to a reasonable level. However, if the Client is unwilling to accept some risk of total and differential settlement, the existing fill soils and lower strength native cohesive soils should be completely removed and replaced with new engineered fill to the depth encountered.

We recommend that non-structural or non-load bearing floor slabs be underlain by a minimum of 6 inches of imported granular fill material such as 0.75-inch nominal diameter crushed aggregate with fines. The imported granular fill material should be placed in lifts not exceeding 9 inches in loose thickness and compacted to at least 95% of the material maximum achievable dry density in accordance with ASTM D1557. Prior to placing the granular fill material, the floor subgrade soil should be properly compacted, proofrolled, and free of standing water, mud, and frozen soil. For design of Portland Cement Concrete (PCC) slabs-on-grade, a modulus of subgrade reaction (k) of 100 pounds per cubic inch (pci) can be used for slabs constructed on subgrade prepared as discussed herein.

There may be sections of the at-grade floor slab that will not extend to *suitable*, native, undisturbed soils but will be supported on existing fill soils. Furthermore, it is assumed that the existing floor slab subgrade has performed satisfactorily during the proofroll discussed in the *Subgrade Preparation* subsection even though there are existing fill soils and lower strength native cohesive soils encountered to depths of at least 3.5 feet or greater below existing surface grade or lower in elevation. Provided that the floor slab subgrade passes a proofroll, the risk of excessive settlement is low. However, if the floor slab subgrade does not pass the proofroll then some overexcavation and placement of controlled backfill or lean concrete will be required.

Please Note: Engineered fill material used as controlled backfill such as 0.75-inch nominal diameter crushed aggregate with fines needs to be moisture-conditioned to within 2% of the optimum moisture content and compacted to at least 95% of the material maximum achievable dry density obtained in accordance with ASTM D1557.

A properly designed and constructed capillary break layer can often mitigate the need for a moisture retarder and can assist in more uniform curing of concrete. If a vapor retarder is considered to provide additional moisture protection, special attention should be given to the surface curing of the slabs to reduce uneven drying of the slabs and associated cracking and/or slab curling. The use of a blotter or cushion layer above the vapor retarder can also be considered for project specific reasons. Please refer to ACI 302.1R96 *Guide for Concrete Floor and Slab Construction* and ASTM E1643 *Standard Practice for Installation of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs* for additional guidance on this issue.

We recommend that the floor slab be isolated from the foundation footings so differential settlement of the structure will not induce shear stresses on the floor slab. Also, in order to reduce the crack width of any shrinkage cracks that may develop near the surface of the slab, we recommend steel mesh reinforcement as a minimum be included in the design of the floor slab. Temperature and shrinkage reinforcements in slabs-on-grade should be positioned in the upper third of the slab thickness. The Wire Reinforcement Institute recommends the steel mesh reinforcement be placed 2 inches below the slab surface or in the upper one-third of slab thickness, whichever is closer to the surface. Adequate construction joints, contraction joints, and isolation joints should also be provided in the slab to reduce the impacts of cracking and shrinkage. Please refer to ACI 302.1R96 *Guide for Concrete Floor and Slab Construction* for additional information regarding concrete slab joint design.

Underslab Drainage

It would also be prudent to install an underslab drain system beneath the basement floor slab to collect water that infiltrates from the soils adjacent to basement walls as well as from the ground surface. The drain system could consist of a 6-inch thick layer of free draining base underlain by drains composed of perforated pipe placed in a trench that is backfilled with free-draining granular material. The trenches should extend 12 inches below the floor slab subgrade and should be spaced at 50 feet center-to-center.

The drain systems should be sloped to provide positive gravity drainage to a frost-free outlet or sump equipped for automated pumping. Pumps should be sized and selected to adequately handle potential flows that may be encountered at the desired basement depths. Redundant pumps with battery backup power should be considered, to reduce the risk of basement seepage in the event of pump and/or power failure. Periodic maintenance of the drainage systems is necessary so that they do not become plugged and inoperative.

Pavements

For the design and construction of exterior pavements, we recommend that topsoil, old pavement be removed before construction of new pavements and that new pavements will be supported by stable and approved subgrades consisting of silty clay, or on new, properly compacted engineered fill.

It is assumed that the existing pavement subgrade has performed satisfactorily during the proofroll discussed in the **Subgrade Preparation** subsection, even though existing fill soils were encountered to depths of 3½ to 8½ feet. Provided that the pavement subgrade passes a proofroll, the risk of excessive settlement is low. However, if the pavement subgrade does not pass the proofroll, some undercutting and placement of controlled backfill will be required.

We anticipate the new pavement will be of asphaltic concrete or Portland cement concrete. We expect that the proposed parking lot will generally be utilized for light duty traffic, and the driveways and loading and unloading areas will be utilized for light to medium duty traffic. Heavy traffic loads would be anticipated for areas near any dumpsters where garbage trucks would often cross. We recommend the pavement subjected to light traffic be underlain by a minimum of 8 inches of base course granular material, similar to Illinois Department of Transportation gradation CA-6.

Assuming the pavement subgrade will consist predominantly of the cohesive soils and new fill prepared in accordance with the recommendations given in this report, an estimated CBR value of 3 could be used in proportioning a flexible pavement section. Similarly, an estimated modulus of subgrade reaction value equal to 100 pounds per cubic inch could be used for design of rigid concrete pavement sections.

Some typical pavement sections used in this region of the country are given below which could be considered for preliminary estimating purposes. Other sections can also be considered. These sections assume a low volume of light vehicle loads (automobiles, vans, pickups, etc.). They should also be considered minimum thicknesses, and, as such, periodic maintenance should be anticipated. Final design sections should consider details such as final grades, traffic loadings, traffic volumes, the desired design life and any local, county or city codes. If you wish, we would be pleased to perform a detailed pavement section design using AASHTO or Asphalt Institute procedures when this information is available. It should also be noted that these sections do not consider if the binder course will be subject to construction vehicle traffic for an extended period of time. Some distress to the binder course and aggregate base could occur, if this is the case.

TYPICAL PAVEMENT SECTIONS*

	Light Duty (Parking Lots)	Heavy Duty ** (Drives)
Portland Cement Concrete	5 inches	6 inches
Full Depth Asphalt	5.5 inches	7 inches
Combined Section:		
Asphalt	3 inches	4 inches
Crushed Stone Base Course	8 inches	10 inches

* All materials should meet the current Illinois Department of Transportation Standard Specifications for Road and Bridge Construction requirements.

** In areas of anticipated heavy traffic, delivery trucks, or concentrated loads, a minimum concrete thickness of 7 inches is recommended but should be evaluated further when loading conditions are known.

Minimum design requirements for hot-mix asphalt (HMA) shall follow Article 1030.05 of the Standard Specifications for Road and Bridge Construction, effective April 1, 2016. During asphalt pavement construction, the wearing and leveling course should be compacted to a minimum of 93 percent of the theoretical density value. Prior to placing the granular material, the pavement subgrade soil should be properly compacted, proofrolled, and free of standing water, mud, and frozen soil.

An important consideration with the design and construction of pavements is surface and subsurface drainage. Where standing water develops, either on the pavement surface or within the base course layer, softening of the subgrade and other problems related to the deterioration of the pavement can be expected. Furthermore, good drainage should reduce the possibility of the subgrade materials becoming saturated over a long period of time. We would be pleased to be of further assistance to you in the design of the project pavements by providing additional recommendations during construction of the project.

Periodic maintenance of pavements should be anticipated. The subgrade parameters provided in this report consider that significant changes in the subgrade moisture content do not occur. To reduce the potential for changes in subgrade moisture, all paved areas should be sloped to provide rapid drainage of surface water and to drain water away from the pavement edges. Water that is allowed to pond on or adjacent to the pavement can saturate and soften the subgrade soils and subsequently accelerate pavement deterioration.

Granular base or subbase materials directly below pavement sections can also collect infiltrated surface water and soften the subgrade as well as increase the effects of frost action, both of which can be detrimental to pavements. For these reasons, where granular materials are used over a cohesive soil subgrade or where the groundwater level is within 3½ feet of finished pavement subgrade, we recommend that consideration be given to using pavement underdrains hydraulically connected to the granular base or subbase to improve the pavement performance and extend its service life.

General Construction Considerations

We recommend that the subgrade preparation and construction of the proposed new building and parking lot foundations and at-grade interior slabs-on-grade be monitored by an experienced geotechnical engineer or an authorized representative. Methods of verification and identification such as proofrolling, dynamic cone penetrometer (DCP) testing, hand auger probe holes, and test holes will be necessary to further evaluate the subgrade soils and identify unsuitable soils. If a shallow foundation system is to be implemented then the contractor should be prepared to extend shallow foundations to greater depths at isolated locations.

Excavations - We recommend that excavations of the proposed new building and parking lot foundations be monitored on a full-time basis by an experienced geotechnical engineer or an authorized representative to verify that the soil bearing strength and the exposed subgrade materials will be suitable for the proposed new building structure and are consistent with the soil boring log information obtained during this geotechnical exploration.

All loose or soft soils in the subgrade or foundation excavation areas should be densified or removed before placing any concrete or fill. Accumulated water or runoff water at the base of the foundation excavations should also be promptly removed.

Exposure to the environment may weaken the soils at the foundation bearing level if the excavations remain open for too long a time. Therefore, foundation concrete should be placed the same day that excavations are opened, when possible. If the bearing soils are softened by surface water intrusion or exposure, *unsuitable* soils must be removed and either replaced with

properly compacted engineered fills or larger forms constructed to compensate for softened soils removal prior to placement of concrete.

Groundwater Management - Assuming the proposed new building are supported on a conventional shallow foundation system consisting of spread and/or continuous strip footings, bearing on *suitable*, interpreted native, undisturbed soils or new, properly compacted engineered fill as discussed in the *Analyses and Recommendations Overview,* groundwater seepage should not be an issue during foundation excavations or overexcavating. However, due to the persistence of granular soils encountered generally within depths of 13½ and 20 feet in the borings, seepage might be more substantial after rain events, but would likely dissipate with time.

If groundwater is encountered, we believe a sump and pump system should be adequate to remove accumulated seepage from the bottom of excavations prior to placement of concrete or crushed aggregate. Concrete should not be placed in water. To reduce the potential for frost heave related problems forms should be used prior to the placement of foundation concrete.

Drainage - We recommend adequate surface and subsurface drainage be considered in the design and construction of floor slabs. Where standing water develops, either on slab surfaces or within the subbase course layer, softening of the subgrade and other anticipated issues related to the deterioration of the floor slabs can be expected. Adequate drainage should reduce the possibility of the subgrade materials becoming saturated over a long period of time.

Site Safety - The contractor should avoid stockpiling excavated materials immediately adjacent to the excavation walls. We recommend that stockpile materials be kept back from the excavation a minimum distance equal to the excavation depth to avoid surcharging the excavation walls. If this is impractical due to space constraints, the excavation walls should be retained with bracing designed for the anticipated surcharge loading.

Excavations should comply with the requirements of OSHA 29CFR, Part 1926, Subpart P, *Excavations* and its appendices, as well as other applicable codes. This document states that the contractor is solely responsible for the design and construction of stable, temporary excavations. The excavations should not only be in accordance with current OSHA excavation and trench safety standards but also with applicable local, state, and federal regulations. The contractor should shore, slope, or bench the excavation sides when appropriate. In no case should excavations extend below the level of adjacent structures or utilities, unless underpinning or other adequate support is provided. Site safety is the sole responsibility of the contractor, who shall also be responsible for the means, methods, and sequencing of construction operations.

In summary, we recommend that the construction activities be monitored by SET Consultants to provide the necessary overview and to check the suitability of the subgrade soils for supporting the proposed new building foundations. Once final load criteria become available, SET Consultants needs to be contacted to review the recommendations presented herein.

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STANDARD OF CARE

This letter report has been prepared to aid in the evaluation of this Site and to assist the architect and/or engineer in the final design of this project. The scope is limited to the specific project and locations described herein and our description of the project represents our understanding of the significant aspects relative to soil and foundation characteristics. In the event that any change in the nature or location of the proposed construction outlined in this letter report are planned, we should be informed so that the changes can be reviewed and the recommendations of this letter report modified or approved in writing by the geotechnical engineer. It is recommended that all construction operations dealing with earthwork and foundations be reviewed by an experienced geotechnical engineer to provide information

on which to base a decision as to whether the design requirements are fulfilled in the actual construction. If you wish, we would welcome the opportunity to provide field construction services for you during construction.

The analysis and recommendations submitted in this letter report are based on the data obtained from the soil borings and tests performed at the locations as indicated on Figure 1 and other information referenced in this letter report. This letter report does not reflect any variations that may occur between the soil borings. In the performance of the subsurface exploration, specific information is obtained at specific locations at specific times. However, variations in soil conditions exist on most sites between soil boring locations and also such situations as groundwater levels can vary from time-to-time. The nature and extent of variations may not become evident until the course of construction. If variations then appear evident, after performing on-site observations during the construction period and noting characteristics and variations, a re-evaluation of the recommendations for this letter report will be necessary.

Please note that SET Consultants does not warrant the work of laboratories, regulatory agencies, or other third parties supplying information used in the preparation of this letter report. The professional consulting services were performed in accordance with our agreed upon scope of work.

CLOSING

SET Consultants appreciates the opportunity to support Client for the New Lincoln Middle School Project located at 700 W. Lincoln St., Mount Prospect, Cook County, IL. If you have questions with regards to the subsurface exploration findings, or the proposed new building foundations and interior floor slabs recommendations presented in this letter report, or if we can be of further assistance to you in any way during the planning or construction of this project then please do not hesitate to contact us.

Sincerely,
SOIL ENGINEERING AND TESTING CONSULTANTS, LLC

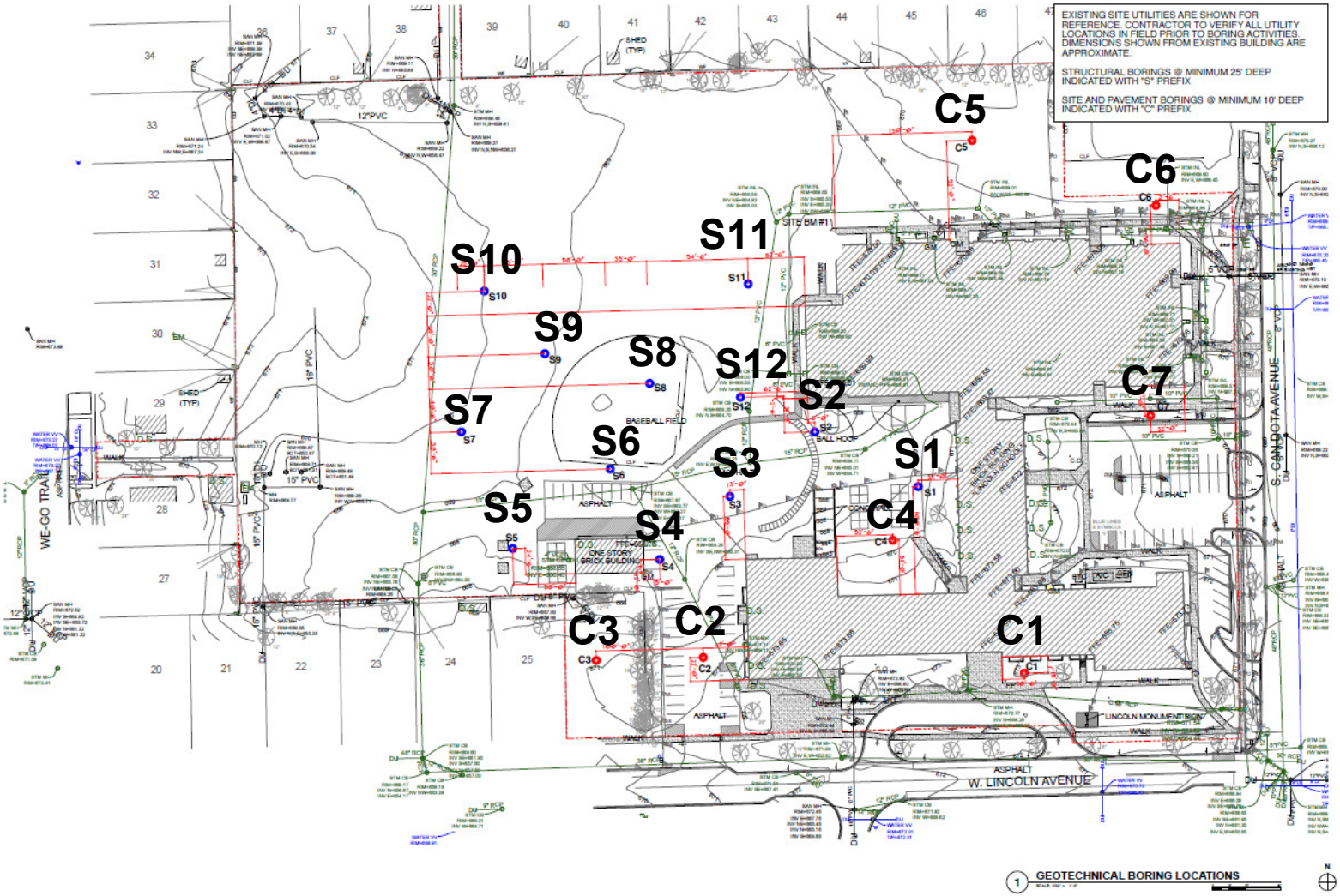




Peter Triantafillos, P.E.
Vice President

Raul E. Dilig
President

Attachments: Figure 1 – Soil Boring Locations Map
Table 1 – Geotechnical Soil Boring Findings Summary
Appendix A – Geotechnical Soil Boring Logs
Appendix B – Reference Notes for Boring Logs



Lincoln Middle School

700 West Lincoln Street

Mount Prospect, Illinois 60056

SET Project No. 2136_1

Figure 1 – Geotechnical Soil Boring Locations

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Table 1 - Geotechnical Soil Boring Findings Summary
New Lincoln Middle School
700 W. Lincoln Street, Mount Prospect, Cook County, IL 60056

Geotechnical Soil Boring Identifier	Date	Weather	Total Drilled Depth (feet bgs)	Geotechnical Soil Boring Elevation (feet AMSL)[Δ]	Depth to Groundwater (feet bgs)		Approximate Depths to Native Soils Suitable for a Net Allowable Bearing Pressure	Estimated Design Subgrade Elevation (feet AMSL)[#,##]	Field & Laboratory Geotechnical Findings[###]				Suitable Subgrade Soil?[♦]
					While Drilling	Drilling Completion	2,000 psf[*]		Description (USCS)	N-value	Q_p (tsf)	W_c (%)	
S-1	3/7/2025	32° F, snow	25	669	22	---	6	663	Brown, silty clay, trace sand, trace gravel, firm-very stiff (CL)	6	3.0	16.3	Yes
S-2	3/7/2025	32° F, snow	25	668	---	---	6	662	Brown, silty clay, trace sand, trace gravel, stiff-hard (CL)	14	4.5+	15.4	Yes
S-3	3/7/2025	32° F, snow	25	668	---	---	6	662	Brown, silty clay, trace sand, trace gravel, firm-stiff (Possible ML-CL)	6	1.0	14.9	Yes
S-4	3/7/2025	32° F, snow	25	668.5	21	---	3.5	665	Brown, silty clay, trace sand, trace gravel, firm-very stiff (CL)	6	2.25	17.5	Yes
S-5	3/8/2025	37-39° F, partly cloudy	25	668	---	---	3.5	664.5	Brown, clayey silt, trace-little sand, trace gravel, firm-very stiff (CL)	8	3.5	14.8	Yes
S-6	3/8/2025	39-41° F, sunny	25	668	19.5	20	3.5	664.5	Brown, silty clay, trace sand, trace gravel, stiff-very stiff (ML-CL)	10	3.5	14.9	Yes
S-7	3/8/2025	35-37° F, partly cloudy	25	670	---	---	3.5	666.5	Brown-gray, silty clay, trace sand, trace gravel, stiff-hard, (ML-CL)	9	4.25	16.0	Yes
S-8	3/8/2025	46-47° F, sunny	25	668	20	22	6	662	Light brown-gray, silt, mottled, firm-stiff, moist-wet (ML)	6	1.5	20.5	Yes
S-9	3/8/2025	32-35° F, sunny	25	669	---	---	6	663	Brown-gray to brown, silty clay, trace sand, trace gravel, stiff-very stiff (ML-CL)	10	2.75	17.1	Yes
S-10	3/8/2025	31-32° F, sunny	25	670	---	---	3.5	666.5	Brown, silt, stiff, moist to brown-gray, silty clay, trace sand, stiff-very stiff (ML-CL)	11	3.25	14.7	Yes
S-11	3/8/2025	40° F, sunny	25	668.5	---	9	3.5	665	Brown, silty clay, trace sand, trace gravel, stiff-very stiff (ML-CL)	11	2.75	17.3	No
S-12	3/8/2025	44-46° F, sunny	25	668.5	20	---	8.5	660	Brown, silty clay, trace sand, trace gravel, firm-very stiff (ML-CL)	7	3.25	16.4	Yes
C-1	3/8/2025	34-52° F, sunny	10	673	---	---	2	671	Brown, silty clay, trace sand, trace gravel, firm-very stiff, moist (Possible Fill)	5	2.0	18.3	Yes
C-2	3/8/2025	34-52° F, sunny	10	670.5	---	---	2	668.5	Dark brown, silty clay, trace sand, trace gravel, trace organics, mottled, stiff, moist (Fill)	14	1.5	19.9	Possible
C-3	3/8/2025	34-52° F, sunny	10	671	8	---	2	669	Dark brown, silty clay, trace sand, trace gravel, trace organics, mottled, firm-very stiff, moist (Fill)	8	3.0	19.2	Yes
C-4	3/8/2025	34-52° F, sunny	10	670	6	---	4	666	Dark brown, silty clay, trace sand, trace gravel, organic-rich "topsoil", firm-stiff, moist-wet (Fill)	8	1.0	29.1	No
C-5	3/8/2025	34-52° F, sunny	10	670.5	---	---	2	668.5	Brown, silty clay, trace sand, trace gravel, stiff-very stiff (ML-CL)	13	4.0	14.4	Yes
C-6	3/8/2025	34-52° F, sunny	10	670	---	---	2	668	Brown, clayey silt, trace sand, trace gravel, stiff (Possible CL-ML)	10	1.5	16.3	Yes
C-7	3/8/2025	34-52° F, sunny	10	671	---	---	2	669	Dark brown, silty clay, trace sand, trace gravel, organic-rich "topsoil", stiff, moist (Fill)	11	2.0	18.4	Yes

Notes:

bgs = Below ground surface.

AMSL = Above mean sea level.

[Δ] = Soil boring ground surface elevations interpolated to the nearer 0.5-foot using RWG Engineering, LLC "*Existing Conditions Plan*", Sheet 2 of 21, 3rd Revision Dated 08/01/2023.

[*] = Net allowable soil bearing pressure in pounds per square foot (psf).

[#] = Using subgrade elevation at approximate depths to native soils suitable for a net allowable soil bearing pressure of 2,000 psf at soil borings S-1 through S-12.

[##] = Using subgrade elevation at approximately 2 feet below ground surface within proposed pavement areas at soil borings C-1 through C-7.

[###] = Geotechnical findings based from the split-spoon (SS) soil sample interval intersecting or lower than the estimated design subgrade elevation.

USCS = Unified Soil Classification System (modified from ASTM International [ASTM] D2488 "*Visual-Manual Procedures*").

N-value = Standard penetration (blows/foot) per ASTM D1586.

W_c = Water content percentage (%).

Q_p = Average field-measured, estimated unconfined compressive strength in tons per square foot (tsf) recorded to the nearest 0.25 tsf.

[♦] = Shallow Foundation System - Recommend unsuitable soils are overexcavated (building foundation) to lower moisture, suitable soils, free of organic matter and replaced with moisture-controlled engineered fill compacted to 95% or greater the material maximum dry density obtained in accordance with ASTM D1557 "*Modified Proctor Method*".

--- = Not observed and/or no field measurement collected.

QA/QC PT

Appendix A – Geotechnical Soil Boring Logs

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S1

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 7, 2025
Driller: Earth Solutions, Inc.	Weather: 32° F, Snow
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~22 feet bgs
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 669 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	669		Fill	Bituminous pavement, 8-inches thick Aggregate basecourse, 9-inches thick						
1	668		Fill	Brown, sand and gravel, trace clay, well graded, medium dense	1	12	16 13 3	16	--- --- ---	16.2%
2	667									
3	666									
4	665		Fill	Brown-gray, silty clay, trace sand, trace gravel, mottled, very soft-firm, moist	2	18	1 0 1	1	0.5 0.5 0.75	22.1%
5	664									
6	663		ML-CL	Brown, silty clay, trace sand, trace gravel, firm-very stiff	3	18	0 2 4	6	3.0 3.0 2.75	16.3%
7	662									
8	661									
9	660		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff	4	18	4 6 7	13	2.0 1.75 2.0	15.2%
10	659									
11	658									
12	657									
13	656									
14	655		ML-CL	Gray, sandy clay, trace gravel, stiff, moist	5	18	2 3 8	11	1.25 1.25 1.0	14.4%
15	654									
16	653									
17	652									
18	651									
19	650		CL	Gray, clay, trace sand, firm, moist	6	18	1 2 3	5	1.0 0.75 1.0	17.4%
20	649									

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S1

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 7, 2025
Driller: Earth Solutions, Inc.	Weather: 32° F, Snow
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~22 feet bgs
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 669 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	649									
21	648									
22	647									
23	646									
							3		1.5	
24	645		ML-CL	Gray, silty clay, trace sand, stiff	7	18	5	11	1.25	13.9%
							6		1.25	
25	644			End of Boring; DCI @ 23 feet bgs						
26	643									
27	642									
28	641									
29	640									
30	639									
31	638									
32	637									
33	636									
34	635									
35	634									
36	633									
37	632									
38	631									
39	630									
40	629									

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S2

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 7, 2025
Driller: Earth Solutions, Inc.	Weather: 32° F, Snow
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	668		Fill	Bituminous pavement, 11-inches thick Aggregate basecourse, 18-inches thick						
1	667		Fill	Brown-gray, sand and gravel, well graded, loose	1	12	14 5 4	9	--- --- ---	18.0%
2	666									
3	665									
4	664		Fill	Dark brown, silty clay, trace sand, trace gravel, organic-rich, soft, moist	2	18	1 1 2	3	0.25 0.25 0.25	21.3%
5	663									
6	662		ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-hard	3	18	3 5 9	14	4.5+ 4.5+ 4.5+	15.4%
7	661									
8	660									
9	659		ML-CL	Gray, silty clay, trace sand, trace gravel, very stiff	4	18	3 6 10	16	3.25 2.75 3.0	14.8%
10	658									
11	657									
12	656									
13	655									
14	654		ML-CL	Gray, silty clay, trace sand, stiff-very stiff	5	18	2 4 6	10	2.0 2.25 1.75	15.0%
15	653									
16	652									
17	651									
18	650									
19	649		CL	Pink-gray, clay, trace sand, soft-firm, moist	6	18	2 2 2	4	0.75 0.5 0.75	13.6%
20	648									

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S2

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 7, 2025
Driller: Earth Solutions, Inc.	Weather: 32° F, Snow
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	648									
21	647									
22	646									
23	645									
							2		1.0	
24	644		CL	Gray, clay, trace sand, stiff, moist	7	18	4	9	1.25	16.4%
							5		1.0	
25	643			End of Boring; DCI @ 23.5 feet bgs						
26	642									
27	641									
28	640									
29	639									
30	638									
31	637									
32	636									
33	635									
34	634									
35	633									
36	632									
37	631									
38	630									
39	629									
40	628									

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S3

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 7, 2025
Driller: Earth Solutions, Inc.	Weather: 32° F, Snow
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	668		Fill	Bituminous pavement, 8-inches thick Aggregate basecourse, 12-inches thick						
1	667		Fill	Gray, sand and gravel, well graded, loose	1	12	6 5 4	9	--- --- ---	16.6%
2	666									
3	665									
4	664		Fill	Brown-gray, silty clay, trace sand, trace gravel, trace organics, mottled, soft, moist	2	18	1 1 2	3	0.25 0.25 0.25	23.1%
5	663									
6	662		Possible ML-CL	Brown, silty clay, trace sand, trace gravel, firm-stiff, moist	3	18	2 3 3	6	0.75 1.0 1.25	14.9%
7	661									
8	660									
9	659		CL-ML	Brown, clayey silt, trace sand, stiff, moist	4	18	3 8 6	14	1.25 1.5 1.25	17.4%
10	658									
11	657									
12	656									
13	655									
14	654		ML-CL	Gray, silty clay, trace sand, stiff-very stiff	5	18	2 4 8	12	2.25 2.25 2.75	13.7%
15	653									
16	652									
17	651									
18	650									
19	649		CL	Gray, clay, trace sand, stiff	6	14	5 7 7	14	1.0 1.25 1.25	16.1%
20	648									

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S3

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 7, 2025
Driller: Earth Solutions, Inc.	Weather: 32° F, Snow
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	648									
21	647									
22	646									
23	645									
							4		2.5	
24	644		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	7	18	6	14	2.25	15.2%
							8		2.75	
25	643			End of Boring; DCI @ 23 feet bgs						
26	642									
27	641									
28	640									
29	639									
30	638									
31	637									
32	636									
33	635									
34	634									
35	633									
36	632									
37	631									
38	630									
39	629									
40	628									

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S4

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 7, 2025
Driller: Earth Solutions, Inc.	Weather: 32° F, Snow
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~21 feet bgs
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668.5 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	668.5		Fill	Bituminous pavement, 5-inches thick						
	668			Aggregate basecourse, 8-inches thick						
1			Fill	Gray, silty clay, trace sand, trace gravel, trace organics, mottled, firm-very stiff	1	18	3 3 5	8	2.5 1.75 2.0	18.2%
	667									
2										
	666									
3										
	665		ML-CL	Brown, silty clay, trace sand, trace gravel, firm-very stiff	2	18	2 3 3	6	2.5 1.75 2.25	17.5%
4										
	664									
5										
	663									
6			CL-ML	Brown, clayey silt, trace sand, firm-stiff, moist	3	14	2 2 3	5	2.0 1.5 1.5	16.7%
	662									
7										
	661									
8										
	660		SW	Gray, sand, trace gravel, trace clay, well graded, medium dense	4	18	4 9 8	17	--- --- ---	13.1%
9										
	659									
10										
	658									
11										
	657									
12										
	656									
13										
	655		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff	5	18	4 4 5	9	1.5 1.5 1.75	13.5%
14										
	654									
15										
	653									
16										
	652									
17										
	651									
18										
	650		ML-CL	Pink, silty clay, trace sand, trace gravel, stiff-firm, moist	6	18	2 5 4	9	1.0 0.75 0.75	14.6%
19										
	649									
20										

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S4

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 7, 2025
Driller: Earth Solutions, Inc.	Weather: 32° F, Snow
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~21 feet bgs
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668.5 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	648.5									
	648									
21										
	647									
22										
	646									
23										
	645						5		1.0	
24			CL	Gray, clay, trace sand, stiff, moist	7	14	6	13	1.0	16.2%
	644						7		1.0	
25				End of Boring; DCI @ 23 feet bgs						
	643									
26										
	642									
27										
	641									
28										
	640									
29										
	639									
30										
	638									
31										
	637									
32										
	636									
33										
	635									
34										
	634									
35										
	633									
36										
	632									
37										
	631									
38										
	630									
39										
	629									
40										

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S5

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 1034-1100
Driller: Earth Solutions, Inc.	Weather: 37° F, Partly Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	668		Fill	Grass lawn Dark brown, silty clay, moist, 8-inch thick "topsoil"						
1	667		Possible ML-CL	Gray-light brown, silty clay, mottled, trace sand, trace gravel, firm-very stiff, moist	1	16	3 2 3	5	1.25 3.0 2.5	15.9%
2	666									
3	665									
4	664		CL-ML	Brown, clayey silt, trace-little sand, trace gravel, firm-very stiff, moist	2	15	2 4 4	8	3.5 3.0 3.5	14.8%
5	663									
6	662		ML-CL	Brown, silty clay, trace sand, trace gravel, firm-stiff, moist	3	14	2 2 3	5	2.75 1.5 2.0	15.7%
7	661									
8	660									
9	659		ML-CL	Gray-brown to gray, silty clay, trace sand, trace gravel, firm-very stiff, moist	4	16	2 3 5	8	2.0 2.5 2.5	14.7%
10	658									
11	657									
12	656									
13	655									
14	654		CL	Gray, silty clay, trace sand, trace gravel, firm-very stiff, moist	5	18	2 2 4	6	1.75 1.75 2.0	15.2%
15	653									
16	652									
17	651									
18	650									
19	649		CL ML	Gray, clay, soft, moist to gray, silt, firm, moist	6	15	2 3 3	6	0.5 0.5 1.0	15.8%
20	648									

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S5

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 1100-1115
Driller: Earth Solutions, Inc.	Weather: 38-39° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	648									
21	647									
22	646									
23	645									
							3		2.5	
24	644		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff, moist	7	18	5	12	3.25	14.0%
							7		3.5	
25	643			End of Boring; DCI @ 23 feet bgs						
26	642									
27	641									
28	640									
29	639									
30	638									
31	637									
32	636									
33	635									
34	634									
35	633									
36	632									
37	631									
38	630									
39	629									
40	628									

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S6

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 1119-1140
Driller: Earth Solutions, Inc.	Weather: 39° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~19.5 feet bgs
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: 20 feet bgs
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	668		Fill	Grass lawn Brown, clay with gravel, moist, 6-inch thick to pea gravel, tan						
1	667		Possible Fill	Light brown-gray, clayey silt, trace sand, trace gravel, mottled, firm-very stiff, moist	1	14	2 2 5	7	3.0 2.5 3.0	15.3%
2	666									
3	665									
4	664		ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-very stiff, moist	2	14	3 5 5	10	4.0 3.5 3.5	14.9%
5	663									
6	662		ML-CL ML	Brown, silty clay, trace sand, trace gravel, very stiff to brown, silt, stiff, moist	3	15	3 3 7	10	3.5 2.0 2.0	16.8%
7	661									
8	660									
9	659		ML-CL CL	Brown, silty clay, trace sand, trace gravel, very stiff to gray, clay, trace sand, trace gravel, firm-stiff, moist	4	17	2 3 4	7	3.25 1.5 1.25	15.4%
10	658									
11	657									
12	656									
13	655									
14	654		CL CH	Gray, clay, trace sand, trace gravel, stiff to gray, clay, firm-soft, moist	5	18	2 2 3	5	1.25 1.25 0.5	15.2%
15	653									
16	652									
17	651									
18	650									
19	649		CL SP	Gray, clay, trace sand, stiff, moist, to gray, sand, poorly graded, medium dense, moist-wet	6	15	3 6 10	16	1.25 2.0 ---	17.4% 15.6%
20	648									

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S6

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 1140-1152
Driller: Earth Solutions, Inc.	Weather: 41° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~19.5 feet bgs
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: 20 feet bgs
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	648									
21	647									
22	646									
23	645									
							2		1.25	
24	644		CL	Gray, clay, trace sand, trace gravel, stiff-firm, moist	7	18	4	10	1.25	15.6%
							6		0.75	
25	643			End of Boring; WCI @ 23.5 feet bgs						
26	642									
27	641									
28	640									
29	639									
30	638									
31	637									
32	636									
33	635									
34	634									
35	633									
36	632									
37	631									
38	630									
39	629									
40	628									

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S7

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 0959-1019
Driller: Earth Solutions, Inc.	Weather: 35° F, Partly Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 670 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	670		Fill	Grass lawn Dark brown, silty clay, moist, 9-inch thick, "topsoil"						
1	669		Possible ML-CL	Light brown-gray, silty clay, trace sand, trace gravel, mottled, firm-very stiff, moist	1	13	2 3 5	8	2.25 3.0 3.5	17.2%
2	668									
3	667									
4	666		ML-CL	Brown-gray, silty clay, trace sand, trace gravel, stiff-hard, moist	2	15	3 4 5	9	4.25 4.25 3.75	16.0%
5	665									
6	664		ML-CL	Brown-gray, silty clay, trace sand, trace gravel, stiff-very stiff, moist	3	14	3 5 6	11	4.0 4.0 3.5	15.7%
7	663									
8	662									
9	661		ML-CL CL-ML	Brown-gray, silty clay, very stiff to brown-gray, clayey silt, trace sand, trace gravel, stiff-very stiff, moist	4	18	3 4 8	12	2.5 2.75 3.25	15.3%
10	660									
11	659									
12	658									
13	657									
14	656		CL	Gray, clay, trace sand, trace gravel, firm-stiff, moist	5	16	2 2 3	5	1.5 1.5 1.0	15.9%
15	655									
16	654									
17	653									
18	652									
19	651		ML-CL CL	Gray, silty clay, very stiff to gray, clay, trace sand, trace gravel, firm-very stiff, moist	6	18	2 2 3	5	2.5 2.25 1.75	16.3%
20	650									

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S7

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 1019-1031
Driller: Earth Solutions, Inc.	Weather: 36-37° F, Partly Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 670 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	650									
21	649									
22	648									
23	647									
							2		1.75	
24	646		CL	Gray, clay, trace sand, trace gravel, firm-stiff, moist	7	18	3	8	1.5	15.6%
							5		2.0	
25	645			End of Boring; DCI @ 23 feet bgs						
26	644									
27	643									
28	642									
29	641									
30	640									
31	639									
32	638									
33	637									
34	636									
35	635									
36	634									
37	633									
38	632									
39	631									
40	630									

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S8

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 1335-1354
Driller: Earth Solutions, Inc.	Weather: 46° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~20 feet bgs
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: 22 feet bgs
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	668		Fill	Baseball infield Sand with gravel, well graded, 3-inch thick to dark brown, silty clay, moist-wet						
1	667		Fill	Dark brown-brown, silty clay, mottled, firm-very stiff, moist	1	12	2 3 4	7	3.0 2.25 2.5	22.2%
2	666									
3	665									
4	664		Fill Possible ML-CL	Light brown-gray, silty clay, trace sand, mottled, soft-stiff, moist	2	11	2 1 2	3	1.0 1.5	20.2%
5	663									
6	662		ML	Light brown-gray, silt, mottled, firm-stiff, moist-wet	3	14	2 3 3	6	1.5 1.5 1.5	20.5%
7	661									
8	660									
9	659		ML	Gray-light brown, silt, laminations present, firm-stiff, moist-wet	4	14	3 3 4	7	0.5 1.0 1.25	20.0%
10	658									
11	657									
12	656									
13	655									
14	654		ML-CL	Gray, silty clay, trace sand, trace gravel, firm-very stiff, moist	5	18	2 2 5	7	2.0 2.0 2.25	15.1%
15	653									
16	652									
17	651									
18	650									
19	649		CL ML	Gray, clay, trace sand, stiff, moist to gray, silt, laminations present, firm, moist-wet	6	18	2 2 5	7	1.5 1.5 1.0	18.2%
20	648									

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S8

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 1354-1410
Driller: Earth Solutions, Inc.	Weather: 47° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~20 feet bgs
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: 22 feet bgs
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	648									
21	647									
22	646									
23	645									
							2		2.0	
24	644		CL	Pink-gray, clay, trace sand, trace gravel, firm-stiff	7	18	2	8	1.0	12.6%
							6		1.25	
25	643			End of Boring; WCI @ 23.5 feet bgs						
26	642									
27	641									
28	640									
29	639									
30	638									
31	637									
32	636									
33	635									
34	634									
35	633									
36	632									
37	631									
38	630									
39	629									
40	628									

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S9

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 0905-0931
Driller: Earth Solutions, Inc.	Weather: 32° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 669 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	669		Fill	Grass lawn Dark brown, silty clay, moist, 8-inch thick						
1	668		Possible ML-CL	Gray-light brown, silty clay, trace sand, mottled, firm-very stiff, moist	1	16	2 2 3	5	2.5 2.75 3.0	15.3%
2	667									
3	666									
4	665		ML ML-CL	Light brown-gray, silt, mottled, stiff, moist to brown-gray, silty clay, trace sand, trace gravel, stiff-very stiff, moist	2	14	1 2 2	4	1.75 3.0 3.0	16.6%
5	664									
6	663		ML-CL	Brown-gray to brown, silty clay, trace sand, trace gravel, stiff-very stiff, moist	3	17	3 4 6	10	2.75 2.75 2.75	17.1%
7	662									
8	661									
9	660		ML CL ML	Gray, silt, stiff to gray, clay, stiff to brown, silt, laminations present to gray, silt, firm-stiff, moist	4	16	2 2 4	6	1.25 1.75 2.5	16.3%
10	659									
11	658									
12	657									
13	656									
14	655		CL	Gray, clay, trace sand, trace gravel, firm-stiff, moist	5	18	1 2 3	5	1.0 1.5 0.75	16.5%
15	654									
16	653									
17	652									
18	651									
19	650		CL	Gray, clay, firm-stiff, moist	6	17	2 2 3	5	1.5 1.25 1.5	17.0%
20	649									

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S9

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 0931-0952
Driller: Earth Solutions, Inc.	Weather: 34-35° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 669 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	649									
21	648									
22	647									
23	646									
							3		3.5	
24	645		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff, moist	7	18	4	11	3.0	14.6%
							7		3.5	
25	644			End of Boring; DCI @ 23.5 feet bgs						
26	643									
27	642									
28	641									
29	640									
30	639									
31	638									
32	637									
33	636									
34	635									
35	634									
36	633									
37	632									
38	631									
39	630									
40	629									

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S10

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 0818-0848
Driller: Earth Solutions, Inc.	Weather: 31° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 670 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	670		Fill	Grass lawn Dark brown, silty clay, moist, 12-inch thick, "topsoil"						
1	669		Fill	Brown, clay, very stiff to light brown, silty clay, soft, moist	1	6	2 2 2	4	2.5 1.5	19.7%
2	668									
3	667									
4	666		ML ML-CL	Brown, silt, stiff, moist to brown-gray, silty clay, trace sand, stiff-very stiff, moist	2	18	5 6 5	11	1.25 3.25 3.5	14.7%
5	665									
6	664		ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-very stiff, moist	3	15	4 4 7	11	3.0 3.25 3.25	16.6%
7	663									
8	662									
9	661		ML-CL ML-CL	Brown, silty clay, trace sand, trace gravel, very stiff to gray, silty clay, trace sand, stiff-very stiff, moist	4	11	3 8 7	15	2.0 4.0 2.5	16.7%
10	660									
11	659									
12	658									
13	657									
14	656		CL	Gray, clay, trace sand, trace gravel, stiff, moist Note: Boulder/cobble limited SS sample recovery	5	7	3 5 7	12	1.5 1.75	14.9%
15	655									
16	654									
17	653									
18	652									
19	651		CL	Gray, clay, trace sand, trace gravel, stiff-very stiff, moist	6	18	3 6 9	15	1.75 1.75 2.25	16.3%
20	650									

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S10

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 0848-0903
Driller: Earth Solutions, Inc.	Weather: 32° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 670 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	650									
21	649									
22	648									
23	647									
			CL	Gray, clay, trace sand, stiff, moist to gray, silt, very stiff, moist Note: Cobble/boulder limited SS sample recovery	7	8	13	27	1.5	15.5%
24	646		ML				15			
							12		2.5	
25	645			End of Boring; DCI @ 23 feet bgs						
26	644									
27	643									
28	642									
29	641									
30	640									
31	639									
32	638									
33	637									
34	636									
35	635									
36	634									
37	633									
38	632									
39	631									
40	630									

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S11

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025
Driller: Earth Solutions, Inc.	Weather: 40° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: 9 feet bgs
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668.5 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	668.5		Fill	Grass lawn Dark brown, silty clay, trace sand, moist, 10-inch thick, "topsoil"						
	668									
1			Possible Fill	Brown, sand, trace clay, medium dense, moist	1	18	3 4 6	10	--- --- ---	15.7%
	667									
2										
	666									
3										
	665		ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-very stiff	2	18	4 5 6	11	2.5 3.0 2.75	17.3%
4										
	664									
5										
	663									
6			CL-ML	Brown, clayey silt, trace sand, firm-very stiff, moist	3	18	5 4 3	7	2.25 2.75 2.5	18.3%
	662									
7										
	661									
8										
	660		ML	Gray, silt, laminations present, stiff, moist-wet	4	18	4 6 4	10	1.5 1.25 1.75	15.3%
9										
	659									
10										
	658									
11										
	657									
12										
	656									
13										
	655		ML	Gray, silt, very stiff to gray, clayey silt, trace sand, very stiff	5	8	7 8 10	18	2.5 2.0 2.75	12.4%
14			CL-ML							
	654									
15										
	653									
16										
	652									
17										
	651									
18										
	650		ML-CL	Gray, silty clay, trace sand, stiff-very stiff	6	18	6 5 6	11	2.5 3.0 2.5	14.8%
19										
	649									
20										

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S11

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025
Driller: Earth Solutions, Inc.	Weather: 40° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: 9 feet bgs
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668.5 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	648.5									
	648									
21										
	647									
22										
	646									
23										
	645						3		1.5	
24			CL	Gray, clay, trace sand, stiff, moist	7	18	4	10	1.5	15.7%
	644						6		1.75	
25				End of Boring; WCI @ 23.5 feet bgs						
	643									
26										
	642									
27										
	641									
28										
	640									
29										
	639									
30										
	638									
31										
	637									
32										
	636									
33										
	635									
34										
	634									
35										
	633									
36										
	632									
37										
	631									
38										
	630									
39										
	629									
40										

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S12

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 1240-1314
Driller: Earth Solutions, Inc.	Weather: 44° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~20 feet bgs
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668.5 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	668.5		Fill	Grass lawn Dark brown, silty clay, trace sand, moist, 10-inch thick, "topsoil"						
	668									
1			Fill	Dark brown, silty clay, very stiff to brown-dark brown, clay, mottled, firm-stiff, moist	1	10	2 2 4	6	2.5 2.5 1.5	20.7%
	667									
2										
	666									
3										
	665		Possible Fill	Light brown-gray, clay, mottled, very soft, moist	2	8	2 1 1	2	0.5 0.25	14.1%
4										
	664									
5										
	663									
6			CL	Gray-brown to brown, clay, trace sand, soft-stiff, moist	3	12	0 1 2	3	0.25 0.75 1.5	21.6%
	662									
7										
	661									
8										
	660		ML-CL	Brown, silty clay, trace sand, trace gravel, firm-very stiff, moist	4	18	2 3 4	7	1.5 3.25 3.25	16.4%
9										
	659									
10										
	658									
11										
	657									
12										
	656									
13										
	655		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff, moist	5	15	3 4 6	10	3.0 3.0 3.0	15.8%
14										
	654									
15										
	653									
16										
	652									
17										
	651									
18										
	650		CL ML	Gray, clay, very stiff, moist to gray, silt to sandy silt, firm-stiff, wet	6	18	2 2 5	7	3.0 3.0 1.5	16.8%
19										
	649									
20										

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SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: S12

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025; Time: 1314-1330
Driller: Earth Solutions, Inc.	Weather: 46° F, Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~20 feet bgs
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 668.5 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	648.5									
	648									
21										
	647									
22										
	646									
23										
	645						2		2.25	
24			ML-CL	Gray, silty clay, trace sand, trace gravel, firm-very stiff. Moist	7	16	3	8	3.0	15.5%
	644						5		2.25	
25				End of Boring; DCI @ 23.5 feet bgs						
	643									
26										
	642									
27										
	641									
28										
	640									
29										
	639									
30										
	638									
31										
	637									
32										
	636									
33										
	635									
34										
	634									
35										
	633									
36										
	632									
37										
	631									
38										
	630									
39										
	629									
40										

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: C1

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025
Driller: Earth Solutions, Inc.	Weather: Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 673 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	673		Fill	Maintained grass lawn Dark brown, organic-rich "topsoil" (~12-inch thick)						
1	672		Possible Fill	Brown, silty clay, trace sand, trace gravel, firm-very stiff, moist	1	12	1 2 3	5	2.0 2.0 2.25	18.3%
2	671									
3	670									
4	669		Fill	Dark brown, silty clay, trace sand, trace gravel, organic-rich, stiff-very stiff, moist	2	14	4 6 6	12	2.5 3.0 2.75	19.2%
5	668									
6	667		SP	Brown, sand, trace gravel, trace clay, poorly graded, loose	3	10	5 4 5	9	--- --- ---	10.0%
7	666									
8	665									
9	664		ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-very stiff	4	18	3 4 5	9	3.0 3.5 2.75	17.5%
10	663			End of Boring; DCI @ 8 feet bgs						
11	662									
12	661									
13	660									
14	659									
15	658									
16	657									
17	656									
18	655									
19	654									
20	653									

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: C2

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025
Driller: Earth Solutions, Inc.	Weather: Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 670.5 feet AMSL

Legend — Page 1 of 1

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	670.5		Fill	Bituminous pavement, 7-inches thick						
	670			Aggregate basecourse, 7-inches thick						
1			Fill	Dark brown, silty clay, trace sand, trace gravel, trace organics, mottled, stiff, moist	1	12	5 5 9	14	1.5 1.5 1.25	19.9%
	669									
2										
	668									
3										
	667		Fill	Brown-dark brown, silty clay, trace sand, trace gravel, trace organics, firm-stiff, moist	2	8	4 5 3	8	1.75 1.25 1.5	22.3%
4										
	666									
5										
	665									
6			Possible CL-ML	Light brown-gray, clayey silt, trace sand, mottled, soft-firm, moist	3	14	1 1 2	3	0.75 0.75 0.5	22.9%
	664									
7										
	663									
8										
	662		ML-CL	Brown, silty clay, trace sand, trace gravel, firm, moist	4	18	1 2 3	5	0.5 0.5 0.75	17.7%
9										
	661									
10				End of Boring; DCI @ 8 feet bgs						
	660									
11										
	659									
12										
	658									
13										
	657									
14										
	656									
15										
	655									
16										
	654									
17										
	653									
18										
	652									
19										
	651									
20										

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Soil Boring ID: C3

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025
Driller: Earth Solutions, Inc.	Weather: Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~ 8 feet bgs
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 671 feet AMSL

Legend — Page 1 of 1

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	671		Fill	Maintained grass lawn Dark brown, organic-rich "topsoil" (~7-inch thick)						
1	670		Fill	Dark brown, silty clay, trace sand, trace gravel, trace organics, mottled, firm-very stiff, moist	1	14	2 3 5	8	3.0 3.0 3.0	19.2%
2	669									
3	668									
4	667		Fill	Dark brown-brown, silty clay, trace sand, trace gravel, trace organics, stiff-very stiff	2	14	6 7 7	14	3.5 4.0 4.0	16.8%
5	666									
6	665		Fill	Dark brown-brown, silty clay, trace sand, trace gravel, trace organics, soft-firm, moist	3	8	2 1 2	3	0.75 0.75 0.75	16.5%
7	664									
8	663	▽								
9	662		CL-ML	Brown, clayey silt, trace sand, firm-stiff, moist-wet	4	18	4 3 3	6	1.0 1.0 1.25	16.4%
10	661			End of Boring; DCI @ 8.5 feet bgs						
11	660									
12	659									
13	658									
14	657									
15	656									
16	655									
17	654									
18	653									
19	652									
20	651									

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: C4

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025
Driller: Earth Solutions, Inc.	Weather: Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~6 feet bgs
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 670 feet AMSL

Legend — Page 1 of 1

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	670		Fill	Bituminous pavement, 8-inches thick Aggregate basecourse, 8-inches thick						
1	669		Fill	Dark brown, silty clay, trace sand, trace gravel, organic-rich "topsoil", firm-stiff, moist-wet	1	14	7 5 3	8	1.0 1.25 1.0	29.1%
2	668									
3	667									
4	666		Fill	Light brown-gray, silty clay, trace sand, trace gravel, mottled, firm-stiff, moist	2	18	1 2 3	5	2.0 2.0 2.0	20.8%
5	665									
6	664		Fill	Light brown-dark gray, silty clay, trace-little sand, trace gravel, trace organics, very soft, moist-wet	3	18	0 0 1	1	0.25 <0.25 0.25	23.8%
7	663									
8	662									
9	661		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff	4	18	2 5 7	12	4.0 4.25 4.0	15.7%
10	660			End of Boring; DCI @ 8.5 feet bgs						
11	659									
12	658									
13	657									
14	656									
15	655									
16	654									
17	653									
18	652									
19	651									
20	650									

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Soil Boring ID: C5

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025
Driller: Earth Solutions, Inc.	Weather: Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 670.5 feet AMSL

Legend — Page 1 of 1

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	670.5		Fill	Maintained grass lawn Dark brown, organic-rich "topsoil" (~7-inch thick)						
	670									
1			ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-very stiff	1	18	4 5 8	13	3.5 4.0 4.0	14.4%
	669									
2										
	668									
3										
	667		ML-CL	Brown, silty clay, trace sand, trace gravel, very stiff-hard	2	18	4 7 9	16	4.5+ 4.5+ 4.5+	14.9%
4										
	666									
5										
	665									
6			ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-hard	3	18	5 6 7	13	4.25 4.5 4.0	15.8%
	664									
7										
	663									
8										
	662		ML-CL	Brown to brown-gray, silty clay, trace sand, trace gravel, very stiff-hard	4	18	4 8 9	17	4.5+ 4.5+ 4.5+	15.0%
9										
	661									
10				End of Boring; DCI @ 8.5 feet bgs						
	660									
11										
	659									
12										
	658									
13										
	657									
14										
	656									
15										
	655									
16										
	654									
17										
	653									
18										
	652									
19										
	651									
20										

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: C6

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025
Driller: Earth Solutions, Inc.	Weather: Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 670 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	670		Fill	Maintained grass lawn Dark brown, organic-rich "topsoil" (~8-inch thick)						
1	669		Possible CL-ML	Brown, clayey silt, trace sand, trace gravel, stiff	1	18	7 6 4	10	1.5 1.5 1.75	16.3%
2	668									
3	667									
4	666		ML-CL	Brown, silty clay, trace sand, stiff-very stiff	2	18	3 4 7	11	3.25 2.75 3.25	17.2%
5	665									
6	664		ML-CL	Brown, silty clay, trace sand, stiff-very stiff	3	18	4 4 6	10	2.25 2.25 2.25	17.7%
7	663									
8	662									
9	661		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff	4	18	2 5 6	11	2.0 1.5 1.5	17.1%
10	660			End of Boring; DCI @ 8.5 feet bgs						
11	659									
12	658									
13	657									
14	656									
15	655									
16	654									
17	653									
18	652									
19	651									
20	650									

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: C7

Site: D57 New Lincoln Middle School	
Address: 700 W. Lincoln Street, Mount Prospect, IL 60056	
SET Project Number: 2136_1	Date: March 8, 2025
Driller: Earth Solutions, Inc.	Weather: Sunny
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe® Systems 7822DT	Water Level At Drilling Completion: ---
Logged/Reviewed By: JLP/PT	Total Soil Boring Depth: 25 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 671 feet AMSL

Legend — Page 1 of 1

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	671		Fill	Maintained grass lawn Dark brown, organic-rich "topsoil" (~18-inch thick)						
1	670		Fill	Dark brown, silty clay, trace sand, trace gravel, organic-rich "topsoil", stiff, moist	1	14	3 6 5	11	2.0 1.5 1.75	18.4%
2	669									
3	668									
4	667		Fill	Dark brown-brown, silty clay, trace sand, trace gravel, organic-rich, firm, moist	2	12	2 2 3	5	0.5 0.5 0.5	23.2%
5	666									
6	665		Possible ML-CL	Brown, silty clay, trace sand, trace gravel, mottled, very soft-firm, moist	3	14	1 1 1	2	0.75 1.0 0.75	23.4%
7	664									
8	663									
9	662		ML-CL	Brown to brown-gray, silty clay, trace sand, trace gravel, stiff-very stiff	4	18	1 4 5	9	2.5 2.5 2.75	18.2%
10	661			End of Boring; DCI @ 7 feet bgs						
11	660									
12	659									
13	658									
14	657									
15	656									
16	655									
17	654									
18	653									
19	652									
20	651									

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: August 7, 2025

CASE NUMBER
PZ-07-25 and PZ-10-25

PUBLIC HEARING DATE
August 14, 2025

APPLICANT/PROPERTY OWNER
Sandra Moon, STR Partners LLC /
Mount Prospect School District 57

PROPERTY ADDRESS/LOCATION
700 and 804 West Lincoln Street

BRIEF SUMMARY OF REQUEST

The petitioner (STR Partners LLC) is seeking conditional use approval for a preliminary and final planned unit development (PUD) to replace the existing middle school with a new 127,000-square-foot middle school and complete related site modifications at 700 and 804 West Lincoln Street (the subject property). The proposal requires Village Board approval for conditional use approval for a preliminary and final planned unit development, final plat approval, and a development code exception. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the requests.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
R-1 Single Family Residential	Existing school, accessory maintenance building, parking lot, outdoor play areas and ball field	North: R-1 Single Family Residential East: R-1 Single Family Residential South: R-1 & R-A Single Family Residential West: R-1 Single Family Residential	12.199 acres

STAFF RECOMMENDATION APPROVE | APPROVE WITH CONDITIONS | DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property was annexed into the Village in 1925 and is bordered by Lincoln Street to the south, Can Dota Avenue to the east, and single-family residences to the north and west. The site is currently occupied by Lincoln Middle School that was originally constructed in 1953. Permit records show that the school has since undergone multiple additions, and a maintenance building was constructed in 1962.

According to the traffic impact study, the Lincoln Middle School currently serves 783 students in grades 6 through 8 with 91 staff members. Over the next six years, the student population is expected to decrease by 53 students to 730 students (-6.7%). In November 2024, residents approved an $85 million referendum to address critical needs within the school district. According to the petitioner, these needs include the replacement of the existing middle school, which has struggled with outdated classrooms, limited space, and aging infrastructure. The proposed new facility is intended to provide a modern, accessible environment designed to support innovative instruction and meet the educational needs of today's students.

PROPOSAL

The petitioner, STR Partners LLC, on behalf of the Mount Prospect School District 57 (D57), proposes to construct a new 127,000 square foot replacement middle school, demolish the existing building, and complete related site improvements. The new school includes a three-story academic wing including the students' core classrooms, a two-story administration area, a learning resource center, experience classrooms, a storm shelter, gym, cafetorium, maintenance and support areas, and an outdoor learning/gathering space. Construction of the new facility is anticipated to begin in the fall of 2025, with completion targeted for August of 2027. The new school will be built while the existing school remains operational, with both structures coexisting on the site until the summer of 2027. Construction will run concurrently with the existing school until the summer of 2027. Demolition of the existing main school building and final site work are planned for completion by the summer of 2027. Conditional use approval is required as two principal structures will be present on the property during the transition period. The petitioner also requests relief from Sections 15.401(B) and 15.402(B) which require stormwater detention to be provided for the entire site when a new building is constructed.

Site Plan: The new school is strategically sited with its tallest massing element — the nearly 50-foot-tall (48'-0"), 3-story academic wing — positioned at the center of the school property to minimize impacts on the adjacent residential properties. The building's massing is designed to step down appropriately to align with the scale of the surrounding neighborhood. A new, expanded parking lot with a queuing lane dedicated for parent drop-off/pick-up is proposed along Lincoln Street. Separate access for buses and delivery vehicles is provided north of the academic wing, within the outdoor play area. A continuous fire lane is provided around the new building and fire hydrants are distributed around the school to ensure adequate fire protection. The development also provides underground stormwater volume control and detention storage north of the school. Open green space will be preserved along the west and north portions of the site for use by physical education classes. A discus cage is located at the northeast corner of the subject property. Following the demolition of the existing school and associated parking areas, a 200-meter track and new athletic field will be constructed along the east side and southeast corner of the site and will offer accessible recreational amenities to the community during non-school hours.

Traffic and Parking: The Village requires schools serving grades K through 8 to provide one parking space per employee, plus eight visitor spaces. Based on the staffing level of 91 employees, the school is required to provide 99 parking spaces. The current parking lot provides a total of 77 parking spaces. The proposed site plan includes a total of 106 parking spaces, exceeding the Village's requirement and representing a net increase of 29 parking spaces compared to the current condition. The additional parking will significantly improve overall site functionality and better accommodate daily operations and visitors.

According to the Petitioner's project description, long-term staff parking will be located in the large south parking lot, while visitor parking will be designated in the smaller southwest lot for ease of access. The north lot will be used exclusively for bus drop-offs and pick-ups, with no long-term bus parking on site. An additional 9 parking spaces at the northeast corner of the building will be reserved for maintenance and food service personnel.

Building Elevations: The proposed building elevations feature a contemporary institutional design, characterized by clean lines, a mix of durable materials, and articulated massing. The exterior incorporates brick masonry, fiber cement panels with a wood-like appearance, aluminum storefront systems, and aluminum-composite metal paneling, which provide visual interest and durability. The façades are articulated through changes in plane, material transitions, and patterns to help break up the overall massing. The color palette consists of warm, neutral tones. Rooflines are varied in height, while all rooftop mechanical units will be screened from view. Additionally, ground-mounted mechanical/utility equipment, as well as the trash enclosure, will be screened with brick masonry walls. The gradual stepping down of taller building elements to shorter elements, organized according to the function of the spaces, is appropriately scaled to the surrounding single-family residential neighborhood, resulting in contextually sensitive massing and a pedestrian-friendly scale.

Landscaping: The existing landscaping will remain along the north, west and south property lines and additional canopy trees have been added along the west property line. Perimeter landscaping, consisting of a variety of existing deciduous trees, new canopy trees, and a combination of deciduous and evergreen shrubs, will be provided along the south property line. A considerable amount of foundation landscaping will also be provided along portions of the building's north, south and east facades. The petitioner is requesting relief from strict conformance of the foundation and perimeter landscaping requirements. Foundation landscaping will not be provided along most of the north and the entirety of the west elevations since these facades face private property. While a 6-foot-tall screen/buffer is required along the length of the rear and interior side yards, a shorter screen/buffer will be provided only in select areas at the southwest and northeast corners of the property, in response to requests from specific adjacent property owners (see section of staff report titled "Resident Concerns"). This approach also helps preserve the openness and accessibility of the school's open spaces, which are valued by neighboring residents. Additional trees have been added to the northeast as well as providing additional landscape screening around the discus cage.

Relief is also requested from the requirement to provide an even 50/50 distribution of deciduous shrubs and evergreen shrubs. The petitioner requests a mix of 70/30 mix of deciduous to evergreen shrubs due to the number of plantings proposed and their proximity to pavement areas that will be subject to de-icing agents, as these conditions are not conducive to healthy evergreens. Lastly, relief is requested from the requirement to provide planting islands that are 120 square feet in area in the southwest parking lot, and to provide planting islands for every seventeen (17) parking spaces in a parking row in the south parking lot to maximize the number of parking stalls and facilitate snow

removal. In place of the three (3) planting islands in the south parking lot, a striped pedestrian pathway will be provided to allow safe access through the lot.

Lighting: The petitioner provided the photometric plan for the existing site. The petitioner is proposing nineteen (19) light poles that illuminate the drive aisles, parking lots and fire lane, twenty-one (21) exterior wall-mounted light fixtures on the façades of the new building, and four (4) uplights around the monument sign along Lincoln Street. A fully compliant photometric plan will be required as part of the building permit submittal.

Signage: The petitioner intends to install one wall-mounted sign and one canopy sign on the south elevation facing Lincoln Street. A new monument sign is also proposed just west of the Lincoln Street driveway and a freestanding sign is proposed along the Can Dota Avenue frontage just east of the track & field. Per the petitioner, relief is requested for: items of information as Lincoln Middle School is a very common school name in Illinois, while the proposed monument sign will include the full district name for identification, and the sign copy contains 12 items of information exceeding the 10 items permitted by code; orientation for the freestanding sign at the track & field (honorary naming will be visible from both sides and parallel with the long jump to best utilize the limited green space and maintain student safety); and sign surface area for the canopy sign (18.5 square feet) which exceeds the 4 square feet permitted for secondary signage. Any future relief requested for signage shall require an application for a minor amendment to the PUD.

Phasing: The project is estimated to begin in October of 2025, and the existing school building, south side drop-off lane, and the east side drive and parking area will remain active during construction. The new school building is anticipated to start in October of 2025 and will be completed by May of 2027. The new below-grade detention system will be installed during the summer of 2026. The demolition of the central and southern portions of the school will commence in May/June of 2027. All building demolition will be completed by August of 2027. The new south side parking lot will begin once the central and southern portions of the existing school have been demolished. The new south parking lot will be completed in August of 2027. The new east side bus drive/loop and paved areas will commence mid- to late-summer of 2027 and will be completed in the fall of 2027. The east side of the track and green space will commence after the demolition of the existing school and will continue through the fall of 2027. A phasing schedule including diagrams are included with this staff report.

Other Departments: The Public Works department expressed concerns related to turning movements from the school's new driveway onto Can Dota Avenue. The short 75-foot offset between West Milburn Avenue and the proposed driveway may potentially lead to collisions between a bus and another vehicle performing simultaneous left turns. When making a left turn onto Can Dota Avenue, stopping distances may be insufficient to avoid collisions if vehicles turn simultaneously. At 15 mph, passenger vehicles require about 80 feet to stop, increasing to 115 feet at 20 mph; buses require even longer distances. This limited space increases the risk of conflicts. Because of this safety concern, Public Works remains committed to prohibiting left turns out onto Can Dota Avenue. Staff recommends that the left turn restriction be included as a condition for the Planning and Zoning Commission's recommendation to the Village Board. Building & Inspection Services and the Fire Department did not have any conditions of approval for the zoning request. The departments each provided comments on items to be provided at the time of building permit submittal. These comments can be found in the Village review letter dated July 27, 2025 (PZ-07-25).

Plat of Subdivision (Consolidation and Vacation)
The subject property encompasses five parcels and four parcel identification numbers (PINs):

- Parcel 1: 08-11-214-037-0000;
- Parcel 2: 08-11-214-002-0000;
- Parcel 3: 08-11-215-011-0000; and
- Parcel 4: 08-11-214-036-0000
- Parcel 5 does not appear to have an assigned PIN.

A final plat to consolidate the lots into a single lot is required so that the application of setbacks and other bulk regulations is straightforward. The plat shows that the southern half of the vacated portion of Milburn Avenue west of Can Dota Avenue is included as part of the school district property. Additional right-of-way along the Lincoln Street frontage will be dedicated to the Village, allowing a consistent right-of-way width across the Lincoln Street frontage, and allows the existing public sidewalk to be located on public property. This new dedication also causes the existing monument sign to be in the public right-of-way and the project will be conditioned to allow the monument sign to remain until such time the sign is relocated onto school property.

While the proposed development meets the Village's 25-foot building setback requirements, the warranty deed affecting the southwest portion of the property imposes a more restrictive 50-foot setback. Although the current proposal does not encroach into the required zoning setbacks, the petitioner is revising the plans to conform to the 50-foot warranty deed restriction, doubling the setback otherwise required by the zoning code. The school district will provide the modified plans in advance of the Village Board meeting.

Resident Concerns: The Petitioner has provided regular project updates through meetings and the school website to maintain an open dialogue with the surrounding community. Specific comments include:

- The property owner at 806 West Lincoln Street (Lot 25) would like to preserve as much green space as possible along the property owner's east property line and requested the planting of evergreen shrubs no taller than 3 to 4 feet. The property owner specifically requested that no trees be planted along the east property line, as they would obstruct sunlight to the property and to the existing greenhouse on the owner's property.
- The property owner at 220 Can Dota Avenue expressed concerns regarding privacy, the condition of existing trees along the perimeter of their property, and the visibility and activity surrounding the discus cage. In response, the property owner has requested the installation of fencing and additional landscaping to provide screening. The property owner has also requested that District 57 reach out to ComEd to explore the potential for replacing certain utility poles.
- The property owner at 305 Can Dota Avenue raised several concerns, including the alignment of the proposed school driveway in relation to their own driveway, the continuation of parking restrictions during school hours on the 300 block of Can Dota Avenue, and whether modifications to the drop-off and pick-up procedures will be implemented for the 2025 school year. The property owner has also requested clear and timely communication going forward regarding project milestones.

Aside from these three properties, no additional concerns have been expressed by neighboring residents regarding the proposed school redevelopment as of the writing of this report. Feedback from neighboring property owners was taken into consideration, and the plans are being finalized accordingly to address these concerns.

STORMWATER DETENTION AND DEVELOPMENT CODE EXCEPTION

Sections 15.401(B) and 15.402(B) of the Village Code require that stormwater detention be provided for the entire site when a new building is constructed. The Engineering Division indicated that it would seem appropriate that the easement area over the Village's sanitary overflow system located at the west end of the site be exempted from counting towards the entire site. Any area to be exempted would require a variation from the Village Code granted by the Village Board, and Schedule L to be included in the MWRD permit application. The Engineering Division reviewed the request and supports the requests.

Development Code Exception Standards

Section 15.109 permits the Planning & Zoning Commission to recommend approval of exception to the development code regulations in cases of hardship, "caused by conditions uniquely attributable to the land under consideration, would be imposed upon an applicant by compliance with these regulations and upon a finding that there are alternate feasible means of fulfilling the purpose and spirit of the regulations to protect the public health, safety and welfare". The request must meet the standards for an exception, which are listed in Section 15.109 and are summarized as follows:

- A hardship due to the physical surroundings, shape, or topographical conditions of a specific property not generally applicable to other properties in the same zoning district and not created by any person presently having an interest in the property;
- Lack of desire to increase financial gain; and
- Protection of the public welfare, other property, and neighborhood character.

Per the petitioner, the site contains significant existing Village infrastructure, including a sanitary overflow system, which will remain undisturbed and lies outside the development area. Due to these unique encumbrances, the school district is requesting relief from including these portions in the total area calculated for stormwater detention, as doing so presents a hardship, particularly given the site's use as a publicly funded school. The request aims to comply with MWRD's Watershed Management Ordinance. The petitioner has stated that the development will meet all MWRD stormwater requirements and will significantly enhance local drainage and reduce runoff impacts on Village sewer infrastructure. Staff finds that the development code exception standards have been met and supports the request for an exception.

ADDITIONAL CONSIDERATIONS

When a unit of local government, such as a school district, park district, or county, comes to the Village with a zoning request, the Village's Planning & Zoning Commission and Board of Trustees apply the same standards from the zoning ordinance to the zoning application as it would with a private property owner. However, in addition to the standards in the zoning ordinance, the Planning & Zoning Commission and Board of Trustees also need to consider whether any condition of approval or whether a denial of the application would frustrate or thwart the obligations imposed by State laws on the unit of local government. Stated positively, the Village should consider whether the requested relief furthers the statutory mission of the unit of local government and, if it does, give the requested relief some deference.

In light of this additional consideration, for District 57's application before the Planning & Zoning Commission, the Planning & Zoning Commission should consider:

1. The relationship of the new school to the education obligations of District 57;
2. The plausible alternatives for any of the relief requested; and
3. The negative effects on District 57 if relief is not granted.

Some parts of the Illinois Schol Code applicable to District 57 and potentially relevant here:

1. Areas of education taught, 105 ILCS 5/27-1, "The State of Illinois, having the responsibility of defining requirements for elementary and secondary education, establishes that the primary purpose of schooling is the transmission of knowledge and culture through which children learn in areas necessary to their continuing development and entry into the world of work. Such areas include the language arts, mathematics, the biological, physical and social sciences, the fine arts and physical development and health. Each school district shall give priority in the allocation of resources, including funds, time allocation, personnel, and facilities, to fulfilling the primary purpose of schooling."

2. Elementary school civics course of study, 105 ILCS 5/27-3.10, "In addition to the instruction required to be provided under Section 27-3 of this Code, every public elementary school shall include in its 6th, 7th, or 8th grade curriculum, beginning with the 2020-2021 school year, at least one semester of civics education, which shall help young people acquire and learn to use the skills, knowledge, and attitudes that will prepare them to be competent and responsible citizens throughout their lives. Civics education course content shall focus on government institutions, the discussion of current and societal issues, service learning, and simulations of the democratic process. Civics education in 6th, 7th, or 8th grade shall be in accordance with Illinois Learning Standards for social science. Additionally, school districts may consult with civics education stakeholders, deemed appropriate by the State Board of Education, with regard to civics education curriculum for 6th, 7th, or 8th grade."

3. Physical education and training, 105 ILCS 5/27-5, "Physical education and training. School boards of public schools and the Board of Governors of State Colleges and Universities shall provide for the physical education and training of pupils of the schools and laboratory schools under their respective control, and shall include physical education and training in the courses of study regularly taught therein. The physical education and training course offered in grades 5 through 10 may include the health education course required in the Critical Health Problems and Comprehensive Health Education Act."

4. Courses in physical education required, 105 ILCS 5/27-6(a), "Pupils enrolled in the public schools and State universities engaged in preparing teachers shall be required to engage during the school day, except on block scheduled days for those public schools engaged in block scheduling, in courses of physical education for such periods as are compatible with the optimum growth and developmental needs of individuals at the various age levels except when appropriate excuses are submitted to the school by a pupil's parent or guardian or by a person licensed under the Medical Practice Act of 1987 and except as provided in subsection (b) of this Section."

The school district is requesting zoning relief for: building height, perimeter landscape screening, foundation landscaping, signage, storm water detention, planting islands, planting ratios, and the track & field encroachment into the exterior side yard. D57 has indicated that granting the requested relief serves the public interest, as the proposal seeks to balance zoning and development requirements with the district's educational objectives and fiscal responsibilities. The district notes that the project is funded by the community and must remain within a limited budget while still meeting the needs of students and staff.

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the standards and 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 shall use the findings of fact to guide their recommendation to the Village Board.

STAFF RECOMMENDATION

Staff finds that the proposed conditional use and development code exception meets the applicable standards contained in the Mount Prospect Zoning Ordinance. Staff requests 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:

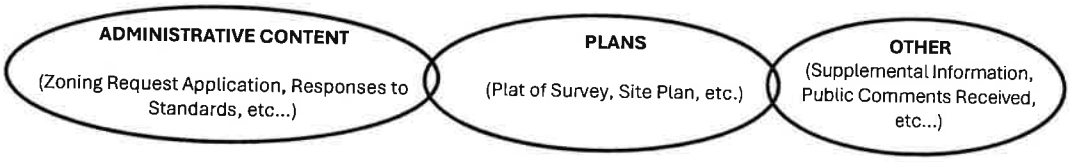
"Motion to approve:

1. A final plat of subdivision titled "Lincoln Consolidation" for 700 and 804 West Lincoln Street, Case No. PZ-10-25, prepared by TFW Consulting, Inc., and bearing the latest revision date of May 14, 2025;
2. A development code exception from Sections 15.401(B) and 15.402(B) to exempt the easement area over the Village's sanitary overflow system located at the west end of the site from counting towards the entire site;
3. A conditional use for a preliminary and final planned unit development (PUD) to construct a 127,000-square-foot middle school, and complete related site improvements at 700 and 804 West Lincoln Street, Case No. PZ-07-25, subject to the following conditions:
    a. The petitioner shall revise the plans to conform to the 50-foot building setbacks as required by the warranty deed, Torrens Document No. 1496957, and provide the modified plans in advance of the Village Board meeting;
    b. Development in general conformance with the approved development plans which will consist of the following:
        i. Final engineering, architectural site plan, and landscape plans titled "D57 New Lincoln Middle School", consisting of 28 sheets, prepared by STR Partners LLC and Eriksson Engineering Assoc., Ltd., and bearing the latest revision date of July 16, 2025;
        ii. Exterior elevations, as prepared by STR Partners LLC, consisting of two sheets, Sheet A3.0 and A3.1, prepared by STR Partners LLC, and bearing the latest revision date of June 4, 2025;
        iii. Architectural site details, consisting of two sheets, Sheet AS1.1 and AS1.2, prepared by STR Partners LLC, and bearing the latest revision date of June 4, 2025; and
        iv. Photometric plan and fixture cut sheets, consisting of two sheets, prepared by 20/10 Engineering Group LLC, and dated 06/04/2025.

c. The petitioner shall address all comments included in the Village review letters dated July 27, 2025 (PZ-07-25) and June 17, 2025 (PZ-10-25);
d. The existing monument sign located at the southeast portion of the school property shall be permitted to remain in its current location within the newly dedicated area until such time the new monument sign is installed in the proposed location along the Lincoln Street frontage.
e. Electronic messaging shall not be allowed on the monument sign next to the track along the Can Dota Avenue frontage;
f. All rooftop mechanical equipment shall be completely hidden from view. If, at time of final inspection, the rooftop mechanical equipment is visible from the public right of way or property line of any adjacent residentially zoned property, screening shall be provided and shall be a continuous, permanent, sound attenuating, and noncombustible screen of a color compatible with the principal structure;
g. Left turns from the driveway on Can Dota Avenue shall be prohibited. Signage indicating the turning restriction shall be installed to the satisfaction of the Village Engineer;
h. Any future relief requested for signage shall require an application for a minor amendment to the PUD;
i. A fully compliant photometric plan will be required as part of the building permit submittal;
j. Except for the relief granted by the planned unit development and the development code exception, compliance with all applicable development, fire, and other Village Codes and regulations;
k. Except for the relief granted by the planned unit development, submittal of landscape, irrigation, and photometric plans that comply with Village codes and regulations.

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

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 states that the proposed use for the subject property is for the construction of a replacement middle school, the same as currently on site, that serves grades 6-8. Per the petitioner, the conditional use is publicly operated and promotes a public interest or benefit. The petitioner explains that the construction of the new school is anticipated to begin during the fall of 2025 with use of the existing school concurrent with new construction, and the existing school is anticipated to be demolished at the beginning of summer of 2027. Conditional use approval is requested as there will be a period where multiple principal structures will exist at the same time. The petitioner has responded that the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. The petitioner states that the overlap of principal structures is located on property owned by D57, and construction will be managed by a construction manager to oversee the construction process and safety of the site. Per the petitioner, 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 as the construction manager will abide by the Village requirements for hours of operation and coordinate work for public utilities. The petitioner provides that the result will be a new, modern facility that enhances the educational experiences of students, parents, teachers, and all stakeholders. The petitioner asserts that the temporary condition of multiple principal structures located on a site solely owned by the school district will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The petitioner states that adequate public utilities, access roads, drainage and/or necessary facilities will be provided during the period while both the existing school is utilized, and the new school is under construction. The petitioner notes that the proposed development increases the number of on-site parking stalls and creates a queuing lane to help minimize and alleviate traffic congestion in the public streets. A separate entrance/exit for buses is also proposed and remote from the parent vehicular entrance/exit. During the period while both the existing

school is utilized and the new school is under construction, the construction manager will manage construction activities and site usage to minimize traffic congestion in the public streets. The petitioner further states that the conditional use is in keeping with the objectives of the Village, and that the ability to construct the new school while the existing school is still fully utilized will maintain the sense of place and school community without displacing the student population. The petitioner concludes that the conditional use conforms to the applicable regulations of the district in which it is located except as modified via PUD.

Staff's Findings: Staff has reviewed the petitioner's request for conditional use approval for a planned unit development and finds that the applicable standards have been met. The conditional use is aligned with the Village's Comprehensive Plan and Future Land Use Plan's designation of the subject property as institutional land use. The proposed new school and associated site improvements represent an upgrade to an essential public facility and are not expected to endanger public health, safety, morals, comfort, or general welfare. The information provided also does not suggest that the proposal will generate nuisances that will be injurious to the uses and enjoyment of other property in the immediate vicinity. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning document, staff recommends approval of the conditional use request.

GENERAL STANDARDS FOR PLANNED UNIT DEVELOPMENTS

Section 14.504.A of the Village of Mount Prospect Zoning Ordinance provides that a Planned Development (PUD) 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 states that the proposed development complies with the regulations of the R-1 district except as modified by the approved planned unit development. The petitioner states that the principal use of the proposed planned unit development is a replacement middle school for the existing, outdated middle school currently on the same property, and the new middle school is in the public interest because it provides a modern educational environment for the community and addresses enhanced learning opportunities and safety concerns. The petitioner asserts that safety for students and vehicles has been a priority in the design of the new school site access. The proposed site plan separates parent vehicles (entry from Lincoln Street) from buses/delivery vehicles (entry from Can Dota Avenue). Additionally, a dedicated stacking lane within the main parking lot has been created for parents to queue during drop-offs and pick-ups to relieve street parking.

Staff's Findings: The development will conform to the bulk requirements and allowed uses in the R-1 zoning district; provides sufficient off-street parking; adheres to the Village's Comprehensive Plan and Future Land Use Plan designating the subject property as an institutional land use; is in the public interest to modernize a public facility and essential service; 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.

STANDARDS FOR PLANNED UNIT DEVELOPMENTS WITH OTHER EXCEPTIONS

Section 14.504.C of the Village of Mount Prospect Zoning Ordinance provides that a Planned Development which does not comply with the requirements of the underlying zoning district's regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards shall conform to the following requirements:

1. Any reduction in the requirements of this chapter is in the public interest.
2. The proposed exceptions would not adversely impact the value or use of any other property.
3. Such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.
4. In residential planned unit developments the maximum number of dwelling units allowed per acre shall not exceed forty eight (48) units per acre for developments incorporating senior housing or assisted living facilities.
5. All buildings are to be located within the planned unit development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
    a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.
    b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.
    c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Planning and Zoning Commission shall recommend either or both of the following requirements:
        i. All structures located on the perimeter of the planned unit development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
        ii. All structures located along the entire perimeter of the planned unit development must be permanently screened with sight proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.
    d. The area of open space provided in a planned unit development shall be at least that required in the underlying zoning district.

Petitioner's Findings: The petitioner states that it is in the public interest to grant relief as requested because as a municipal entity, D57 is balancing and addressing zoning and development requirements with educational needs and a limited budget funded by the community. The petitioner further states that the relief requested and the new school will enhance the existing site with a new building and site tailored to the needs of students and educational goals. The petitioner explains that impacts to other properties have been minimized, and relief is requested solely to promote better development of the new school for all stakeholders – students, parents, teachers, and community members. The petitioner

acknowledges that all setbacks, landscape screening, and open space have been addressed as indicated on the submitted drawings.

Staff's Findings: Staff finds that the requested relief serves the public interest and supports the goal of promoting better development that will benefit students, adjacent residents and the Village as a whole. Staff finds that the petitioner has demonstrated good faith by engaging with concerned neighbors and developing strategies to mitigate potential impacts associated with the new school. Steps have been taken to provide sufficient screening to protect the privacy and livability of adjacent single-family residential uses. Additionally, the school district is in the process of revising its plans to address the building setback requirements in accordance with the warranty deed restrictions to further minimize impacts on neighboring properties.

STANDARDS FOR DEVELOPMENT CODE EXCEPTIONS

Section 15.109 provides that exceptions may be granted from the Village of Mount Prospect Development Code upon finding that severe hardship, caused by conditions uniquely attributable to the land under consideration, would be imposed upon an applicant by compliance with these regulations and upon a finding that there are alternate feasible means of fulfilling the purpose and spirit of the regulations to protect the public health, safety and welfare, if 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 an exception are based are unique to the property for which the exception is sought and are not generally applicable to other property within the same zoning classification;
3. The purpose of the exception 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 exception 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 exception will not alter the essential character of the neighborhood; and
7. The proposed exception 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: The petitioner states that the existing conditions of the site include a large portion encumbered by Village infrastructure (sanitary overflow system located at the west end of the site) that will remain undisturbed and outside of the development area. Relief is requested to exclude this area from the total area for stormwater detention, in addition to other portions of the site that will not be disturbed by construction. The requirement to provide stormwater detention for this area is a specific hardship to the Owner due to the nature of the property. The petitioner states that the existing encumbrances are unique to this site. Additionally, this project and site is for a public school supported by limited public funds. D57 would like to balance the needs of all stakeholders with responsible management of the construction budget. The petitioner contends that requested exception is not generally applicable to other property within the same zoning classification. The petitioner explains that the purpose of the exception is to adhere to local (MWRD) stormwater management requirements while

also accounting for the unique site encumbrances that are not readily accommodated by the Village Code and is not based primarily upon a desire to increase financial gain. The petitioner asserts that the proposed development will be in full accordance with MWRD stormwater management requirements outlined in the Watershed Management Ordinance (WMO), and the improvements will result in a substantial watershed benefit to local Village sewers through the incorporation of stormwater management provisions. The petitioner points out that these are not present in existing conditions and the entirety of the site is undetailed. The petitioner states that the exception will have no impact on visual aesthetics or character of the neighborhood and primarily pertains to below grade stormwater improvements. Lastly, the petitioner reasons that the proposed exception will have no impact outside of drainage and stormwater management considerations. According to the petitioner, the development will be designed so as to not impede drainage from adjacent properties and provide stormwater detention and volume control storage in accordance with MWRD requirements resulting in a sizable positive impact on local drainage characteristics and runoff to Village sewer infrastructure, which are directly attributed to the proposed improvements.

Staff's Findings: Sections 15.401(B) and 15.402(B) of the Village Code require that stormwater detention be provided for the entire site when a new building is constructed. It would seem appropriate that the easement area over the Village's sanitary overflow system located at the west end of the site be exempted. Staff finds that the development code exception standards have been met and supports the request for an exception.

Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Mt. Prospect School District 57

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z -07-25, PZ-10-25 Date of Submission: 4/3/2025 Hearing Date: 8/14/2025

Project Name/Address: _____

I. Subject Property

Address(es): 700 West Lincoln Street

Zoning District (s): R-1 Property Area (Sq.Ft. and/or Acreage): approx 12.14 acres, survey and title confirmation in-progress

Parcel Index Number(s) (PIN(s): 08-11-214-002-0000, 08-11-214-036-0000, 08-11-214-037-0000, and 08-11-215-011-0000

II. Zoning Request(s) (Check all that apply)

- [x] Conditional Use: For Preliminary & Final PUD
- [ ] Variation(s): To _____
- [ ] Zoning Map Amendment: Rezone From _____ To _____
- [ ] Zoning Text Amendment: Section(s) _____
- [x] Other: Final Plat of Subdivision, Development Code Exception

III. Summary of Proposal (use separate sheet if necessary)

See enclosed Preliminary and Final PUD submittal package.

IV. Applicant (all correspondence will be sent to the applicant)

Name: Sandra Moon, Associate Principal Corporation: STR PARTNERS LLC

Address: 350 West Ontario Street, Suite 200

City, State, ZIP Code: Chicago, IL 60654

Phone: 312-505-9581 Email: sandra@strpartners.com

Interest in Property: Architect

(e.g. owner, buyer, developer, lessee, architect, etc…)

V. Property Owner			
☐ Check if Same as Applicant			
Name: Jason Kaiz, Asst. Supt. for FInance and Operations		Corporation:	Mt. Prospect School District 57
Address:	701 West Gregory		
City, State, ZIP Code:	Mount Prospect, IL 60056		
Phone:	847-394-7300	Email:	jkaiz@d57.org

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: Sandra Moon Date: 4.2.25
(Signature)

Sandra Moon
(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: Date: 4/2/25
(Signature)

Jason Kaiz
(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, Jason Kaiz (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 Lincoln Middle School
(property address and PIN) 08-11-214-002-0000, 08-11-214-036-0000, 08-11-214-037-0000, and 08-11-215-011-0000

and that such property is owned by Mount Prospect School District 57 (print name) as of this date.

Signature

Subscribed and sworn to before
me this 2nd day of
April, 2025

Notary Public

ANNETTE GRIFFITH
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 23, 2025

QUIT CLAIM DEED—STATUTORY (CORP. TO IND.)
GEO E COLE & CO CHICAGO
LEGAL BLANKS (ILLINOIS) No. 820 Approved by { The Chicago Real Estate Board / The Chicago Title and Trust Co.

This Indenture Witnesseth,

That the grantor VILLAGE OF MOUNT PROSPECT, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois for and in consideration of TEN AND 00/100 ($10.00) Dollars, and pursuant to authority given by the Board of Trustees of said municipal corporation,

CONVEYS and QUIT CLAIMS unto **Trustees of Schools, Township 41 North, Range 11 east of the Third Principal Meridian and their successors in office for the use and benefit of School District Number 57, Cook County, Illinois**

of the County of Cook and State of Illinois all interest in the following described Real Estate, to wit:—

Lots 71 and 72 in Alfini's First Addition to Mount Prospect, being a subdivision of part of the South 990 feet of the West Half of the North East Quarter and part of the South 990 feet of the East Half of the North West Quarter of Section 11, Township 41 North, Range 11, East of the Third Principal Meridian according to plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois on December 2, 1953, as Document No. 1496955.

situate in the County of Cook in the State of Illinois

to be used for school uses and purposes only. This conveyance is made subject to "An Act In Relation To the Transfer of Real Estate Owned by Municipalities", as amended. Chapter 30, 156-158a Ill. Revised Statutes, 1955.

In Witness Whereof, said grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Clerk ~~Secretary~~, this 30th day of July A. D. 19 56

VILLAGE OF MOUNT PROSPECT

By Theodore A. Lams
President.

Attest: Robert F. Milligan
Clerk ~~Secretary~~.

STATE OF ILLINOIS
COUNTY OF COOK } ss.

I, Herman L. Ring

a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Theodore A. Lams** personally known to me to be the President of the **Village of Mount Prospect, a municipal** corporation, and **Robert F. Milligan** personally known to me to be the **Clerk** ~~Secretary~~ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and **Clerk** ~~Secretary~~, they signed and delivered the said instrument as President and **Clerk** ~~Secretary~~ of said **municipal** corporation, and caused the corporate seal of said **municipal** corporation to be affixed thereto, pursuant to authority, given by the Board of of said **municipal** corporation as their free and voluntary act, and as the free and voluntary act and deed of said **municipal** corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 30th day of July A. D. 1956

Herman L. Ring
Notary Public

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Joseph S. Ropel
REGISTRAR OF TITLES
1692798

DELIVER TO Lams DASCH
111 W Washington
Chicago

17-6-5435

Quit Claim Deed
Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE & COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

25003257VH

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 3 Hawthorn Parkway, Suite 150 Vernon Hills, IL 60061 Main Phone: (847)367-5820 Email: ctvernonhills@ctt.com	

Issued By: Chicago Title Company, LLC
3 Hawthorn Parkway, Suite 150
Vernon Hills, IL 60061

Order Number: 25003257VH
Property Ref.: 700 W Lincoln Street, Mount Prospect, IL 60056

SCHEDULE A

1. Commitment Date: March 19, 2025
2. Policy to be issued:

   (a)
   Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
   Proposed Amount of Insurance: $0.00
   The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Village of Mount Prospect, a municipal corporation, as to Parcel 1;

   Trustees of Schools of Township 41 North, Range 11 East of the Third Principal Meridian, Cook County, Illinois, for the use and benefit of school district number 57, as to Parcels 2, 3 and 5; and

   Board of Education School District Number 57, Cook County, Illinois, as to Parcel 4.

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

PARCEL 1:

LOTS 71 AND 72 IN ALFINI'S FIRST ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION OF PART OF THE SOUTH 990 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1953 AS DOCUMENT NUMBER 1496955.

PARCEL 2:

THE SOUTH 576.50 FEET (EXCEPT THE SOUTH 50 FEET THEREOF) OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE WEST 549.0 FEET OF SAID WEST 1/2 OF THE NORTHEAST 1/4 AND LYING WEST OF THE EAST 2/7 (TWO SEVENTHS) OF SAID WEST 1/2 OF THE NORTHEAST 1/4 , IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, IN AXEL AND ALICE E. LONNQUIST'S NORTHWEST HILLS SUBDIVISION NO. 1 OF THE EAST 2/7 (TWO SEVENTHS) OF THE SOUTH 609.50 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1928 AS DOCUMENT NUMBER 9973799, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 26 IN ALFINI'S FIRST ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION OF PART OF THE SOUTH 990 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1953 AS DOCUMENT NUMBER 1496955.

PARCEL 5:

THAT PART OF THE SOUTH HALF OF VACATED MILBURN AVENUE LYING WEST OF THE WEST RIGHT OF WAY LINE OF CAN-DOTA AVENUE AND LYING NORTH AND ADJOINING LOT 20 IN AXEL AND ALICE E. LONNQUIST'S NORTHWEST HILLS SUBDIVISION NO. 1 OF THE EAST 2/7 (TWO SEVENTHS) OF THE SOUTH 609.50 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1928 AS DOCUMENT NUMBER 9973799, IN COOK COUNTY, ILLINOIS, AS VACATED BY ORDINANCE NUMBER 416 RECORDED MARCH 15, 1955 AS DOCUMENT 1581496.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

7. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.

8. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

9. The Company may pay current year Cook County taxes when furnished an original tax bill at or before the time the Company is requested to make payments. If an original tax bill is not furnished, the Company will pay current taxes via ACH payment, which results in an additional $8.00 duplicate tax bill fee payable to Cook County and collected from the taxpayer at closing.

10. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

11. The Company should be provided a statement from the borrower(s) relative to any mortgage identified in Schedule B disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.

12. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this

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SCHEDULE B, PART I - Requirements
(continued)

commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

END OF SCHEDULE B, PART I

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

A 8.

1. Taxes for the year(s) 2024 and 2025
   2025 taxes are not yet due or payable.

1A. Note: 2024 first installment was due March 4, 2025
Note: 2024 final installment not yet due or payable

Perm tax#		Pcl	Year	1st Inst	Stat
08-11-214-002-0000	1 of 4		2024	Not Billed	
(Affects part of the land)					
08-11-214-036-0000	2 of 4		2024	Not Billed	
(Affects part of the land)					
08-11-214-037-0000	3 of 4		2024	Not Billed	
(Affects part of the land)					
08-11-215-011-0000	4 of 4		2024	Not Billed	

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SCHEDULE B, PART II - Exceptions
(continued)

(Affects part of the land)

Perm tax# 08-11-214-002-0000 Pcl 1 of 4 Volume 49

3A The general taxes as shown below are marked exempt on the collector's warrants.
Year(s): 2023 and prior
Unless satisfactory evidence is submitted to substantiate said exemption our policy, if and when issued, will be subject to said taxes.

Perm tax# 08-11-214-036-0000 Pcl 2 of 4 Volume 49

3B The general taxes as shown below are marked exempt on the collector's warrants.
Year(s): 2009 to 2023
Unless satisfactory evidence is submitted to substantiate said exemption our policy, if and when issued, will be subject to said taxes.

Perm tax# 08-11-214-037-0000 Pcl 3 of 4 Volume 49

3C The general taxes as shown below are marked exempt on the collector's warrants.
Year(s): 2023 and prior
Unless satisfactory evidence is submitted to substantiate said exemption our policy, if and when issued, will be subject to said taxes.

Perm tax# 08-11-215-011-0000 Pcl 4 of 4 Volume 49

3D The general taxes as shown below are marked exempt on the collector's warrants.
Year(s): 2023 and prior
Unless satisfactory evidence is submitted to substantiate said exemption our policy, if and when issued, will be subject to said taxes.

Z 9. Note: Parcel 5 has not been assigned a permanent index number.

Y 10. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

F 11. Note: We should be furnished with the selling price:

The Title Insurance Premium, Transfer Taxes, Recordings or Closing Fee have not been billed or are subject to change, depending on the sales price. The invoice is subject to rebilling until final requests for insurance, endorsements and services are made and all documents to be recorded have been received,

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SCHEDULE B, PART II - Exceptions
(continued)

and this commitment is subject to such additional exceptions as may be deemed necessary.

G 12. The names of the Proposed Insured should be provided in order that a judgment search can be made against parties prior to the execution and recording of the deed and mortgage to be insured, if any.

B 13. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

C 14. Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers of property located in Mount Prospect. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.

J 15. In order for the Company to insure title coming through the sale or transfer of land from the municipality in title, we should be furnished a certified copy of the ordinance or resolution authorizing the conveyance, together with the number of ayes and nays for its passage, and evidence of any required publication.

If said municipality is a “home rule unit” pursuant to Article 7, Section 6 of the Illinois constitution, we should be furnished evidence of compliance with the municipality’s ordinance(s) which relate to the sale or transfer of municipal property.

This commitment is subject to such additional exceptions, if any, as may be deemed necessary after our review of these materials.

(As to Village of Mount Prospect)

K 16. In order for the Company to insure the sale or transfer of school district property, the Company should be furnished a certified copy of the School Board Resolution which authorizes said transfer and evidence of any required publication of Notice of Public Sale.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

(As to Trustees of Schools of Township 41 North, Range 11 East of the Third Principal Meridian, Cook County, Illinois, for the use and benefit of School District Number 57)

L 17. In order for the Company to insure the sale or transfer of school district property, the Company should be furnished a certified copy of the School Board Resolution which authorizes said transfer and evidence of any required publication of Notice of Public Sale.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

(As to Board of Education School District Number 57, Cook County, Illinois)

M 18. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken

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SCHEDULE B, PART II - Exceptions
(continued)

or used for road purposes, together with utility rights therein.

N 19. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

E 20. Rights of the public and quasi-public utilities, if any, for maintenance therein of poles, conduits, sewers and other facilities.

D 21. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to any vacated land.

O 22. Rights of the municipality, the state of illinois, the public and adjoining owners in and to vacated Milburn Avenue.

P 23. Agreement between Henry Menshing and Christoph Moehling recorded October 1, 1917 as Document No. 6202232, relating to maintenance of drain tiles on the land herein and property south and adjoining the land herein.

Q 24. Protective covenants contained in the plat of Alfini's First Addition to Mount Prospect recorded as Document No. 1496955.

(affects parcels 1 and 4)

R 25. Easement for public utilities over the north 8 feet of Lot 26, the west and south 8 feet of Lot 71, and the north and east 8 feet of lot 72, as shown on plat of subdivision.

(Affects Parcels 1 and 4)

S 26. Twenty foot sanitary sewer and storm sewer over Lot 71, as shown on plat of subdivision.

(Affects Parcel 1)

T 27. Restrictions contained in the deed recorded December 2, 1953 as Document No. 1496957.

(Affects Parcel 1)

U 28. Building line 30 feet west of the east lot line of Lots 11 through 20, as shown on plat of subdivision.

(Affects Parcels 3 and 5)

V 29. Building line 30 feet north of the south lot line of Lot 26, as shown on plat of subdivision.

(Affects Parcel 4)

W 30. Terms and provisions of Ordinance vacating land, recorded March 15, 1955 as Document No. LR1581496.

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SCHEDULE B, PART II - Exceptions
(continued)

(See instrument for particulars) (Affects Parcel 5)

X 31. Parcel 5 is subject to those items noted in the decree recorded March 15, 1955 as Document No. 1581497.

H 32. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.
(This note will be waived for policy).

I 33. For examining inquiries regarding this commitment, please contact the Vernon Hills office at: (847) 367-5820. To schedule a closing at the Vernon Hills or Lindenhurst offices, please call the Vernon Hills office at the number listed above.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

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(continued)

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars ($2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;

- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:
Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Ticor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Ticor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

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Office of Finance and Operations

701 W. Gregory St.
Mount Prospect, IL 60056
www.d57.org

Jason Kaiz, Assistant Superintendent
(847) 394-7300 ext. 1003
jkaiz@d57.org

April 3, 2025

To the Village of Mount Prospect,

As part of the PUD process, we understand there is a requirement to provide proof of both the most recent tax bill paid and proof of ownership. Since our school district operates as a non-profit entity, we do not have proof of tax payments. However, we are happy to provide any alternative documentation that may fulfill this requirement.

Regarding proof of ownership, we currently have a title search in progress through TFW Consulting, Inc. Once the search is completed, we will provide the necessary documentation. Additionally, please let us know if any other supporting materials are required.

Thank you for your assistance with this process. Please don't hesitate to reach out if further clarification is needed.

Sincerely,
Jason Kaiz
Assistant Superintendent for Finance and Operations
Mount Prospect School District 57

STR PARTNERS LLC
350 West Ontario Street
Suite 200
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www.strpartners.com

To: Jason Shallcross, Village of Mount Prospect

From: Sandra Moon, STR Partners LLC

Date: April 3, 2025
Revised August 14, 2025

Re: P&Z Zoning Request Application for School District 57, Lincoln Middle School

On behalf of Mt. Prospect School District 57 (D57), we hereby submit this Preliminary and Final Planned Unit Development (PUD) for the new construction/replacement of Lincoln Middle School located at 700 West Lincoln Street.

In November 2024, residents approved an $85 million referendum to address critical needs for D57 including the replacement of the aging middle school which faced challenges such as outdated classrooms, inadequate space, and aging infrastructure. The new construction will provide a modern, accessible facility designed to support innovative learning and the needs of today's students.

Project Summary

This project includes new construction for a replacement middle school, the demolition of the existing school, and related site work. The project provides a tremendous opportunity for D57 to implement a new learning environment tailored to the changing needs of middle school age students and one which supports new instructional and teaching pedagogies as well as social/emotional support systems.

New construction is anticipated to begin in Fall 2025 for completion August 2027. Construction will run concurrently with the existing school utilized until Summer 2027. Demolition of the existing main school building and new site work is anticipated in Summer 2027. A phasing schedule and diagrams are included in this submittal provided by the Construction Manager, Nicholas & Associates. Conditional use is requested due to operational logistics and the construction schedule as multiple principal structures will co-exist until the existing school is demolished.

Elements of the new building include:

- 3-story academic wing (student core classrooms) – one floor for each grade level
- 2-story Administration, Learning Resource Center, and Encore/Broad Experience classrooms
- Storm Shelter (Band/Orchestra/Music wing, required for new school construction)
- Gym
- Cafetorium (Cafeteria with Stage)
- Maintenance and Support areas

- Outdoor learning/gathering space

Elements of the new site plan include:

- New larger parking lot along Lincoln Street (see site plan, visitor parking located separate from general use parking stalls)
- Parent drop-off and queuing lane
- Separate entry/exit for buses and delivery trucks
- A continuous fire lane around the new building
- Fire hydrants located around the entire building
- A below-grade stormwater volume control and detention storage (no detention storage on site currently for the existing school)
- 200-meter track at southeast corner of the site

Demolition includes the existing one-story maintenance building (designed in 1961) and the existing one-story and two-story main school building (original building constructed in 1950 with additions 1953-1969). Existing hardscape and landscape areas are to be demolished for new construction as needed.

Construction assemblies and materials for the new building are being explored for cost and aesthetic choices. It is anticipated that, for two-story and three-story portions of the new building, structural steel framing with cold-formed metal framing infill and masonry/rainscreen system will be utilized. The storm shelter and Gymnasium may be pre-cast concrete wall structures with structural steel roof systems. Other one-story portions of the building may be load-bearing masonry. Exterior elevations provided with this submittal are preliminary. Final material and color selections are to be reviewed and approved by D57 within the coming weeks. Updated renderings will be provided to the Village of Mt. Prospect when elevations are finalized.

The tallest portion of the new building is anticipated to be approximately 50' for the 3-story academic wing (14' floor-to-floor height + parapet for roof top equipment screening). The size/dimensions of the roof top mechanical equipment is still to be determined. Elevations show anticipated sizes and locations. Zoning relief is requested for the 40' zoning height limit as the concept of three floors/"houses" (one for each grade level) is central to instructional and social objectives.

The proposed project is compatible with the existing use of the site. The proposed building compactly provides new instructional areas to address student-centered learning requirements and collaboration within the academic wings and throughout the new school. A new single larger gymnasium (versus the existing 2-gymnasium model) consolidates space and functionally

allows for shared instruction and synergies. The new larger Cafetorium will allow all grade level students to experience lunch together. It also provides a new stage area with flexible scheduling for instruction and performances.

The proposed building is sited with the tallest portion of the building located central to the site and closest to the existing building to minimize impact to neighbors. The resulting green spaces at the west and north are intended to be used by physical education classes, as they are currently, and no hardscaping is desired in these areas which could potentially cause injury to students. The resulting field and track at the southeast corner of the site (after the existing school and parking lot are demolished) will provide the neighborhood with easily accessible green space and amenities when not in use by the school.

D57 is committed to being a good neighbor throughout this construction project. Meetings and website updates are being provided to encourage and keep an open dialogue with the community. D57 is also working closely with the CM to address safety and site concerns.

This project is an opportunity to develop a building and site that will continue to provide for the community for years to come. We look forward to working with the Village of Mt. Prospect to see it come to fruition.

Responses to the Village of Mt. Prospect Concept Plan Review Comments:

Overall Site Plan, Layout, and Engineering

Traffic Comments

1. Any increase in traffic will likely be of concern to the neighboring homeowners. To address their concerns, provide traffic info for the following:
   - The number of drop-offs & pick-ups.
   - Anticipated queue length for parent pick-up/drop-off.
   - Confirm if the parent queue length will be contained on site. (Provide exhibit showing how/where vehicles will queue.)

   A traffic study is being prepared and will be uploaded for the PUD submittal when available and will include requested information.
2. Identify areas designated for long-term parking, short-term parking, and bus parking.
   Long-term parking is anticipated in the large south parking lot with visitor parking designated in the southwest small parking lot. Busses will utilize the north parking lot for arrivals and dismissals and are not parked on site for long periods of time.
3. Who will be using the car parking spaces near the northeast corner of the building? Will they be accessing these spaces at the same time the buses will be loading/unloading?
   These parking spaces are intended to be used by maintenance and food service staff and will not conflict with bus operations.
4. Provide a signage plan.

Signage and striping design will be further refined as design progresses. Please see PUD engineering drawings.

5. Show the existing public sidewalk and crosswalk across Lincoln Street at Na Wa Ta Avenue.
   The existing crosswalk location is displayed, and the plans have been adjusted accordingly.

6. The Village has concerns regarding potential conflicts between vehicles turning left from the new driveway onto Can Dota Avenue and vehicles turning left from Milburn Avenue. Please note the offset distance between the driveway and Milburn Avenue
   The offset from the centerline of Milburn Avenue to the centerline of the driveway is approximately 70.5'. The distance from the southern curb line of Milburn Avenue to the northern curb line of the proposed driveway is approximately 44.5'.

Site Geometry Comments

7. To accommodate the large volume of pedestrian traffic, we strongly suggest replacing the 5' public sidewalk with an 8' wide path. We also suggest widening the proposed 5' walk from Lincoln Street to the building to 8'.
   The internal sidewalks as well as the sidewalk improvements along Lincoln St have been revised per this comment.

8. What is the purpose of the 13' wide driveway between the building and track? Is this a fire lane only, or will it also be used at other times?
   This is a dedicated fire lane that will also occasionally be used by school staff. The fire lane is to also function as a pedestrian route around the building. Occasionally, the school may also choose to use this driveway and the north bus drop-off area for overflow parking outside of school hours (concerts, back-to-school nights, etc.) in order to minimize visitors parking on neighboring streets.

9. Is the driveway around the north, west, and south sides of the building intended to be exclusively a fire lane? If non-emergency vehicles are not to use this driveway, and if the fire lane complies with ADA/IAC slope restrictions, it may serve as an accessible pedestrian path. Otherwise, we suggest installing a separate ADA/IAC compliant sidewalk around the north, west, and south sides of the building. If a separate sidewalk is installed, we suggest striping a crosswalk across the drive-aisle, and striping one (1) space as NO PARKING to facilitate pedestrian access across the parking lot.
   Yes, this is an exclusive fire lane and for school maintenance as warranted. The area will be ADA compliant and function as a pedestrian route.

10. Show the four (4) walks between the public walk and Can Dota Avenue near the new driveway to be removed.
    The plans have been revised accordingly.

11. Show the public sidewalks to be poured through the driveways.
    The sidewalk jointing and configuration will continue through the driveway, but the section is to be a full concrete driveway section rather than sidewalk section due to the anticipated vehicle loads.

Drainage Comments

12. Compare existing storm flow from site into the existing storm sewer (flow rate & total volume) with proposed conditions.
    Stormwater exhibits that study this request will be provided as design develops. However, EEA believes this will result in a net decrease in both flow rate and total volume from when existing conditions. The majority of building and site areas currently drain to this sewer, with only portions of the site to the south and east of existing building draining to the existing sewer in Can-Dota. There will be a slight increase in tributary area, but stormwater

management improvements including detention and volume control storage will be provided which are not present in existing conditions.

13. What is schedule/phasing for the proposed project? Will the existing building & paved surfaces remain while the new building & paved surfaces are constructed? This could potentially mean that the old and proposed impervious surfaces would exist at the same time. How long would this overlap remain? And what is the impact on stormwater detention & drainage?
    Anticipated construction schedule and diagrams provided by the Construction Manager, Nicholas & Associates, are included in the PUD submittal. Sequencing for construction of the planned volume control and detention storage below grade is still to be determined. There is no detention storage on site currently. The CM will monitor site drainage and address/manage as required during construction.
14. Indicate where the volume control shall be located.
    The current design intent is to provide volume control and detention storage in a single below grade system. The design intent will be finalized as design progresses.
15. There seems to be some discrepancies between the existing storm sewers shown along Lincoln Street, west of the site. The Village is currently in the process of field-checking these sewers.
    Noted, the information shown is per survey field efforts, team to adjust accordingly upon confirmation from Village staff.

Misc. Comments

16. The public sidewalk along Lincoln Street near the east side of the property is located on school property. Dedicate additional right of way to provide a consistent right of way width along the entire frontage of the school property, and to cause the existing sidewalk to be located on Village property.
    The area will be dedicated to the Village.
17. Note the new water service to be directionally bored under Lincoln Street.
    Noted, the plans have been revised accordingly.
18. MWRD permit will be required for the new sanitary service and stormwater detention facilities.
    Agreed, EEA will prepare documents for MWRD permitting as design progresses.
19. Correct the label: Lincoln Street.
    Plans updated accordingly.

Planning Division Comments

20. The subject property encompasses four separate R-1 zoned lots. A final plat of subdivision consolidating the lots into a single lot will be required so that the application of setbacks and other bulk regulations will be straightforward.
    Noted, final plat of subdivision will be provided under separate cover.
21. Lincoln Middle School services grades 6-8. Elementary and high schools are listed in the land use table as footnoted permitted uses (middle or junior high schools are not listed). For the purposes of this review, the proposed school would be considered a permitted use. Construction of the new school is anticipated during the fall of 2025, and demolition of the existing school is anticipated in the summer of 2027. Conditional use approval for a final Planned Unit Development is required since there will be a period where multiple principal structures will exist at the same time.
    Noted. Please grant conditional use approval for multiple principal structures.

22. The schematic design outline scope states there will be RTUs with associated roof hydrants and AHUs located on top of the 3-story academic wing, admin area, gymnasium and cafeteria. Per 14.304.1, all rooftop mechanical equipment shall be hidden when viewed from ground level as viewed from the public right of way or property line of any adjacent residentially zoned property. If screening is required, it shall be a continuous, permanent, sound attenuating and noncombustible screen of a color compatible with the principal structure. For new construction, the screen should be designed as an architectural component of the structure in the form of a parapet wall. The screening for the RTUs may increase the height of the parapet walls and will determine the required interior and rear yard setbacks.
    a. Please draw hatched outlines of the RTUs on the proposed elevations, showing they are located behind the parapet wall.

    Noted. Engineering and design selection of all rooftop units is in-progress. Preliminary anticipated sizes and locations are shown in the submitted exterior elevations. Additional 3D views from ground level, perimeter of the site will be provided as design progresses.

23. Per Section 14.304.1(B)(2)(c), all ground mounted mechanical and utility equipment that is 6' or less in height shall be screened from view utilizing landscaping which will grow to the height of the ground-based utility. Ground mounted mechanical and utility equipment taller than six feet (6') in height that is visible from the right of way or adjacent residential property shall be screened from view with an enclosure that is constructed to be consistent with the material of the principal structure, as determined appropriate by the community development director.
    a. Please include this screening on the proposed landscape plan.

    Screening for the ground mounted transformer and emergency generators, located directly east of the main mechanical/electrical room, will be constructed consistent with the material of the principal structure instead of landscaping. See architectural site detail sheet.

24. Per Section 14.306(D), dumpsters and trash containers shall be screened on all sides by a solid wood fence or equivalent screening material to a height not less than 6'.
    Screening for the trash and recycling containers, located directly south of the loading dock, will be constructed consistent with the material of the principal structure. See architectural site detail sheet.

25. Per Section 14.905(B)(2), the minimum setbacks for the R-1 district for nonresidential uses are as follows:

Front yard (Can Dota Ave):	30'
Interior side yard (varies):	10' minimum, but not less than half the height of the principal building
Exterior side yard (Lincoln St):	20'
Rear Yard (varies):	equal to the height of the principal building or structure but not less than 25'

    Noted. Setbacks are indicated on the architectural site plan. Interior side yard and rear yard setbacks will be adjusted accordingly once overall building height with rooftop equipment/screening for the 3-story academic wing is determined. Assumed to be 50' for this submittal.

26. Per Section 14.905(C)(1), the maximum lot coverage requirement is 75% for permitted nonresidential uses.
    Lot coverage is calculated as 42.5%; see zoning table on architectural site plan sheet.

27. Per Section 14.905(D)(2), no principal or accessory building located on a zoning lot shall exceed 40' in height. The tallest portion of the building is 50' for the 3-story academic wing and exceeds the 40' height limit for nonresidential uses in the R-1 district.

Relief from the 40' height limit is requested. The design intent to provide separate floors for each grade level is critical for instruction and grade level identity while also providing a much more compact building footprint on the site.

28. Per Section 14.905(E), the Floor-to-Area shall not exceed 0.5.
FAR is calculated as 0.24; see zoning table on architectural site plan sheet.

29. Per Section 14.2207, the required parking ratio is 1 space per employee plus 8 spaces for visitors for K-8 grades. The parking table should be expanded to include the number of employees and visitors to demonstrate how the final parking numbers were calculated.
The parking table has been modified to indicate total staff and visitors.

30. Per Section 14.2206(E)(1)(b), parking lots located in residential districts shall meet the required setbacks of the specific district. A portion of the parking lot located at the southwest corner of the site is located within the 25' interior side yard setback. Please note that the interior side yard setback is subject to change based on the height of the building. See markup.
The parking lot layout has been adjusted to meet the setback requirements.

31. The southernmost row of parking spaces in the main parking lot is missing a parking lot landscape island as required by Section 14.2306(A)(1).
An additional landscape island has been added to this row of parking spaces.

32. Additional evergreen trees shall be included in the perimeter landscaping that screens the proposed discus throwing cage. Additional evergreen trees screening the proposed parking lot and school are required along the north lot line of 24 and 25 W Lincoln Street and along the east lot line of 25 W Lincoln St (southwest corner of the site). Refer to the attached Planning Comments Mark-up. All other areas in the front and exterior side yards and the rear and interior side yards shall meet the perimeter landscaping requirements of Section 14.2306(B).
See landscape drawings.

33. Per Section 14.2306(B), Perimeter Landscaping: The regulations shall apply to the area defined along an adjacent lot line, extending to any or all of the following: exterior curblines of a parking lot; drive aisles or loading docks; and any building.

    Perimeters Abutting/Adjacent to Single-Family Residential Uses: The following landscaping is required along lot lines that are adjacent or abutting a single-family residential use.
    a. Front And Exterior Side Yards:
        (1) Where located across a street from a residential use, continuous landscaping shall be provided along the frontage to a height of three feet (3').
        (2) Shade trees shall be provided at the equivalent of fifty feet (50') apart along the abutting lot line.
    b. Rear And Interior Side Yards:
        (1) A screen/buffer shall be provided at a minimum of six feet (6') in height.
        (2) Shade trees shall be provided at the equivalent of fifty feet (50') apart along the abutting lot line.
        (3) Other planting material, including ornamental trees, evergreens, shrubbery, hedges, and/or other live planting materials shall be provided at intermittent locations, covering at least seventy five percent (75%) of the linear frontage.
    See landscape drawings.

34. Per 14. 2307, a landscaping area a minimum of 4' in width shall be located around the front and exterior side facade of all buildings.
See landscape drawings.

35. Will there be tall nets or fencing proposed around the discus cage? Provide drawings /details of the discus cage as part of the formal zoning submittal.
See civil drawings and details.

36. Provide a zoning data box that provides the requirements and the proposed.
See architectural site plan.

37. Only building massing was provided. Elevations are required for full PUD submittal.
See preliminary exterior elevations. Design and material and color selections are in-progress. Additional elevations and 3D renderings will be submitted after selections are finalized with D57.

Building and Inspection Services Comments

38. No comments.

Fire Department Comments

39. A fire sprinkler system and standpipe system in accordance with NFPA 13 and NFPA 14 will be required for this project for all buildings. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review.
Village of Mount Prospect Fire Prevention Code, 24.202
Noted. Design drawings will be submitted under separate cover as design progresses. Shop drawings and product cut sheets will be submitted by the CM/awarded contractor during the construction administration phase of the project.

40. A fire alarm system will be required for this project for all buildings. Ensure fire alarm shop drawings with point to point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.
Village of Mount Prospect Fire Prevention Code, 24.204
Noted. Design drawings will be submitted under separate cover as design progresses. Shop drawings and product cut sheets will be submitted by the CM/awarded contractor during the construction administration phase of the project.

41. All new sprinkler risers and associated equipment shall be located in a separate room with a minimum of two hour construction.
Noted. Will address as design progresses.

42. A fire pump and standpipe system(s) will be required for this building. Please ensure drawings are submitted for these systems.
Noted. Design drawings will be submitted under separate cover as design progresses. Shop drawings and product cut sheets will be submitted by the CM/awarded contractor during the construction administration phase of the project.

43. Fire hydrants are shown to be supplied from water mains throughout the new development. Water flow calculations will be required to verify that the new proposed water main sizes can meet the required fire flow GPM demand. The minimum fire flow for a residential occupancy is 3000 gallons per minute at 20 PSI residual pressure. This documentation must be provided to the Village of Mount Prospects Public Works Engineering Department for review and approval along with a copy to the Mount Prospect Fire Department.
Village of Mount Prospect Fire Prevention Code, 16.403 C
Noted. Our project engineers are awaiting testing results.

44. A minimum of three feet (3') clear space shall be maintained around the circumference of any new or existing fire hydrant, fire department connection, fire protection control valve or any other fire protection system component.
Noted. See civil drawings for proposed locations of fire hydrants.

45. An egress plan must be provided for the space. 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.

Noted. Code review/life safety drawing sheets will be provided under separate cover as design progresses.

46. All egress doors are to use keyless locksets on the egress side. No flush bolts, dead or draw bolts, etc. will be allowed.
    Life Safety Code, 7.2.1.5.1
    Noted, hardware for egress doors will comply.

47. Provide an emergency vehicle/apparatus turning radius diagram for all parking lots, fire lanes, and turnaround points. Final parking lot configuration will be determined by the Fire Department during the site submittal review. Additional modification may be required.
    Detailed turning maneuvers diagrams will be provided as design progresses.

48. Additional fire hydrants are required for this project. Hydrants shall be provided around the perimeter of the building at a maximum of three hundred feet (300') spacing measured along access roads. Such hydrants shall be installed not more than fifty feet (50') nor less than twenty five feet (25') from the building. Fire hydrants will be required within three hundred feet (300') (spacing) around the entire building (west and east side). A fire water loop will be required based on the configuration around the building. Final fire hydrant and water main configuration will be determined by the Fire Department during the site submittal review. Additional modification may be required.
    Additional fire hydrants have been added per this comment to ensure hydrant spacing does not exceed 300'.

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To: Jason Shallcross, Village of Mount Prospect

From: Sandra Moon, STR Partners LLC

Date: June 4, 2025
Revised July 16, 2025
Revised August 14, 2025

Re: STR #24080, D57 Lincoln Middle School – Responses to Standards

On behalf of Mt. Prospect School District 57 (D57) we submit the following Responses to Standards as per the Village of Mount Prospect Review Letter #1 (dated 4/23/25), Review Letter #2 (dated 6/23/25), and Review Letter #3 (dated 7/27/25), and are requesting Preliminary and Final Planned Unit Development (PUD) for the new construction/replacement of Lincoln Middle School located at 700 West Lincoln Street.

Conditional Use Standards - Section 14.203 (F)(8):

The proposed use for this project property is for a replacement middle school, the same as currently on site, and serving grades 6-8. This conditional use falls into category "a" – publicly operated and promotes a public interest or benefit.

Construction of the new school is anticipated to begin during the fall of 2025 with use of the existing school concurrent with new construction. The existing Lincoln Middle School is anticipated to be demolished beginning summer of 2027. Conditional use approval is requested as there will be a period where multiple principal structures will exist at the same time.

8. Standards: 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;
   The conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. The overlap of principal structures is located on property solely owned by D57, and construction will be managed by a Construction Manager to oversee the construction process and safety of the site.
   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;
   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. While construction is always challenging, the Construction Manager will abide by the Village requirements for hours of operation and coordinate work for public utilities. The end result will be a new, modern facility that enhances the educational experiences of students, parents, teachers, and all stakeholders.
   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;

The temporary condition of multiple principal structures located on a site solely owned by D57 will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

d. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
The proposed development for the new school is addressing the Village concerns for public utilities, access, and stormwater. Adequate public utilities, access roads, drainage and/or necessary facilities will be provided during the period while both the existing school is utilized and the new school is under construction.

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;
The proposed development increases the number of on-site parking stalls and creates a queuing lane to help minimize and alleviate traffic congestion in the public streets. A separate entrance/exit for buses is also proposed and remote from the parent vehicular entrance/exit. During the period while both the existing school is utilized and the new school is under construction, the Construction Manager will manage construction activities and site usage to minimize traffic congestion in the public streets.

f. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village; and
The conditional use is in keeping with the objectives of the Village. The ability to construct the new school while the existing school is still fully utilized will maintain the sense of place and school community without displacing the student population.

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.
The conditional use conforms to the applicable regulations of the district in which it is located except as modified via PUD.

General Standards for a Planned Unit Development - Section 14.504 (A):

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.
The proposed development complies except as modified by approved PUD.

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.
The principal use of the proposed planned unit development is a replacement middle school for the existing, outdated middle school currently on the same property.

3. The proposed planned unit development is in the public interest and is consistent with the purposes of this zoning ordinance.
Providing the new proposed new middle school is in the public interest to achieve a modern educational environment for the community and addresses enhanced learning opportunities and safety concerns.

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.

   Safety for students and vehicles has been a priority in the design of the new school site access. The proposed site plan separates parent vehicles (entry from Lincoln Street) from buses/delivery vehicles (entry from CanDota Avenue). Additionally, a dedicated stacking lane within the main parking lot has been created for parents to queue during drop-offs and pick-ups to relieve street parking.

Subdivision, Development and Site Improvement Procedures - Section 15.109

Per Review Letter #2 Public Works comments, the zoning request application is amended to include requests to approve code exceptions, from Sections 15.401.B and 15.402.B, requiring that stormwater detention be provided for the entire site when a new building is constructed. Relief is requested and storm water proposed is limited to development areas per Metropolitan Water Reclamation District (MWRD) standards. Responses to the standards for code exceptions under Section 15.109 are as follows:

A. 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;

   The existing conditions of the site include a large portion encumbered by Village infrastructure (sanitary overflow system located at the west end of the site) that will remain undisturbed and outside of the development area. Relief is requested to exclude this area from the total area for stormwater detention, in addition to other minor portions of the site that will not be disturbed by construction. The requirement to provide stormwater detention for this area is a specific hardship to the Owner due to the nature of the property.

B. The conditions upon which an application for an exception are based are unique to the property for which the exception is sought and are not generally applicable to other property within the same zoning classification;

   The existing encumbrances are unique to this site. Additionally, this project and site is for a public school supported by limited public funds. D57 would like to balance the needs of all stakeholders with responsible management of the construction budget. The requested exception is not generally applicable to other property within the same zoning classification.

C. The purpose of the exception is not based primarily upon a desire to increase financial gain;

   The purpose of the exception is to adhere to local (MWRD) stormwater management requirements while also accounting for the unique site encumbrances that are not readily accommodated by the Village Code. It is not based primarily upon a desire to increase financial gain.

D. 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 difficulty is due to the Village encumbrances on the property in conjunction with the lack of provisions in Village Code that would allow for portions of the property to be excluded from stormwater considerations or requirements.

E. The granting of the exception 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 proposed development will be in full accordance with MWRD stormwater management requirements outlined in the Watershed Management Ordinance (WMO). The improvements will result in a substantial watershed benefit to local Village sewers through the incorporation of stormwater management provisions. These are not present in existing conditions and the entirety of the site is undetained.

F. The granting of the exception will not alter the essential character of the neighborhood; and
The exception will have no impact on visual aesthetics or character of the neighborhood and primarily pertains to below grade stormwater improvements.

G. The proposed exception 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. (Ord. 5253, 5-21-2002)
The proposed exception will have no impact outside of drainage and stormwater management considerations. The development will be designed so as to not impede drainage from adjacent properties and provide stormwater detention and volume control storage in accordance with MWRD requirements. This will result in a sizable positive impact on local drainage characteristics and runoff to Village sewer infrastructure, which are directly attributed to the proposed improvements.

RELIEF IS REQUESTED FOR THE FOLLOWING:

• **Height Restriction** – The 3-story Academic Wing exceeds the maximum height of forty feet (40'). Relief is requested as a primary objective for this project is to provide dedicated floors for each grade level (6th, 7th, and 8th Grades). Three floors provide the opportunity to implement a new learning environment tailored to the changing needs of middle school age students, consolidates teaching, supports new instructional and teaching pedagogies, provides a sense of student identity, and enhances social/emotional support systems.

• **Perimeter Landscaping Screening** – As reviewed with the Village of Mt. Prospect at the meeting on May 5th, the design intent is to remain a good neighbor and provide some screening to adjacent properties while maintaining the open view/access that many neighbors currently find an asset. The existing green space area is currently used for physical education athletic fields, and the proposed use is intended to remain the same. Additional shade trees have been added around the perimeter. The requirement for evergreen shrubs along the southeast/new proposed athletic track and field has been provided at approximately 50% coverage as this area is intended to welcome neighbors and will be made available for community use when not used by D57.

• **Foundation Landscaping** – Proposed landscaping includes foundation planting at the building elevations facing Lincoln Street and Can-Dota Avenue which are the primary public street views of the new building. Relief for foundation landscaping at the north and west elevations is requested as these

are pedestrian/private views from neighboring backyards. Installation and maintenance for additional foundation landscaping at these areas will draw resources from other educational areas.

- **Signage** – See exhibits for proposed signage. Included are the following signs:
  - architectural site detail sheets: entry monument sign and track & field sign
  - exterior elevations sheets: building wall mounted sign at east end of 3-story academic wing, entry canopy sign, & visitor entry sign

Relief is requested for the number of signs, content (copy contains more than 10 items of information), the entry canopy sign (area of secondary sign exceeds maximum of 4 square feet), and the orientation for the sign at the track/field (honorary naming to be visible from both sides and parallel with the long jump to best utilize the limited green space and maintain student safety; additionally, this sign to be located within the yard setback). Regarding signage content, Lincoln Middle School is a very common school name in Illinois; proposed signage includes the full district name for identification. The primary 3-story building is set back from Lincoln Street property line by approximately 225 feet, the wall mounted signage at the east is intended to identify the building from the street. The canopy mounted signage is intended to signify the visitor entry area with visitor signage mounted at the designated door below.

- **Storm Water Detention** – Relief is requested for providing storm water detention for the entire site. Storm water proposed is limited to development areas per MWRD standards.

- **Planting Islands** – Relief is requested for requirements to be at least one hundred twenty (120) square feet in area, and at least seven feet (7') in width, as measured back of curb to back of curb. Most islands meet this requirement. The location in question is located at the west parking lot, north end near the bicycle racks.

- **Planting Islands** – Relief is requested for the requirement of islands to be provided for every seventeen (17) parking spaces in a parking row. At the main parking lot, achieving an increase to the number of parking stalls and simplifying snow plowing is desired. The central area is also striped to allow pedestrian access from within the parking lot.

- **Plant Species** – Relief is requested for the requirement of fifty percent (50%) of shrubs shall be deciduous and fifty percent (50%) evergreen. Our landscape architect respectfully requests a mix of 70% deciduous and 30% evergreen due to the number of plantings on this project and their proximity to pavement areas that will be subject to de-icing agents. Typically these conditions are not conducive to healthy evergreens.

- **Encroachment into Exterior Side Yard** – Relief is requested for the encroachment into the exterior side yard at the southeast corner of the track & field. This portion of the property is currently owned by District 57. During the Concept Review process, the Village of Mount Prospect requested that this portion of the property be dedicated to the Village of Mount Prospect to provide a consistent right of way width along the entire frontage of the school property, and to cause the existing sidewalk to be located on Village property. District 57 is willing to accommodate this request and has included this revision in the Plat of Consolidation application. As a result of this new dedication, a portion of the track now encroaches the side yard.

Standards for a Planned Unit Development with Other Exceptions - Section 14.504 (C):

1. Any reduction in the requirements of this chapter is in the public interest.
   It is in the public interest to grant relief as requested above. As a municipal entity, D57 is balancing and addressing zoning and development requirements with educational needs and a limited budget funded by the community.
2. The proposed exceptions would not adversely impact the value or use of any other property.
   Relief requested above and the new school will enhance the existing site with a new building and site tailored to the needs of students and educational goals. Impact to other properties has been minimized.
3. Such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.
   Relief is requested soley to promote better development of the new school for all stakeholders – students, parents, teachers, and community members.
4. In residential planned unit developments the maximum number of dwelling units allowed per acre shall not exceed forty eight (48) units per acre for developments incorporating senior housing or assisted living facilities.
   Not applicable for this proposed planned unit development.
5. All buildings are to be located within the planned unit development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
   a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.
   b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.
   c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Planning and Zoning Commission shall recommend either or both of the following requirements:
      (1) All structures located on the perimeter of the planned unit development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
      (2) All structures located along the entire perimeter of the planned unit development must be permanently screened with sightproof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.
   d. The area of open space provided in a planned unit development shall be at least that required in the underlying zoning district.

   Acknowledged. All setbacks, landscape screening, and open space have been addressed as indicated on architectural, civil, and landscaping documents as submitted and relief requested.

END OF RESPONSES TO STANDARDS

LEGEND

A/C = AIR CONDITIONING UNIT
BL = BUILDING LINE
GEN = ELECTRIC GENERATOR
CLF = CHAIN LINK FENCE
VF = VINYL FENCE
WF = WOOD FENCE
STM = STORM
SAN = SANITARY
CB = CATCH BASIN
MH = MANHOLE
VV = VALVE VAULT
FES = FLARED END SECTION
INV = INVERT ELEVATION
CMP = CORRUGATED METAL PIPE
DI = DUCTILE IRON PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
VCP = VITRIFIED CLAY PIPE
DU = DESTINATION UNKNOWN
FFE = FINISHED FLOOR ELEVATION
ETC = ELECTRIC TRANSFORMER ON CONCRETE
= WATER VALVE
= B-BOX
= FIRE HYDRANT
= WATER VALVE VAULT
= FIRE DEPARTMENT CONNECTION
= UTILITY POLE
= ELECTRIC METER
= UTILITY HANDHOLE
= LIGHT POLE
= TELECOMMUNICATIONS PEDESTAL
= TELECOMMUNICATIONS HANDHOLE
= SANITARY MANHOLE
= SANITARY CLEAN OUT
= STORM CATCH BASIN
= STORM INLET BASIN
= GAS VALVE
= GAS METER
= BOLLARD
= SIGN
= FLAG POLE
OH = OVERHEAD WIRES
CA = UNDERGROUND TELECOMMUNICATION LINE
W = UNDERGROUND WATER LINE
G = UNDERGROUND GAS LINE
E = UNDERGROUND ELECTRIC LINE
= CONCRETE
= DETECTABLE WARNING MAT
= BRICK PAVERS

STRIPING NOTE:
ALL STRIPING IS YELLOW UNLESS OTHERWISE NOTED

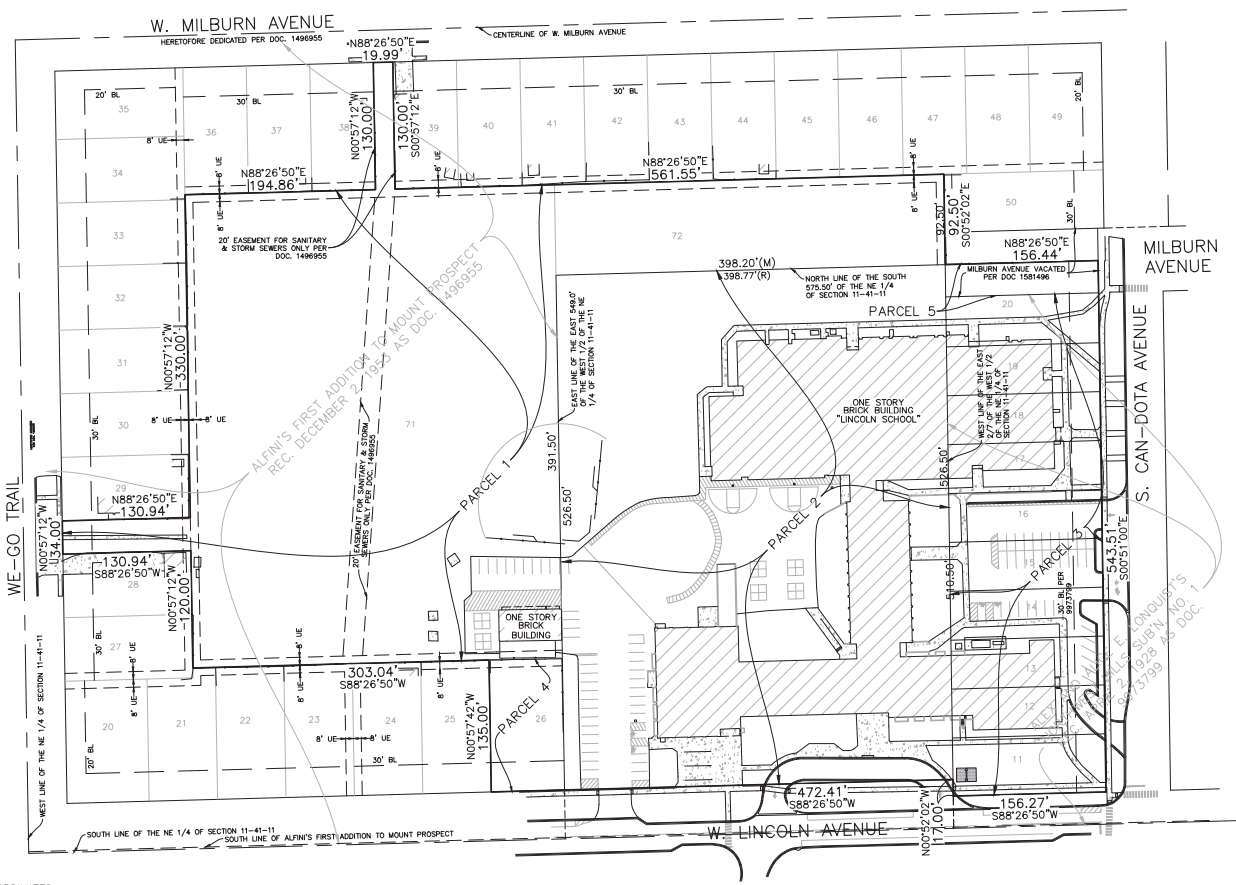
SIGN NOTES:
1. STOP SIGN
2. NO STOPPING, STANDING, PARKING ANY TIME SIGN
3. PEDESTRIAN CROSSING SIGN
4. DO NOT ENTER SIGN
5. SCHOOL SPEED LIMIT SIGN
6. NO PARKING ANY TIME SIGN
7. NO PARKING HERE TO CORNER SIGN
8. ACCESSIBLE PARKING SIGN
9. NO PARKING HERE TO CROSSWALK SIGN

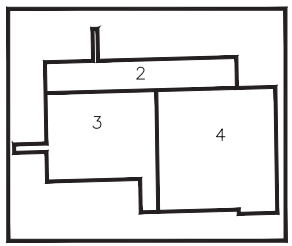
TITLE COMMITMENT NOTES

THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN: CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 25003257VH COMMITMENT DATE: MARCH 19, 2025
PINS AS LISTED IN TITLE COMMITMENT: 08-11-214-002-0000, 08-11-214-036-0000, 08-11-214-037-0000, 08-11-215-011-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
DOCUMENT #6202232, RECORDED OCTOBER 1, 1917 (AGREEMENT RELATING TO DRAIN TILES)(SEE NOTE 1)
DOCUMENT #1496957, RECORDED DECEMBER 2, 1953 (DEED) (SEE NOTES 2 & 3)
DOCUMENT #1496955, RECORDED DECEMBER 2, 1953 (PLAT OF SUBDIVISION) (SEE NOTE 2)
DOCUMENT #1581497, RECORDED MARCH 15, 1955 (DECREE) (SEE NOTES 2 & 4)

NOTE 1:
DOCUMENT 6202232 IS BLANKET IN NATURE AND IS NOT PLOTTABLE.
NOTE 2:
DOCUMENT NUMBER IS A TORRENS DOCUMENT NUMBER, NOT A COOK COUNTY RECORDER NUMBER.
NOTE 3:
TORRENS DOCUMENT 1496957 CONTAINS SETBACK RESTRICTIONS AS SHOWN HEREON. THE DOCUMENT REFERENCES THE NORTH AND WEST LINE OF LOT 71. THE SETBACK LINE IS SHOWN 50' FROM THE REAR OF THE ADJOINING LOTS, NOT FROM THE STREET.
NOTE 4:
TORRENS DOCUMENT 1581497 VACATES PART OF MILBURN AVENUE. RECORDED DOCUMENT IS PARTIALLY ILLEGIBLE. DOCUMENT RESERVES EASEMENTS FOR ANY EXISTING UTILITIES. REFER TO RECORD DOCUMENT FOR COMPLETE DETAILS.

NORTH
GRAPHIC SCALE
40' 0' 20' 40' 120'
(IN FEET)
1 inch = 40 ft.





KEY MAP
(NOT TO SCALE)

NOTE:
THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

ALL DIMENSIONS ARE IN US SURVEY FEET AND DECIMAL PARTS THEREOF.

BUILDING MEASUREMENTS, AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.

NO DIMENSIONS TO BE ASSUMED FROM SCALING

COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ALL EASEMENTS ARE PER PLAT OF SUBDIVISION UNLESS OTHERWISE NOTED.

NOTE ON DATUM:
BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES.

TFW CONSULTING INC
SURVEYING - ENGINEERING - PLANNING
1761 NORTH DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
info@tfwsurvey.com 847-548-6600

PLAT OF SURVEY
OF

PARCEL 1:
LOTS 71 AND 72 IN ALFINI'S FIRST ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION OF PART OF THE SOUTH 990 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1953 AS DOCUMENT NUMBER 1496955.

PARCEL 2:
THE SOUTH 576.50 FEET (EXCEPT THE SOUTH 50 FEET THEREOF) OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE WEST 549.0 FEET OF SAID WEST 1/2 OF THE NORTHEAST 1/4 AND LYING WEST OF THE EAST 2/7 (TWO SEVENTHS) OF SAID WEST 1/2 OF THE NORTHEAST 1/4 , IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, IN AXEL AND ALICE E. LONNQUIST'S NORTHWEST HILLS SUBDIVISION NO. 1 OF THE EAST 2/7 (TWO SEVENTHS) OF THE SOUTH 609.50 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1928 AS DOCUMENT NUMBER 9973799, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
LOT 26 IN ALFINI'S FIRST ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION OF PART OF THE SOUTH 990 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1953 AS DOCUMENT NUMBER 1496955.

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ADDRESS:
700 W LINCOLN ST
MT PROSPECT, IL 60056

TOTAL AREA OF TRACT SURVEYED = 531,390 SQ.FT. OR 12.1990 ACRES

DATE OF FIELD INSPECTION:
JUNE 12, 2024

SHEET 1 OF 4

JAMES P. MEIER 035-3295 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GURNEE, IL

STATE OF ILLINOIS
]SS
COUNTY OF LAKE

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GURNEE, ILLINOIS THIS 14th DAY OF JUNE, 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2026

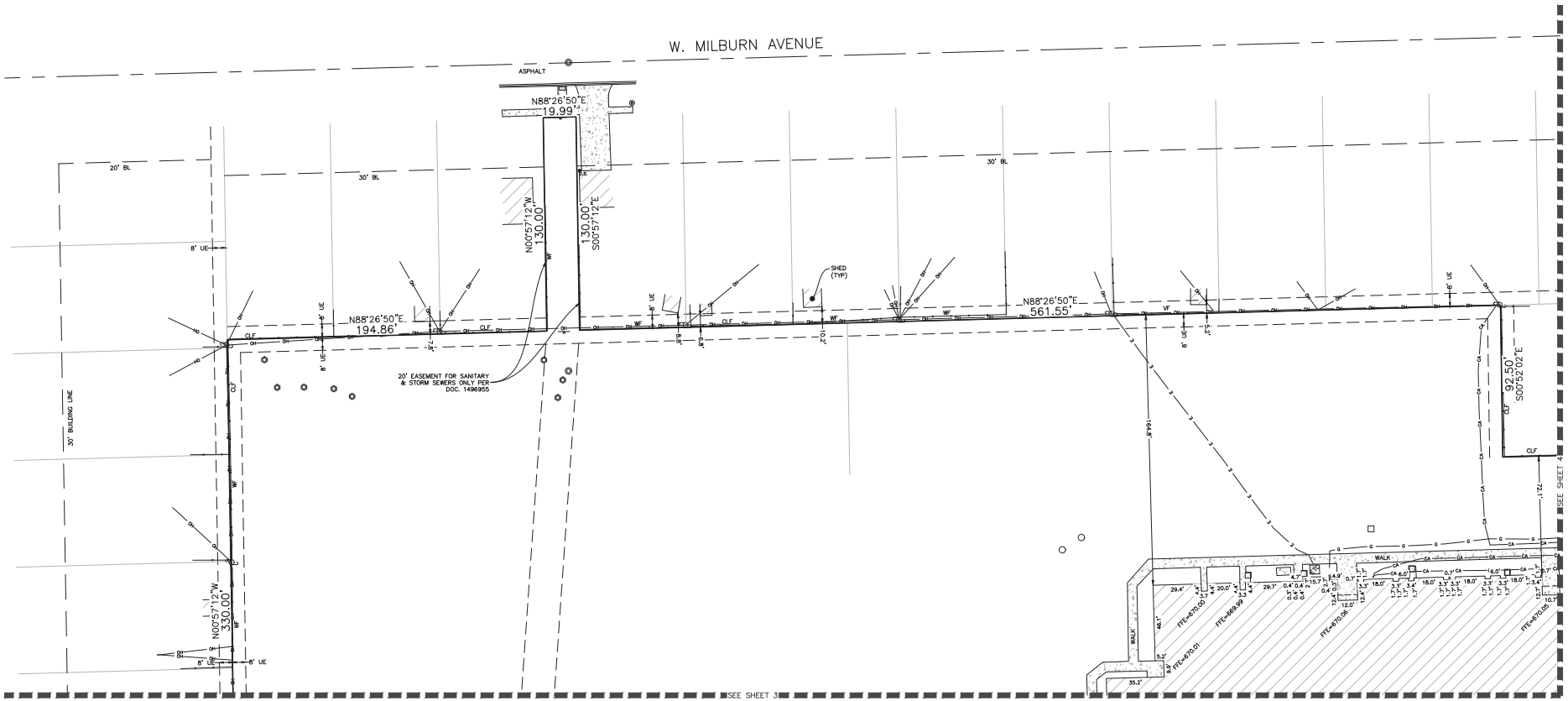
REVISED DATE: MAY 9, 2025 (PLAT OF SURVEY)
DATE: JUNE 14, 2024
ORDER NO: 250161
PROJ. NO: 3895
FOR: MOUNT PROSPECT SCHOOL DISTRICT 57
PROJ. NAME: LINCOLN MIDDLE SCHOOL

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Professional Design Firm Registration #184-002793.

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info@tfwsurvey.com
847-548-6600

NORTH

GRAPHIC SCALE
30' 0' 15' 30' 60'
(IN FEET)
1 inch = 30 ft.



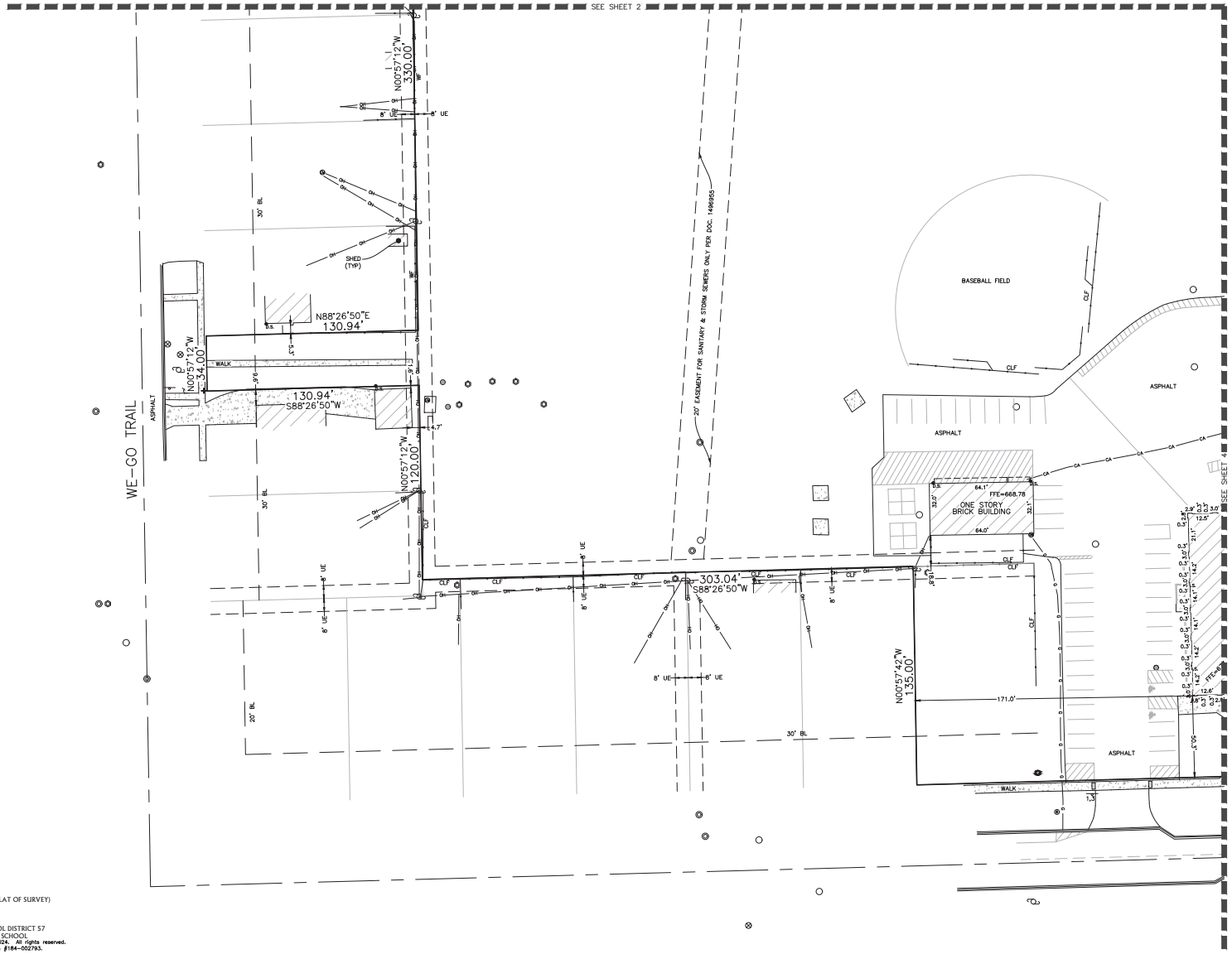
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SHEET 2 OF 4

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NORTH

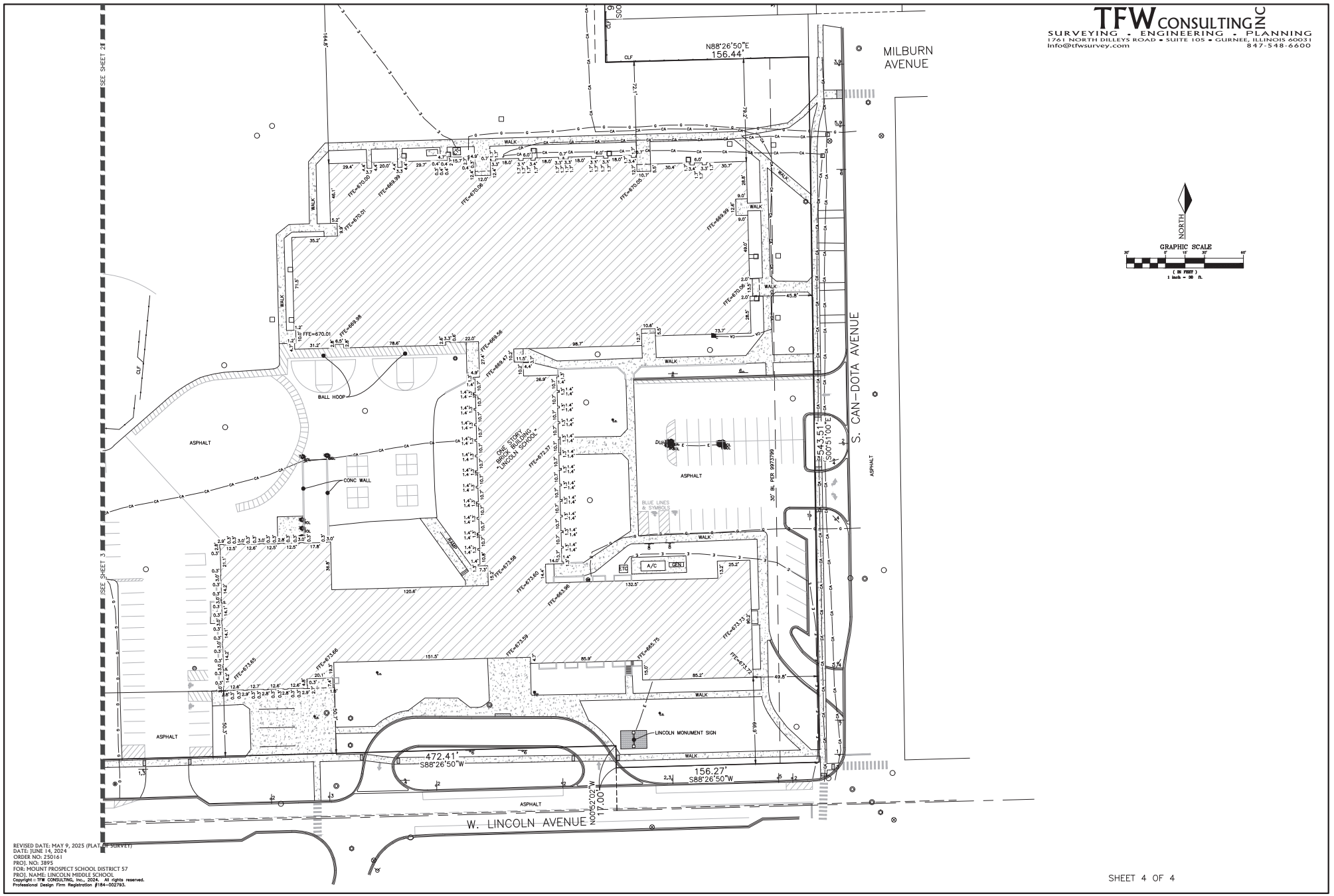
GRAPHIC SCALE
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(IN FEET)
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SHEET 3 OF 4

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SHEET 4 OF 4

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

STR #24080

D57 New Lincoln Middle School – PUD Submittal

April 28, 2025

LEGAL DESCRIPTION

PARCEL 1:
LOTS 71 AND 72 IN ALFINI'S FIRST ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION OF PART OF THE SOUTH 990 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1953 AS DOCUMENT NUMBER 1496955.

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Office of Finance and Operations

701 W. Gregory St.
Mount Prospect, IL 60056
www.d57.org

Jason Kaiz, Assistant Superintendent
(847) 394-7300 ext. 1003
jkaiz@d57.org

July 5, 2025

To the Village of Mount Prospect,

As part of the planning and approval process, we understand that there are fees associated with platting, building permits, and zoning request applications. These fees include platting ($250), zoning ($1500), code exceptions ($250), and permit fees for the project, including the estimate of construction costs for Village Board consideration.

The estimated site cost is $8,600,000 with a total estimated construction cost of $66,250,000.

On behalf of School District 57, we respectfully request that these fees be waived for the district's upcoming construction projects.

We appreciate your continued partnership and support. Please don't hesitate to reach out if any additional information or clarification is needed.

Thank you for your assistance,

Jason Kaiz
Assistant Superintendent for Finance and Operations
Mount Prospect School District 57

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Elizabeth B. DiPrima
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, 2025

STR Architects
c/o Sandra Moon
Via e-mail: sandra@strpartners.com

Re: 700 W. Lincoln St / Conditional Use Approval for Preliminary and Final PUD / Review #4

Dear Ms. Moon,

The Village of Mount Prospect has reviewed the third submittal for conditional use approval for a preliminary and final planned unit development for Lincoln Middle School at 700 W. Lincoln Street, Mount Prospect. Staff has the following review comments:

Planning Division:

1. Please be advised that any changes to the overall height of the building will require changes to the interior side yard building setbacks.
2. Any future modifications to the project will require either administrative approval or a formal amendment to the planned unit development.

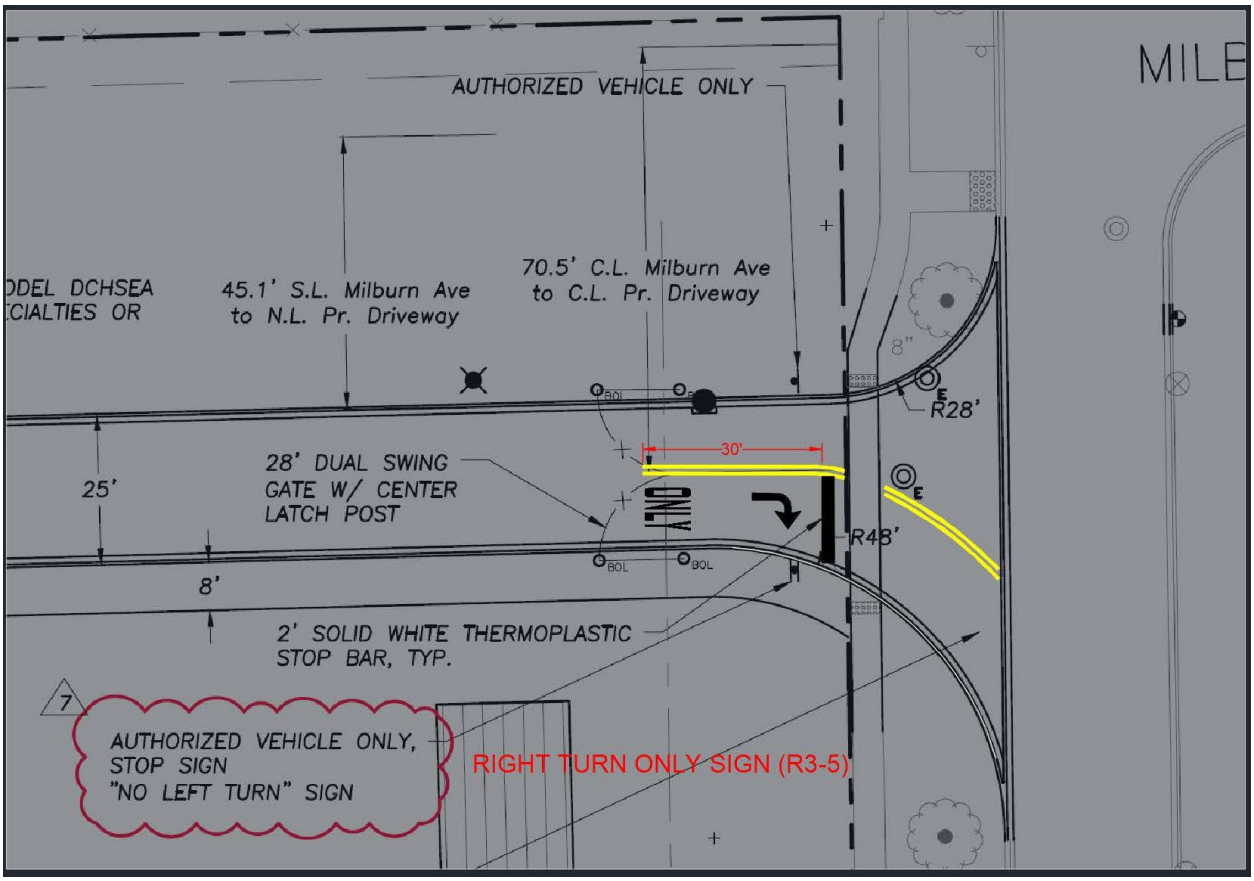
Plat of Consolidation/Subdivision:

3. The Plat proposes vacating 50-foot building lines that were previously established in a warranty deed (see attached warranty deed, Document No. 1496957). It is advised to confirm with the Title Company that the School District has the authority to vacate the building lines by recording the Plat. Based on the details of the Warranty Deed, determine what would be necessary to remove Exception #27 from title, therefore ensuring that building over the 50-foot building line would not be considered an encroachment.
4. Please review all comments provided in the review letter for the plat of subdivision under PZ-10-25 dated June 17, 2025.
5. A portion of the school building still encroaches within the 50-foot building setback as required in the warranty deed; planning staff (Ann Choi) discuss this issue with STR Partners (Sandra Moon) who had stated that D57 is aware of the encroachment, has reviewed the issue

with their attorney, and will proceed based on the existing one-story brick building that is already located within the 50-foot building setback.

Public Works Department:

6. PW has reviewed the revised information submitted on September 11 and 14, 2025 for conditional use approval for the Lincoln Middle School proposed at 700 W. School Street. The last remaining comment, detailed in our comments dated July 23, 2025, has been largely addressed. The plan now includes a NO LEFT TURN sign at the new driveway onto Can Dota Avenue. To better restrict the left turn movements, the driveway should be signed and striped as noted below:



Please note that the plans as submitted are sufficient to recommend approval of the requested conditional use. The signage and striping details noted above will be implemented as part of the building permit submittal.

It must be understood that the comments listed above reflect issues noted during a review of the requested conditional use. A thorough review of the site design and details will be performed as part of the building permit review process.

Building Department:

7. Work shall be coordinated with the Board of Education permit and building as necessary. VOMP Building does not review and inspect schools for permit/building work.

Fire Department:

Please advise the petitioner that the following items must be included in the building/site plans submittal:

8. A fire sprinkler system and standpipe system in accordance with NFPA 13 and NFPA 14 will be required for this project for all buildings. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review.
   Village of Mount Prospect Fire Prevention Code, 24.202

9. A fire alarm system will be required for this project. Ensure that the fire alarm shop drawings with point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.
   Village of Mount Prospect Fire Prevention Code, 24.202
10. Before final approval, a State of Illinois Fire Marshal inspection/ ROE will be required.
11. A fire pump and standpipe system(s) will be required for this building. Please ensure that drawings are submitted for these systems to the Fire Department for review.

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. Please upload revisions into the portal. 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

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Elizabeth B. DiPrima
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

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Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

June 17, 2025

STR Architects
c/o Sandra Moon
Via e-mail: sandra@strpartners.com

Re: 700 W Lincoln Street / Final Plat of Resubdivision / Review #2

Dear Ms. Moon,

The Village of Mount Prospect has reviewed the second submittal for a final plat of resubdivision for 700 W. Lincoln Street, Mount Prospect. The plat of resubdivision is not approved at time. Staff has the following review comments:

Planning Division:

1. Planning staff has reviewed the following documents which are attached to this letter:
    a. Alta Commitment for Title Insurance, Commitment No. 25003257VH
    b. Alfini's First Addition To Mount Prospect Subdivision (1953)
    c. Warranty Deed containing building setback restrictions, Torrens Doc. 1496957
    d. Ordinance No. 416 vacating a portion of Milburn Avenue, Torrens Doc. 1581496
    e. Quit claim deed, conveying Lots 71 and 72 in Alfini's First Addition to Mount Prospect, from the Village of Mount Prospect to Trustees of Schools
    f. Lincoln Consolidation Plat, prepared by TFW Consulting, bearing the latest revision date of May 14, 2025
2. The Village of Mount Prospect must be removed from the title commitment as the owner of Parcel 1 based on the quit claim deed (Exhibit 5).

Public Works Department:

3. No further PW issues.

Legal Division:

1. To consolidate PINs, all of the PINs subject to the consolidation must be owned by the same entity.
2. The title commitment provided by Chicago Title with the commitment no. 25003257VH currently reflects that Parcel 1 (PIN: 08-11-214-037-0000) is owned by the Village of Mount Prospect. However, there exists a Quit Claim Deed (see Exhibit 5) granting ownership of this parcel "...for the use and benefit of School District Number 57...". To update title to reflect ownership of Parcel 1 by the School District, the next step would be to email the Quit Claim Deed to the Chicago Title Vernon Hills office (ctvernonhills@ctt.com). Request that the underwriter for title commitment no. 25003257VH review the Quit Claim Deed and update title accordingly.
3. Upon review of the Quit Claim Deed, the title commitment should be updated to reflect School District ownership of Parcel 1, thus verifying ownership of all Parcels in the Plat of Consolidation by the School District.
4. The Plat proposes vacating 50-foot building lines that were previously established in a Warranty Deed (see Exhibit 3). It is advised to confirm with the Title Company that the School District has the authority to vacate the building lines by recording the Plat. Based on the details of the Warranty Deed, determine what would be necessary to remove Exception #27 from title, therefore ensuring that building over the 50-foot building line would not be considered an encroachment.
5. The Plat of Consolidation should be executed with the remaining necessary signatures before it is sent for recording.

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. Please upload revisions into the portal. 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

Office of Finance and Operations

701 W. Gregory St.
Mount Prospect, IL 60056
www.d57.org

Jason Kaiz, Assistant Superintendent
(847) 394-7300 ext. 1003
jkaiz@d57.org

August 16, 2025

Jason C Shallcross, AICP, CEcD
Director of Community Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

Via email: jshallcross@mountprospect.org

Dear Mr. Shallcross,

The Planning & Zoning Commission recommended approval of Case Numbers PZ-07-25 and PZ-10-25, Lincoln Middle School Preliminary and Final PUD and Final Plat of Lincoln Consolidation, by a 7-0 vote. Our request is scheduled to go before the Village Board for the ordinance's first reading on September 2, 2025.

We are requesting that the Village Board waive the second reading, tentatively scheduled for September 16, 2025, and take final action at the September 2, 2025, meeting because we are anxious to start the project as soon as possible.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact me at 847-394-7300 x1003.

Sincerely,

Jason Kaiz
Assistant Superintendent for Finance and Operations
847-394-7300 x1003
jkaiz@d57.org

Choi, Ann

From: [redacted]
Sent: Friday, August 1, 2025 12:00 PM
To: Choi, Ann; Botterman, Casey
Subject: Written Comment for Lincoln School Petitioner

Dear Mount Prospect Zoning, Community development, Water Division and Mr. Kaiz,

I have lived in Mount Prospect for over 13 years and recently moved to a home on the 300 block of S. Can Dota Ave directly across from Lincoln middle school. I have a lot of concerns and do not feel very comfortable with updates or implementation of the construction exceptions of Lincoln school stated with the petitioner STR Partners LLC and Mount Prospect School District.

A main concern is the proposed service driveway to the back of Lincoln school. According to the renderings, this entrance is directly across from my driveway at 305 S Can Dota. I would like some clarity on where the entrance would be specifically and its use. This is not very appealing to my property and would like to know if this a main vehicle road for students/parents, supplies/resources or drop offs.

In addition to this, the updates available online have not been specific to the surrounding neighbors. Questions such as the following should be addressed: if there will be continued parking restrictions during school hours on the 300 block of S Can Dota, how will drop off and pick up be adjusted for the 2025 school year, update on street repair, update of water main repair and overall what to expect in a timely fashion going forward.

I feel there has been a lack of communication and living here has been disrupted week to week. The streets have had major potholes/major damage for an extended amount of time, which I do not believe is acceptable. I understand there is a water main and street repair and to be patient, but either the contractors took on too much, don't have the resources or there was a lack of planning to take these jobs in a timely manner. Many neighbors and I have not been able to open windows because of the excess dust and debris from the traffic. I get a powdery coating of dirt/dust on my cars, inside my garage and inside my house for the last 2.5 months.

I have concern on moving forward with exemptions because of the lack of communication, updates, efficiency and expectations to complete projects in a timely manner. I, like many neighbors, would appreciate further information going forward and contact information from our village. I have enjoyed living here in Mount Prospect, but discourage changing zoning rules until further information is delivered to the community.

Steve Quirini
305 S Can Dota Ave
[redacted]

August 2025

Beginning in the fall 2025, Lincoln Middle School is undergoing construction of a new middle school. We, the residents and homeowners of the 400, 500, and 600 block of South Na-Wa-Ta Avenue, are requesting <u>NO CONSTRUCTION TRAFFIC on our street for the entire project</u>.

Signed,

Homeowners and residents

Address number on Na-Wa-Ta Avenue	Print name	Signature	Date
407	Laura Frayn		8/9/25
408	Beth Stander		8/9/25
401	Lisa Parrilli		8/9/25
408	JOE STANDER		8/9/25
401	Anthony Parrilli		8/9/25
405	Ryan Kilian		8/9/25
411	Shaun Mac		8/9/25
412	Sharon Ottemann		8/9/25
410	Rakesh Patel		8/9/25
414	Mark Peterson		8/9/25
416	Jennifer Kdoc		8/9/25
410	Niti Patel		8/9/25
510	Linda Andrews		8/9/25
417	Nancy Walsh		8/9/25
417	Chris Walsh		8/9/25
602	Martha Costa		8/9/25
411	Diane Urbanski		8/9/25
403	Tyler Buell		8/9/25
403	Beth Kilgallon		8/9/25

August 2025

Beginning in the fall 2025, Lincoln Middle School is undergoing construction of a new middle school. We, the residents and homeowners of the 400, 500, and 600 block of South Na-Wa-Ta Avenue, are requesting <u>NO CONSTRUCTION TRAFFIC on our street for the entire project</u>.

Signed,

Homeowners and residents

Address number on Na-Wa-Ta Avenue	Print name	Signature	Date
415 S.	RICH RUPPRECHT	R. Rupprecht	8/9/25
415 S	JILL RUPPRECHT	Jill Rupprecht	8/9/25
509S	JOHN SCAMBLER	John G Scambler	8/9/25
506 S	JOHN BESCHKE		8/9/25
607 S.	Tim Hirz		8-9-25
506 S.	MauraReschke		8.9.25
514 S	MARIE		8-9-25
517 S	Susan Oslo		8-9-25
607 S	Sheila Hirz		8-9-25
514	LARRY Voss		8-9-25
514	MARIE Voss		8-9-25
503	JOANNA HALVORSEN		8/9/25
503 S.	Chris Halvorsen		8-9-25
601	Roy Sundquist	Roy Sundquist	8-9-25
601	Lois Sundquist	Lois Sundquist	8-9-25
506			
603		603 S. Na-Wa-Ta	8/9/25
505	Charlie Lei		8/9/25
602	Frank Costa		8-9-25

August 2025

Beginning in the fall 2025, Lincoln Middle School is undergoing construction of a new middle school. We, the residents and homeowners of the 400, 500, and 600 block of South Na-Wa-Ta Avenue, are requesting <u>NO CONSTRUCTION TRAFFIC on our street for the entire project</u>.

Signed,

Homeowners and residents

Address number on Na-Wa-Ta Avenue	Print name	Signature	Date
407	Andrew Hajduch		8-10-25
409	CRAIG ROHLEDER		8.10.25
416	KEN KOBUS		8/11/25

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NOS. PZ-07-25 & PZ-10-25	Hearing Date: August 14, 2025
PROPERTY ADDRESS:	700 & 804 West Lincoln Street
PETITIONER:	STR Partners LLC (Sandra Moon)
PROPERTY OWNER:	Mount Prospect School District 57 Jason Kaiz, Assistant Superintendent for Finance and Operations
PUBLICATION DATE:	July 30, 2025
REQUEST:	1) Final Plat of Subdivision titled "Lincoln Consolidation"; 2) Conditional Use Approval for a Preliminary and Final Planned Unit Development; and 3) Development Code Exception
MEMBERS PRESENT:	Joseph Donnelly Ewa Weir Walter Szymczak Michael Fricano Richard Rogers William Beattie Donald Olsen
MEMBERS ABSENT:	None
STAFF MEMBERS PRESENT:	Antonia Lalagos – Development Planner Ann Choi – Development Planner Jason Shallcross – Director of Community & Economic Development
INTERESTED PARTIES:	STR Partners LLC Mount Prospect School District 57

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 July 24, 2025. The minutes were approved 7-0.

After hearing two items of new business, Chairman Donnelly introduced case number PZ-07-25 and PZ-1025, 700 & 804 West Lincoln Street, a request for a final plat of subdivision and a preliminary and final planned unit development (PUD).

Planning staff member, Ann Choi, introduced Zoning Case Nos. PZ-07-25 and PZ-10-25. Ms. Choi stated that the petitioner, STR Partners LLC, on behalf of the Mount Prospect School District 57, is seeking conditional use approval for a preliminary and final planned unit development to replace an existing middle school with a new 127,000-square-foot school and complete related site modifications at 700 and 804 West Lincoln Street. Ms. Choi stated that the petitioner is also seeking approval of a final plat of subdivision for the consolidation of existing school lots and to vacate a portion of the school property. Ms. Choi further stated that the petitioner is requesting a development code exception and explained that the proposal requires Village Board approval for the conditional use for a preliminary and final planned unit development, final plat approval, and for the development code exception.

Ms. Choi provided a brief history of the subject property and stated that the subject property was annexed into the Village in 1925 and is bordered by Lincoln Street to the south, Can Dota Avenue to the east, and single-family residences to the north and west. Ms. Choi stated that the site is currently occupied by Lincoln Middle School that was originally constructed in 1953. Permit records show that the school has since undergone multiple additions, and a maintenance building was constructed in 1962. Ms. Choi explained that in November 2024, residents approved an $85 million referendum to address critical needs within the school district, and according to the petitioner, these needs include the replacement of the existing middle school, which has struggled with outdated classrooms, limited space, and aging infrastructure.

Ms. Choi presented the architectural site plan. Ms. Choi stated that the petitioner proposed to construct a new 127,000-square-foot replacement middle school, demolish the existing building, and complete related site improvements. Ms. Choi explained that the new school includes a 3-story academic wing including the students' core classrooms, a 2-story administration area, a learning resource center, experience classrooms, a storm shelter, gym, cafetorium, maintenance and support areas, and an outdoor learning/gathering space. Ms. Choi stated that construction of the new facility is anticipated to begin in the fall of 2025, with completion targeted for August of 2027. Ms. Choi explained that the new school will be built while the existing school remains operational, with both structures coexisting on the site until the summer of 2027. Conditional use approval is required as two principal structures will be present on the property during the transition period. Ms. Choi added that the petitioner also requests relief from Sections 15.401(B) and 15.402(B) which require stormwater detention to be provided for the entire site when a new building is constructed.

Ms. Choi presented a slide of the proposed phasing for the project that includes the following target dates:

- The project is estimated to begin in October of 2025, and the existing school building areas (B C D E), south side drop-off lane, and the east side drive and parking area will remain active during construction.
- The new school building (A) is anticipated to start in October of 2025 and will be completed by May of 2027.
- The new below-grade detention system will be installed during the summer of 2026.
- The demolition of the central and southern portions of the school (D C E) will commence in May/June of 2027. All building demolition will be completed by August of 2027.
- The new south side parking lot will begin once the central and southern portions of the existing school have been demolished.

Ms. Choi went onto present the traffic and parking for the proposed development. Ms. Choi explained that the Village requires schools serving grades K-8 to provide 1 parking space/employee, plus 8 visitor spaces,

and based on the staffing level of 91 employees, the school is required to provide 99 parking spaces. Ms. Choi stated that the current parking lot provides a total of 77 parking spaces. Ms. Choi noted that the proposed site plan includes a total of 106 parking spaces, exceeding the Village's parking requirement and representing a net increase of 29 parking spaces compared to the current condition. Ms. Choi explained that the additional parking will significantly improve overall site functionality and better accommodate daily operations and visitors. Ms. Choi went on to state that long-term staff parking will be located in the large south parking lot, while visitor parking will be designated in the smaller southwest lot. Ms. Choi indicated that the north lot will be used exclusively for bus drop-offs and pick-ups, with no long-term bus parking on site. Finally, Ms. Choi stated that an additional 9 parking spaces at the northeast corner of the building will be reserved for maintenance and food service personnel.

Ms. Choi pointed out that the Public Works department expressed concerns related to turning movements from the school's new driveway onto Can Dota Avenue. Ms. Choi explained that the short 75-foot offset between Milburn Avenue and the proposed driveway may potentially lead to collisions between a bus and another vehicle performing simultaneous left turns. When making a left turn onto Can Dota Avenue, stopping distances may be insufficient to avoid collisions if vehicles turn simultaneously. Ms. Choi stated that at 15 miles per hour (mph), passenger vehicles require about 80 feet to stop, increasing to 115 feet at 20 mph; buses require even longer distances. Ms. Choi stated that this limited space increases the risk of conflicts. Because of this safety concern, the Public Works Department remains committed to prohibiting left turns out onto Can Dota Avenue. Ms. Choi added that the left turn restriction is included as a condition for the Planning and Zoning Commission's recommendation to the Village Board.

Ms. Choi presented the proposed building elevations and noted that they feature a contemporary institutional design, characterized by clean lines, a mix of durable materials, and articulated massing. Ms. Choi pointed out that the exterior incorporates brick masonry, fiber cement panels with a wood-like appearance, aluminum storefront systems, and aluminum-composite metal paneling, which provide visual interest and durability. Ms. Choi noted that the façades are articulated through changes in plane, material transitions, and patterns to help break up the overall massing, and the color palette consists of warm, neutral tones. Ms. Choi stated that rooflines are varied in height, while all rooftop mechanical units will be screened from view, and that ground-mounted mechanical/utility equipment, as well as the trash enclosure, will be screened with brick masonry walls. Ms. Choi described the gradual stepping down of taller building elements to shorter elements, organized according to the function of the spaces, and noted that the proposed design is appropriately scaled to the surrounding single-family residential neighborhood, resulting in contextually sensitive massing and a pedestrian-friendly scale. Ms. Choi invited the public to view the materials samples board provided by the petitioner and staged at the back of the Village Board room. Ms. Choi noted that the exterior incorporates brick masonry, fiber cement panels with a wood-like appearance, aluminum storefront systems, and aluminum-composite metal paneling, which provide visual interest and durability.

Ms. Choi advanced to the landscape plan and reported that the existing landscaping will remain along the north, west and south property lines and additional canopy trees have been added along the west property line. Ms. Choi stated that perimeter landscaping, consisting of a variety of existing deciduous trees, new canopy trees, and a combination of deciduous and evergreen shrubs, will be provided along the south property line. Ms. Choi further stated that a considerable amount of foundation landscaping will also be provided along portions of the building's north, south and east facades. The petitioner is requesting relief from strict conformance of the foundation and perimeter landscaping requirements. Foundation landscaping will not be provided along most of the north and the entirety of the west elevations since these

facades face private property. Ms. Choi explained that while a 6-foot-tall screen/buffer is required along the length of the rear and interior side yards, a shorter screen/buffer will be provided only in select areas at the southwest and northeast corners of the property, in response to requests from specific adjacent property owners. Ms. Choi further explained that this approach also helps preserve the openness and accessibility of the school's open spaces, which are valued by neighboring residents. Ms. Choi noted that additional trees have been added to the northeast as well as providing additional landscape screening around the discus cage.

Ms. Choi went on to explain the proposed signage for the school project. Ms. Choi stated that the petitioner intends to install one wall-mounted sign and one canopy sign on the south elevation facing Lincoln Street. Ms. Choi noted that a new monument sign is also proposed just west of the Lincoln Street driveway and a freestanding sign is proposed along the Can Dota Avenue frontage just east of the track & field. Per the petitioner, relief is requested for: items of information as Lincoln Middle School is a very common school name in Illinois, while the proposed monument sign will include the full district name for identification, and the sign copy contains 12 items of information exceeding the 10 items permitted by code; orientation for the freestanding sign at the track & field (honorary naming will be visible from both sides and parallel with the long jump to best utilize the limited green space and maintain student safety); and sign surface area for the canopy sign (18.5 square feet) which exceeds the 4 square feet permitted for secondary signage. Ms. Choi stated that any future relief requested for signage shall require an application for a minor amendment to the PUD.

Ms. Choi transitioned to a slide showing changes to the site plan and explained that the entire school building would shift approximately 15 feet to the north. Ms. Choi explained the reason for the change and stated that while the proposed development meets the Village's setback requirements, the warranty deed affecting the southwest portion of the property imposes a more restrictive 50-foot setback. Ms. Choi further explained that although the current proposal does not encroach into the required zoning setbacks, the petitioner is revising the plans to conform to the 50-foot warranty deed restriction, doubling the setback otherwise required by the zoning code. Ms. Choi stated that the school district has provided the modified plans, and the drawings are currently under staff review. Ms. Choi stated that while the majority of the site impact is at the southwest corner (enlarged fire lane, grading improvements, etc.) there are some resulting changes to the north asphalt/drive north of the building. The south and west parking lots remain the same and the sidewalks near the south side of the building will be modified. Ms. Choi noted that the modified plans will be presented to the Village Board.

Ms. Choi advanced to a slide of the subdivision plat and explained that a final plat to consolidate the lots into a single lot is required so that the application of setbacks and other bulk regulations is straightforward. The plat shows that the southern half of the vacated portion of Milburn Avenue west of Can Dota Avenue is included as part of the school district property. Ms. Choi explained that additional right-of-way along the Lincoln Street frontage will be dedicated to the Village, allowing a consistent right-of-way width across the Lincoln Street frontage, and allows the existing public sidewalk to be located on public property. Ms. Choi noted that this new dedication also causes the existing monument sign to be in the public right-of-way and the project will be conditioned to allow the monument sign to remain until such time the sign is relocated onto school property.

Ms. Choi indicated that Sections 15.401(B) and 15.402(B) of the Village Code require that stormwater detention be provided for the entire site when a new building is constructed. Ms. Choi explained that the Engineering Division indicated that it would seem appropriate that the easement area over the Village's

sanitary overflow system located at the west end of the site be exempted from counting towards the entire site. Any area to be exempted would require a variation from the Village Code that must be granted by the Village Board. Ms. Choi noted that the Engineering Division reviewed the request and supports the request.

Ms. Choi explained that when a unit of local government, such as a school district, comes to the Village with a zoning request, the Village should consider whether the requested relief furthers the statutory mission of the unit of local government and, if it does, give the requested relief some deference. Ms. Choi stated that when considering these questions, the Planning and Zoning Commission should rely on the referenced section of state law which outlines the statutory powers and duties of school districts. Ms. Choi stated that the school district is requesting zoning relief for: building height, perimeter landscape screening, foundation landscaping, signage, storm water detention, planting islands, planting ratios, and the track & field encroachment into the exterior side yard. The school district has indicated that granting the requested relief serves the public interest, as the proposal seeks to balance zoning and development requirements with the district's educational objectives and fiscal responsibilities. The district notes that the project is funded by the community and must remain within a limited budget while still meeting the needs of students and staff.

Ms. Choi provided that the conditional use is aligned with the Village's Comprehensive Plan and Future Land Use Plan's designation of the subject property as institutional land use. Ms. Choi stated that the proposed new school and associated site improvements represent an upgrade to an essential public facility, and that the zoning approval for the proposed project is also identified as a high priority management agenda item in the Village's 2025-2026 Strategic Plan.

Ms. Choi summarized staff's findings, suggesting that the proposal represents an upgrade to an essential public facility and is not expected to endanger public health, safety, morals, comfort, or general welfare. Ms. Choi stated that the information provided also does not suggest that the proposal will generate nuisances that will be injurious to the uses and enjoyment of other property in the immediate vicinity. Ms. Choi stated that staff also finds that the requested relief serves the public interest and supports the goal of promoting better development that will benefit students, adjacent residents and the Village as a whole. Ms. Choi emphasized that the petitioner has demonstrated good faith by engaging with concerned neighbors and developing strategies to mitigate potential impacts associated with the new school. Steps have been taken to provide sufficient screening to protect the privacy and livability of adjacent single-family residential uses. Additionally, the school district is in the process of revising its plans to address the building setback requirements in accordance with the warranty deed restrictions to further minimize impacts on neighboring properties. Ms. Choi stated that staff supports the petitioner's zoning requests, 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, and recommended approval of the following motions:

"Motion to approve:

1. A final plat of subdivision titled "Lincoln Consolidation", Case No. PZ-10-25;

2. A development code exception from Sections 15.401(B) and 15.402(B) to exempt the easement area over the Village's sanitary overflow system located at the west end of the site from counting towards the entire site;

3. A conditional use for a preliminary and final planned unit development to construct a 127,000-square-foot middle school, and complete related site improvements at 700 and 804 West Lincoln Street, Case No. PZ-07-25, subject to the conditions listed in the staff report."

(The conditions and modified condition are listed below for reference:

a. The petitioner shall revise the plans to conform to the 50-foot building setbacks as required by the warranty deed, Torrens Document No. 1496957, and provide the modified plans in advance of the Village Board meeting; the final plat shall be recorded prior to issuance of a certificate of occupancy;
b. Development in general conformance with the approved development plans which will consist of the following:
    i. Final engineering, architectural site plan, and landscape plans titled "D57 New Lincoln Middle School", consisting of 28 sheets, prepared by STR Partners LLC and Eriksson Engineering Assoc., Ltd., and bearing the latest revision date of July 16, 2025;
    ii. Exterior elevations, as prepared by STR Partners LLC, consisting of two sheets, Sheet A3.0 and A3.1, prepared by STR Partners LLC, and bearing the latest revision date of June 4, 2025;
    iii. Architectural site details, consisting of two sheets, Sheet AS1.1 and AS1.2, prepared by STR Partners LLC, and bearing the latest revision date of June 4, 2025; and
    iv. Photometric plan and fixture cut sheets, consisting of two sheets, prepared by 20/10 Engineering Group LLC, and dated 06/04/2025.
c. The petitioner shall address all comments included in the Village review letters dated July 27, 2025 (PZ-07-25) and June 17, 2025 (PZ-10-25);
d. The existing monument sign located at the southeast portion of the school property shall be permitted to remain in its current location within the newly dedicated area until such time the new monument sign is installed in the proposed location along the Lincoln Street frontage.
e. Electronic messaging shall not be allowed on the monument sign next to the track along the Can Dota Avenue frontage;
f. All rooftop mechanical equipment shall be completely hidden from view. If, at time of final inspection, the rooftop mechanical equipment is visible from the public right of way or property line of any adjacent residentially zoned property, screening shall be provided and shall be a continuous, permanent, sound attenuating, and noncombustible screen of a color compatible with the principal structure;
g. Left turns from the driveway on Can Dota Avenue shall be prohibited. Signage indicating the turning restriction shall be installed to the satisfaction of the Village Engineer;
h. Any future relief requested for signage shall require an application for a minor amendment to the PUD;
i. A fully compliant photometric plan will be required as part of the building permit submittal;
j. Except for the relief granted by the planned unit development and the development code exception, compliance with all applicable development, fire, and other Village Codes and regulations;
k. Except for the relief granted by the planned unit development, submittal of landscape, irrigation, and photometric plans that comply with Village codes and regulations.

Ms. Choi stated that the Village Board's decision is final for the case and concluded her presentation.

Chairman Donnelly asked the commissioners if there were any questions for staff. Commissioner Olsen asked: 1) if there would be sufficient parking for staff during construction since it looks like some of the existing parking would be lost, and 2) where would the contractors park. Ms. Choi asked to defer that question to the traffic engineer that was present.

Hearing no further questions for staff, Chairman Donnelly invited the petitioners to the stand. Chairman Donnelly swore in the following petitioners and representatives as they appeared at the stand to answer questions:

- Sandra Moon, STR Partners (Petitioner and Architect), 350 West Ontario Street, Suite 200, Chicago, Illinois.
- Jason Kaiz, School District 57 (Assistant Superintendent for Finance and Operations), 701 West Gregory Street, Mount Prospect, Illinois.
- Nicholas Papanicholas, Nicholas and Associates (Construction Manager), 300 North Oak Street, Mount Prospect, Illinois.
- Steve Gregory with Erickson Engineering Associates (Landscape Architect), 145 Commerce Drive, Grayslake, Illinois.
- Jeff Geldmyer, Eriksson Engineering Associates (Project Engineer), 145 Commerce Drive, Grayslake, Illinois.

Mr. Kaiz explained that accommodations would be made within the construction area for the contractors, and that the school anticipates losing about 11 parking spaces for the teachers but that during construction, those 11 parking spaces would be relocated to the on-street parking spaces along Lincoln Street.

Commissioner Rogers observed that the south elevation has a high percentage of glazing, especially along the south elevation that would be exposed to the noontime sun and noted the lack of trees or other landscaping to protect the building from heat entering the south-facing rooms. Commissioner Rogers inquired whether provisions had been made to shade the south-facing windows or if alternative methods would be used. Ms. Moon explained that the glazing was intended to balance daylighting and transparency for students, and noted that high-efficiency, low-E coated glass would be installed to mitigate heat gain. Ms. Moon further responded that roller shades would be provided in each classroom, and that the building's mechanical systems were designed and sized to accommodate the anticipated solar heat gain. Commissioner Rogers followed up with asking if VAV boxes would be provided to control air conditioning and heating. Ms. Moon responded in the affirmative.

Chairman Donnelly asked how much height the building was requesting. Ms. Choi responded that the proposed height was 48 feet, not to exceed 50 feet. Ms. Moon clarified that 48 feet represents the overall height of the three-story academic wing. Ms. Moon explained that the decision to construct a three-story building was driven by student needs, with each grade level occupying its own floor to foster a sense of community and to support team-based teaching for sixth, seventh, and eighth grades.

Chairman Donnelly followed up with a question regarding rooftop elements, asking whether any structures such as elevator shafts or mechanical equipment would extend above the roofline, noting that this had been an issue in previous projects.

Ms. Moon explained that the proposed building height of 48 feet is measured to the top of the aluminum composite façade, which extends higher than the actual roof. Ms. Moon noted that rooftop mechanical units would be screened behind the parapet. Chairman Donnelly requested clarification that the rooftop units would not exceed the height of the façade. Ms. Moon responded that this would depend on the specific equipment selected once the project goes out to bid but confirmed that the intent is to fully screen the units. Chairman Donnelly also asked whether the units would be screened for noise and inquired about the actual roof height. Ms. Moon estimated that the roof itself measures approximately 45 feet, with a parapet extending an additional five feet. Ms. Moon further explained that the roofline varies in height but that the units would be set back to remain out of sight.

Mr. Papanicholas assured the Commission that the construction and design teams would coordinate to ensure effective screening of all mechanical equipment. Mr. Papanicholas noted that, consistent with past commercial projects, the team would prepare exhibits demonstrating compliance with the intent of the code. Mr. Papanicholas stated that rooftop units would be placed as far back as possible to maximize the parapet's effectiveness and that all visible equipment would be screened from both property lines and the public right-of-way. Mr. Papanicholas added that ground-mounted equipment is not recommended for this type of mechanical system.

Vice Chairman Beattie recalled a prior project at Prospect High School where concerns were raised about noise from rooftop mechanical equipment when the swimming pool was constructed. Vice Chairman Beattie asked whether the proposed rooftop units would be evaluated not only for visual screening but also for sound impacts. Specifically, Vice Chairman Beattie inquired if any decibel standards were being applied, noting that neighbors had previously complained about hearing equipment running continuously during warmer months. Vice Chairman Beattie asked whether consideration had been given to the effectiveness of rooftop screening in addressing sound impacts in addition to visual aesthetics and questioned how much noise reduction such screening would provide and whether sound levels would be factored into the design.

Mr. Papanicholas explained that ground-mounted equipment placed against masonry buildings can sometimes amplify sound, as hard surfaces cause noise to reverberate. Mr. Papanicholas noted from personal experience with a similar installation at Fairview School that this can increase noise levels. Mr. Papanicholas stated that screening will be designed to address both visual and sound impacts and confirmed that the development team will work with staff to minimize noise transmission to surrounding properties. Vice Chairman Beattie sought confirmation that no sound measurements have yet been taken and that the assumption at this stage is that any issues will be addressed through design and mitigation measures as the project advances. Mr. Papanicholas responded in the affirmative.

Chairman Donnelly opened the floor for questions from the public.

Chairman Donnelly swore in Karen Rosenthal of 307 Can Dota Avenue, Mount Prospect, Illinois. Ms. Rosenthal stated she lives across the street from the existing school parking lot. Ms. Rosenthal inquired whether a fence would be installed along the track and field that is planned to replace the existing parking lot. She wanted to know if a fence, landscaping, or bushes would be provided as part of the new design. Chairman Donnelly reiterated her question, asking for clarification on the type of fence proposed—whether it would be open-style or solid style that provides partial screening.

Chairman Donnelly swore in Margret Bohac of 806 West Lincoln Street, the first house to the west of 804 West Lincoln Street. Ms. Bohac expressed concern regarding the proposed three-story building located behind her yard and emphasized her desire to maintain darkness in the evening and voiced strong concern that the lights would be too bright.

Chairman Donnelly responded that Village regulations require lighting to be designed so that there are zero foot-candles at the property line. Chairman Donnelly explained that the project would need to ensure that no light trespasses onto adjacent properties, and staff would verify compliance. Chairman Donnelly referenced the Randhurst development, noting that its three-story parking garage is equipped with tall lights that are designed to minimize spillover, and stated that a similar approach could be expected here. Chairman Donnelly assured Ms. Bohac that if she experienced lighting issues after construction, she could bring her concerns back to staff for review and follow-up.

Chairman Donnelly swore in Janet and James Kadlec of 811 West Milburn Avenue, located north of the school site. Mr. Kadlec expressed concern regarding construction parking near their property, noting that contractors parking along Milburn Avenue and accessing the site via the walkway adjacent to their fence would create congestion for residents and visitors. Mr. Kadlec emphasized that contractors should be required to park on-site. Mr. Kadlec further cautioned against Milburn Avenue becoming an overflow parking area for the school once it is built.

Mr. Kadlec also raised concerns about flooding, stating that his property had previously been impacted by drainage issues from the school site, requiring him to elevate his garden beds. Mr. Kadlec asked whether the new stormwater detention facilities would adequately handle runoff from the expanded building, parking lot, and athletic field. Chairman Donnelly responded that no water should discharge from the school property onto adjacent lots, and according to the staff report that stormwater detention calculations have been reviewed to ensure compliance, though this will be later confirmed with the petitioner.

Mrs. Kadlec inquired about the distance between the new school building and their property line, as well as whether fencing or screening would be provided. Ms. Choi stated that the building would be located over 150 feet from their lot, significantly exceeding setback requirements. Director Shallcross explained that, while Village code typically requires a six-foot screen, staff did not wish to require fencing along this area since most adjacent homeowners currently use the open green space for recreation and access.

Mr. and Mrs. Kadlec also requested access to detailed site plans and exhibits for further review. Chairman Donnelly advised that the petitioner could provide these materials after the presentation and noted that additional review opportunities would be available at the Village Board stage.

Chairman Donnelly swore in Dawn Hahn of 305 We Go Trail, whose property is the last along We Go Trail with full access to the field. Ms. Hahn expressed concern regarding stormwater management, referencing issues similar to those raised by neighbors on Milburn Avenue. Ms. Hahn explained that while the installation of a prior water containment system had helped reduce flooding along Milburn Avenue, portions of the field behind her property and along Milburn still experience significant flooding. Ms. Hahn noted that the land was never fully leveled after construction, and standing water frequently collects behind her property line, sometimes deep enough for ducks to swim. Ms. Hahn asked how the proposed stormwater system would address the existing drainage conditions and whether it would adequately manage the persistent water accumulation.

Chairman Donnelly asked the petitioner and the petitioner's consultants to come back to the podium to respond to the concerns raised by the residents. Chairman Donnelly asked the petitioner to respond to the question regarding fencing and screening around the athletic track.

Ms. Moon stated that no fence is proposed around the athletic track and field. Instead, the design intends to use shrubs and bushes to maintain transparency and allow community access for walking and exercise when the school is not using the facility so no fence is proposed. Ms. Moon deferred to the project's landscape architect, Steve Gregory, for details. Mr. Gregory explained that, consistent with the ordinance, shrub screening will be provided along Can Dota Avenue and Lincoln Street, but without a fence, treating the frontage more like a front yard than a rear yard to preserve openness. Mr. Gregory noted the plantings will be clustered and approximately three to four feet in height, providing the required 50% screening. Mr. Gregory further stated that the team is seeking relief from the ordinance's 50/50 evergreen-to-deciduous ratio, proposing instead a 70/30 mix because evergreens perform poorly near pavements subject to salt spray. Aside from that ratio adjustment, Mr. Gregory stated that the project meets the screening requirement.

Chairman Donnelly asked the petitioner to respond to concerns raised regarding lighting. Ms. Moon explained that a photometric plan was submitted showing that light levels at the property line will be zero. Ms. Moon emphasized that the intent is to minimize lighting overall, with only a few pole-mounted fixtures along the fire lane and at building entries for security purposes. Ms. Moon noted that all fixtures are designed to provide downward-directed illumination for security and general building safety, with no spotlights or outward glare. Ms. Moon reiterated that the photometric plan confirms compliance with the requirement of zero light spillover at the property line.

Chairman Donnelly asked the petitioner to respond to concerns regarding construction traffic and on-street parking along Milburn Avenue. Mr. Papanicholas explained that, as with other large projects completed in the Village, a site logistics plan and a traffic management plan will be prepared and these will identify truck routes, contractor parking locations, and procedures for high-demand days. Mr. Papanicholas emphasized that the construction team will actively coordinate with staff, remain on-site daily, and implement wayfinding signage to ensure contractors and deliveries use the proper access points.

Chairman Donnelly asked for confirmation that full-time contractors would be required to park within the fenced construction site. Mr. Papanicholas confirmed this and stated that construction staff would not be permitted to use neighborhood streets for parking. Vice Chairman Beattie added that residents were concerned about contractors using narrow pedestrian pathways from Milburn Avenue or We Go Trail to access the site. Mr. Papanicholas responded that this practice will be expressly prohibited, signage will be posted as appropriate, and all contractors and delivery personnel will be instructed accordingly. Mr. Papanicholas further stated that violations would be addressed immediately, and repeated issues could result in police involvement if necessary.

Chairman Donnelly invited testimony from Jeff Geltmeyer, project engineer with Eriksson Engineering, regarding flooding concerns. Mr. Geltmeyer explained that the existing underground infrastructure in the area is part of the Village's combined sewer system, which was not designed to function as a stormwater management system. Mr. Geltmeyer noted that the proposed project includes a new below-grade detention system sized to accommodate the 100-year, 24-hour storm event in compliance with MWRD standards. This system will be located along the northern frontage near Milburn Avenue, making use of the

site's natural low point. Mr. Geltmeyer emphasized that the new school will represent an improvement, as the existing site lacks dedicated stormwater detention and currently discharges runoff directly into Village sewers.

Chairman Donnelly confirmed that the design will account for all stormwater generated by the site, except for areas encumbered by existing Village-owned infrastructure. Mr. Geltmeyer clarified that the project will not add runoff to those areas and, in fact, will reduce flows to the sanitary sewer system, resulting in overall improvement to local drainage. Vice Chairman Beattie summarized that the project will add stormwater storage capacity, thereby helping alleviate the localized flooding concerns raised by residents. Mr. Geltmeyer agreed, stating that the new system will capture and store water underground instead of allowing it to pond in backyards.

Discussion then turned to site circulation. Vice Chairman Beattie asked about bus traffic and potential congestion during student drop-off and pick-up. Ms. Moon responded that all bus operations will occur in the north parking lot accessed from Can Dota Avenue, with no left turns permitted, while parent drop-offs will use the south parking lot accessed from Lincoln Street. Ms. Moon explained that this separation was intentional to keep bus and parent traffic distinct and that adequate stacking capacity has been provided on-site for both buses and cars. Chairman Donnelly confirmed that the north lot will accommodate nine buses. Commissioner Olsen asked for clarification, and Ms. Moon reiterated that buses and parent traffic would be routed separately, with the building itself serving as a buffer between the two circulation areas.

Commissioner Olsen also asked about construction hours. Mr. Papanicholas confirmed that all work will comply with Village ordinances and normal work hours. Mr. Papanicholas noted that the final summer of construction, which involves demolition of the existing school, will be intensive, but all work will remain within allowed hours. Mr. Papanicholas also assured the Commission that street sweepers and redundant cleaning services would be used to keep neighborhood streets clean throughout the project.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for two motions on the petitions. Chairman Donnelly requested a first motion to approve the final plat, Zoning Case No. PZ-10-25, to consolidate all of the subject properties, and a second motion to approve the conditional use subject to the conditions listed in the staff report. Commissioner Beattie made a motion and Commissioner Szymczak seconded the motions to approve the following:

"Motion to approve:

1. A final plat of subdivision titled "Lincoln Consolidation", Case No. PZ-10-25;
2. A development code exception from Sections 15.401(B) and 15.402(B) to exempt the easement area over the Village's sanitary overflow system located at the west end of the site from counting towards the entire site;
3. A conditional use for a preliminary and final planned unit development to construct a 127,000-square-foot middle school, and complete related site improvements at 700 and 804 West Lincoln Street, Case No. PZ-07-25, subject to the conditions listed in the staff report."

With no further discussion, a roll call vote was taken.

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

The Planning and Zoning Commission gave a positive recommendation (7-0) to the Village Board for the requests for the September 2, 2025 meeting.

After hearing one more item of new business and no citizens to be heard, Commissioner Beattie made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 8:58 PM.

Ann Choi, Development Planner

ORDINANCE NO. _____

AN ORDINANCE GRANTING A FINAL PLAT OF SUBDIVISION, A CONDITIONAL USE FOR A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, A DEVELOPMENT CODE EXCEPTION, AND THE WAIVING OF CERTAIN VILLAGE FEES FOR PROPERTY LOCATED AT 700 AND 804 WEST LINCOLN STREET, MOUNT PROSPECT, ILLINOIS

WHEREAS, STR Partners LLC ("Petitioner"), is seeking a final plat of subdivision titled "Lincoln Consolidation", a conditional use for a preliminary and final planned unit development and a development code exception with respect to property located at 700 and 804 West Lincoln Street ("Subject Property") and legally described as follows:

PARCEL 1:
LOTS 71 AND 72 IN ALFINI'S FIRST ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION OF PART OF THE SOUTH 990 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1953 AS DOCUMENT NUMBER 1496955.

PARCEL 2:
THE SOUTH 576.50 FEET (EXCEPT THE SOUTH 50 FEET THEREOF) OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE WEST 549.0 FEET OF SAID WEST 1/2 OF THE NORTHEAST 1/4 AND LYING WEST OF THE EAST 2/7 (TWO SEVENTHS) OF SAID WEST 1/2 OF THE NORTHEAST 1/4, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, IN AXEL AND ALICE E. LONNQUIST'S NORTHWEST HILLS SUBDIVISION NO. 1 OF THE EAST 2/7 (TWO SEVENTHS) OF THE SOUTH 609.50 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1928 AS DOCUMENT NUMBER 9973799, IN COOK COUNTY, ILLINOIS.

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PARCEL 4:
LOT 26 IN ALFINI'S FIRST ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION OF PART OF THE SOUTH 990 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1953 AS DOCUMENT NUMBER 1496955.

PARCEL 5:
THAT PART OF THE SOUTH HALF OF VACATED MILBURN AVENUE LYING WEST OF THE WEST RIGHT OF WAY LINE OF CAN-DOTA AVENUE AND LYING NORTH AND ADJOINING LOT 20 IN AXEL AND ALICE E. LONNQUIST'S NORTHWEST HILLS SUBDIVISION NO. 1 OF THE EAST 2/7 (TWO SEVENTHS) OF THE SOUTH 609.50 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1928 AS DOCUMENT NUMBER 9973799, IN COOK COUNTY, ILLINOIS, AS VACATED BY ORDINANCE NUMBER 416 RECORDED MARCH 15, 1955 AS DOCUMENT 1581496.

PINs: 08-11-214-002-0000, 08-11-214-036-0000, 08-11-214-037-0000 and 08-11-215-011-0000; and

WHEREAS, the Petitioner seeks a final plat of subdivision to consolidate five parcels into one lot of record totaling 12.1380 acres, and an additional 0.0610 acres of right-of-way along the Lincoln Street frontage to be dedicated to the Village of Mount Prospect; and

WHEREAS, the Petitioner seeks a development code exception from Sections 15.401(B) and 15.402(B) to exempt the easement area over the Village's sanitary overflow system located at the west end of the site from counting towards the entire site;

WHEREAS, the Petitioner seeks a conditional use permit for a preliminary and final planned unit development consisting of a 127,000-square-foot middle school and complete related site improvements; and

WHEREAS, a public hearing was held on the requests being the subject of PZ-07-25 and PZ-10-25 before the Planning and Zoning Commission of the Village of Mount Prospect on the 14th day of August, 2025, pursuant to proper legal

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notice having been published in the Daily Herald Newspaper on the 30th day of July, 2025; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations of approval, with specific conditions, to the Mayor and Board of Trustees in support of the requests being the subject of PZ-07-25 and PZ-10-25; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect have given consideration to the requests herein and have determined that the same meets the standards of the Village and that the granting of the proposed final plat of subdivision, conditional use to allow a preliminary and final planned unit development, and development code exception would be in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: That the recitals set forth hereinabove are incorporated herein as findings of fact by the Mayor and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby approve a final plat of subdivision titled "Lincoln Consolidation" attached as **Exhibit A**, and subject to the following conditions:

1. The petitioner shall address all comments listed in Village Review Letter dated June 17, 2025 (PZ-10-25) attached as **Exhibit C**; and
2. The final plat shall be recorded prior to issuance of a certificate of occupancy.

SECTION THREE: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby approve a development code exception from Sections 15.401(B) and 15.402(B) to exempt the easement area over the Village's sanitary overflow system located at the west end of the site from counting towards the entire site.

SECTION FOUR: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby approve a conditional use permit for a preliminary and final planned unit development (PUD) to construct a 127,000-square-foot

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middle school, and complete related site improvements at 700 and 804 West Lincoln Street, Case No. PZ-07-25, subject to the following conditions:

1. Development in general conformance with the approved development plans which will consist of the following:
    a. Development plan set (41 sheets) containing civil, architectural, landscape, and photometric plans, titled "D57 New Lincoln Middle School" prepared by STR Partners LLC, Eriksson Engineering Associates, Ltd., STR-SEG, Edge Associates, Inc., C.E. Anderson & Associates P.C., 20/10 Engineering Group, LLC, Nicholas & Associates, Inc., and bearing the latest revision date of "V7 August 14, 2025 Village of Mt. Prospect PUD Resubmittal", and extracted pages attached as **Exhibit B**;
2. The petitioner shall address all comments included in the Village review letters dated August 26, 2025 (PZ-07-25) attached as **Exhibit C**;
3. The existing monument sign located at the southeast portion of the school property shall be permitted to remain in its current location within the newly dedicated area until such time the new monument sign is installed in the proposed location along the Lincoln Street frontage;
4. Electronic messaging shall not be allowed on the monument sign next to the track along the Can Dota Avenue frontage;
5. All rooftop mechanical equipment shall be completely hidden from view. If, at time of final inspection, the rooftop mechanical equipment is visible from the public right of way or property line of any adjacent residentially zoned property, screening shall be provided and shall be a continuous, permanent, sound attenuating, and noncombustible screen of a color compatible with the principal structure;
6. Left turns from the driveway on Can Dota Avenue shall be prohibited. Signage indicating the turning restriction shall be installed to the satisfaction of the Village Engineer;
7. Any future relief requested for signage shall require an application for a minor amendment to the PUD;
8. A fully compliant photometric plan will be required as part of the building permit submittal;
9. Except for the relief granted by the planned unit development and the development code exception, compliance with all applicable development, fire, and other Village Codes and regulations; and
10. Except for the relief granted by the planned unit development, submittal of landscape, irrigation, and photometric plans that comply with Village codes and regulations.

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SECTION FIVE: The President and Board of Trustees of the Village of Mount Prospect do hereby waive the platting, zoning, code exception and non-refundable permit fees.

SECTION SIX: Except for the relief granted by the planned unit development and development code exception, all other applicable Village of Mount Prospect, Illinois ordinances and regulations shall remain in full force and effect as to the subject property.

SECTION SEVEN: The Village Clerk is hereby authorized and directed to record a certified copy of this Ordinance and Exhibit "A" with the Recorder of Deeds of Cook County.

SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 2nd day of September, 2025.

_____

Paul Wm. Hoefert, Mayor

ATTEST:

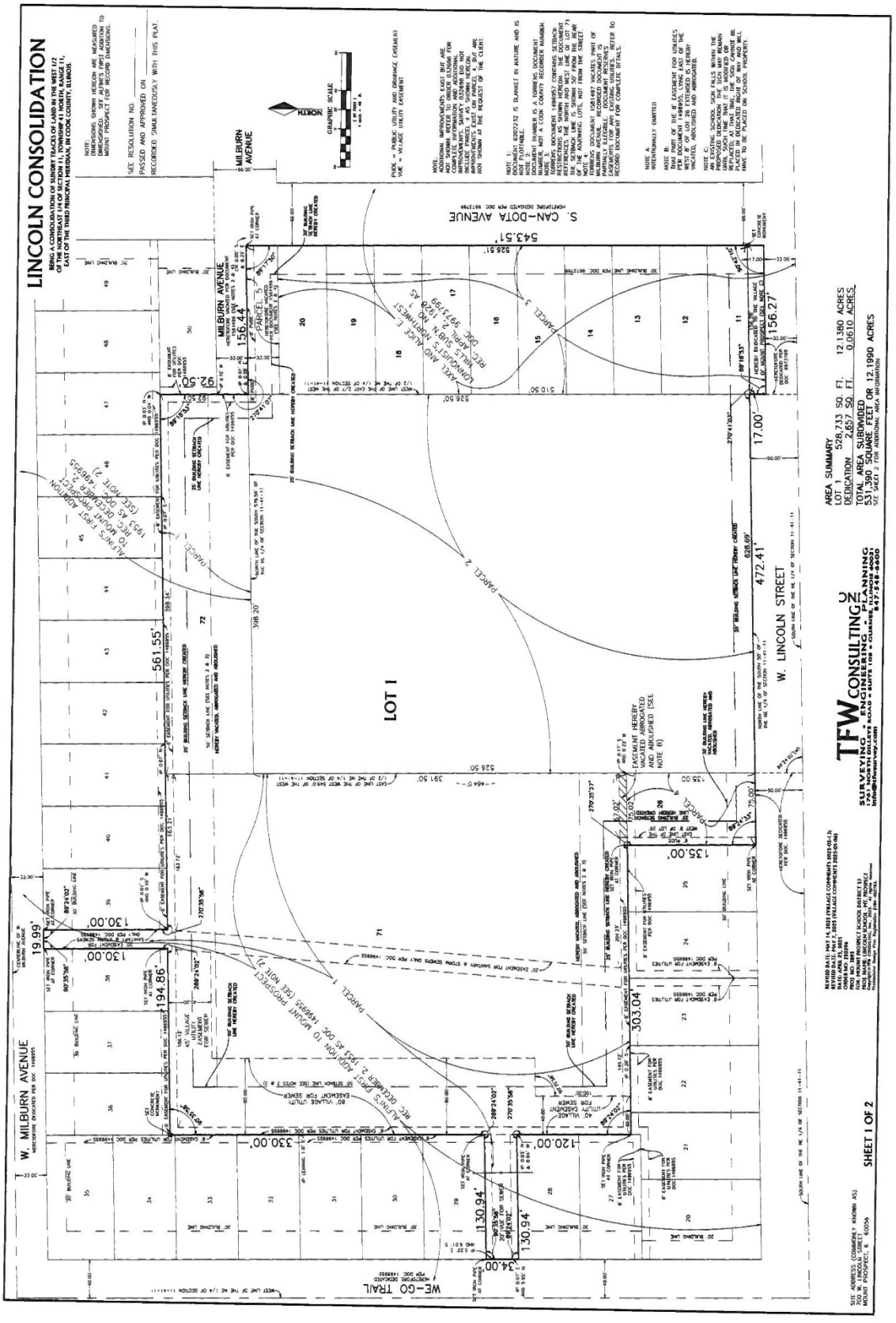
_____

Karen M. Agoranos, Village Clerk

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EXHIBIT A

FINAL PLAT OF SUBDIVISION “LINCOLN CONSOLIDATION”



OWNER'S CERTIFICATE & SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF Cook)

mount Prospect SD57 DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED, SUBDIVIDED AND EASEMENTS GRANTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, SAID PREMISES ARE LOCATED WITHIN ELEMENTARY SCHOOL DISTRICT #57 AND HIGH SCHOOL DISTRICT #214.

DATED at Mount Prospect, ILLINOIS, THIS 19 OF May A.D. 2025

BY: _____ TITLE: Assistant Superintendent

BY: N/A TITLE: N/A

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, Annette Griffith, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Jason Graiz AND N/A OF Mount Prospect PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS Assistant Supers AND N/A APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH:

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 19 DAY OF May A.D. 2025

MY COMMISSION EXPIRES June 23, 2025

Annette Griffith
NOTARY PUBLIC

ANNETTE GRIFFITH
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 23, 2025

TITLE COMMITMENT NOTES

THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 2500325TH COMMITMENT DATE: MARCH 19, 2025 PINS AS LISTED IN TITLE COMMITMENT 08-11-214-002-0000, 08-11-214-036-0000, 08-11-214-037-0000, 08-11-215-011-0000

THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:

DOCUMENT #6202232, RECORDED OCTOBER 1, 1917 (AGREEMENT RELATING TO DRAIN TILES)(SEE NOTE 1)
DOCUMENT #1496957, RECORDED DECEMBER 2, 1953 (DEED) (SEE NOTES 2 & 3)
DOCUMENT #1496955, RECORDED DECEMBER 2, 1953 (PLAT OF SUBDIVISION) (SEE NOTE 2)
DOCUMENT #1581497, RECORDED MARCH 15, 1955 (DECREE) (SEE NOTES 2 & 4)

NOTE 1:
DOCUMENT 6202232 IS BLANKET IN NATURE AND IS NOT PLOTTABLE.
NOTE 2:
DOCUMENT NUMBER IS A TORRENS DOCUMENT NUMBER, NOT A COOK COUNTY RECORDER NUMBER.
NOTE 3:
TORRENS DOCUMENT 1496957 CONTAINS SETBACK RESTRICTIONS AS SHOWN HEREON. THE DOCUMENT REFERENCES THE NORTH AND WEST LINE OF LOT 71. THE SETBACK LINE IS SHOWN 50' FROM THE REAR OF THE ADJOINING LOTS, NOT FROM THE STREET.
NOTE 4:
TORRENS DOCUMENT 1581497 VACATES PART OF MILBURN AVENUE. RECORDED DOCUMENT IS PARTIALLY ILLEGIBLE. DOCUMENT RESERVES EASEMENTS FOR ANY EXISTING UTILITIES. REFER TO RECORD DOCUMENT FOR COMPLETE DETAILS.

P.I.N.: 08-11-214-002-0000: 802 S LINCOLN ST., MOUNT PROSPECT, IL 60056
08-11-214-036-0000: 804 W LINCOLN ST., MOUNT PROSPECT, IL 60056
08-11-214-037-0000: 315 S WE-GO TRL., MOUNT PROSPECT, IL 60056
08-11-215-011-0000: 312 S CAN-DOTA AVE., MOUNT PROSPECT, IL 60056

MAIL FUTURE TAX BILLS TO:	PREPARED BY AND RETURN PLAT TO:	SUBMITTED BY:
MOUNT PROSPECT SCHOOL DISTRICT 57	TFW CONSULTING, INC	VILLAGE OF MOUNT PROSPECT
701 W. GREGORY STREET	1761 N. DILLEYS ROAD, STE 105	50 S. EMERSON STREET
MOUNT PROSPECT, IL 60056	GURNEE, IL 60031	MOUNT PROSPECT, IL 60056

AREA SUMMARY

PARCEL 1	226,858	SQ. FT.	5.2079 ACRES
PARCEL 2	209,433	SQ. FT.	4.8079 ACRES
PARCEL 3	79,811	SQ. FT.	1.8322 ACRES
PARCEL 4	10,126	SQ. FT.	0.2325 ACRES
PARCEL 5	5,162	SQ. FT.	0.1185 ACRES

TOTAL AREA SUBDIVIDED
531,390 SQUARE FEET OR 12.1990 ACRES

AREA SUMMARY

LOT 1	528,733	SQ. FT.	12.1380 ACRES
DEDICATION LINCOLN STREET	2,657	SQ. FT.	0.0610 ACRES

TOTAL AREA SUBDIVIDED
531,390 SQUARE FEET OR 12.1990 ACRES

SUBDIVISION CONTAINS ONLY 1 LOT

REVISED DATE: MAY 14, 2025 (VILLAGE COMMENTS 2025-05-13)
REVISED DATE: MAY 7, 2025 (VILLAGE COMMENTS 2025-05-06)
DATE: APRIL 25, 2025
ORDER NO: 250296
PROJ. NO: 3805
FOR: MOUNT PROSPECT SCHOOL DISTRICT 57
PROJ. NAME: LINCOLN SCHOOL - MT. PROSPECT

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Professional Design Firm: Registration #184-007793

SHEET 2 OF 2

VILLAGE ENGINEER 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. 202__.

_____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I FIND THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSORS OR ANY DEFERRED INSTALLMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

DATED THIS _____ DAY OF _____, A.D. 202__

_____
VILLAGE COLLECTOR

PLANNING AND ZONING COMMISSION CERTIFICATE

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. 202__

SIGNED: _____
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. 202__

SIGNED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

WE HEREBY CERTIFY THAT THE TOPOGRAPHICAL AND PROFILE STUDIES REQUIRED BY THE ILLINOIS PLAT ACT, IL REV STAT CH 109, SECT 1 ET SEQ AS NOW OR HEREAFTER AMENDED, HAVE BEEN FILED WITH THE VILLAGE OF MOUNT PROSPECT, AN ILLINOIS MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND THE CERTIFICATION AS TO DRAINAGE REQUIRED BY SAID ACT MADE THEREON.

THIS _____ DAY OF _____, A.D. 202__

_____
SIGNED BY OWNER'S ENGINEER

_____
SIGNED BY OWNER OR OWNER'S ATTORNEY

TFW CONSULTING INC
SURVEYING - ENGINEERING - PLANNING
1761 NORTH DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
info@tfwsurvey.com 847-548-6600

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

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

CABLE FRANCHISE,
VILLAGE OF MOUNT PROSPECT,
COMMONWEALTH EDISON COMPANY,
AND
AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY AND DRAINAGE EASEMENT", "PUDE" (OR SIMILAR DESIGNATIONS), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY AND DRAINAGE EASEMENT", "PUDE" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY AND DRAINAGE EASEMENT", "PUDE" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES AFTER INSTALLATION OF ANY SUCH FACILITIES. NO GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANINGS SET FORTH FOR SUCH A TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

VILLAGE UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF MOUNT PROSPECT, AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL THE AREAS MARKED "VILLAGE UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE SANITARY SEWERS, STORM SEWERS, AND WATERMAIN, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF MOUNT PROSPECT, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES SUCH EXCEPT AS CONSENTED TO AS BY GRANTEE. SAID EASEMENTS MAY BE USED FOR INGRESS AND EGRESS, PARKING AND LANDSCAPING, HOWEVER, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

NICOR GAS PROVISIONS

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

ADDITIONAL SIGNATORIES

EASEMENTS GRANTED AND VACATED HAVE BEEN REVIEWED AND APPROVED BY:

ELECTRIC AND TELEPHONE

COMPANY: _____
NAME: _____ POSITION: _____
DATED THIS ____ DAY OF _____, A.D. 20__

COMPANY: _____
NAME: _____ POSITION: _____
DATED THIS ____ DAY OF _____, A.D. 20__

CABLE TELEVISION

COMPANY: _____
NAME: _____ POSITION: _____
DATED THIS ____ DAY OF _____, A.D. 20__

GAS

COMPANY: _____
NAME: _____ POSITION: _____
DATED THIS ____ DAY OF _____, A.D. 20__

ADDITIONAL PARTIES

COMPANY: _____
NAME: _____ POSITION: _____
DATED THIS ____ DAY OF _____, A.D. 20__

COMPANY: _____
NAME: _____ POSITION: _____
DATED THIS ____ DAY OF _____, A.D. 20__

LINCOLN CONSOLIDATION

BEING A CONSOLIDATION OF SUNDRY TRACKS OF LAND IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

I, JAMES P. MEIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE VILLAGE OF MOUNT PROSPECT OR ITS ATTORNEYS TO RECORD THIS CONSOLIDATION PLAT WITH THE COOK COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A FILE-STAMPED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID FILE-STAMPED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED. DATED THIS 25th DAY OF APRIL, A.D. 2025.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2026

SURVEYOR CERTIFICATE

STATE OF ILLINOIS) SS)
COUNTY OF LAKE)

I, JAMES P. MEIER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY

THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

PARCEL 1:
LOTS 71 AND 72 IN ALFIN'S FIRST ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION OF PART OF THE SOUTH 990 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1953 AS DOCUMENT NUMBER 1496955.

PARCEL 2:
THE SOUTH 576.50 FEET (EXCEPT THE SOUTH 50 FEET THEREOF) OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE WEST 549.0 FEET OF SAID WEST 1/2 OF THE NORTHEAST 1/4 AND LYING WEST OF THE EAST 2/7 (TWO SEVENTHS) OF SAID WEST 1/2 OF THE NORTHEAST 1/4 , IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, IN AXEL AND ALICE E. LONNQUIST'S NORTHWEST HILLS SUBDIVISION NO. 1 OF THE EAST 2/7 (TWO SEVENTHS) OF THE SOUTH 609.50 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1928 AS DOCUMENT NUMBER 9973799, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
LOT 26 IN ALFIN'S FIRST ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION OF PART OF THE SOUTH 990 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1953 AS DOCUMENT NUMBER 1496955.

PARCEL 5:
THAT PART OF THE SOUTH HALF OF VACATED MILBURN AVENUE LYING WEST OF THE WEST RIGHT OF WAY LINE OF CAN-DOTA AVENUE AND LYING NORTH AND ADJOINING LOT 20 IN AXEL AND ALICE E. LONNQUIST'S NORTHWEST HILLS SUBDIVISION NO. 1 OF THE EAST 2/7 (TWO SEVENTHS) OF THE SOUTH 609.50 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1928 AS DOCUMENT NUMBER 9973799, IN COOK COUNTY, ILLINOIS, AS VACATED BY ORDINANCE NUMBER 416 RECORDED MARCH 15, 1955 AS DOCUMENT 1581496.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MT. PROSPECT.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP: MAP NUMBER 17031C0212 J, EFFECTIVE DATE: AUGUST 19, 2008.

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

GIVEN UNDER MY HAND AND SEAL AT GURNEE,
THIS 25th DAY OF APRIL, 2025.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES P. MEIER 035-3295 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GURNEE, IL

EXHIBIT A

FINAL PLAT OF SUBDIVISION "LINCOLN CONSOLIDATION"

EXHIBIT B
SITE GEOMETRIC PLAN

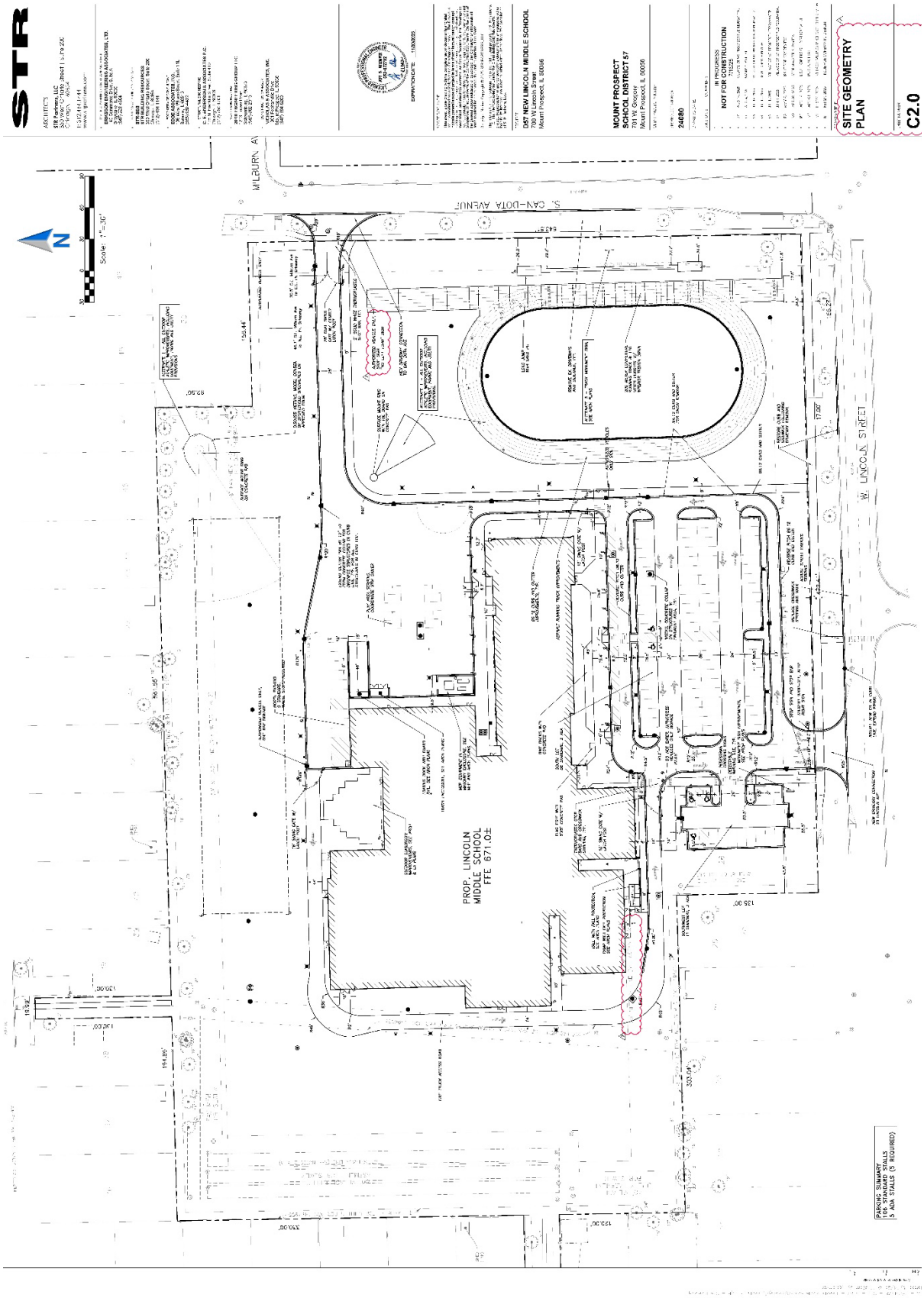


EXHIBIT B

LANDSCAPE PLAN

DRAFT

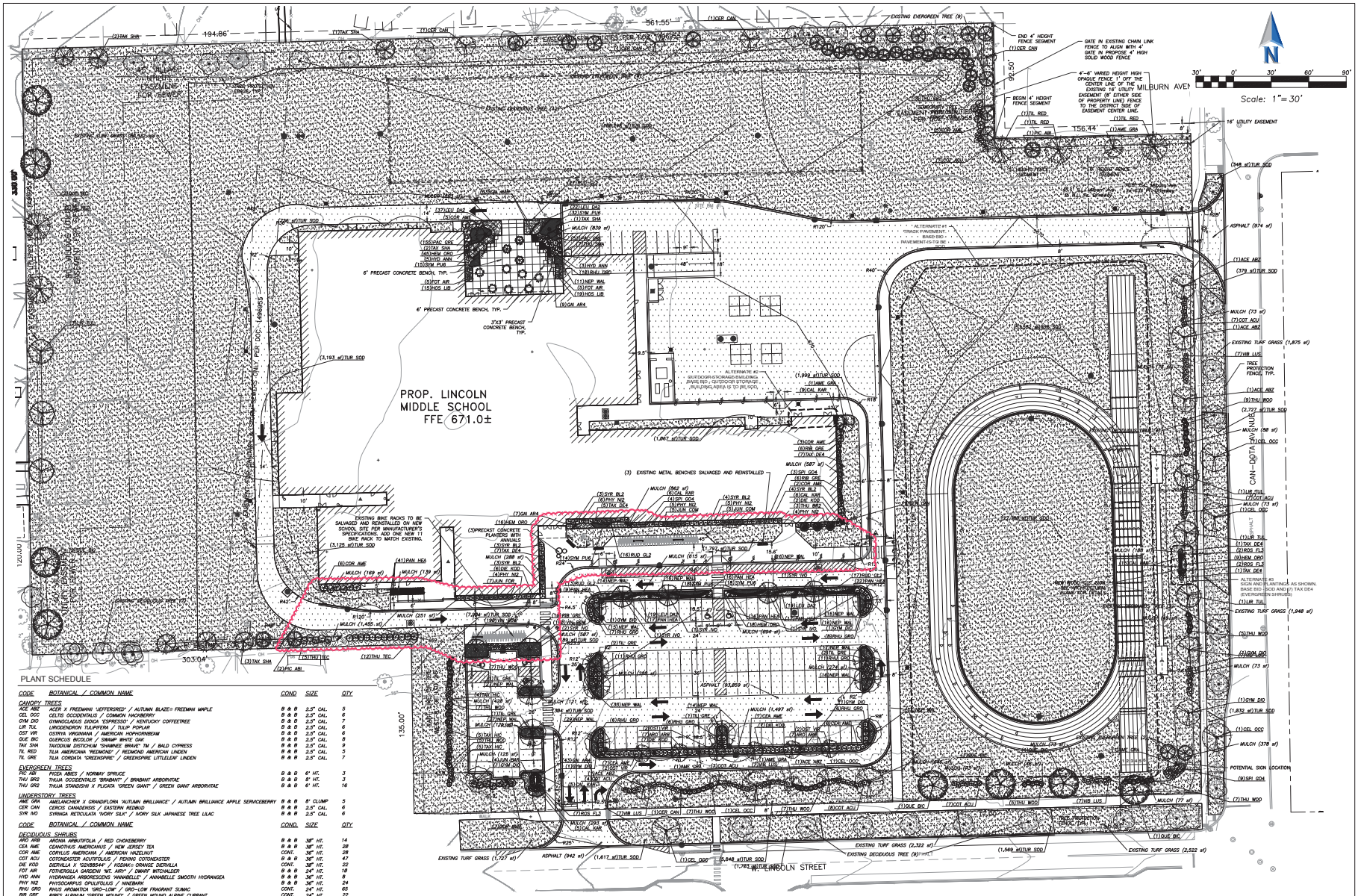
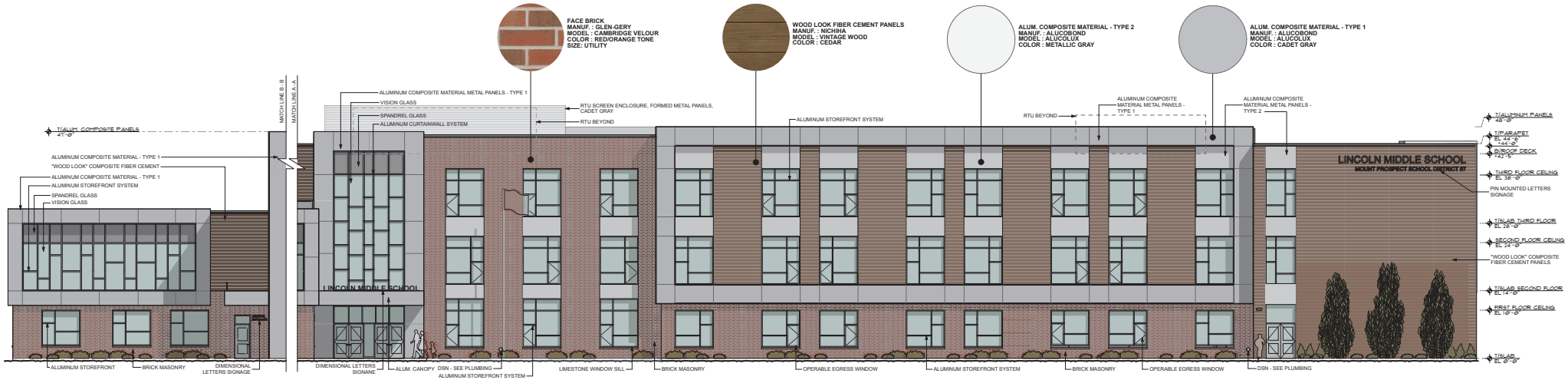

PROP. LINCOLN
MIDDLE SCHOOL
FFE 671.0±
MILBURN AVE
LINCOLN STREET
Scale: 1"=30'
(3) EXISTING METAL BENCHES SALVAGED AND REINSTALLED
EXISTING BIKE RACKS TO BE SALVAGED AND REINSTALLED ON NEW SCHOOL SITE PER MANUFACTURER'S SPECIFICATIONS. ADD ONE NEW 11 BIKE RACK TO MATCH EXISTING.
6' PRECAST CONCRETE BENCH, TYP.
3'X3' PRECAST CONCRETE BENCH, TYP.
EXISTING EVERGREEN TREE (9)
EXISTING DECIDUOUS TREE (9)
TREE PROTECTION FENCE, TYP.
16' UTILITY EASEMENT
ALTERNATE #1 - "TRACK PAVEMENT" - BASE BID - PAVEMENTS TO BE REMOVED
ALTERNATE #2 - SLIP DOOR (STORAGE BUILDING) - BASE BID - OUTDOOR STORAGE BUILDING AREA (6' TO BE SOD)
ALTERNATE #3 - SIGN AND PLANTINGS AS SHOWN. BASE BID - SIGN AND PLANTINGS AS SHOWN (EVERGREEN SHRUBS)
POTENTIAL SIGN LOCATION
EXISTING TURF GRASS (1,948 sf)
EXISTING TURF GRASS (1,875 sf)
EXISTING TURF GRASS (2,322 sf)
EXISTING TURF GRASS (2,522 sf)
EXISTING TURF GRASS (1,127 sf)
EXISTING DECIDUOUS TREE (9)
ASPHALT (942 sf)
ASPHALT (974 sf)
ASPHALT (53,859 sf)
(1,617 sf)TUR SOD
(1,569 sf)TUR SOD
(1,783 sf)TUR SOD
(5,848 sf)TUR SOD
(379 sf)TUR SOD
(348 sf)TUR SOD
(1,999 sf)TUR SOD
(3,193 sf)TUR SOD
(3,125 sf)TUR SOD
(1,867 sf)TUR SOD
(1,792 sf)TUR SOD
(384 sf)TUR SOD
(2,727 sf)TUR SOD
(1,632 sf)TUR SOD
(1,569 sf)TUR SOD
MULCH (587 sf)
MULCH (862 sf)
MULCH (615 sf)
MULCH (1,497 sf)
MULCH (894 sf)
MULCH (1,455 sf)
MULCH (1,226 sf)
MULCH (1,139 sf)
MULCH (1,169 sf)
MULCH (288 sf)
MULCH (251 sf)
MULCH (121 sf)
MULCH (428 sf)
MULCH (728 sf)
MULCH (73 sf)
MULCH (88 sf)
MULCH (378 sf)
MULCH (77 sf)
MULCH (73 sf)
MULCH (73 sf)
MULCH (73

EXHIBIT B

BUILDING ELEVATIONS

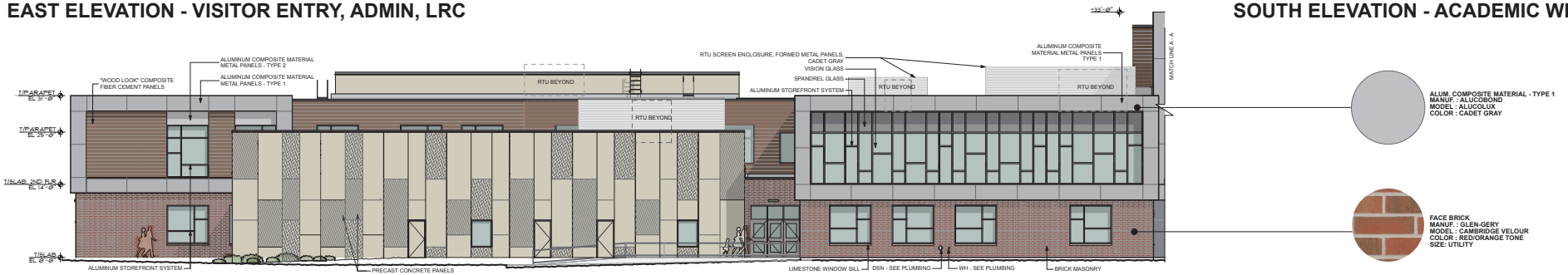
DRAFT

NEW LINCOLN MIDDLE SCHOOL - PROPOSED EXTERIOR ELEVATIONS

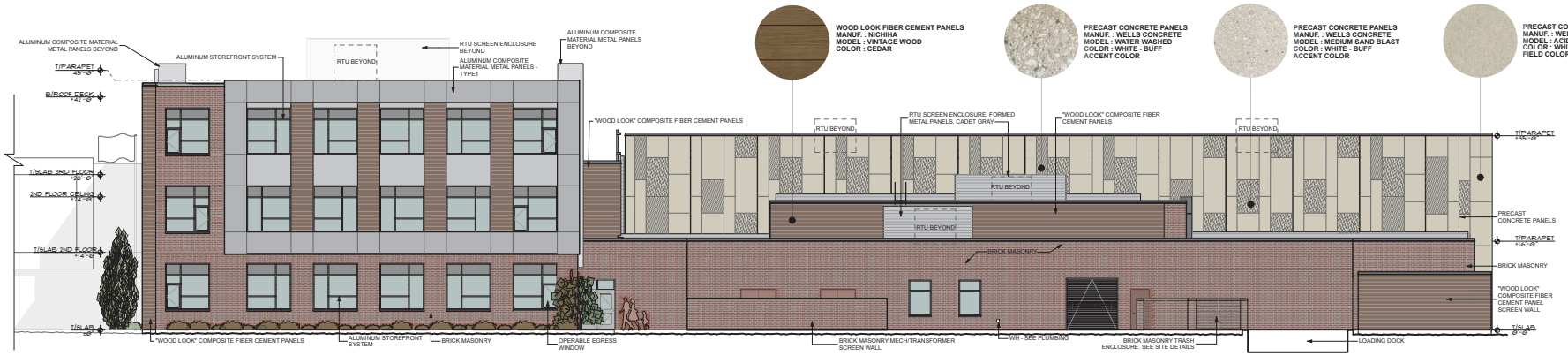


EAST ELEVATION - VISITOR ENTRY, ADMIN, LRC

SOUTH ELEVATION - ACADEMIC WING



SOUTH ELEVATION - ADMIN, LRC, MUSIC/ STORM SHELTER



EAST ELEVATION - ACADEMIC WING, MAINTENANCE, GYM

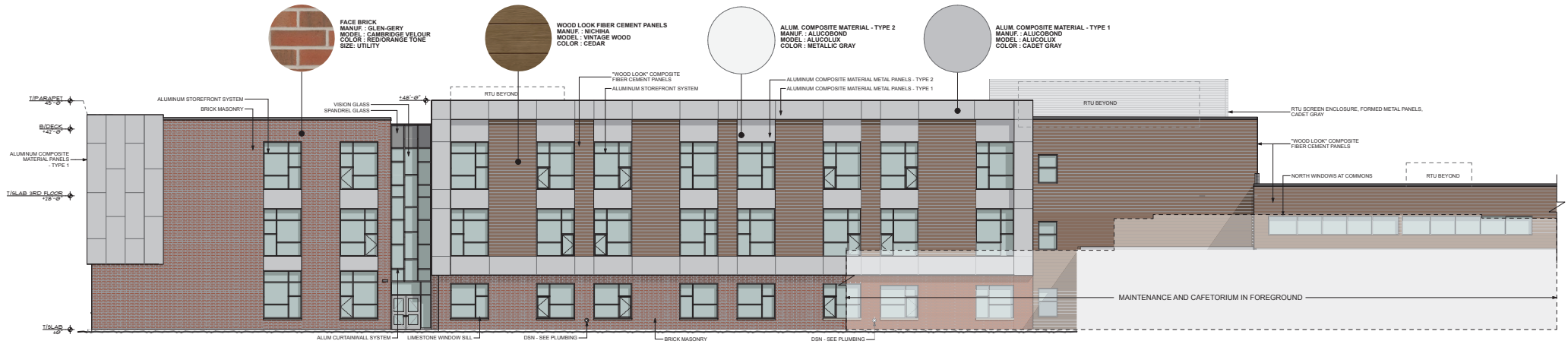
AUGUST 14, 2025

BUILDING BRIGHTER FUTURES

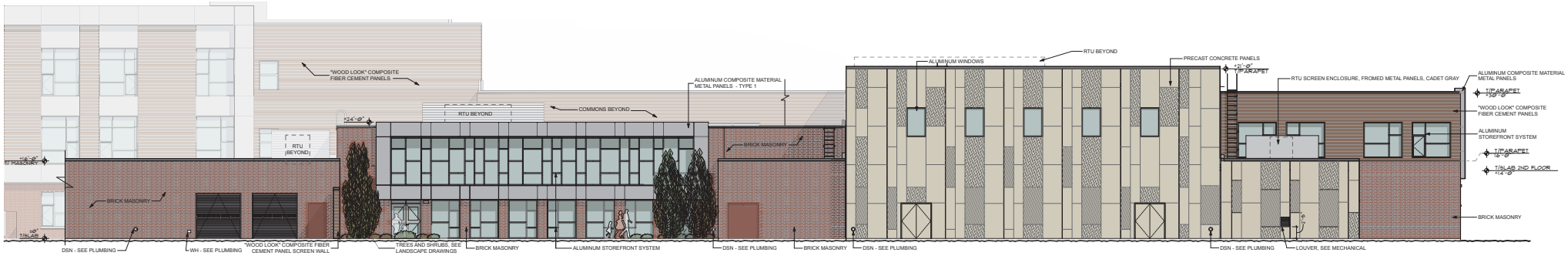
STR PARTNERS LLC

NICHOLAS

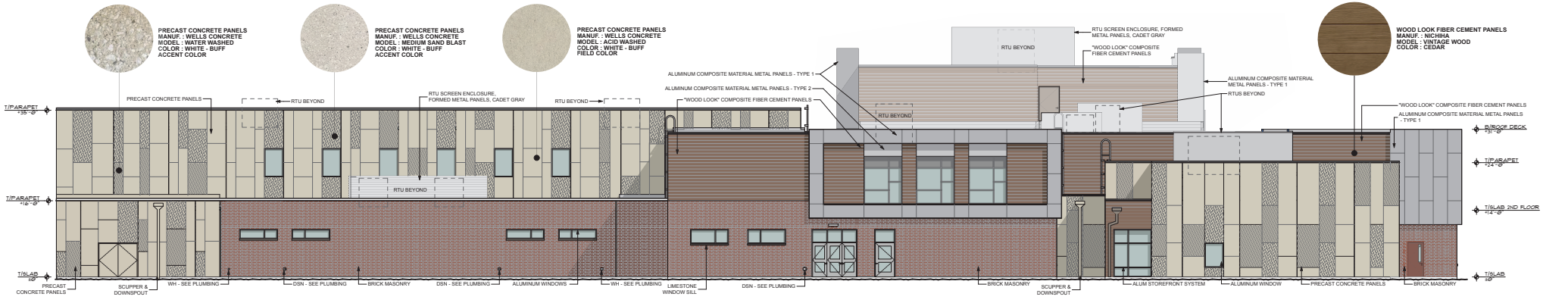
NEW LINCOLN MIDDLE SCHOOL - PROPOSED EXTERIOR ELEVATIONS



NORTH ELEVATION -ACADEMIC WING, COMMONS

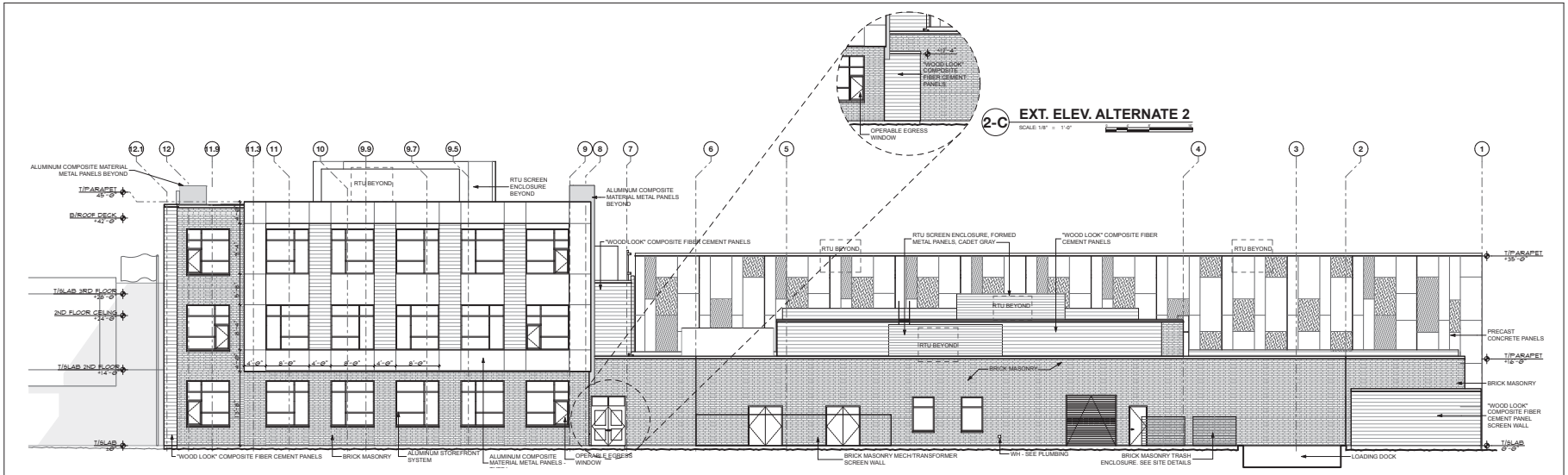


NORTH ELEVATION - MAINTENANCE, CAFETORIUM, COMMONS, GYM



WEST ELEVATION - GYM, LOCKER ROOMS, MUSIC/ STORM SHELTER

AUGUST 14, 2025



STR

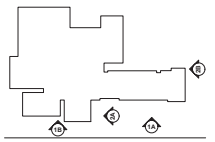
ARCHITECTS

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654

T: 312.464.1444
www.strpartners.com

- CIVIL ENGINEERING / LANDSCAPE ARCHITECT
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  Grayslake, IL 60030
  (847) 223-4804
- ROOFING AND BUILDING ENVELOPE
  STR-SEG
  STR BUILDING RESOURCES
  350 West Ontario Street, Suite 200
  Chicago, IL 60654
  (312) 464-1444
- FOOD SERVICE CONSULTANT
  EDGE ASSOCIATES, INC.
  106 West Wilson Street, Suite 11L
  Batavia, IL 60510
  (855) 982-4422
- STRUCTURAL ENGINEERING
  C. E. ANDERSON & ASSOCIATES P.C.
  175 N. Franklin Street, Suite 410
  Chicago, IL 60606
  (312) 750-1701
- MEP/FP ENGINEERING
  20/10 ENGINEERING GROUP LLC
  1216 Tower Road
  Schaumburg, IL 60173
  (847) 882-2010
- CONSTRUCTION MANAGER
  NICHOLAS & ASSOCIATES, INC.
  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-8200

KEY PLAN



SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building systems, and materials. Structural, civil, MEP, food service, and mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE	DATE	COMMENTS
V7	AUG 14, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R4	JULY 10, 2025	ISSUE FOR 95% REVIEW
V4	JUNE 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R3	MAY 9, 2025	ISSUE FOR 50% REVIEW
R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
V2	APR 3, 2025	VILLAGE OF MT. PROSPECT PUD

IN PROGRESS
NOT FOR CONSTRUCTION
8/13/25

DRAWING TITLE

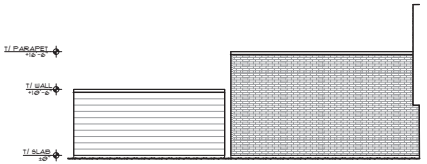
EXTERIOR ELEVATIONS

SHEET NUMBER

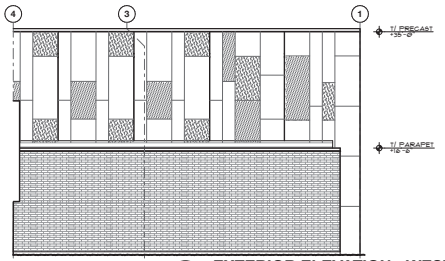
A3.0

ACTUAL BAR IS 1" WHEN PLOTTED AT 24x36 SHEET SIZE

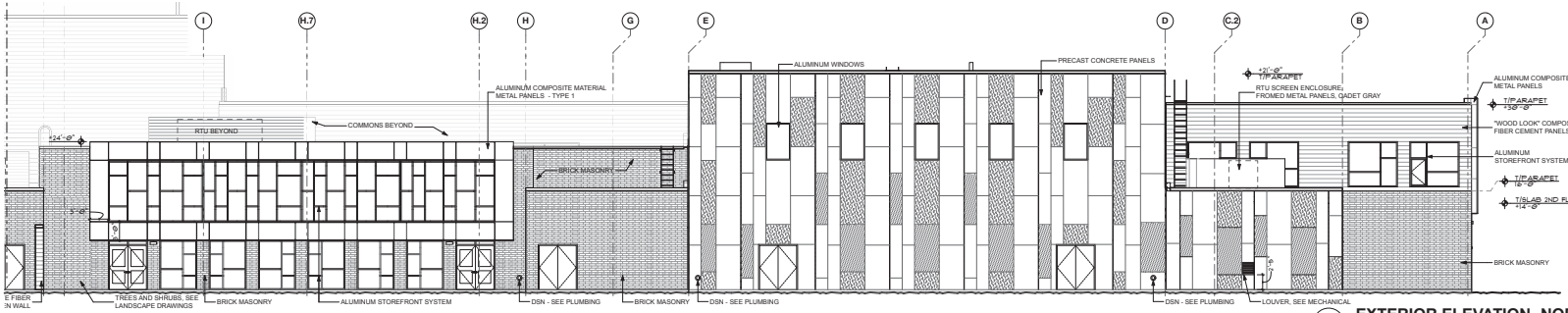
4 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



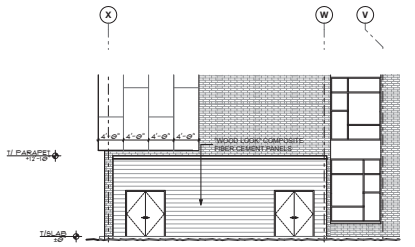
3 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



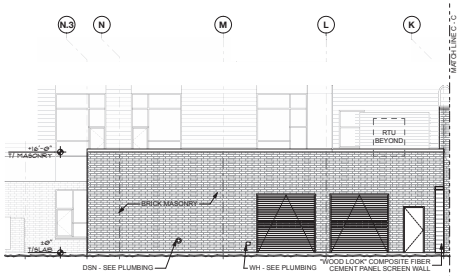
2 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



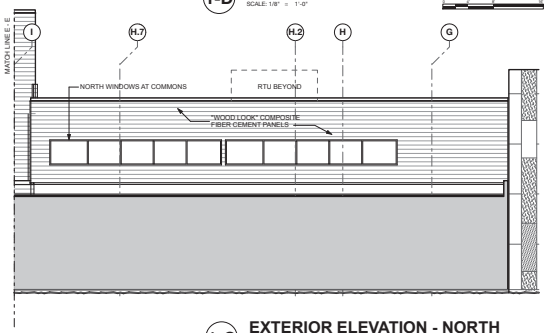
1-D EXTERIOR ELEVATION- NORTH
SCALE: 1/8" = 1'-0"



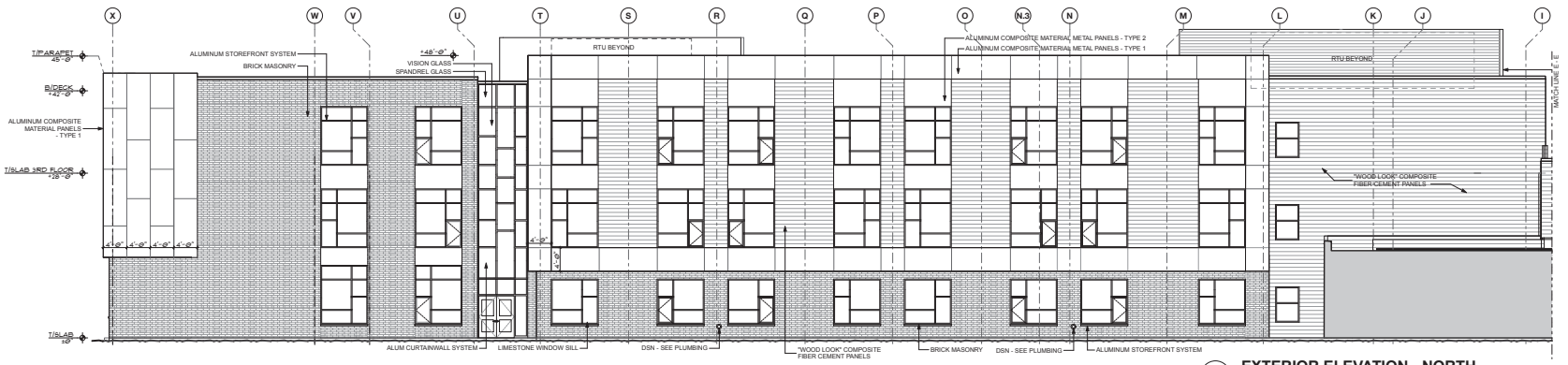
1-E EXT. ELEV. ALT. 2
SCALE: 1/8" = 1'-0"



1-B EXTERIOR ELEVATION- NORTH
SCALE: 1/8" = 1'-0"



1-C EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



1-A EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

STR

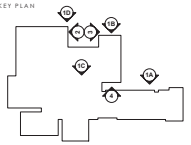
ARCHITECTS

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  (847) 223-4804
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  STR-SEG
  STR BUILDING RESOURCES
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  Chicago, IL 60654
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  175 N. Franklin Street, Suite 410
  Chicago, IL 60606
  (312) 750-1701
- MEP/FP ENGINEERING
  20/10 ENGINEERING GROUP LLC
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  Schaumburg, IL 60173
  (847) 882-2010
- CONSTRUCTION MANAGER
  NICHOLAS & ASSOCIATES, INC.
  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-6200

KEY PLAN



SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building systems, and materials. Coordination of all trades, including mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24080

DRAWING DATES

ISSUE	DATE	COMMENTS
V7	AUG 14 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R4	JULY 10, 2025	ISSUE FOR 95% REVIEW
V4	JUNE 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R3	MAY 8, 2025	ISSUE FOR 50% REVIEW
R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
V2	APR 3, 2025	VILLAGE OF MT. PROSPECT PUD

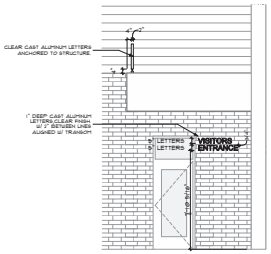
IN PROGRESS
NOT FOR CONSTRUCTION
07/13/25

DRAWING TITLE

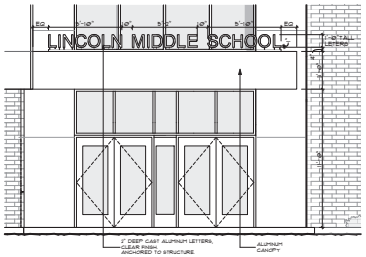
EXTERIOR ELEVATIONS

SHEET NUMBER

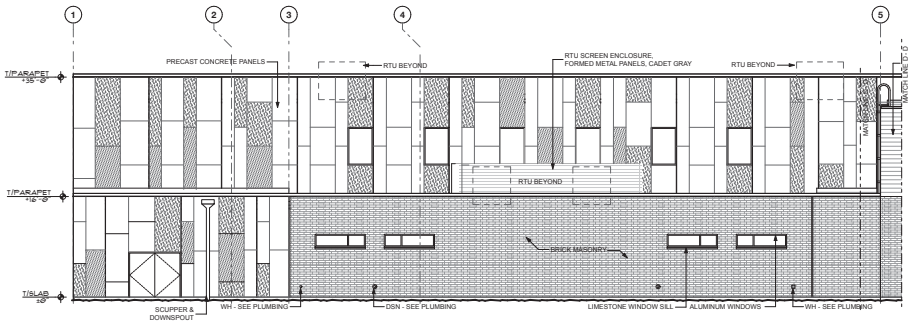
A3.1



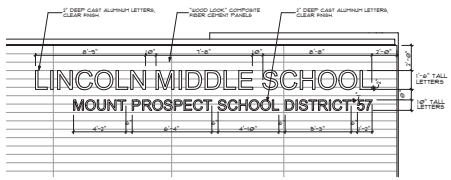
5 **VISITORS ENTRY SIGNAGE**
SCALE: 1/4" = 1'-0"



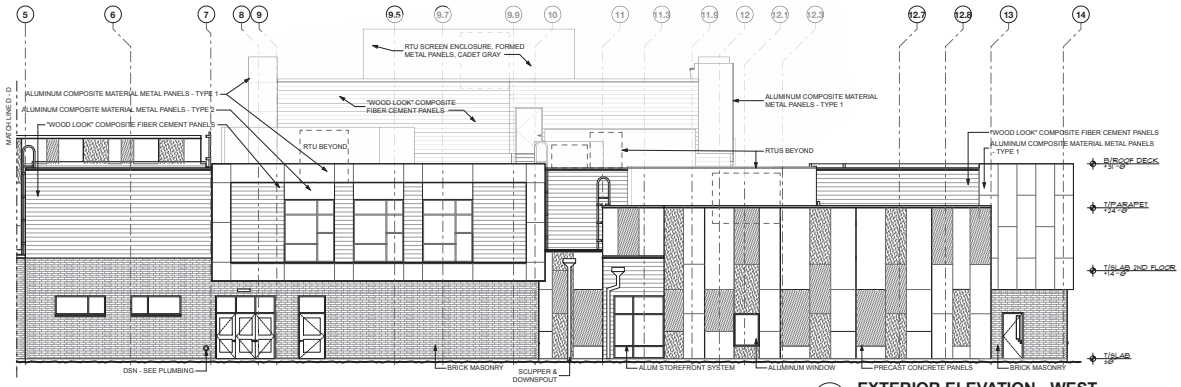
4 **CANOPY ENTRY SIGNAGE**
SCALE: 1/4" = 1'-0"



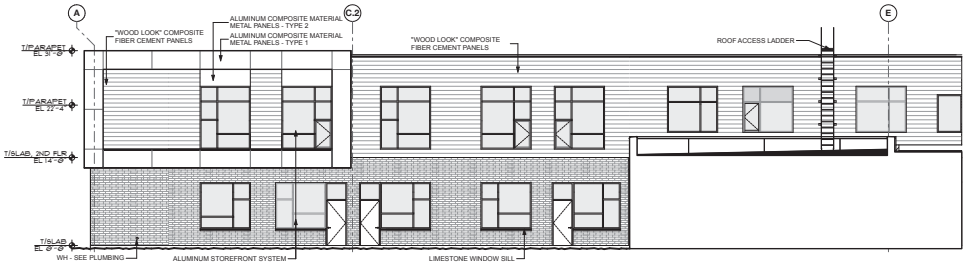
5-B **EXTERIOR ELEVATION - WEST**
SCALE: 1/8" = 1'-0"



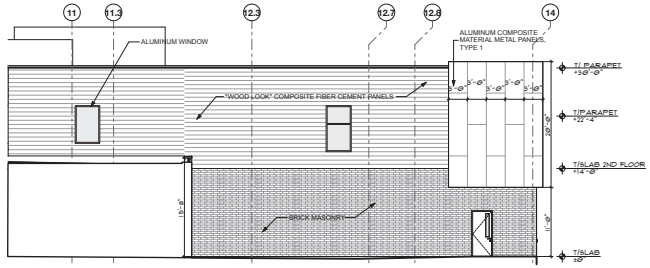
3 **ACADEMIC WING SIGNAGE**
SCALE: 1/4" = 1'-0"



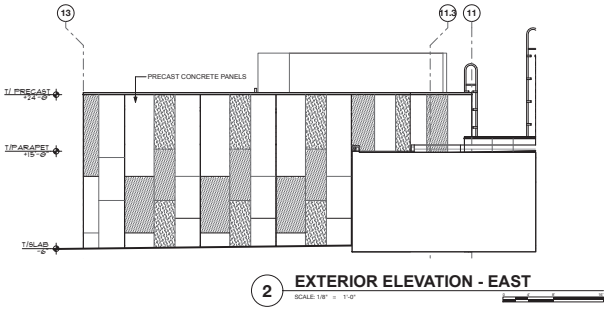
5-A **EXTERIOR ELEVATION - WEST**
SCALE: 1/8" = 1'-0"



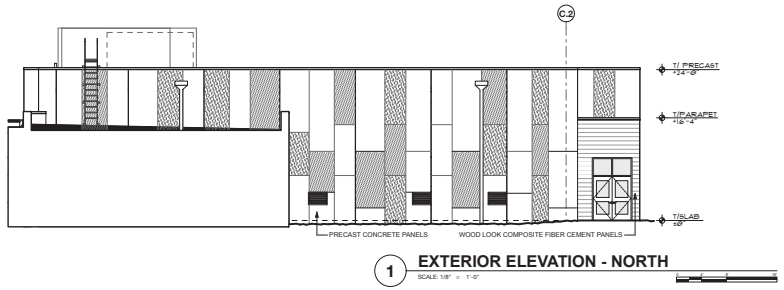
4 **EXTERIOR ELEVATION - SOUTH**
SCALE: 1/8" = 1'-0"



3 **EXTERIOR ELEVATION - WEST**
SCALE: 1/8" = 1'-0"



2 **EXTERIOR ELEVATION - EAST**
SCALE: 1/8" = 1'-0"



1 **EXTERIOR ELEVATION - NORTH**
SCALE: 1/8" = 1'-0"

STR

ARCHITECTS

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Chicago, IL 60654

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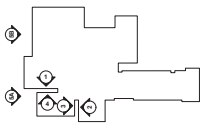
- FOOD SERVICE CONSULTANT
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NICHOLAS & ASSOCIATES, INC.
1001 Feehanville Drive
Mount Prospect, IL 60056
(847) 394-8200

KEY PLAN



SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building systems, and materials. Coordination of all trades for structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

D57 NEW LINCOLN MIDDLE SCHOOL
700 W Lincoln Street
Mount Prospect, IL 60056

MOUNT PROSPECT SCHOOL DISTRICT 57
701 W. Gregory
Mount Prospect, IL 60056

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24080

DRAWING DATES

ISSUE	DATE	COMMENTS
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R4	JULY 10, 2025	ISSUE FOR 95% REVIEW
V4	JUNE 4, 2025	VILLAGE OF MT. PROSPECT PUD RESUBMITTAL
R3	MAY 9, 2025	ISSUE FOR 50% REVIEW
R2	APR 17, 2025	ISSUE FOR DESIGN DEVELOPMENT
V2	APR 3, 2025	VILLAGE OF MT. PROSPECT PUD

IN PROGRESS NOT FOR CONSTRUCTION 08/13/25

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.2

EXHIBIT B
MATERIALS BOARD

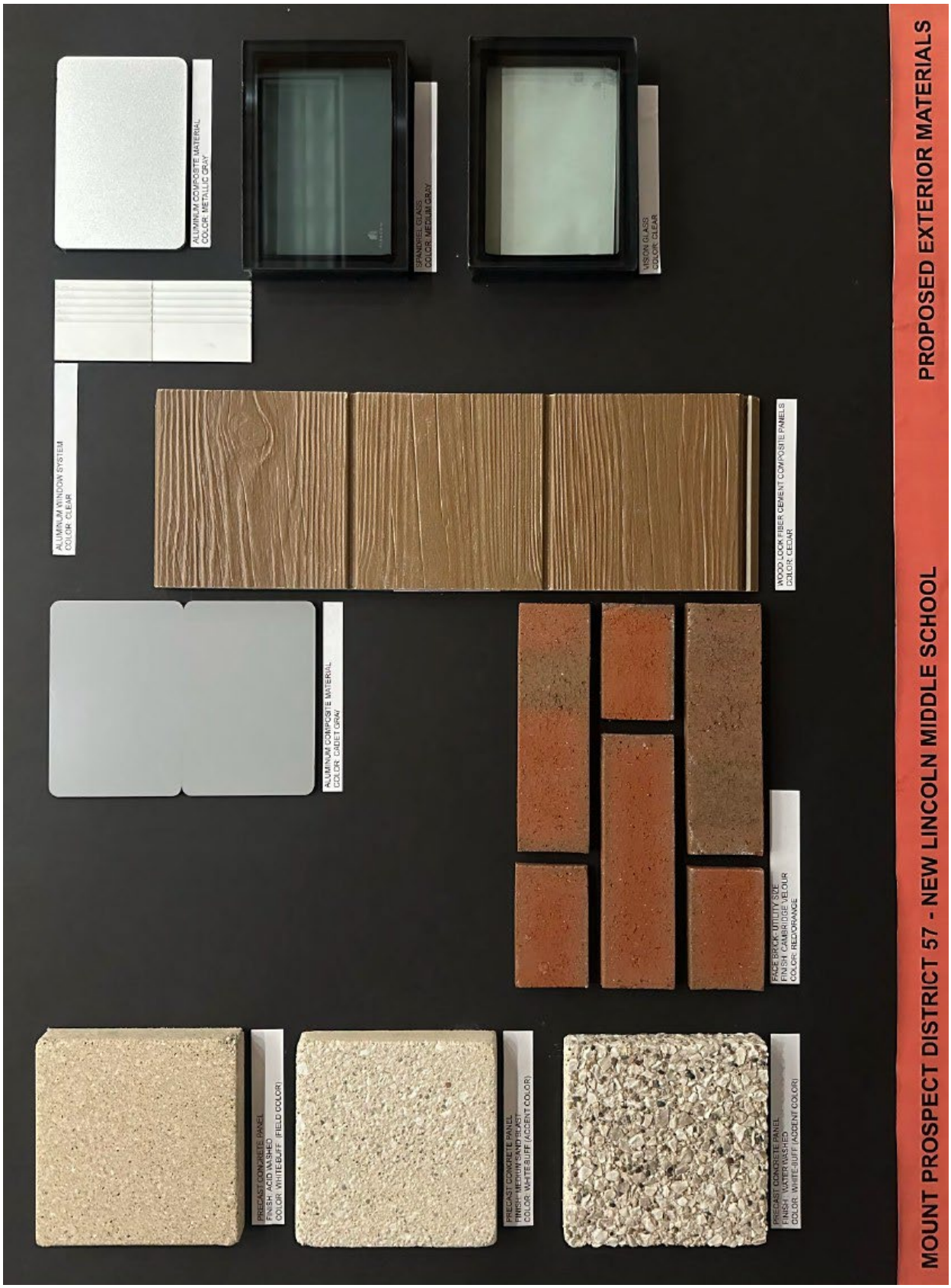


EXHIBIT C
VILLAGE REVIEW LETTERS

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Elizabeth B. DiPrima
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

June 17, 2025

STR Architects
c/o Sandra Moon
Via e-mail: sandra@strpartners.com

Re: 700 W Lincoln Street / Final Plat of Resubdivision / Review #2

Dear Ms. Moon,

The Village of Mount Prospect has reviewed the second submittal for a final plat of resubdivision for 700 W. Lincoln Street, Mount Prospect. The plat of resubdivision is not approved at time. Staff has the following review comments:

Planning Division:

1. Planning staff has reviewed the following documents which are attached to this letter:
    a. Alta Commitment for Title Insurance, Commitment No. 25003257VH
    b. Alfini's First Addition To Mount Prospect Subdivision (1953)
    c. Warranty Deed containing building setback restrictions, Torrens Doc. 1496957
    d. Ordinance No. 416 vacating a portion of Milburn Avenue, Torrens Doc. 1581496
    e. Quit claim deed, conveying Lots 71 and 72 in Alfini's First Addition to Mount Prospect, from the Village of Mount Prospect to Trustees of Schools
    f. Lincoln Consolidation Plat, prepared by TFW Consulting, bearing the latest revision date of May 14, 2025
2. The Village of Mount Prospect must be removed from the title commitment as the owner of Parcel 1 based on the quit claim deed (Exhibit 5).

Public Works Department:

3. No further PW issues.

EXHIBIT C
VILLAGE REVIEW LETTERS

Legal Division:

1. To consolidate PINs, all of the PINs subject to the consolidation must be owned by the same entity.
2. The title commitment provided by Chicago Title with the commitment no. 25003257VH currently reflects that Parcel 1 (PIN: 08-11-214-037-0000) is owned by the Village of Mount Prospect. However, there exists a Quit Claim Deed (see Exhibit 5) granting ownership of this parcel "...for the use and benefit of School District Number 57...". To update title to reflect ownership of Parcel 1 by the School District, the next step would be to email the Quit Claim Deed to the Chicago Title Vernon Hills office (ctvernonhills@ctt.com). Request that the underwriter for title commitment no. 25003257VH review the Quit Claim Deed and update title accordingly.
3. Upon review of the Quit Claim Deed, the title commitment should be updated to reflect School District ownership of Parcel 1, thus verifying ownership of all Parcels in the Plat of Consolidation by the School District.
4. The Plat proposes vacating 50-foot building lines that were previously established in a Warranty Deed (see Exhibit 3). It is advised to confirm with the Title Company that the School District has the authority to vacate the building lines by recording the Plat. Based on the details of the Warranty Deed, determine what would be necessary to remove Exception #27 from title, therefore ensuring that building over the 50-foot building line would not be considered an encroachment.
5. The Plat of Consolidation should be executed with the remaining necessary signatures before it is sent for recording.

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. Please upload revisions into the portal. 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

EXHIBIT C
VILLAGE REVIEW LETTERS

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Elizabeth B. DiPrima
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

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Fax: 847/962-6022
www.mountprospect.org

Village of Mount Prospect
50 S. Emerson Street, Mount Prospect, Illinois 60056

August 26, 2025

STR Architects
c/o Sandra Moon
Via e-mail: sandra@strpartners.com

Re: 700 W. Lincoln St / Conditional Use Approval for Preliminary and Final PUD / Review #4

Dear Ms. Moon,

The Village of Mount Prospect has reviewed the third submittal for conditional use approval for a preliminary and final planned unit development for Lincoln Middle School at 700 W. Lincoln Street, Mount Prospect. Staff has the following review comments:

Planning Division:

1. Please be advised that any changes to the overall height of the building will require changes to the interior side yard building setbacks.
2. Any future modifications to the project will require either administrative approval or a formal amendment to the planned unit development.

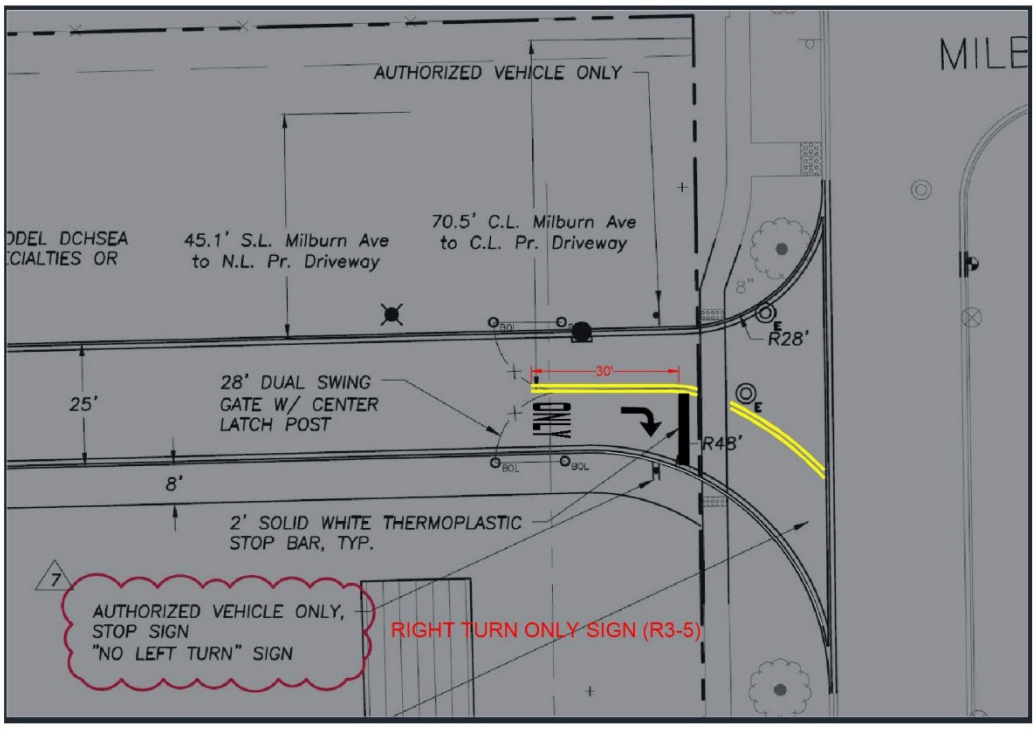
Plat of Consolidation/Subdivision:

3. The Plat proposes vacating 50-foot building lines that were previously established in a warranty deed (see attached warranty deed, Document No. 1496957). It is advised to confirm with the Title Company that the School District has the authority to vacate the building lines by recording the Plat. Based on the details of the Warranty Deed, determine what would be necessary to remove Exception #27 from title, therefore ensuring that building over the 50-foot building line would not be considered an encroachment.
4. Please review all comments provided in the review letter for the plat of subdivision under PZ-10-25 dated June 17, 2025.
5. A portion of the school building still encroaches within the 50-foot building setback as required in the warranty deed; planning staff (Ann Choi) discuss this issue with STR Partners (Sandra Moon) who had stated that D57 is aware of the encroachment, has reviewed the issue

with their attorney, and will proceed based on the existing one-story brick building that is already located within the 50-foot building setback.

Public Works Department:

6. PW has reviewed the revised information submitted on September 11 and 14, 2025 for conditional use approval for the Lincoln Middle School proposed at 700 W. School Street. The last remaining comment, detailed in our comments dated July 23, 2025, has been largely addressed. The plan now includes a NO LEFT TURN sign at the new driveway onto Can Dota Avenue. To better restrict the left turn movements, the driveway should be signed and striped as noted below:



Please note that the plans as submitted are sufficient to recommend approval of the requested conditional use. The signage and striping details noted above will be implemented as part of the building permit submittal.

It must be understood that the comments listed above reflect issues noted during a review of the requested conditional use. A thorough review of the site design and details will be performed as part of the building permit review process.

Building Department:

7. Work shall be coordinated with the Board of Education permit and building as necessary. VOMP Building does not review and inspect schools for permit/building work.

Fire Department:

Please advise the petitioner that the following items must be included in the building/site plans submittal:

8. A fire sprinkler system and standpipe system in accordance with NFPA 13 and NFPA 14 will be required for this project for all buildings. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review.
   Village of Mount Prospect Fire Prevention Code, 24.202

9. A fire alarm system will be required for this project. Ensure that the fire alarm shop drawings with point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.
   Village of Mount Prospect Fire Prevention Code, 24.202
10. Before final approval, a State of Illinois Fire Marshal inspection/ ROE will be required.
11. A fire pump and standpipe system(s) will be required for this building. Please ensure that drawings are submitted for these systems to the Fire Department for review.

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. Please upload revisions into the portal. 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

Office of Finance and Operations

701 W. Gregory St.
Mount Prospect, IL 60056
www.d57.org

Jason Kaiz, Assistant Superintendent
(847) 394-7300 ext. 1003
jkaiz@d57.org

July 5, 2025

To the Village of Mount Prospect,

As part of the planning and approval process, we understand that there are fees associated with platting, building permits, and zoning request applications. These fees include platting ($250), zoning ($1500), code exceptions ($250), and permit fees for the project, including the estimate of construction costs for Village Board consideration.

The estimated site cost is $8,600,000 with a total estimated construction cost of $66,250,000.

On behalf of School District 57, we respectfully request that these fees be waived for the district's upcoming construction projects.

We appreciate your continued partnership and support. Please don't hesitate to reach out if any additional information or clarification is needed.

Thank you for your assistance,

Jason Kaiz
Assistant Superintendent for Finance and Operations
Mount Prospect School District 57

NICHOLAS & ASSOCIATES, INC.

1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone (847) 394.6200 | Fax (847) 394.6205

PROJECT: **DATE:**

Mount Prospect School District 57 - New Lincoln Middle School
50% CD Budget Assessment

5/30/2025

ITEM		TRADE	50% CD Budget	Comments/Vendors
Div. 02 - Existing Conditions			**$1,000,000**	
		Building Demolition	$1,000,000	
Div. 03 - Concrete			**$3,500,000**	
		CIP Concrete/SOG	$2,350,000	
		Precast Concrete	$1,150,000	
Div. 04 - Masonry			**$4,750,000**	
		Masonry	$4,750,000	
Div. 05 - Steel			**$5,050,000**	
		Structural & MISC Steel	$3,800,000	
		Light Gauge Framing	$1,250,000	
Div. 06 - Woods, Plastics, & Composites			**$300,000**	
		Rough Carpentry & Blocking	$300,000	
Div. 07 - Thermal and Moisture Protection			**$3,700,000**	
		Roofing & Sheet Metal	$1,925,000	
		Metal Panels	$950,000	
		Fiber Cement Siding	$600,000	
		Fire Stopping	$75,000	
		Sealants & Caulking	$150,000	
Div. 08 - Openings			**$3,905,000**	
		Doors/Frames/Hardware Package	$1,900,000	
		Coiling/OH Doors	$55,000	
		Aluminum/Glass, Storefront & Curtainwall	$1,850,000	
		Fire Shutters	$100,000	
Div. 09 - Finishes			**$5,350,000**	
		Gypsum Board Assemblies	$1,150,000	
		Acoustical Ceilings	$850,000	
		Flooring & Ceramic Tile	$3,000,000	
		Painting	$350,000	
Div. 10 - Specialties			**$1,445,000**	
		Signage & Letters	$110,000	
		Toilet Partitions & Accessories	$180,000	
		Operable Partitions	$350,000	
		Fire Extinguishers & Cabinets	$25,000	
		Display Cases	$30,000	
		Visual Display Boards	$150,000	
		Metal Lockers	$600,000	
Div. 11 - Equipment - Not Used			**$550,000**	
		Gym Equipment	$400,000	
		Bleachers	$150,000	
Div. 12 - Furnishings			**$1,700,000**	
		Manufactured Casework	$1,600,000	
		Window Shades	$100,000	
Div. 14 - Conveying Equipment			**$200,000**	
		Elevators	$200,000	

ITEM		TRADE	50% CD Budget	Comments/Vendors
Div. 21 - Fire Suppression			**$600,000**	
		Fire Protection	$600,000	
Div. 22 - Plumbing			**$2,400,000**	
		Plumbing	$2,400,000	
Div. 23 - HVAC			**$7,600,000**	
		HVAC	$7,600,000	
Div. 26 - Electrical			**$8,900,000**	
		Electrical	$8,900,000	
Div. 27 - Communications			**In Division 26**	
Div. 28 - Electronic Safety and Security			**In Division 26**	
Div. 31 - Earthwork			**$2,200,000**	
		Site Demo/Excavation/Backfill	$2,200,000	
Div. 32 - Exterior Improvements			**$2,765,000**	
		Concrete Paving	$700,000	
		Asphalt	$700,000	
		Track Surfacing	$165,000	
		Fencing, Gates & Screening	$250,000	
		Outdoor Furnishings, Bike Racks & Flagpole	$150,000	
		Landscaping	$800,000	
Div. 33 - Site Utilities			**$4,000,000**	
		Storm, Sanitary & Water	$4,000,000	
Sub-Total Construction Cost			**$59,915,000**	

Construction & Design Contingency:	**$4,194,050**	
Escalation:	**$2,097,025**	**Assumes 3.5% for (1) year**
Cost of Construction:	**$66,206,075**	
Builders Risk Insurance:	**By Owner**	
Insurance:	**$456,822**	
Performance & Payment Bond:	**$662,061**	
CM Fee:	**$2,648,243**	
Fixed General Conditions:	**$1,901,300**	**Assumes 18 - 23 months construction duration**
Reimbursable General Conditions:	**$750,000**	**TBD based on final scope of work**
A/E Professional Fees:	**$5,031,215**	**Fee applied to cost of construction (STR to confirm)**
Environmental Consulting/Remediation:	**$40,000**	**Placeholder - District to confirm**
FF&E:	***Not Included***	**Tracking separately below**
Technology:	***Not Included***	**Tracking separately below**
Geotechnical/Survey Work:	**$75,000**	**Allowance**
Subtotal:	**$77,770,716**	

Total All-In Project Cost	**$77,770,716**	
FF&E:	**$1,850,000**	**Placeholder**
Technology:	**$500,000**	**Placeholder**

Alternates:

None

Budget Exclusions:

Permit Fees
Public/Private Utility Fees (ComEd, Nicor, etc.)
Agency Having Jurisdiction Review Comments – VOMP, MWRD, IDPH, IEPA, etc.
Other Environmental Conditions etc.

Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A FINAL PLAT OF SUBDIVISION, A CONDITIONAL USE FOR A FINAL PLANNED UNIT DEVELOPMENT, A VARIATION, A DEVELOPMENT CODE EXCEPTION, AND THE WAIVING OF CERTAIN VILLAGE FEES, FOR PROPERTY LOCATED AT 411 SOUTH MAPLE STREET, MOUNT PROSPECT, ILLINOIS (PZ-14-25)**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The petitioner (Studio 222 Architects LLC, on behalf of the property owner, Mt Prospect Park District) is requesting a final Planned Unit Development (PUD) at 411 South Maple Street, also known as Lions Memorial Park (the subject property). The proposal includes the construction of a new community recreation center and new outdoor recreational facilities, including a swimming pool, pickleball courts, skate plaza, basketball court, outdoor game area, and seasonal ice rink. The proposal requires the following zoning approvals: 1) final plat of subdivision; 2) final PUD; 3) variation from the exterior yard setback requirement; and 4) a development code exception. The proposal meets the requirements and standards of the Village Code, and Village Staff ("Staff") is supportive of the requests.

Discussion

BACKGROUND / PROPERTY HISTORY

The subject property, Lions Memorial Park, is an existing 20.8-acre community park bounded by Maple Street to the west, Lincoln Street to the north, William Street to the east, and Sha Bonee Trail / Lions Park Elementary School to the south. The park was established in 1955 and contains a recreation center, parking lot, and outdoor recreational amenities including a swimming pool, bandshell, tennis courts, ball fields, playground, and walking paths. The recreation center was constructed in 1970, the swimming pool was constructed in 1984, and the bandshell was constructed in 1999. Phase 1 updates to the park were completed in 2024 including the new playground, new walking paths, and re-surfaced tennis courts. In November 2024, voters approved a $46.2 million bond referendum to fund Phase 2 of the park renovation, with 64.5% voting in favor.

PROPOSAL

The petitioner, Studio 222 Architects LLC, on behalf of the property owner, Mt Prospect Park District, is proposing to demolish the existing recreation center and swimming pool, and to construct a new recreation center and swimming pool, including a splash pad, water slides, bath house, and pool equipment building. The petitioner is proposing new outdoor recreational amenities including a skate plaza, basketball court, six pickleball courts, outdoor game area, and seasonal ice rink.

Site Plan: The northwest side of the park contains most of the site improvements, while the southwest and east side of the park are predominantly open green space. The park amenities are connected to each other via asphalt walking paths that link to neighborhood sidewalks and the parking lot. The petitioner notes that one of the goals of the site design is to provide direct access from the parking lot to the band shell and other outdoor amenities without having to circulate around the entire building, as with the current facility. The overall lot coverage of the subject property will increase to 33%, which is below the maximum allowable lot coverage of 75%.

The proposed recreation center is set back 10.17’ from Lincoln Street, whereas the underlying zoning district (C-R) requires a minimum setback of 30’ for the exterior side yard. The petitioner is requesting a variation from the exterior side yard setback requirements. Staff agrees that the parcel shape and position of existing amenities pose a unique challenge when siting the recreation center, and concurs that the setback requirement would pose a hardship for the park district to create a practical site plan. Staff notes that the existing facility already has a non-conforming setback (17.85’) and does not believe that reducing the setback to 10.17’ will alter the essential character of the neighborhood. Staff supports the variation request and finds that it is consistent with the overall goals of the PUD.

Recreation Center: The new two-story recreation center will be 42' tall and have 55,700 square feet with a gymnasium, walking track, dance studio, multi-generational room, multi-purpose rooms, art studio, and preschool room. The main entry will be located on the west elevation, and will feature a metal canopy. The façade will be constructed of precast concrete panels with various finishes, including Norman-sized cast brick. Design elements will include cast stone coping, woodgrain-finish metal panels, and a prefinished aluminum curtain wall system. The refuse enclosure and loading dock will be located on the northeast elevation and will be screened with a six-foot tall solid panel sliding gate.

Swimming Pool: The swimming pool area consists of a bathhouse (5,352 SF), pool equipment building (1,304 SF), leisure pool with water slides (11,878 SF), splash pad (2,960 SF), and pool deck (22,480 SF). The maximum height of the water slide structure will be 31’, measured at the top of the platform canopy. The bathhouse and the pool equipment building facades will be consistent with the materials featured on the recreation building, and will measure 19.66’ and 16.33’ in height, respectively.

Other Amenities: Six pickle ball courts will be installed to the east of the existing tennis courts, and will feature fencing and wind screens similar to the tennis courts. The skate park and basketball court will be located east of the playground. The petitioner noted in their application that the skate park and basketball court locations were chosen because of existing site grading and to maintain open space in the center of the park for programming. The seasonal ice rink will be located south of the recreation center and will be a “flood-type” sheet of ice with a liner and 2x trim board edging.

Hours of Operation: The document titled “Lions Memorial Park Land Use Table” dated July 17, 2025 (see Exhibit B) details the hours of operation and outdoor lighting for the current and

proposed amenities. The time range represents the earliest and latest times proposed for each amenity, though it is not expected that every amenity will operate every day for the entire operating window. The recreation center is proposed to operate 6AM to 11PM year-round. The pool is proposed to operate 6AM to 9PM during the summer season, however, the pool will be closed when events take place at the bandshell. The bandshell is proposed to operate between 7AM to 10PM during the summer season. Outdoor sports courts with lighting are proposed to operate between 7AM to 10PM, seasonally. Outdoor amenities without lighting are proposed to operate from dawn to dusk.

Parking: The petitioner provided a parking study to estimate parking demand for the site using various methods. Overall site occupancy is increasing by approximately 13%, not considering seasonality and scheduling. The existing uses require approximately 800 parking stalls according to code, yet the subject property currently contains 179 parking stalls on site. As with the existing conditions, the proposal will also be short on code-required parking. However, the Mt. Prospect Park District does not operate all uses at the same time, and is working with Staff to provide a Special Event Parking Management Plan, is pursuing parking agreements with adjacent and nearby property owners, and has committed to a review of actual parking impacts once the facility opens.

Parking Supply

The petitioner is proposing to add 21 parking stalls to the existing parking lot, increasing the total from 179 to 200 parking stalls (approximately 12% increase). The parking study included a parking survey that assessed the parking available on weekdays and weekends in the Lions Park Elementary School Parking Lot (up to 93 spaces) and Maple Street Parking Deck (up to 262 spaces). The Mt. Prospect Park District is exploring off-street parking agreements with Dason Community Church (30-50 spaces) and Busse Automotive (50-75 spaces). The parking study also documented on-street parking around the site, estimating 715 on-street parking spots available on a weekday after 4PM. Staff is encouraging that off-street parking options are explored before resorting to on-street parking.

The study included parking supply information from three Arlington Park District properties (Recreation, Camelot, and Frontier) which have maximum occupancy capacities ranging from 1,608 to 1,844 people and on-site parking provided ranging from 72 to 93 parking spaces. In comparison, Lions Memorial Park proposed capacity is 1,990 and will have 200 on-site parking spaces, more than double those other area facilities.

Parking Demand

The zoning code requires a minimum number of off-street parking spaces based square footage and occupancy for each use. The study suggests 1,070 off-street parking spaces are required for the site according to the zoning code. Staff notes that the zoning code allows for reduced off-street parking in B-5 and B-5C Central Commercial zoning districts - generally 50% of the parking required in other districts. 50% of the minimum parking requirement would be 535 parking spaces. The parking study provided an estimate of parking demand based on the Institute of Transportation Engineers (ITE) data and local data, which suggested that peak demand would be 553 vehicles, or 55% of the zoning code minimum. The Mt. Prospect Park District provided estimates of actual park activities taking place across the seasons, by time of day, versus maximum activity. Using this method, the park district estimates demand to range from 154 vehicles on the low end, to 612 vehicles during a Thursday concert at the bandshell. It shows that on a normal, non-concert day during the summer, parking demand will be roughly 250 vehicles.

Based on the 200 stalls to be provided on site, along with the additional parking available in

the Maple Street Parking Deck, on-street parking, and potential to secure parking agreements with nearby properties, Staff supports the proposed parking plan.

Should the site experience regular overflow with a need for additional parking, the petitioner identified two locations on Lincoln and Maple Streets where angled parking could be added in the public right-of-way adjacent to Lions Memorial Park. Staff is willing to explore this option should the need arise.

Landscaping: New landscaping is proposed throughout the site to complement the new buildings, enhance the parking lot, and provide limited screening for certain recreational areas, all while prioritizing an open viewshed into the expansive green space. Areas with notable new plantings include robust foundation plantings on the north façade of the recreation center; shade trees for the parking lot islands; evergreen screening on the west side of the tennis courts and south side of the skate park and basketball court; and water-tolerant species around and within the naturalized storm basin. Given the expansive green space provided within the park itself, the intent of the landscape code is met through the overall design, making the full extent of traditional commercial perimeter landscaping unnecessary.

Lighting: The petitioner provided a photometric site plan with new wall mounted lights for the recreation center and pool buildings; illuminated bollards for the walking paths near the recreation center; uplights for the flag pole; and pole-mounted lights for the parking lot. The baseball fields and tennis courts are already equipped with sports lighting, and the petitioner is proposing similar sports lighting for the pickleball courts, pool area, and seasonal ice rink. A fully compliant photometric plan will be required as part of building permit submittal.

Signage: The petitioner intends to replace the freestanding sign at the entrance of the park, containing carved letters and the park district logo on a single-sided plastic surface. The recreation center features an 8’ diameter park district logo. The bath house features walls signs identifying the different entryways (aquatics, concessions, guards, first aid). The PUD will approve signage consistent with what is submitted, and any future relief requested for signage shall require an application for a minor amendment to the PUD.

Stormwater: The subject property has an existing detention area east of the playground and the petitioner is proposing an additional detention area on the east side of the site near William Street. With a new building being constructed on site, the development code requires that stormwater detention be provided for the entire site. However, the petitioner is proposing to provide detention only for the areas being disturbed for this project. The petitioner contends that detaining the stormwater for the entirety of the subject property would require an unreasonable amount of space and have a detrimental impact on the park and its ability to function, especially for events, due to the substantial increase in area required for detention. Therefore, the petitioner is requesting an exception from the development code. Staff supports this development code exception due to the size and scale of the park. With grass areas that would remain undisturbed, including the ball fields, requiring additional detention is impractical and detrimental to the project.

Phasing: The petitioner is pursuing project design, permitting, and bidding throughout the summer and fall of 2025. If the proposal is approved by the Village Board, the petitioner will seek Mt. Prospect Park District Board approval in October 2025. Demolition of the pool and recreation center is anticipated for October / November 2025, with substantial completion of Phase 2 expected in May 2027.

ZONING REQUESTS
The proposal requires the following zoning approvals:

- **Final Plat of Subdivision (15.304):** The subject property is comprised of two parcels totaling 20.8 acres. The parcels will be consolidated into one lot of record and utility easements will be granted over existing Village storm and combined sewers crossing the site.
- **Final Planned Unit Development (PUD) (14.503.C):** A Planned Unit Development (PUD) is required because multiple buildings and accessory structures are proposed for one zoning lot. PUDs provide a tool to accommodate development which is in the public interest, provides a public benefit, and which would not otherwise be permitted by the zoning ordinance.
- **Variation from Exterior Yard Setback (14.504.C.5.a):** The proposed recreation center is set back 10.17' from Lincoln Street, whereas the underlying zoning district (C-R) requires a minimum setback of 30' for the exterior side yard. The petitioner is requesting a variation from the exterior side yard setback requirements.
- **Development Code Exception (15.401.B and 15.402.B):** The development code requires that the entire site be brought into compliance with current stormwater management standards when a new building is constructed. The petitioner is requesting a development code exception to provide stormwater detention only for the areas to be disturbed as part of this project.

ADDITIONAL CONSIDERATIONS
When a unit of local government, such as a school district, park district, or county, comes to the Village with a zoning request, the Village's Planning & Zoning Commission and Board of Trustees apply the same standards from the zoning ordinance to the zoning application as it would with a private property owner. However, in addition to the standards in the zoning ordinance, the Planning & Zoning Commission and Board of Trustees need to consider whether any condition of approval or whether a denial of the application would thwart or frustrate the unit of local government's statutory duties. Stated positively, the Village should consider whether the requested relief furthers the statutory mission of the unit of local government and, if it does, give the requested relief some deference.

Standards and Findings: Staff finds that the proposal will update aging public facilities and bring new recreation amenities to an existing community park, thereby supporting public health and general welfare of the community. The petitioner has considered the impact on the neighborhood and solicited community input on the project over the course of two years. Staff has recommended conditions of approval to address potential adverse impacts, such as landscape screening, parking management plans, and guidelines for hours of operation. 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 supports the petitioner's zoning requests.

Public Comment: The Village received one written request to fill the sidewalk gaps on Maple and Lincoln Streets.

Public Hearing: At the public hearing held on August 14, 2025, the Planning and Zoning Commission asked about the sidewalk gaps on Maple and Lincoln Street adjacent to the parking lot. The petitioner stated that the gaps will not be filled in these areas due to steep grading that would prohibit installation of an ADA-compliant public walk. The Commission discussed the setback of the recreation building from Lincoln Street. The petitioner explained

that the size of the building is dictated by the desired programming and the position of the building is optimal given the constraints of the site and the desire to provide a generous path from the parking lot to the bandshell. The petitioner noted that they provided abundant foundation landscaping and architectural interest to the north facade to compensate for the reduced setback of the building. The Commission asked about the height of the building and screening of RTUs. The petitioner stated that the predominant height of the parapet is 36' but portions of the building that are set back farther from the street measure 42' to the parapet. The petitioner confirmed that the RTUs will be screened by the parapet. The Commission inquired if there were issues with flooding in the neighborhood or on the site. The petitioner shared that the site currently has no significant stormwater management and that the project will provide notable watershed benefits for the local sewers. The Commission asked if the site will have enough parking for all the new amenities. The petitioner replied that yes, sufficient parking is available with a combination of onsite parking, offsite parking at local parking lots and garages, and on-street parking adjacent to the park. The Planning and Zoning Commission unanimously recommended approval of the requests by a vote of 7-0. No members of the public were present to voice support or opposition.

Revisions: Staff updated the conditions of approval for the plat of subdivision based on a revised plat dated August 21, 2025, and attached as part of the agenda packet. Staff revised the text for the variation from 10.2' to 10.17' to reflect the proposed setback measurement to the nearest hundredths of a foot.

Petitioner Requests: The petitioner submitted a letter requesting that the Village Board waive the second reading of the ordinance and take final action at the September 2, 2025 meeting. Village fees for the proposal include platting ($500), zoning requests ($3,000), code exception ($250), building permit ($438,148), site development ($185,505), and parkway trees ($300 per tree). Mt. Prospect Park District respectfully requests that all non-refundable Village fees be waived for the upcoming construction project.

Alternatives

A. Approval of the following motions:
1. A final plat of subdivision titled “Lions Memorial Park Consolidation,”;
2. A variation to reduce the exterior side yard setback from 30’ to 10.17’ on the segment of Lincoln Street abutting the north elevation of the recreation center;
3. A development code exception from Sections 15.401(B) and 15.402(B) to provide stormwater detention only for the areas to be developed; and
4. A conditional use for a final Planned Unit Development (PUD) consisting of a 20.8-acre recreational complex consisting of a 55,700 square foot recreation center, outdoor pool, water slides, splash pad, skate park, pickleball courts, tennis courts, basketball court, play areas, ball fields, seasonal ice rink, and other recreational amenities and associated improvements, subject to the conditions in the ordinance.
5. Waiver of the platting, zoning, code exception and non-refundable permit and site development fees.

B. Action at the discretion of the Village Board.

Staff Recommendation

Approval of the following motions:

1. A final plat of subdivision titled "Lions Memorial Park Consolidation,";
2. A variation to reduce the exterior side yard setback from 30' to 10.17' on the segment of Lincoln Street abutting the north elevation of the recreation center;
3. A development code exception from Sections 15.401(B) and 15.402(B) to provide stormwater detention only for the areas to be developed; and
4. A conditional use for a final Planned Unit Development (PUD) consisting of a 20.8-acre recreational complex consisting of a 55,700 square foot recreation center, outdoor pool, water slides, splash pad, skate park, pickleball courts, tennis courts, basketball court, play areas, ball fields, seasonal ice rink, and other recreational amenities and associated improvements, subject to the conditions in the ordinance.
5. Waiver of the platting, zoning, code exception and non-refundable permit and site development fees.

Attachments

1. PZ-14-25 Staff Report
2. PZ-14-25 Administrative Content
3. PZ-14-25 Plans
4. PZ-14-25 Technical Reports
5. PZ-14-25 411 S Maple St (MPPD Lions Park PUD) Review #6_08.20.25
6. PZ-14-25 Public Comment
7. PZ-14-25 (411 S Maple St) Minutes
8. PZ-14-25 Fee Waiver Request
9. Lions Memorial Park_2nd Hearing Waiver Request 8.20.25
10. Ord. XXXX CU for Final PUD and Final Plat (411 S Maple St)

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

Antonia Lalagos
Development Planner

DATE: August 7, 2025

CASE NUMBER
PZ-14-25

APPLICANT/PROPERTY OWNER
Studio 222 Architects LLC /
Mt Prospect Park District

PUBLIC HEARING DATE
August 14, 2025

PROPERTY ADDRESS/LOCATION
411 South Maple Street

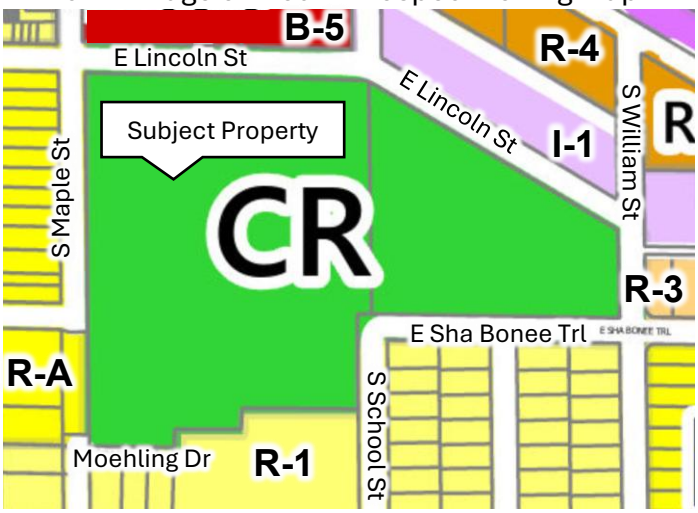
BRIEF SUMMARY OF REQUEST

The petitioner (Studio 222 Architects LLC, on behalf of the property owner, Mt Prospect Park District) is requesting a final Planned Unit Development (PUD) at 411 South Maple Street, also known as Lions Memorial Park (the subject property). The proposal includes the construction of a new community recreation center and new outdoor recreational facilities including a swimming pool, pickleball courts, skate plaza, basketball court, outdoor game area, and seasonal ice rink. The proposal requires the following zoning approvals: 1) final plat of subdivision; 2) final PUD; 3) variation from the exterior yard setback requirements; and 4) a development code exception. The proposal meets the requirements and standards of the Village Code, and Village Staff ("Staff") is supportive of the requests.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
C-R Conservation Recreation	Community park with outdoor and indoor recreational facilities	North: B-5 Central Commercial East: I-1 Limited Industrial, R-3 Low Density Residential South: R-1 Single Family Residential West: R-A Single Family Residential	20.8 acres

STAFF RECOMMENDATION APPROVE APPROVE WITH CONDITIONS DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property, Lions Memorial Park, is an existing 20.8-acre community park bounded by Maple Street to the west, Lincoln Street to the north, William Street to the east, and Sha Bonee Trail / Lions Park Elementary School to the south. The park was established in 1955 and contains a recreation center, parking lot, and outdoor recreational amenities including a swimming pool, bandshell, tennis courts, ball fields, playground, and walking paths. The recreation center was constructed in 1970, the swimming pool was constructed in 1984, and the bandshell was constructed in 1999. Phase 1 updates to the park were completed in 2024 including the new playground, new walking paths, and re-surfaced tennis courts. In November 2024, voters approved a $46.2 million bond referendum to fund Phase 2 of the park renovation, with 64.5% voting in favor.

PROPOSAL

The petitioner, Studio 222 Architects LLC, on behalf of the property owner, Mt Prospect Park District, is proposing to demolish the existing recreation center and swimming pool, and to construct a new recreation center and swimming pool, including a splash pad, water slides, bath house, and pool equipment building. The petitioner is proposing new outdoor recreational amenities including a skate plaza, basketball court, six pickleball courts, outdoor game area, and seasonal ice rink.

Site Plan: The northwest side of the park contains most of the site improvements, while the southwest and east side of the park are predominantly open green space. The park amenities are connected to each other via asphalt walking paths that link to neighborhood sidewalks and the parking lot. The petitioner notes that one of the goals of the site design is to provide direct access from the parking lot to the band shell and other outdoor amenities without having to circulate around the entire building, as with the current facility. The two existing vehicular access points into the subject property, on Maple and Lincoln Street, will remain. The west side of the parking lot encroaches into the public right of way and will require a license agreement between the Mt Prospect Park District and the Village. The overall lot coverage of the subject property will increase to 33%, which is below the maximum allowable lot coverage of 75%.

The proposed recreation center is set back 10.2’ from Lincoln Street, whereas the underlying zoning district (C-R) requires a minimum setback of 30’ for the exterior side yard. The petitioner is requesting a variation from the exterior side yard setback requirements. Staff agrees that the parcel shape and position of existing amenities pose a unique challenge when siting the recreation center, and concurs that the setback requirement would pose a hardship for the park district to create a practical site plan. Staff notes that the existing facility already has a non-conforming setback (17.85’) and does not believe that reducing the setback to 10’ will alter the essential character of the neighborhood. Staff supports the variation request and finds that it is consistent with the overall goals of the PUD.

Recreation Center: The new recreation center will be 42’ tall and set back 10.17’ from Lincoln Street. The two-story building will be 55,700 square feet and contain a gymnasium, walking track, dance studio, multi-generational room, multi-purpose rooms, art studio, and preschool room. The main entry will be located on the west elevation, and will feature a metal canopy. The façade will be constructed of precast concrete panels with various finishes, including Norman-sized cast brick. Design elements will include cast stone coping, woodgrain-finish metal panels, and a prefinished aluminum curtain wall system. The refuse enclosure and loading dock will be located on the northeast elevation and will be screened with a six-foot tall solid panel sliding gate.

Swimming Pool: The swimming pool area consists of a bathhouse (5,352 SF), pool equipment building (1,304 SF), leisure pool with water slides (11,878 SF), splash pad (2,960 SF), and pool deck (22,480 SF). The maximum height of the water slide structure will be 31', measured at the top of the platform canopy. The bathhouse and the pool equipment building facades will be consistent with the materials featured on the recreation building, and will measure 19.66' and 16.33' in height, respectively.

Other Amenities: Six pickle ball courts will be installed to the east of the existing tennis courts, and will feature fencing and wind screens similar to the tennis courts. The skate park and basketball court will be located east of the playground. The petitioner noted in their application that the skate park and basketball court locations were chosen because of existing site grading and to maintain open space in the center of the park for programming and concert seating close to the bandshell. The seasonal ice rink will be located south of the recreation center and will be a "flood-type" sheet of ice with a liner and 2x trim board edging.

Hours of Operation: The document titled "Lions Memorial Park Land Use Table" dated July 17, 2025 (see Exhibit B) details the hours of operation and outdoor lighting for the current and proposed amenities. The time range represents the earliest and latest times proposed for each amenity, though it is not expected that every amenity will operate every day for the entire operating window. The recreation center is proposed to operate 6AM to 11PM year-round. The pool is proposed to operate 6AM to 9PM during the summer season, however, the pool will be closed when events take place at the bandshell. The bandshell is proposed to operate between 7AM to 10PM during the summer season. Outdoor sports courts with lighting (baseball fields, tennis courts, pickle ball courts, and ice rink) are proposed to operate between 7AM to 10PM, seasonally. Outdoor amenities without lighting (playground, skate plaza, basketball court, outdoor game area, and pedestrian paths) are proposed to operate from dawn to dusk.

Parking: The petitioner provided a parking study to estimate parking demand for the site using various methods. The study noted that the new recreation center will accommodate fewer people than the existing building (523 versus 589) however the maximum occupancy for all outside uses is increasing from 1,640 to 1,990. Overall capacity is increasing by approximately 13%, not considering seasonality and scheduling. The existing uses require approximately 800 parking stalls according to code, yet the subject property currently contains 179 parking stalls on site. Much like how the existing facility is short on parking when all uses are contemplated simultaneously, the new facility will also be short on code-required parking. However, the Mt Prospect Park District does not operate all uses at the same time, and is working with Staff to provide a Special Event Parking Management Plan, is pursuing parking agreements with adjacent and nearby property owners, and has committed to a review of actual parking impacts once the facility opens.

<u>Parking Supply</u>
The petitioner is proposing to add 21 parking stalls to the existing parking lot, increasing the total from 179 to 200 parking stalls (approximately 12% increase). The parking study included a parking survey that assessed the parking available on weekdays and weekends in nearby parking lots and parking garages. For example, on a weekday after 4PM, Lions Park Elementary School has an estimated 78 spots available, and Maple Street Parking Deck has an estimated 167 spots available. The Mt Prospect Park District is exploring off-street parking agreements with Dason Community Church (30-50 spaces) and Busse Automotive (50-75 spaces). The parking study also documented on-street

parking around the site, estimating 715 on-street parking spots available on a weekday after 4PM. Staff is encouraging that off-street parking options are explored before resorting to on-street parking.

The study included parking supply information from three Arlington Park District properties (Recreation, Camelot, and Frontier) which have maximum occupancy capacities ranging from 1,608 to 1,844 people and on-site parking provided ranging from 72 to 93 parking spaces. In comparison, Lions Memorial Park proposed capacity is 1,990 and will have 200 on-site parking spaces, more than double those other area facilities.

Parking Demand

The zoning code requires a minimum number of off-street parking spaces based square footage and occupancy for each use. The study suggests 1,070 off-street parking spaces are required for the site according to the zoning code.[1] The calculation is based on the maximum occupancy of each individual use occurring simultaneously, which would not occur in reality.

Staff notes that the zoning code allows for reduced off-street parking in B-5 and B-5C Central Commercial zoning districts - generally 50% of the parking required in other districts. While the subject property is zoned C-R Conservation Recreation as it is a park, it is immediately adjacent to the B-5 Central Commercial zoning district and just down the street from the Maple Street Parking Deck, which has 262 parking stalls. 50% of the minimum parking requirement would be 535 parking spaces.[2]

The parking study provided an estimate of parking demand based on the Institute of Transportation Engineers (ITE) data and local data, which suggested that peak demand would be 553 vehicles, 55% less than the zoning code minimum.[3]

The Mt Prospect Park District provided estimates of actual park activities taking place across the seasons, by time of day, versus maximum activity. Using this method, the park district estimates demand to range from 154 vehicles on the low end, to 612 vehicles during a Thursday concert at the bandshell.[4] It shows that on a normal, non-concert day during the summer, parking demand will be roughly 250 vehicles.

Staff created Table 1 to estimate the parking deficiency according to the various methods used in the parking study. Based on the 200 stalls to be provided on site, along with the additional parking available in the Maple Street Parking Deck, on-street parking, and potential to secure parking agreements with nearby properties, Staff supports the proposed parking plan.

Parking Management

Staff is requiring the following mitigation and monitoring measures to address potential parking overflow:

1) A Parking Management Plan detailing parking accommodations for day-to-day activities, demonstrating adequate parking for the facility exists largely onsite;
2) A Special Event Parking Plan detailing additional off-site parking to be provided on nearby properties via off-site parking agreements, usage of the Maple Street Parking Deck, on-street parking, and information on how parking is coordinated for special events; and
3) Monitoring and reporting on the parking management plan, with a report required to be submitted to the Village Manager's Office after one full year of park operation.

Should the site experience regular overflow with a need for additional parking, the petitioner identified two locations on Lincoln and Maple Streets where angled parking could be added in the public right-of-way adjacent to Lions Memorial Park. Staff is willing to explore this option should the need arise.

Table 1: Lions Memorial Park – Estimated Parking Deficiency

Method	Minimum Stalls Required	Deficiency w/ Onsite Parking Lot Only (200 stalls)	Deficiency w/ All Parking Lots + Deck (525 stalls)	Deficiency w/ All Off- and Adjacent On-Street (688 spaces)	Deficiency w/ All Off- and All On-Street (1240 spaces)
Village Zoning Code C-R District[1]	1,070	-870	-545	-382	170
Mt Prospect Park District Estimates[4]	612	-412	-87	76	628
ITE + Local Data[3]	553	-353	-28	135	687
Village Zoning Code B-5 District[2]	535	-335	-10	153	705

Landscaping: The petitioner is requesting relief from the strict letter of the landscape code, particularly for requirements related to perimeter landscaping, parking lot landscaping, and the mix of deciduous and evergreen plantings. New landscaping is proposed throughout the site to complement the new buildings, enhance the parking lot, and provide limited screening for certain recreational areas, all while prioritizing an open viewshed into the expansive green space. Areas with notable new plantings include robust foundation plantings on the north façade of the recreation center; shade trees for the parking lot islands; evergreen screening on the west side of the tennis courts and south side of the skate park and basketball court; and water-tolerant species around and within the naturalized storm basin. The petitioner proposes to remove 19 trees to facilitate the improvements and plant 63 new trees comprised of 16 different species.

Given the expansive green space provided within the park itself, the intent of the landscape code is met through the overall design, making the full extent of perimeter landscaping unnecessary and allowing for visual and functional value in preserving open, unobstructed greenspace along the park's edges. The petitioner is providing significant landscaping around new amenities and in areas requiring code relief, such as the north face of the new recreation facility.

Lighting: The petitioner provided a photometric site plan with new wall mounted lights for the recreation center and pool buildings; illuminated bollards for the walking paths near the recreation center; uplights for the flag pole; and pole-mounted lights for the parking lot. The baseball fields and tennis courts are already equipped with sports lighting, and the petitioner is proposing similar sports lighting for the pickleball courts, pool area, and seasonal ice rink. A fully compliant photometric plan will be required as part of building permit submittal.

Signage: The petitioner intends to replace the freestanding sign at the entrance of the park, containing carved letters and the park district logo on a single-sided plastic surface. The recreation center features an 8' diameter park district logo. The bath house features walls signs identifying the different entryways (aquatics, concessions, guards, first aid). The PUD will approve signage consistent with what is submitted, and any future relief requested for signage shall require an

application for a minor amendment to the PUD.

Stormwater: The subject property has an existing detention area east of the playground and the petitioner is proposing an additional detention area on the east side of the site near William Street. With a new building being constructed on site, the development code requires that stormwater detention be provided for the entire site. However, the petitioner is proposing to provide detention only for the areas being disturbed for this project. The petitioner contends that detaining the stormwater for the entirety of the subject property would require an unreasonable amount of space and have a detrimental impact on the park and its ability to function, especially for events, due to the substantial increase in area required for detention. Therefore, the petitioner is requesting an exception from the development code. The petitioner has submitted an application for a watershed management permit to MWRD with approval from the Public Works Department.
With the petitioner providing stormwater detention for the newly proposed amenities, Staff supports this development code exception due to the size and scale of the park. With grass areas that would remain undisturbed, including the ball fields, requiring additional detention to be provided is impractical and detrimental to the project. The intent of this code section is to make outdated, noncompliant commercial property compliant with today's standards, and it is unreasonable to apply such a requirement to a 20-acre park property that is almost 70% open space.

Phasing: The petitioner is pursuing project design, permitting, and bidding throughout the summer and fall of 2025. If the proposal is approved by the Village Board, the petitioner will seek Mt Prospect Park District Board approval in October 2025. Demolition of the pool and recreation center is anticipated for October / November 2025, with substantial completion of Phase 2 expected in May 2027.

PUBLIC INPUT
Mt Prospect Park District (MPPD) has conducted extensive outreach regarding both Phase 1 and Phase 2 of the park renovation. A 30-member Citizen Task Force was created in early 2024 to provide input on the proposed referendum. In the spring and summer of 2024, MPPD collected feedback via a community survey and polling conducted by an independent polling firm. MPPD created a dedicated email address for questions and suggestions, and hosted two community information meetings at the Lions Recreation Center regarding the referendum. After the referendum was passed, MPPD hosted two open houses in January and April 2025 showcasing the preliminary project designs and renderings for public comment. As of this writing, Staff has not received public comment on the proposal.

ZONING REQUESTS
The proposal requires the following zoning approvals:

Final Plat of Subdivision (15.304): The subject property is comprised of two parcels totaling 20.8 acres. The parcels will be consolidated into one lot of record and utility easements will be granted over existing Village storm and combined sewers crossing the site.

Final Planned Unit Development (PUD) (14.503.C): A Planned Unit Development (PUD) is required because multiple buildings and accessory structures are proposed for one zoning lot. PUDs provide a tool to accommodate development which is in the public interest, provides a public benefit, and which would not otherwise be permitted by the zoning ordinance. Petitioners can seek relief from many aspects of the zoning code provided the proposal meets the Conditional Use and applicable

PUD standards.

Variation from Exterior Yard Setback (14.504.C.5.a): PUDs allow flexibility with bulk regulations, however, the standards for PUDs with other exceptions require that the setbacks are no less than the required setbacks in the abutting zoning district or the zoning district underlying the subject site, whichever is greater. The proposed recreation center is set back 10.2' from Lincoln Street, whereas the underlying zoning district (C-R) requires a minimum setback of 30' for the exterior side yard. The petitioner is requesting a variation from the exterior side yard setback requirements.

Development Code Exception (15.401.B and 15.402.B): As noted above, the development code requires that the entire site be brought into compliance with current stormwater management standards when a new building is constructed. The petitioner is requesting a development code exception to provide stormwater detention only for the areas to be disturbed as part of this project.

ADDITIONAL CONSIDERATIONS

When a unit of local government, such as a school district, park district, or county, comes to the Village with a zoning request, the Village's Planning & Zoning Commission and Board of Trustees apply the same standards from the zoning ordinance to the zoning application as it would with a private property owner. However, in addition to the standards in the zoning ordinance, the Planning & Zoning Commission and Board of Trustees need to consider whether any condition of approval or whether a denial of the application would thwart or frustrate the unit of local government's statutory duties. Stated positively, the Village should consider whether the requested relief furthers the statutory mission of the unit of local government and, if it does, give the requested relief some deference.

In light of this, for Mt Prospect Park District's application before the Planning & Zoning Commission, in addition to all the typical zoning standards that would be applied, the Planning & Zoning Commission should consider:

1. How does the application relate to the Park District's mission?
2. What are the Park District's statutory duties related to the application?
3. What sections of the Park District Code would be affected if the application is granted or denied?
4. How does the application relate to the Park District's statutory duties?
5. Would the Park District's statutory duties be frustrated if the Village denied the application? If yes, how so?
6. If the application were granted, would the Park District be able to more fully meet its statutory duties? If yes, how so?

When considering these questions, the Planning and Zoning Commission should rely on 70 ILCS 1205/8, the most important of which is section 10 (70 ILCS 1205/8-10), which outlines the statutory powers and duties of park districts. A copy of the referenced section of the Park District Code, 70 ILCS 1205/8-10, is attached hereto.

The petitioner asserts that granting the requested relief serves the public interest by improving mental and physical health, contributing to positive environmental outcomes, and increasing property values. The petitioner states that they carefully considered the site design to balance the recreational needs of the community with the impact on the surrounding neighborhood. The petitioner suggests that adhering to the strict letter of the code would have a severe, detrimental impact on the character

of the site and neighborhood, and would potentially render the project financially infeasible.

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the standards and 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 shall use the findings of fact to guide their recommendation to the Village Board.

STAFF RECOMMENDATION

Staff finds that the proposal meets the applicable standards contained in the Mount Prospect Zoning Ordinance. Staff requests 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 motions:

1. A final plat of subdivision titled "Lions Memorial Park Consolidation," subject to the condition that the petitioner address all comments listed in Village Review Letter #2, dated July 3, 2025 and revised July 25, 2025;
2. A variation to reduce the exterior side yard setback from 30' to 10.2' on the segment of Lincoln Street abutting the north elevation of the recreation center, subject to the following conditions:
    a. The recreation center north façade shall be developed in strict conformance with the elevations provided on sheets A2.00 and A2.01, from the plan set titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of July 16, 2025; and
    b. The foundation landscaping on the north elevation of the recreation center shall be developed in strict conformance with the landscape plan provided on sheet LP-101, from the plan set titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of July 16, 2025;
3. A development code exception from Sections 15.401(B) and 15.402(B) to provide stormwater detention only for the areas to be developed, subject to the condition that the petitioner obtain a watershed permit from the MWRD;
4. A conditional use for a final Planned Unit Development (PUD) consisting of a 20.8-acre recreational complex consisting of a 55,700 square foot recreation center, outdoor pool, water slides, splash pad, skate park, pickleball courts, tennis courts, basketball court, play areas, ball fields, seasonal ice rink, and other recreational amenities and associated improvements, subject to the following conditions:
    a. General conformance with the approved development plans which consist of the following:
        i. Development plan set (56 pages) containing civil, landscape, and architectural plans, titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of July 16, 2025;
        ii. Skate Park Plans(12 pages) titled "Lions Park Skate Park 100% Design Development" prepared by Spohn Ranch and bearing the latest revision date of May 14, 2025;
        iii. Photometric Site Plan PS1.1 (1 page) titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of June 23, 2025;

iv. Photometric Plans (13 pages) titled “Lions Park Outdoor Pickleball Courts” prepared by Musco and bearing the latest revision date of May 15, 2025; and
v. RTU Screening Exhibits (3 pages) titled “MPPD Lions Recreation Center” prepared by Studio 222 Architects and bearing the latest revision date of May 27, 2025 and July 11, 2025;

b. In addition to the land uses permitted within the C-R Conservation Recreation District, the following use exceptions shall also be permitted within the proposed PUD:
   i. Accessory structures greater than 30 feet in height;
   ii. Bandshell;
   iii. Daycare center (preschool);
   iv. Lighted ball fields; and
   v. Recreational complexes; and
   vi. Seasonal ice rink;
c. Any future expansion, or increase in intensity, of any of the use exceptions beyond what is proposed may be considered a “minor change” to the Planned Unit Development and approved by the Village Manager after recommendation from the Community Development Director. In the event Village Staff determines that a request is a “major change” requiring a public hearing, then a formal application shall be submitted to request an amendment to the approved PUD.
d. Prior to occupancy, the Mt Prospect Park District shall secure a license agreement with the Village of Mount Prospect for the west side of the parking lot to encroach into the public right of way;
e. Prior to occupancy, the petitioner shall provide the following parking plans / agreements for review and approval by the Village Manager:
   i. Parking Management Plan;
   ii. Special Event Parking Plan; and
   iii. Off-site Parking Agreements;
f. Following one year of park operation, the Mt Prospect Park District shall submit a Parking Impact Report to the Village’s Community Development and Public Works Departments. The report shall include:
   i. A summary of observed parking demand patterns and peak occupancy;
   ii. Indication of any recurring overflow issues or complaints;
   iii. Discussion of any mitigation measures already implemented; and
   iv. Recommendations (if any) for changes to parking layout, event parking, signage, or shared use agreements;
g. Hours of operation shall be in general conformance with the hours listed in the document titled “Lions Memorial Park Land Use Table,” dated July 17, 2025 and attached as Exhibit B, with the following exception:
   i. The community pool shall be closed when events take place at the bandshell;
h. Signage shall be in general conformance with the signage shown on pages A2.00 of the plan titled “MPPD Lions Recreation Center” prepared by Studio 222 Architects and bearing the latest revision date of July 16, 2025, and shown on page 1.2 “Lions Park Memorial Sign” prepared by Studio 222 Architects and bearing the latest revision date of May 27, 2025;
   i. Wind screens shall not display any logos or signage;
   ii. Signage may be displayed on the interior walls of the seasonal ice rink only; and
   iii. Any modification to the recreational complex’s signage requires an administrative PUD amendment;
i. A fully compliant photometric plan will be required as part of the building permit submittal;

j. Light fixture shielding or glare guards for the outdoor sports lighting fixtures may be required at final inspection; and
k. Except for the relief granted by the planned unit development, variation, and development code exception, compliance with all applicable development, fire, building, and other Village Codes and regulations is required.

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

ATTACHMENTS:

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

I concur:



Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

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 states that the park enhances public health through the provision of recreational opportunities and improved air and water quality. The petitioner contends that many of the uses already exist at the park and historically the amenities have been well received by the community and neighbors. The petitioner asserts that parks and recreation facilities have a positive impact on surrounding home values. The petitioner notes that the existing and proposed uses are compatible with the residential and institutional uses surrounding the subject property. The petitioner reports that plans will be submitted to the MWRD to ensure all utilities and drainage requirements are met. The petitioner does not expect changes to traffic patterns and provided a parking study as part of the PUD submission. Per the petitioner, the proposal aligns with many of the goals of the Village Comprehensive Plan. The petitioner concludes that they will follow regulations and review all recommendations brought forward by the Planning and Zoning Commission.

Staff's Findings: Staff finds that the proposal will update aging public facilities and bring new recreation amenities to an existing community park, thereby supporting public health and general welfare of the community. The petitioner has considered the impact on the neighborhood and solicited community input on the project over the course of two years. Staff has recommended conditions of approval to address potential adverse impacts, such as landscape screening, parking management plans, and guidelines for hours of operation. 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.

GENERAL STANDARDS FOR PLANNED UNIT DEVELOPMENTS
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 responded that they carefully considered the site design to balance the needs of the community with the impact on the surrounding neighborhood. The petitioner considers the recreation center setback of approximately 10' from Lincoln Street to be appropriate given the site constraints and the desire to provide direct access from the parking lot to the band shell and other outdoor amenities without having to circulate around the entire building, as with the current facility. The petitioner contends that the C-R district maximum building height of 30' is outdated and that the 42' building height is necessary to accommodate tall ceilings comparable to other modern recreational facilities. The petitioner notes that the interior layout of the gym resulted in an uninterrupted wall span over 200 feet long along Lincoln Street, however the petitioner included 12-foot wide curtainwall windows and substantial foundation landscaping to break up the visual expanse of the façade. The petitioner asserts that the principle use of the PUD is consistent with many goals of the Village Comprehensive Plan, and suggests that green spaces and community recreation centers improve mental and physical health, contribute to positive environmental outcomes, and increase property values. The petitioner is proposing a sidewalk extension to enhance connection to the neighborhood and asserts that the off-street and on-street parking supply will meet projected parking demand.

Staff's Findings: The PUD provides flexibility for developments to deviate from the strict letter of the code. The proposal deviates in several areas, including bulk requirements (setback, height), stormwater detention, perimeter landscaping, off-street parking requirements, and use exceptions. However, Staff finds that all deviations are in the public interest and consistent with the purpose of the zoning ordinance and the Comprehensive Plan. Staff is requiring a parking management plan, special event parking plan, off-site parking agreements, and monitoring and reporting on the parking supply and demand to minimize traffic and parking congestion in the neighborhood to the greatest extent possible.

STANDARDS FOR PLANNED UNIT DEVELOPMENTS WITH USE EXCEPTIONS
Section 14.504.B of the Village of Mount Prospect Zoning Ordinance states that the approving ordinance may provide for uses in the planned development not allowed in the underlying district, provided the following conditions are met:

1. Proposed use exceptions enhance the quality of the planned unit development and are compatible with the primary uses.

2. Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties.
3. Proposed use exceptions shall not represent more than forty percent (40%) of the total floor area. However, in a residential planned unit development area no more than ten percent (10%) of the site area or the total floor area shall be devoted to commercial use. No industrial use shall be permitted within a residential planned unit development.

Petitioner's Findings: The petitioner asserts that the proposed use exceptions enhance the quality of the planned unit development and are compatible with the primary uses. The petitioner explains that the existing bandshell and lighted baseball fields at Lions Park have been integral to bringing the community together for summer activities and events for many years. The bandshell is the only outdoor music venue in the Village. Similarly, the proposed water slides will be the only slides of their kind in the Village. The petitioner maintains that the preschool/early childhood classroom is compatible with the parks uses and will be similar to the classroom that currently exists within the Central Community Center. The petitioner notes that the new recreation center will replace the existing facility at nearly the same location on the site. The petitioner states that the proposed use exceptions comprise approximately 27.6% of the total site area.

Staff's Findings: Staff finds that all proposed use exceptions, including accessory structures greater than 30 feet in height, daycare center (preschool), lighted ball fields, and recreational complexes, are compatible with the primary use, a community recreational complex. Staff finds that the proposed use exceptions are situated on the site and screened in such a way as to dissipate negative impacts on surrounding properties.

STANDARDS FOR PLANNED UNIT DEVELOPMENTS WITH OTHER EXCEPTIONS

Section 14.504.C of the Village of Mount Prospect Zoning Ordinance provides that a Planned Development which does not comply with the requirements of the underlying zoning district's regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards shall conform to the following requirements:

1. Any reduction in the requirements of this chapter is in the public interest.
2. The proposed exceptions would not adversely impact the value or use of any other property.
3. Such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.
4. In residential planned unit developments the maximum number of dwelling units allowed per acre shall not exceed forty eight (48) units per acre for developments incorporating senior housing or assisted living facilities.
5. All buildings are to be located within the planned unit development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
    a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.
    b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.
    c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Planning and

Zoning Commission shall recommend either or both of the following requirements:

i. All structures located on the perimeter of the planned unit development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
ii. All structures located along the entire perimeter of the planned unit development must be permanently screened with sight proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.

d. The area of open space provided in a planned unit development shall be at least that required in the underlying zoning district.

Petitioner's Findings: The petitioner responded that the deviations are necessary for optimal park design and functionality for the neighborhood and overall community. The petitioner asserts that parks and recreation facilities have a positive impact on surrounding home values. The petitioner explains that the intent for the site is to maintain a balance of open green space, outdoor recreation areas, and indoor facility space. The petitioner considers the recreation center setback of approximately 10' from Lincoln Street to be appropriate given the site constraints and the desire to provide direct access from the parking lot to the band shell and other outdoor amenities without having to circulate around the entire building, as with the current facility.

Staff's Findings: Staff finds that all deviations are in the public interest and will not have an adverse impact on the value or use of surrounding property. The petitioner has considered the impact on the neighborhood and solicited community input on the project over the course of two years. Staff has recommended conditions of approval to address potential adverse impacts, such as landscape screening, parking management plans, and guidelines for hours of operation. The petitioner is seeking a variation from the setback requirement under 14.504.C.5a, because the underlying zoning district (C-R) exterior yard setback requirement is 30' on Lincoln Street, but the proposed setback for the recreation center is approximately 10'. Staff supports the exceptions and finds that they are consistent with the overall goals of the PUD.

VARIATION STANDARDS

Section 14.203.C.9 of the Village of Mount Prospect Zoning Ordinance provides that Variation shall conform to the following requirements:

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: The petitioner considers the recreation center setback of approximately 10' from Lincoln Street to be appropriate given the site constraints and the desire to provide direct access from the parking lot to the band shell and other outdoor amenities without having to circulate around the entire building, as with the current facility. The petitioner argues that the proposed recreation center is one of a kind and that the 30' setback requirement is unrealistic for a modern facility of this size. The petitioner explains that the goal of the new facility and site related improvements is to integrate with the existing uses on site and provide direct access from the parking lot to the entire park via a generous and welcoming passageway between the pool building and recreation center, a.k.a. "the gateway to the park." The petitioner notes that the hardship is not caused by any person presently having an interest in the property. The petitioner explains that the park and recreation center can help enhance public health and reduce stress by promoting physical activity including walking, visual and performing arts, sports, and many other programming opportunities. In addition, the welcoming passageway between the pool building and recreation center will also serve as fire truck access around the new facility. The petitioner notes that historically, these amenities have all been well received by the community and surrounding neighbors and have not been a nuisance. The petitioner points out that the existing recreation center does not comply with the 30' setback requirement; therefore, the proposed setback for the new facility will not alter the essential character of the neighborhood. The petitioner concludes that the exception will not reduce the supply of light and air, increase congestion, increase fire risk, create drainage problems, endanger public safety, or diminish property values.

Staff's Findings: Staff agrees that the parcel shape and position of existing amenities pose a unique challenge when siting the recreation center, and concurs that the setback requirement would pose a hardship for the park district to create a practical site plan. Staff does not see financial gain as a driving force behind the variation request. Staff is requiring design elements and foundation landscaping to provide visual interest on the north elevation of the recreation center. Staff notes that the existing facility already has a non-conforming setback (17.85') and does not believe that reducing the setback to 10' will alter the essential character of the neighborhood. Staff supports the variation request and finds that it is consistent with the overall goals of the PUD.

STANDARDS FOR DEVELOPMENT CODE EXCEPTIONS

Section 15.109 provides that exceptions may be granted from the Village of Mount Prospect Development Code upon finding that severe hardship, caused by conditions uniquely attributable to the land under consideration, would be imposed upon an applicant by compliance with these regulations and upon a finding that there are alternate feasible means of fulfilling the purpose and spirit of the regulations to protect the public health, safety and welfare, if 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 an exception are based are unique to the property for which the exception is sought and are not generally applicable to other property within the same zoning classification;
3. The purpose of the exception 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 exception 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 exception will not alter the essential character of the neighborhood; and
7. The proposed exception 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: The petitioner states that the property is unique in nature in that it is primarily undeveloped green space with minimal drainage slopes and interspersed drainage patterns and infrastructure. The petitioner asserts that it is not practical to route the entirety of the property to stormwater management facilities, especially when considering that the site is primarily green space, therefore resulting in much less runoff than a traditional site of similar size. The petitioner explains that the purpose of the exception is to account for the stormwater benefits provided by the site in its current state as well as continue to maximize use of and preserve recreational space and opportunities for park patrons. The petitioner contends that the hardship is due to the unique conditions of the site as well as lack of provisions in Village code to account for the large portions of the site that will remain undisturbed. The petitioner argues that the granting of the exception will not be detrimental to public welfare or adjacent property owners, as the improvements include significant stormwater management improvements for large portions of the site, which will have significant local watershed benefits. The petitioner suggests that adhering to the requirements would have a severe, detrimental impact on the character of the site and neighborhood, as significant portions of the valuable open space would need to be converted to stormwater management areas in order to fully comply with Village requirements. The petitioner concludes that the exception will not reduce the supply of light and air, increase congestion, increase fire risk, or create drainage problems.

Staff's Findings: Sections 15.401.B and 15.402.B of the Village Code require that the entire site be brought into compliance with current stormwater management standards when a new building is constructed. With the petitioner providing stormwater detention for the newly proposed amenities, Staff supports this development code exception due to the size and scale of the park. With grass areas that would remain undisturbed, including the ball fields, requiring additional detention to be provided is impractical and detrimental to the project. The intent of this code section is to make outdated, noncompliant commercial property compliant with today's standards, and it is unreasonable to apply such a requirement to a 20-acre park property that is almost 70% open space.

Staff concurs that this code requirement would place a severe hardship on the proposed development. Staff further concurs that the development as proposed would provide significant stormwater management benefits to the watershed where currently none exist. Staff finds that the development code exception standards have been met and supports the request for an exception.

Exhibit B

Lions Memorial Park Land Use Table
Existing and Proposed Site Amenities

7.17.2025

Use	Current Hours	Proposed Hours	Outdoor Lighting
Recreation Center	Year Round; 7am-9pm Monday through Friday and 7am-4pm Saturdays and Sundays	Year Round; 6am-11pm Monday through Sunday	No
Community Pool	May-August; 1pm-6:30pm Mondays, Wednesday, Friday, 11:30am-5pm Thursdays, 11: 30am-5pm Saturdays and Sundays	Seasonal; May-September; 6am-9pm, Monday through Sunday	No
Outdoor Splash Pad	N/A	Seasonal; May-September; 6am-9pm, Monday through Sunday	No
Playground	Year Round; dawn to dusk, Monday through Sunday	Year Round; dawn to dusk, Monday through Sunday	No
Bandshell	Seasonal; 5pm-10pm Mondays and Thursdays. Unless permitted for community special events	Seasonal; 7am-10pm for Park District and permitted community special events	Yes
Skate Plaza	N/A	Seasonal; dawn to dusk, Monday through Sunday	No
Outdoor Basketball	N/A	Seasonal; dawn to dusk, Monday through Sunday	No
Baseball Fields	Seasonal; April-October; 7am-11pm, Monday through Sunday	Seasonal April-October; 7am-10pm, Monday through Sunday	Yes
Tennis Courts	Seasonal; 7am-11pm; Monday through Sunday	Seasonal; 7am-10pm, Monday through Sunday	Yes
Pickleball Courts	N/A	Seasonal; 7am-10pm, Monday through Sunday	Yes
Seasonal Ice Rink	N/A	Seasonal; December-February 7am-10pm, Monday through Sunday	Yes
Outdoor Game Area	N/A	Seasonal; dawn to dusk, Monday through Sunday	No
Pedestrian Pathway	Year Round; dawn to dusk, Monday through Sunday	Year Round; dawn to dusk, Monday through Sunday	No

Exhibit C
(70 ILCS 1205/) Park District Code

(70 ILCS 1205/8-10) (from Ch. 105, par. 8-10)

Sec. 8-10. All park districts shall have power to plan, establish and maintain recreational programs, provide musical concerts, to construct, equip and maintain airports, landing fields for aircraft, armories, field houses, gymnasiums, assembly rooms, comfort stations, indoor and outdoor swimming pools, wading pools, bathing beaches, bath houses, locker rooms, boating basins, boat houses, lagoons, skating rinks, piers, conservatories for the propagation of flowers, shrubs, and other plants, animal and bird houses and enclosures, athletic fields with seating stands, golf, tennis, and other courses, courts, and grounds, and the power to make and enforce reasonable rules, regulations, and charges therefor. The express enumeration of each of the foregoing recreational facilities and equipment which park districts are herein given the power to provide shall not be construed as a limitation upon said park districts, nor prohibit any park district from providing any other facilities or equipment which may be appropriate for park purposes in any park of said district, nor shall the same in any way be held to limit the power and authority conferred upon park districts under other sections of this code.

Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z - 14 - 25 Date of Submission: 5/30/25 Hearing Date: 8/14/25

Project Name/Address: Lions Memorial Park PUD

I. Subject Property

Address(es): 411 S. Maple Street, Mount Prospect, IL 60056

Zoning District (s): Conservation Recreation Property Area (Sq.Ft. and/or Acreage): 20.8 Acres

Parcel Index Number(s) (PIN(s)): 08-12-305-002, 08-12-400-003

II. Zoning Request(s) (Check all that apply)

- [x] Conditional Use: For Planned Unit Development, Community Center, Lighted Athletic Fields, Recreational Complex
- [x] Variation(s): To Hours of operation, 30' setback on Lincoln St, 30' max. building height, perimeter landscaping around park, replacement trees, stormwater, parking
- [ ] Zoning Map Amendment: Rezone From _____ To _____
- [ ] Zoning Text Amendment: Section(s) _____
- [ ] Other: _____

III. Summary of Proposal (use separate sheet if necessary)

Community recreation center and swimming pool/splash pad, including bathhouse and pool equipment buildings. Outdoor recreation facilities include (6) pickleball courts, skate plaza, basketball court, outdoor game area, and seasonal ice rink.

See attached project narrative and list of itemized responses to the Concept Plan Review Comments received from the Village, dated March 25, 2025, for additional information.

IV. Applicant (all correspondence will be sent to the applicant)

Name: Kelly O'Connor Corporation: Studio 222 Architects

Address: 901 W. Jackson Blvd, Suite 500

City, State, ZIP Code: Chicago, IL 60607

Phone: 312.473.1979 Email: koconnor@s222arch.com

Interest in Property: Architect
(e.g. owner, buyer, developer, lessee, architect, etc…)

V. Property Owner			
☐ Check if Same as Applicant			
Name:	Matt Dziubinski	Corporation:	Mt. Prospect Park District
Address:	1000 W. Central Rd.		
City, State, ZIP Code:	Mount Prospect, IL 60056		
Phone:	847.956.6773 x460	Email:	mdziubinski@mppd.org

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: Kelly O'Connor Date: 04.29.2025

(Signature)

Kelly O'Connor

(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: Date: 04.29.2025

(Signature)

Matt Dziubinski

(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, Matt Dziubinski, 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 Lions Memorial Park- 411 S. Maple St. Mount Prospect, IL 60056
(property address and PIN) PIN# 08-12-400-003 & 08-12-305-002

and that such property is owned by Mt. Prospect Park District as of this date.
(print name)

Signature

Subscribed and sworn to before
me this 24 day of
March, 2025.

OFFICIAL SEAL
JEANETTE M FOLEY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 4/8/26

Jeanette M. Foley
Notary Public

GEO E COLE & CO CHICAGO
LEGAL BLANKS

No. 806
(NEW SEPT. 1956)

WARRANTY DEED—Statutory
(ILLINOIS)
(INDIVIDUAL TO CORPORATION)

Approved By (Chicago Title and Trust Co.
(Chicago Real Estate Board

LIONS PARK

(The Above Space For Recorder's Use Only)

THE GRANTORS ELMER F. GLEICH and ELLEN M. GLEICH, his wife

of the VILLAGE of MT. PROSPECT County of COOK State of ILLINOIS for and in consideration of FORTY FOUR THOUSAND THREE HUNDRED TWENTY ~~DOLLARS~~ AND NO/100 ($44,320.00) DOLLARS in hand paid, CONVEY and WARRANT to MT. PROSPECT PARK DISTRICT, a body politic and corporate in the County of Cook and State of Illinois a corporation created and existing under and by virtue of the Laws of the State of ILLINOIS having its principal office in the VILLAGE of MT. PROSPECT and State of ILLINOIS the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

That part of the West 40 acres of the Southeast Quarter of Section 12, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Southeast Quarter of Section 12; thence Southeasterly on a line parallel to and 447.15 feet more or less Southwesterly of the Southwesterly right of way line of the Chicago and North Western Railway, 769.50 feet to the East line of said West 40 acres of the Southeast Quarter of Section 12; thence South along the East line of said West 40 acres, 281.60 feet more or less to the North line of the South 30 acres of said West 40 acres; thence West along the North line of said South 30 acres of the West 40 acres of the southeast quarter of Section 12, 657.25 feet to the West line of said Southeast Quarter; thence North along the West line of said Southeast Quarter 666.97 feet more or less to the place of beginning

AFFIX "RIDERS" OR REVENUE STAMPS HERE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to special assessments for drainage and to general taxes for the year 1957 and subsequent years.

DATED this 13th day of JUNE 19 57

(Seal) Elmer F. Gleich (Seal)

(Seal) Ellen M. Gleich (Seal)

State of Illinois, County of COOK ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ELMER F. GLEICH and ELLEN M. GLEICH, his wife

IMPRESS SEAL HERE

personally known to me to be the same person s whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13th day of JUNE 19 57

Commission expires Nov. 8 19 59

Martin L. Silverman
NOTARY PUBLIC

DOCUMENT NUMBER

ADDRESS OF PROPERTY:

MAIL TO: NAME
ADDRESS
CITY AND STATE

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

OR RECORDER'S OFFICE BOX NO.

BOOK53147PAGE122

THIS INDENTURE WITNESSETH, That the Grantor VILLAGE OF MOUNT PROSPECT, a municipal corporation in the County of Cook and State of Illinois for and in consideration of One Dollar ($1.00) and other good and valuable consideration Convey and QuitClaim to MOUNT PROSPECT PARK DISTRICT, a body politic and corporate in the County of Cook and State of Illinois all interest in the following described real estate, to-wit:

That parcel of land lying East of the East line of Maple Street of the North 60 rods of the South West quarter of Section 12, Township 41 North, Range 11 East of the 3rd Principal Meridian in Cook County, Illinois

situated in the County of Cook and State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to condition contained in the deed made by George L. Busse and others dated December 2, 1949 and recorded March 21, 1950 as document 14759220, to The Village of Mount Prospect, a Municipal corporation that premises in question shall be maintained by said Village of Mount Prospect, a Municipal corporation for Public Playground and Recreational purposes, and shall be named "Lions Memorial Park."

DATED this 1st day of November, 1955.

Village of Mount Prospect, a municipal corporation

By Theodore A. Lams
President

ATTEST:
Robert R. Millspaugh
Village Clerk

Consideration less than $100.00
Not taxable

BOOK53147PAGE123

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, FRANK M. OPEKA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Theodore A. Lams personally known to me to be the President of the Village of Mount Prospect, a municipal corporation, and Robert F. Milligan, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk they signed and delivered the said instrument as President and Village Clerk of said municipal corporation, and caused the corporate seal of said Village to be affixed thereto, pursuant to authority, given by the Board of Trustees of said Village as their free and voluntary act, and as the free and voluntary act and deed of said Village, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of November, A.D. 1955.

FRANK M. OPEKA NOTARY PUBLIC COOK COUNTY, ILL.

Notary Public

325

OWNERS TITLE INSURANCE POLICY FORM A

CHICAGO TITLE AND TRUST COMPANY

for valuable consideration hereby insures, as of the date of this policy, the party named in Schedule A against all loss or damage which may be sustained by reason of:

1. Defects in the title, as set forth in Schedule A of this policy, to the real estate therein described, or
2. Liens or incumbrances affecting the title,

excepting only such defects, liens, incumbrances and other matters as are set forth in Schedule B.

This Company agrees to defend, at its own cost and expense, the title, estate or interest hereby insured in all actions or other proceedings which are founded upon, or in which is asserted by way of defense, a defect, claim, lien or incumbrance against which this policy insures.

The total liability of this Company under this policy is limited to the amount of policy shown in Schedule A, exclusive of costs and expenses of defending the title, estate or interest insured.

This policy is subject to the conditions set forth on the last page hereof, which conditions, together with Schedules A and B, are made a part of this policy.

CHICAGO TITLE AND TRUST COMPANY CORPORATE SEAL CHICAGO, ILLINOIS

In Witness Whereof, CHICAGO TITLE AND TRUST COMPANY has caused this policy to be signed and sealed as of the date of policy shown in Schedule A.

Paul W. Goodrich President.

ATTEST:

Assistant Secretary.

IMPORTANT

This policy necessarily relates solely to the title as of the date of the policy. In order that a purchaser of the real estate described herein may be insured against defects, liens or incumbrances, this policy should be reissued in the name of such purchaser.

SCHEDULE A

NO.	DATE OF POLICY	AMOUNT OF POLICY
45-15-055	February 1, 1956	$17,000.00

1. The party insured by this policy.

** MOUNT PROSPECT PARK DISTRICT, A BODY POLITIC AND CORPORATE **

and the additional persons included in the term "party insured" as defined in the conditions herein set forth.

2. The title, estate or interest insured by this policy.

FEE SIMPLE

3. Description of the real estate with respect to which this policy is issued.

That parcel of land lying East of the East line of Maple Street of the North 60 rods of the South West quarter of Section 12, Township 41 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois. **

SCHEDULE B

Showing defects, liens, incumbrances and other matters excepted from this policy and against which this Company does not insure.

Special Exceptions.

1. Roads and highways.

2. Limitations imposed by the statutes of Illinois upon the powers of the Mount Prospect Park District, a municipal corporation.

3. Taxes for the year 1955.

4. (Except the West 602.65 feet) East half of the North 60 rods of the South West quarter of Section 12, Township 41 North, Range 11, East of the Third Principal Meridian is subject to annual benefits for the maintenance and repair of Weller Creek Drainage Main District under law Docket No. 40014 County Court which becomes due on September 1st in each year.

NOTE: Annual benefits up to and including the year 1955 are paid.

O F F I C E R S

PRESIDENT
PAUL W. GOODRICH

SENIOR VICE PRESIDENTS
CHESTER R. DAVIS HAROLD A. MOORE
HAROLD L. REEVE

VICE PRESIDENTS
ALBERT Y. BINGHAM JOSEPH D. SHELLY
JOHN D. BINKLEY JOSEPH J. SNYDER
WILLIAM P. WISEMAN

VICTOR CULLIN PHILIP A. PAULSON
J. RAYMOND DONLAN A. EDMUND PETERSON
GEORGE L. EMRICH, JR. BYRON S. POWELL
EARL W. EVANGER EDWARD J. SAUTER
LOGAN D. FITCH RUSSELL P. SEDGWICK
ROBERT C. LEE GLENN M. TRUMBO
KENNETH W. MOORE THERON WRIGHT
HARRY G. ZIMMERMANN

GENERAL COUNSEL AND SECRETARY
CHARLES F. GRIMES

TREASURER
WILLIS MONFORT

D I R E C T O R S

HOLMAN D. PETTIBONE
CHAIRMAN

WILLIAM H. AVERY, JR. PAUL W. GOODRICH
LAIRD BELL J. PARKER HALL
ALBERT Y. BINGHAM ARTHUR C. MARRIOTT
CHESTER R. DAVIS HAROLD A. MOORE
GEORGE H. DOVENMUEHLE HAROLD L. REEVE
JAMES C. DOWNS, JR. LEO J. SHERIDAN
PERCY B. ECKHART FOREST D. SIEFKIN
NEWTON C. FARR GARDNER H. STERN
JOSEPH B. FLEMING JOSEPH D. STOCKTON

OWNERS TITLE INSURANCE POLICY

Form A



CHICAGO TITLE AND TRUST COMPANY

CONDITIONS

Right of Company to Defend 1. If any action or proceeding shall be begun or defense be asserted in any action or proceeding which this Company is obligated to defend under this policy, this Company shall have the right, at its own expense, to defend in such action or proceeding the title, estate or interest insured; and, in case of an adverse judgment or decree, may have the same reviewed by a court of last resort. If any such action or proceeding shall be begun or defense be asserted, the party insured shall promptly notify this Company thereof in writing and secure to it, when practicable, the right to defend such title, estate or interest, and shall cooperate with this Company in the defense of such action or proceeding and in prosecuting appeals; and, upon a failure in any such respect so to do, then all liability of this Company with respect to the defect, claim, lien or incumbrance asserted or enforced in such action or proceeding shall terminate. Failure to give such notice, however, shall not prejudice the rights of the party insured, (1) if the party insured shall not be a party to such action or proceeding, or (2) if said party, being a party to such action or proceeding, be neither served with summons therein nor have any actual notice of such action or proceeding, or (3) if this Company shall not be prejudiced in its right to defend by reason of such failure to notify.

Notice of Actions

When Notice Excused

Notice of Writs 2. In case knowledge shall come to the party insured of the issuance or service of any writ of execution, attachment or other process to enforce any judgment, order or decree adversely affecting the title, estate or interest insured, said party shall promptly notify this Company thereof in writing; and, upon a failure so to do, then all liability of this Company in consequence of such judgment, order or decree or matter thereby adjudicated shall terminate, unless this Company shall not be prejudiced by reason of such failure to notify.

Option to Settle Adverse Claims 3. This Company reserves the right to settle, at its own costs, any claim or suit which may involve a liability under this policy; and, unless this Company shall refuse to defend against such claim or suit, the party insured shall not voluntarily assume any liability or settle any such claim or suit without the written consent of this Company.

Statement of Loss 4. A statement in writing of any loss or damage sustained by the party insured, and for which it is claimed this Company is liable under this policy, shall be furnished by said party to this Company within sixty days after said party has notice of such loss or damage; and no right of action shall accrue under this policy until thirty days after such statement shall have been furnished. No recovery shall be had under this policy unless suit be brought thereon within one year after said period of thirty days. Failure to furnish such statement of loss or to bring such suit within the times above specified shall forever bar any recovery under this policy.

Limitation of Action

Subrogation Rights 5. This Company shall, to the extent of any payment by it of loss under this policy, be subrogated to all rights of the party insured with respect to such loss; and the party insured shall execute such instruments as may be necessary to transfer such rights to this Company.

Policy Reduced by Payments of Loss 6. All payments of loss under this policy shall reduce the amount of this policy pro tanto.

Policy Reduced by Mortgage Title Policy 7. So long as there is outstanding any mortgage title policy issued with respect to (a) a mortgage or trust deed shown in Schedule B hereof or (b) a mortgage or trust deed hereafter made by the party insured hereby with respect to the premises herein described, this policy is reduced by the amount of this Company's liability thereunder.

Party Insured Defined 8. The term "party insured" wherever used in this policy means the party named in Schedule A hereof, and (a) the heirs, devisees or personal representatives of such party if an individual, (b) the corporate successors of such party if a corporation, and (c) those to whom this policy may be assigned with the written consent of this Company.

General Exceptions.

Governmental Powers 1. Because of limitations imposed by law on ownership and use of property, or which arise from governmental powers, this policy does not insure against: (a) consequences of the future exercise or enforcement or attempted exercise or enforcement of police power, bankruptcy power, or power of eminent domain, under any existing or future law or governmental regulation; (b) consequences of any law, ordinance or governmental regulation, now or hereafter in force, (including building and zoning ordinances) limiting or regulating the use or enjoyment of the property, estate or interest described in Schedule A, or the character, size, use or location of any improvement now or hereafter erected on said property; (c) loss by reason of any violation of or liability arising under the statute of Illinois relating to alcoholic liquors, approved January 31, 1934, or any Act amendatory thereof or supplemental thereto; (d) water rentals or water taxes.

Matters Not of Record 2. The following matters which are not of record at the date of this policy are not insured against: (a) rights or claims of parties in possession not shown of record; (b) questions of survey; (c) easements and claims of easement not shown of record; (d) mechanics' liens where no notice thereof appears of record; (e) special assessments and special taxes not confirmed by a court of record; (f) defects, liens or incumbrances created subsequent to the date of this policy.

Acts Suffered by or Known to Party Insured 3. The following matters relating to acts of the party insured, or assumed by or known to said party, are not insured against: (a) defects, liens or incumbrances created, suffered or assumed by the party insured; (b) rights or claims not shown of record at the date of this policy if known to the party insured at the date of this policy or at the time said party acquired the title, estate or interest insured; (c) loss or damage which the party insured would not have sustained if said party were a purchaser for value; (d) loss or damage by reason of fraud of the party insured; (e) loss or damage in consequence of the party insured having acquired the title, estate or interest insured under a sale or conveyance voidable under the bankruptcy laws of the United States; (f) loss or damage in consequence of lack of corporate power of the party insured, if a corporation, to acquire or hold the real estate, title or interest or any part thereof described in Schedule A for a purpose other than the lawful purposes of its organization; (g) rights of dower and homestead of the spouse, if any, of the party insured, if an individual.

Refusal to Purchase 4. This policy does not insure against loss or damage by reason of the refusal of any person to purchase, lease or lend money on the property, estate or interest described in Schedule A.

Conditions. See reverse side hereof

Form A

Your Property Tax Overview

GET A COPY OF YOUR COOK COUNTY PROPERTY TAX BILL

Property Index Number (PIN): **08-12-305-002-0000** BEGIN A NEW SEARCH

Download Your Tax Bill

Open a PDF of your tax bill that can be printed and used to pay in person or by mail.

Tax Year 2023 General Property Taxes:
This Property Index Number (PIN) has been identified by the Cook County Assessor's Office to be exempt from taxation for Tax Year 2023. Therefore, no General Property Tax bill exists for Tax Year 2023.

Tax Year 2024 General Property Taxes:
This Property Index Number (PIN) has been identified by the Cook County Assessor's Office to be exempt from taxation for Tax Year 2024. Therefore, no General Property Tax bill exists for Tax Year 2024.

Stop receiving your tax bill by mail.

Sign up for eBilling to receive future tax bills via email.

BEGIN A NEW SEARCH

DISCLAIMER: The information on this screen comes from many sources, few of which are in the control of the Cook County Treasurer's Office. Taxpayers are advised to take personal responsibility for their PIN, property location, taxpayer address, and payment amounts posted due or paid, to be sure of their accuracy.

Your Property Tax Overview

GET A COPY OF YOUR COOK COUNTY PROPERTY TAX BILL

Property Index Number (PIN): **08-12-400-003-0000** BEGIN A NEW SEARCH

Download Your Tax Bill

Open a PDF of your tax bill that can be printed and used to pay in person or by mail.

Tax Year 2023 General Property Taxes:
This Property Index Number (PIN) has been identified by the Cook County Assessor's Office to be exempt from taxation for Tax Year 2023. Therefore, no General Property Tax bill exists for Tax Year 2023.

Tax Year 2024 General Property Taxes:
This Property Index Number (PIN) has been identified by the Cook County Assessor's Office to be exempt from taxation for Tax Year 2024. Therefore, no General Property Tax bill exists for Tax Year 2024.

Stop receiving your tax bill by mail.

Sign up for eBilling to receive future tax bills via email.

BEGIN A NEW SEARCH

DISCLAIMER: The information on this screen comes from many sources, few of which are in the control of the Cook County Treasurer's Office. Taxpayers are advised to take personal responsibility for their PIN, property location, taxpayer address, and payment amounts posted due or paid, to be sure of their accuracy.

Lions Memorial Park Land Use Table
Existing and Proposed Site Amenities

7.17.2025

Use	Current Hours	Proposed Hours	Outdoor Lighting
Recreation Center	Year Round; 7am-9pm Monday through Friday and 7am-4pm Saturdays and Sundays	Year Round; 6am-11pm Monday through Sunday	No
Community Pool	May-August; 1pm-6:30pm Mondays, Wednesday, Friday, 11:30am-5pm Thursdays, 11:30am-5pm Saturdays and Sundays	Seasonal; May-September; 6am-9pm, Monday through Sunday	No
Outdoor Splash Pad	N/A	Seasonal; May-September; 6am-9pm, Monday through Sunday	No
Playground	Year Round; dawn to dusk, Monday through Sunday	Year Round; dawn to dusk, Monday through Sunday	No
Bandshell	Seasonal; 5pm-10pm Mondays and Thursdays. Unless permitted for community special events	Seasonal; 7am-10pm for Park District and permitted community special events	Yes
Skate Plaza	N/A	Seasonal; dawn to dusk, Monday through Sunday	No
Outdoor Basketball	N/A	Seasonal; dawn to dusk, Monday through Sunday	No
Baseball Fields	Seasonal; April-October; 7am-11pm, Monday through Sunday	Seasonal April-October; 7am-10pm, Monday through Sunday	Yes
Tennis Courts	Seasonal; 7am-11pm; Monday through Sunday	Seasonal; 7am-10pm, Monday through Sunday	Yes
Pickleball Courts	N/A	Seasonal; 7am-10pm, Monday through Sunday	Yes
Seasonal Ice Rink	N/A	Seasonal; December-February 7am-10pm, Monday through Sunday	Yes
Outdoor Game Area	N/A	Seasonal; dawn to dusk, Monday through Sunday	No
Pedestrian Pathway	Year Round; dawn to dusk, Monday through Sunday	Year Round; dawn to dusk, Monday through Sunday	No

Mount Prospect Chapter 15 Code Exception Standards
REQUESTING RELIEF FROM STORMWATER DETENTION REQUIREMENTS

Please write a response to each standard. Describe HOW your proposal will meet each standard. Copy this list onto letterhead and then type answers for each point.

15.109: EXCEPTIONS:
Upon finding that severe hardship, caused by conditions uniquely attributable to the land under consideration, would be imposed upon an applicant by compliance with these regulations and upon a finding that there are alternate feasible means of fulfilling the purpose and spirit of the regulations to protect the public health, safety and welfare, the planning and zoning commission may recommend, and the president and board of trustees may grant exceptions from the regulations of this chapter. However, no exception from the regulations of this chapter shall 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:

A. 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;
Response: The property is unique in nature in that it is primarily undeveloped green space with minimal drainage slopes and interspersed drainage patterns and infrastructure. It is not practical to route the entirety of the property to stormwater management facilities, especially when considering that the site is primarily green space, therefore resulting in much less runoff than a traditional site of similar size.
B. The conditions upon which an application for an exception are based are unique to the property for which the exception is sought and are not generally applicable to other property within the same zoning classification;
Response: The property characteristics are unique in that it is primarily undeveloped pervious area that generates minimal stormwater runoff compared to a typical site, while also being impractical to collect and route the entirety of the property to stormwater management system(s).
C. The purpose of the exception is not based primarily upon a desire to increase financial gain;
Response: The purpose of the exception is to account for the stormwater benefits provided by the site in its current state as well as continue to maximize use of and preserve recreational space and opportunities for park patrons. It is not based upon a desire to increase financial gain.
D. 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;
Response: The difficulty is due to the aforementioned unique conditions of the site as well as lack of provisions in Village code to account for the large portions of the site that will remain undisturbed and unchanged by the improvements. The proposed improvements are in accordance with the Metropolitan Water Reclamation District's (MWRD) Watershed Management Ordinance (WMO).
E. The granting of the exception will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
Response: The granting of the exception will not be detrimental to public welfare or adjacent property owners, as the improvements include significant stormwater management improvements for large portions of the site, which will have significant local watershed benefits. The intent of the exception is to align Village requirements with MWRD requirements for stormwater management provisions.
F. The granting of the exception will not alter the essential character of the neighborhood; and

Response: The granting of the exception will minimize the impact to the character of the neighborhood. Conversely, adhering to the requirements would have a severe, detrimental impact on the character of the site and neighborhood, as significant portions of the valuable open space would need to be converted to stormwater management areas in order to fully comply with Village requirements.

G. The proposed exception 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.

Response: The proposed exception will have no impact on supply of light and air, will not increase congestion on streets, and will not create danger of fire. The improvements seek to improve natural drainage and provide sizable stormwater management improvements, offering significant stormwater benefits to local sewers.

May 7th, 2025

Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

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

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;
    - **The Mt. Prospect Park District will conduct and perform routine maintenance and inspections to the facilities and grounds including but not limited snow removal, mowing, landscaping, pathway and game court inspection and repair, and other site related maintenance.**
    - **The park and recreation center can help enhance public health and reduce stress by promoting physical activity including walking, visual and performing arts, sports, and many other programming opportunities. The open park space improves air and water quality and adds protection from flooding, by absorbing rainwater and providing natural drainage.**

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;
    - **The Mt. Prospect Park District will enhance recreational opportunities within the limits of the Lions Memorial Park including building a new recreational facility, community pool, and site related improvements.**
    - **Facility improvements include: a walking track, basketball courts and spaces for preschool/early childhood, visual/performing arts, senior/active adult and other programs.**

- **Pool improvements include: a zero-depth entry, aquatic spray features, water slides and lap lanes. The Park District is also planning to install a splashpad within the confines of the pool area.**
- **Site related improvements include: improved parking, constructing six pickleball courts, skate plaza, an outdoor game area, and other site improvements.**
- **Existing site amenities will continue to be available during construction. This includes the Veterans Memorial Bandshell, playground, ballfields, and tennis courts.**
- **Studies have proven that park and recreational facility improvements have a positive impact on surrounding home values, increasing the market appeal. Property owners are attracted to available open space and recreational amenities in their neighborhoods. Additional information on this topic is available at: *https://www.ilparks.org/general/custom.asp?page=PropertyValues***
- **Many of the uses already exist at the Lions Memorial Park, including a playground, tennis courts, baseball fields, open space, including a walking path system, and pool/recreation center. Historically, these amenities have all been well received by the community and surrounding neighbors and have not been a nuisance to the community.**

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;
    - **The Mt. Prospect Park District will enhance and develop the property within its own parcel limits. The Park is existing and the conditional uses requested are compatible with the residential and institutional uses surrounding the property at Lions Memorial Park.**

4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
    - **Plans will be submitted to the Village of Mount Prospect, Illinois Department of Public Health, and Metropolitan Water Reclamation District (MWRD) to ensure all necessary utilities, access roads, and stormwater requirements are being met including building codes and regulations.**

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;
    - **The Mt. Prospect Park District will ensure that there is a dedicated construction access road identified and maintained throughout construction on the property. A dedicated staging area will also be identified on site. Street cleaning will take place on an as needed basis and continue throughout construction. Additionally,**

construction fencing and barricades will be placed throughout the site, as an added safety measure to the public.

- **The Park District has engaged a Construction Management firm (Nicholas & Associates) dedicated to overseeing the development.**
- **The Park District does not expect any change to existing traffic patterns with the proposed improvements. However, we will be providing a parking study as part of the PUD submission.**

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village; and
    - **The Mt. Prospect Park District will work with Village staff to align goals and objectives identified in the Village's Comprehensive Plan. The Village Board adopted the official Comprehensive Plan of 2017 for the Village of Mount Prospect at the November 7th, 2017 Village Board meeting.**
    - **Goal #1 Promote a sustainable mix of uses and densities along major corridors that encourage a healthy lifestyle, and promote the community's amenities as local and regional des na ons.**
        - **1.2.5. Encourage shared parking agreements where possible.**
        - **1.5.1. Encourage the development of outdoor areas that provide opportunities for the community to gather like plazas, sidewalk cafes, and pop-up parklets. Implement on Strategies 1-4, 3-8**
    - **Goal 4 Further inter-governmental relationships with surrounding communities and other regional agencies to better the community.**
        - **4.1.1. Continue to cooperate with neighboring jurisdictions on issues and the interest of mutual interest, and periodically review and update intergovernmental agreements that recognize the comprehensive plans of each community.**
    - **Goal 5 Strengthen the unique identity and character of the community.**
        - **5.1.5. Promote the family friendly amenities in the community.**
        - **5.3.1. Continue to evaluate and implement best practices to encourage the maintenance of buildings throughout the community.**
        - **5.6.3. Conduct a study to re-evaluate the locations of street furniture around community amenities and downtown and make a plan to fund and provide trash receptacles, benches, bike racks, etc. where they are needed.**
    - **Goal 6 Encourage walkability by providing convenient access to community resources.**
        - **6.1.1. Promote a geographic distribution of service and recreation oriented uses across the Village, and work with local Park Districts to identify and provide facilities in under-served areas.**

        - **6.1.2. Evaluate pedestrian and bicycle access to local schools, parks, and other community amenities and provide necessary improvements to improve access. Implement strategy 2-15.**
        - **6.1.3. Promote the use of joint-use agreements between service providers to maximize the use of existing facilities in the community.**
    - **Goal 7 Ensure that all parts of the community are well served by infrastructure, and support their maintenance and enhancement to serve the future needs of the community.**
        - **7.1.4. Continue to monitor and improve the stormwater system to minimize flooding throughout the Village.**

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 & Zoning Commission.
    - **The Mt. Prospect Park District will conform and follow regulations and review all recommendations brought forward by the Planning & Zoning Commission.**

August 11th, 2025

Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

14.504: STANDARDS FOR PLANNED UNIT DEVELOPMENTS:

Except as provided below, no planned unit development shall be approved unless the development meets the standards for conditional uses, and the standards set forth in this section:

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.

- **Throughout the development of the site design, we have carefully considered the placement of all buildings and structures on the site while trying to balance their impact on the surrounding neighborhood, and at the same time responding to the communities requested amenities and space programming needs. One of the primary site design goals was to provide direct access from the parking lot to the band shell, playground, skate park, basketball court, and open park space. This avoids the need for patrons having to circulate around the entire building, a major drawback of the current facility. With the desire to maintain a generous and welcoming passageway between the pool building and recreation center, we feel that the proposed building setback along Lincoln Street of approximately 10'-0" at the Northeast corner and increasing to approximately 14'-8" at the Northwest corner is appropriate, considering the site constraints we are working with.**
- **The C-R district maximum building height of 30'-0" is very restrictive for a modern two-story Park District recreation facility. Many of the programming spaces such as the gymnasium with a walking track, dance rooms, and the multi-generational room with a stage, require tall ceilings that are comparable to other modern recreation facilities. This, combined**

with long unobstructed structural spans, all contribute to a taller building. When laying out the spaces, we made a conscious effort to locate the spaces that allow for a shorter building height, of 36-0" to the top of the parapet, along Lincoln Street. The tall element along Lincoln Street that shows a 42' 0" building height is set back approximately 150 feet from Lincoln Street. Additionally, we are utilizing building parapet walls to screen rooftop mechanical equipment which we feel is a more appropriate and aesthetically pleasing screening solution, rather than providing screen walls around individual roof top mechanical units.

- **Section 14.301.1(A)(3)(b) Access – Due to the positioning of the existing parking lot, the location of the building, and the interior program, providing a building entrance at the front facing Lincoln Street is not practical.**
- **Section 14.301.1(A)(3)(c) Windows and Doors – Given the interior layout, which includes three basketball courts, the design incorporates windows to cover 28% of the facade facing Lincoln Street. To enhance visual appeal and break up the facade, we have strategically placed curtain wall windows at five locations. These additions provide architectural interest while maintaining the functionality and safety of those using the indoor basketball courts.**
- **Section 14.301.1(A)(3)(d) Rooflines – Because of the modern style of the building design, rather than traditional cornices and dormers, we have integrated parapet walls featuring varying finishes such as precast and brick with cast stone coping, as well as curtainwall incorporating spandrel glass and wood-tone metal panel infills.**
- **Section 14.301.1(A)(3)(e) Materials – The building materials include Norman size face brick and cast stone at the base of the building, architectural precast with three textures/finishes including fluted form liner, acid etched and polished precast. There will also be a curtain wall system with clear vision glass and wood-tone metal panel spandrels. All finishes have been selected to complement each other as well as the adjacent architecture, by incorporating a warm tone color palette.**
- **Section 14.301.1(A)(3)(f) Vertical Massing of Multi-Story Buildings – The vertical massing of the building is divided using brick masonry and curtainwall windows at the base. The second floor uses architectural precast with different textures, as well as curtainwall with clear glass and wood tone metal panel infills.**
- **Three of the four Rec Center sides comply with Section 14.304.1(B)(1). The building facade facing Lincoln Street is 202'-0" long. Due to the nature of the interior program (3 basketball courts) this facade does not easily lend itself to staggers/offsets. To break up the visual expanse of the facade as intended by the code section, we have provided curtainwall windows approximately 12 feet wide and projecting 12" from the face of the precast panels. These curtainwall windows would span the full height of the building at five locations along the length of the facade. These curtain walls use a combination of clear vision glass, spandrel glass to match the**

vision glass, and wood-tone metal panel infills as well as curtain wall integrated sunshades to add visual interest. Additionally, the architectural precast on the second floor incorporates three distinct textures and finishes: a fluted form liner, an acid-etched surface, and a polished concrete finish.

- **The trash enclosure was moved back to comply with the 10-foot setback requirement. The trash enclosure will be constructed of face brick masonry, matching building colors, to a height of 6'-4". The enclosure will include a 6' high sliding gate to screen the loading dock area.**

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.

- **The Mt. Prospect Park District will work with Village staff to align goals and objectives identified in the Village's Comprehensive Plan. The Village Board adopted the official Comprehensive Plan of 2017 for the Village of Mount Prospect at the November 7th, 2017 Village Board meeting.**
- **Goal 1 Promote a sustainable mix of uses and densities along major corridors that encourage a healthy lifestyle, and promote the community's amenities as local and regional destinations.**
    - **1.2.5. Encourage shared parking agreements where possible.**
    - **1.5.1. Encourage the development of outdoor areas that provide opportunities for the community to gather like plazas, sidewalk cafes, and pop-up parklets. Implement on Strategies 1-4, 3-8**
- **Goal 4 Further inter-governmental relationships with surrounding communities and other regional agencies to better the community.**
    - **4.1.1. Continue to cooperate with neighboring jurisdictions on issues and the interest of mutual interest, and periodically review and update intergovernmental agreements that recognize the comprehensive plans of each community.**
- **Goal 5 Strengthen the unique identity and character of the community.**
    - **5.1.5. Promote the family friendly amenities in the community.**
    - **5.3.1. Continue to evaluate and implement best practices to encourage the maintenance of buildings throughout the community.**
    - **5.6.3. Conduct a study to re-evaluate the locations of street furniture around community amenities and downtown and make a plan to fund and provide trash receptacles, benches, bike racks, etc. where they are needed.**
- **Goal 6 Encourage walkability by providing convenient access to community resources.**
    - **6.1.1. Promote a geographic distribution of service and recreation oriented uses across the Village, and work with local Park Districts to identify and provide facilities in under-served areas.**

    - **6.1.2. Evaluate pedestrian and bicycle access to local schools, parks, and other community amenities and provide necessary improvements to improve access. Implement strategy 2-15.**
    - **6.1.3. Promote the use of joint-use agreements between service providers to maximize the use of existing facilities in the community.**
- **Goal 7 Ensure that all parts of the community are well served by infrastructure, and support their maintenance and enhancement to serve the future needs of the community.**
    - **7.1.4. Continue to monitor and improve the stormwater system to minimize flooding throughout the Village.**

3. The proposed planned unit development is in the public interest and is consistent with the purposes of this zoning ordinance.

- **Green spaces and community recreation centers are increasingly valuable and provide cost-effective public health resources that improve mental and physical health and positive environmental outcomes for communities. These areas offer a gathering place to share activities, contribute to economic growth and a platform to bolster social connections through both group activities and informal encounters. Additionally, parks have proven to increase property values and reduce crime in communities.**

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.

- **With new multifamily development in the area, the proposed improvements are designed and intended to better serve the community due to increased growth. A parking study has been conducted and will be provided with this letter.**
- **Based on the maximum possible occupancy of the building and grounds, national parking data for recreation centers and parks indicates the peak demand would be 553 vehicles. The combined on-site, off-site, and on-street parking supply provides over 1,087 parking spaces which is twice the peak surveyed demand with the addition.**
- **Our intent is to extend the sidewalk along the East side of Maple from Lincoln to the existing asphalt path on Park District property- the proposed improvement adds +/- 100LF of 5' sidewalk path. Patrons walking from the North or West could then walk down Maple, to the path, and to the front entrance of the park and recreation center. The added sidewalk along Maple would provide a good neighborhood connection.**

C. Standards For Planned Unit Developments With Other Exceptions

The Village Board may approve planned unit developments which do not comply with the requirements of the underlying zoning district's regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned unit development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this chapter is in the public interest.

The deviations are necessary for the purpose of making the best design and functionality decisions for the neighborhood and the overall positive impact for the community. With the desire to maintain a generous and welcoming passageway between the pool building and recreation center, we feel that the proposed building setback along Lincoln Street of approximately 10'-0" at the N Northeast corner and increasing to approximately 14'-8" at the Northwest corner is appropriate considering the site constrains we are working with. The trash enclosure is moved back to comply with the 10-foot setback requirement. The programming spaces such as the gymnasium with a walking track, dance rooms, and the multi-generational room with a stage, require tall ceilings that are comparable to other modern recreation facilities. Additionally, we are utilizing building parapet walls to screen rooftop mechanical equipment which we feel is a more appropriate and aesthetically pleasing screening solution, rather than providing screen walls around individual roof top mechanical units. The intent for the site as a whole is to maintain a balance of open greenspace, outdoor recreation areas, and indoor facility space, to stay below the maximum lot coverage.

2. The proposed exceptions would not adversely impact the value or use of any other property.

The deviations are necessary for the purpose of making the best design and functionality decisions for the neighborhood and the overall positive impact for the community. With the desire to maintain a generous and welcoming passageway between the pool building and recreation center, we feel that the proposed building setback along Lincoln Street of approximately 10'-0" at the Northeast corner and increasing to approximately 14'-8" at the Northwest corner is appropriate considering the site constrains we are working with. The trash enclosure is moved back to comply with the 10-foot setback requirement. The programming spaces such as the gymnasium with a walking track, dance rooms, and the multi-generational room with a stage, require tall ceilings that are comparable to other modern recreation facilities. Additionally, we are utilizing building parapet walls to screen rooftop mechanical equipment which we feel is a more appropriate and aesthetically pleasing screening solution, rather than providing screen walls around individual roof top mechanical units. The intent for the site as a whole is to maintain a balance of open greenspace, outdoor

recreation areas, and indoor facility space, to stay below the maximum lot coverage.

3. Such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.

Studies have proven that park and recreational facility improvements have a positive impact on surrounding home values, increasing the market appeal. Property owners are attracted to available open space and recreational amenities in their neighborhoods. Additional information on this topic is available at: *https://www.ilparks.org/general/custom.asp?page=PropertyValues*

4. In residential planned unit developments the maximum number of dwelling units allowed per acre shall not exceed forty eight (48) units per acre for developments incorporating senior housing or assisted living facilities.

Not applicable to this project.

5. All buildings are to be located within the planned unit development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
    a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.
    b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.
    c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Planning and Zoning Commission shall recommend either or both of the following requirements:
        (1) All structures located on the perimeter of the planned unit development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
        (2) All structures located along the entire perimeter of the planned unit development must be permanently screened with sightproof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.

The Mt. Prospect Park District will enhance recreational opportunities within the limits of the Lions Memorial Park including building a new recreational facility, community pool, and site related improvements to further increase and improve many of the park amenities. Including a playground, tennis courts, baseball fields, open space, and pedestrian path system. Historically, these amenities have all been well received by the community and surrounding neighbors and have not been a nuisance to the community. The proposed building setbacks allow for

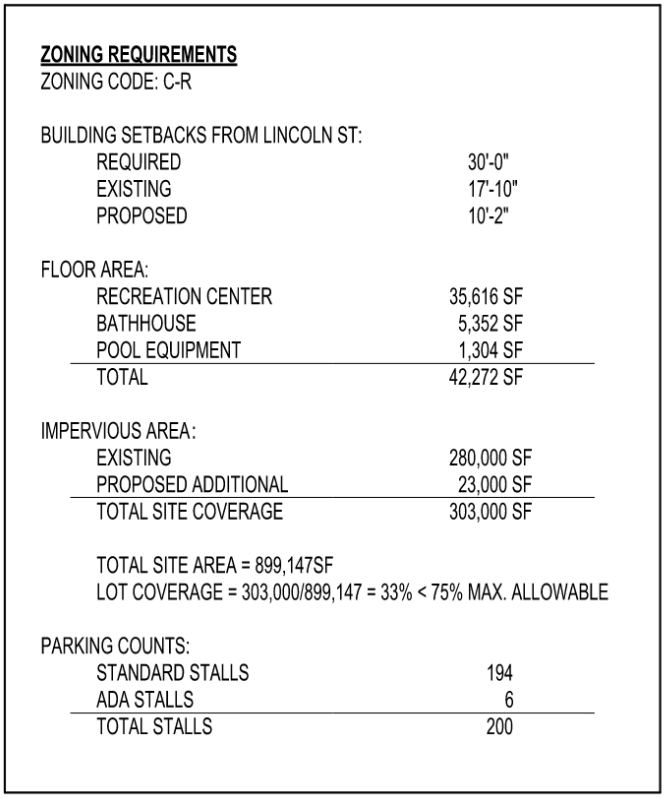
adequate circulation around the building and into the park. Something that the current facility does not have.

The building limits on the North lot line along Lincoln St. will include a mixture of ornamental trees, shrubs, and other perennials. The exterior grades will slope to nearly meet the finished floor elevations. There will be parapet walls on the roof to provide screening for any mechanical equipment.

Evergreens are being proposed for additional landscape screening near the Southern limits of the skate plaza and basketball court. New landscaping along with windscreening is being proposed on the West side of the tennis courts along South Maple St. The proposed improvements will have misters and drip irrigation to enhance the growth and quality of the plantings.

d. The area of open space provided in a planned unit development shall be at least that required in the underlying zoning district.

The proposed recreation center, bathhouse, and pool equipment building will have a total site footprint of approximately 42,272 SF. The existing impervious areas equate to approximately 280,000 SF, with proposed improvements adding an additional 23,000 SF, for a combined total of 303,000 SF of coverage. The total available square footage of the site is 899,147 SF. This equates to approximately 33% of lot coverage, which is below the maximum allowable of 75%.



ZONING REQUIREMENTS
ZONING CODE: C-R

BUILDING SETBACKS FROM LINCOLN ST:	
REQUIRED	30'-0"
EXISTING	17'-10"
PROPOSED	10'-2"
FLOOR AREA:	
RECREATION CENTER	35,616 SF
BATHHOUSE	5,352 SF
POOL EQUIPMENT	1,304 SF
TOTAL	42,272 SF
IMPERVIOUS AREA:	
EXISTING	280,000 SF
PROPOSED ADDITIONAL	23,000 SF
TOTAL SITE COVERAGE	303,000 SF

TOTAL SITE AREA = 899,147SF
LOT COVERAGE = 303,000/899,147 = 33% < 75% MAX. ALLOWABLE

PARKING COUNTS:	
STANDARD STALLS	194
ADA STALLS	6
TOTAL STALLS	200

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901 W Jackson Blvd, Ste 500
Chicago, IL 60607

PUD Standards With Use Exceptions Response

Date:	August 7, 2025
To:	Antonia Lalagos Development Planner
Company:	Village of Mount Prospect Community Development Department 50 S. Emerson Street Mount Prospect, IL 60056
Phone Number:	847.818.5314
Project No:	24003
Re:	MPPD Lions Recreation Center & Community Pool

B. Standards For Planned Unit Developments With Use Exceptions

The ordinance approving the final development plan for the planned unit development may provide for uses in the planned development not allowed in the underlying district, provided the following conditions are met:

1. Proposed use exceptions enhance the quality of the planned unit development and are compatible with the primary uses.

   Proposed Uses:
   The Use Exceptions have been highlighted yellow.

Land Use	C-R
Accessory structures	P
Accessory structures greater than 30 feet in height (water slides, bandshell)	C
Daycare center (preschool)	
Lighted ball fields (baseball fields)	C
Parks and playgrounds	P
Recreational complexes	C
Tennis courts, swimming pools, volleyball courts, and similar recreational facilities	P
Unlighted ball fields	P

The proposed Use Exceptions indicated above enhance the quality of the planned unit development and are compatible with the primary uses. Throughout the years, the Park District has continued to make improvements to the site and is committed to continuing to provide a wide variety of programming, special events, and recreational opportunities at Lions Memorial Park – both indoors and outdoors, for years to come.

The existing bandshell and lighted baseball fields at Lions Park have been integral to bringing the community together for summer activities and events for many years. The bandshell is the only outdoor music venue in the Village. Similarly, the proposed water slides will be the only slides of their kind in the Village. While Meadows Pool has an 8'-0" drop slide, there are no other tall, winding water slides in the Village currently.

The new Recreation Center will replace the existing facility at nearly the same location on the site. It is the only public recreation center serving the northern Mount Prospect community. The facility will expand on the programming of the existing Lions Rec Center to include a walking track, (3) basketball courts, and spaces for visual/performing arts, senior/active adults, and preschool/early childhood. While a Use Exception, the preschool/early childhood classroom is compatible with the park, playground, and swimming pool/splash pad uses at Lions Park and will be similar to the preschool/early childhood classroom that currently exists within the Central Community Center.

2. Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties.

The proposed use exceptions are compatible with the residential and institutional uses surrounding the property at Lions Memorial Park. They are not of a nature, nor are they located, to create a detrimental influence on the surrounding properties. Historically, these uses have all been well received by the community and surrounding neighbors and have not been a nuisance to the community.

Studies have proven that park and recreational facility improvements have a positive impact on surrounding home values, increasing the market appeal. Property owners are attracted to available open space and recreational amenities in their neighborhoods. Additional information on this topic is available at:
https://www.ilparks.org/general/custom.asp?page=PropertyValues

3. Proposed use exceptions shall not represent more than forty percent (40%) of the total floor area. However, in a residential planned unit development area no more than ten percent (10%) of the site area or the total floor area shall be devoted to commercial use. No industrial use shall be permitted within a residential planned unit development.

Following is a chart summarizing the total square footage of the Use Exceptions as a percentage of the total site area:

Square Footage	Use Exception
1,580 sf	Water Slides
2,480 sf	Bandshell (existing)
3,420 sf	Ice Rink
35,616 sf	Rec Center (new to replace existing)
4,000 sf	Baseball Fields (existing)
Total 247,906 sf	**27.6%**

Site Area	
639,931 sf	
259,216 sf	
899,147 sf	**Total Site**

The proposed Use Exceptions comprise 27.6% (<40%) of the Total Site Area.

From: Kelly O'Connor
Copy: File
File: [PUD Standards Response_Use Exceptions_2025-08-07]

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901 W Jackson Blvd, Ste 500
Chicago, IL 60607

Mount Prospect Variation Standards Response

Date:	July 14, 2025
To:	Antonia Lalagos Development Planner
Company:	Village of Mount Prospect Community Development Department 50 S. Emerson Street Mount Prospect, IL 60056
Phone Number:	847.818.5314
Project No:	24003
Re:	MPPD Lions Recreation Center & Community Pool

Answer the variation standards in 14.203(C)(9) to request relief from the minimum 30' setback requirement for front and exterior side yards.

Please write a response to each variation standard. Describe HOW your proposal will meet each standard. Copy this list onto letterhead and then type answers for each point.

Standards For Variations: A variation from the regulations of this chapter 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;

   Throughout the development of the site design, we have carefully considered the placement of all buildings and structures on the site while trying to balance their impact on the surrounding neighborhood and existing park uses. One of the primary site design goals was to provide direct access from the existing parking lot to the existing band shell and playground, as well as the proposed skate park and basketball court, and open park space. This avoids the need for patrons to circulate around the entire building, a major drawback of the current facility. With the desire to maintain a generous and welcoming passageway between the Community Pool and Recreation Center, we feel that the proposed building setback along Lincoln Street of approximately 10'-0" at the northeast corner and increasing to approximately 14'-8" at the northwest corner is appropriate, considering the site constrains we are working with.

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 proposed Recreation Center at Lions Park is one of a kind for its area. It is the only public recreation center serving the northern Mount Prospect community. The facility will expand on the programming of the existing Lions Rec Center to include a walking track, (3) basketball courts, spaces for preschool/early childhood, visual/performing arts, and senior/active adults. The 30'-0" setback requirement from Lincoln is very restrictive for a facility of this size based on the existing site constraints. Unlike the modern recreation center planned for Lions Park, uses within C-R districts typically require smaller support facilities within a larger park area, making the setback requirements less restrictive.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain;

   Financial gain was not a driving factor regarding the overall site design for Lions Park. The variation to the 30' building setback on Lincoln Street is necessary for the purpose of making the best design and functionality decisions for the neighborhood and the overall positive impact for the community. The goal of the Rec Center, Community Pool, and site related improvements (6 pickleball courts, skate plaza, basketball court, and outdoor game area), was to integrate with the existing uses on site (parking lot, memorial, bandshell, playground, tennis courts, baseball fields, walking path system, and open space) and provide direct access from the parking lot to the entire park via a generous and welcoming passageway between the pool building and recreation center, a.k.a. "the gateway to the park."

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 related to the 30' building setback requirement has not been created by any person presently having an interest in the property. The property has been owned by the Mt. Prospect Park District for nearly 70 years. Throughout the years, the Park District has continued to make improvements to the site and is committed to continuing to provide a wide variety of programming, special events, and recreational opportunities at Lions Memorial Park – both indoors and outdoors, for years to come.

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;

   Contrary to being detrimental to the public welfare or injurious to other property or improvements in the neighborhood, Mt. Prospect Park District's Lion's Park project will enhance recreational opportunities within the limits of Lions Park including building a new recreational facility, community pool, and site related improvements. The park and recreation center can help enhance public health and reduce stress by promoting physical activity including walking, visual and performing arts, sports, and many other programming opportunities.

   In addition, the welcoming passageway between the pool building and recreation center will also serve as fire truck access around the new facility.

6. The granting of the variation will not alter the essential character of the neighborhood; and

   The Mt. Prospect Park District will enhance and develop the property within its own parcel limits. The Park is existing, and the proposed new uses are compatible with the residential and institutional uses surrounding the property at Lions Memorial Park. Historically, these amenities have all been well received by the community and surrounding neighbors and have not been a nuisance to the community. The existing rec center does not presently comply with the 30' setback requirement; therefore, the proposed setback for the new facility will not alter the essential character of the neighborhood in that regard.

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.

   The open park space improves air quality. Specifically on the north side of the building along Lincoln St., there will be a mixture of ornamental trees, shrubs, and other perennials. The proposed improvements will have misters and drip irrigation to enhance the growth and quality of the plantings. This is an improvement over the landscape along the north elevation of the existing facility which is limited to some plantings at the northwest corner of the building and a few trees along the building's length.

   The building setback from Lincoln will not increase the congestion on that street. A parking study has been conducted and the Village's questions and concerns regarding parking will be responded to with this letter.

   The proposed building setbacks allow for adequate circulation around the building and into the park, including fire truck access around the new rec center, something that the current facility does not have.

   The open park space also improves water quality by absorbing rainwater and providing natural drainage. A Stormwater Management Report and plans have already been submitted to the Village of Mount Prospect and will be submitted to the Metropolitan Water Reclamation District (MWRD) to ensure all necessary utilities and stormwater requirements are met.

   Finally, studies have proven that park and recreational facility improvements have a positive impact on surrounding home values, increasing the market appeal. Property owners are attracted to available open space and recreational amenities in their neighborhoods. Additional information on this topic is available at: https://www.ilparks.org/general/custom.asp?page=PropertyValues

From:	Kelly O'Connor
Copy:	File
File:	[Variation Standards Response_Setback_2025-07-14]

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901 W Jackson Blvd, Ste 500
Chicago, IL 60607

411 S. Maple Street/Conditional Use for Preliminary and Final PUD/Review #1 Responses

Date:	July 21, 2025; REVISED August 11, 2025
To:	Antonia Lalagos Development Planner
Company:	Village of Mount Prospect Community Development Department 50 S. Emerson Street Mount Prospect, IL 60056
Phone Number:	847.818.5314
Project No:	24003
Re:	MPPD Lions Recreation Center & Community Pool

Following is a list of itemized responses to the Concept Plan Review Comments dated March 25, 2025, received from the Village.

Items to be Addressed Prior to Planning and Zoning Hearing

PLANNING AND ZONING DIVISION

Land Use

1. Provide a table with a list of amenities / uses and proposed hours of operation for each. The table can be modeled from the uses listed in the parking study tables 1 and 2.

   Response: A Lions Memorial Park Land Use Table including existing and proposed site amenities, the proposed hours of operation, and whether or not the amenity is illuminated by site lighting has been provided.

Bulk Regulations

2. Mark the setback of the primary building from Lincoln Street on the site plan. It is indicated in the zoning table already.

   Response: The setback distance of the Rec Center from the lot line along Lincoln Street has been added to the site plan.

3. Please double-check the lot coverage calculation – 70% seems high for the lot coverage across the two parcels.

   Response: Our previous calculation was incorrect. The site plan has been revised to indicate approximately 33% impervious area coverage.

4. Downtown Design Guidelines
    a. The north façade of the proposed recreation center does not satisfy the Village's downtown design guidelines. Given the visible nature of this elevation, that it is less than 10' from the property line, and that it is across the street from attached single family homes, these guidelines must be satisfied.
        i. Linear Massing: The recreation center is 202' long on Lincoln Street. Please vary the depth of the structure by way of recesses and projection within the building's architecture.

            Response: To break up the visual expanse of the façade and vary the depth we have provided additional 12-foot-wide curtainwall window "arcades" spaced along entire length of façade, that project approximately 12" from the face of precast and extend the full height of building. These curtain walls use a combination of clear vision glass, spandrel glass, and wood-tone metal panel infills as well as curtain wall integrated sunshades to add visual interest.

        ii. Windows & Doors: Only ~10% of north façade is windows; 25% is required. Incorporate faux windows that inset on the 1st floor, or add real windows on the 2nd floor, where they will not interfere with the interior programming (gym space).

            Response: The curtainwall area has been increased to approximately 28% of the façade by incorporating additional window "arcades" with spandrel glass at the first floor and clear vision glass at the second floor.

        iii. Vertical Massing: Provide more vertical incorporation of materials to reduce contrast between the first and second floor division.

            Response: We have incorporated additional vertical curtainwall "arcades" to break up the vertical massing. The curtainwall system incorporates a combination of clear glass, spandrel glass, and wood tone metal panel infill to further reduce the contrast between the first and second floor. In addition, the grade elevation along the entire north façade will slope up to nearly meet the finished floor elevation to reduce the vertical appearance of the façade.

        iv. All loading areas shall be hidden from street view or from adjacent residential areas. All motor vehicle loading berths abutting residential areas shall be screened by building walls, or by a uniformly painted solid noncombustible fence, wall, or door, or densely planted mature shrubbery or any combination thereof, not less than six feet (6') in height. Such required screening shall be immediately adjacent to the loading area and in addition to transitional screening requirements elsewhere in this chapter. In all districts, no loading berths shall be located in a required front, corner side or side yard. Loading berths located in a required rear yard may be open to the sky.
            1. Evaluate relocating the loading berth to the interior of the site so that it may be accessed from the parking lot. If not possible, investigate if rotating the loading berth so that it does not face the street is feasible, or provide additional architectural interest in this area and/or screening.

Response: The loading area will be screened with a decorative solid panel 6-foot-tall sliding gate. See revised north elevation.

b. Materials: Provide material boards, material samples, and material schedules for all proposed structures.

Response: We are in the process of gathering material samples and will bring sample boards to Plan Commission and Village Board meetings.

5. General Design Guidelines
   a. Will there be roof-mounted mechanical equipment on any of the accessory structures? If so, provide sight line diagrams for the accessory buildings demonstrating that additional rooftop screening is not necessary.

Response: There will be roof-mounted mechanical equipment on the Bathhouse only. A sight line diagram for the Bathhouse has been provided.

Accessory Structures

6. Provide a table of all vertical accessory structures and list the height of each. (Fence heights will be discussed separately). Example table is provided.

Response: See table below. For the transformers, the size will be dictated by ComEd, but the range will most likely be 56" to 70". 70" is worst case, but the Electrical Engineer believes it will be more like 56". Please note that these estimates include the 6" thickness for the concrete pad.

Accessory Structure	Number	Height
Bandshell (for reference) (height to peak)	1	33'-0"
Pool Equipment Building	1	16'-4"
Bathhouse	1	19'-8"
Trash Enclosure @ Loading Area	1	6'-4"
Trash Enclosure @ Parking Lot	1	6'-4"
Seasonal Ice Rink	1	< 4'-0" high
Shade Structures (freestanding @ Skate Plaza & Outdoor Game Area) (height to peak)	2	13'-11 5/16"
Skate Plaza	1	Approximately 2'-6"
Splash Pad Sail Canopies	4	Varies 9'-15'
Transformers	2	Estimated 56"-70"
Water Slide Structure • Height to slide platform • Height to top of platform canopy	1	 22'-8" 31'-0"

7. On the site plan, mark the setback of the refuse enclosure from the lot line.

Response: See updated site plan indicating 10'-3" from the trash enclosure to the lot line.

8. Provide the height of the refuse enclosure on the elevations.

   Response: Both refuse enclosures are 6'-4" tall.

9. Provide renderings, elevations, and/or examples of all new accessory structures and amenities, including the ice rink.

   Response: See Architectural Elevations for Pool Equipment Building, Bathhouse, and Trash Enclosure elevations. Photo examples have been provided below of Seasonal Ice Rink, Freestanding Shade Structures, Skate Plaza, Splash Pad Canopies, and Water Slides.

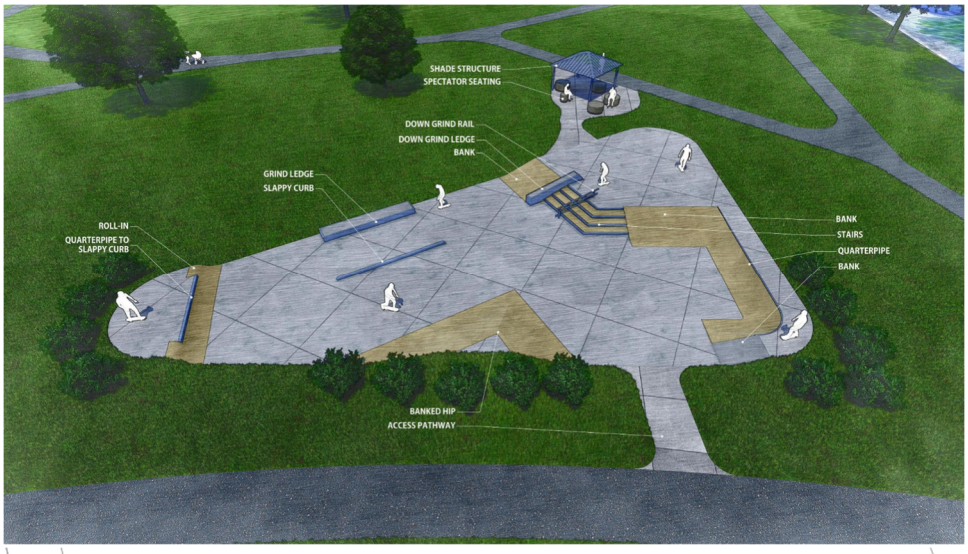
Seasonal Ice Rink – Example

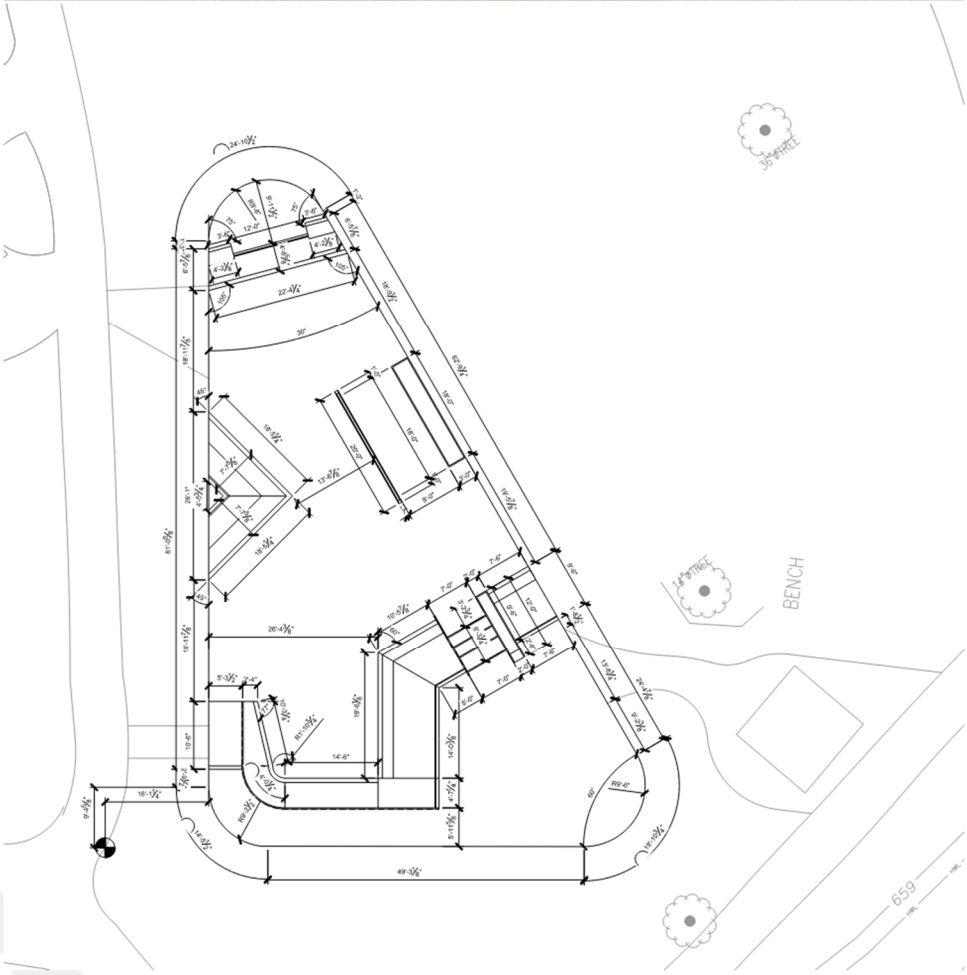


Freestanding Shade Structures – Example



Skate Plaza – Rendering & Layout Plan


SHADE STRUCTURE
SPECTATOR SEATING
DOWN GRIND RAIL
DOWN GRIND LEDGE
BANK
GRIND LEDGE
SLAPPY CURB
ROLL-IN
QUARTERPIPE TO
SLAPPY CURB
BANK
STAIRS
QUARTERPIPE
BANK
BANKED HIP
ACCESS PATHWAY


36" STREET
BENCH
659

Splash Pad Canopies

Sails - Example



Cantilever Canopy - Example

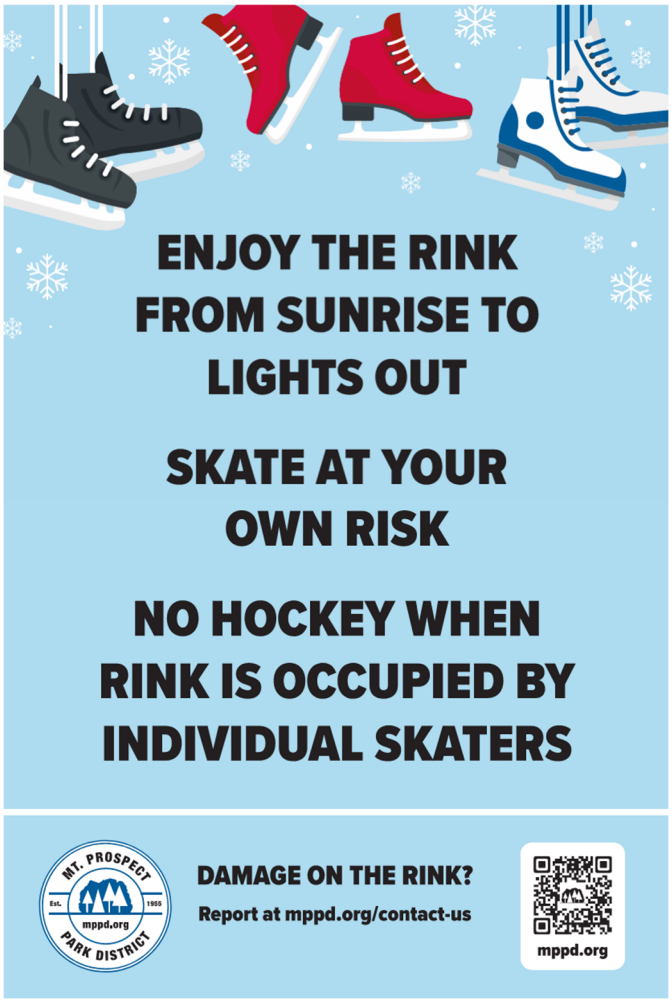


Water Slides - Rendering



10. Provide information about the lighting, mechanical, and signage for the ice rink.

Response: The ice rink is a seasonal flood-type rink with a liner and 2x trim board edging. The site pole light at the Outdoor Game Area has a head to illuminate the location of the proposed rink. A post hydrant would be provided at the proposed rink location for a nearby water source. We are proposing an in-ground junction box with underground conduit only (no conductors) back to the Electrical Room at the Rec Center for future use. Regarding signage, below is the sign that the Park District installs seasonally at their Golf Course rink. They also include an "open/closed" sign on site and post rink status on their website. The same signage would be provided for the proposed Lions Park seasonal rink.



11. Provide a photo of the accessory structure or amenities that are existing and to remain (e.g. bandshell, playground, etc.)

Response: Photos are provided below of Memorial, Bandshell, and Playground.

Memorial



Bandshell



Playground



Outdoor Lighting

12. Photometric plan submitted 6/23/25, comments forthcoming.

    Response: Review Letter #3 related to photometrics/site lighting dated July 10, 2025, has been received and comments will be addressed prior to building permit submittal.

Fences and Walls

13. Provide a fence site plan showing the location of the proposed fences and a table with fence descriptions.

    Response: Sheet LS-105 is a site fence plan that shows the location of said fence types, created a schedule, and associated fence details are on Sheet LS-502.

14. Pickle ball courts proposal includes 4' and 6' black vinyl coated chain link fence with windscreens. Provide a detail of the proposed windscreens, including material and color. Note, the wind screens shall not display any logos or signage.

    Response: Sheet LS-105 contains a cut sheet on the proposed windscreens. It will not contain any logos or signage.

Off-Street Parking Requirements

15. Staff reviewed the Parking Study Memorandum prepared by Eriksson Engineering Associates Ltd (EEA) and dated May 20, 2025. The parking study suggests that 1,257 spaces are required by code, and the proposed on-site parking is 185 spaces, resulting in a parking deficit of 1,072 spaces. Staff has the following comments on the parking calculations:
    a. Table 3 Lions Center Parking Requirements
        i. The proposed gym is approximately 20,000 SF and has a maximum capacity of 1,200 people, however the study notes that the Park District does not intend to have more than 200 people use the gym at one time. Please clarify the intended use of the gym. Staff would use the "gym/health club" parking calculation in lieu of the "arena/stadium" parking calculation if the gym will have a maximum capacity of 200 people.

            Response: The District does not intend to have more than 250 persons (revised) in the gym at one time. The parking calculations were revised as noted.

        ii. The proposed preschool is one classroom with 10 students and 1 teacher. Staff would consider this an accessory use to the recreation center and would use the "gym/health club" parking calculation in lieu of the "daycare" parking calculation. Staff would include provisions in the PUD approval that would require PUD amendment if the preschool were to expand in size.

            Response: The parking calculations were revised as noted.

        iii. Staff agrees with using "gym/health club" parking calculations for the other rooms in the recreation center (multi-purpose, dance studio, staff, art studio, track, multigenerational).

            Response: Comment noted.

    b. Table 4 Lions Memorial Park Parking Requirements
        i. The table indicates 37,840 SF for the community pool. Please provide a plan page showing which pool areas / structures are included in this number.

            Response: Table indicating "Area of Community Pool for Parking Calculations" has been added to Sheet A0.02 Site Plan. It lists the pool areas/structures included in the number. The area has been updated from the last PUD submittal to 38,054 SF.

        ii. Please include any relevant notes about the seasonal ice rink in Table 4.

            Response: The ice ring will be 3,450 square feet accommodating 46 skaters.

16. The parking study suggested a heavy dependence on on-street parking to meet the minimum parking requirements.
    a. Staff requests that the petitioner explore off-site parking agreements with the following locations to secure additional off-street parking:
        i. Dasom Community Church (501 S Emerson St)

ii. Busse Automotive (113 E Prospect Ave)
iii. Maple Street Parking Deck (303 S Maple St)

Response: The Park District is in communication with both Dasom Community Church and Busse Automotive to identify off-site parking arrangements. Staff hosted Dasom Community Church for a meeting on July 16th which explored parking arrangements for park visitors to utilize both Church's parking lots (main lot and separate lot to the north, around 60 spaces in total) on days/times that do not conflict with Church operations (mainly Monday through Saturday). These lots are particularly well placed for the users of the tennis/pickleball courts and ballfields. The Park District is in the process of assessing the existing conditions of both lots and will be drafting an agreement for consideration of both parties. Currently, the Park District's focus for Busse Automotive is for additional parking during concerts and/or special events. The Maple Street Parking Deck will also be available for Park District patrons (within the existing parameters of the Deck - 40 free spaces available w/4 hour time limit, 222 spaces for commuters Monday-Friday until 6PM). The Parking Deck is particularly well-placed for the Summer Concert Series, with concerts taking place in the evenings after commuter hours, as well as weekend demands of the facility. Additionally, the Park District is planning to add around 15 parking stalls to the existing lot, bringing the total number of stalls onsite to 200.

b. Staff requests that the petitioner include a land bank provision to convert some or all of the tennis courts into a parking lot should future parking demand exceed what is provided.

Response: During a meeting between the Park District and Village on July 15th, alternatives to the tennis court land bank were proposed including angular/off-street parking on Maple adjacent to the tennis courts, and eastward angular/off-street on Lincoln. Both would provide additional parking opportunities for visitors to the park, with stalls on Maple well-placed for courts/pool visitors, and the stalls on ~~Maple~~ Lincoln well-placed for concerts/park visitors (with the added benefit of providing space for food trucks, etc.). The tennis courts at Lions Memorial Park are well-utilized, so these alternatives would provide additional parking, if needed, while maintaining the courts.

17. The comparable recreational facilities provided in the Parking Study Memorandum by EEA are roughly half the maximum capacity of Lions Park. Staff requests that the petitioner provide parking information on two other recreational facilities:
    a. Wheeling Park District, which includes a family aquatic center, because this facility more closely resembles what is proposed; and

    Response: Three attempts to contact WPD have not been successful. Staff have instead focused on comparable sites for Arlington Heights Park District, as well as the most directly-comparable MPPD-owned site, RecPlex.

    b. RecPlex in Mount Prospect.

    Response: Data added.

18. Provide schedule of annual events / activities / leagues, with estimated number of participants and maximum number of participants.

    Response: The maximum number of participants has been included in the revised parking study. For the schedule of annual events, we have included the breakouts below as a general guideline (from the Park District's 2025 Referendum page). In addition, following is a link to the Park District's historical brochures for more details: https://www.mppd.org/park-district-info/program-guides/.

    - **Athletics (Gymnasium)**
        - **Youth/adult basketball leagues and tournaments**
        - **Pickleball – indoor and outdoor open play, leagues, and tournaments**
        - **Other sports programming**
        - **After-school gym classes**
        - **Open gym**
    - **Performing Arts**
        - **Dance programming**
        - **Rehearsal space for Mt. Prospect Community Concert Band**
        - **Theatre/music programming**
    - **Visual Arts**
        - **Art Studio programming**
    - **Early Childhood & Youth**
        - **Preschool and early childhood programs**
        - **Day camps**
    - **Senior programs and drop-in opportunities**
    - **Birthday parties and rentals**
    - **Aquatic events and birthday parties**
    - **Special events**
    - **Northwest Special Recreation Association (NWSRA) opportunities**
    - **Affiliate usage**

19. Provide a Parking Management Plan detailing parking accommodations for day-to-day activities, demonstrating adequate parking for the facility exists largely on-site. If there is a projected shortage of parking provided onsite for day-to-day activities, please estimate that number and provide solutions to this shortage.

    Response: A Parking Management Plan showing the Estimated Seasonal Use of the Lions Park Facilities has been added to the appendix of the revised parking study. The summary provided is the Park District's best guess for day-to-day operations, taking into account seasonal/daytime variations.

20. Provide a Special Event Parking Plan detailing additional off-site parking to be provided on nearby properties via off-site parking agreements, on-street parking, and provide information on how parking is facilitated the day of special events.

    Response: For the Summer Concert Series and other special events where parking needs are anticipated to exceed available, onsite parking, the Park District's goal will be to direct visitors to the Maple Street Parking Deck (within the parameters of the Deck, as noted above), as well the parking lots of our community partners that are actively being engaged. Additional opportunities exist to utilize parking spaces on Prospect Ave outside of dedicated commuter hours.

21. Staff is likely to include an ongoing monitoring and reporting provision as a condition of approval for the PUD due to the projected parking shortage.

    Response: The Park District agrees to reevaluate the sufficiency of onsite parking after construction, in cooperation with the Village.

Landscape Plan Content

22. Update the landscape plans to show the path on the east side of the pool house.

    Response: The path has been added.

23. Use plan callouts or drawing tools to better differentiate the proposed landscaping from the existing landscaping to remain.

    Response: Sheet LP-100 has been updated with all proposed landscaping colored for graphic clarity.

Site Landscaping

24. Staff requests additional landscaping in the parking lot landscape islands to bring it closer to compliance with landscape code requirements.

    Response: An additional 19 shade trees have been added to the parking lot, mainly in the islands.

25. Add landscape screening on the south side of the proposed skate park and basketball court to better screen these uses from the detached single-family homes to the south.

    Response: An additional 8 evergreen trees have been added to provide landscape screening.

    Regarding the reasons for the proposed location of the skate park and basketball, the proximity of the available street parking provides convenient and direct access to the skate plaza for those planning to use a skateboard.

    Per Mt. Prospect Park District Ordinance 525, the use of Skateboards are not intended for use on any District Property. Such devices are permitted only by written authorization or where specifically designated by signage or rule. Even if permitted in a designated area, no person shall interfere with pedestrian-use of sidewalks or Vehicle-use of the streets or otherwise act negligently, recklessly or without due caution, or in any manner so as to endanger any Person or property.

    Additionally, the proposed location is relatively flat and buildable, which allows for sheet flow drainage and eliminates the need for underdrains. The northern area has many mature trees that would require removal. Having either of these amenities near these trees would pose challenges with landscape debris. Ultimately, this would have a negative impact for the end user using either amenity.

    Lastly, moving the basketball court and skate plaza even further north, to avoid any impact on the trees, would encroach on the available green space, which is used regularly for programming and special events at the bandshell.

Please note these site amenities are being bid as Alternates and may not be constructed as part of this project.

Foundation Landscaping

26. Increase foundation landscaping on the north side of the recreation center.

Response: The landscape plantings have been significantly increased with a focus on vertical height in response to the scale of the proposed architectural facade.

Responses to Code Standards

27. Correct the May 2007 date in the phasing plan.

Response: Following is the proposed project timeline. Regarding construction phasing, building and site demolition will commence first, followed by new building construction for the Rec Center, Pool Buildings, and Pool.

- **Project Design & Permitting** — **Summer/Fall 2025**
- **Project Bidding** — **August/September 2025**
- **Park District Board Approval** — **October 15, 2025**
- **Demolition of Big Surf & Lions Recreation Center Starts** — **October/November 2025**
- **Substantial Completion for Lions Park Improvements, Community Center and Pool** — **May 2027**

28. Answer the variation standards in 14.203(C)(9) to request relief from the minimum 30' setback requirement for front and exterior side yards.

Response: Letter requesting relief from the minimum 30' setback requirement has been provided.

29. Answer the code exceptions standards in 15.109 to request relief from the stormwater detention requirements.

Response: Code exception standards are provided under separate cover.

Signs

30. The freestanding sign shall be located outside of the sight triangle. Such triangle shall have legs of 10' along the property lines where two streets intersect.

Response: The freestanding signs will replace the (2) existing freestanding signs in their current location, which is well outside the extents of the 10' sight triangle. See sight triangles added to updated A0.02 Site Plan.

31. Any future relief requested for signage shall require an application for a minor amendment to the PUD.

Response: Comment noted.

32. See windscreen comment under "Fences and Walls."

Response: See response under "Fences and Walls."

Public Works

33. Sections 15.401.B and 15.402.B of the Village Code require that the entire site be brought into compliance with current stormwater management standards when a new building is constructed. Staff concurs that this Code requirement would place a severe hardship on the proposed development. Staff further concurs that the proposed development as proposed would provide significant stormwater management benefits to the watershed where currently none exist. However, it should be clearly stated in any conditions of approval for the PUD that a code exception is being requested as part of the PUD to only provide stormwater detention for the areas to be developed. PW has no objection to this requested code exception.

    Response: Noted, the code exception is being formally requested and Exception Standards provided accordingly. Please note that as discussed with Village staff, there have been additional minor adjustments to the parking lot area that increase the stormwater management requirements. The stormwater calculations, exhibits, and permit applications have been updated accordingly.

34. The stormwater runoff from the existing parking lot will be redirected through the proposed detention pond and treated as bypass flow. No additional storage volume will be added to accommodate this flow, so the pond will fill and overflow for storm events smaller than the 100-year design storm. As requested previously, provide calculations including flows from all areas tributary to the pond to determine at what storm frequency the pond would be expected to fill and overflow.

    Response: The requested additional stormwater calculations were previously provided under separate cover and have been uploaded to the Village portal for review. Per the results of this analysis, the proposed improvements would be able to accommodate between the 10 and 25-year event prior to overflows occurring.

Items to be Addressed Prior to Building Permit Submittal

Response: Planning and Zoning, Building, and Fire Department comments (1-17) have been noted and will be addressed prior to building permit submittal.

Public Works

18. The Village still sees value to keeping/providing pedestrian access from Lincoln Street, along the west side of the new building to the main entrance. We strongly recommend (but are not requiring) keeping/providing this pedestrian access.

    Response: The nature of the grade change in this area in existing conditions makes it nearly impossible to provide an ADA compliant public sidewalk connection in this area. There is a carriage walk in this area to help accommodate drop off and pick up maneuvers, but there is no readily feasible way to provide a safe and compliant connection to existing public walk elevations in Lincoln St.

19. Add crosswalk striping across the existing parking lot drive aisles.
    Response: Crosswalk striping has been added at all pedestrian crossings in the lot.

20. Show the connection of the proposed water fountain to the water supply.

    Response: Schematic water service routing to the drinking fountain is included on the Civil plans. This scope is detailed and will be installed by site plumbing contractor and not directly part of Civil scope.

21. Confirm geometry of the proposed overflow weir. The width, surface, and high water level do not seem consistent with the weir location noted on Sheet C402.

    Response: The overflow geometry for both the existing and proposed basins has been reviewed and confirmed to be accurate with the design intent. The existing basin is to have a 20'+/- overflow width that is primarily in pavement with a base spill of 659.40 per As-Built information. The proposed basin has a 48' +/- wide overflow, which is generally the western edge of the site, where water begins spilling to the Sha-Bonee Trail ROW at 655.80. This is consistent with the information included on C402 and C602.

From:	Kelly O'Connor
Copy:	File
File:	[Narrative_PUD Submittal_2025-07-21_REVISED 2025-08-11]

STUDIO 222
ARCHITECTS

312.850.4970

s222arch.com

901 W Jackson Blvd, Ste 500
Chicago, IL 60607

411 S. Maple Street/Conditional Use for Preliminary and Final PUD/Review #5 Responses

Date:	August 11, 2025
To:	Antonia Lalagos Development Planner
Company:	Village of Mount Prospect Community Development Department 50 S. Emerson Street Mount Prospect, IL 60056
Phone Number:	847.818.5314
Project No:	24003
Re:	MPPD Lions Recreation Center & Community Pool

Following is a list of itemized responses to the Village Review #5 Comments dated August 8, 2025, received from the Village.

Items to be addressed at or before the Planning and Zoning Commission Meeting 8/14/25:

Public Works

1. What steps will be taken to direct overflow parking to the Maple Street parking deck?

   Response: The Park District will outline parking accommodations on its website, including the operating guidelines of the Maple Street parking deck, with additional direction posted via signage/sandwich boards on the days of concerts and/or special events where the need for overflow parking is anticipated. The Park District is working toward partnerships with the owners of nearby parking lots to further supplement the overflow spaces provided by the parking deck, with the goal of easing the need for on-street parking.

2. The study refers to 677 on-street parking spaces on "other streets". These spaces should not be considered for regular activities and events as it would be disruptive to the neighborhood. Off-street parking should be utilized as much as possible. At what times does the Park District anticipate needing "other streets" for parking? What steps will be taken to minimize parking on these "other streets"?

   Response: In general, parking needs are not anticipated to regularly surpass available parking spaces during spring, fall, and winter seasons (as outlined on Page 11 of the Parking Study, right-most column) outside of pre-planned special events, such as a "Fall Fest" or the like on a Saturday from 8:00 AM - 2:00 PM, for example. As noted

above, the Park District will continue to work toward partnerships for overflow parking and detail this information on its website, once completed.

The summer season is anticipated to be the highest parking demand, most particularly for the Summer Concert Series at the Lions Memorial Park Bandshell (with Thursdays historically being the highest demand):

- **Monday evenings (Community Band) - Parking demand highest from approximately 7:30-8:30 PM**
- **Thursday evenings (Concerts) - Parking demand highest from approximately 7:00-9:30 PM**

Regarding summer operations, the new community pool and recreation centers will have concurrent activity where parking needs could surpass available parking spaces at certain times. Although programming details will be developed in the coming year, upon completion the Park District will monitor demand and consider possible adjustments to scheduling during peak times. The Park District will work with the Village to identify opportunities should future parking demand warrant additional spaces.

Items to be addressed prior to Village Board Meeting 9/2/25:

Planning & Zoning Division

3. Please make the following minor corrections in the narrative letter dated July 21, 2025, and prepared by Studio 222 Architects:
    a. Page 11 under 16b, change the street name from Maple to Lincoln ("the stalls on Lincoln are well-placed for concerts/park visitors")
    b. Page 12, spell out "NWSRA"

Response: An updated Review Letter #1 response with a revised date of 2025-08-11 has been provided correcting the two items noted above.

4. Update the PUD response letter dated May 28, 2025, and prepared by the Mt Prospect Park District. Some of the responses reference old plans.
    a. General Standards: Update the responses to the general standards to reflect the changes made to the plans and elevations.
    ~~b.~~ [Completed 8/7/25] ~~Use Exceptions: Please provide responses to "B. Standards For Planned Unit Developments With Use Exceptions." Anything that is not a permitted use in the C-R district is considered a use exception. The table below shows each proposed use from our land use table and I highlighted the use exceptions:~~

~~Land Use~~	~~C-R~~
~~Accessory structures~~	~~P~~
~~Accessory structures greater than 30 feet in height (water slides, bandshell)~~	~~C~~
~~Daycare center (preschool)~~	
~~Lighted ball fields (baseball fields)~~	~~C~~
~~Parks and playgrounds~~	~~P~~
~~Recreational complexes~~	~~C~~

~~Tennis courts, swimming pools, volleyball courts, and similar recreational facilities~~	~~P~~
~~Unlighted ball fields~~	~~P~~

c. Other Exceptions: Update the responses to the other exceptions to respond to each standard 1 through 5 separately. It appears all standards are answered but the bullets just need to be rearranged. Also update the impervious area numbers.

Response: An updated PUD response letter dated August 11th, 2025, addressing 4a & 4c has been provided.

5. Please make the following minor corrections to the Parking Study dated May 20, Revised July 21, 2025, and prepared by EEA:
   a. Page 3, Table 1: The total square footage of the recreation center should be 55,700 SF (not 15,700 SF).

      Response: The total square footage has been corrected in the revised Parking Study dated August 11, 2025.

   b. Please check that the Maple Street Deck parking stall numbers are 262 throughout the parking study document.

      Response: The Maple Street Deck count has been updated to 262 spaces on page 7 of 16. In Table 12 on page 9 of 16, the count shown is 262 spaces – occupied spaces = 236 spaces available for the District to use.

6. In the plan set on page A0.02 Site Plan, the recreation center floor area is listed as 35,616 SF, while elsewhere the recreation center is listed as 55,700 SF. Please explain the discrepancy.

   Response: The total square footage of the Rec Center (1st & 2nd Floors) is 55,700 SF. On A0.02 Site Plan, we were calculating lot coverage, so only the square footage of the 1st Floor is shown (35,616 SF) in that table.

From: Kelly O'Connor
Copy: File
File: [Narrative_PUD Submittal_Review #5_2025-08-11]

MT. PROSPECT PARK DISTRICT

LIONS MEMORIAL PARK

411 S. MAPLE STREET

MT. PROSPECT, IL 60056

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1000 W. Central Rd.
Mt. Prospect, IL 60056
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Attn: Matt Dziubinski

MWRDGC GENERAL NOTES

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).
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).
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 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 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 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 ASTM D-3139

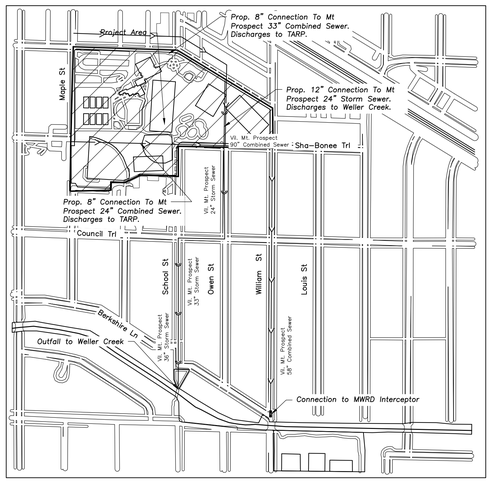
THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

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.
12. 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.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. 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.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. 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.
19. 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.
20. 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.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. 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.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. 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.



SITE LOCATION MAP

INDEX OF SHEETS

C000	CIVIL ENGINEERING COVER SHEET
C001	CIVIL NOTES & LEGENDS
C002	EXHIBIT A – EXISTING CONDITIONS
C101	SITE DEMOLITION PLAN – WEST
C102	SITE DEMOLITION PLAN – EAST
C201	SITE GEOMETRY PLAN – WEST
C202	SITE GEOMETRY PLAN – EAST
C301	SITE UTILITY PLAN – WEST
C302	SITE UTILITY PLAN – EAST
C401	SITE GRADING PLAN – WEST
C402	SITE GRADING PLAN – EAST
C501	SESC PLAN – WEST
C502	SESC PLAN – EAST
C600	SITE WORK DETAILS
C601	SITE WORK DETAILS
C602	SITE WORK DETAILS
C603	SITE WORK DETAILS

MWRD EXHIBITS

CX01	DRAINAGE EXHIBIT
CX02	OVERFLOW EXHIBIT
CX03	OPERATION AND MAINTENANCE EXHIBIT
CX04	CATCHMENT AREA EXHIBIT

VILLAGE EXHIBITS

CXFP	FIRE DEPARTMENT EXHIBIT

Civil PE Stamp Applies to The Sheets Included in the Index of Sheets On This Page Only, and Does Not Pertain to Drawings Prepared By Others.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.
P (708) 588-4055
E WMOjobStart@mwrd.org

To The Best Of Our Knowledge And Belief, That Stormwater Flows And Velocities Will Not Increase Either Upstream Or Downstream As A Result Of The Proposed Development.

Engineer Jeff Geldmyer, PE
Dated 05/27/2025

To the best of our knowledge and belief, there are no Special Management Areas, including Wetlands, Flood Plains, and Riparian Environments, Within 100 Feet of the Proposed Improvements.

Engineer Jeff Geldmyer, PE
Dated 05/27/2025

J.U.L.I.E.

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

DUTY TO INDEMNIFY

The contractor shall defend, indemnify, keep and save harmless the municipality, owner and engineer, and their respective board members, representatives, agents and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of , or incidental to the performance of the work under the contract by the contractor or its subcontractors to the full extent as allowed by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: the Illinois laws regarding structural work [IL. Rev. Stat. Ch. 48, Par. 60 at Seq.]. In the event of any such injury [including death] or loss or damage, of claims therefore, or claims therefore, the contractor shall give prompt notice to the owner.

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER
411 S MAPLE ST
MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL 07/21/2025
	90% CDs 07/16/2025
	75% CDs 06/19/2025
	STORMWATER SUBMITTAL 06/17/2025
	PUD SUBMITTAL 05/30/2025
	50% CDs 05/15/2025
	DESIGN DEVELOPMENT 03/13/2025

REGISTERED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2023

CIVIL ENGINEERING COVER SHEET

C000

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:34am By: jgeldmyer

DEMOLITION NOTES

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

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (1.5" Mill)
- Concrete Pavement Removal (Full Depth)
- Brick Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

GEOMETRY NOTES

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

UTILITY NOTES

1. *This Project Is Located In A* ***Separate*** *Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
10. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.***
11. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*

STRUCTURE NOTES

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

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and* ***Seed and Blanket*** *Unless Noted Otherwise On The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.*
5. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted***

PAVING & SURFACE LEGEND

- ***Heavy-Duty Asphalt Pavement Section***
  2 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  3 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  10" Aggregate Base Course, Type B, Crushed, CA-6
- ***Asphalt Pavement Section***
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed, CA-6
- ***Asphalt Pavement Section - 1.5" Overlay***
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  Prime Coat (0.25 gal/sq yd)
- ***Pavement Restoration in Public Way***
  Match Ex. Section
- ***Concrete Sidewalk Section***
  5" Portland Cement Concrete
  6"x6" W1.4xW1.4 Welded Wire Fabric
  2" Aggregate Base Course, Type B, Crushed
- ***Concrete Driveway Section***
  8" Portland Cement Concrete
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
- ***Pool Deck***
  Section By Others
- ***Skate Park Deck***
  Section By Others
- ***Asphalt Pickle Ball Court***
  (NO RECYCLED MATERIAL ALLOWED)
  Tennis Court Color Coat, Colors Selected by Owner
  1 1/2" Hot Mix Asphalt, IL-9.5, N30
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  (Virgin Mix, No RAP/RAS/FRAP)
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed
- ***Artificial Turf - Bocce Ball***
  Carpet Selected By Owner
  6" Vulcan 210 Stone, Min.
- *Stormwater Overland Flow Path*
- *Ridge Line/High Point*

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

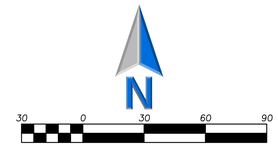
1. ***Install Stabilized Construction Entrance***
2. ***Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.***
3. ***Do Not Disturb An Area Until It is Necessary For Construction To Proceed.***
4. ***Cover and Stabilize Disturbed Areas As Soon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

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- *Silt Fence*
- *Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas*
- *Erosion Control Blanket North American Green DS75 Unless Otherwise Noted on LA Plans*

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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



Scale: 1"=30'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
$O_{C.O}$	Clean Out	$O_{C.O}$
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	× 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***"City of Chicago: Utility Alert Network at 312-744-7000"*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly.* ***Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*** *Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2023

CIVIL NOTES AND LEGENDS

C001

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA - P:\24214 - Nicholas - Lions Park Big Surf & Rec Center\Drawings\Site Plan - Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:36am By: jgeldmyer

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
License No. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Email: INFO@PLCS-SURVEY.COM

Plat of Survey

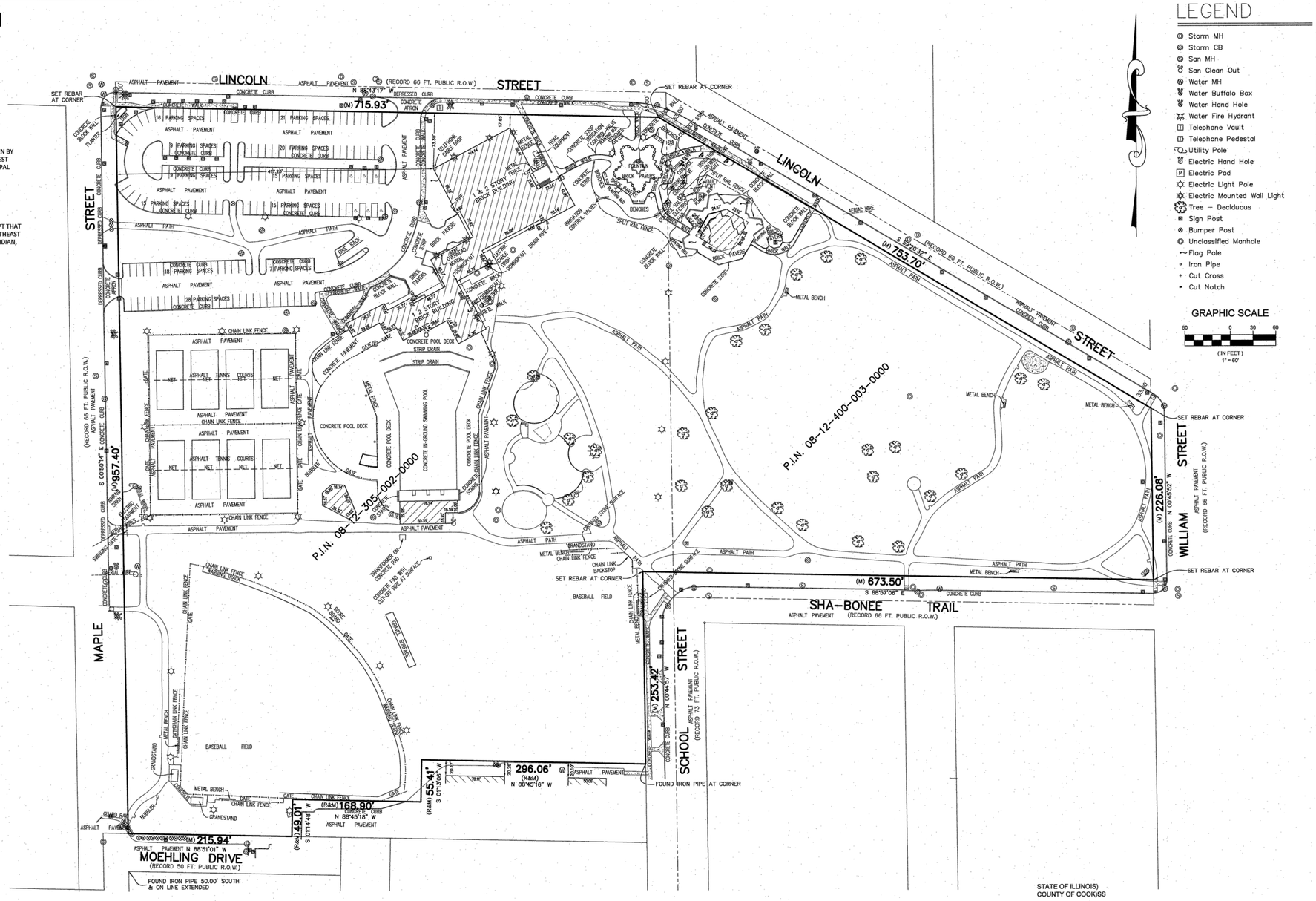
EXISTING P.I.N. 08-12-305-002-0000
THE EAST 1/2 OF THE NORTH 60 RODS OF THE SOUTHWEST 1/4 (EXCEPT THAT PART TAKEN BY LIONS PARK SCHOOL PLAT CONSOLIDATION) AND (EXCEPT STREETS) AND (EXCEPT THE WEST 602.65 FEET) IN SECTION 12 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING: 639,931 SQ. FT. OR 14.69 ACRES MORE OR LESS

ALSO

EXISTING P.I.N. 08-12-400-003-0000
THE NORTH 10 ACRES OF THE WEST 40 ACRES OF LOT 5 (EXCEPT THE STREET) AND (EXCEPT THAT PART TAKEN FOR GLEICH'S INDUSTRIAL PARK SUBDIVISION) IN THE DIVISION OF THE SOUTHEAST 1/4 OF SECTION 12 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING: 259,216 SQ. FT. OR 5.95 ACRES MORE OR LESS



LEGEND

- Storm MH
- Storm CB
- San MH
- San Clean Out
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone Vault
- Telephone Pedestal
- Utility Pole
- Electric Hand Hole
- Electric Pad
- Electric Light Pole
- Electric Mounted Wall Light
- Tree – Deciduous
- Sign Post
- Bumper Post
- Unclassified Manhole
- Flag Pole
- Iron Pipe
- Cut Cross
- Cut Notch

ORDERED BY:	MOUNT PROSPECT PARK DISTRICT	CHECKED:
ADDRESS:	LIONS MEMORIAL PARK	DRAWN: BB

GREMLEY & BIEDERMANN
A Division of PLCS, Corporation
License No. 184-005332
Professional Land Surveyors
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Email: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE:	PAGE NO.
2025-32635-001	FEBRUARY 11, 2025	1 OF 2
	SCALE: 1 INCH = 60 FEET	

G:\CAD\2025\2025-32635\2025-32635-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2026

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Monumentation or witness points were not set at the clients request.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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STATE OF ILLINOIS)
COUNTY OF COOK)SS

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON FEBRUARY 11, 2025.

SIGNED ON FEBRUARY 28, 2025.

BY:

WILLIAM E. BIEDERMANN
PROFESSIONAL LAND SURVEYOR 3168 CHICAGO IL
STATE OF ILLINOIS

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3168
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Survey Provided by Gremley & Biedermann and Shown For Informational Purposes Only and Does Not Represent An Element Designed by Eriksson Engineering Associates, Ltd.

STUDIO 222 ARCHITECTS
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411 S MAPLE ST
MOUNT PROSPECT, IL 60056

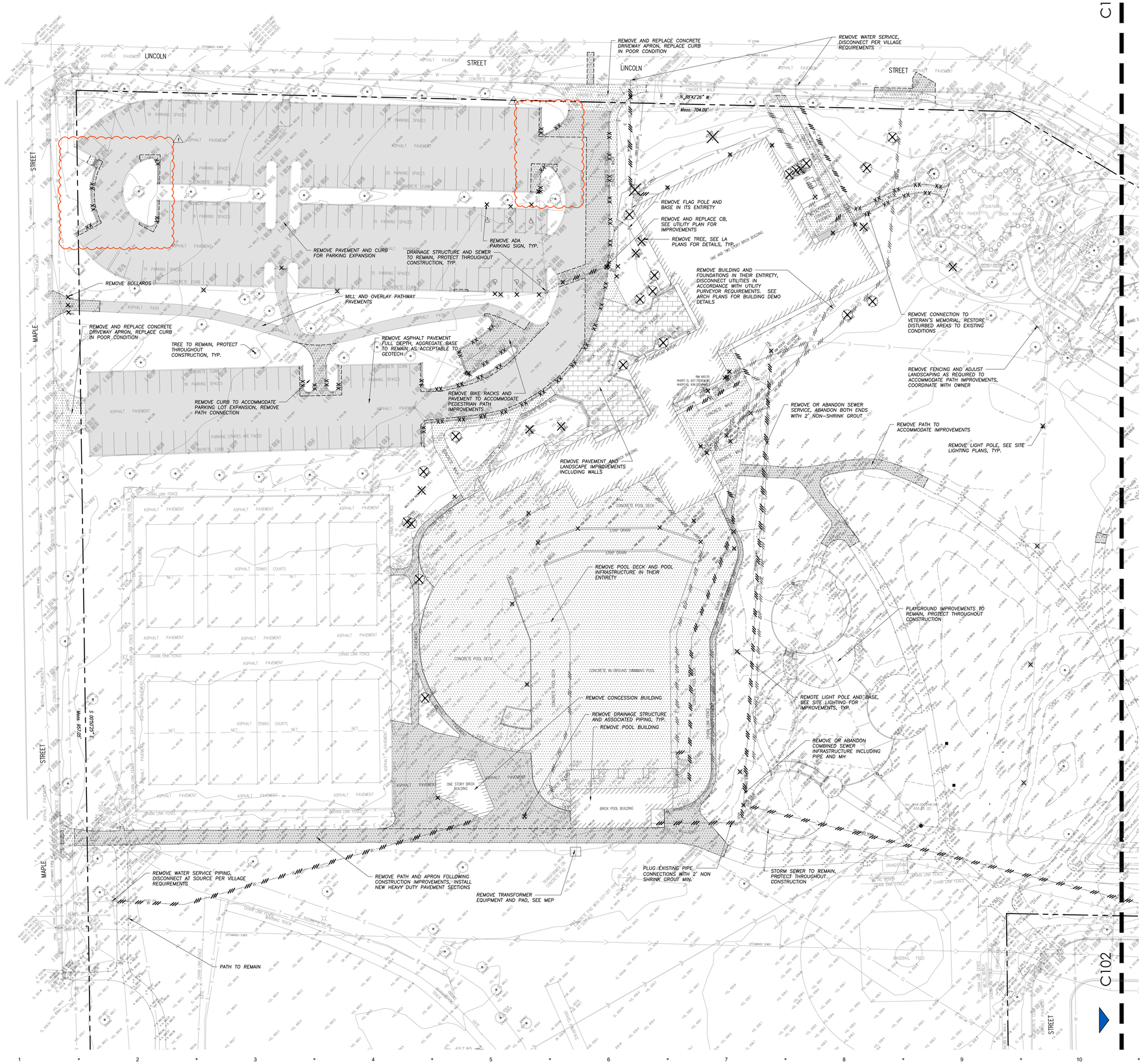
7	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

EXHIBIT A - EXISTING CONDITIONS

C002

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:36am By: jgeldmyer



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	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

N

30 0 30 60 90

Scale: 1"=30'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
CO	Clean Out	CO
	Flared End Section	
STM	Storm Sewer	STM
SAN	Sanitary Sewer	SAN
COMB	Combined Sewer	COMB
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	784.0
781	Swale	
	Contour Line	781
	Deciduous Tree	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The *****City of Chicago; Utility Alert Network** at 312-744-7000*** A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. **Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.** Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (1.5" Mill)
- Concrete Pavement Removal (Full Depth)
- Brick Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
STATE OF ILLINOIS

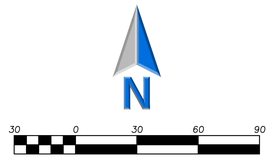
EXPIRATION DATE: 11/30/2023

SITE DEMOLITION PLAN - WEST

C101

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:40am By: jgeldmyer





LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
CO	Clean Out	CO
	Flared End Section	
S	Storm Sewer	S
SAN	Sanitary Sewer	SAN
C	Combined Sewer	C
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	

GENERAL NOTES

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DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (1.5" Mill)
- Concrete Pavement Removal (Full Depth)
- Brick Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

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JEFF S. GELDMYER
062-072792
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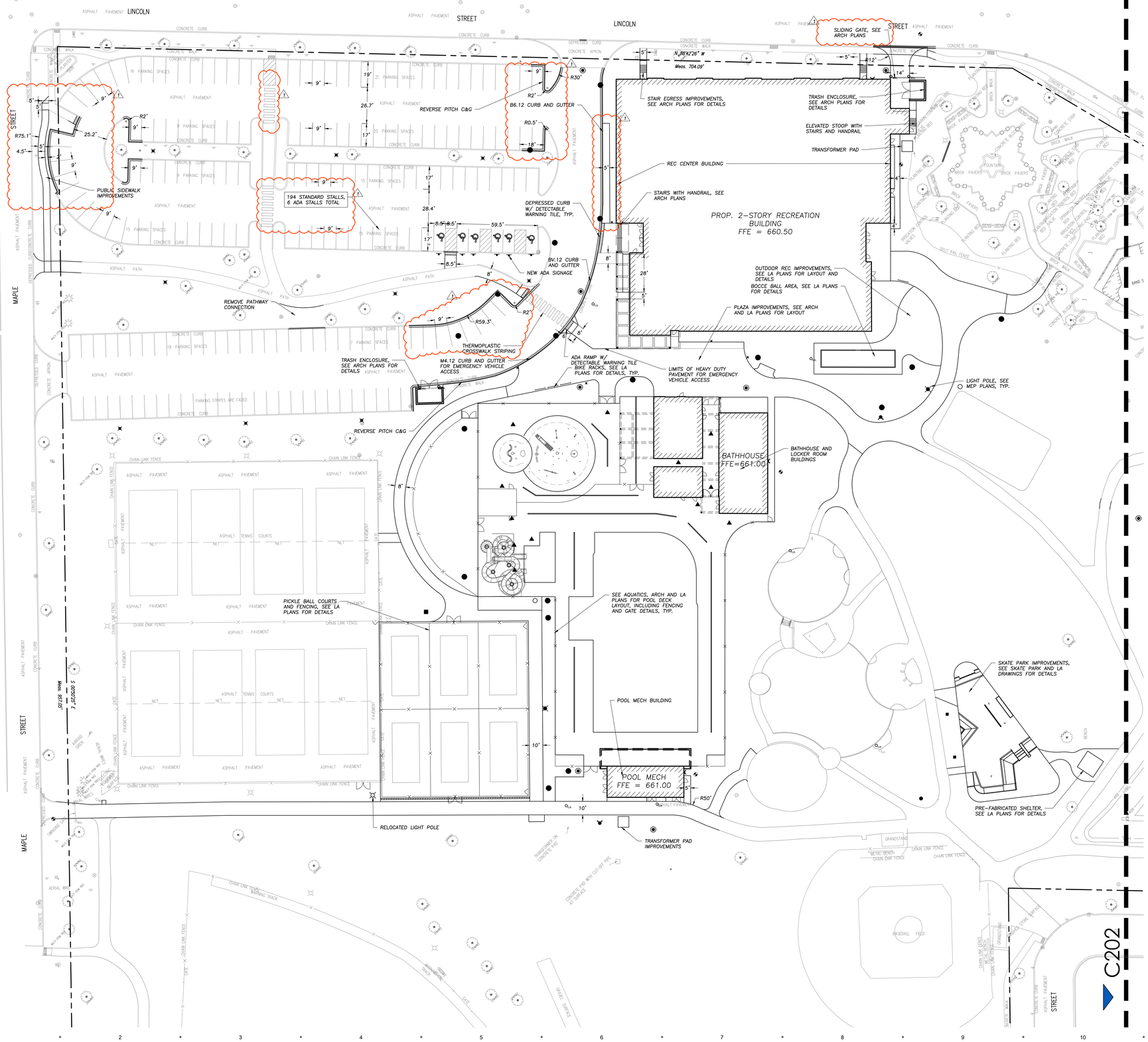
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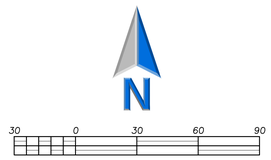
SITE DEMOLITION PLAN - EAST

C102

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:41am By: jgeldmyer





Scale: 1"=30'

LEGEND

EXISTING	PROPOSED
Manhole	
Catch Basin	
Clean Out	CO
Flared End Section	
Storm Sewer	S
Sanitary Sewer	S
Combined Sewer	
Water Main	W
Gas Line	G
Overhead Wires	OH
Electrical Cable (Buried)	E
Telephone Line	T
Fire Hydrant	
Valve Vault	
Buffalo Box	
Downspout	DS
Bollard	BOL
Gas Valve	
Gas Meter	
Electric Meter	
ComEd Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Curb & Gutter	
Depressed Curb	
Curb Elevation	C 782.50
Gutter Elevation	G 782.00
Pavement Elevation	P 783.25
Sidewalk Elevation	W 782.10
Ground Elevation	784.0
Swale	
Contour Line	781
Deciduous Tree	

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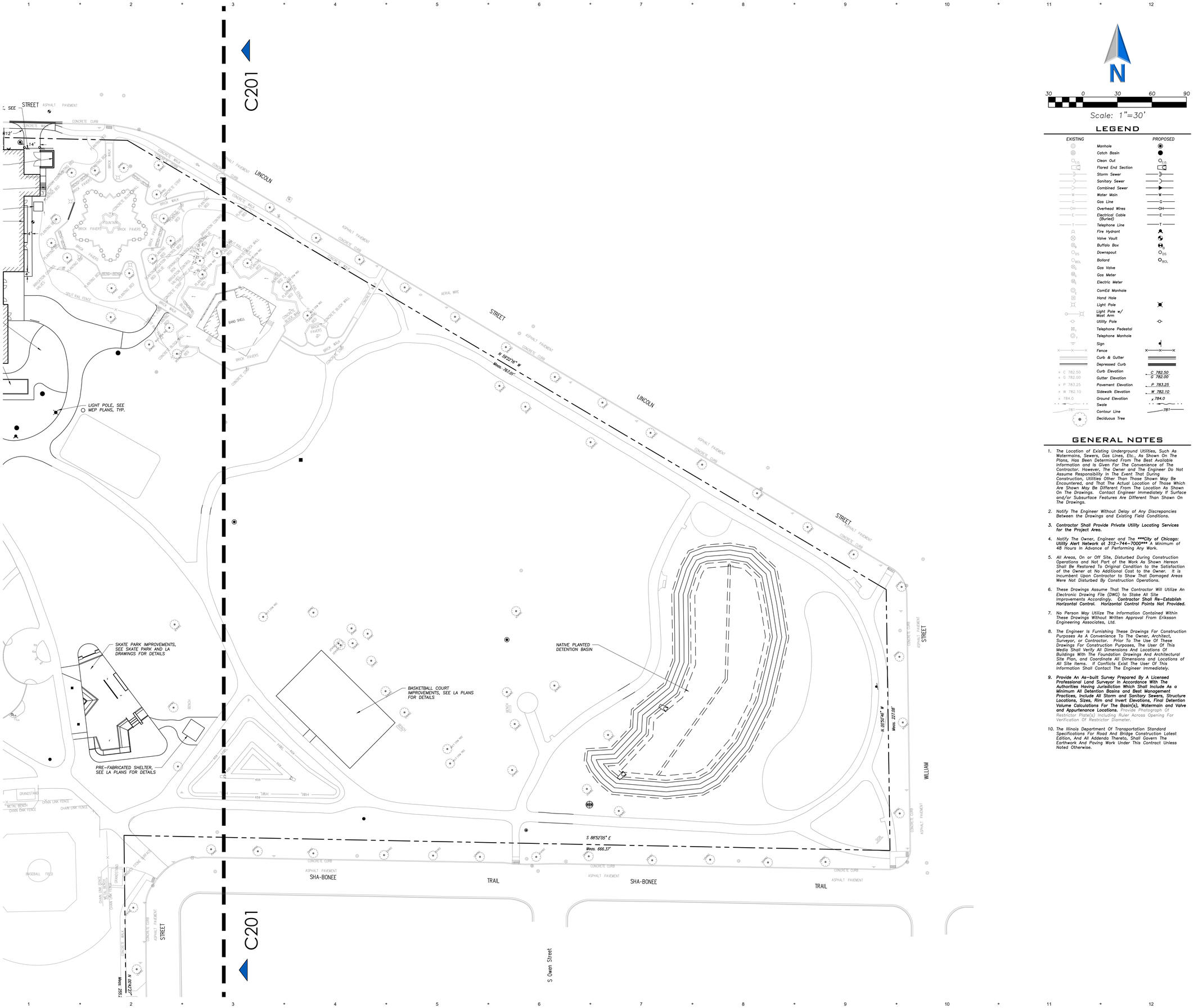
EXPIRATION DATE: 11/30/2023

SITE GEOMETRY PLAN - WEST

C201

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 1:47pm By: jgeldmeyer



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
CO	Clean Out	CO
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	

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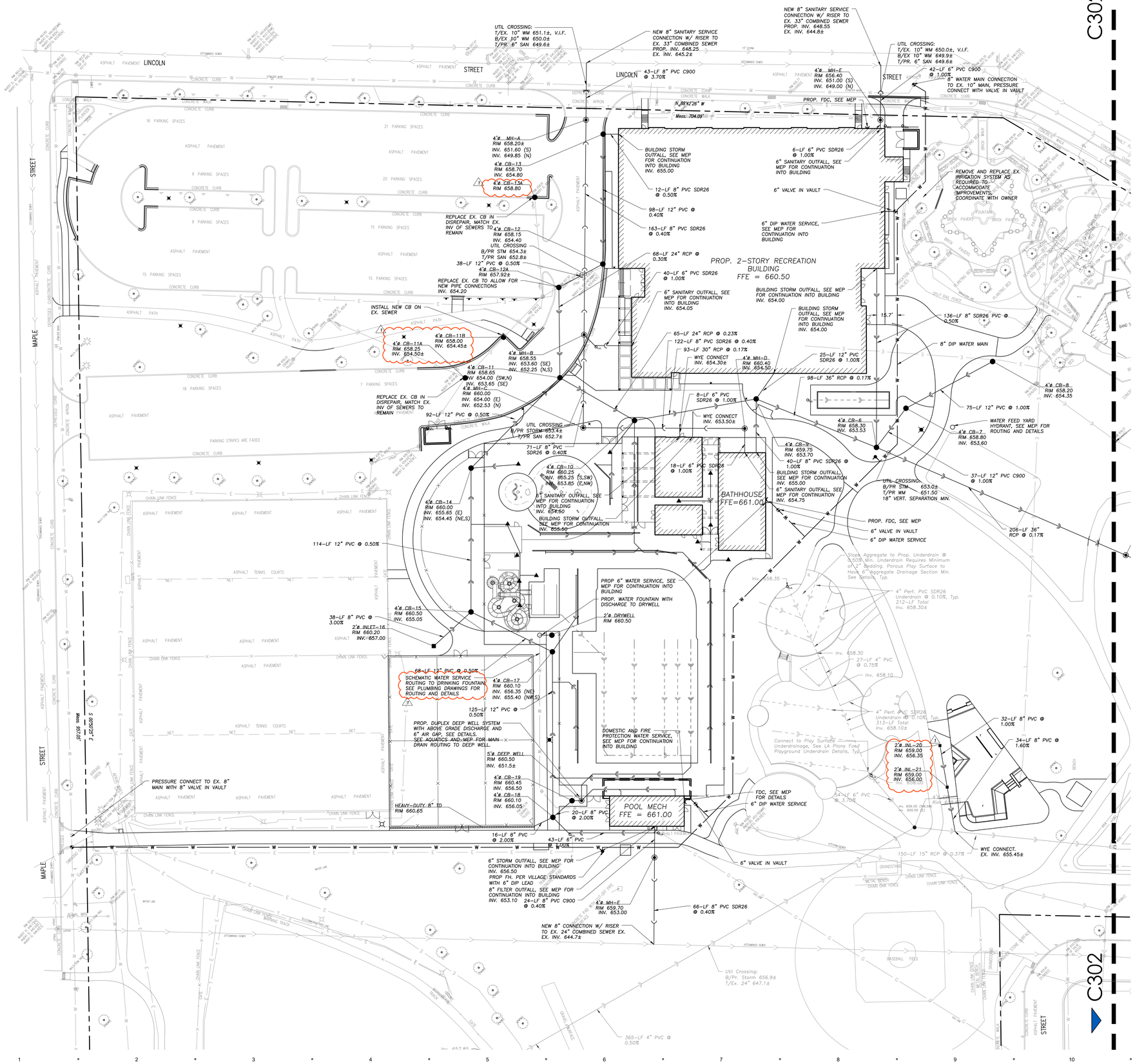
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JEFF S. GELDMEYER
062-072792
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2023

SITE GEOMETRY PLAN - EAST

C202

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:46am By: jgeldmeyer



LEGEND

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Manhole	
Catch Basin	
Clean Out	CO
Flared End Section	
Storm Sewer	S
Sanitary Sewer	S
Combined Sewer	
Water Main	W
Gas Line	G
Overhead Wires	OH
Electrical Cable (Buried)	E
Telephone Line	T
Fire Hydrant	
Valve Vault	
Buffalo Box	
Downspout	DS
Bollard	BOL
Gas Valve	
Gas Meter	
Electric Meter	
ComEd Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	X X X
Curb & Gutter	
Depressed Curb	
x C 782.50 — Curb Elevation	C 782.50
x G 782.00 — Gutter Elevation	G 782.00
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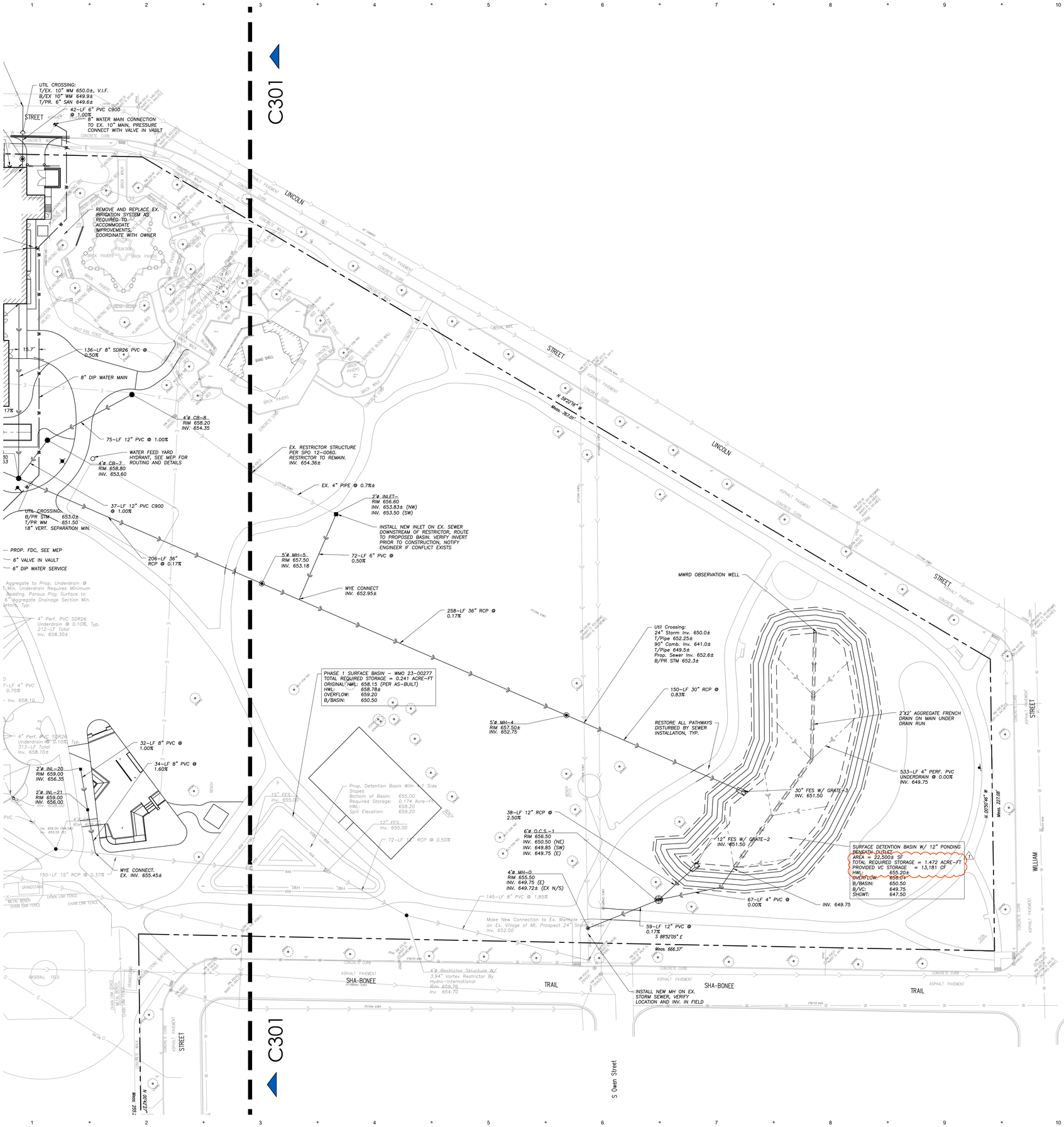
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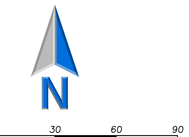
SITE UTILITY PLAN - WEST

C301

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 2:44pm By: jgeldmeyer





LEGEND

EXISTING		PROPOSED
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	Catch Basin	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
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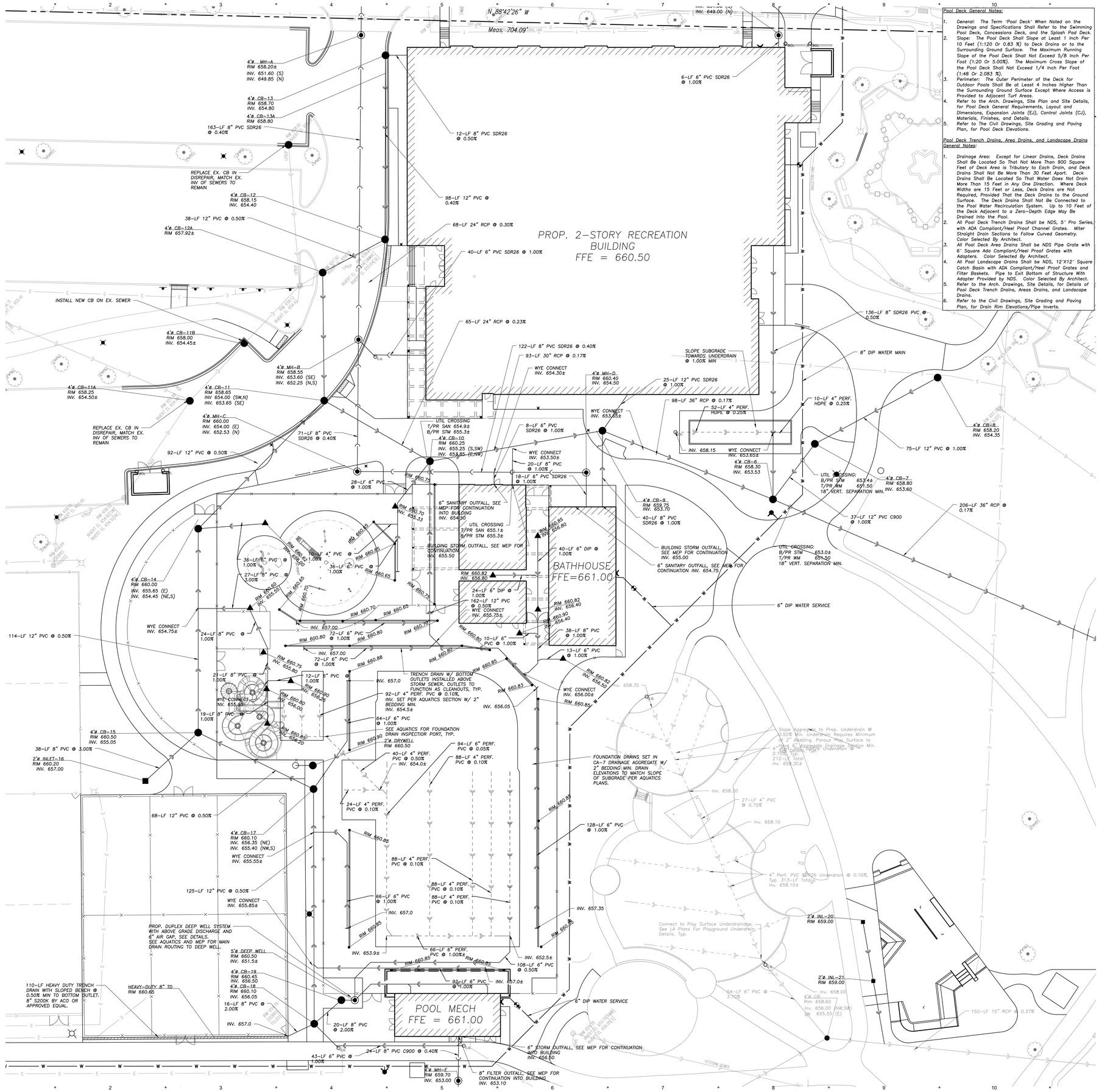
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JEFF S. GELDMEYER
062-072792
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2026

SITE UTILITY PLAN - EAST

C302

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Plotted: 7/18/25 @ 11:58am By: jgeldmyer



N

20 0 20 40 60

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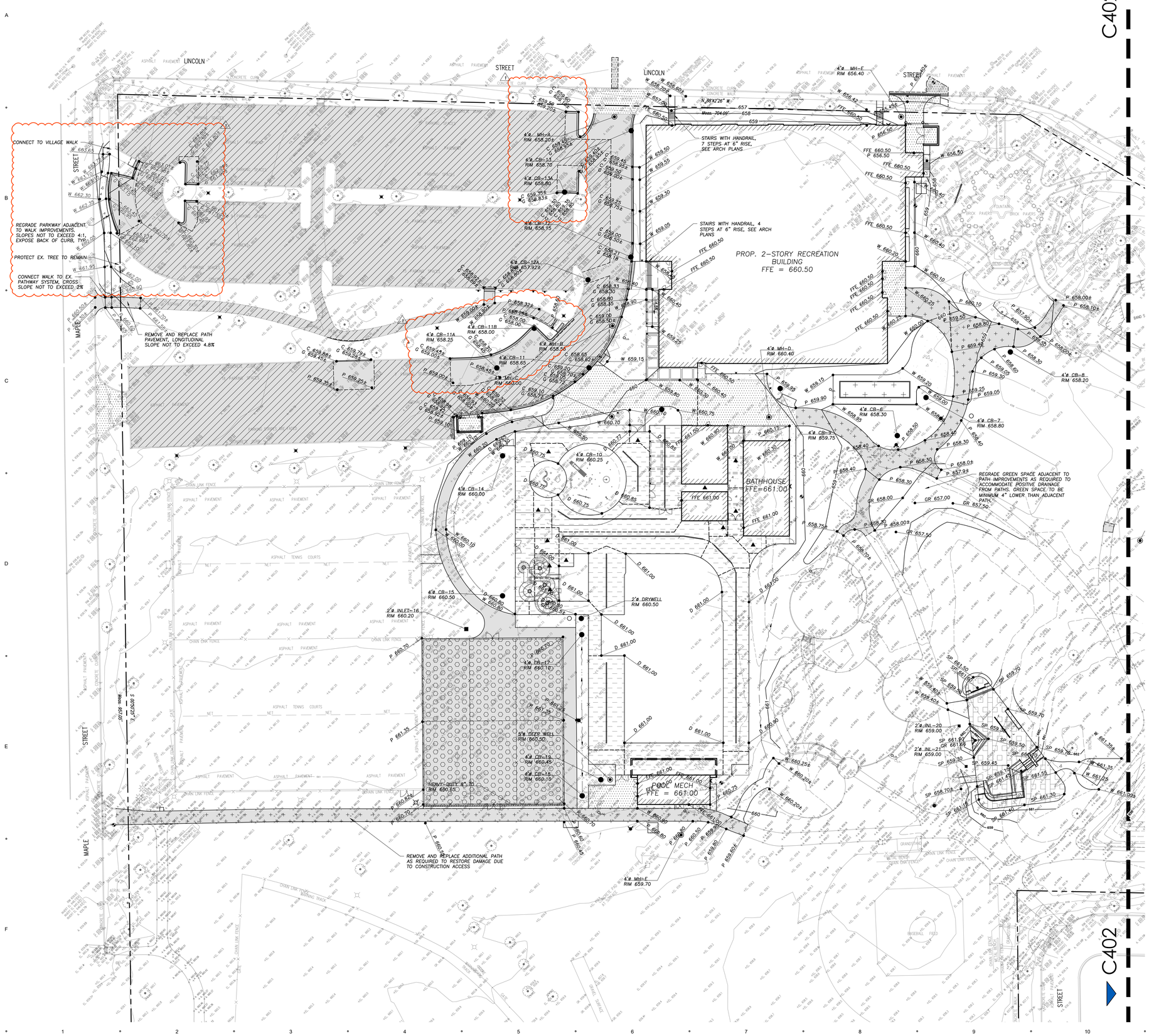
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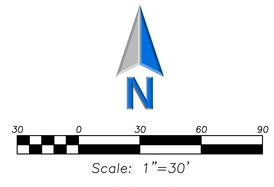
EXPIRATION DATE: 11/30/2025

SITE UTILTIY PLAN - ENLARGED

C303

EEA — P:\24214 — Nicholas — Lions Park Big Surf & Rec Center\Drawings\Site Plan — Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:57am By: jgeldmeyer





LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x784.0
781	Swale	781
	Contour Line	
	Deciduous Tree	

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PAVING & SURFACE LEGEND

- **Heavy-Duty Asphalt Pavement Section**
  2 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  3 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  10" Aggregate Base Course, Type B, Crushed, CA-6
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- **Asphalt Pavement Section – 1.5" Overlay**
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- **Pavement Restoration in Public Way**
  Match Ex. Section
- **Concrete Sidewalk Section**
  5" Portland Cement Concrete
  6"x6" W1.4xW1.4 Welded Wire Fabric
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- **Concrete Driveway Section**
  8" Portland Cement Concrete
  6"x6" W2.9xW2.9 Welded Wire Fabric
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- **Pool Deck**
  Section By Others
- **Skate Park Deck**
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LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2023

SITE GRADING AND PAVING PLAN - WEST

C401

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:59am By: jgeldmyer



N

30 0 30 60 90

Scale: 1"=30'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
CO	Clean Out	CO
	Flared End Section	
S	Storm Sewer	S
SAN	Sanitary Sewer	SAN
C	Combined Sewer	C
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
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	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
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	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
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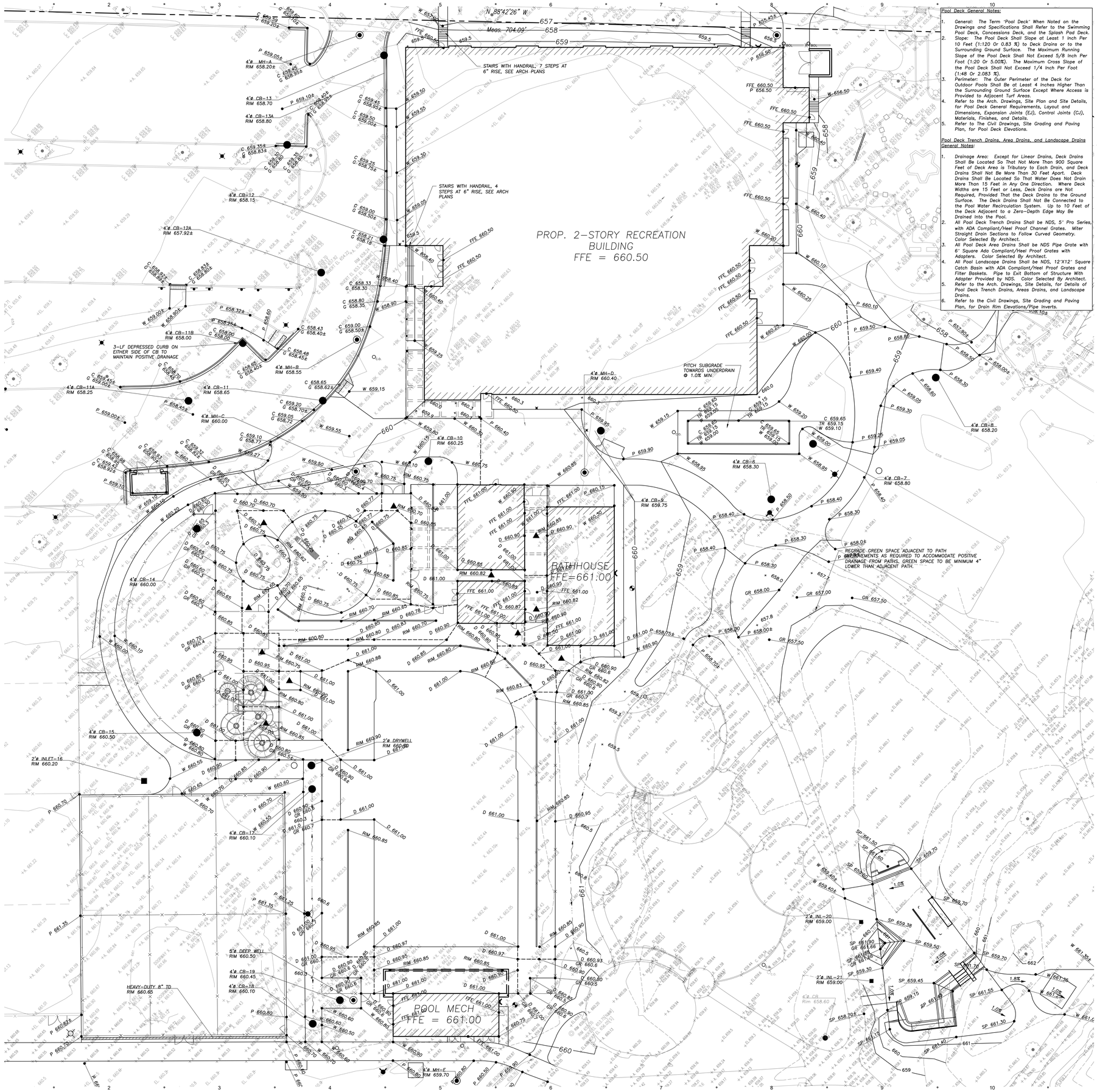
LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
OF ILLINOIS

EXPIRATION DATE: 11/30/2023

SITE GRADING AND PAVING PLAN - EAST

C402

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 1:25pm By: jgeldmeyer



Pool Deck General Notes:

1. *General: The Term 'Pool Deck' When Noted on the Drawings and Specifications Shall Refer to the Swimming Pool Deck, Concessions Deck, and the Splash Pad Deck.*
2. *Slope: The Pool Deck Shall Slope at Least 1 Inch Per 10 Feet (1:120 Or 0.83 %) to Deck Drains or to the Surrounding Ground Surface. The Maximum Running Slope of the Pool Deck Shall Not Exceed 5/8 Inch Per Foot (1:20 Or 5.00%). The Maximum Cross Slope of the Pool Deck Shall Not Exceed 1/4 Inch Per Foot (1:48 Or 2.083 %).*
3. *Perimeter: The Outer Perimeter of the Deck for Outdoor Pools Shall Be at Least 4 Inches Higher Than the Surrounding Ground Surface Except Where Access is Provided to Adjacent Turf Areas.*
4. *Refer to the Arch. Drawings, Site Plan and Site Details, for Pool Deck General Requirements, Layout and Dimensions, Expansion Joints (EJ), Control Joints (CJ), Materials, Finishes, and Details.*
5. *Refer to The Civil Drawings, Site Grading and Paving Plan, for Pool Deck Elevations.*

Pool Deck Trench Drains, Area Drains, and Landscape Drains General Notes:

1. *Drainage Area: Except for Linear Drains, Deck Drains Shall Be Located So That Not More Than 900 Square Feet of Deck Area is Tributary to Each Drain, and Deck Drains Shall Not Be More Than 30 Feet Apart. Deck Drains Shall Be Located So That Water Does Not Drain More Than 15 Feet in Any One Direction. Where Deck Widths are 15 Feet or Less, Deck Drains are Not Required, Provided That the Deck Drains to the Ground Surface. The Deck Drains Shall Not Be Connected to the Pool Water Recirculation System. Up to 10 Feet of the Deck Adjacent to a Zero-Depth Edge May Be Drained into the Pool.*
2. *All Pool Deck Trench Drains Shall be NDS, 5" Pro Series, with ADA Compliant/Heel Proof Channel Grates. Miter Straight Drain Sections to Follow Curved Geometry. Color Selected By Architect.*
3. *All Pool Deck Area Drains Shall be NDS Pipe Grate with 6" Square Ada Compliant/Heel Proof Grates with Adapters. Color Selected By Architect.*
4. *All Pool Landscape Drains Shall be NDS, 12"X12" Square Catch Basin with ADA Compliant/Heel Proof Grates and Filter Baskets. Pipe to Exit Bottom of Structure With Adapter Provided by NDS. Color Selected By Architect.*
5. *Refer to the Arch. Drawings, Site Details, for Details of Pool Deck Trench Drains, Areas Drains, and Landscape Drains.*
6. *Refer to the Civil Drawings, Site Grading and Paving Plan, for Drain Rim Elevations/Pipe Inverts.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

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	Manhole	
	Catch Basin	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
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	Valve Vault	
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O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
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LICENSED PROFESSIONAL ENGINEER
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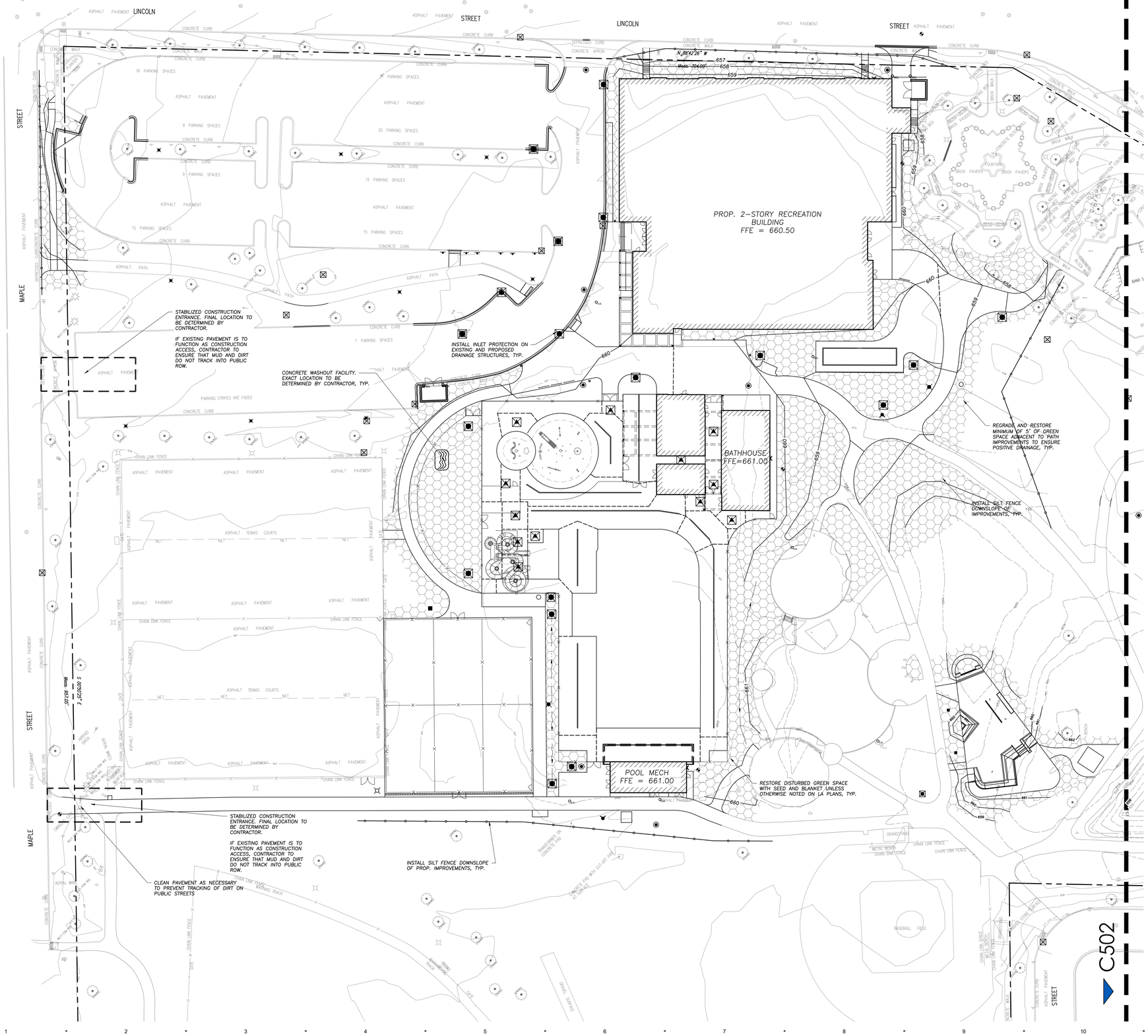
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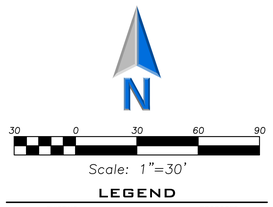
SITE GRADING PLAN - ENLARGED

C403

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA — P:\24214 — Nicholas — Lions Park Big Surf & Rec Center\Drawings\Site Plan — Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 1:25pm By: jgeldmeyer





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	Deciduous Tree	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The *****City of Chicago: Utility Alert Network at 312-744-7000***** A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. **Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*** *Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas
- Erosion Control Blanket North American Green DS75 Unless Otherwise Noted on LA Plans

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

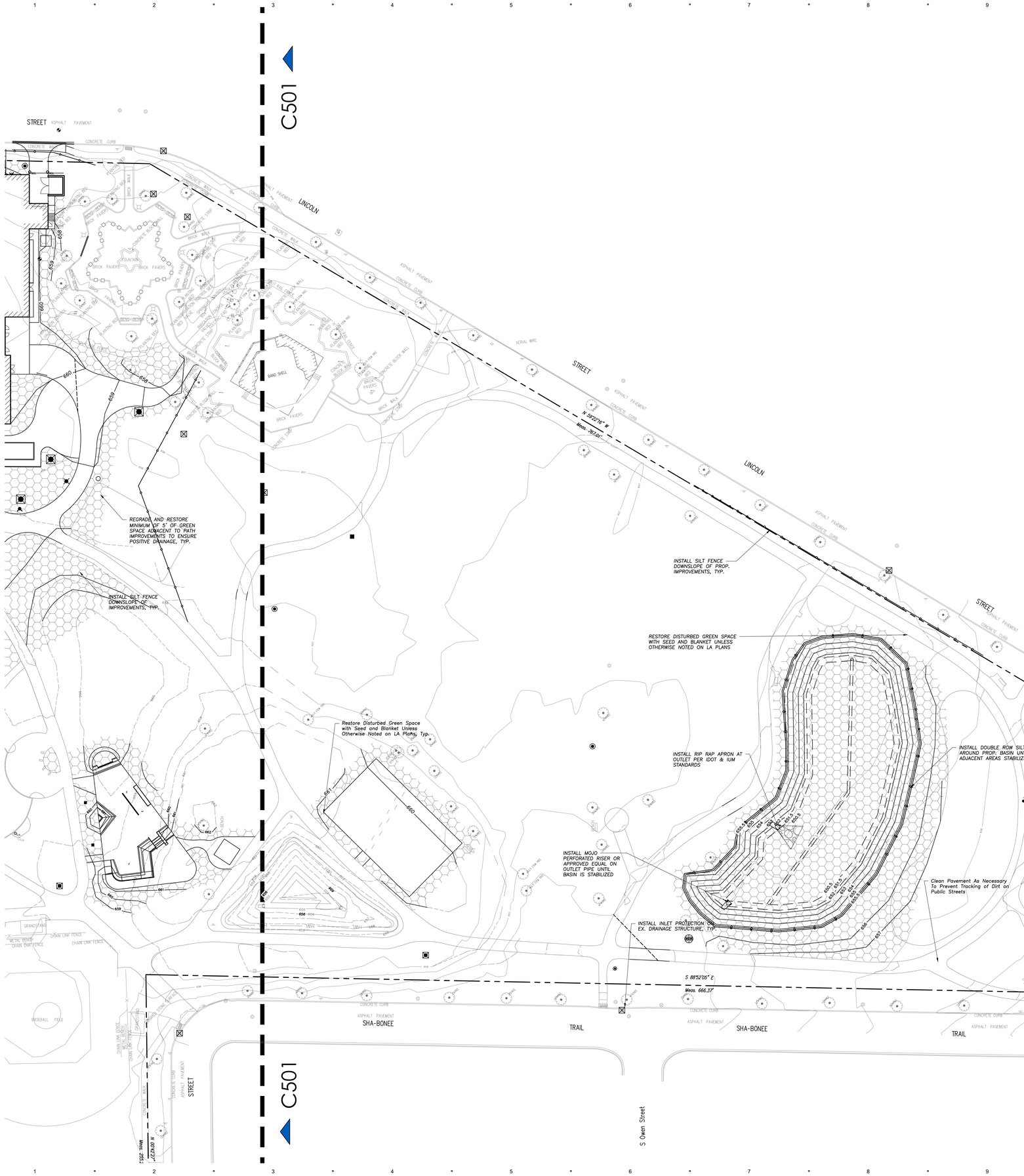
7	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

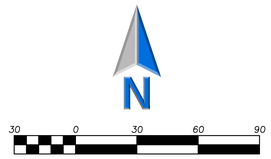
LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SOIL EROSION AND SEDIMENT CONTROL PLAN - WEST

C501

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:02pm By: jgeldmyer





LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
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10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

	Silt Fence
	Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas
	Erosion Control Blanket North American Green DS75 Unless Otherwise Noted on LA Plans

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	90% CDs	07/16/2025
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	DESIGN DEVELOPMENT	03/13/2025

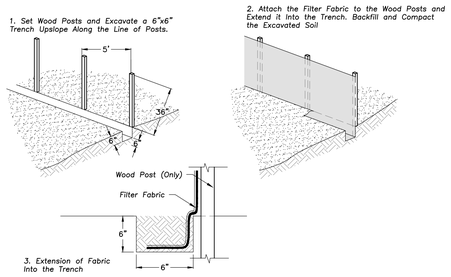
LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2023

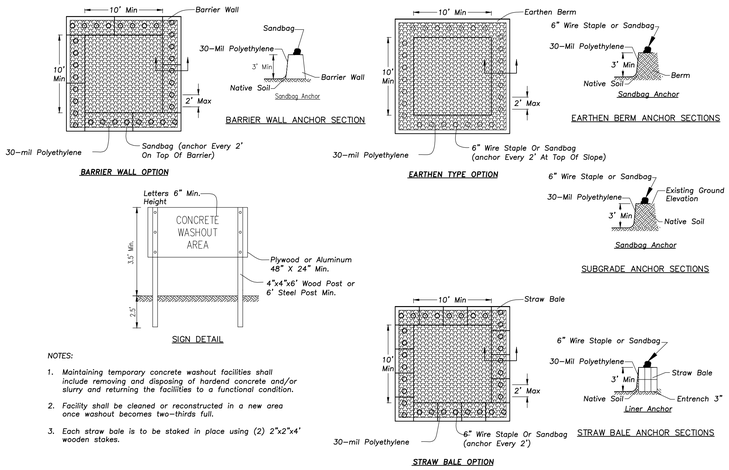
SOIL EROSION AND SEDIMENT CONTROL PLAN - EAST

C502

EEA — P:\24214 — Nicholas — Lions Park Big Surf & Rec Center\Drawings\Site Plan — Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:02pm By: jgeldmyer



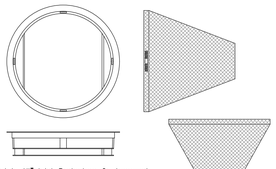
SILT FENCE CONSTRUCTION (AASHTO 288-00)



NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

CONCRETE WASHOUT FACILITY



General Notes:

Use Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1 1/4" X 1 1/4" X 1/8" Angle. Base Rim Fabricated From 1 $\frac{1}{2}$" x $\frac{1}{4}$" x $\frac{1}{8}$" Channel. Handles And Suspension Brackets Fabricated From 1 $\frac{1}{2}$" x $\frac{1}{4}$" Flat Stock. All Domestic Steel Conforming To ASTM-A36

Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS - SEDIMENT BAG

GENERAL NOTES

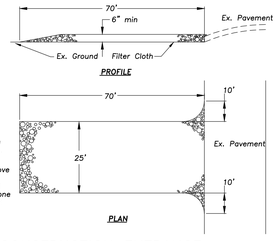
STONE SIZE - Use IDOT gradation CA-1 aggregate stone.

MAINTENANCE - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

FILTER CLOTH - Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

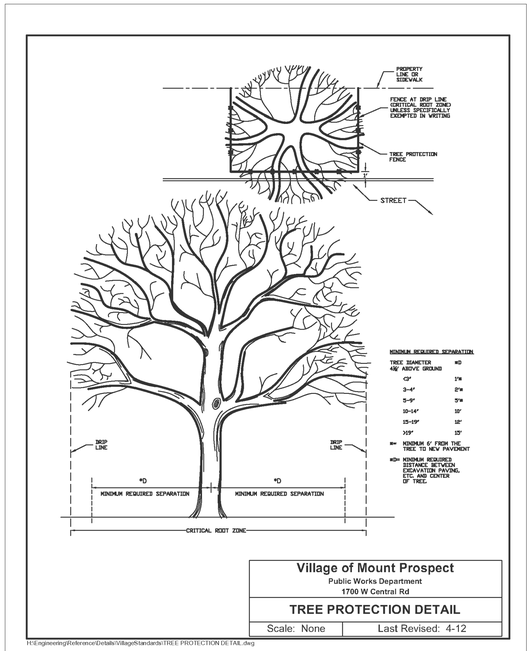
WASHING - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



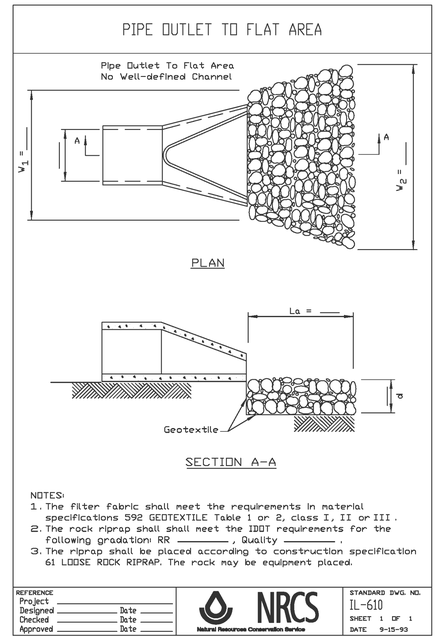
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



Village of Mount Prospect	
Public Works Department 1700 W Central Rd	
TREE PROTECTION DETAIL	
Scale: None	Last Revised: 4-12

P:\Engineering\Reference\Details\VillageStandards\TREE PROTECTION DETAIL.dwg



NOTES:

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

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

STUDIO 222 ARCHITECTS
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MPPD LIONS RECREATION CENTER

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90% CDs	07/16/2025
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LICENSED PROFESSIONAL ENGINEER
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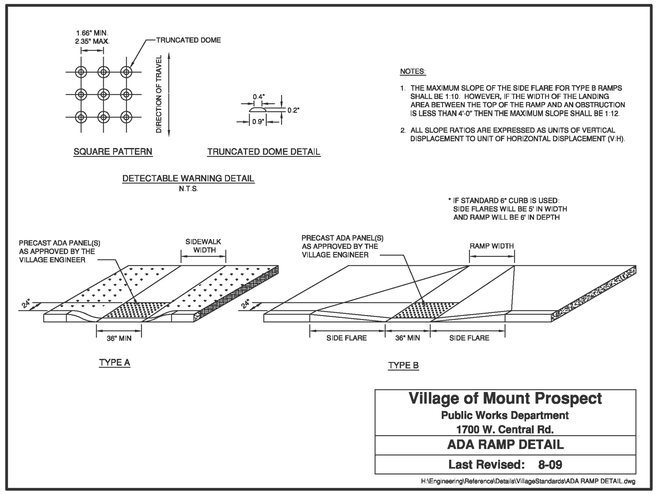
EXPIRATION DATE: 11/30/2025

SESC DETAILS

C503

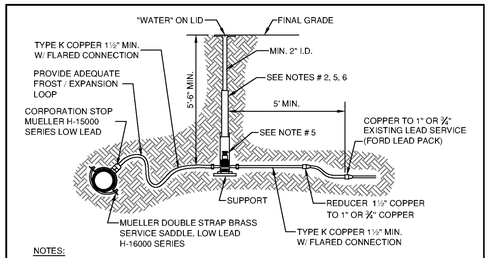
STUDIO 222 ARCHITECTS PROJECT NUMBER: 24009

EEA - P:\24214 - Nicholas - Lions Park Big Surf & Rec Center\Drawings\Site Plan - Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:03pm By: jgeldmyer



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

H:\Engineering\Reference\Details\VillageStandards\ADA RAMP DETAIL.dwg

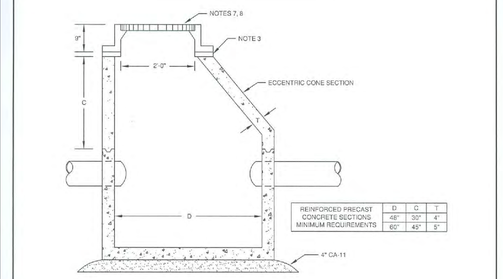


NOTES:

1. ALL BRASS FITTINGS, SUCH AS TAILPIECES, FLANGES, STRAINERS, SHALL BE NO LEAD, LOW-LEAD OR ENVIROBRASS CONFORMING TO 2014 EPA REQUIREMENTS SHALL BE CLEARLY LABELLED OR MARKED.
2. A MINIMUM OF 10' SEPARATION MUST BE MAINTAINED BETWEEN THE NEW WATER SERVICE AND THE EXISTING SANITARY SERVICE, AND 2' SEPARATION BETWEEN THE NEW TAP AND ANY EXISTING TAPS ON THE MAIN (INCLUDING ANY ABANDONED TAPS).
3. THE NEW B-BOX MUST BE CENTERED IN THE PARKWAY, AND MUST BE AT LEAST 2' FROM ANY SIDEWALK, DRIVEWAY, CURB OR HYDRANT.
4. THE NEW WATER SERVICE SHALL BE AUGERED UNDER THE STREET PAVEMENT AS NECESSARY, NO OPEN CUTS ACROSS THE STREET SHALL BE PERMITTED.
5. CURB STOPS AND B-BOXES SHALL BE REQUIRED FOR ALL WATER SERVICES TWO INCHES (2") IN DIAMETER OR SMALLER.
6. 1½" - 2" MUELLER MARK II ORISEAL H-15154 LL CURBSTOP (FLARED TYPE ONLY) WITH H-10304 LL B-BOX.
7. ANY SIZE WATER SERVICE IN PAVED AREAS SHALL HAVE A SADDLE TYPE MUELLER H-10336 WITH A H-10394 LL FOOT PIECE FOR 1½" SERVICE OR H-10395 LL FOOT PIECE FOR 2" SERVICE.
8. MINIMUM 1 FOOT OF COMPACTED CLAY OVER TOP OF COPPER PIPE.
9. CONTRACTOR SHALL PERFORM ALL PRESSURE TAPS LIVE.

Village of Mount Prospect
Public Works Department
1700 W Central Rd
B-BOX - COPPER TO LEAD SPLICE DETAIL
Scale: None | Last Revised: 3-15

H:\Engineering\Reference\Details\VillageStandards\B-BOX COPPER TO LEAD SPLICE DETAIL.dwg



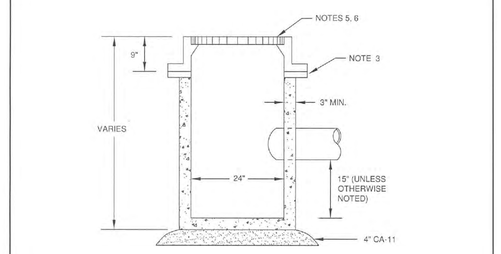
REINFORCED PRECAST CONCRETE SECTIONS MINIMUM REQUIREMENTS	D	C	T
	48"	30°	4"
	60"	45°	5"

NOTES:

1. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
2. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
3. 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.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3". STEPS SHALL NOT BE EXTENDED ON THE OUTSIDE.
5. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
   48" FOR 8" - 18" PIPE
   60" FOR 21" - 36" PIPE
   72" FOR 39" - 60" PIPE
6. A FACTORY INSTALLED "RUBBER BOOT SEAL" SHALL BE PRECAST INTO ALL PIPE OPENINGS WHEN CATCH BASINS ARE TIED INTO COMBINED SEWER SYSTEM. (RESILIENT WATERTIGHT CONNECTION PER ASTM C-923)
7. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
8. OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.

Village of Mount Prospect
Public Works Department
1700 W Central Rd
CATCH BASIN TYPE-A DETAIL
Scale: None | Last Revised: 12-11

H:\Engineering\Reference\Details\VillageStandards\CATCH BASIN TYPE-A DETAIL.dwg

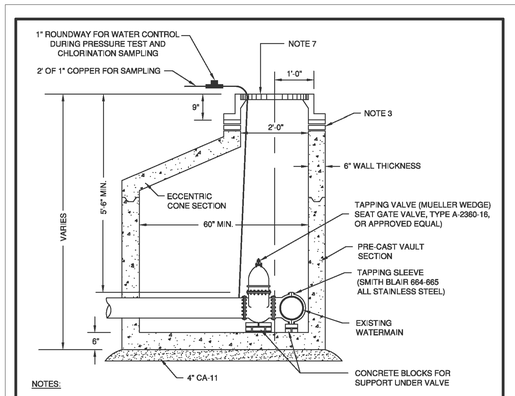


NOTES:

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2. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443
3. 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.
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   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
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Village of Mount Prospect
Public Works Department
1700 W Central Rd
CATCH BASIN TYPE-C DETAIL
Scale: None | Last Revised: 12-11

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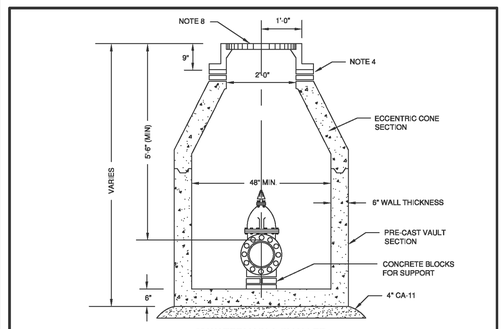


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4. PIPE OPENINGS TO BE CAST INTO WALL.
5. ALL VAULTS ARE TO HAVE CONES INSTALLED SO THAT CENTER OF COVER IS DIRECTLY OVER OPERATING NUT .
6. 1" MUELLER H-15000 CORPORATION STOP (FLARE TYPE ONLY) TO BE TAPPED DIRECTLY INTO MAIN FOR CHLORINATION SAMPLES.
7. ALL SAMPLING PARTS MUST BE NEW.
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.
PRESSURE TAP DETAIL
Last Revised: 8-09

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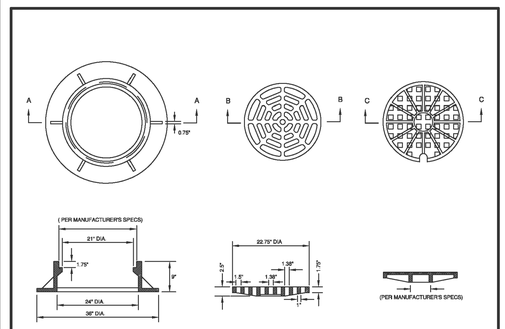
8" WATERMAIN & SMALLER

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.
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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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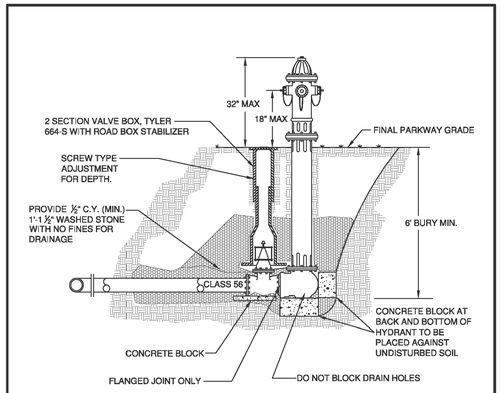
SECTION A-A CAST FRAME | SECTION B-B CAST OPEN LID | SECTION C-C CAST SOLID LID

NOTES:

1. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1098, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - PAVED AREAS (OPEN LID): EAST JORDAN 1090, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON PAVED AREAS (SOLID LID): EAST JORDAN 1090, MEDIUM DUTY, TYPE A SOLID COVER
   - NON PAVED AREAS (OPEN LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
2. SANITARY FRAMES AND COVERS FOR MANHOLES LOCATED WITHIN FLOODPLAIN AREAS AND HAVING A RIM ELEVATION BELOW THE FLOOD PROTECTION ELEVATION SHALL BE WATER TIGHT. LOCK TYPE COVERS NEENAH NO. R-1755-S OR APPROVED EQUAL.
3. ALL SANITARY LIDS MUST BE GASKET TYPE WITH CONCEALED PICKHOLES.
4. SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (WATER,SANITARY,STORM) CAST INTO THE LID.
5. OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.
6. OTHER MANUFACTURER'S PRODUCTS OF EQUAL SPECIFICATION MAY BE SUBSTITUTED AT THE APPROVAL OF THE VILLAGE ENGINEER.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
FRAMES AND LIDS
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- ½" 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

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STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

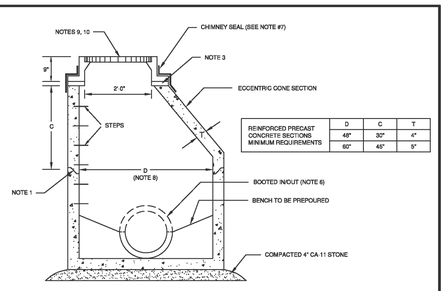
LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
OF ILLINOIS

EXPIRATION DATE: 11/30/2023

SITE WORK DETAILS

C600

ECA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:04pm By: jgeldmyer



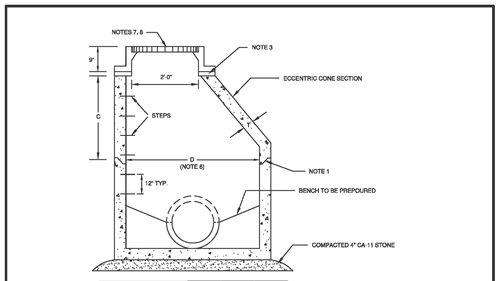
REINFORCED PRECAST CONCRETE SECTIONS MINIMUM REQUIREMENTS	D	C	T
	48"	30"	4"
	60"	45"	5"

NOTES:

1. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH TWO (2) STRIPS BUTYL RUBBER.
2. PRECAST CONCRETE BARREL SECTION ASTM C 478 AND ASTM C 443.
3. 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.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3 INCHES AND SHALL BE STEEL REINFORCED POLYURETHANE STEPS (12" WIDE) AND 12" BETWEEN EACH STEP.
5. FOR OPTIONAL PRECAST CONCRETE FLAT SLAB TOP REFER TO IDOT STANDARD 602601.
6. A FACTORY INSTALLED "RUBBER BOOT SEAL" SHALL BE PRECAST INTO MANHOLES AT ALL PIPE OPENINGS (SANITARY ONLY) - ASTM C923
7. FOR ALL RENOVATED/NEW MANHOLES, USE EITHER THE CRETEX INTERNAL/EXTERNAL CHIMNEY SEAL OR THE ADAPTOR INC. EXTERNAL CHIMNEY SEAL.
8. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
   48" FOR 8" - 18" PIPE
   60" FOR 21" - 30" PIPE
   72" FOR 39" - 60" PIPE
9. APPROVED MANUFACTURER'S PRODUCT NUMBERS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER
10. ADDITIONAL DETAILS FOR SANITARY FRAMES AND LIDS:
    - FRAMES AND COVERS FOR MANHOLES LOCATED WITHIN FLOODPLAIN AREAS AND HAVING A RIM ELEVATION BELOW THE FLOOD PROTECTION ELEVATION SHALL BE WATER TIGHT, LOCK TYPE COVERS- NEENAH NO. R-1755 B OR APPROVED EQUAL.
    - ALL SANITARY LIDS MUST BE GASKET TYPE WITH CONCEALED PICKHOLES.
    - SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (SANITARY) CAST INTO THE LID.

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

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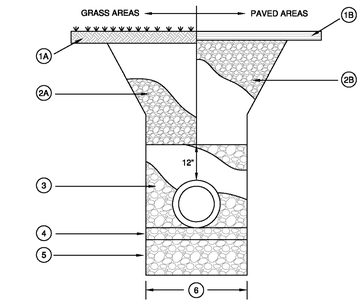
REINFORCED PRECAST CONCRETE SECTIONS MINIMUM REQUIREMENTS	D	C	T
	48"	30"	4"
	60"	45"	5"

NOTES:

1. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH TWO (2) STRIPS BUTYL RUBBER.
2. PRECAST CONCRETE BARREL SECTION ASTM C 478 AND ASTM C 443.
3. 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.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3 INCHES AND SHALL BE STEEL REINFORCED POLYURETHANE STEPS (12" WIDE).
5. FOR OPTIONAL PRECAST CONCRETE FLAT SLAB TOP REFER TO IDOT STANDARD 602601.
6. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
   48" FOR 8" - 18" PIPE
   60" FOR 21" - 36" PIPE
   72" FOR 39" - 60" PIPE
7. APPROVED MANUFACTURER'S PRODUCT NUMBERS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - PAVED AREAS (OPEN LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS (OPEN LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
8. ADDITIONAL DETAILS FOR STORM FRAMES AND LIDS:
   - SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (STORM) CAST INTO THE LID.
   - OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.
   - OTHER MANUFACTURERS PRODUCTS OF EQUAL SPECIFICATION MAY BE SUBSTITUTED AT THE APPROVAL OF THE VILLAGE ENGINEER.

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

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NOTES:

1A GRASS AREAS IN R.O.W. MUST BE RESTORED WITH 4" OF TOP SOIL AND SOD

1B SEE PAVEMENT RESTORATION DETAIL FOR PATCHING REQUIREMENTS

2A UNDER GRASS AREAS BACKFILL WITH EXCAVATED MATERIAL PLACED AND COMPACTED IN 12" LIFTS

2B UNDER, AND WITHIN 2' OF PAVEMENT, CURB & GUTTER, AND SIDEWALK, BACKFILL WITH CA-6 MATERIAL IN 9" LIFTS COMPACTED TO 95% MAX. DENSITY

3 CA-11 STONE BACKFILL PLACED AND COMPACTED IN 6" LIFTS

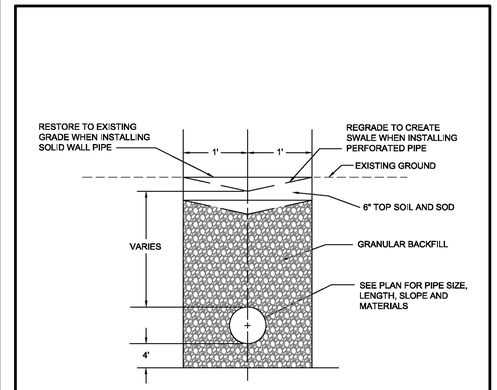
4 CA-11 STONE BEDDING. MINIMUM THICKNESS = 1 /4 OF THE OUTSIDE DIAMETER OF THE PIPE, BUT NO LESS THAN 4"

5 UNSUITABLE MATERIAL TO BE REMOVED AT THE DIRECTION OF VILLAGE ENGINEER, AND REPLACED WITH COMPACTED CA-11 STONE

6 THE TRENCH WIDTH SHALL BE AT LEAST 18" WIDER THAN THE OUTSIDE DIAMETER OF THE PIPE

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

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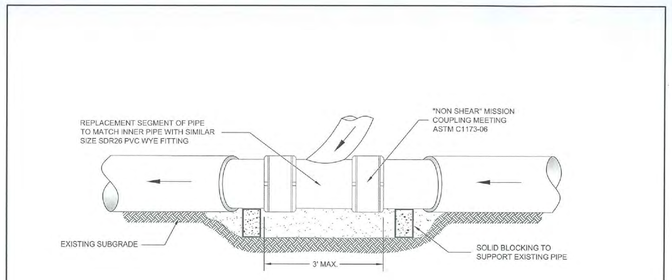


UNDERDRAIN DETAIL

NOTE: THE HOLE FOR THE UNDERDRAIN MUST BE CORE DRILLED INTO THE STRUCTURE.

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

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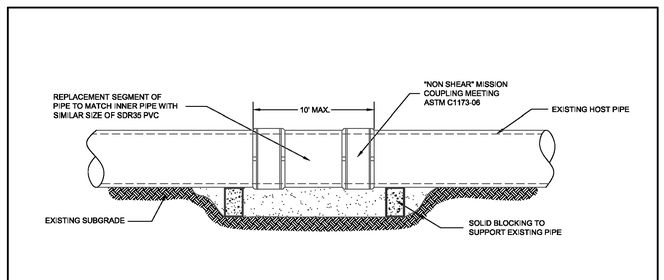


NOTES:

1. MATCH INVERT OF EXISTING PIPE LINING AND NEW SEGMENT OF PIPE.
2. IF EXISTING VCP PIPE SEGMENT IS CIPP LINED, A SUFFICIENT PORTION OF THE VCP SHALL BE REMOVED (3' MAX. LENGTH) TO ALLOW THE WYE FITTING TO BE ATTACHED TO THE PIPE LINER.

Village of Mount Prospect
Public Works Department
1700 W Central Rd
SERVICE CONNECTION TO MAIN LINE SEWER W/ WYE DETAIL
Scale: None | Last Revised: 05-11

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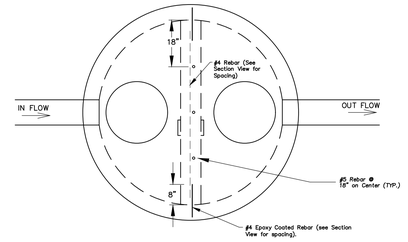


NOTES:

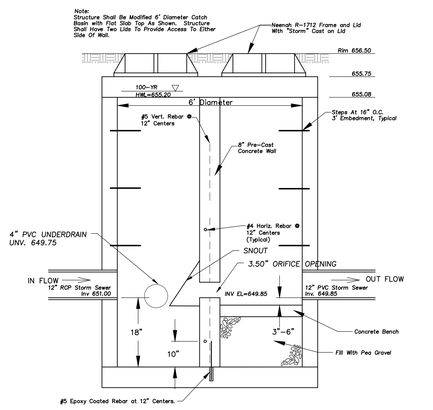
1. MATCH INVERT OF EXISTING PIPE LINING AND NEW SEGMENT OF PIPE.
2. IF THE MAIN LINE SEWER IS CRACKED OR DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING GOOD HOST PIPE TO ATTACH MISSION COUPLINGS. THE CONTRACTOR IS RESPONSIBLE FOR UP TO 10 FT. OF PIPE. IF GREATER THAN 10 FT., THE VILLAGE MUST BE CONTACTED.
3. IF AN UNIDENTIFIED TAP IS DISCOVERED OR WITHIN 6" OF AN EXISTING TAP, THE VILLAGE MUST BE CONTACTED TO DETERMINE IF ADDITIONAL PIPE MUST BE REPLACED.

Village of Mount Prospect
Public Works Department
1700 W Central Rd
MAIN LINE REPAIR & SERVICE ABANDONMENT DETAIL
Scale: None | Last Revised: 8-09

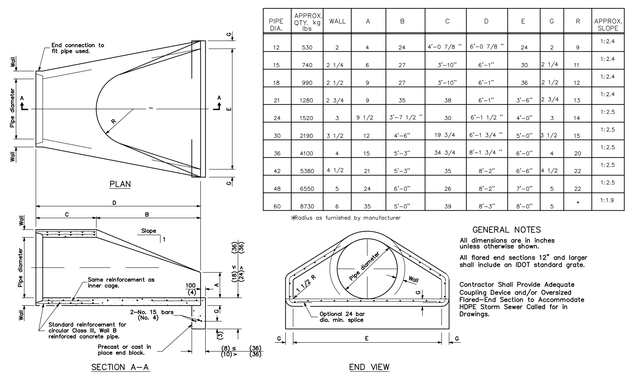
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PLAN VIEW
NOT TO SCALE



OUTLET CONTROL STRUCTURE

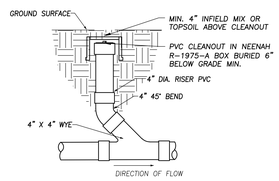


PIPE DIA.	APPROX QTY., kg lbs	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12	530	2	4	24	4'-0 7/8 "	6'-0 7/8 "	24	2	9	1:2,4
15	740	2 1/4	6	27	5'-10"	6'-1"	30	2 1/4	11	1:2,4
18	990	2 1/2	9	27	5'-10"	6'-1"	36	2 1/2	12	1:2,4
21	1280	2 3/4	9	35	38	6'-1"	3'-6"	2 3/4	13	1:2,4
24	1520	3	9 1/2	3'-7 1/2 "	30	6'-1 1/2 "	4'-0"	3	14	1:2,5
30	2190	3 1/2	12	4'-6"	19 3/4	6'-1 3/4 "	5'-0"	3 1/2	15	1:2,5
36	4100	4	15	5'-3"	34 3/4	8'-1 3/4 "	6'-0"	4	20	1:2,5
42	5380	4 1/2	21	5'-3"	35	8'-2"	6'-6"	4 1/2	22	1:2,5
48	6550	5	24	6'-0"	26	8'-2"	7'-0"	5	22	1:2,5
60	8730	6	35	5'-0"	39	8'-3"	8'-0"	5	*	1:1,9

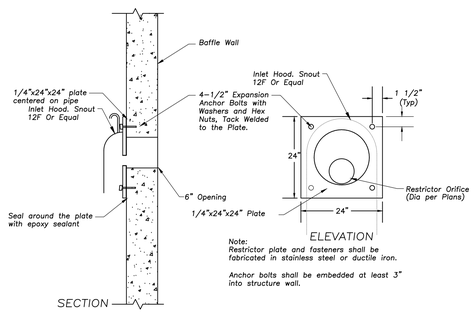
*Radius as furnished by manufacturer

GENERAL NOTES
All dimensions are in inches unless otherwise shown.
All flared end sections 12" and larger shall include an IDOT standard grate.
Contractor Shall Provide Adequate Coupling Device and/or Oversized Flared-End Section to Accommodate HDPE Storm Sewer Called for in Drawings.

PRECAST REINFORCED CONCRETE FLARED END SECTION



CLEANOUT



Note:
Restrictor plate and fasteners shall be fabricated in stainless steel or ductile iron.

Anchor bolts shall be embedded at least 3" into structure wall.

RESTRICTOR PLATE DETAIL
(BAFFLE WALL)

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

1	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025



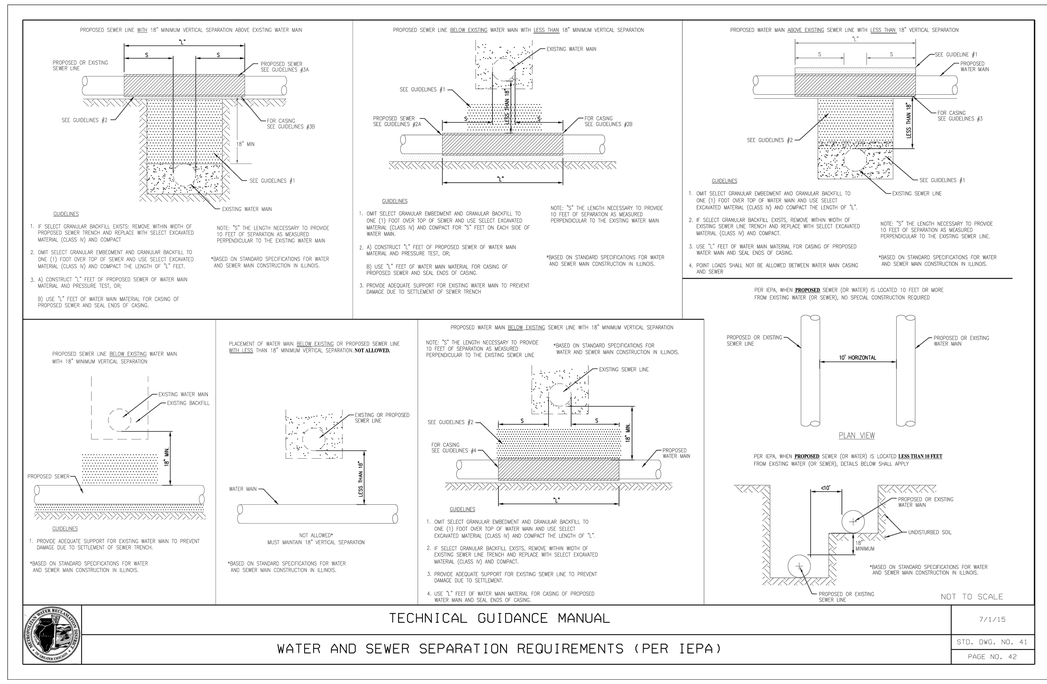
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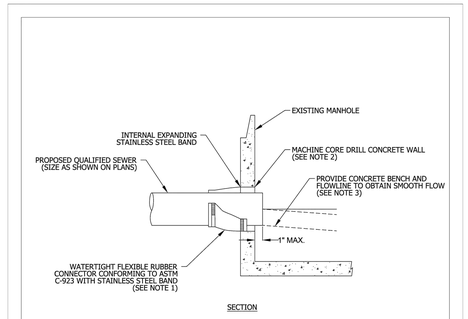
SITE WORK DETAILS

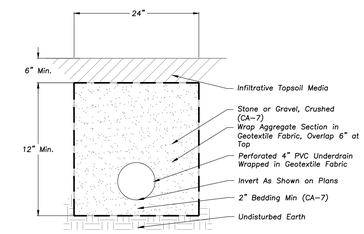
C601

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

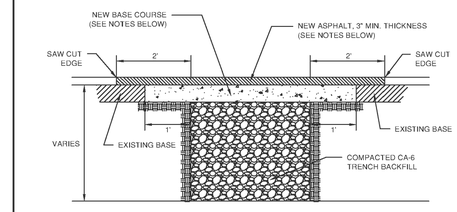
EEA - P:\24214 - Nicholas - Lions Park Big Surf & Rec Center\Drawings\Site Plan - Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:05pm By: jgeldmyer







AGGREGATE FRENCH DRAIN



NOTES:

1. SURFACE REPLACEMENT SHALL BE HMA SURFACE COURSE MIX D, N50 AS DEFINED IN SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE THICKNESS OF THE BASE COURSE SHALL BE 8", OR MATCH THE EXISTING PAVEMENT BASE THICKNESS, WHICHEVER IS GREATER.
3. IF THE BASE OF THE EXISTING PAVEMENT IS CONCRETE, THE BASE OF THE PAVEMENT PATCH SHALL ALSO BE CONCRETE.

   IF THE BASE OF THE EXISTING PAVEMENT IS NOT CONCRETE, THE BASE OF THE PAVEMENT PATCH MAY BE ONE OF THE FOLLOWING AS APPROVED BY THE VILLAGE:

   A. CONCRETE
   B. HMA SURFACE COURSE MIX D, N50 AS DEFINED IN SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
   C. HMA BINDER COURSE, IL-19.0 AS DEFINED IN SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. WHERE THE EXISTING PAVEMENT BASE IS CONCRETE, THE CONCRETE BASE OF THE PATCH SHALL BE DOWELED INTO THE ADJACENT PAVEMENT USING 1 ¼" DOWELS AS DIRECTED BY THE VILLAGE.

Village of Mount Prospect
Public Works Department
1700 W Central Rd

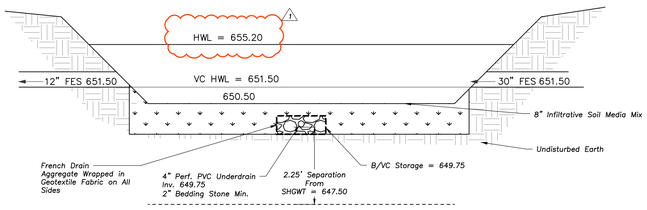
PAVEMENT RESTORATION DETAIL

Scale: None | Last Revised: 09-13

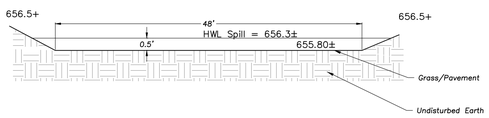
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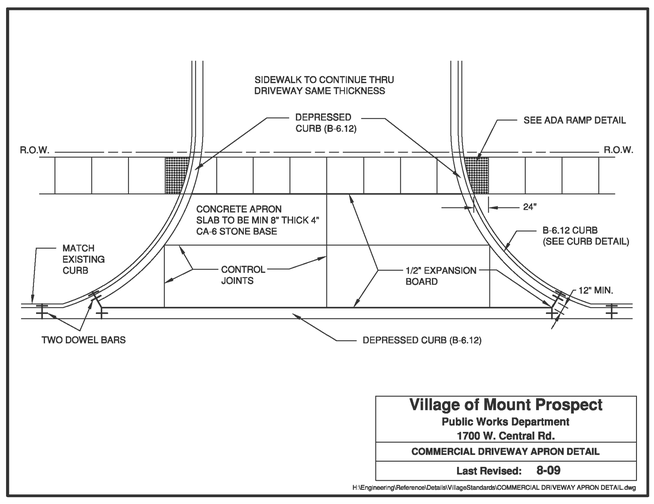
EMERGENCY SPILLWAY CROSS-SECTION
WMO 23-0277 BASIN



POND TYPICAL SECTION



EMERGENCY SPILLWAY CROSS-SECTION

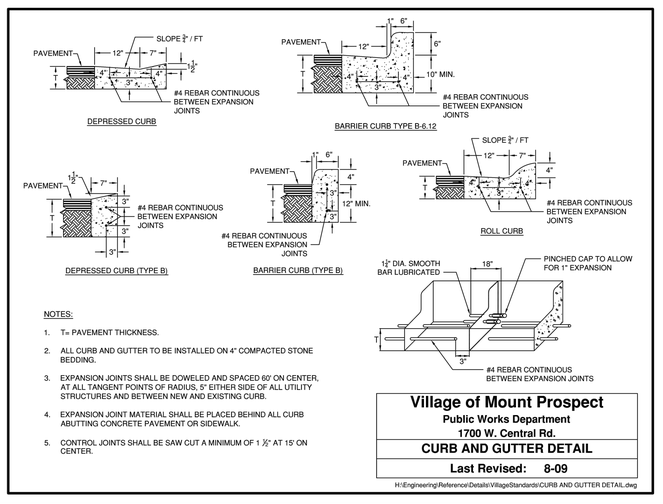


Village of Mount Prospect
Public Works Department
1700 W. Central Rd.

COMMERCIAL DRIVEWAY APRON DETAIL

Last Revised: 8-09

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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

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STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL	07/21/2025
6	90% CDs	07/16/2025
5	75% CDs	06/19/2025
4	STORMWATER SUBMITTAL	06/17/2025
3	PUD SUBMITTAL	05/30/2025
2	50% CDs	05/15/2025
1	DESIGN DEVELOPMENT	03/13/2025

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2023

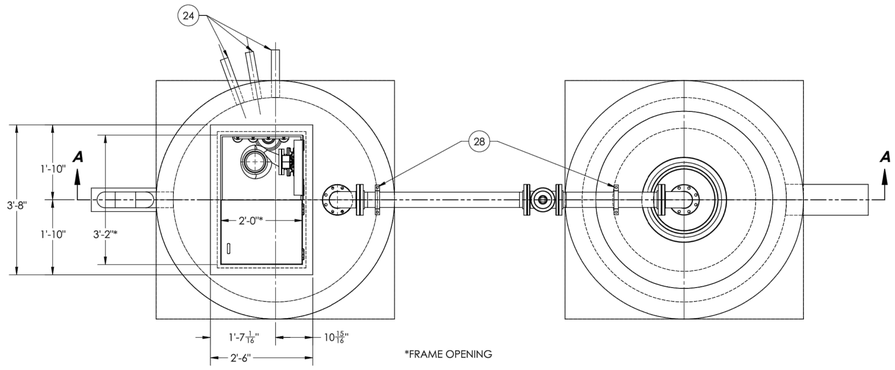
SITE WORK DETAILS

C602

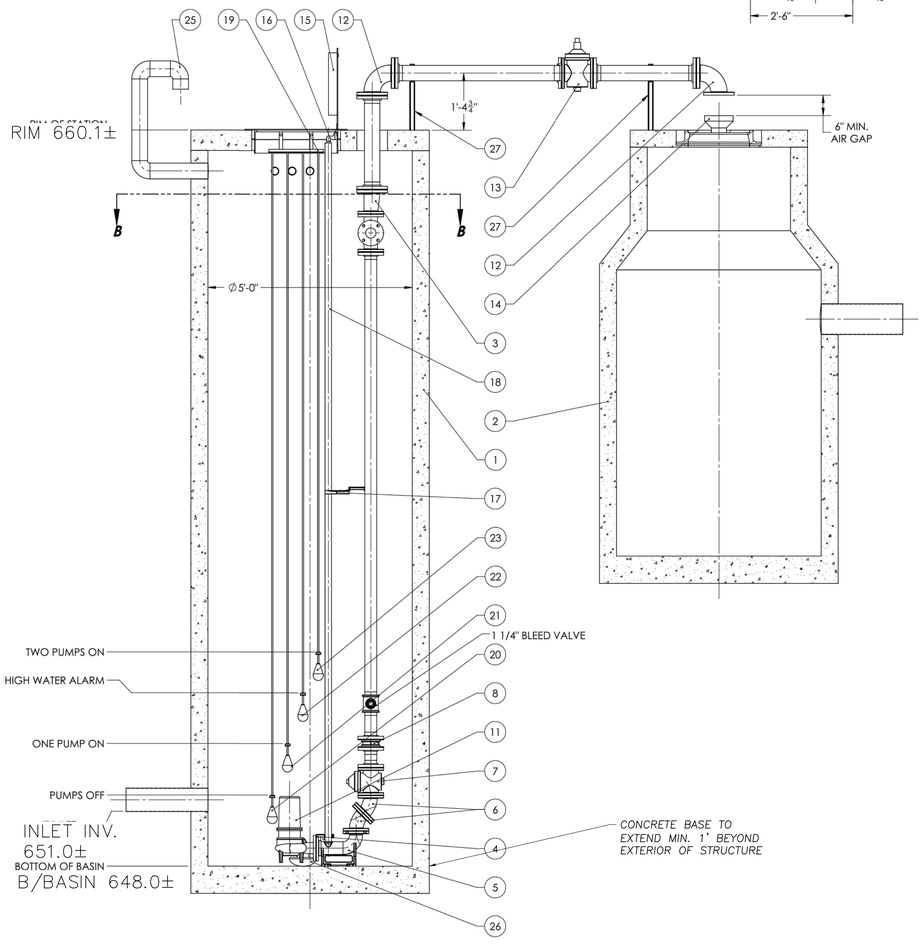
STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 3:14pm By: jgeldmyer

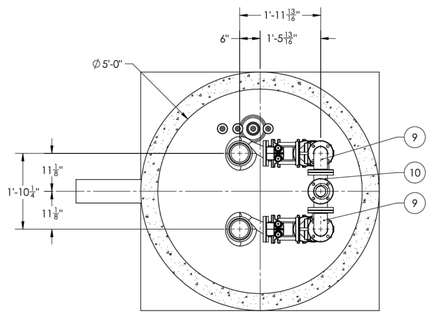
NOTE:
1. THIS DRAWING IS PRELIMINARY LAYOUT ONLY. NOT FOR CONSTRUCTION. CONSTRUCTION DRAWINGS WILL BE FORWARDED UPON RECEIPT OF APPROVED SUBMITTALS.
2. SOME ITEMS NOT SHOWN FOR CLARITY.
3. LIFT STATION TO BE INSTALLED BY AN EXPERIENCED AND QUALIFIED CONTRACTOR.
4. ALL CONCRETE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR AND OR ENGINEER TO VERIFY ALL DIMENSIONS, ELEVATIONS, PIPING LAYOUT, AND ORIENTATION OF INLET (S), DISCHARGE AND CONDUIT (S).
6. ALL PIPING & VALVES ARE TO BE PROVIDED BY CONTRACTOR, UNLESS NOTED OTHERWISE.
7. CONDUITS ARE AS FOLLOWS: (1) 2" FOR LEVEL CONTROLS, (1) 2" FOR EACH PUMP POWER CORD.
8. CONTRACTOR TO ORDER CONTROL AND POWER CORDS OF SUFFICIENT LENGTH TO REACH CONTROL PANEL FROM POINT OF ORIGIN ON PUMPS WITHOUT SPLICING.
9. METROPOLITAN PUMP TO PROVIDE ONLY THE ITEMS SHOWN IN **BOLD**



*FRAME OPENING



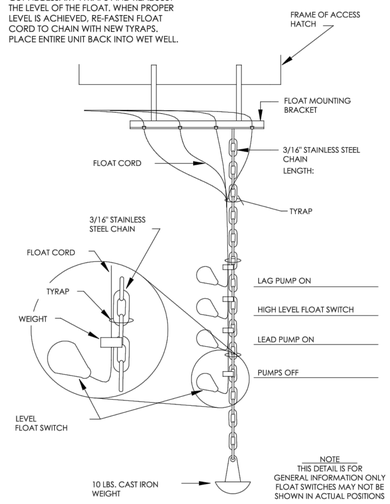
SECTION A-A



SECTION B-B

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	CONCRETE BASIN	60" DIA.	1
2	CONCRETE CATCH BASIN	BY OTHERS	1
3	**4"x3" ECCENTRIC REDUCER**	**CAST IRON FLANGED FITTING**	1
4	**3" MTM SEALING FLANGE**	BY OTHERS	2
5	**3" MTM ELBOW**	**BASE ELBOW 3" MTM**	2
6	3" - 45 Deg. Elbow	Flanged Fitting	4
7	3" PLUG VALVE	PULG VALVE, 3", 2 WAY	2
8	3" WAFER CHECK VALVE	FIGURE 813, PRINCE	2
9	3" S.R. ELBOW	D.I. FITTING	2
10	3" TEE	D.I. FITTING	1
11	**HYDROMATIC MODEL S3HRC**	**SUBMERSIBLE VORTEX SEWAGE PUMP, 3" DISCHARGE**	2
12	4" S.R. ELBOW	D.I. FITTING	2
13	4" PLUG VALVE	VALVE, PLUG, 4", 2 WAY, PN PEC, 4,1,C1, NBR-CR-NUT	1
14	AIR GAP FITTING	BY OTHERS	1
15	**APD300-24x38**	**DUPLEX ALUMINUM ACCESS HATCH**	1
16	**UPPER GUIDE RAIL SUPPORT**	**FOR 1 1/2" GUIDE RAILS (3" MTM SYSTEM)**	2
17	**INTERMEDIATE GUIDE RAIL SUPPORT**	**1.5" GUIDE RAILS**	2
18	**1 1/2" GUIDERAIL**	**SCHED. 40, STAINLESS STEEL PIPE**	8
19	**FLOAT MOUNTING BRACKET**	**STAINLESS STEEL, TO BE SHIPPED LOOSE - CONTRACTOR TO INSTALL IN FIELD**	1
20	**FLOAT: OFF LEVEL**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	1
21	**FLOAT: LEAD PUMP ON**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	1
22	**FLOAT: ALARM LEVEL**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	1
23	**FLOAT: LAG PUMP ON**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	1
24	2" CONDUIT	BY OTHERS	3
25	4" VENT PIPING	BY OTHERS	1
26	**ANCHOR**	**10lbs CAST IRON, WITH STAINLESS STEEL CHAIN FOR LEVEL CONTROL MOUNTING**	1
27	PIPE SUPPORT STRUCTURAL STEEL	BY OTHERS	2
28	4" DIP PIPE SUPPORT	BY OTHERS	2

WHEN CHANGING FLOAT LEVELS, PULL CHAIN, ANCHOR, AND FLOATS OUT OF WET WELL. CUT NECESSARY TYRAPS AND READJUST THE LEVEL OF THE FLOAT, WHEN PROPER LEVEL IS ACHIEVED, RE-FASTEN FLOAT CORD TO CHAIN WITH NEW TYRAPS, PLACE ENTIRE UNIT BACK INTO WET WELL.



NOTE
THIS DETAIL IS FOR GENERAL INFORMATION ONLY FLOAT SWITCHES MAY NOT BE SHOWN IN ACTUAL POSITIONS

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DATE	BY	REVISION	DATE	BY	REVISION

SCALE: 1:18
DRN. BY: R.J.E.
DATE: 8/4/2022
APP. BY:

METROPOLITAN INDUSTRIES, INC.
37 FORESTWOOD DR. ROMEOVILLE, ILLINOIS 60446
(815)886-9200 FAX (815)886-4573
PUMPS - CONTROLS - SYSTEMS

TITLE: *DUPLEX POOL DRAIN SYSTEM*

PROJECT: *POOL DRAIN SYSTEM ARNDT PARK DES PLAINES, IL*

SHEET 1 OF 1
38194.19
DWG INDEX / JOB NO.
22SW174C208-22C

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ILLINOIS

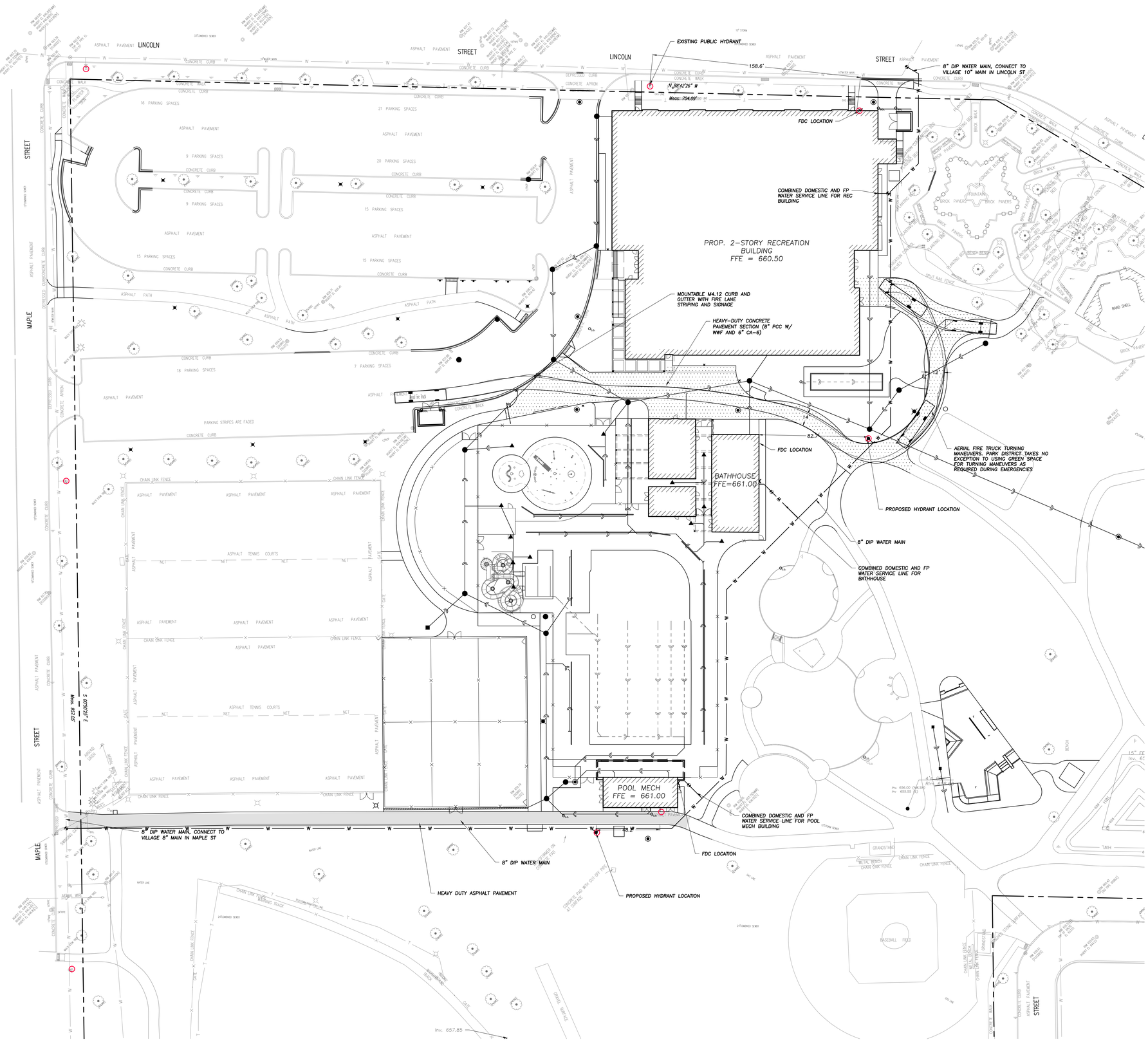
EXPIRATION DATE: 11/30/2023

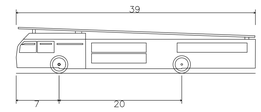
SITE WORK DETAILS

C603

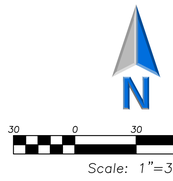
STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:06pm By: jgeldmyer





Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



30 0 30 60 90

Scale: 1"=30'

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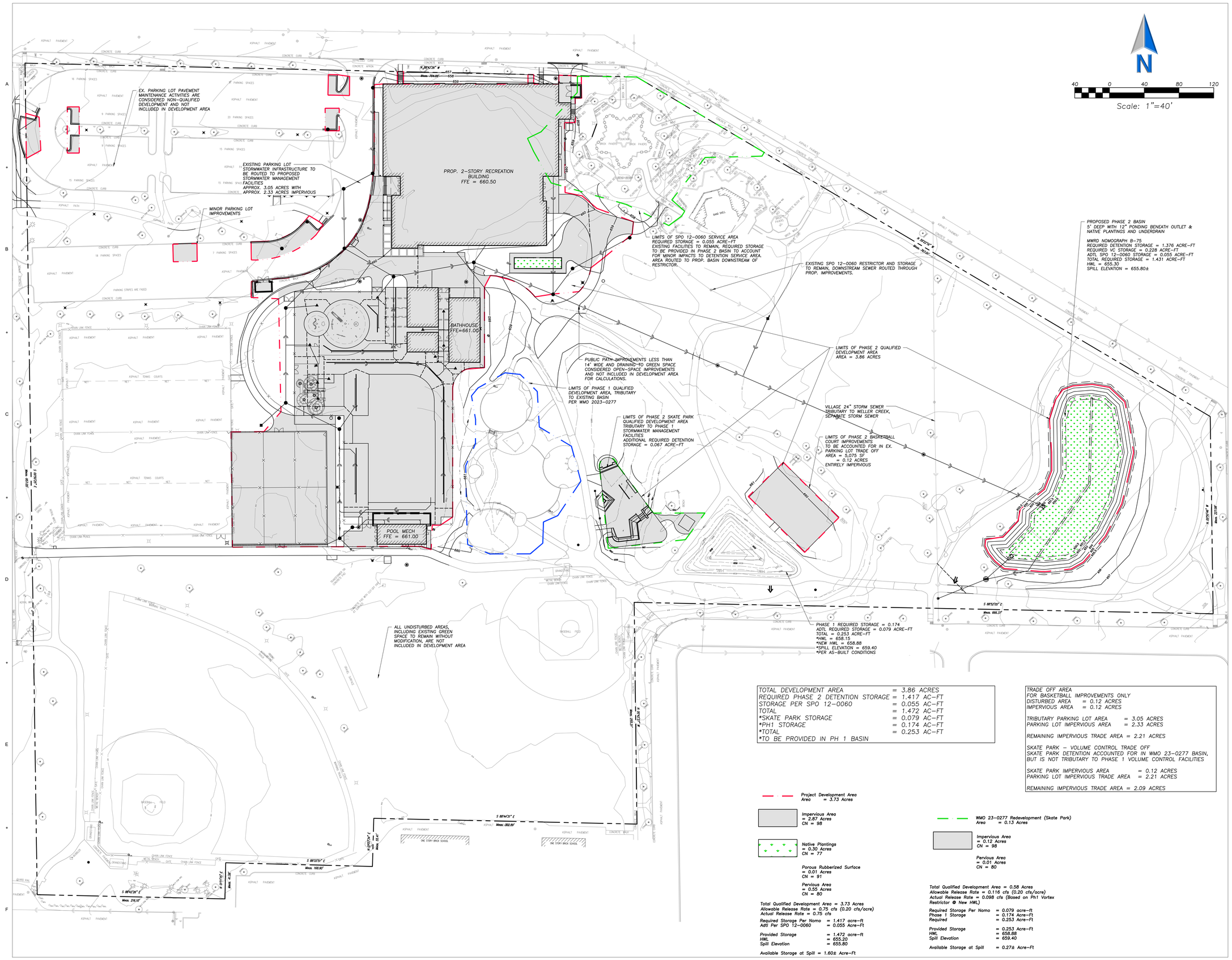
EXPIRATION DATE: 11/30/2023

FIRE DEPARTMENT EXHIBIT

CX-FP

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

AREA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:08pm By: jgeldmyer



TOTAL DEVELOPMENT AREA	= 3.86 ACRES
REQUIRED PHASE 2 DETENTION STORAGE	= 1.417 AC-FT
STORAGE PER SPO 12-0060	= 0.055 AC-FT
TOTAL	= 1.472 AC-FT
*SKATE PARK STORAGE	= 0.079 AC-FT
*PH1 STORAGE	= 0.174 AC-FT
*TOTAL	= 0.253 AC-FT
*TO BE PROVIDED IN PH 1 BASIN	

TRADE OFF AREA
FOR BASKETBALL IMPROVEMENTS ONLY
DISTURBED AREA = 0.12 ACRES
IMPERVIOUS AREA = 0.12 ACRES

TRIBUTARY PARKING LOT AREA = 3.05 ACRES
PARKING LOT IMPERVIOUS AREA = 2.33 ACRES

REMAINING IMPERVIOUS TRADE AREA = 2.21 ACRES

SKATE PARK – VOLUME CONTROL TRADE OFF
SKATE PARK DETENTION ACCOUNTED FOR IN WMO 23-0277 BASIN, BUT IS NOT TRIBUTARY TO PHASE 1 VOLUME CONTROL FACILITIES

SKATE PARK IMPERVIOUS AREA = 0.12 ACRES
PARKING LOT IMPERVIOUS TRADE AREA = 2.21 ACRES

REMAINING IMPERVIOUS TRADE AREA = 2.09 ACRES

Project Development Area
Area = 3.73 Acres

Impervious Area
= 2.87 Acres
CN = 98

Native Plantings
= 0.30 Acres
CN = 77

Porous Rubberized Surface
= 0.01 Acres
CN = 91

Pervious Area
= 0.55 Acres
CN = 80

Total Qualified Development Area = 3.73 Acres
Allowable Release Rate = 0.75 cfs (0.20 cfs/acre)
Actual Release Rate = 0.75 cfs

Required Storage Per Nomo	= 1.417 acre-ft
Adtl Per SPO 12-0060	= 0.055 Acre-Ft
Provided Storage	= 1.472 acre-ft
HWL	= 655.20
Spill Elevation	= 655.80

Available Storage at Spill = 1.60± Acre-Ft

WMO 23-0277 Redevelopment (Skate Park)
Area = 0.13 Acres

Impervious Area
= 0.12 Acres
CN = 98

Pervious Area
= 0.01 Acres
CN = 80

Total Qualified Development Area = 0.58 Acres
Allowable Release Rate = 0.116 cfs (0.20 cfs/acre)
Actual Release Rate = 0.098 cfs (Based on Ph1 Vortex Restrictor @ New HWL)

Required Storage Per Nomo	= 0.079 acre-ft
Phase 1 Storage	= 0.174 Acre-Ft
Required	= 0.253 Acre-Ft
Provided Storage	= 0.253 Acre-Ft
HWL	= 658.88
Spill Elevation	= 659.40

Available Storage at Spill = 0.27± Acre-Ft

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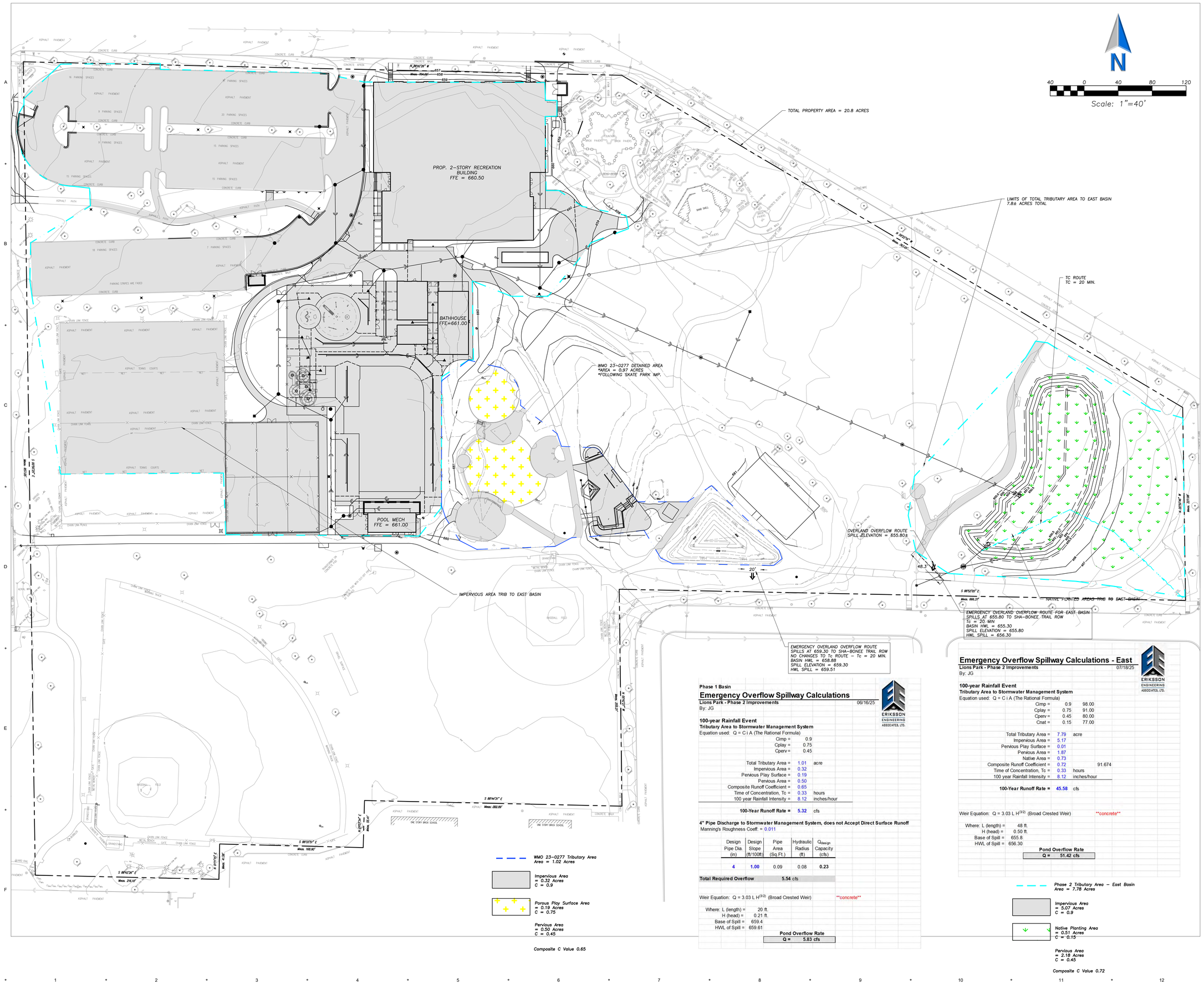
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PROPOSED DRAINAGE EXHIBIT

CX01

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 1:55pm By: jgeldmeyer



Phase 1 Basin

Emergency Overflow Spillway Calculations

Lions Park - Phase 2 Improvements 06/16/25
By: JG

100-year Rainfall Event
Tributary Area to Stormwater Management System
Equation used: Q = C i A (The Rational Formula)

Cimp =	0.9	
Cplay =	0.75	
Cperv =	0.45	
Total Tributary Area =	1.01	acre
Impervious Area =	0.32	
Pervious Play Surface =	0.19	
Pervious Area =	0.50	
Composite Runoff Coefficient =	0.65	
Time of Concentration, Tc =	0.33	hours
100 year Rainfall Intensity =	8.12	inches/hour
100-Year Runoff Rate =	**5.32**	cfs

4" Pipe Discharge to Stormwater Management System, does not Accept Direct Surface Runoff
Manning's Roughness Coeff: = 0.011

Design Pipe Dia. (in)	Design Slope (ft/100ft)	Pipe Area (Sq.Ft.)	Hydraulic Radius (ft)	Q_{design} Capacity (cfs)
4	**1.00**	0.09	0.08	**0.23**

Total Required Overflow **5.54** cfs

Weir Equation: Q = 3.03 L $H^{(3/2)}$ (Broad Crested Weir) **concrete**

Where: L (length) =	20 ft.
H (head) =	0.21 ft.
Base of Spill =	659.4
HWL of Spill =	659.61

Pond Overflow Rate
Q = 5.83 cfs

Emergency Overflow Spillway Calculations - East

Lions Park - Phase 2 Improvements 07/18/25
By: JG

100-year Rainfall Event
Tributary Area to Stormwater Management System
Equation used: Q = C i A (The Rational Formula)

Cimp =	0.9	98.00	
Cplay =	0.75	91.00	
Cperv =	0.45	80.00	
Cnat =	0.15	77.00	
Total Tributary Area =	7.79	acre	
Impervious Area =	5.17		
Pervious Play Surface =	0.01		
Pervious Area =	1.87		
Native Area =	0.73		
Composite Runoff Coefficient =	0.72		91.674
Time of Concentration, Tc =	0.33	hours	
100 year Rainfall Intensity =	8.12	inches/hour	
100-Year Runoff Rate =	**45.58**	cfs	

Weir Equation: Q = 3.03 L $H^{(3/2)}$ (Broad Crested Weir) **concrete**

Where: L (length) =	48 ft.
H (head) =	0.50 ft.
Base of Spill =	655.8
HWL of Spill =	656.30

Pond Overflow Rate
Q = 51.42 cfs

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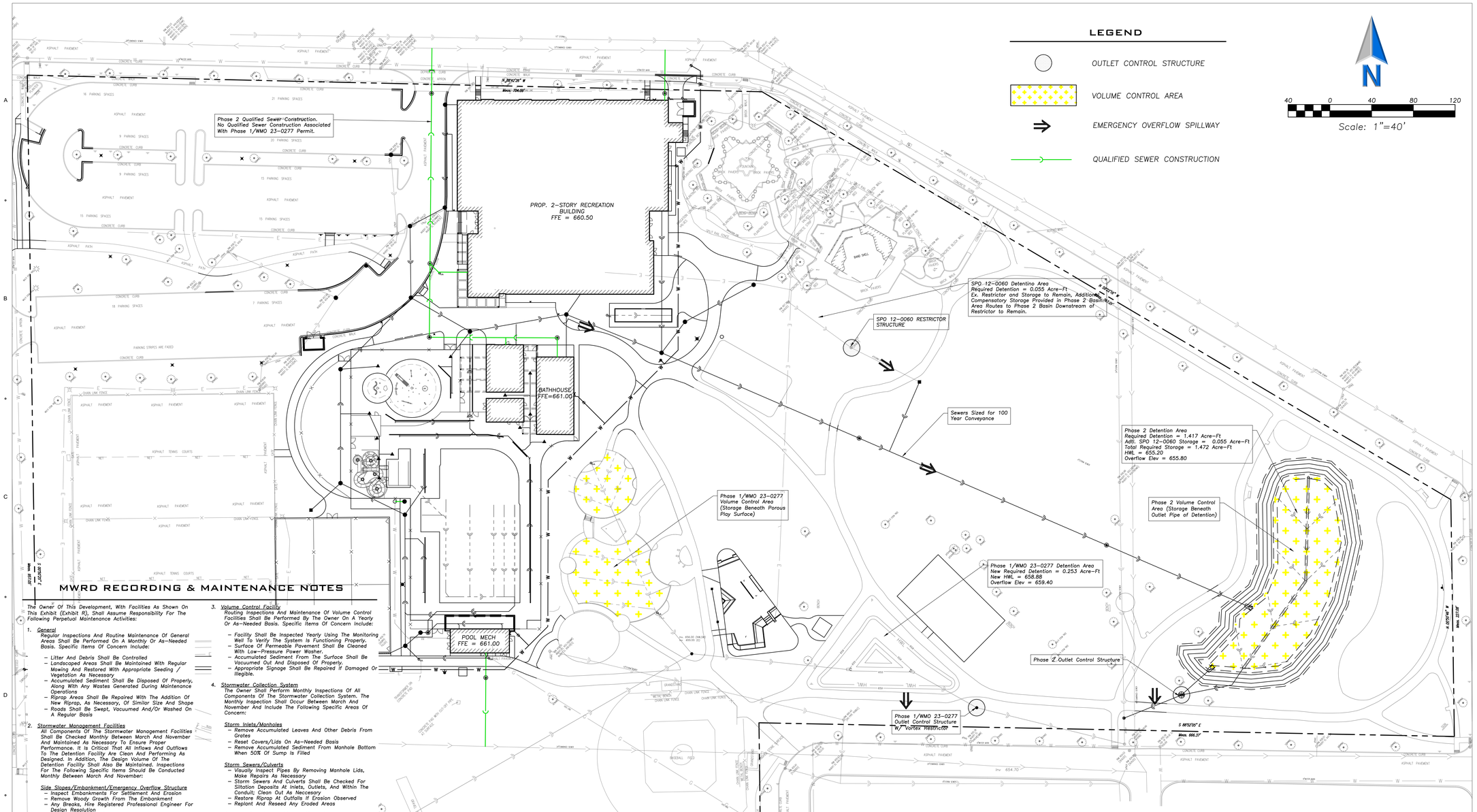
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EXPIRATION DATE: 11/30/2023

1 OVERFLOW EXHIBIT

CX02

ECA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 2:04pm By: jgeldmeyer



MWRD RECORDING & MAINTENANCE NOTES

The Owner Of This Development, With Facilities As Shown On This Exhibit (Exhibit R), Shall Assume Responsibility For The Following Perpetual Maintenance Activities:

1. *General*
   Regular Inspections And Routine Maintenance Of General Areas Shall Be Performed On A Monthly Or As-Needed Basis. Specific Items Of Concern Include:
   - *Litter And Debris Shall Be Controlled*
   - *Landscaped Areas Shall Be Maintained With Regular Mowing And Restored With Appropriate Seeding / Vegetation As Necessary*
   - *Accumulated Sediment Shall Be Disposed Of Properly, Along With Any Wastes Generated During Maintenance Operations*
   - *Riprap Areas Shall Be Repaired With The Addition Of New Riprap, As Necessary, Of Similar Size And Shape*
   - *Roads Shall Be Swept, Vacuumed And/Or Washed On A Regular Basis*
2. *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 Inflows And Outflows To The Detention Facility Are Clean And Performing As Designed. In Addition, The Design Volume Of The Detention Facility Shall Also Be Maintained. Inspections For The Following Specific Items Should Be Conducted Monthly Between March And November:

   Side Slopes/Embankment/Emergency Overflow Structure
   - *Inspect Embankments For Settlement And Erosion*
   - *Remove Woody Growth From The Embankment*
   - *Any Breaks, Hire Registered Professional Engineer For Design Resolution*
   - *Seed And Sod Any Eroded Areas*
   - *Signs Of Piping (Leakage) Or Seepage, Repair*
   - *Stabilize Emergency Overflow Structure If Erosion Observed*
   - *Remove Obstructions Blocking Emergency Overflow Spillway*

   Vegetated Areas
   - *Regular Mowing To Control Vegetation, No Cutting Of Native Vegetation*
   - *Need For Planting, Reseeding, Or Sodding. Supplement Alternative Native Vegetation If A Significant Portion Has Not Been Established (50% Of The Surface Area). Reseed With Alternative Grass Species If Original Grass Cover Has Not Been Successfully Established.*
   - *Evidence Of Grazing, Motorbikes Or Other Vehicles, Repair*
   - *Check For Invasive Vegetation, Remove Where Possible*
   - *All Vegetation Must Be Maintained Per The Approved Planting Plan*

   Outlet Control Structure
   - *Inspect Restrictor And Remove Debris If Clogged Or Discharge Reduced*
   - *Remove Accumulated Sediment At Outlet*
   - *Scour And Erosion At Outlet, Repair And Reseed*
   - *Any Ice Damage To Outlet Of Pipe, Repair If Necessary*
   - *Condition Of Trash Racks, Remove Debris*
   - *Outlet Pipe Conditions Downstream*

   Access For Maintenance Equipment
   - *Remove Any Obstructions Placed In Maintenance Easements*

   Safety Features
   - *Access Controls To Hazardous Areas*
   - *Fences*
   - *Loose Or Damaged Posts*
   - *Loose Or Broken Wires*
   - *Condition Of Gates*
   - *Signs*

   Detention Volume
   - *Inspect All Stormwater Detention Facilities To Ensure That The Constructed Volume For Detention Is Maintained. No Sediment, Topsoil, Or Other Dumping Into The Facility Shall Be Allowed. Specific Locations In The Stormwater Management System, Design To Accumulate Sediment, Shall Be Dredged As Necessary To Prevent Sediment From Reaching The Invert Of Any Gravity Outlet Pipe.*
3. *Volume Control Facility*
   Routing Inspections And Maintenance Of Volume Control Facilities Shall Be Performed By The Owner On A Yearly Or As-Needed Basis. Specific Items Of Concern Include:
   - *Facility Shall Be Inspected Yearly Using The Monitoring Well To Verify The System Is Functioning Properly.*
   - *Surface Of Permeable Pavement Shall Be Cleaned With Low-Pressure Power Washer.*
   - *Accumulated Sediment From The Surface Shall Be Vacuumed Out And Disposed Of Properly.*
   - *Appropriate Signage Shall Be Repaired If Damaged Or Illegible.*
4. *Stormwater Collection System*
   The Owner Shall Perform Monthly Inspections Of All Components Of The Stormwater Collection System. The Monthly Inspection Shall Occur Between March And November And Include The Following Specific Areas Of Concern:

   Storm Inlets/Manholes
   - *Remove Accumulated Leaves And Other Debris From Grates*
   - *Reset Covers/Lids On As-Needed Basis*
   - *Remove Accumulated Sediment From Manhole Bottom When 50% Of Sump Is Filled*

   Storm Sewers/Culverts
   - *Visually Inspect Pipes By Removing Manhole Lids, Make Repairs As Necessary*
   - *Storm Sewers And Culverts Shall Be Checked For Siltation Deposits At Inlets, Outlets, And Within The Conduit; Clean Out As Necessary*
   - *Restore Riprap At Outfalls If Erosion Observed*
   - *Replant And Reseed Any Eroded Areas*

   Overland Flow Routes (Ditches/Swales)
   - *Annual Visual Inspections Shall Be Performed That Verify The Design Capacity Of The Overland Flow Routes Is Maintained. The Slope And Cross-Sectional Area Of The Ditch/Swale Shall Be Verified During This Inspection.*
   - *Remove Any Obstructions That Have Been Placed In The Drainage Path*
   - *Seed And Sod Any Eroded Areas*
   - *Restore Riprap As Necessary*
   - *Regrade To Provide Positive Drainage As Necessary*
   - *Regular Mowing To Control Vegetation*
5. *Vegetated Areas*
   - *Need For Planting, Seeding, Or Sodding. Supplement Alternative Native Vegetation If A Significant Portion Has Not Established (50% Of The Surface Area After Second Growing Season). Reseed With Alternative Native Grass Species If Original Grass Cover Has Not Successfully Established.*
   - *Evidence Of Grazing, Motorbikes, Or Other Vehicles, Repair.*
   - *Check For Invasive Vegetation, Remove When Possible.*
   - *Regular Mowing To Control Vegetation; It Is Recommended That Native Vegetation Remain Uncut.*
   - *Dead Or Damaged Non-Native Grass Areas, Repair With Seeding With Fertilization Or Seeding With Mulch.*
   - *Compensatory Storage Area Shall Be Reseeded With Appropriate Vegetation According To The Approved Planting Plan.*
6. *Qualified Sewer Construction*
   - *Perform Manhole Inspections Once Every Five Years, Make Repairs As Necessary.*
   - *Perform Sewer Inspections Once Every Five Years, Make Repairs As Necessary.*
   - *Perform Regular Cleaning So That Each Sewer Segment Is Cleaned Once Every 5 Years.*
   - *Remove Any Obstructions Placed In Maintenance Easements That May Impede Maintenance Equipment Access.*

EAST BASIN	REQUIRED	PROVIDED
STORMWATER MANAGEMENT SUMMARY	(ACRE-FT)	(ACRE-FT)
STORMWATER DETENTION	1.472	1.472
VOLUME CONTROL	0.249	0.303

WMO 23-0277 BASIN	REQUIRED	PROVIDED
STORMWATER MANAGEMENT SUMMARY	(ACRE-FT)	(ACRE-FT)
STORMWATER DETENTION	0.253	0.253
VOLUME CONTROL (NO NEW VC)	0.014	0.023

PROJECT SITE SUMMARY

Property Index Number(s):
08-12-305-0000
08-12-400-0000

Property Address:
411 S Maple St, Mt. Prospect, IL 60056

Total Contiguous Ownership:
22.8 Acres

Project Area:
3.72 Acres
3.59 Acres of New Development Area
0.13 Acres of Redevelopment of WMO 23-02377

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

JEFF S. GELDMEYER
062-072792
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

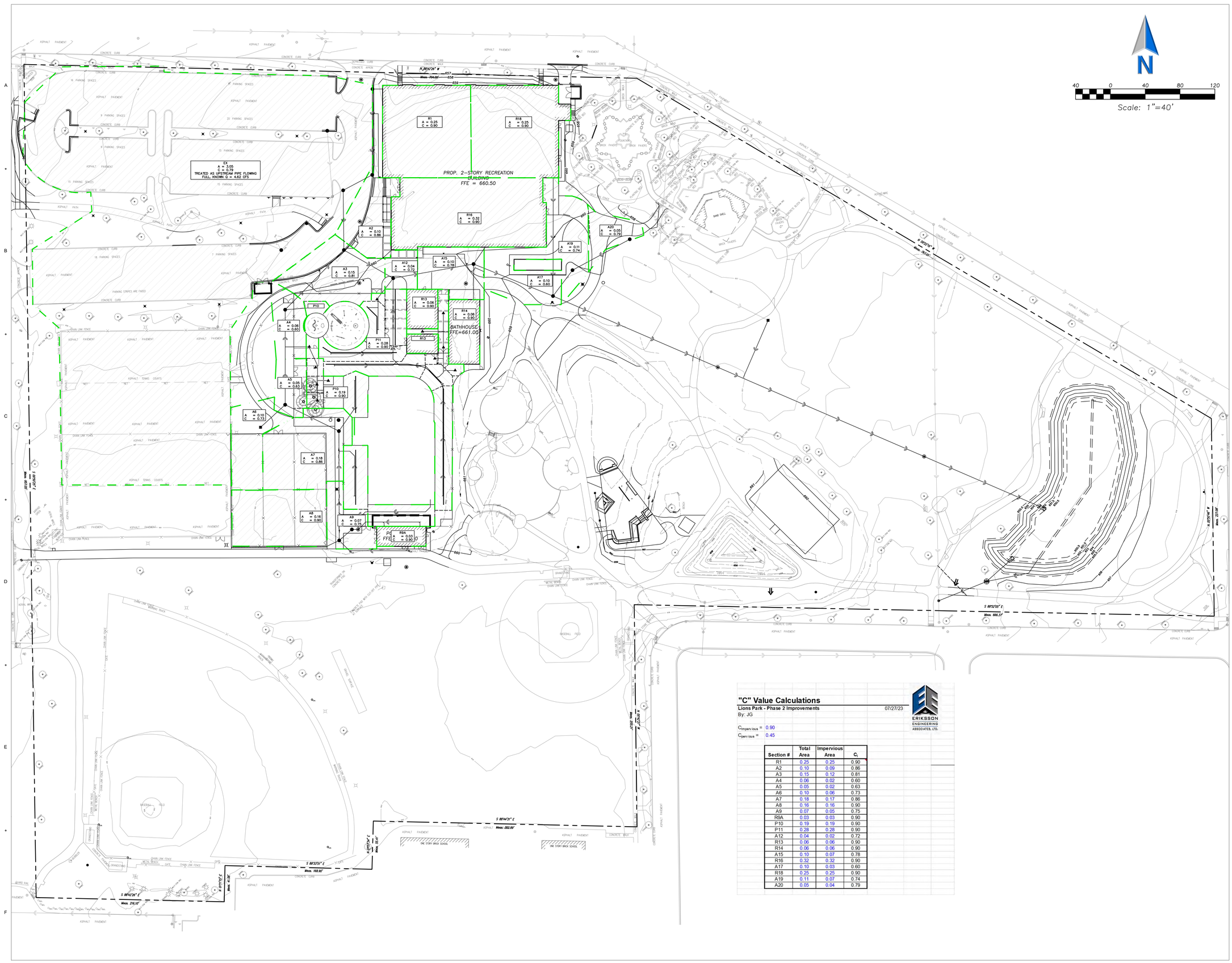
EXPIRATION DATE: 11/30/2025

7 EXHIBIT R - MONITORING & MAINTENANCE EXHIBIT

CX03

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 2:07pm By: jgeldmyer



"C" Value Calculations

Lions Park - Phase 2 Improvements 07/27/23

By: JG

$C_{impervious}$ = 0.90

$C_{pervious}$ = 0.45

Section #	Total Area	Impervious Area	C_i
R1	0.25	0.25	0.90
A2	0.10	0.09	0.86
A3	0.15	0.12	0.81
A4	0.06	0.02	0.60
A5	0.05	0.02	0.63
A6	0.10	0.06	0.73
A7	0.18	0.17	0.86
A8	0.16	0.16	0.90
A9	0.07	0.05	0.75
R9A	0.03	0.03	0.90
P10	0.19	0.19	0.90
P11	0.28	0.28	0.90
A12	0.04	0.02	0.72
R13	0.06	0.06	0.90
R14	0.06	0.06	0.90
A15	0.10	0.07	0.78
R16	0.32	0.32	0.90
A17	0.10	0.03	0.60
R18	0.25	0.25	0.90
A19	0.11	0.07	0.74
A20	0.05	0.04	0.79

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	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
OF ILLINOIS

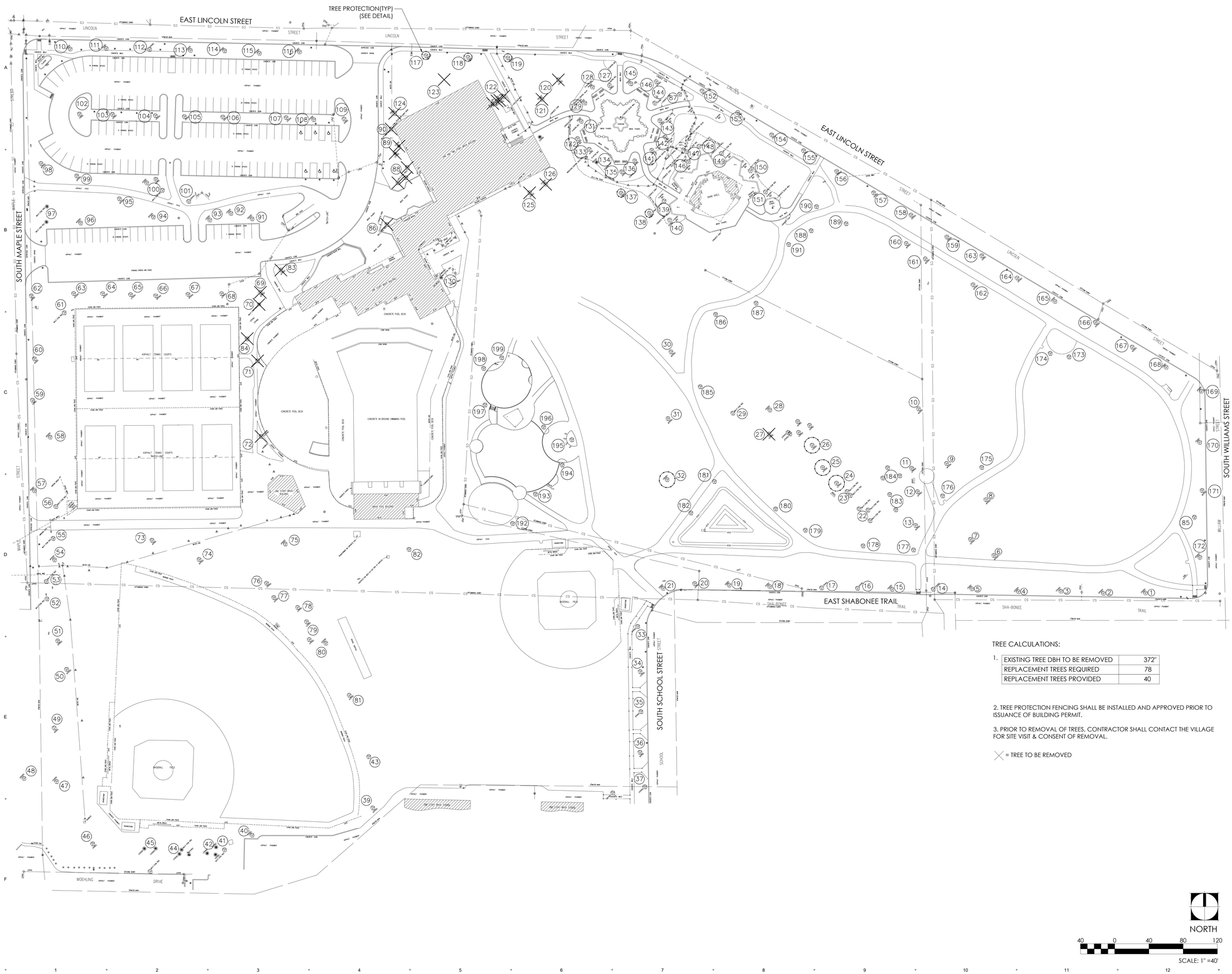
EXPIRATION DATE: 11/30/2023

CATCHMENT AREA EXHIBIT

CX04

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 2:07pm By: jgeldmeyer



TREE CALCULATIONS:

1.

EXISTING TREE DBH TO BE REMOVED	372''
REPLACEMENT TREES REQUIRED	78
REPLACEMENT TREES PROVIDED	40

2. TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.

3. PRIOR TO REMOVAL OF TREES, CONTRACTOR SHALL CONTACT THE VILLAGE FOR SITE VISIT & CONSENT OF REMOVAL.

X = TREE TO BE REMOVED

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PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

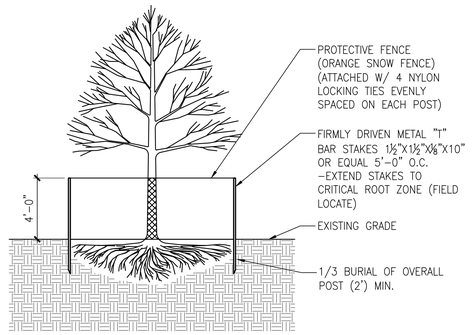
LICENSED LANDSCAPE ARCHITECT
Ted J. Stanton
157-001070
STATE OF ILLINOIS

TREE REMOVALS & PRESERVATION PLAN

TP-100

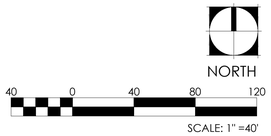
TAG	COMMON NAME	TRUNK	DBH	CONDITION	NOTES
1	Maple	Single	12"	Good	REMAIN
2	Maple	Single	36"	Fair	REMAIN
3	Maple	Single	14"	Good	REMAIN
4	Maple	Single	22"	Good	REMAIN
5	Maple	Single	2"	Good	REMAIN
6	Maple	Single	36"	Fair	REMAIN
7	Maple	Single	24"	Good	REMAIN
8	Maple	Single	36"	Good	REMAIN
9	Locust	Single	36"	Good	REMAIN
10	Maple	Single	40"	Good	REMAIN
11	Maple	Single	24"	Fair	REMAIN
12	Maple	Single	24"	Good	REMAIN
13	Locust	Single	40"	Good	REMAIN
14	Maple	Single	14"	Good	REMAIN
15	Maple	Single	14"	Good	REMAIN
16	Linden	Single	8"	Good	REMAIN
17	Sweetgum	Single	3"	Good	REMAIN
18	Sweetgum	Single	3"	Good	REMAIN
19	Oak	Single	4"	Good	REMAIN
20	Oak	Single	4"	Good	REMAIN
21	Oak	Single	6"	Good	REMAIN
22	Maple	Multi	8", 10", 10"	2 Good, 1 Fair	REMAIN
23	Crabapple (2)	Multi	8", 10"	Good	REMAIN
24	Maple	Single	12"	Good	PROTECT
25	Oak	Single	24"	Good	PROTECT
26	Oak	Single	12"	Good	PROTECT
27	Maple	Single	12"	Good	REMOVE
28	Oak	Single	14"	Good	REMAIN
29	Sycamore	Multi	24", 30"	Good	REMAIN
30	Locust	Single	36"	Good	REMAIN
31	Locust	Single	36"	Good	REMAIN
32	Maple	Single	14"	Good	PROTECT
33	Sweet Gum	Single	18"	Good	REMAIN
34	Linden	Single	12"	Good	REMAIN
35	Sycamore	Single	4"	Good	REMAIN
36	Oak	Single	8"	Good	REMAIN
37	Sycamore	Single	12"	Good	REMAIN
38	Not Used				
39	Linden	Single	24"	Good	REMAIN
40	Maple	Single	4"	Good	REMAIN
41	Crabapple (2)	Multi		Poor	REMAIN
42	Spruce (3)	Single	12"	Fair	REMAIN
43	Linden	Single	4"	Fair	REMAIN
44	Spruce (3)	Single	12"	Fair	REMAIN
45	Spruce (2)	Multi	12", 12"	2 Good	REMAIN
46	Maple	Single	4"	Good	REMAIN
47	Maple	Single	12"	Good	REMAIN
48	Maple	Single	24"	Good	REMAIN
49	Maple	Single	4"	Good	REMAIN
50	Maple	Single	30"	Good	REMAIN
51	Maple	Single	24"	Good	REMAIN
52	Crabapple	Multi	8", 8", 8", 8"	Good	REMAIN
53	Crabapple	Multi	6", 8", 8", 8"	Good	REMAIN
54	Maple	Single	40"	Good	REMAIN
55	Crabapple	Multi	6", 8"	Fair	REMAIN
56	Hornbeam	Multi	2" Multiple	Good	REMAIN
57	Catalpa	Single	8"	Good	REMAIN
58	Maple	Single	36"	Good	REMAIN
59	Ginkgo	Single	4"	Good	REMAIN
60	Ginkgo	Single	4"	Good	REMAIN
61	Crabapple	Multi	8", 12"	Good	REMAIN
62	Hackberry	Single	6"	Good	REMAIN
63	Maple	Single	24"	Good	REMAIN
64	Maple	Single	40"	Good	REMAIN
65	Maple	Single	27"	Good	REMAIN
66	Maple	Single	36"	Good	REMAIN
67	Maple	Single	30"	Good	REMAIN
68	Maple	Single	22"	Good	REMAIN
69	Locust	Single	36"	Good	REMOVE
70	Yew Shrubs (2)	Multi	8"	Good	REMOVE
71	Locust	Single	36"	Good	REMOVE
72	Locust	Single	24"	Good	REMOVE
73	Maple	Single	4"	Good	REMAIN
74	Linden	Single	30"	Good	REMAIN
75	Linden	Single	24"	Good	REMAIN
76	Maple	Single	10"	Good	REMAIN
77	Maple	Single	10"	Good	REMAIN
78	Maple	Single	12"	Good	REMAIN
79	Maple (2)	Single	12", 12"	Good	REMAIN
80	Maple	Single	40"	Good	REMAIN
81	Linden	Single	24"	Good	REMAIN
82	Oak	Single	42"	Good	REMAIN
83	Locust	Single	24"	Good	REMOVE
84	Locust	Single	24"	Good	REMOVE
85	Coffeetree	Single	4"	Good	REMAIN
86	Maple	Multi	10", 4", 4", 6", 6"	Some Poor	REMOVE
87	Sycamore	Single	24"	Good	REMAIN
88	Red Wood (3)	Multi	16", 16", 16"	Good	REMOVE
89	Pine (2)	Multi	12", 12"	Good	REMOVE
90	Lilac	Multi		Good	REMOVE
91	Locust	Single	18"	Good	REMAIN
92	Locust	Single	12"	Good	REMAIN
93	Locust	Single	13"	Fair	REMAIN
94	Locust	Single	30"	Good	REMAIN
95	Locust	Single	28"	Good	REMAIN
96	Locust	Single	40"	Good	REMAIN
97	Yew Shrubs (2)	Multi		Good	REMAIN
98	Maple	Single	28"	Good	REMAIN
99	Locust	Single	38"	Good	REMAIN
100	Hawthorns (3)	Multi	8"	Fair	REMAIN
101	Locust	Single	30"	Good	REMAIN
102	Locust	Single	7"	Good	REMAIN
103	Locust	Single	4"	Good	REMAIN
104	Maple	Single	15"	Good	REMAIN
105	Locust	Single	4"	Good	REMAIN
106	Maple	Single	10"	Fair	REMAIN
107	Maple	Single	12"	Poor	REMAIN
108	Maple	Single	12"	Fair	REMAIN
109	Locust	Single	4"	Good	REMAIN
110	Maple	Single	30"	Fair	REMAIN
111	Tulip Poplar	Single	6"	Good	REMAIN
112	Tulip Poplar	Single	6"	Good	REMAIN
113	Hackberry	Single	12"	Good	REMAIN
114	Hornbeam	Single	6"	Good	REMAIN
115	Maple	Single	18"	Fair	REMAIN
116	Locust	Single	10"	Good	REMAIN
117	Maple	Single	20"	Good	PROTECT
118	Hickory	Single	2"	Good	PROTECT
119	Maple	Single	19"	Fair	PROTECT

TAG	COMMON NAME	TRUNK	DBH	CONDITION	NOTES
120	Maple	Single	24"	Good	REMOVE
121	Oak	Single	18"	Good	REMOVE
122	Hedge Maple (4)	Multi	8"	Fair	REMOVE
123	Pine	Single	24"	Fair	REMOVE
124	Mulberry	Single	8"	Poor	REMOVE
125	Ash	Single	12"	Fair	REMOVE
126	Ash	Single	12"	Fair	REMOVE
127	Crabapple	Single	6"	Good	REMAIN
128	Crabapple	Single	4"	Good	REMAIN
129	Crabapple	Single	6"	Good	REMAIN
130	Unknown				REMOVE
131	Crabapple	Single	6"	Good	REMAIN
132	Crabapple	Single	4"	Good	REMAIN
133	Crabapple	Single	4"	Good	REMAIN
134	Spurce	Single	15"	Good	REMAIN
135	Crabapple	Single	4"	Good	REMAIN
136	Crabapple	Single	4"	Good	REMAIN
137	Locust	Single	36"	Good	PROTECT
138	Locust	Single	20"	Good	PROTECT
139	Crabapple	Single	3"	Good	REMAIN
140	Maple	Single	36"	Good	REMAIN
141	Crabapple	Single	4"	Good	REMAIN
142	Crabapple	Single	4"	Good	REMAIN
143	Crabapple	Single	6"	Good	REMAIN
144	Crabapple	Single	4"	Good	REMAIN
145	Crabapple	Single	4"	Good	REMAIN
146	Crabapple	Multi	8"	Good	REMAIN
147	Crabapple	Multi	8"	Good	REMAIN
148	Crabapple	Multi	8"	Good	REMAIN
149	Crabapple	Multi	6"-10"	Good	REMAIN
150	Crabapple	Multi	8"	Good	REMAIN
151	Crabapple	Multi	8"	Good	REMAIN
152	Elm	Single	7"	Good	REMAIN
153	Locust	Single	7"	Good	REMAIN
154	Catalpa	Single	2"	Good	REMAIN
155	Buckeye	Single	4"	Good	REMAIN
156	Maple	Single	18"	Fair	REMAIN
157	Oak	Single	8"	Good	REMAIN
158	Maple	Single	16"	Good	REMAIN
159	Maple	Single	12"	Fair	REMAIN
160	Maple	Single	30"	Good	REMAIN
161	Maple	Single	36"	Good	REMAIN
162	Maple	Single	40"	Good	REMAIN
163	Ginkgo	Single	2"	Good	REMAIN
164	Maple	Single	16"	Good	REMAIN
165	Linden	Single	12"	Good	REMAIN
166	Maple	Single	24"	Good	REMAIN
167	Maple	Single	16"	Good	REMAIN
168	Oak	Single	2"	Dead	REMAIN
169	Maple	Single	24"	Fair	REMAIN
170	Ginkgo	Single	2"	Good	REMAIN
171	Maple	Single	36"	Good	REMAIN
172	Coffeetree	Single	36"	Fair	REMAIN
173	Oak	Single	2.5"	Good	REMAIN
174	Oak	Single	2.5"	Good	REMAIN
175	Buckeye	Single	2.5"	Good	REMAIN
176	Buckeye	Single	2.5"	Good	REMAIN
177	Ginkgo	Single	2.5"	Good	REMAIN
178	Ginkgo	Single	2.5"	Good	REMAIN
179	Coffeetree	Single	2.5"	Good	REMAIN
180	Coffeetree	Single	2.5"	Good	REMAIN
181	Oak	Single	2.5"	Good	REMAIN
182	Oak	Single	2.5"	Good	REMAIN
183	Hickory (2)	Single	2.5"	Good	REMAIN
184	Catalpa (3)	Single	2.5"	Good	REMAIN
185	London Planetree	Single	2.5"	Good	REMAIN
186	Oak	Single	2.5"	Good	REMAIN
187	Oak	Single	2.5"	Good	REMAIN
188	Ginkgo	Single	2.5"	Good	REMAIN
189	Ginkgo	Single	2.5"	Good	REMAIN
190	Ginkgo	Single	2.5"	Good	REMAIN
191	Oak	Single	2.5"	Good	REMAIN
192	Coffeetree	Single	2.5"	Good	REMAIN
193	Chicagoland Hackberry	Single	2.5"	Good	REMAIN
194	Chicagoland Hackberry	Single	2.5"	Good	REMAIN
195	Oak	Single	2.5"	Good	REMAIN
196	London Planetree	Single	2.5"	Good	REMAIN
197	Oak	Single	2.5"	Good	REMAIN
198	Ginkgo	Single	2.5"	Good	REMAIN
199	Ginkgo	Single	2.5"	Good	REMAIN



TREE PROTECTION FENCE

SCALE: NTS LS_Tree_Protection



STUDIO 222 ARCHITECTS
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www.design-perspectives.net

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

	PUD RE-SUBMITTAL	07/18/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

Ted J. Stanton
157-001070
STATE OF ILLINOIS
REGISTERED LANDSCAPE ARCHITECT

TREE SURVEY TAGS & DETAIL

TP-101

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

NOTE: ALL DISTRUBED AREAS TO BE RESTORED BY SOD & SEED AND BLANKET.

EAST LINCOLN STREET

SOUTH MAPLE STREET

ORNAMENTAL GRASSES (TYP)

PROP. 2-STORY RECREATION BUILDING
FFE = 660.50

PERENNIALS (TYP)

ORNAMENTAL TREES(TYP)

GROUND COVER(TYP)

EVERGREEN TREES(TYP)

SEASONAL ICE RINK 44x80

BATHHOUSE FFE=661.00

SHADE TREE (TYP)

DECIDUOUS SHRUBS (TYP)

NORTHWEST AREA (SEE SHEET LP-101)
SOUTHWEST AREA (SEE SHEET LP-102)

EVERGREEN SHRUBS (TYP)

POOL MECH FFE = 661.00

NORTHEAST AREA (SEE SHEET LP-103)
SOUTHEAST AREA (SEE SHEET LP-104)

NATURALIZED STORM BASIN

SOUTH WILLIAMS STREET

EAST SHABONEE TRAIL

SOUTH SCHOOL STREET

NORTH

SCALE: 1" =40'

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DESIGN DEVELOPMENT	03/13/2025

Ted J. Stanton
157-001070
REGISTERED LANDSCAPE ARCHITECT
STATE OF ILLINOIS

LANDSCAPE PLAN-OVERALL

LP-100

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

NOTE: ALL DISTRUBED AREAS TO BE RESTORED BY SOD & SEED AND BLANKET.

EAST LINCOLN STREET

SOUTH MAPLE STREET

SOUTH WILLIAMS STREET

EAST SHABONEE TRAIL

SOUTH SCHOOL STREET

PROP. 2-STORY RECREATION BUILDING FFE = 660.50

BATHHOUSE FFE=661.00

POOL MECH FFE = 661.00

ALTERNATE No. 1 SPLASH PAD (DEDUCT SOD 7000 SF)

ORNAMENTAL TREES(TYP)

GROUND COVER(TYP)

ORNAMENTAL GRASSES (TYP)

PERENNIALS (TYP)

EVERGREEN TREES(TYP)

SEASONAL ICE RINK 44x90

SHADE TREE (TYP)

DECIDUOUS SHRUBS (TYP)

EVERGREEN SHRUBS (TYP)

ALTERNATE No. 2 SKATE PLAZA (ADD 3 EVERGREEN, 21 SHRUB PLANTINGS & SEEDING)

ALTERNATE No. 3 OUTDOOR BASKETBALL COURT (ADD 5 EVERGREEN TREES & SEEDING)

NATURALIZED STORM BASIN

NORTHWEST AREA (SEE SHEET LP-101)
SOUTHWEST AREA (SEE SHEET LP-102)

NORTHEAST AREA (SEE SHEET LP-103)
SOUTHEAST AREA (SEE SHEET LP-104)

BASEBALL FIELD

ASPHALT TENNIS COURTS

ONE STORY BRICK SCHOOL

NORTH

40 0 40 80 120

SCALE: 1" =40'

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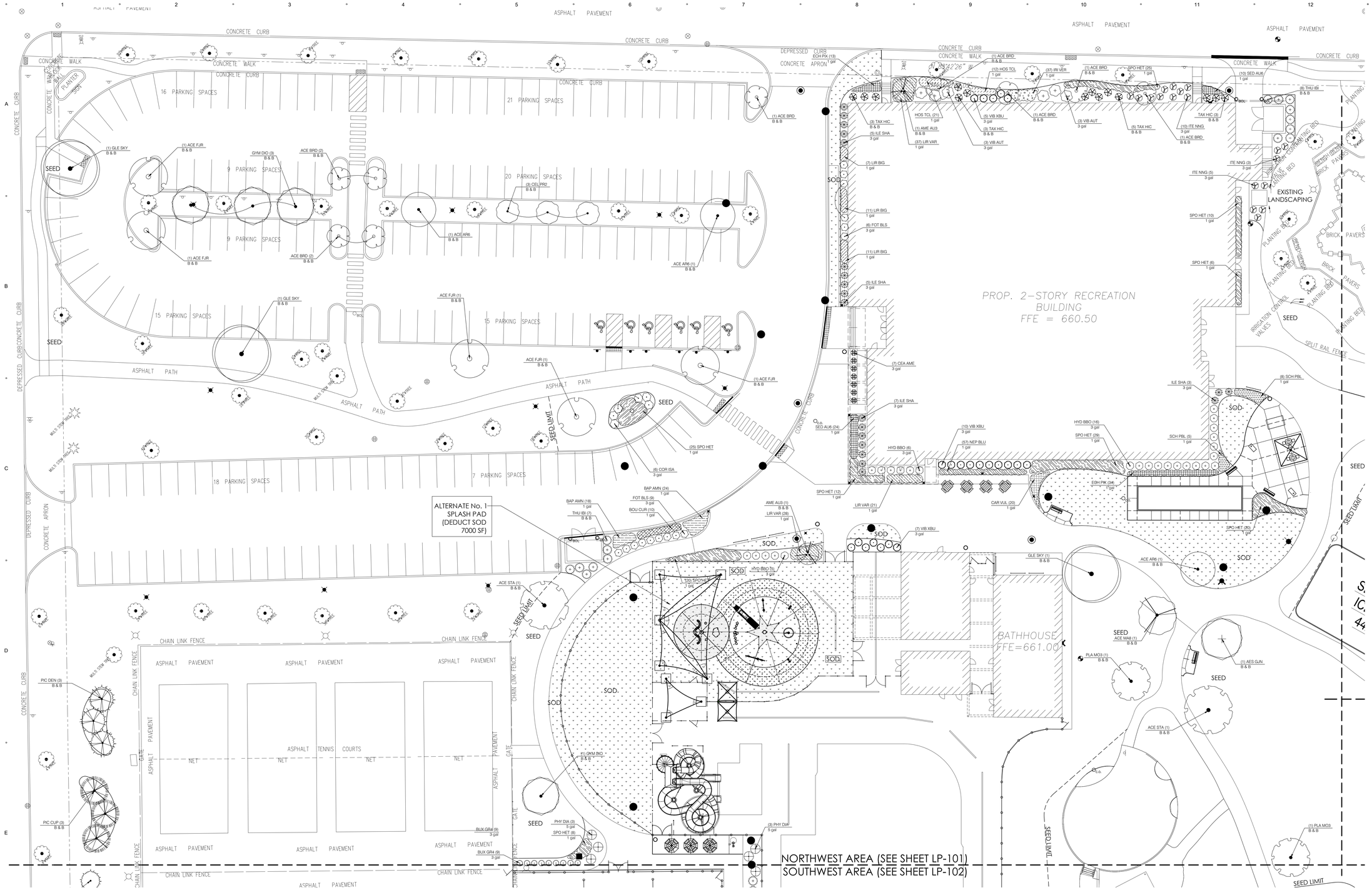
PUD RE-SUBMITTAL	07/18/2025
90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

LICENSED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

LANDSCAPE PLAN-OVERALL (ALTERNATES)

LP-100-ALT

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003



NORTH

20 0 20 40 60

SCALE: 1" =20'

STUDIO 222 ARCHITECTS
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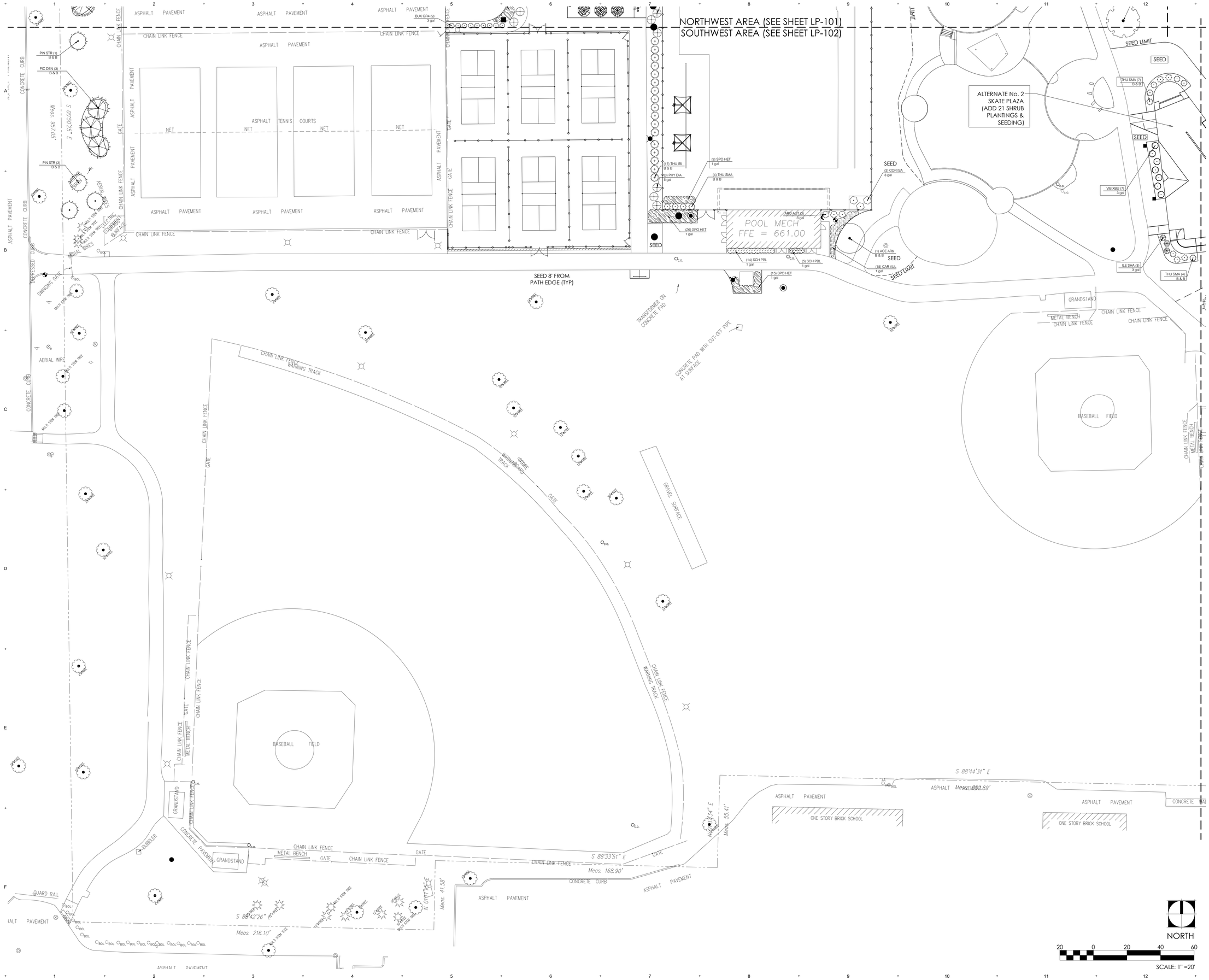
PUD RE-SUBMITTAL	07/18/2025
90% CDs	07/16/2025
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PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

LICENSED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

LANDSCAPE PLAN-NORTHWEST

LP-101

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003



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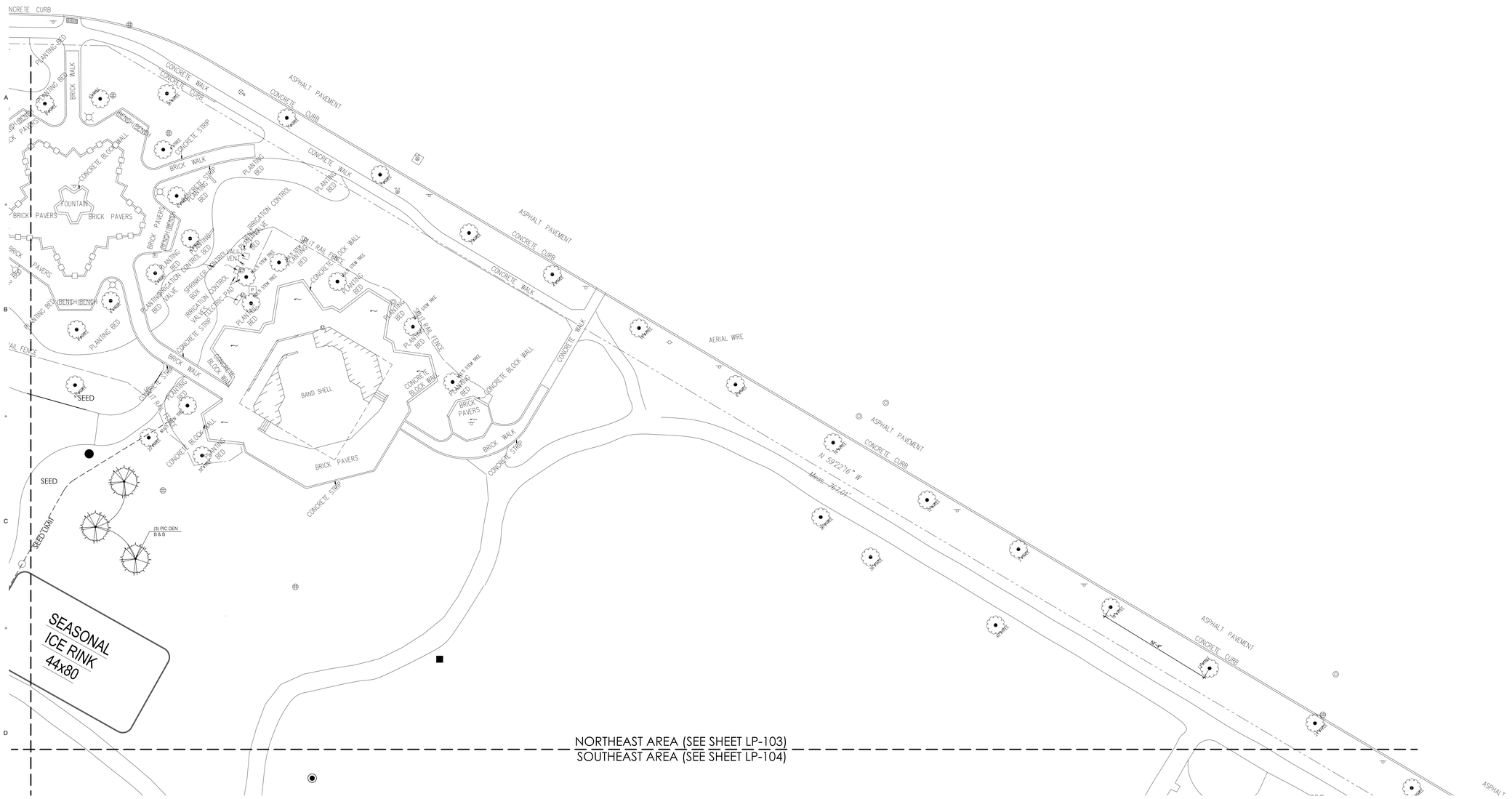
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LICENSED LANDSCAPE ARCHITECT
157-001070
STATE OF ILLINOIS

LANDSCAPE
PLAN-SOUTHWEST

LP-102

NORTH
SCALE: 1" =20'

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003



STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

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REGISTERED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

LANDSCAPE PLAN-NORTHEAST

LP-103

NORTH
20 0 20 40 60
SCALE: 1" =20'

NORTHEAST AREA (SEE SHEET LP-103)
SOUTHEAST AREA (SEE SHEET LP-104)

ALTERNATE No. 3
OUTDOOR
BASKETBALL
COURT
(ADD 5
EVERGREEN TREES
& SEEDING)

ALTERNATE No. 2
SKATE PLAZA
(ADD 3
EVERGREEN, 21
SHRUB PLANTINGS
& SEEDING)

PRA1.1
STORMWATER SEED MIX (8,100 SF)
PRA1.2 LOWER SHORELINE PERENNIAL MIX
960 PLUGS (1,700 SF)
PRA1.3 1,450 PLUGS (9,000 SF)

SEED
SEED LIMIT
EXISTING PRAIRIE PLANTING AREA
EXISTING PRAIRIE PLANTING AREA ADJUSTMENT
(3) TAX DIS B & B
(3) QUE BIC B & B
(5) PIC DEN B & B
(3) PIC DEN B & B
PIC DEN (1) B & B
PIC DEN (2) B & B
(2) PIC DEN B & B
(THU SMA (4) B & B
BENCH
CONCRETE CURB
ASPHALT PAVEMENT
CONCRETE WALK
CHAIN LINK FENCE
METAL BENCH
GRANULAR STONE SURFACE
S 88°52'05" E
Meas. 666.37'
N 00°50'46" W
Meas. 227.08'
N 88°52'05" W
Meas. 127.92'
50'-7"
50'-7"

NORTH
20 0 20 40 60
SCALE: 1" =20'

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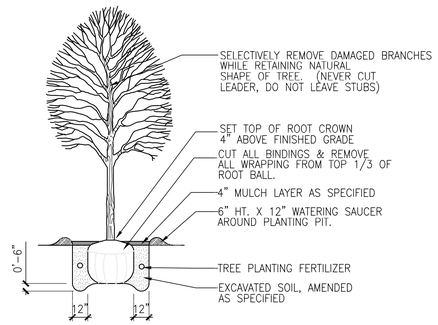
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LANDSCAPE
PLAN-SOUTHEAST

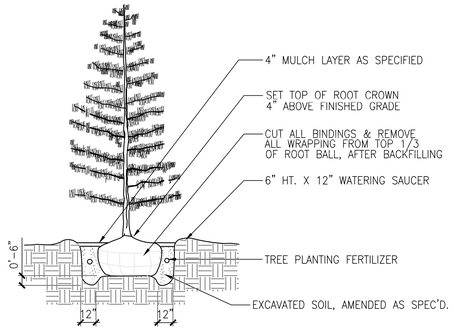
LP-104

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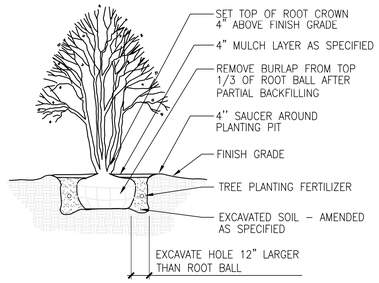
1 SHADE TREE PLANTING

SCALE: NTS



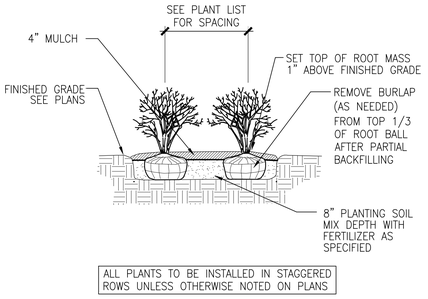
2 EVERGREEN TREE PLANTING

SCALE: 1/4"=1'-0" DT-evergreen-gyn



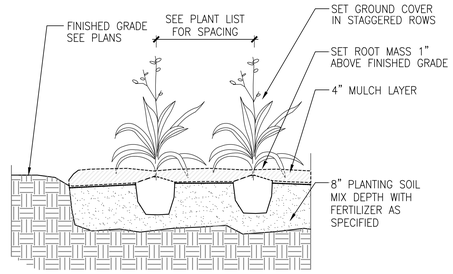
3 ORNAMENTAL TREE PLANTING

SCALE: 1/4"=1'-0" DT-ornamentaltree-gyn



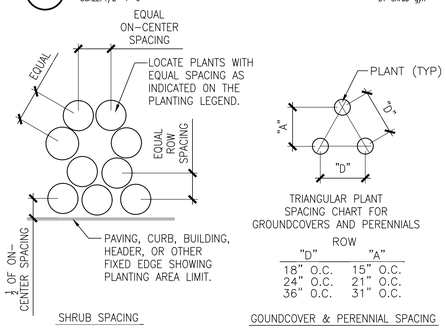
4 SHRUB PLANTING

SCALE: 1/2"=1'-0" DT-shrub-gyn



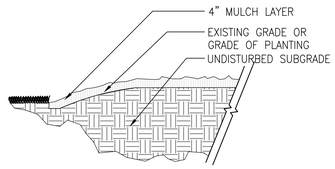
5 GROUNDCOVER PLANTING

SCALE: 1"-1'-0" DT-groundcover-gyn



ROW "D"	"A"
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

NOTES:
1. TRENCH EDGE DETAIL SHALL BE USED AT ALL LAWN EDGES AND AT EDGES OF MULCHED AREAS (FOR CONTAINMENT)
2. TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS, AND SHALL CREATE SMOOTH AND EVEN LINES (AS INDICATED ON PLANS)



6 PLANT SPACING DETAIL

SCALE: 1/2"=1'-0" DT-plantspace-gyn

7 TRENCH EDGE DETAIL

SCALE: 1"-1'-0" DT-ls-trench-gyn

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. SEE CONSTRUCTION NOTES.

2. DO NOT WILLFULLY PROCEED WITH PLANTINGS AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY NECESSARY REVISIONS AND COSTS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AND/OR SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.

4. THE LANDSCAPE CONTRACTOR IS TO RECEIVE THE SITE AT +/– 1/10TH OF AN INCH. THE LANDSCAPE CONTRACTOR SHALL OBTAIN A LETTER OF GRADE FROM THE GENERAL CONTRACTOR PRIOR TO BEGINNING WORK.

5. REFER TO SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.

6. ALL TREES SHALL BE TAGGED BY THE PROJECT MANAGER AT A NURSERY SELECTED BY THE LANDSCAPE CONTRACTOR OR AT THE DISCRETION OF THE PROJECT MANAGER.

7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE PROJECT MANAGER PRIOR TO DIGGING ANY HOLES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROJECT MANAGER ADEQUATE ADVANCE NOTICE FOR ON-SITE APPROVALS. THE LANDSCAPE CONTRACTOR IS TO THE FOLLOWING BEFORE BEGINNING INSTALLING PLANTINGS:

SHRUBS – LAY OUT THE ACTUAL CONTAINERS ON-SITE BEFORE DIGGING HOLES.

TREES – STAKE THE LOCATIONS BEFORE DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE PROJECT MANAGER MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.

8. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

9. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF AREAS ON THE SITE AND THE DRAWINGS, CONTACT THE PROJECT MANAGER FOR RESOLUTION.

10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANTS FREE OF PESTS AND/OR DISEASES. PRE-SELECTED OR "PROJECT MANAGER TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE LANDSCAPE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL PER THE SPECIFICATIONS.

11. GROUNDCOVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS INDICATED ON THE PLANS.

12. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED.

13. ALL TREES, SHRUB AND GROUNDCOVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED PER DETAILS.

14. ALL MULCH TO BE DOUBLE SHREDDED HARDWOOD MULCH, BROWN IN COLOR MINIMUM 4" THICK.

15. TREES SHALL BE SET BACK A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES, FIRE HYDRANTS, TRANSFORMERS AND SWITCH CANS. TREES SHALL BE SET BACK A MINIMUM OF FIVE (5') HORIZONTALLY FROM SANITARY SEWER AND WATER SERVICES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS UNDER THE APPROVAL OF OWNER.

16. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: 5/1 – 6/15
2. FALL PLANTING: 9/15 – 12/1

8 PLANTING NOTES

SCALE: NTS DT-plantnote-gyn

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
TREES					
ACE STA	Acer miyabei `State Street` / Miyabei Maple	B & B	2.5"Cal	2	
ACE FJR	Acer rubrum 'Frank Jr.' / Redpointe® Maple	B & B	2.5"Cal	5	
ACE BRD	Acer rubrum `Bowhall` / Bowhall Red Maple	B & B	2.5"Cal	9	
ACE AR6	Acer x freemanii `Armstrong` / Armstrong Freeman Maple	B & B	2.5"Cal	4	
ACE MA8	Acer x freemanii `Marmo` / Marmo Maple	B & B	2.5"Cal	1	
AES GJN	Aesculus glabra 'JN Select' TM / Early Glow Ohio Buckeye	B & B	2.5"Cal	1	
AME AU3	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	6' H. (Multi-Stem)	2	
CEL PR2	Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry	B & B	2.5"Cal	3	
GLE SKY	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	2.5"Cal	3	
GYM DIO	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	2.5"Cal	4	
PIC CUP	Picea abies `Cupressina` / Norway Spruce	B & B	6` H.	3	
PIC DEN	Picea glauca `Densata` / Black Hills Spruce	B & B	6` H.	14	
PIN STR	Pinus strobus / White Pine	B & B	6` H.	4	
PLA MO3	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree	B & B	2.5"Cal	2	
QUE BIC	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	3	
TAX DIS	Taxodium distichum / Bald Cypress	B & B	2.5"Cal	3	
SHRUBS					
ARO AUT	Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry	3 gal	15" H.	3	
BUX GR4	Buxus x `Green Mountain` / Boxwood	3 gal	15" H.	9	
CEA AME	Ceanothus americanus / New Jersey Tea	3 gal	15" H.	7	
COR ISA	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	3 gal	15" H.	9	
FOT BLS	Fothergilla x intermedia 'Blue Shadow' / Blue Shadow Fothergilla	3 gal	15" H.	15	
HYD BBO	Hydrangea paniculata 'ILVOBO TM / Bobo Panicle Hydrangea	3 gal	15" H.	27	
ILE SHA	Ilex glabra `Shamrock` / Inkberry	3 gal	15" H.	23	
ITE NNG	Itea virginica 'SMNIVDFC' / Scentlandia® Sweetspire	3 gal	15" H.	18	
PHY DIA	Physocarpus opulifolius `Monlo` TM / Diabolo Purple Ninebark	5 gal	30" H.	9	
TAX HIC	Taxus x media 'Hicksii' / Hicks Yew	B & B	4`H	14	
THU SMA	Thuja occidentalis `Smaragd` / Emerald Green Arborvitae	B & B	4`H	15	
THU IBI	Thuja x plicata 'Junior Giant' / Junior Green Giant Arborvitae	B & B	4`H	32	
VIB AUT	Viburnum dentatum `Autumn Jazz` / Southern Arrowwood	3 gal	15" H.	6	
VIB XBU	Viburnum x burkwoodii 'Duvone' / American Spice™ Viburnum	3 gal	15" H.	29	

CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
GROUND COVERS					
BAP AMN	Baptisia australis minor / Dwarf Blue Wild Indigo	1 gal	24" o.c.	42	
BOU CUR	Bouteloua curtipendula / Side Oats Grama	1 gal	36" o.c.	10	
CAR VUL	Carex vulpinoidea / Fox Sedge	1 gal	24" o.c.	54	
ECH PIX	Echinacea x `Pixie Meadowbrite` / Pixie Meadowbrite Purple Coneflower	1 gal	24" o.c.	47	
HOS TCL	Hosta x 'Touch of Class' / Touch of Class Hosta	1 gal	24" o.c.	33	
IRI VER	Iris versicolor / Blue Flag	1 gal	18" o.c.	37	
LIR VAR	Liriope muscari 'Variegata' / Variegated Lilyturf	1 gal	24" o.c.	86	
LIR BIG	Liriope muscari `Big Blue` / Big Blue Lilyturf	1 gal	24" o.c.	29	
NEP BLU	Nepeta x faassenii 'Blue Wonder' / Blue Wonder Catmint	1 gal	18" o.c.	57	
SCH PBL	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem	1 gal	30" o.c.	45	
SED AU6	Sedum spectabile `Autumn Joy` / Stonecrop	1 gal	24" o.c.	34	
SPO HET	Sporobolus heterolepis / Prairie Dropseed	1 gal	30" o.c.	272	
PLUGS					
PRA1.3	Basin Native Forb				
	Sparganium eurycarpum / Common Bur-Reed	#32	36" o.c.	1450	
PRA1.2	Lower Shoreline Native Mix				
	Aster novae-angliae / New England Aster	#32	16" o.c.	160	
	Carex comosa / Longhair Sedge	#32	16" o.c.	160	
	Carex granularis / Meadow Sedge	#32	16" o.c.	160	
	Elymus virginicus / Virginia Wild Rye	#32	16" o.c.	160	
	Verbena hastata / Blue Vervain	#32	16" o.c.	160	
	Vernonia fasciculata / Ironweed	#32	16" o.c.	160	
SEED & SOD					
PRA1.1	Stormwater Native Seed Mix with Lightweight Erosion Control Blanket			8,100 SF	
SEED	Bluegrass, Fescue, Ryegrass Seed Mix with Lightweight Erosion Control Blanket (Allowance)			35,000 SF	
SOD	Premium Bluegrass Sod			18,500 SF	
ALTERNATE 1					
SOD	Premium Bluegrass Sod			DEDUCT (7,000 SF)	
ALTERNATE 2					
PIC DEN	Picea glauca `Densata` / Black Hills Spruce	B & B	6` H.	3	
THU SMA	Thuja occidentalis `Smaragd` / Emerald Green Arborvitae	B & B	4`H	15	
VIB XBU	Viburnum x burkwoodii 'Duvone' / American Spice™ Viburnum	3 gal	15" H.	7	
ILE SHA	Ilex glabra `Shamrock` / Inkberry	3 gal	15" H.	3	
SEED	Bluegrass, Fescue, Ryegrass Seed Mix with Lightweight Erosion Control Blanket (Allowance)			6,500 SF	
ALTERNATE 3					
PIC DEN	Picea glauca `Densata` / Black Hills Spruce	B & B	6` H.	5	
SEED	Bluegrass, Fescue, Ryegrass Seed Mix with Lightweight Erosion Control Blanket (Allowance)			3,500 SF	

Stormwater

A wetland seed mix for saturated soils in a detention pond or for seeding a saturated basin, this mix will tolerate highly fluctuating water levels and poor water quality associated with urban stormwater wetlands and ponds. For detention basins that experience long, dry periods, use the Economy Prairie seed mix in the upper third to half of the basin area in combination with this mix. This seed mix includes at least 10 of 12 native permanent grass and sedge species and 13 of 17 native forb species. Apply at 32.97 PLS pounds per acre.

Botanical Name	Common Name	PLS Oz/Acre
Permanent Grasses/Sedges		
Bolboschoenus fluviatilis	River Bulrush	1.00
Carex cristatella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	2.00
Elymus virginicus	Virginia Wild Rye	24.00
Glyceria striata	Fowl Manna Grass	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Great Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	41.50
Temporary Cover		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
Forbs		
Alisma subcordatum	Common Water Plantain	2.50
Asclepias incarnata	Swamp Milkweed	2.00
Bidens spp.	Bidens Species	2.00
Eupatorium perfoliatum	Common Boneset	1.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica v. shrevei	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.50
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonecrop	0.50
Persicaria spp.	Pinkweed Species	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	2.00
Symphyotrichum lanceolatum	Panicled Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	26.00

STORMWATER NATIVE SEED MIX MARTENSON TURF PRODUCTS, INC.
P.O. BOX 218
250 WEST ADAMS
WATERMAN, IL 60556
IL PERMIT #2411

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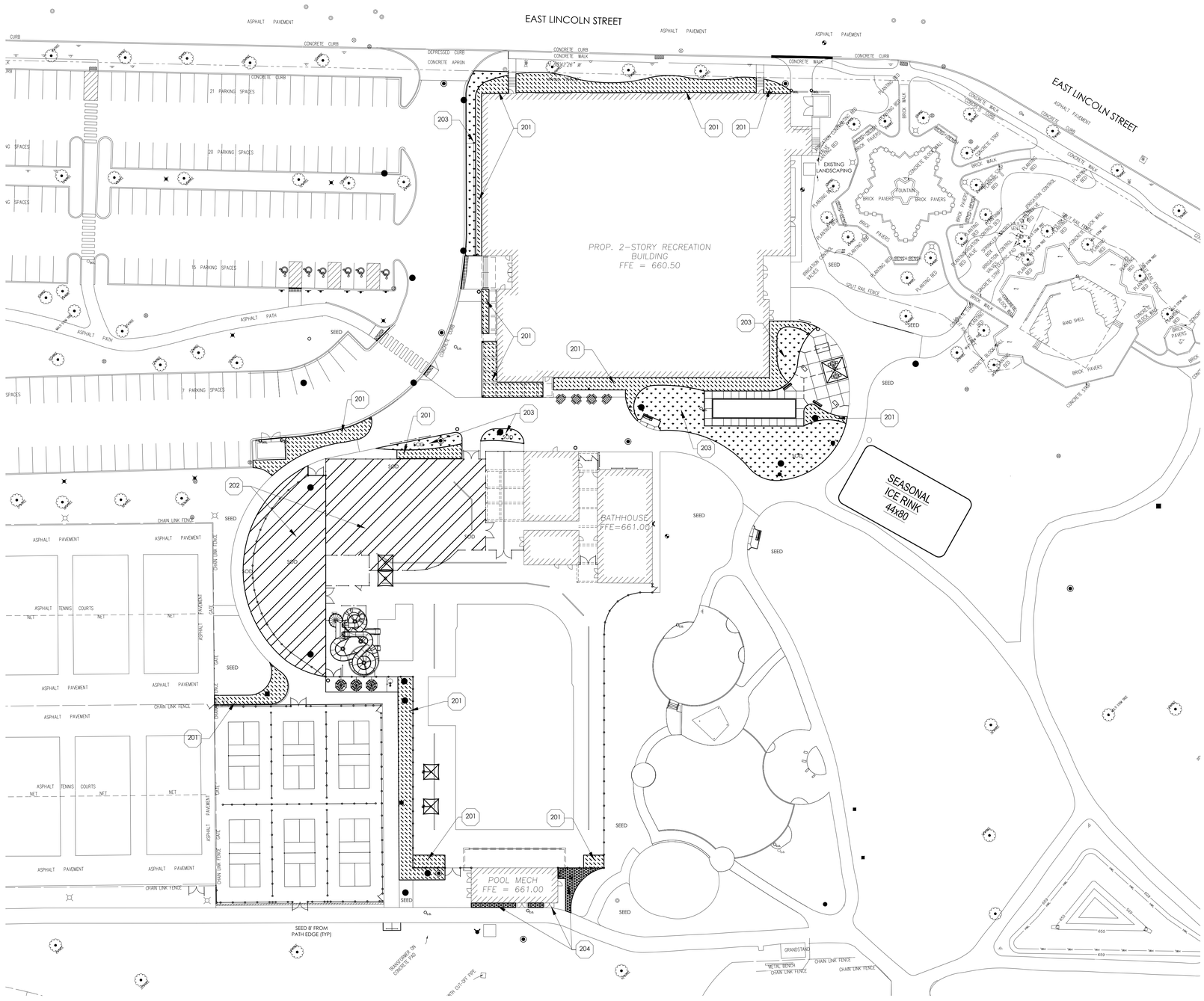
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LANDSCAPE DETAILS

LP-500

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

NOTE: ALL DISTRUBED AREAS TO BE RESTORED BY SOD & SEED AND BLANKET.



200 IRRIGATION LEGEND

HATCH	SYMBOL	DESCRIPTION
	201	PLANTING BED AREA (MISTERS AND/OR DRIP LINE IRRIGATION)
	202	TURF AREA (ROTOR IRRIGATION)
	203	ALTERNATE 10: TURF AREA (ROTOR IRRIGATION)
	204	ALTERNATE 10: PLANTING BED AREA (MISTERS AND/OR DRIP IRRIGATION)

NORTH

30 0 30 60 90

SCALE: 1" =30'

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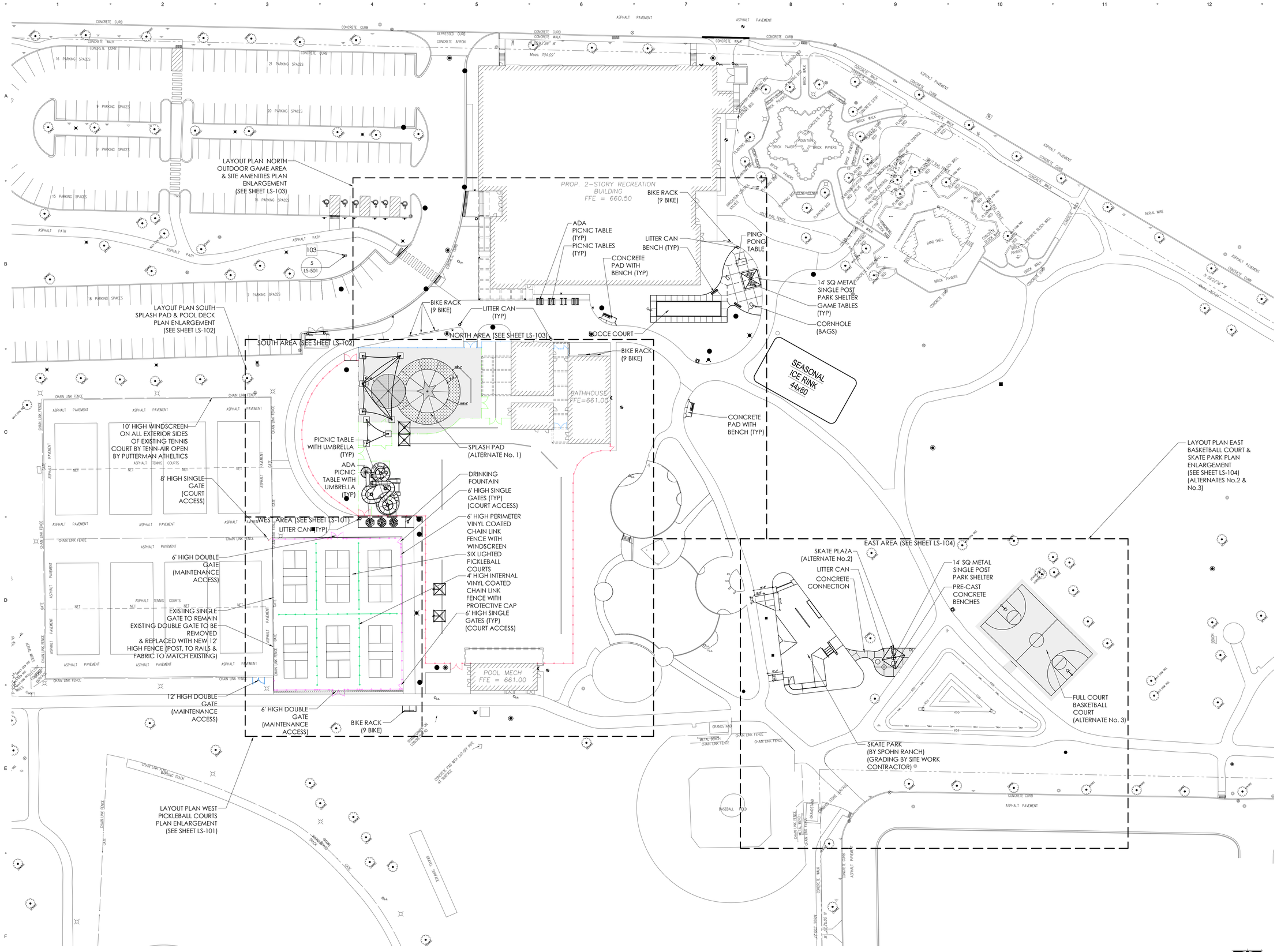
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Tod J. Stanton
157-001070
STATE OF ILLINOIS
REGISTERED LANDSCAPE ARCHITECT

IRRIGATION EXHIBIT

LI-100

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003



NORTH

30 0 30 60 90

SCALE: 1" =30'

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LANDSCAPE ARCHITECT
Tod J. Stanton
157-001072
STATE OF ILLINOIS

LAYOUT PLAN-OVERALL
OUTDOOR PARK
AMENITIES

LS-100

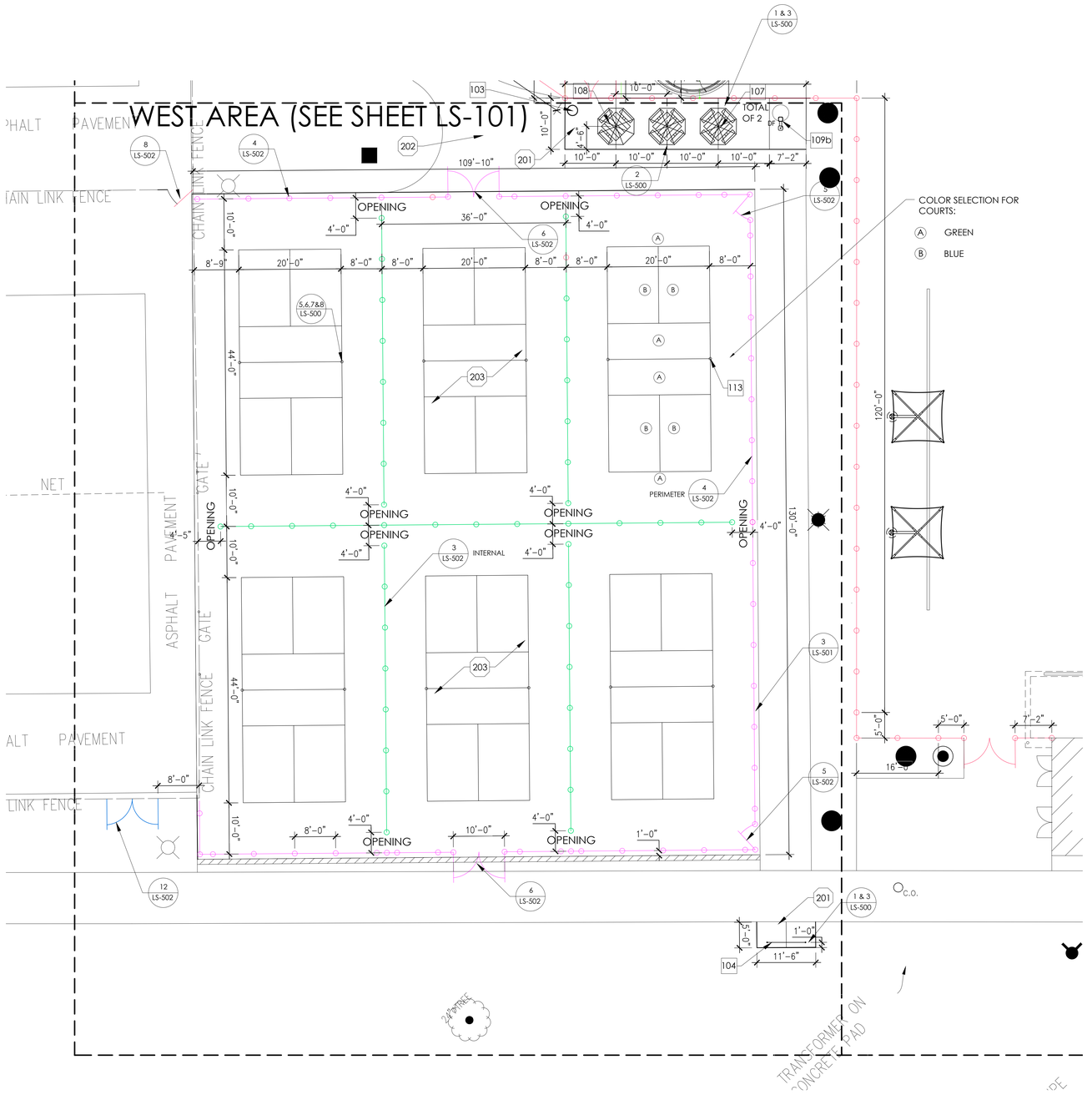
STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

100 SITE FURNISHINGS SCHEDULE

SYMBOL	DESCRIPTION
101	6' PARK BENCH BY KEYSTONE RIDGE (INSTALL ONLY) MODEL: MODIFIED PULLMAN
102A	ROUND CONCRETE CAMPUS BENCH BY DOTY (INSTALL ONLY) MODEL: B5736 (ALTERNATE No. 1)
102B	ROUND CONCRETE CAMPUS BENCH BY DOTY (INSTALL ONLY) MODEL: B5742 (ALTERNATE No. 1)
103A	LITTER CAN BY KEYSTONE RIDGE (INSTALL ONLY) MODEL: S-SN10-09B-0-00-0012 DOME LID ASH (KEYSTONE RIDGE S-LD13-RD32-EA-UP-000-0012)
103B	LITTER CAN BY KEYSTONE RIDGE (INSTALL ONLY) MODEL: S-SN10-09B-0-00-0012 DOME LID (KEYSTONE RIDGE S-LD13-RD32-EL-UP-000-0012)
104	9 SPACE BIKE RACK BY PARIS (INSTALL ONLY) MODEL: BRM9-P-SF
105	PICNIC TABLE BY DuMOR (INSTALL ONLY) MODEL: 77-60PL
106	ADA PICNIC TABLE BY DuMOR (INSTALL ONLY) MODEL: 77-68-1PL
107	PICNIC TABLE WITH UMBRELLA BY PARIS (INSTALL ONLY) MODEL: SOMBRA PERFORATED 462-721 4 SEAT
108	ADA PICNIC TABLE WITH UMBRELLA BY PARIS (INSTALL ONLY) MODEL: SOMBRA PERFORATED 462-721PL-ACC 3 SEAT
109A	DRINKING FOUNTAIN (AQUATICS) BY MDF (INSTALL ONLY) MODEL: 10485WMSS
109B	DRINKING FOUNTAIN (PICKLEBALL) BY MDF (INSTALL ONLY) MODEL: 1014SSMFA
110	BYOB CONCRETE BAGS BY DOTY (INSTALL ONLY) MODEL: BYOB5531
111	CONCRETE PING PONG TABLE BY DOTY (INSTALL ONLY) MODEL: T1086045
112	BASKETBALL STANDARD & EQUIPMENT BY DOUGLAS (INSTALL ONLY) MODEL: 69442 GOOSENECK 4.5 FAL 42" X 60" BACKBOARD (ALTERNATE No. 3)
113	PICKLEBALL POST, NET & EQUIPMENT BY DOUGLAS (INSTALL ONLY) MODEL: PREMIER RD36-BLK & JTN- 30 3.0MM
114	PARK SHELTER BY ICON (INSTALL ONLY) MODEL: SPQ14-10M-P4 14' SQR MR WITH SINGLE CENTER POST
115	ADA GAME TABLE BY DOTY (INSTALL ONLY) MODEL: T7103ADA
116	GAME TABLE BY DOTY (INSTALL ONLY) MODEL: T7100
117	FLAG POLE W/ INTERNAL CAM SYSTEM BY POLETECH (INSTALL ONLY) MODEL: PT256CIW COLOR: DARK BRONZE
115	3 POINT FABRIC SAIL 1 SHADE SYSTEMS (ALTERNATE No. 1)
116	3 POINT FABRIC SAIL 2 SHADE SYSTEMS (ALTERNATE No. 1)
117	3 POINT FABRIC SAIL 3 SHADE SYSTEMS (ALTERNATE No. 1)
118	3 POINT FABRIC SAIL 4 SHADE SYSTEMS (ALTERNATE No. 1)
119	10' SQ. SINGLE POST FABRIC SHADE SYSTEMS
120	10' SQ. CANTILEVERED SINGLE POST FABRIC SHADE SYSTEMS

200 PAVING FINISH SCHEDULE

SYMBOL	DESCRIPTION	COLOR	FINISH	THICKNESS	REMARKS
201	CONCRETE PAVING	NATURAL	CALLY FINISH	5"	
202	ASPHALT PAVING (PATH)	-	-	-	(SEE CIVIL ENGINEERING PLANS)
203	ASPHALT PAVING (COURTS)	-	-	-	(SEE CIVIL ENGINEERING PLANS)
204	ARTIFICIAL TURF BOCCE 125 (BOCCE COURTS)	GREEN	-	-	
205	CONCRETE PAVING (ALTERNATE No. 1)	NATURAL	LIGHT BROOM	6"	CONCRETE TO BE SEALED
206	INTEGRAL COLOR CONCRETE PAVING (ALTERNATE No. 1)	U25-SANTA FE BUFF	LIGHT BROOM	6"	CONCRETE TO BE SEALED
207	INTEGRAL COLOR CONCRETE PAVING (ALTERNATE No. 1)	U35-SHADOW SLATE	LIGHT BROOM	6"	CONCRETE TO BE SEALED



NORTH

10 0 10 20 30

SCALE: 1" =10'

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

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MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

PUD RE-SUBMITTAL	07/18/2025
90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

ILLINOIS LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
EXPIRES 11/30/2026
STATE OF ILLINOIS

LAYOUT PLAN
WEST-PICKLEBALL COURTS

LS-101

SOUTH AREA (SEE SHEET LS-102)

WEST AREA (SEE SHEET LS-101)

REFER TO ARCHITECTURAL PLANS FOR SPLASH PAD DECK LAYOUT & DETAILS

REFER TO ARCHITECTURAL PLANS FOR POOL DECK LAYOUT & DETAILS

BATHHOUSE
FFE=661.00

POOL MECH

NORTH

SCALE: 1" =10'

STUDIO 222 ARCHITECTS
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DESIGN DEVELOPMENT	03/13/2025

Ted J. Stanton
157-001070
STATE OF ILLINOIS
REGISTERED LANDSCAPE ARCHITECT

LAYOUT PLAN
SOUTH-SPLASH PAD & POOL DECK

LS-102

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

NORTH AREA (SEE SHEET LS-103)

BATHHOUSE
FFE=661.00

CONCRETE CURB

SPLIT RAIL FENCE

C.O.

103a
103b
104 TOTAL OF 3
105 TOTAL OF 3
106
104 TOTAL OF 2
103
202
104
103a
111
201
R32'-9"
110
3'-2"
116
114
R20'-0"
101
204
1&2 LS-501
115
28'-11"
8'-0"
8'-1"
13'-6"
5'-0"
55'-0"
22'-11"
13'-0"
65'-0"
R25'-9"
5'-7"
R5'-0"
2 LS-500
1&3 LS-500
4 LS-501
10'-0"
10'-0"
10'-0"
6'-0"
R2'-0"
5'-0"
12'-0"
1'-4"
2'-0"
2'-0"
1'-0"
8'-0"
25'-0"
12'-9"
2'-0"
6'-0"
1'-0"
41'-8"
63'-0"
20'-0"
R28'-1"
R14'-6"
R18'-5"
3'-5"
9'
12'
15'
8'-0"
25'-0"
32'-3"
29'-10"
19'-6"
5'-0"
10'-1"
40'-4"
16'-0"
9'-5"
1'-0"
10'-0"
57'-0"
47'-2"
6'-0"
7'-9"

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DESIGN DEVELOPMENT	03/13/2025

ILLINOIS REGISTERED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
EXPIRATION DATE: NOVEMBER 30, 2026

LAYOUT PLAN
NORTH-OUTDOOR GAME AREA & SITE AMENITIES

LS-103

NORTH
10 0 10 20 30
SCALE: 1" =10'

EAST AREA (SEE SHEET LS-104)

SKATE PARK BY OTHERS

ALTERNATE No. 2 SKATE PLAZA

ALTERNATE No. 3 BASKETBALL COURT

COLOR SELECTION FOR COURT GAMES:
- (A) GREEN
- (B) BLUE
- (C) TAN

CHAIN LINK FENCE

CHAIN LINK FENCE

CONCRETE CURB

ASPHALT PAVEMENT

NORTH

SCALE: 1" =10'

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Ted J. Stanton
157-001070
REGISTERED LANDSCAPE ARCHITECT
STATE OF ILLINOIS

LAYOUT PLAN
EAST-BASKETBALL COURT
& SKATE PARK PLAZA
ALTERNATE 2 & 3

LS-104

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

600 SITE FENCE SCHEDULE

SYMBOL	DESCRIPTION	COLOR	PLAN CALLOUT	DETAIL
601	4' HIGH ORNAMENTAL FENCE (MONTAGE GENESIS)	BLACK		#1, SHEET LS-502
602	8' HIGH ORNAMENTAL FENCE (MONTAGE GENESIS)	BLACK		#2, SHEET LS-502
603	4' HIGH VINYL COATED CHAIN LINK FENCE	BLACK		#3, SHEET LS-502
604	6' HIGH VINYL COATED CHAIN LINK FENCE	BLACK		#4, SHEET LS-502
605	8' HIGH VINYL COATED CHAIN LINK FENCE	BLACK		#7, SHEET LS-502
606	4' HIGH ORNAMENTAL FENCE (MONTAGE GENESIS) (ALTERNATE No. 1)	BLACK		#1, SHEET LS-502

puttermanathletics

800.621.0146
www.puttermanathletics.com

Tenn-Air™ Open

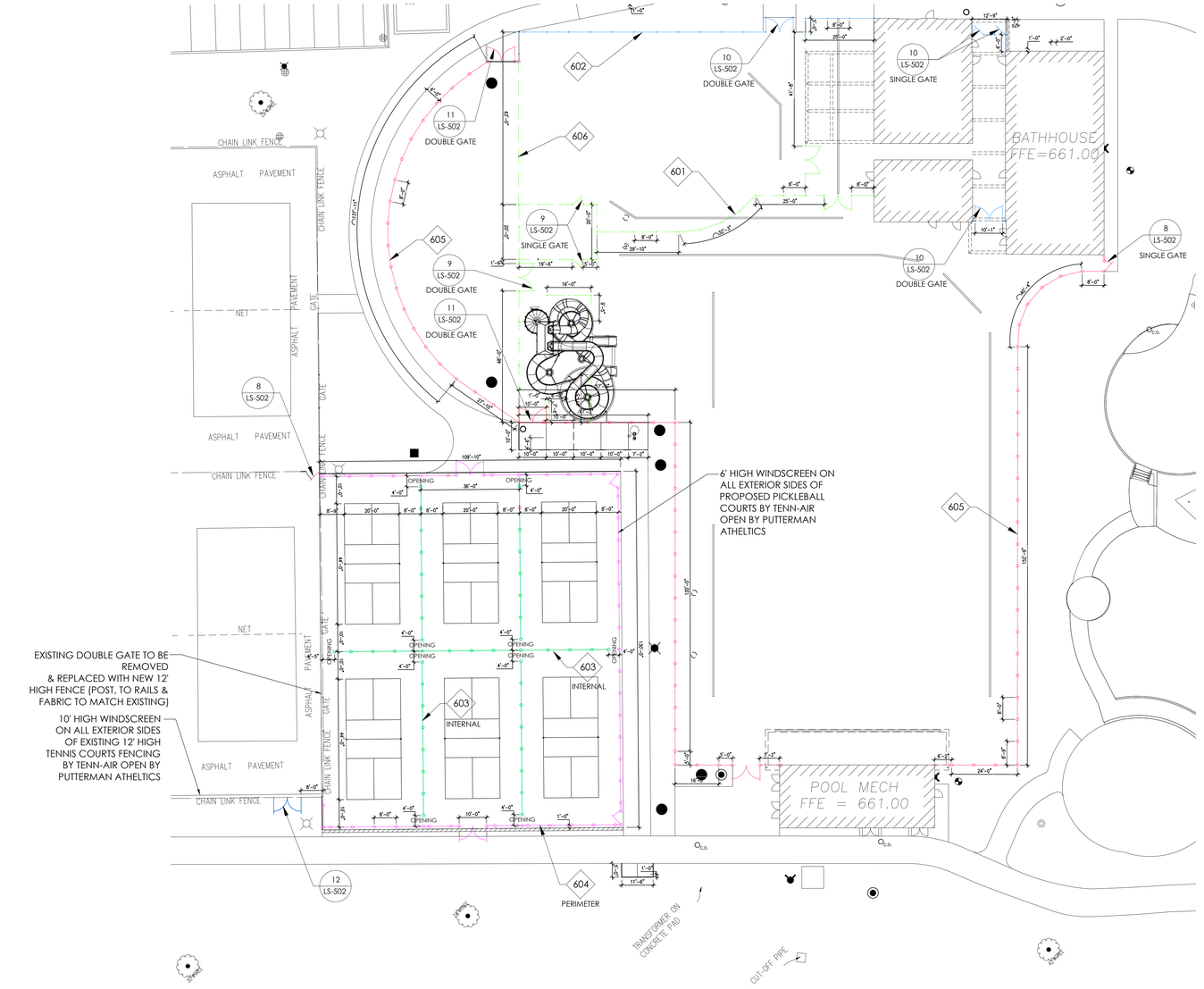
material	100% vinyl coated polyester mesh
weight	9oz
panel height	6' & 9' (custom sizes also available)
shade factor	70% ~ 80%
fabrication	3-ply reinforced hems; brass grommets every 12"
warranty	4-year limited warranty

black, forest green, brown, gray, kelly green, orange, red, royal blue, US Open blue, white, yellow

specifications and colors subject to variation

COLOR SELECTION: ROYAL BLUE

1 TENNIS & PICKLEBALL COURTS WINDSCREEN
SCALE: N.T.S.



NORTH

20 0 20 40 60

SCALE: 1" =20'

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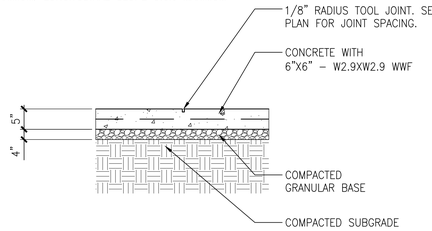
PUD RE-SUBMITTAL	07/18/2025
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PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

ILLINOIS LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

FENCE SITE PLAN

LS-105

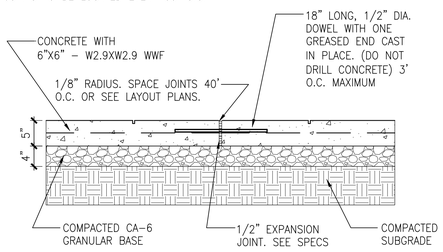
NOTE: FOR ALL PAVEMENT AREAS SLOPES SHALL NOT EXCEED THE FOLLOWING: 2.0% CROSS SLOPE MAXIMUM; LONGITUDINAL SLOPE 5.0% MAXIMUM



1 5" CONCRETE PAVING

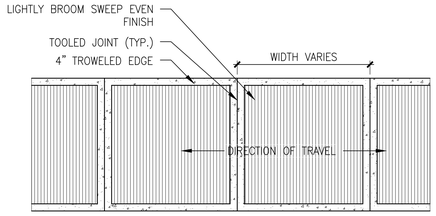
SCALE: NTS CONC_5"_Paving

JOINTS TO BE LOCATED EVERY 35' O.C.



2 EXPANSION JOINT

SCALE: NTS

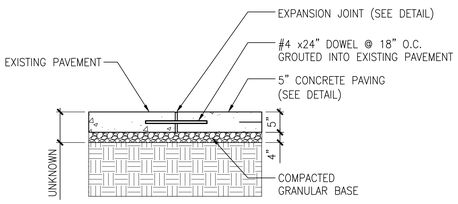


NOTES:
1. TYPICAL SCORING PATTERN DEPICTED ABOVE. REFER TO LAYOUT PLAN FOR SITE SPECIFIC SCORING PATTERN. SCORING PATTERN VARIES AT INTERSECTIONS.
2. ON CURVED WALKWAYS, JOINTS SHALL BE BASED ON THE SAME RADIUS AS THE WALKWAY.

3 CONCRETE FINISH

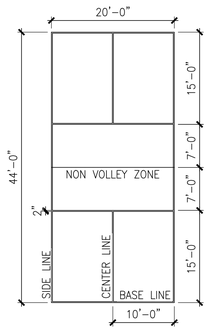
SCALE: NTS

NOTE: FOR ALL PAVEMENT AREAS SLOPES SHALL NOT EXCEED THE FOLLOWING: 2.0% CROSS SLOPE MAXIMUM; LONGITUDINAL SLOPE 5.0% MAXIMUM



4 CONNECTION TO EXISTING PAVEMENT

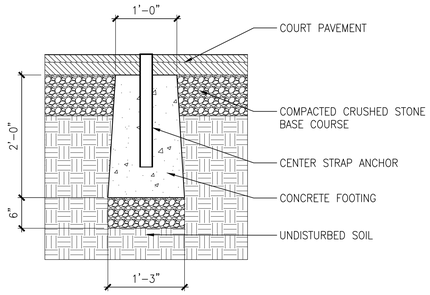
SCALE: NTS



DOUGLAS SPORTS MODEL NUMBERS:
RD PICKLEBALL POST 63071 (BLACK)
PN-30 PICKLEBALL NETS
ADJUSTABLE STRAP & PIPE ANCHOR
20603 & 63428

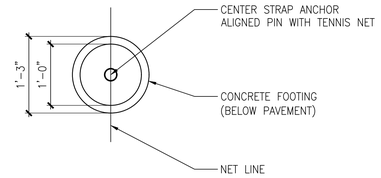
5 PICKLEBALL COURT DIAGRAM

SCALE: NTS PICKLEBALL_COURT_DIAGRAM



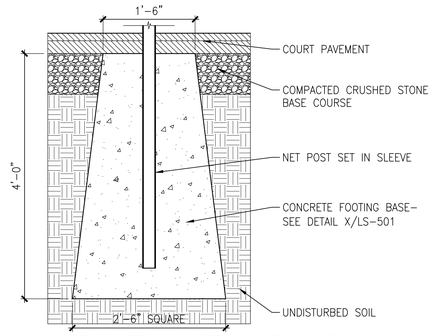
6 PICKLEBALL NET CENTER STRAP ANCHOR

SCALE: NTS PICKLEBALL_NET_CENTER_ANCHOR



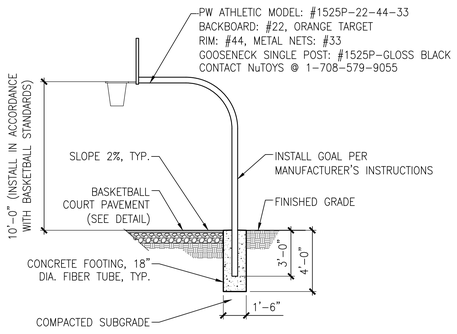
7 PICKLEBALL NET CENTER ANCHOR PLAN

SCALE: NTS PICKLEBALL_NET_CENTER_ANCHOR_PLAN



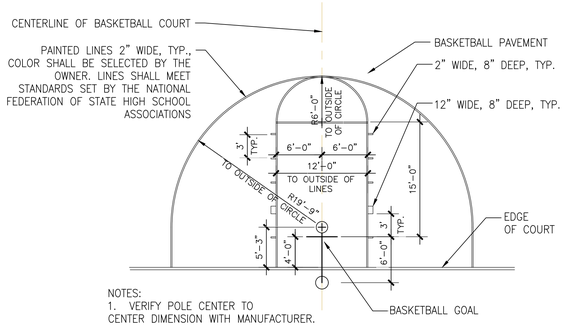
8 PICKLEBALL NET POST FOOTING

SCALE: NTS PICKLEBALL_NET_POST



9 BASKETBALL GOAL & STANDARD (ALTERNATE No. 3)

SCALE: 1/4"=1'-0" COURT_BBall_Goal



NOTES:
1. VERIFY POLE CENTER TO CENTER DIMENSION WITH MANUFACTURER.

10 BASKETBALL COURT LAYOUT (ALTERNATE No. 3)

SCALE: NTS COURT_BBall_Layout

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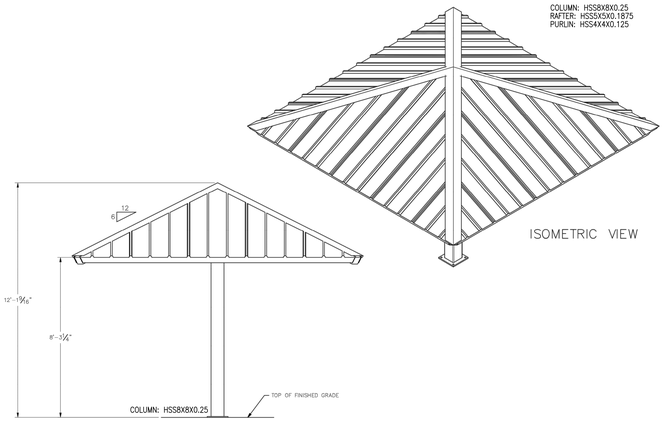
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DESIGN DEVELOPMENT	03/13/2025



SITE DETAILS

LS-500



DESIGN LOADS (MINIMUM REQUIREMENTS)

CODE: 2021 INTERNATIONAL BUILDING CODE

TOTAL DEAD: 8.09 P.S.F.
FRAME DEAD: 5.09 P.S.F.
ROOF DEAD: 1.20 P.S.F.
COLLATERAL DEAD: 1.80 P.S.F.
ROOF LIVE LOAD: 18.00 P.S.F.
GROUND SNOW LOAD: 25.00 P.S.F.
ROOF SNOW LOAD: 21.00 P.S.F.
WIND SPEED: 115.00 M.P.H.
EXPOSURE: C
SEISMIC USE GROUP: I
SEISMIC SITE CLASS: D
SEISMIC DESIGN CATEGORY: B
SEISMIC ANALYSIS: SIMPLIFIED

NOTES

MATERIALS: (ASTM DESIGNATION)

TUBE STEEL (HSS HOLLOW STRUCTURAL SECTION)	A-500 GRADE B
WIDE FLANGE SECTIONS	A-992
STRUCTURAL STEEL PLATE	A-36
ROOF PANELS (STEEL)	A-446
ANCHOR BOLTS	F1554 GRADE 55
CONNECTION BOLTS	A-325

ALL WELDING CONFORMS TO THE LATEST EDITION OF AWS D1.1 OR D1.3 AS REQUIRED. ALL WELDING IS PERFORMED BY AWS CERTIFIED WELDERS.

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO THE MATERIALS SUPPLIED BY ICON SHELTER SYSTEMS INC. AND IS NOT INTENDED AS THE SEAL OF THE ENGINEER OF RECORD FOR THE ENTIRE PROJECT.

DUE TO STANDARDIZED FABRICATION PARTS SHOWN MAY BE UPGRADED, REFER TO THE SHIPPING BILL OF MATERIALS FOR POSSIBLE SUBSTITUTIONS.

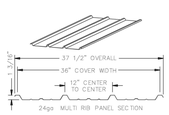
ICON SHELTER SYSTEMS INC. RECOMMENDS THAT THE PRIMARY FRAMING INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM OF FIVE (5) YEARS OF DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

HIGH STRENGTH BOLTING
ALL HIGH STRENGTH BOLTS ARE A-325 BOLTS WITH HEAVY HEX NUTS. THE BOLTS ARE TO BE INSTALLED UTILIZING THE "SPECIFICATION FOR STRUCTURAL JOINTS ASTM A325 OR A490 BOLTS" (12/31/2009) AS PREPARED BY RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) FOR THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC). THE BOLTS SHALL BE INSTALLED AS SNUG TIGHTENED WHICH IS DEFINED AS THE TIGHTNESS THAT IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH TO BRING THE PLIES INTO FIRM CONTACT, WHICH IS THE CONDITION WHEN THE PLANES OF CONTACT BETWEEN TWO PLIES ARE SOLIDLY SEATED AGAINST EACH OTHER, BUT NOT NECESSARILY IN CONTINUOUS CONTACT WITH UTILIZATION OF THE SNUG TIGHTENING METHOD, NO WASHERS ARE REQUIRED.
ALL CONNECTIONS ARE BEARING TYPE CONNECTIONS UNLESS NOTED OTHERWISE.

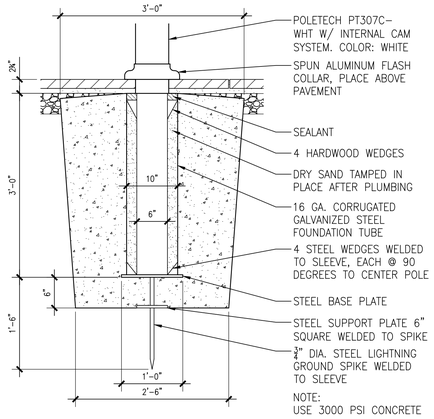
IT IS THE RESPONSIBILITY OF THE INSTALLER TO INSURE PROPER TIGHTNESS.

PROPER ERECTION OF THE FRAMING MEMBERS REQUIRES THE MAIN COLUMNS TO BE PLUMB & SQUARE. COLUMNS, RAFTER, AND TIE BEAM CONNECTIONS MUST BE TIGHTENED BEFORE INSTALLING THE PURLINS. PURLINS MUST BE PARALLEL TO THE TIE BEAMS AND EAVE BEAMS.

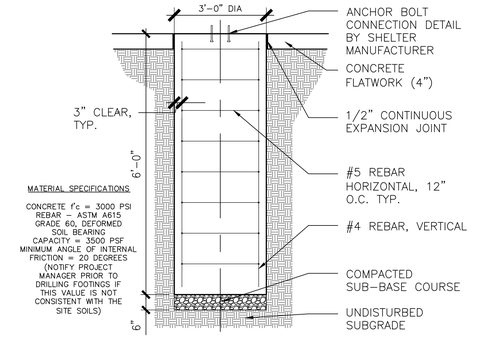
ROOF



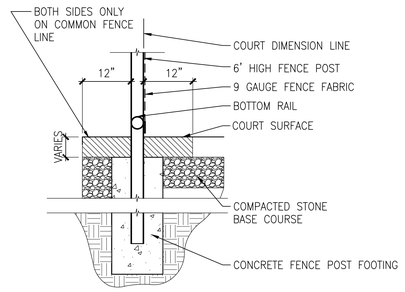
1 ICON SHELTER SCHEMATICS
SCALE: N.T.S.



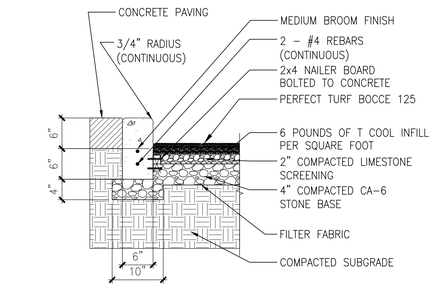
5 FLAG POLE FOOTING
SCALE: NTS



2 SHELTER FOOTING
SCALE: N.T.S.
Shelter_Footing

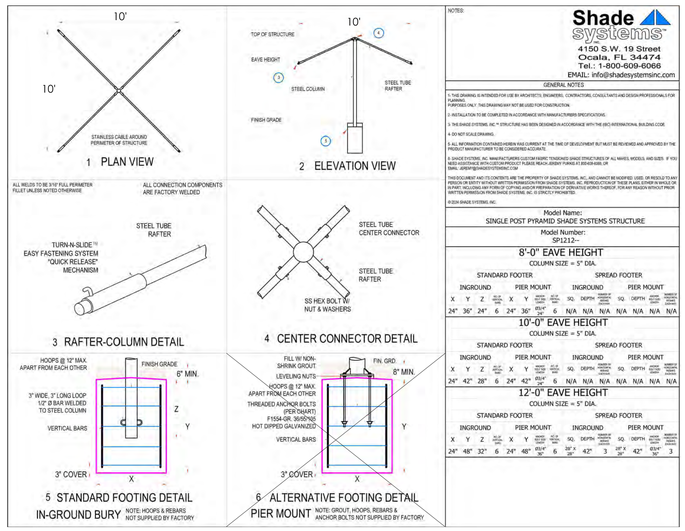


3 ASPHALT COURT FENCE APRON
SCALE: NTS



4 BOCCE BALL COURT
SCALE: NTS

SHADE STRUCTURE MANUFACTURER SHALL PROVIDE PLANS AND CALCULATIONS SIGNED AND SEALED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.



NOTES:

Shade systems
4150 S.W. 19 Street
Ocala, FL 34474
Tel.: 1-800-609-6066
EMAIL: info@shadesystemsinc.com

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2- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

3- THE SHADE SYSTEMS, INC.® STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE

4- DO NOT SCALE DRAWING.

5- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

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Model Name:
SINGLE POST PYRAMID SHADE SYSTEMS STRUCTURE

Model Number:
SP1212-

8'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT				INGROUND			PIER MOUNT		
X	Y	Z	REBAR QTY.	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	REBAR SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.
24"	36"	24"	6	24"	30"	#5 x 4'-0"	6	N/A	N/A	N/A	N/A	N/A	N/A

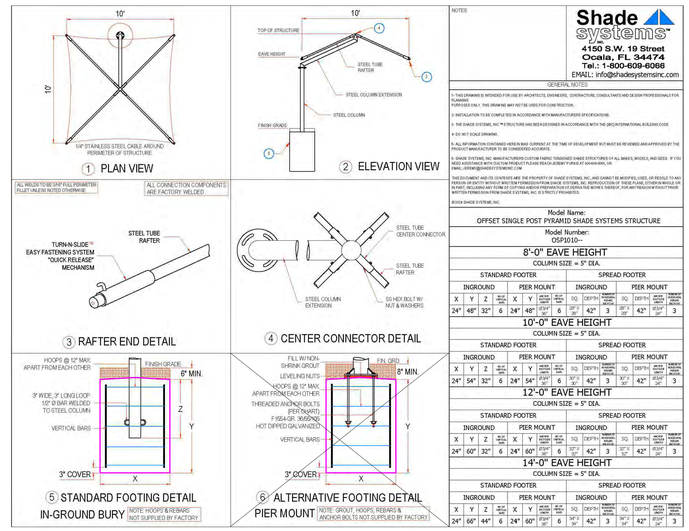
10'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT				INGROUND			PIER MOUNT		
X	Y	Z	REBAR QTY.	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	REBAR SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.
24"	42"	28"	6	24"	42"	#5 x 4'-0"	6	N/A	N/A	N/A	N/A	N/A	N/A

12'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT				INGROUND			PIER MOUNT		
X	Y	Z	REBAR QTY.	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	REBAR SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.
24"	48"	32"	6	24"	48"	#5 x 4'-0"	6	N/A	N/A	N/A	N/A	N/A	N/A

6 10' SQ X 8' EAVE FABRIC SHADE STRUCTURE SCHEMATICS
SCALE: N.T.S.



NOTES:

Shade systems
4150 S.W. 19 Street
Ocala, FL 34474
Tel.: 1-800-609-6066
EMAIL: info@shadesystemsinc.com

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6- SHADE SYSTEMS, INC. MANUFACTURERS CUSTOM FABRIC TENSIONED SHADE STRUCTURES OF ALL MAKES, MODELS, AND SIZES. IF YOU NEED ASSISTANCE WITH CUSTOM PRODUCT PLEASE REACH JEREMY PURVIS AT 800-419-6989, OR EMAIL: JEREMY@SHADESYSTEMSINC.COM

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Model Name:
OFFSET SINGLE POST PYRAMID SHADE SYSTEMS STRUCTURE

Model Number:
OSP1010-

8'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT				INGROUND			PIER MOUNT		
X	Y	Z	REBAR QTY.	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	REBAR SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.
24"	48"	32"	6	24"	48"	#5 x 4'-0"	6	42"	3	#5 x 42"	42"	#5 x 42"	3

10'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT				INGROUND			PIER MOUNT		
X	Y	Z	REBAR QTY.	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	REBAR SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.
24"	54"	32"	6	24"	54"	#5 x 4'-0"	6	42"	3	#5 x 42"	42"	#5 x 42"	3

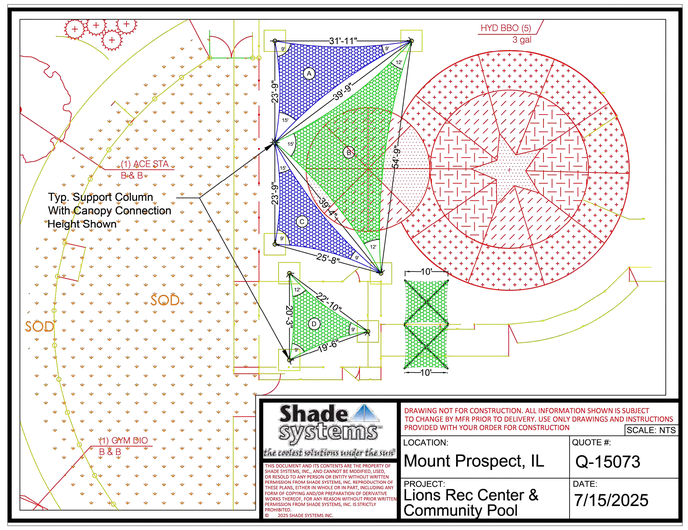
12'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT				INGROUND			PIER MOUNT		
X	Y	Z	REBAR QTY.	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	REBAR SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.
24"	60"	32"	6	24"	60"	#5 x 4'-0"	6	42"	3	#5 x 42"	42"	#5 x 42"	3

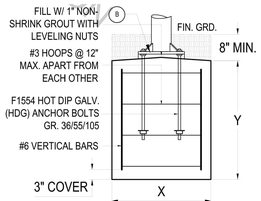
14'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT				INGROUND			PIER MOUNT		
X	Y	Z	REBAR QTY.	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	REBAR SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.	ANCHOR BOLT SIZE	SQ.	DEPTH	ANCHOR BOLT QTY.
24"	66"	44"	6	24"	60"	#5 x 4'-0"	6	42"	3	#5 x 42"	42"	#5 x 42"	3

7 10' SQ X 8' EAVE CANTILEVER FABRIC SHADE STRUCTURE SCHEMATICS
SCALE: N.T.S.



8 FABRIC SAIL SHADE STRUCTURE SCHEMATICS
SCALE: N.T.S.



TYP FOOTING DETAIL

NOTE: GROUT, HOOPS, REBARS & ANCHOR BOLTS NOT SUPPLIED BY FACTORY

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

DesignPerspectives INC.
Grounded in Creativity
1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

MPPD LIONS RECREATION CENTER

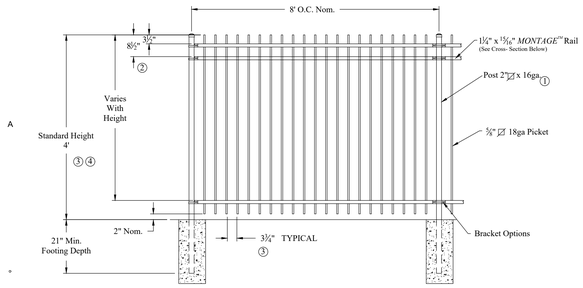
411 S MAPLE ST
MOUNT PROSPECT, IL 60056

PUD RE-SUBMITTAL	07/18/2025
90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

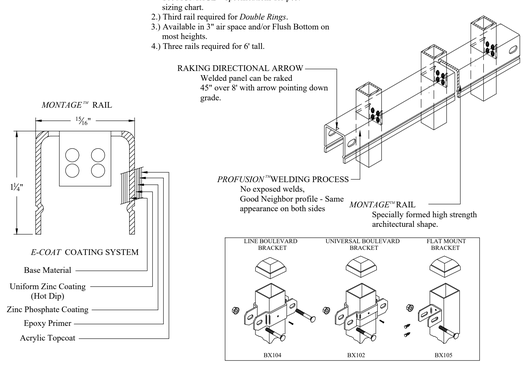
REGISTERED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

SITE DETAILS

LS-501

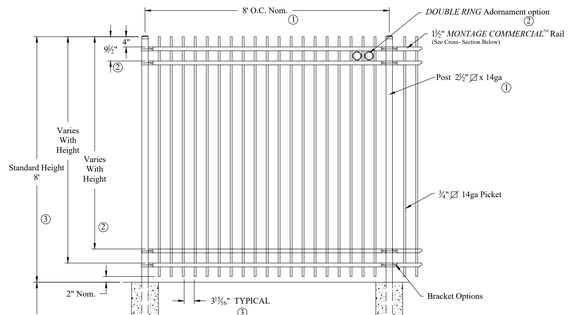


NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.
4.) Three rails required for 6' tall.

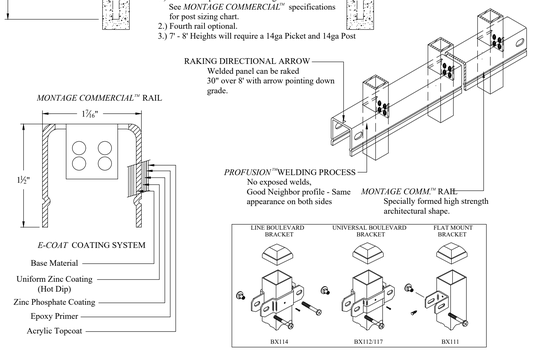


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

1 ORNAMENTAL FENCE (MONTAGE GENESIS)
SCALE: N.T.S.

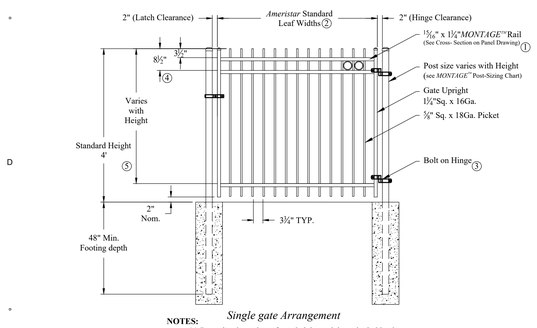


NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE COMMERCIAL™* specifications for post sizing chart.
2.) Fourth rail optional.
3.) 7' - 8' Heights will require a 14ga Picket and 14ga Post



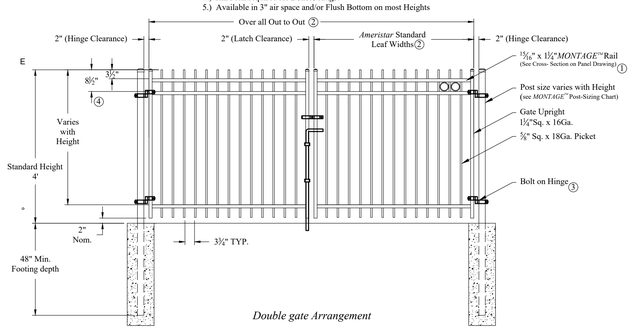
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

2 ORNAMENTAL FENCE (MONTAGE GENESIS)
SCALE: N.T.S.



Single gate Arrangement

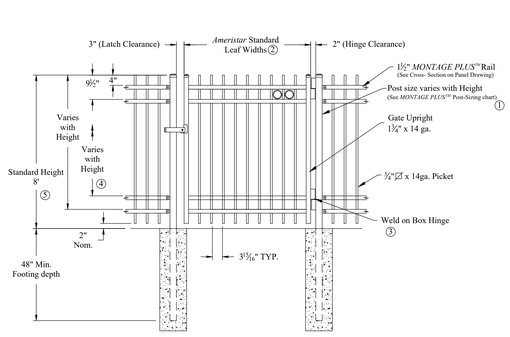
NOTES:
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE™* specifications for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Third rail required for *Double Rings*.
5.) Available in 3" air space and/or Flush Bottom on most Heights



Double gate Arrangement

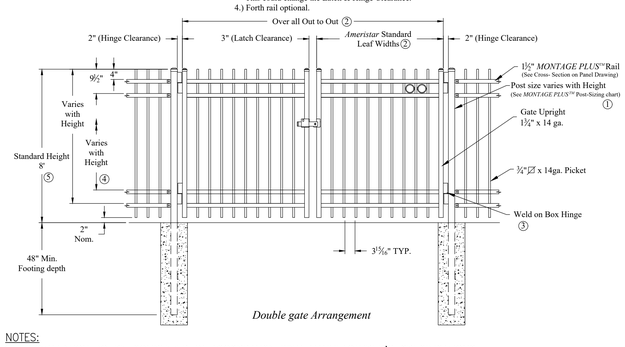
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. GATE SHALL BE SELF-CLOSING & SELF-LATCHING WITH OWNER APPROVAL.

9 ORNAMENTAL FENCE GATES (MONTAGE GENESIS)
SCALE: N.T.S.



Single gate Arrangement

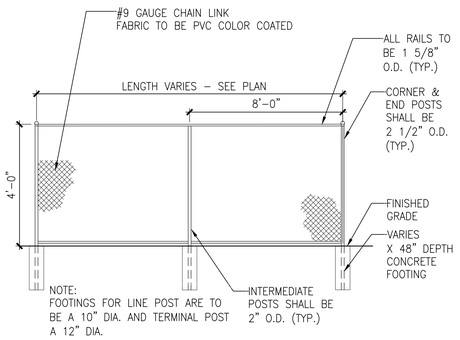
NOTES:
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE PLUS™* post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Forth rail optional.



Double gate Arrangement

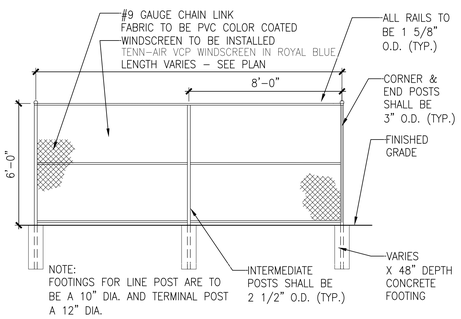
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. GATE SHALL BE SELF-CLOSING & SELF-LATCHING WITH OWNER APPROVAL.

10 ORNAMENTAL FENCE GATES (MONTAGE GENESIS)
SCALE: N.T.S.



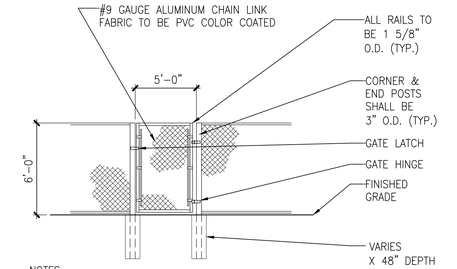
NOTE:
FOOTINGS FOR LINE POST ARE TO BE A 10" DIA. AND TERMINAL POST A 12" DIA.

3 4' VINYL COATED CHAIN LINK FENCE
SCALE: NTS — INTERNAL



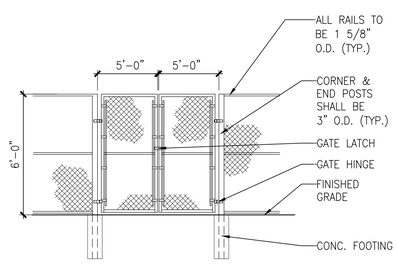
NOTE:
FOOTINGS FOR LINE POST ARE TO BE A 10" DIA. AND TERMINAL POST A 12" DIA.

4 6' VINYL COATED LINE FENCING
SCALE: NTS — PERIMETER



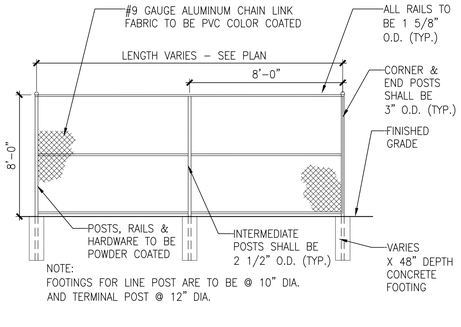
NOTES:
1. FOOTINGS FOR LINE POST ARE TO BE 10" DIA. AND TERMINAL POST 12" DIA.
2. GATE SHALL BE SELF-CLOSING & SELF-LATCHING
3. INCLUDE TENN–AIR VCP WINDSCREEN IN ROYAL BLUE

5 6' CHAIN LINK GATE
SCALE: NTS



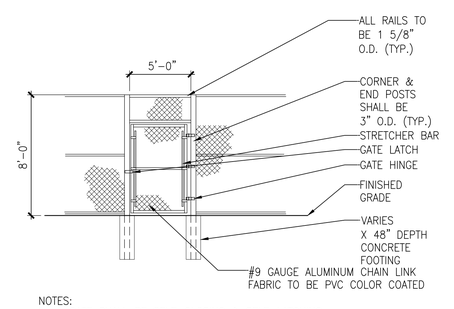
NOTES:
1. FOOTINGS FOR LINE POST ARE TO BE 10" DIA. AND TERMINAL POST 12" DIA.
2. GATE SHALL BE SELF-CLOSING & SELF-LATCHING
3. INCLUDE TENN–AIR VCP WINDSCREEN IN ROYAL BLUE

6 6' CHAIN LINK DOUBLE GATE
SCALE: NTS



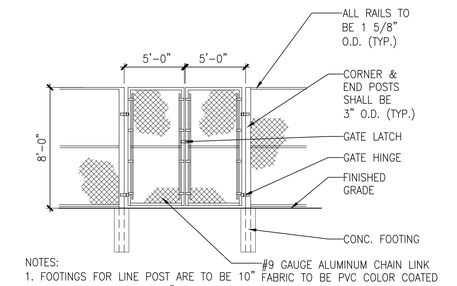
NOTE:
FOOTINGS FOR LINE POST ARE TO BE @ 10" DIA. AND TERMINAL POST @ 12" DIA.

7 8' VINYL COATED LINE FENCING
SCALE: NTS — FENCE_6'-8'_Chain_Link



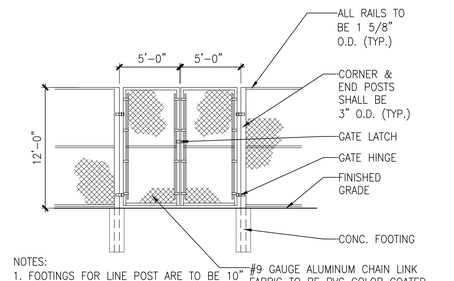
NOTES:
1. GATE SHALL BE SELF-CLOSING & SELF-LATCHING
2. FOOTINGS FOR LINE POST ARE TO BE A 12" DIA.

8 8' VINYL COATED CHAIN LINK GATE
SCALE: NTS



NOTES:
1. FOOTINGS FOR LINE POST ARE TO BE 10" DIA. AND TERMINAL POST 12" DIA.
2. GATE SHALL BE SELF-CLOSING & SELF-LATCHING WITH OWNER APPROVAL

11 8' VINYL COATED CHAIN LINK DOUBLE GATE
SCALE: NTS



NOTES:
1. FOOTINGS FOR LINE POST ARE TO BE 10" DIA. AND TERMINAL POST 12" DIA.
2. GATE SHALL BE SELF-CLOSING & SELF-LATCHING WITH OWNER APPROVAL
3. INCLUDE TENN–AIR VCP WINDSCREEN IN ROYAL BLUE

12 12' VINYL COATED CHAIN LINK DOUBLE GATE
SCALE: NTS

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

DesignPerspectives INC.
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Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

MPPD LIONS RECREATION CENTER
411 S MAPLE ST
MOUNT PROSPECT, IL 60056

PUD RE-SUBMITTAL	07/18/2025
90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

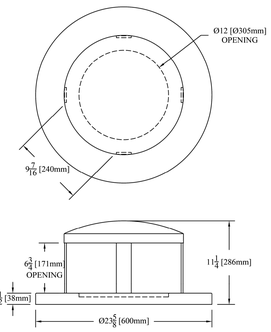
Tod J. Stanton
157-001070
LICENSED LANDSCAPE ARCHITECT
STATE OF ILLINOIS

SITE DETAILS

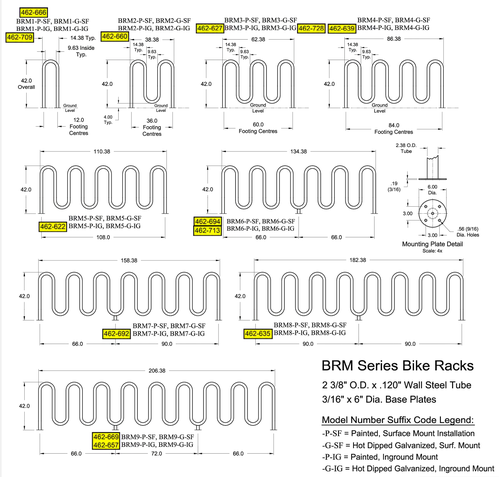
LS-502

KEYSTONE RIDGE DESIGNS

KEYSTONE RIDGE DESIGNS, INC®
670 MERCER ROAD
BUTLER, PA 16001
1-800-284-8208
FAX: (724) 284-1253
www.keystoneridgedesigns.com



SPECIFICATIONS		
STEEL SIZES 16 GAUGE SOLID STEEL	32 GALLON ELEVATED LID	EXCLUSIVE BY DESIGN™
STEEL FINISH KEYSHIELD® POWDER COATING	PLAN - ELEVATIONS	32 EL
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DRAWN BY: R.R.		
DATE: 11-07-02		



BRM Series Bike Racks

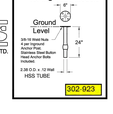
2 3/8" O.D. x .120" Wall Steel Tube
3/16" x 6" Dia. Base Plates

Model Number Suffix Code Legend:
-P-SF = Painted, Surface Mount Installation
-G-SF = Hot Dipped Galvanized, Surf. Mount
-P-IG = Painted, Inground Mount
-G-IG = Hot Dipped Galvanized, Inground Mount

Dimensions shown are in inches.
Rev. 11Apr13

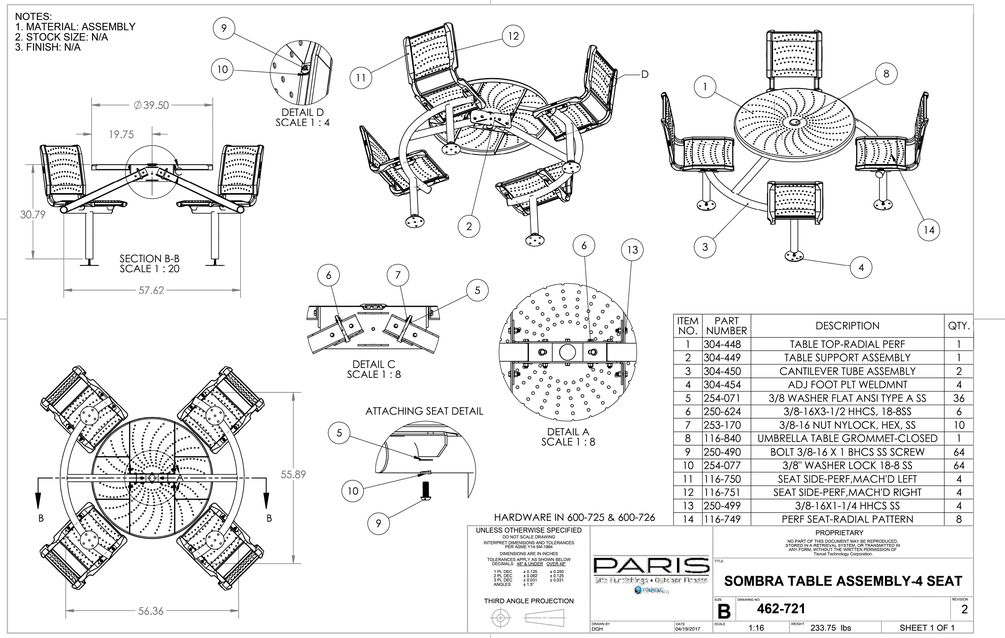
paris
EQUIPMENT MANUFACTURING LTD.
1-800-387-6318
www.peml.com

Anchor Post Detail for Inground Models



302-923

NOTES:
1. MATERIAL: ASSEMBLY
2. STOCK SIZE: N/A
3. FINISH: N/A



ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	304-448	TABLE TOP-RADIAL PERF	1
2	304-449	TABLE SUPPORT ASSEMBLY	1
3	304-450	CANTILEVER TUBE ASSEMBLY	2
4	304-454	ADJ FOOT PLT WELDMNT	4
5	254-071	3/8 WASHER FLAT ANSI TYPE A SS	36
6	250-624	3/8-16X3-1/2 HHCS, 18-8SS	6
7	253-170	3/8-16 NUT NYLOCK, HEX, SS	10
8	116-840	UMBRELLA TABLE GROMMET-CLOSED	1
9	250-490	BOLT 3/8-16 X 1 BHCS SS SCREW	64
10	254-077	3/8" WASHER LOCK 18-8 SS	64
11	116-750	SEAT SIDE-PERF,MACH'D LEFT	4
12	116-751	SEAT SIDE-PERF,MACH'D RIGHT	4
13	250-499	3/8-16X1-1/4 HHCS SS	4
14	116-749	PERF SEAT-RADIAL PATTERN	8

HARDWARE IN 600-725 & 600-726

UNLESS OTHERWISE SPECIFIED
DO NOT SCALE DRAWING
INTERPRET DIMENSIONS AND TOLERANCES PER ASME Y14.5M-1994
DIMENSIONS ARE IN INCHES
TOLERANCES APPLY AS SHOWN BELOW
DECIMALS | MET. & LAMIDEX | QUIKLINE
1 PL DEC ± 0.125 ± 0.250
2 PL DEC ± 0.060 ± 0.030
3 PL DEC ± 0.031 ± 0.031
ANGLES ± 1.0° ± 0.031
THIRD ANGLE PROJECTION

PROPRIETARY
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PARIS Site Furnishings • Outdoor Fitness

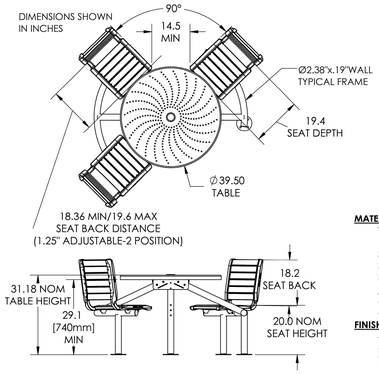
TITLE: **SOMBRA TABLE ASSEMBLY-4 SEAT**

SIZE	DRAWING NO	REVISION
B	462-721	2

DRAWN BY	DATE	SCALE	WEIGHT	SHEET
DGH	04/19/2017	1:16	233.75 lbs	SHEET 1 OF 1

Product Specifications

Description: **SOMBRA TABLE - ACCESSIBLE**
Part #/Model #: **462-721PL-ACC**





PARIS
Site Furnishings • Outdoor Fitness
INTERCEL
259 Third concession Rd, PO Box 490
Princeton, ON, N0J 1V0
Toll-free: 1-800-387-6318
Phone: (519) 458-4882
Fax: (519) 458-8087
www.peml.com

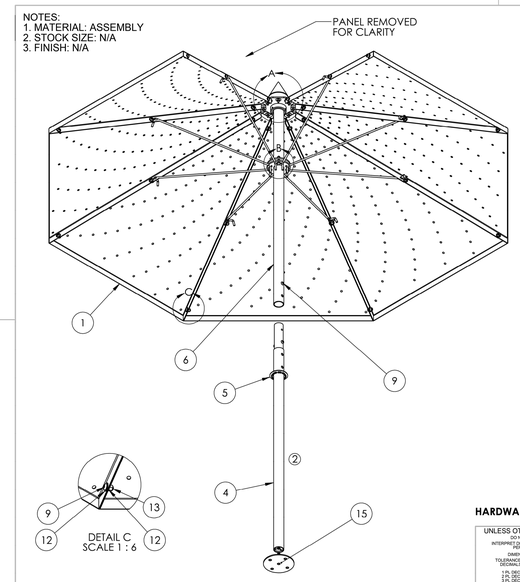
MATERIAL:
TABLE TOP: 14GA (.075") SPUN MILD STEEL
FRAME: Ø2.38x.19" WALL HS TUBE STEEL & 7GA (.179") MILD STEEL SHEET
SEAT FRAME: ALUMINUM CASTING
SEAT: 5/4 IPE WOOD
HARDWARE:
- 3/8-16 STAINLESS STEEL (ALL FRAME & SEAT FASTENERS)
- ANCHORING HARDWARE NOT INCLUDED

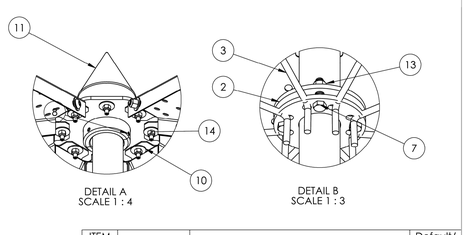
FINISHING:
- CAST ALUMINUM FRAME: POLYESTER POWDER COAT
- STEEL COMPONENTS: RUST PREVENTATIVE PRIMER COATING WITH SUPER DURABLE POLYESTER POWDER TOP COAT

PROPERTY OF PARIS SITE FURNISHINGS AND OUTDOOR FITNESS

Revision
Date 06/25/2020

NOTES:
1. MATERIAL: ASSEMBLY
2. STOCK SIZE: N/A
3. FINISH: N/A





ITEM NO.	PART NUMBER	DESCRIPTION	Default/ QTY.
1	116-776	UMBRELLA PANEL	8
2	116-781	UMBRELLA ROD SUPPORT-FIXED	1
3	116-783	UMBRELLA SUPPORT ROD	8
4	304-553	UMBRELLA LOWER TUBE ASSY	1
5	116-839	UMBRELLA TABLE GROMMET-OPEN	1
6	304-461	UMBRELLA UPPER TUBE ASSY	1
7	250-526	3/8-16 X 1.50 HHCS SS	4
8	250-779	5/16-18 x 1/2" 18-8SS SET SCREW	3
9	250-784	3/8-16 X 3/4 BHCS SS	28
10	254-125	1/4x1" FENDER WASHER, 18-8SS	8
11	304-460	FINIAL ASSEMBLY WELDMENT	1
12	254-071	3/8 WASHER FLAT ANSI TYPE A SS	48
13	253-170	3/8-16 NUT NYLOCK, HEX, SS	28
14	253-174	1/4-20 NYLOCK HEX NUT, 18-8SS	8
15	304-454	ADJ FOOT PLT WELDMNT	1

HARDWARE IN 600-724

UNLESS OTHERWISE SPECIFIED
DO NOT SCALE DRAWING
INTERPRET DIMENSIONS AND TOLERANCES PER ASME Y14.5M-1994
DIMENSIONS ARE IN INCHES
TOLERANCES APPLY AS SHOWN BELOW
DECIMALS | MET. & LAMIDEX | QUIKLINE
1 PL DEC ± 0.125 ± 0.250
2 PL DEC ± 0.060 ± 0.030
3 PL DEC ± 0.031 ± 0.031
ANGLES ± 1.0°
THIRD ANGLE PROJECTION

PROPRIETARY
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PARIS Site Furnishings • Outdoor Fitness

TITLE: **SOMBRA UMBRELLA ASSEMBLY**

SIZE	DRAWING NO	REVISION
B	464-315	2

DRAWN BY	DATE	SCALE	WEIGHT	SHEET
DGH	04/10/2017	1:32	89.15 lbs	SHEET 1 OF 2

REVISIONS				
REV.	DESCRIPTION	DATE	BY	ECO #
1	BOM CHANGES	6/15/2017	DGH	9352
2	REPLACED 116-784 WITH 304-553	2018-05-13	AM	9962

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STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

DesignPerspectives INC.
Grounded in Creativity
1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

MPPD LIONS RECREATION CENTER
411 S MAPLE ST
MOUNT PROSPECT, IL 60056

	PUD RE-SUBMITTAL	07/18/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

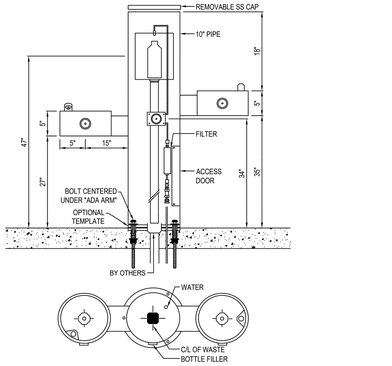


SITE FURNISHINGS
CUT SHEETS

LS-503

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24009

MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-17.45.

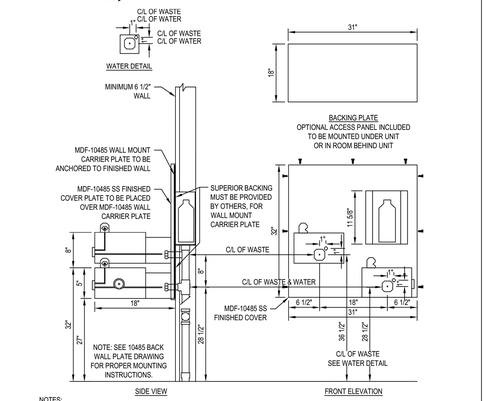
MODEL 10145SMFA

10145SM SHOWN WITH OPTIONAL 10" SS SURFACE CARRIER

3354-17.45 REVISION DATE 08/28/2020

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MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com



NOTES:
1. THIS MODEL COMES WITH A CARRIER PLATE.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-17.13.

MODEL 10485 WM

10485 WM CARRIER PLATE INCLUDED

3354-17.13 REVISION DATE 08/27/2020

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DOUGLAS GOOSENECK 4.5 RST BASKETBALL SYSTEM, #69442

SECTION 11 66 00 Athletic Equipment

PART 1 - GENERAL

1.01 **WORK INCLUDED**

A. Provide all equipment and materials, and do all work necessary to furnish and install the athletic equipment, as indicated on the drawings and as specified herein. Athletic equipment shall include, but not be limited to:

1. Douglas Gooseneck 4.5 RST Basketball System, #69442

1.02 **REFERENCES**

A. Comply with applicable requirements of the following standards. Where these standards conflict with other specified requirements, the most restrictive requirements shall govern.

1. National Federation of State High School Associations (NFHS)
2. National Collegiate Athletic Association (NCAA)
3. International Amateur Athletic Association (IAAF)
4. American Sports Builders Association (ASBA)
5. Manufacturers Data and Recommended Installation Requirements

1.03 **SUBMITTALS**

A. Manufacturers Product Data

1. Provide manufacturers product data prior to actual field installation work, for Architects or Owners representatives review.

B. Shop Drawings

1. Provide drawings of the manufacturers recommended installation and foundation requirements prior to actual field installation work, for Architects or Owners representatives review.

1.04 **QUALITY ASSURANCE**

A. Manufacturers warranties shall pass to the Owner and certification made that the product materials meet all applicable grade trademarks or conform to industry standards and inspection requirements.

1.05 **PRODUCT DELIVERY AND STORAGE**

A. Materials delivered to the site shall be examined for damage or defects in shipping. Any defects shall be noted and reported to the Owners representative. Replacements, if necessary, shall be immediately re-ordered, so as to minimize any conflict with the construction schedule. Sound materials shall be stored above ground under protective cover or indoors so as to provide proper protection.

PART 2 - PRODUCTS

2.01 Gooseneck 4.5 RST Basketball System, #69442

A. BASE: Gooseneck 4.5 RST Basketball System, #69442 as supplied by:

Douglas Industries, Inc.
3441 S. 11th Ave.
Eldridge, IA 52748
Phone: 800-553-8907
Fax: 800-443-8907
www.douglas-sports.com

B. COMPONENTS:

1. 4.5" OD Galvanized Gooseneck Pole with 4' Extension
2. Direct Goal Mount
3. Zinc Plated Hardware
4. RST Rectangular Steel (12 Gauge) Backboard 42" x 60" with Target & Border
5. Dura Goal I with Double Rim & Nylon Net
6. Galvanized Sway Braces

PART 3 - EXECUTION

3.01 INSTALLATION OF EQUIPMENT

A. All athletic equipment shall be installed as recommended with manufacturer's written directions, and as indicated on the drawings.

END OF SECTION

douglas Sports Equipment

Douglas® Premier™ RD Pickleball Post

GREEN, ITEM # 63070
BLACK, ITEM # 63071

SYSTEM SPECIFICATIONS

These popular round posts provide classic good looks and durability for either indoor or outdoor court applications.

DIMENSIONS
54" in length and sit 36" above court surface

POST
The 3" OD round tennis post is constructed from heavy-duty 11-gauge steel. Systems are finished with a black or forest green baked-on polyester powder coat to resist rust and increase durability. Integrated welded steel lacing rods are included for a professional net installation.

HARDWARE
Internally wound featuring a self-locking gear mechanism. Gears are constructed of plated steel and the small gear is case hardened. Gear housings and caps are made of cast aluminum alloy. Gear function is 30:1 to ensure a smooth, easy operation. Flush mounted gear plate cover and removable handle are chrome plated.

WARRANTY
5 Year Limited



CORRESPONDING GROUND SLEEVES



(GS-24)
(ITEM # 63424)
Round Steel, 24" long,
for all 3" OD round posts.


Plated Steel Self Locking Gears


Cast Alluminum Allow Caps


Plated Steel Hardware


Integrated Welded Lacing Rods

1-800-553-8907
www.douglas-sports.com

douglas Sports Equipment

Douglas® PN-30 Pickleball Net

ITEM # 20103

SPECIFICATIONS

SIZE
Custom shorter pickleball net size measures 21'9"L x 31"H

HEADBAND
65 oz (20 oz./sq. yd.) 2-Ply vinyl coated polyester headband. Headband is lock-sewn with four rows of #32 white polyester thread. Complete with a vinyl coated, 5/32" galvanized steel cable with 2300# break strength.

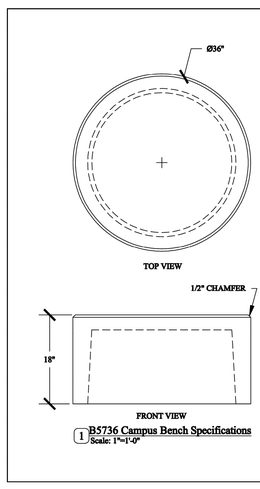
NETTING
Netting is 1-3/4" square mesh braided solid core polyethylene, unsurpassed for durability and weather resistance. 3.0 mm netting with 285 lb break strength.

SIDE & BOTTOM TAPE
Vinyl bottom tape and side pockets of headbands are polyester based and won't shrink, mildew or rot when exposed to the elements. Tapes are double lock-stitched with black polyester thread.

INCLUDES
1/2" fiberglass side dowels and lacing cord.

WARRANTY
4 Year Limited

1-800-553-8907
www.douglas-sports.com



1 B5736 Campus Bench Specifications
Scale: 1"=1'-0"

Specifications

Overall Dimensions:
Actual Size: 36"DIA. X 18"H.
Approximate Weight: 827 lbs.
Materials:
Sand: Washed Torpedo Sand
Stone: ⅜" Washed Gravel or ¾" Limestone Chip
Cement: Gray Cement 7 to 7.5 bags per cubic yard.
Admixtures: Water reducers used to increase strength & durability. Chemically entrained air (6-8%) causes concrete to be salt and chloride resistant. Average strength @ 28 days, 5,000 psi.
Curing:
Concrete moist cured indoors before exposure to outside elements to improve durability.
Reinforcing:
Rebar placed as required with no less than 1" of coverage.

Finishes:
Standard Finishes, EX1, EX2, SB1, SB6, & SB7. See color brochure or visit www.dotyconcrete.com for more information. Special finishes available upon request.
Optional Sealer:
Optional two coats of Acrylic Sealer is used to enhance and deepen the color of the finish and provides protection against the elements. It resists salt & chloride, and makes graffiti cleanup easier. Your choice of Gloss Acrylic Sealer (ACR1, used on EX finishes only), Non-Gloss Sealer (ACR2), or Semi-Gloss Acrylic Sealer (ACR3). There is an additional charge for sealer. See Doty & Sons brochure for more information.

ALL MATERIALS USED IN THIS PRODUCT CONFORM TO APPLICABLE ASTM STANDARDS.

Doty & Sons Concrete Products, Inc.
Quality Products Since 1948
1276 East State Street Sycamore, IL 60178
Ph: 800-233-3907 Fx: 815-895-8035

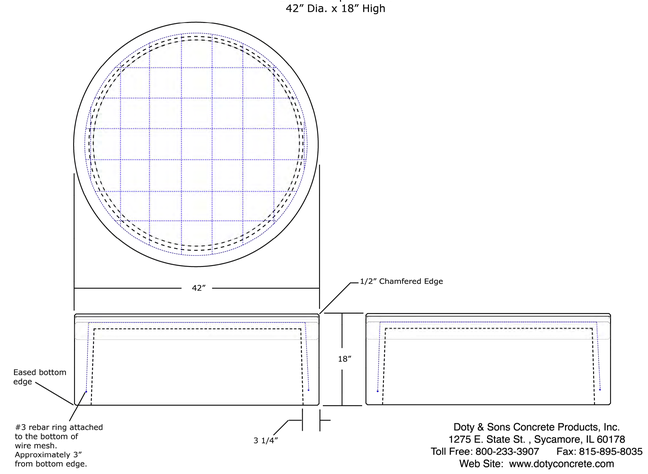
Doty & Sons Specification Sheet B5736

REV.	DATE
REV. 0	10-18-12

Notes:

Pg. 1

B5742 Campus Bench
42" Dia. x 18" High



Doty & Sons Concrete Products, Inc.
1275 E. State St. , Sycamore, IL 60178
Toll Free: 800-233-3907 Fax: 815-895-8035
Web Site: www.dotyconcrete.com

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

DesignPerspectives INC.
Grounded in Creativity
1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

MPPD LIONS RECREATION CENTER

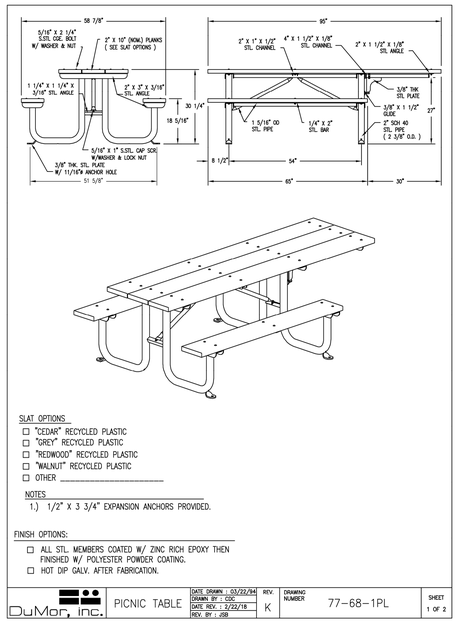
411 S MAPLE ST
MOUNT PROSPECT, IL 60056

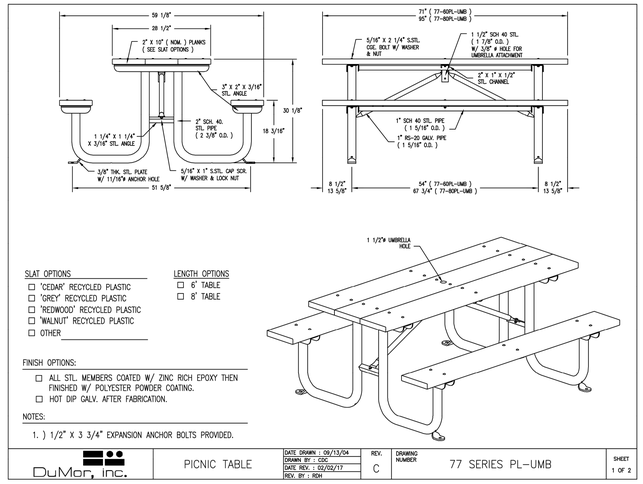
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	75% CDs	06/19/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

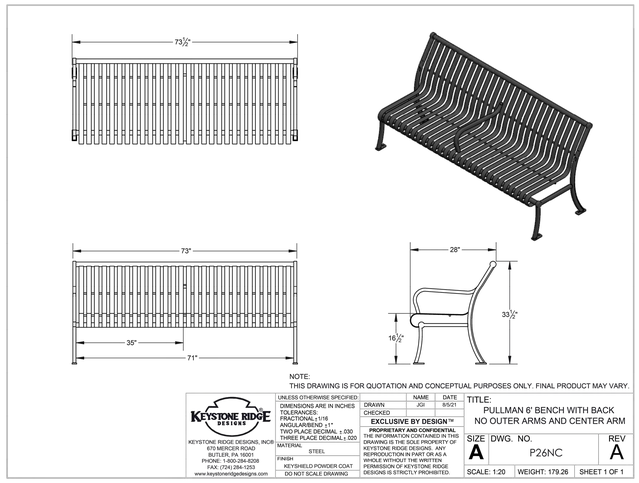
REGISTERED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

SITE FURNISHINGS
CUT SHEETS

LS-504









The **HARMONY LITTER RECEPTACLE** allows you the freedom to coordinate with a bench series, or mix and match for an eclectic motif. Beautify your surroundings with our exclusive collection of litter receptacles.


Hill-32

STANDARD FEATURES
- Color: exclusive KEYSHIELD® polyester powder coating finish
- Support: elevated or adjustable
- Liner: commercial-grade plastic
- Lid: matching flat lid with anti-theft lanyard
- Fully assembled unit
- Continuous weld seams
- Three-year warranty
- Made in the USA

CUSTOM OPTIONS
- Color: custom KEYSHIELD® powder coat
- Support: bury extension
- Liner: galvanized or powder coated steel
- Lid: elevated, elevated ash, dome, ash dome, dome with galvanized door, recycling and trash
- Sleeve: custom KEYSHIELD® powder coat color
- Materials: sustainable hardwood, stainless steel, recycled plastic

ENHANCEMENTS
- Inquire about coordinating benches, ash urns, planters, tables, and other furnishings
- Litter mount ash tower
- Cast bronze plaques
- Laser cuts
- Decals

KEYSTONE RIDGE DESIGNS
670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

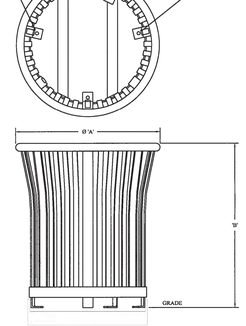


HARMONY LITTER RECEPTACLE
All Harmony pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

FULLY ASSEMBLED UNIT
The Harmony litter receptacle is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

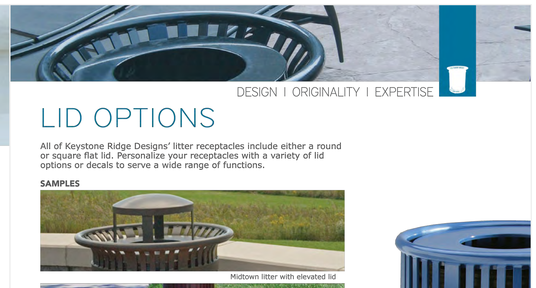
MATERIALS
Commercial-grade materials, at least 25% recycled raw steel, 100% recyclable steel; completely welded for optimum strength and stability; sizes and dimensions according to Keystone Ridge Designs, Inc. CAD drawing; alternating pattern of vertical ¼" x 1" and ¼" x 2" steel straps attached to 1-1/2" OD 11 gauge tubing top hoop; ¼" x 2" bottom ring; ¼" x 2" flat liner base support; 16 gauge spun metal lid; plastic liner and polyester coated stainless steel lanyard attached to lid and receptacle.



	Hill-22 22 gal.	Hill-32 32 gal.	Hill-38 38 gal.
WIDTH (A)	28"	28"	28"
ELEVATED LEG (B)	27 1/2"	32"	32"
ADJUSTABLE LEG	26 1/2"	31"	31"
LID WIDTH	23 5/8"	23 5/8"	23 5/8"
WEIGHT	112 lbs.	137 lbs.	142 lbs.

PROPRIETARY STATEMENT
Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services, we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.

KEYSTONE RIDGE DESIGNS
670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com



LID OPTIONS

All of Keystone Ridge Designs' litter receptacles include either a round or square flat lid. Personalize your receptacles with a variety of lid options or decals to serve a wide range of functions.

SAMPLES

Midtown litter with elevated lid


Harmony litter with ash dome lid


Tel litter with dome lid and galvanized push door


Penn dual receptacle with recycle lid and flat lid


PICTURED:
Reading 32 gallon litter receptacle

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www.keystoneridgedesigns.com

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

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Grounded in Creativity
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Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

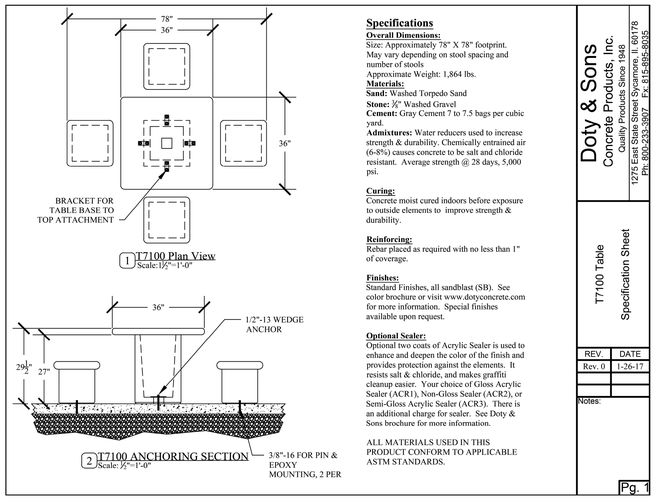
MPPD LIONS RECREATION CENTER
411 S MAPLE ST
MOUNT PROSPECT, IL 60056

PUD RE-SUBMITTAL	07/18/2025
90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

Tod J. Stanton
REGISTERED LANDSCAPE ARCHITECT
157-001070
STATE OF ILLINOIS

SITE FURNISHINGS CUT SHEETS

LS-505



Specifications

Overall Dimensions:
Size: Approximately 78" X 78" footprint. May vary depending on stool spacing and number of stools
Approximate Weight: 1,864 lbs.
Materials:
Sand: Washed Torpedo Sand
Stone: ¾" Washed Gravel
Cement: Gray Cement 7 to 7.5 bags per cubic yard.
Admixtures: Water reducers used to increase strength & durability. Chemically entrained air (6-8%) causes concrete to be salt and chloride resistant. Average strength @ 28 days, 5,000 psi.

Curing:
Concrete moist cured indoors before exposure to outside elements to improve strength & durability.

Reinforcing:
Rebar placed as required with no less than 1" of coverage.

Finishes:
Standard Finishes, all sandblast (SB). See color brochure or visit www.dotyconcrete.com for more information. Special finishes available upon request.

Optional Sealer:
Optional two coats of Acrylic Sealer is used to enhance and deepen the color of the finish and provides protection against the elements. It resists salt & chloride, and makes graffiti cleanup easier. Your choice of Gloss Acrylic Sealer (ACR1), Non-Gloss Sealer (ACR2), or Semi-Gloss Acrylic Sealer (ACR3). There is an additional charge for sealer. See Doty & Sons brochure for more information.

ALL MATERIALS USED IN THIS PRODUCT CONFORM TO APPLICABLE ASTM STANDARDS.

Doty & Sons Concrete Products, Inc.
Quality Products Since 1948
1275 East State Street Sycamore, IL 60178
Ph: 800-233-3907 Fx: 815-895-8035

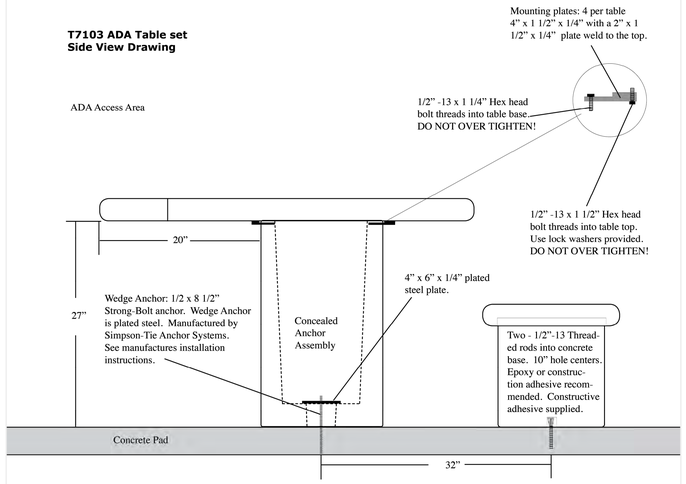
T7100 Table Specification Sheet

REV.	DATE
Rev. 0	1-26-17

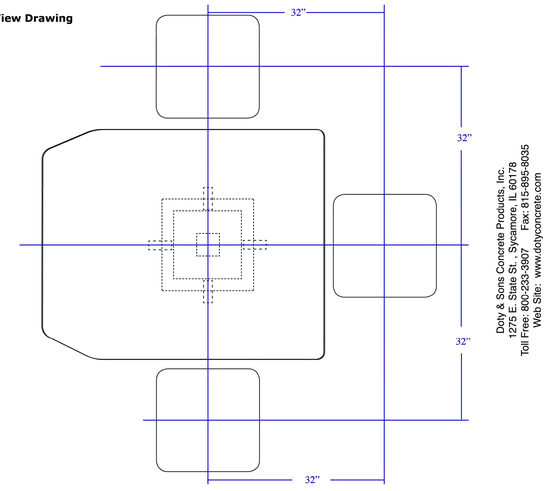
Notes:

Pg. 1

T7103 ADA Table set Side View Drawing



T7103 ADA Top View Drawing

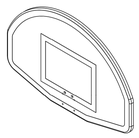


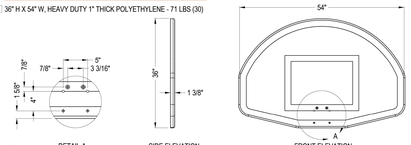
Doty & Sons Concrete Products, Inc.
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PW ATHLETIC
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SALEM, IL 62881
TOLL FREE: 1-888-442-2925
PHONE: (800) 687-5768
FAX: (618) 548-2890
www.pwathletic.com

☑ SELECT DESIRED MODEL:

- ☐ RECTANGULAR BACKBOARD
  - ☐ 42" H X 72" W, HEAVY DUTY PERFORATED STEEL - 180 LBS (10)
  - ☐ 42" H X 60" W, HEAVY DUTY ALL ALUMINUM - 145 LBS (19)
  - ☐ 42" H X 72" W, 1 1/2" HEAVY DUTY FIBERGLASS - 103 LBS (20)
  - ☐ 48" H X 72" W, 1 1/18" DELUXE HEAVY DUTY FIBERGLASS - 90 LBS (21D)
  - ☐ 42" H X 60" W, HEAVY DUTY 1" THICK POLYETHYLENE - 160 LBS (24T)
  - ☐ 42" H X 72" W, 12 GAUGE STEEL - 170 LBS (25)
  - ☐ 42" H X 60" W, HEAVY DUTY 1/4" THICK STEEL - 185 LBS (26)
  - ☐ 48" H X 72" W, HEAVY DUTY 1/4" THICK STEEL - 275 LBS (26W)
  - ☐ 42" H X 54" W, POLYCARBONATE W/ ALUMINUM FRAME - 135 LBS (27)
  - ☐ 42" H X 72" W, POLYCARBONATE W/ ALUMINUM FRAME (27W)
- ☐ FAN BACKBOARD
  - ☐ 36" H X 54" W, 1/4" HEAVY DUTY SOLID STEEL, POWDER COAT - 116 LBS (13)
  - ☐ 36" H X 54" W, 1/4" HEAVY DUTY SOLID STEEL, GALVANIZED - 125 LBS (14)
  - ☐ 36" H X 54" W, 1 1/2" HEAVY DUTY FIBERGLASS - 49 LBS (18)
  - ☐ 36" H X 54" W, HEAVY DUTY CAST ALUMINUM - 61 LBS (22) [SHOWN]
  - ☐ 36" H X 54" W, HEAVY DUTY 1" THICK POLYETHYLENE - 71 LBS (30)


ISOMETRIC VIEW



SPECIFICATIONS
- WHITE WITH TARGET AND PERIMETER

WARRANTY: LIFETIME

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5161-077.

BASKETBALL BACKBOARDS

MODEL 22

5161-077 REVISION DATE 13/07/2022

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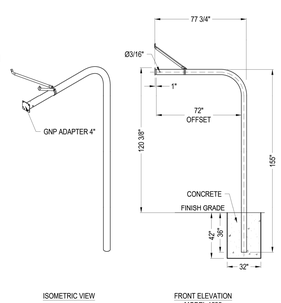
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TOLL FREE: 1-888-442-2925
PHONE: (800) 687-5768
FAX: (618) 548-2890
www.pwathletic.com

☑ SELECT DESIRED MODEL:

- ☐ 4 1/2" O.D., 4' OFFSET - 178 LBS (1516)
- ☐ 4 1/2" O.D., 5' OFFSET - 195 LBS (1520)
- ☐ 3 1/2" O.D., 4' OFFSET - 135 LBS (1521)
- ☐ 4 1/2" O.D., 4' OFFSET - 185 LBS (1523)
- ☐ 4 1/2" O.D., 6' OFFSET - 210 LBS (1525) [SHOWN]
- ☐ 5 9/16" O.D., 6' OFFSET - 290 LBS (1527)
- ☐ 5 9/16" O.D., 8' OFFSET (1539)
- ☐ 5 9/16" O.D., 4' OFFSET - 260 LBS (1540)
- ☐ 5 9/16" O.D., 5' OFFSET - 275 LBS (1541)
- ☐ 6 5/8" O.D., 6' OFFSET - 376 LBS (1560)
- ☐ 6 5/8" O.D., 8' OFFSET - 425 LBS (1565)

☑ SELECT DESIRED FINISH:

- ☐ GALVANIZED (G)
- ☐ POWDER COATED (P)



SPECIFICATIONS
MATERIAL: SUPPORT POST IS A SINGLE LENGTH OF 5 9/16" O.D. GALVANIZED STEEL FORMED TO PROVIDE A GRACEFUL 6' OFFSET BACKBOARD MOUNT IS A 6 1/4" X 6 1/2", 1/4" STEEL PLATE WELDED TO THE SCHEDULE 4 SLEEVE ADAPTER THEN MOUNTED TO SUPPORT POST WITH SET SCREW & DRIVE PINS. A PAIR OF DIAGONAL BRACES, 1" O.D. GALVANIZED STEEL, IS MOUNTED BETWEEN THE BACKBOARD AND THE POST. BRACES BOLT TO THE BACKBOARD AND ARE SECURED TO THE POST WITH A PAIR OF STEEL CLAMPS FORMED TO FIT THE POST DIAMETER
WARRANTY: LIFETIME

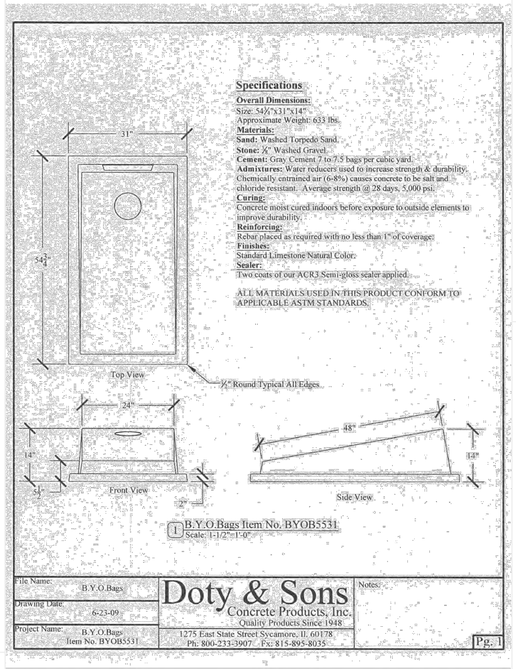
NOTES:
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4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5161-082.

SPORTS POSTS

SINGLE GOOSENECK BASKETBALL POST: MODEL 1525

5161-082 REVISION DATE 13/07/2022

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Specifications

Overall Dimensions:
Size: 54½"x31"x14"
Approximate Weight: 633 lbs.
Materials:
Sand: Washed Torpedo Sand.
Stone: ¾" Washed Gravel.
Cement: Gray Cement 7 to 7.5 bags per cubic yard.
Admixtures: Water reducers used to increase strength & durability. Chemically entrained air (6-8%) causes concrete to be salt and chloride resistant. Average strength @ 28 days, 5,000 psi.
Curing:
Concrete moist cured indoors before exposure to outside elements to improve durability.
Reinforcing:
Rebar placed as required with no less than 1" of coverage.
Finishes:
Standard Limestone Natural Color.
Sealer:
Two coats of our ACR3 Semi-gloss sealer applied.

ALL MATERIALS USED IN THIS PRODUCT CONFORM TO APPLICABLE ASTM STANDARDS.

puttermanathletics

800.621.0146
www.puttermanathletics.com

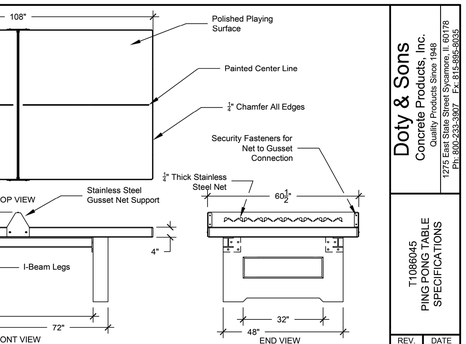
Tenn-Air™ Open

TAO-6-5710/CS7M
TAO-9-5710/CS7M

material	100% vinyl coated polyester mesh
weight	9oz
panel height	6' & 9' (custom sizes also available)
shade factor	70% – 80%
fabrication	3-ply reinforced hems; brass grommets every 12"
warranty	4-year limited warranty



specifications and colors subject to variation



Doty & Sons
Concrete Products, Inc.
Quality Products Since 1948
1275 East State Street Sycamore, IL 60178
Ph: 800-233-3907 Fx: 815-895-8035

T1086045
PING PONG TABLE SPECIFICATIONS

REV.	DATE
REV. 2	2-9-16
REV. 3	10-4-16
REV. 4	9-12-19

Notes:

Pg. 1

Specifications

Overall Dimensions:
Size: 108"L. X 60"W. X 30"H.
Approximate Weight: 3,075 lbs.
Materials:
Sand: Washed Torpedo Sand
Stone: ¾" Washed Gravel
Cement: Gray Cement 7 to 7.5 bags per cubic yard.
Admixtures: Water reducers used to increase strength & durability. Chemically entrained air (6-8%) causes concrete to be salt and chloride resistant. Average strength @ 28 days, 5,000 psi. minimum
Curing: Concrete moist cured indoors before exposure to outside elements to improve durability.

Reinforcing: Rebar placed as required with no less than 1" of coverage.
Finishes:
Black powder coated I-Beam with polished concrete natural grey top. See color brochure or visit www.dotyconcrete.com for more information. Special finishes available upon request.
Sealer:
Table top sealed with two coats of concrete sealer with Anti-Graffiti sealer top coat applied to the table top.
ALL MATERIALS USED IN THIS PRODUCT CONFORM TO APPLICABLE ASTM STANDARDS.

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MPPD LIONS RECREATION CENTER

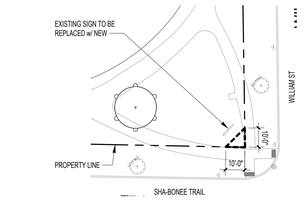
411 S MAPLE ST
MOUNT PROSPECT, IL 60056

	PUD RE-SUBMITTAL	07/18/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025



SITE FURNISHINGS CUT SHEETS

LS-506



A1 / A0.02 **SITE PLAN - SIGNAGE @ SOUTHEAST CORNER**
SCALE: 1/32" = 1'-0"

N

ZONING REQUIREMENTS
ZONING CODE: C-R

BUILDING SETBACKS FROM LINCOLN ST:	
REQUIRED	30'-0"
EXISTING	17'-10"
PROPOSED	10'-2"
FLOOR AREA:	
RECREATION CENTER	35,616 SF
BATHHOUSE	5,352 SF
POOL EQUIPMENT	1,304 SF
TOTAL	42,272 SF
IMPERVIOUS AREA:	
EXISTING	280,000 SF
PROPOSED ADDITIONAL	23,000 SF
TOTAL SITE COVERAGE	303,000 SF

TOTAL SITE AREA = 899,147SF
LOT COVERAGE = 303,000/899,147 = 33% < 75% MAX. ALLOWABLE

PARKING COUNTS:	
STANDARD STALLS	194
ADA STALLS	6
TOTAL STALLS	200

AREA OF COMMUNITY POOL FOR PARKING CALCULATIONS

SPLASH PAD	2,960 SF
SLIDE PLUNGE POOL	736 SF
SWIMMING POOL	11,976 SF
POOL DECK	22,480 SF
TOTAL	38,054 SF

POOL BUILDINGS PERMITTED UNDER SEPARATE COVER; SITE PLAN FOR REFERENCE ONLY, SEE CIVIL DRAWINGS FOR ADDITIONAL INFO

F1 / A0.02 **SITE PLAN - ALTERNATE**
SCALE: 1/32" = 1'-0"

N

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PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

MPPD LIONS RECREATION CENTER

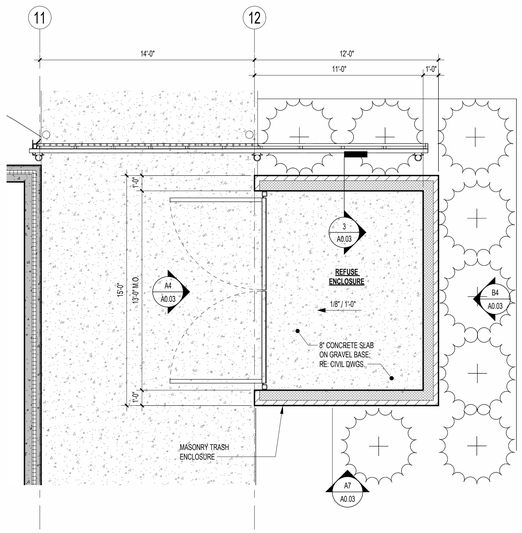
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90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs/OWNER REVIEW	05/15/2025

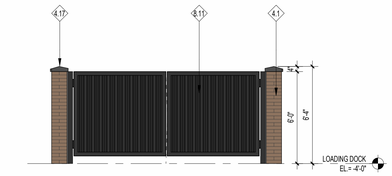
SITE PLAN

A0.02

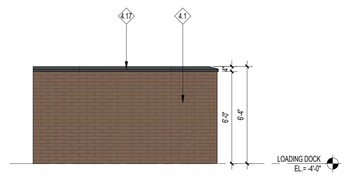
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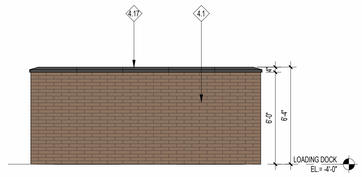
B1 A0.03 **ENLARGED PLAN @ REC CENTER REFUSE ENCLOSURE**
SCALE: 1/4" = 1'-0"



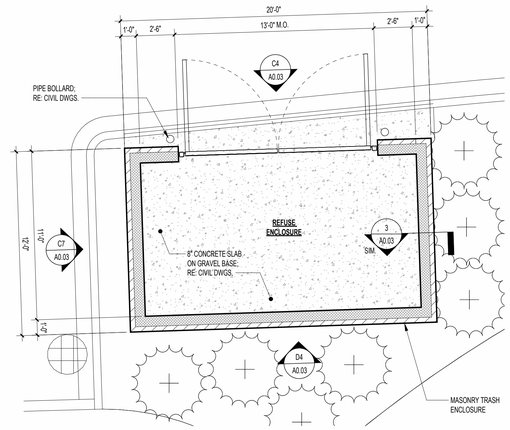
A4 A0.03 **REC CENTER REFUSE ENCLOSURE WEST ELEVATION**
SCALE: 1/4" = 1'-0"



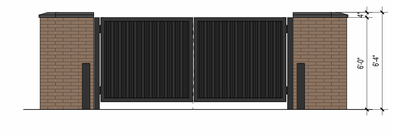
A7 A0.03 **REC CENTER REFUSE ENCLOSURE NORTH AND SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



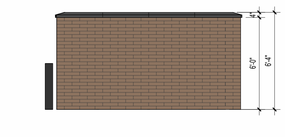
B4 A0.03 **REC CENTER REFUSE ENCLOSURE EAST ELEVATION**
SCALE: 1/4" = 1'-0"



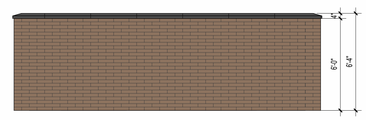
D1 A0.03 **ENLARGED PLAN @ BATHHOUSE REFUSE ENCLOSURE**
SCALE: 1/4" = 1'-0"



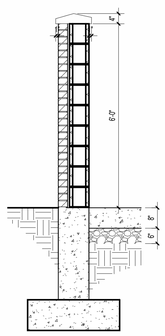
C4 A0.03 **BATHHOUSE REFUSE ENCLOSURE NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



C7 A0.03 **BATHHOUSE REFUSE ENCLOSURE EAST AND WEST ELEVATION**
SCALE: 1/4" = 1'-0"



D4 A0.03 **BATHHOUSE REFUSE ENCLOSURE SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



3 A0.03 **WALIL SECTION @ REFUSE ENCLOSURE**
SCALE: 1/2" = 1'-0"

ELEVATION LEGEND

CJ — BRICK CONTROL JOINT LOCATION. CONTROL JOINT TO EXTEND TO FULL HEIGHT OF BRICK, TYP.

ELEVATION NOTES

1. ALL MASONRY JOINTS THAT FACE UP TO BE RAKED BACK & SEALED

MATERIAL LEGEND

KEY	DESCRIPTION
EF-1a	NORMAN SIZE FACE BRICK, COLOR A: TBD
EF-2a1	THIN CAST STONE, COLOR A: TBD
EF-2a2	FULL DEPTH CAST STONE, COLOR A: TBD
EF-2b1	THIN CAST STONE, COLOR B: TBD
EF-2b2	FULL DEPTH CAST STONE, COLOR B: TBD
EF-2c1	CAST STONE COPING, COLOR C: TBD
EF-4a	PREFINISHED ALUMINUM STOREFRONT SYSTEM: KAWNEER 1600, 7-1/2 DEEP WALL SYSTEM 2 CURTAIN WALL w/ SSG HORIZONTAL MULLIONS AND VERTICAL 4-3/4" MULLION COVERS, COLOR: TBD
EF-4b	PREFINISHED ALUMINUM, COLOR A: TBD
EF-4c	PREFINISHED ALUMINUM, COLOR B: TBD
EF-4d	PREFINISHED ALUMINUM, COLOR C: TBD
EF-4e	PREFINISHED ACM RAINSCREEN, COLOR A: COLOR A: ALPOLIC WOOD GRAIN FINISH "WLN WALNUT"
EF-5a	PRECAST FINISH TYPE A: FLUTED FORM LINER FINISH, COLOR A: TBD
EF-5b	PRECAST FINISH TYPE B: ACID ETCH FINISH, COLOR B: TBD
EF-5c	PRECAST FINISH TYPE C: POLISHED FINISH, COLOR C: TBD
EF-5d	PRECAST FINISH TYPE C: NORMAN SIZE CAST BRICK, COLOR A: TBD
EF-7a	EXTERIOR PAINT, COLOR A: TBD
EF-7b	EXTERIOR PAINT, COLOR B: TBD
EF-8a	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED VISION GLASS UNITS, TBD
EF-8b	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED SPANDREL GLASS UNITS, TBD
EF-8c	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED ACID ETCHED GLASS UNITS, TBD

ELEVATION KEYNOTES

KEY	DESCRIPTION
4.1	NORMAN SIZE RUNNING BOND FACE BRICK VENEER, EF-1a
4.17	CAST STONE COPING AT BRICK, EF-2a2
8.11	PAINTED STEEL AND CORRUGATED METAL TRASH ENCLOSURE GATE, EF-4c

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

90% CDs	07/16/2025

SITE DETAILS

A0.03

7/16/2025 4:39:22 PM

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

FLOOR PLAN LEGEND

- NON-RATED METAL STUD PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR NON-RATED CAST-IN-PLACE CONCRETE PARTITION, SEE PARTITION TYPES ON SHEET A900
- NON-RATED CMU PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR FIRE-RATED PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR FIRE-RATED CMU PARTITION, SEE PARTITION TYPES ON SHEET A900
- 2 HR FIRE-RATED CMU PARTITION, SEE PARTITION TYPES ON SHEET A900
- NON-RATED PRECAST PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR FIRE-RATED PRECAST PARTITION, SEE PARTITION TYPES ON SHEET A900

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF WALL, FACE OF MASONRY WALL, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE
2. SEE A9.01 FOR INTERIOR FRAMED PARITION TYPES
3. PROVIDE BLOCKING AT ALL SHELVING, CABINETS, AND TOILET ACCESSORIES
4. PROVIDE CONTROL JOINTS AT GYPSUM BOARD 30'-0" O.C. FOR ALL WALLS AND CEILINGS
5. SEE G9.01 FOR THROUGH PENETRATION FIRESTOP SYSEM DETAILS
6. SEE G0.03 FOR TYPICAL BATHROOM ACCESSIBILITY FEATURES, CLEARANCES AND DIMENSIONS
7. SEE A8.02 FOR WINDOW SCHEDULE
8. SEE A8.01 FOR DOOR SCHEDULE
9. INTERIOR FRAMED WALLS ARE ASSEMBLY A.6, U.N.O.
10. INTERIOR FRAMED FURRING WALLS ARE ASSEMBLY B.4, U.N.O.
11. INTERIOR MASONRY WALLS ARE ASSEMBLY M.8, U.N.O
12. SLOPE SLAB-ON-GRADE TO DRAINS AT 1/4" FOOT MAX.
13. SEE G0.03 FOR TYPICAL RESTROOM INTERIOR ELEVATIONS AND ACCESSORIES

STUDIO 222 ARCHITECTS

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PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

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FIRST FLOOR PLAN

A1.01

F1 / A1.01 **FIRST FLOOR**
SCALE: 1/8" = 1'-0"

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FLOOR PLAN LEGEND

- NON-RATED METAL STUD PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR/NON-RATED CAST-IN-PLACE CONCRETE PARTITION, SEE PARTITION TYPES ON SHEET A900
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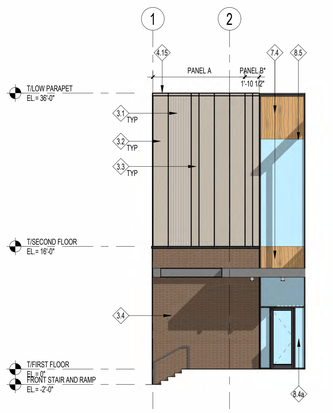
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SECOND FLOOR PLAN

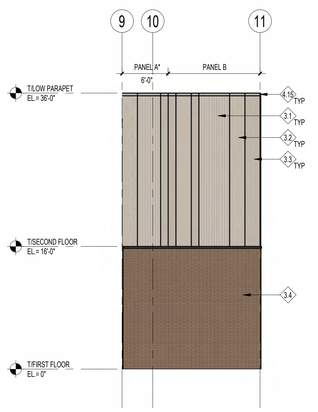
A1.02

F1 A1.02 **SECOND FLOOR**
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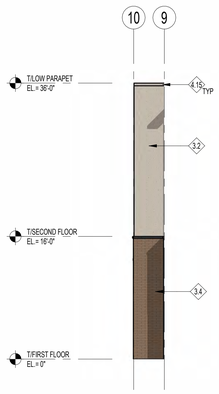
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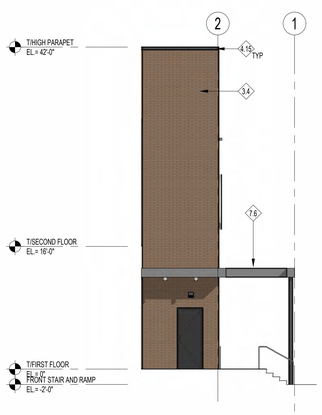
B2 A2.00 **ENTRY PARTIAL SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



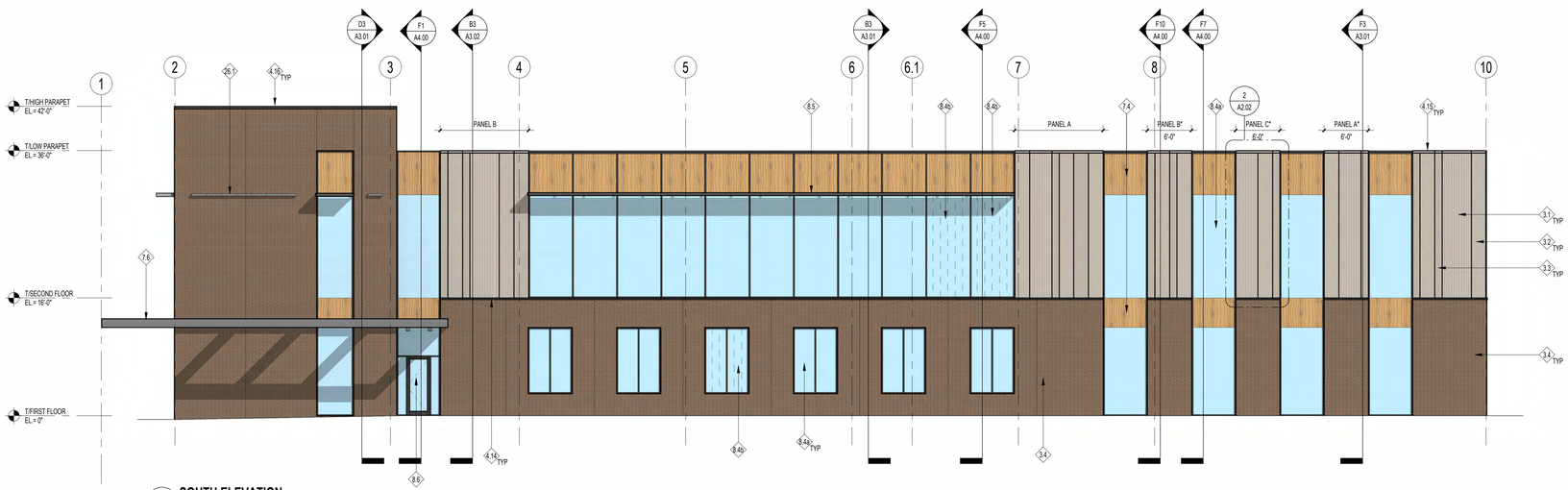
B4 A2.00 **PARTIAL SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



B6 A2.00 **PARTIAL NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



B8 A2.00 **ENTRY PARTIAL NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



D2 A2.00 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



F2 A2.00 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

CJ — BRICK CONTROL JOINT LOCATION. CONTROL JOINT TO EXTEND TO FULL HEIGHT OF BRICK, TYP.

ELEVATION NOTES

1. ALL MASONRY JOINTS THAT FACE UP TO BE RAKED BACK & SEALED

MATERIAL LEGEND

KEY	DESCRIPTION
EF-1a	NORMAN SIZE FACE BRICK, COLOR A: TBD
EF-2a1	THIN CAST STONE, COLOR A: TBD
EF-2a2	FULL DEPTH CAST STONE, COLOR A: TBD
EF-2c1	THIN CAST STONE, COLOR B: TBD
EF-2b2	FULL DEPTH CAST STONE, COLOR B: TBD
EF-2c1	CAST STONE COPING, COLOR C: TBD
EF-4a	PREFINISHED ALUMINUM STOREFRONT SYSTEM: KAWNEER 1600, 7-1/2 DEEP WALL SYSTEM 2 CURTAIN WALL w/ SSG HORIZONTAL MULLIONS AND VERTICAL 4-3/4" MULLION COVERS, COLOR: TBD
EF-4b	PREFINISHED ALUMINUM, COLOR A: TBD
EF-4c	PREFINISHED ALUMINUM, COLOR B: TBD
EF-4d	PREFINISHED ALUMINUM, COLOR C: TBD
EF-4e	PREFINISHED ACM RAINSCREEN, COLOR A: COLOR A: ALPOLIC WOOD GRAIN FINISH "WLN WALNUT"
EF-5a	PRECAST FINISH TYPE A: FLUTED FORM LINER FINISH, COLOR A: TBD
EF-5b	PRECAST FINISH TYPE B: ACID ETCH FINISH, COLOR B: TBD
EF-5c	PRECAST FINISH TYPE C: POLISHED FINISH, COLOR C: TBD
EF-5d	PRECAST FINISH TYPE C: NORMAN SIZE CAST BRICK, COLOR A: TBD
EF-7a	EXTERIOR PAINT, COLOR A: TBD
EF-7b	EXTERIOR PAINT, COLOR B: TBD
EF-8a	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED VISION GLASS UNITS, TBD
EF-8b	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED SPANDREL GLASS UNITS, TBD
EF-8c	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED ACID ETCHED GLASS UNITS, TBD

ELEVATION KEYNOTES

KEY	DESCRIPTION
3.1	INTEGRAL COLOR PRECAST CONCRETE PANELS W/ FLUTED VERTICAL FORM LINER FINISH, EF-5a
3.2	INTEGRAL COLOR PRECAST CONCRETE PANELS W/ ACID ETCH FINISH, EF-5b
3.3	INTEGRAL COLOR PRECAST CONCRETE PANELS W/ POLISHED FINISH, EF-5c
3.4	PRECAST CONCRETE PANELS W/ RUNNING BOND NORMAN SIZE CAST BRICK, EF-5d
4.13	CAST STONE VENEER BASE, EF-2b2
4.14	CAST STONE VENEER WATER TABLE, EF-2a2
4.15	CAST STONE COPING AT PRECAST, EF-2c1
4.16	CAST STONE COPING AT PRECAST W/ BRICK, EF-2a2
5.1	1/2inch X 1-1/2inch PAINTED STEEL FLAT BAR FLOOR MOUNTED HANDRAIL, COLOR TO MATCH EF-4a
7.4	GLAZED-IN WOODGRAIN FINISH ACM METAL PANEL, EF-4e
7.6	PREFINISHED ACM METAL PANEL BEAM WRAP AT CANOPY, COLOR TO MATCH EF-4a
8.4a	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM w/ SSG HORIZONTAL MULLIONS, AND 4-3/4 DEEP VERTICAL MULLION COVERS, EF-4a w/ EF-8a VISION GLASS
8.4b	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM w/ SSG HORIZONTAL MULLIONS, AND 4-3/4 DEEP VERTICAL MULLION COVERS, EF-4a w/ EF-8b SPANDREL GLASS
8.5	CURTAIN WALL INTEGRATED PREFINISHED ALUMINUM SUNSHADE SYSTEM, COLOR TO MATCH EF-4a
8.6	PREFINISHED ALUMINUM CURTAIN WALL DOOR SYSTEM, EF-4a w/ EF-8a
10.1	8 FEET DIAMETER INTERNALLY ILLUMINATED MPPD LOGO SIGN, 515F SIGN FACE AREA
26.1	EXTERIOR DECORATIVE WALL MOUNTED WALLWASH LIGHT FIXTURE

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BUILDING ELEVATIONS

A2.00

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ELEVATION LEGEND

CJ — BRICK CONTROL JOINT LOCATION. CONTROL JOINT TO EXTEND TO FULL HEIGHT OF BRICK, TYP.

ELEVATION NOTES

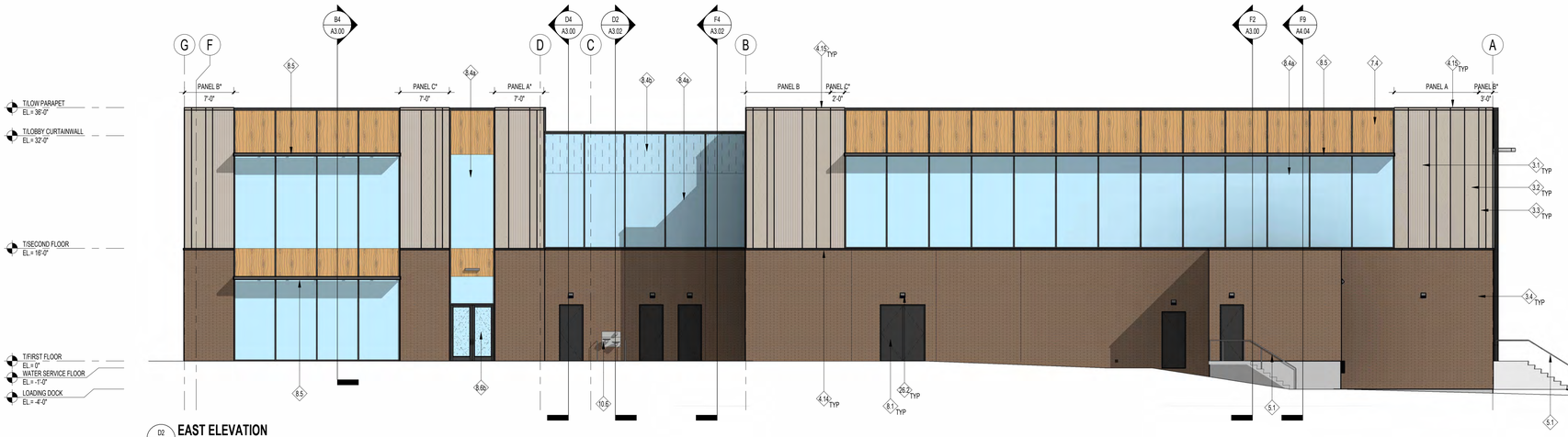
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MATERIAL LEGEND

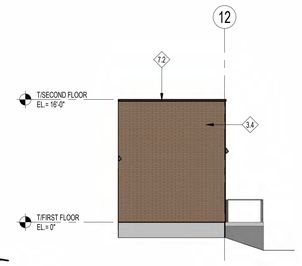
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ELEVATION KEYNOTES

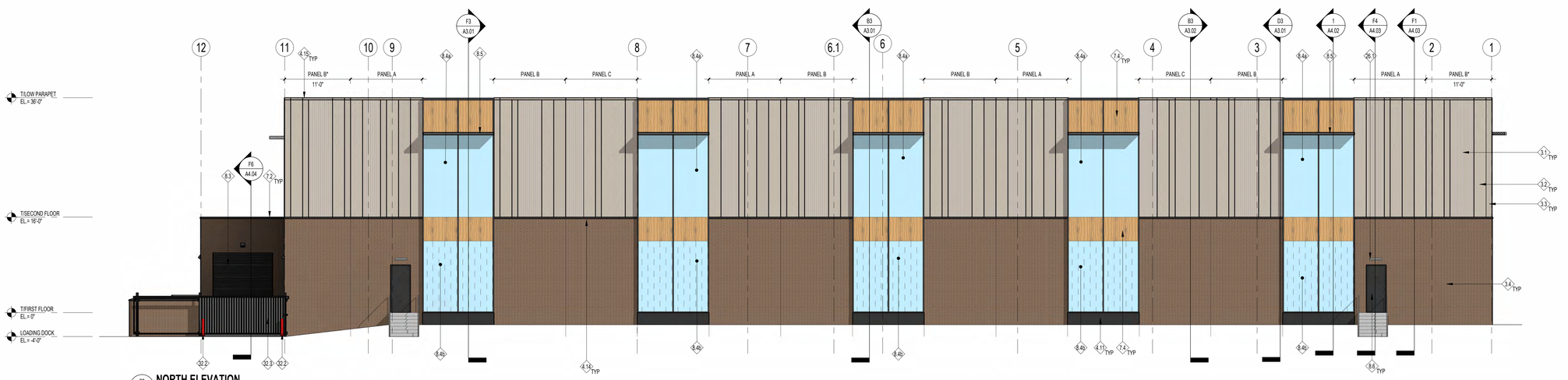
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3.3	INTEGRAL COLOR PRECAST CONCRETE PANELS W/ POLISHED FINISH, EF-5c
3.4	PRECAST CONCRETE PANELS W/ RUNNING BOND NORMAN SIZE CAST BRICK, EF-5d
4.11	CAST STONE VENEER BASE, EF-2a2
4.14	CAST STONE VENEER WATER TABLE, EF-2a2
4.15	CAST STONE COPING AT PRECAST, EF-2c1
5.1	1/2inch X 1-1/2inch PAINTED STEEL FLAT BAR FLOOR MOUNTED HANDRAIL, COLOR TO MATCH EF-4a
7.2	PREFINISHED ALUMINUM COPING AT BRICK, EF-4c
7.4	GLAZED-IN WOODGRAIN FINISH ACM METAL PANEL, EF-4e
8.1	HOLLOW METAL DOOR AND FRAME, EF-7a
8.3	PREFINISHED INSULATED ROLL-UP OVERHEAD DOOR, EF-7a
8.4a	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM w/ SSG HORIZONTAL MULLIONS, AND 4-3/4 DEEP VERTICAL MULLION COVERS, EF-4a w/ EF-8a VISION GLASS
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8.6	PREFINISHED ALUMINUM CURTAIN WALL DOOR SYSTEM, EF-4a w/ EF-8a
8.6b	PREFINISHED ALUMINUM CURTAIN WALL DOOR SYSTEM, EF-4a w/ EF-8c
10.6	HIGH/LOW DRINKING FOUNTAINS. SEE GENERAL ACCESSIBILITY SHEETS FOR MOUNTING HEIGHT
26.1	EXTERIOR DECORATIVE WALL MOUNTED WALLWASH LIGHT FIXTURE
26.2	EXTERIOR WALL MOUNTED EM LIGHT AT DOOR
32.2	4 INCH DIAMETER CONCRETE FILLED PIPE BOLLARD, COLOR TO MATCH EF-4b
32.3	6 FOOT TALL, DECORATIVE SOLID PANEL, ALUMINUM CANTILEVER SLIDING GATE W/ ELECTRIC OPERATOR, COLOR TO MATCH EF-4b



D2 A2.01 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



D11 A2.01 **LOADING EAST ELEVATION**
SCALE: 1/8" = 1'-0"



F2 A2.01 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

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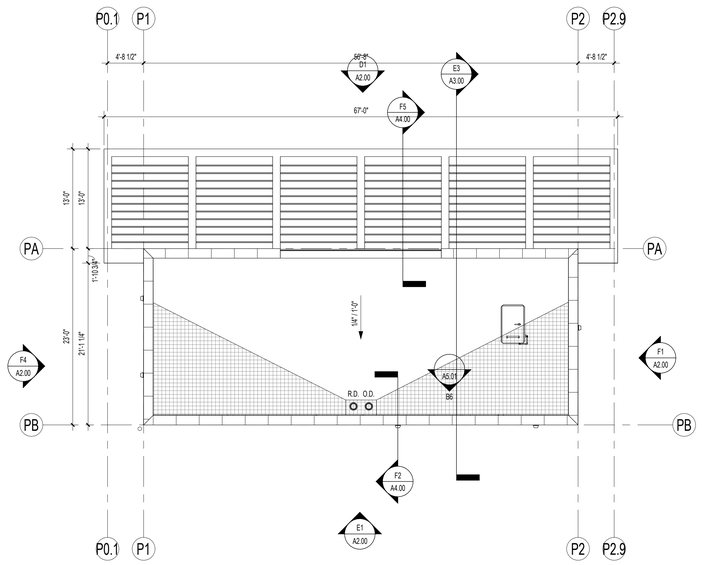
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BUILDING ELEVATIONS

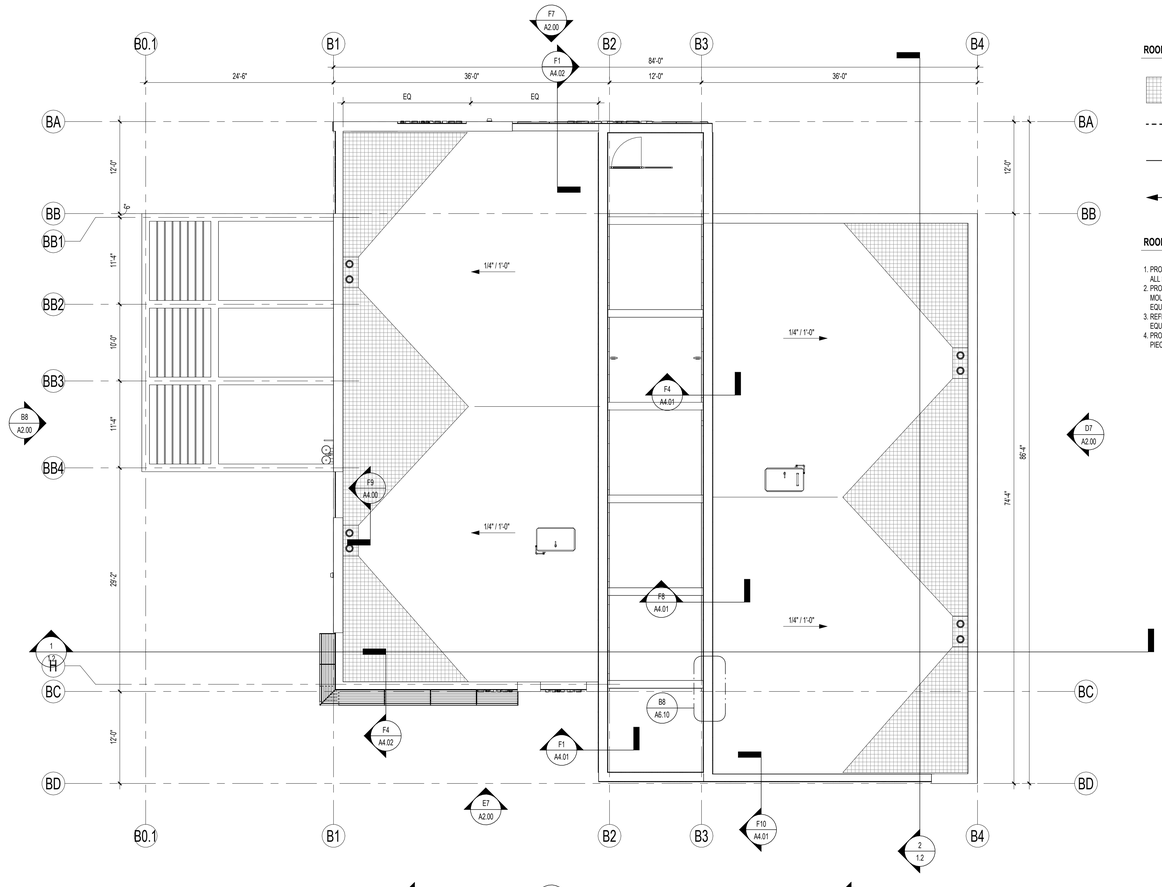
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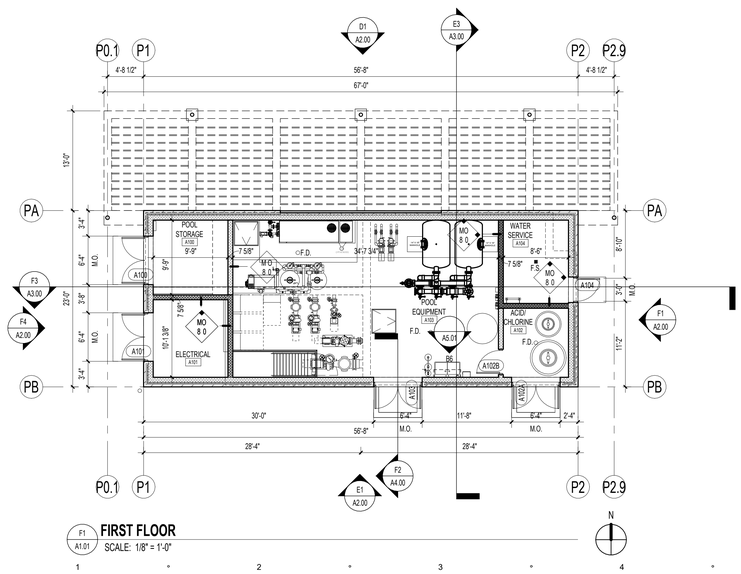
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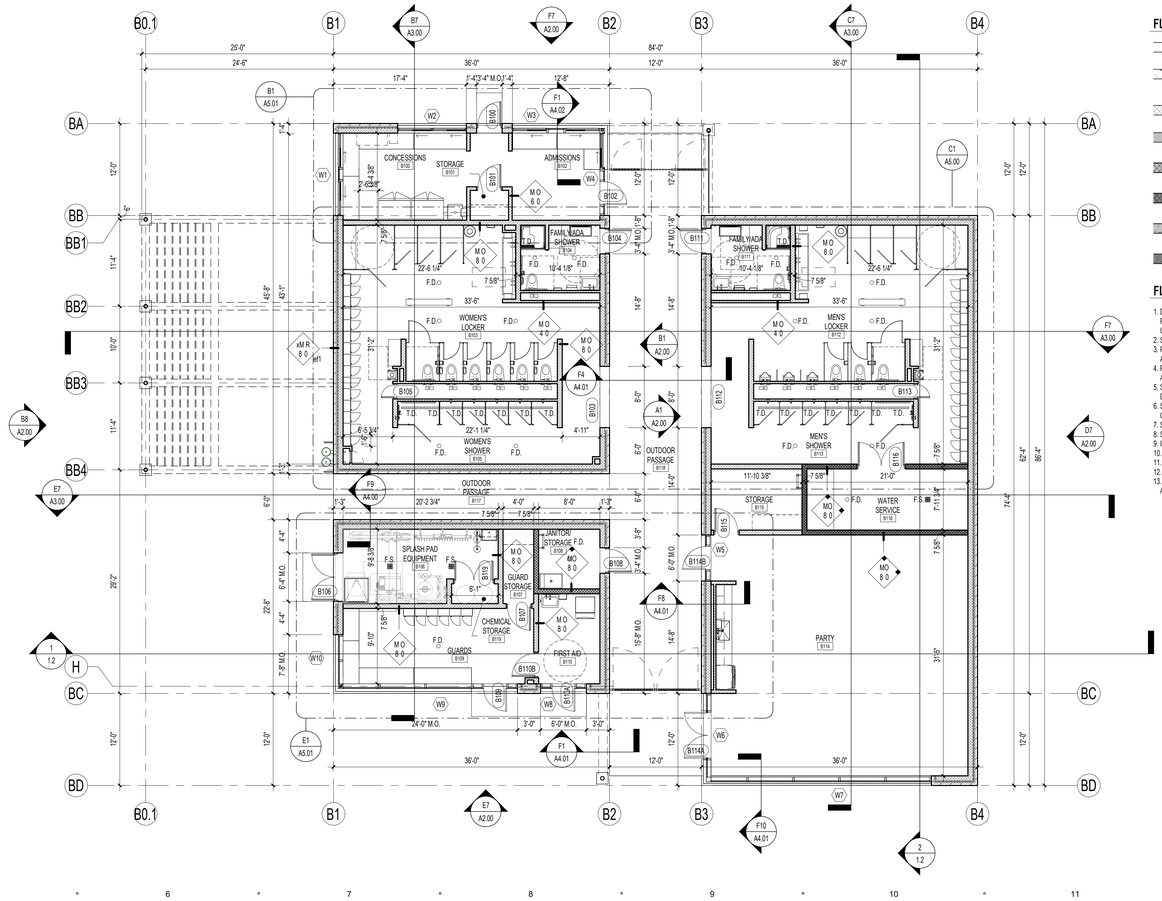


C1 A1.01 **ROOF**
SCALE: 1/8" = 1'-0"





F1 A1.01 **FIRST FLOOR**
SCALE: 1/8" = 1'-0"



ROOF PLAN LEGEND

- INDICATES TAPERED INSULATION AT 1/4" PER FOOT MIN.
- INDICATES ROOF VALLEY
- INDICATES ROOF RIDGE
- +/- 1/4"/FT. — INDICATES ROOF SLOPE AND DIRECTION

ROOF PLAN NOTES

1. PROVIDE FIRE-RETARDANT TREATED BLOCKING AS REQ'D FOR ALL ROOF TOP EQUIPMENT.
2. PROVIDE TAPERED INSULATION CRICKETS AT ALL ROOF MOUNTED EQUIPMENT INCLUDING ROOF HATCH & MECHANICAL EQUIPMENT CURBS.
3. REFER TO MEP DRAWINGS FOR ADDITIONAL ROOF MOUNTED EQUIPMENT INFORMATION.
4. PROVIDE WALKING PADS FROM ROOF HATCH TO AND AROUND PIECES OF MEP EQUIPMENT

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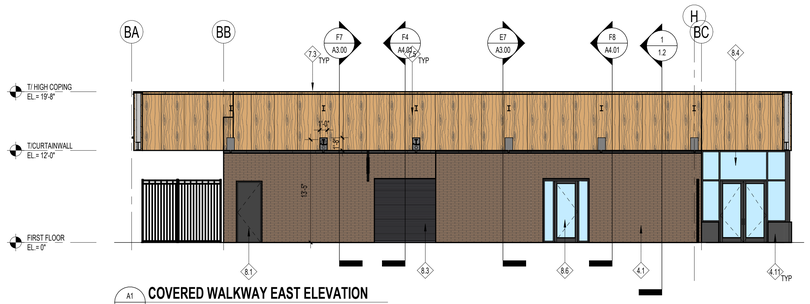
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FLOOR AND ROOF PLANS

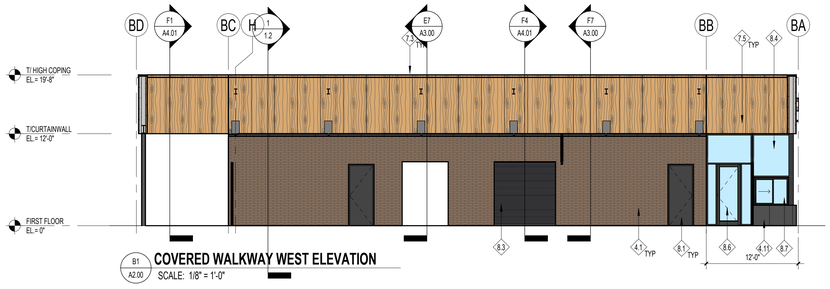
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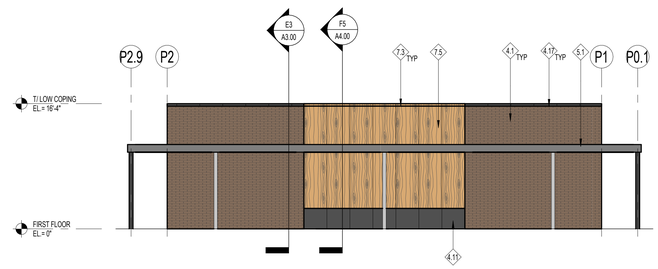
STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003



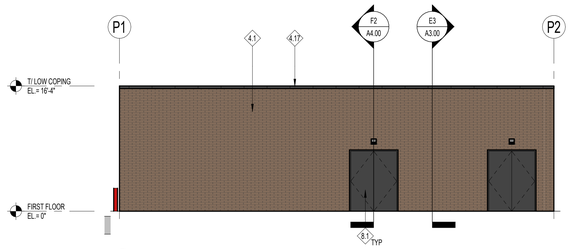
A1 A2.00 **COVERED WALKWAY EAST ELEVATION**
SCALE: 1/8" = 1'-0"



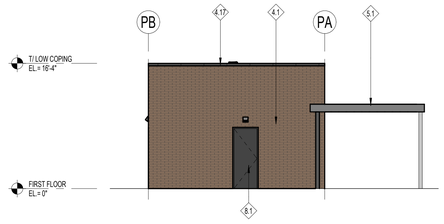
B1 A2.00 **COVERED WALKWAY WEST ELEVATION**
SCALE: 1/8" = 1'-0"



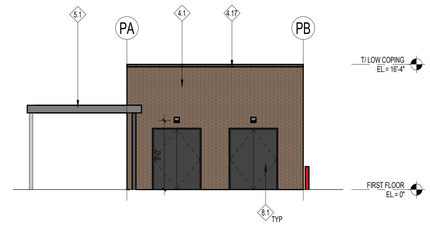
D1 A2.00 **EQUIPMENT BUILDING NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



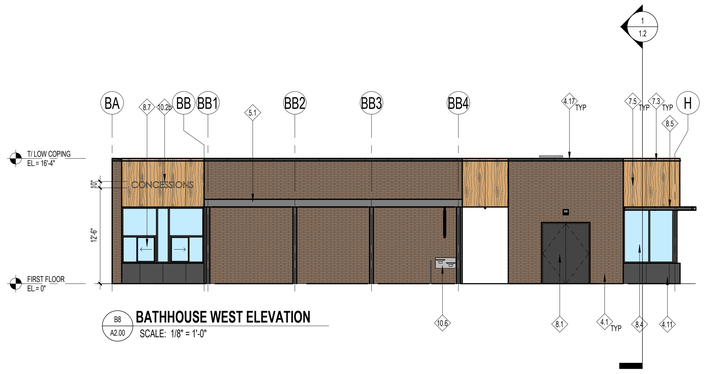
E1 A2.00 **EQUIPMENT BUILDING SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



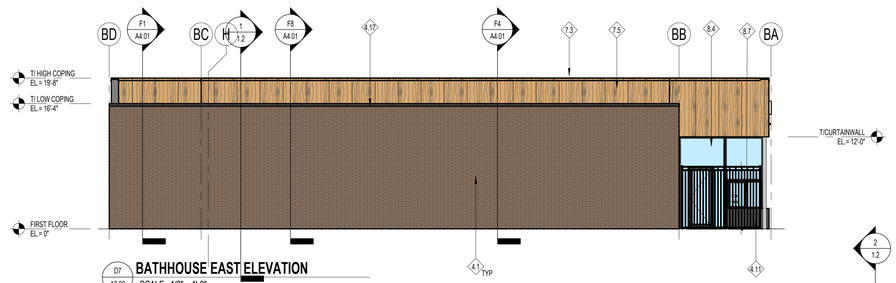
F1 A2.00 **EQUIPMENT BUILDING EAST ELEVATION**
SCALE: 1/8" = 1'-0"



F4 A2.00 **EQUIPMENT BUILDING WEST ELEVATION**
SCALE: 1/8" = 1'-0"



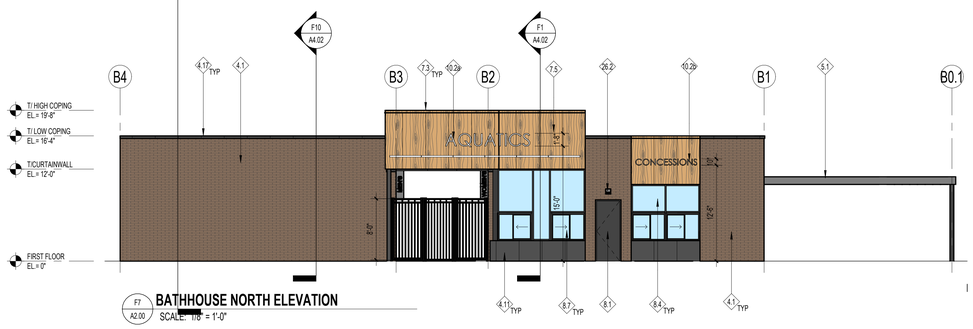
B8 A2.00 **BATHHOUSE WEST ELEVATION**
SCALE: 1/8" = 1'-0"



D7 A2.00 **BATHHOUSE EAST ELEVATION**
SCALE: 1/8" = 1'-0"



E7 A2.00 **BATHHOUSE SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



F7 A2.00 **BATHHOUSE NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

CJ — BRICK CONTROL JOINT LOCATION. CONTROL JOINT TO EXTEND TO FULL HEIGHT OF BRICK, TYP.

ELEVATION NOTES

1. ALL MASONRY JOINTS THAT FACE UP TO BE RAKED BACK & SEALED

MATERIAL LEGEND

KEY	DESCRIPTION
EF-1a	NORMAN SIZE FACE BRICK, COLOR A: TBD
EF-2a1	THIN CAST STONE, COLOR A: TBD
EF-2a2	FULL DEPTH CAST STONE, COLOR A: TBD
EF-2b1	THIN CAST STONE, COLOR B: TBD
EF-2b2	FULL DEPTH CAST STONE, COLOR B: TBD
EF-4a	PREFINISHED ALUMINUM STOREFRONT SYSTEM: KAWNEER 1600 WALL SYSTEM 2 CURTAIN WALL, COLOR: TBD
EF-4b	PREFINISHED ALUMINUM, COLOR A: TBD
EF-4c	PREFINISHED ALUMINUM, COLOR B: TBD
EF-4d	PREFINISHED ALUMINUM, COLOR C: TBD
EF-4e	PREFINISHED ACM RAINSCREEN, COLOR A: ALPOLIC WOOD GRAIN FINISH "WLN WALNUT"
EF-5a	PRECAST FINISH TYPE A: FLUTED FORM LINER FINISH, COLOR A: TBD
EF-5b	PRECAST FINISH TYPE B: ACID ETCH FINISH, COLOR B: TBD
EF-5c	PRECAST FINISH TYPE C: POLISHED FINISH, COLOR C: TBD
EF-5d	PRECAST FINISH TYPE C: NORMAN SIZE CAST BRICK, COLOR A: TBD
EF-7a	EXTERIOR PAINT, COLOR A: TBD
EF-7b	EXTERIOR PAINT, COLOR B: TBD
EF-8a	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED GLASS UNITS, TYPE A: TBD
EF-8b	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED GLASS UNITS, TYPE B: TBD

ELEVATION KEYNOTES

KEY	DESCRIPTION
4.1	NORMAN SIZE RUNNING BOND FACE BRICK VENEER, EF-1a
4.11	CAST STONE VENEER BASE, EF-2a2
4.17	CAST STONE COPING AT BRICK, EF-2a2
5.1	10inch X 1-1/2inch PAINTED STEEL FLAT BAR FLOOR MOUNTED HANDRAIL, COLOR TO MATCH EF-4a
7.3	PREFINISHED ALUMINUM COPING AT METAL PANEL, EF-4d
7.5	WOODGRAIN FINISH VERTICAL ACM METAL PANEL W/ 3-0 O.C. VERTICAL JOINT PATTERN, EF-4e
8.1	HOLLOW METAL DOOR AND FRAME, EF-7a
8.3	PREFINISHED INSULATED ROLL-UP OVERHEAD DOOR, EF-7a
8.4	
8.5	CURTAIN WALL INTEGRATED PREFINISHED ALUMINUM SUNSHADE SYSTEM, COLOR TO MATCH EF-4a
8.6	PREFINISHED ALUMINUM CURTAIN WALL DOOR SYSTEM, EF-4a w/ EF-8a
8.7	PREFINISHED ALUMINUM SLIDING TRANSACTION WINDOW SYSTEM, COLOR TO MATCH EF-4a w/ EF-8a
10.2a	20 INCH HIGH, PAINTED CAST ALUMINUM PIN MOUNTED LETTERS, AQUATICS INFORMATIONAL SIGN, 19SF SIGN FACE AREA
10.2b	10 INCH HIGH, PAINTED CAST ALUMINUM PIN MOUNTED LETTERS, CONCESSIONS INFORMATIONAL SIGN, 7SF SIGN FACE AREA
10.2c	10 INCH HIGH, PAINTED CAST ALUMINUM PIN MOUNTED LETTERS, FIRST AID INFORMATIONAL SIGN, 4SF SIGN FACE AREA
10.2d	10 INCH HIGH, PAINTED CAST ALUMINUM PIN MOUNTED LETTERS, GUARDS INFORMATIONAL SIGN, 4SF SIGN FACE AREA
10.2e	10 INCH X 48 INCH, BLADE SIGN WITH PAINTED CAST ALUMINUM LETTERS, CONCESSIONS INFORMATIONAL SIGN, 4SF SIGN FACE AREA
10.6	HIGH/LOW DRINKING FOUNTAINS. SEE GENERAL ACCESSIBILITY SHEETS FOR MOUNTING HEIGHT
26.2	EXTERIOR WALL MOUNTED EM LIGHT AT DOOR

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

MPPD LIONS COMMUNITY POOL

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs/OWNER REVIEW	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

BUILDING ELEVATIONS

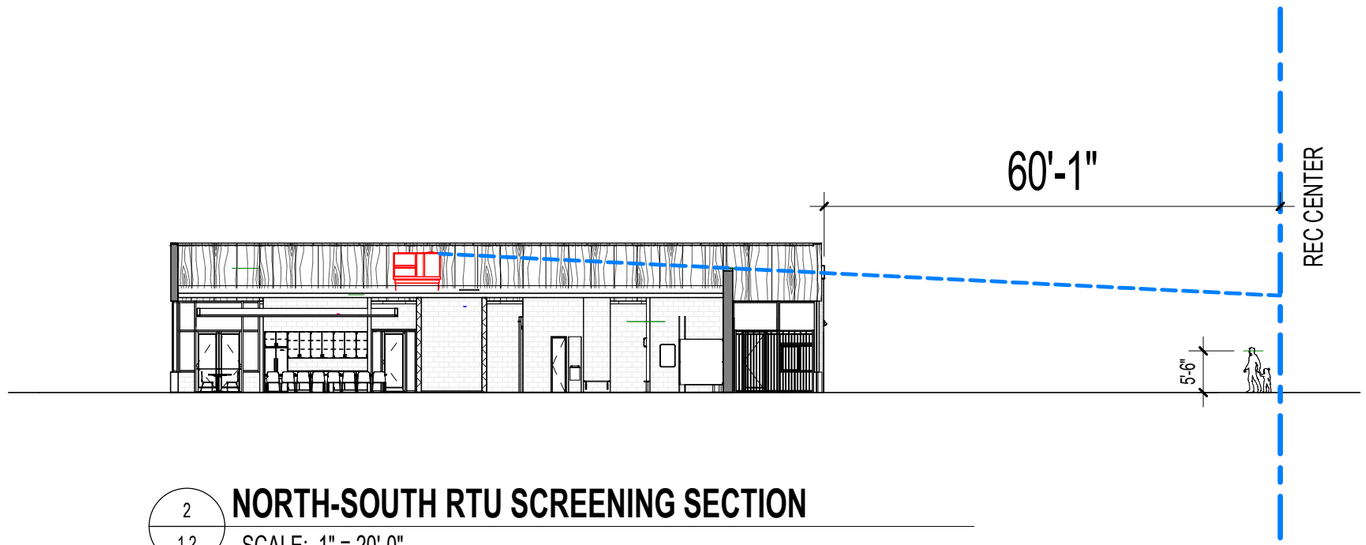
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STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

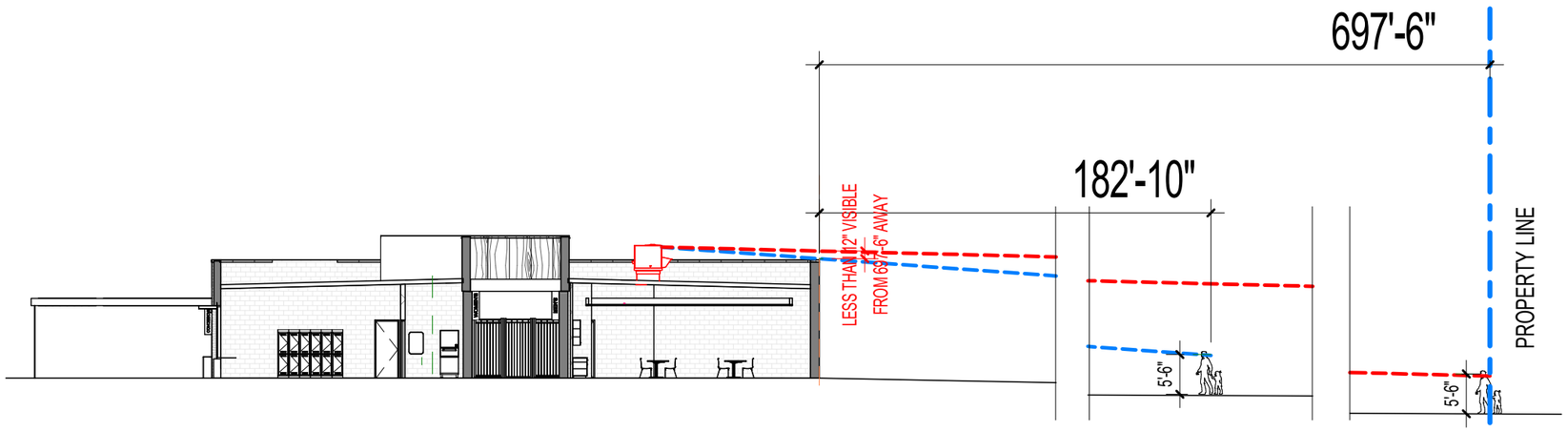
ROOF TOP EQUIPMMENT SCREENING NOTES

- ALL ROOF TOP EQUIPMENT SIGHT LINES ARE APPROXIMATE DUE TO VARYING GRADE CONDITIONS AT PROPERTY LINE
- ALL PROPERTY LINE DIMENSIONS ARE TAKEN PERPENDICULAR TO BUILDING IN LINE WITH ROOF TOP EQUIPMENT LOCATIONS
- BLUE LINE REPRESENTS NO PART OF ROOF TOP EQUIPMENT IS VISIBLE FROM PROPERY LINE
- RED LINE REPRESENTS A PORTION OF ROOF TOP EQUIPMENT IS VISIBLE FROM PROPERTY LINE



2 / 1.2 **NORTH-SOUTH RTU SCREENING SECTION**

SCALE: 1" = 20'-0"

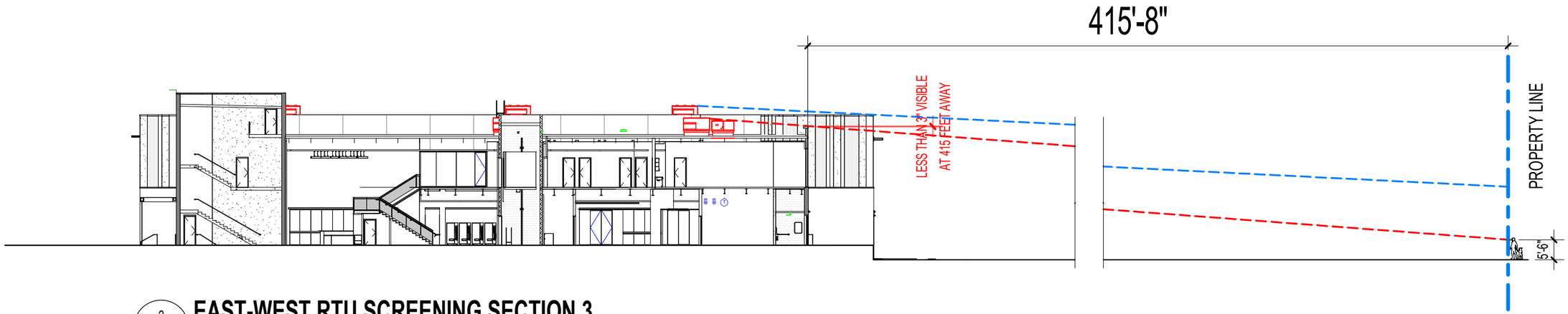


1 / 1.2 **EAST-WEST RTU SCREENING SECTION**

SCALE: 1" = 20'-0"

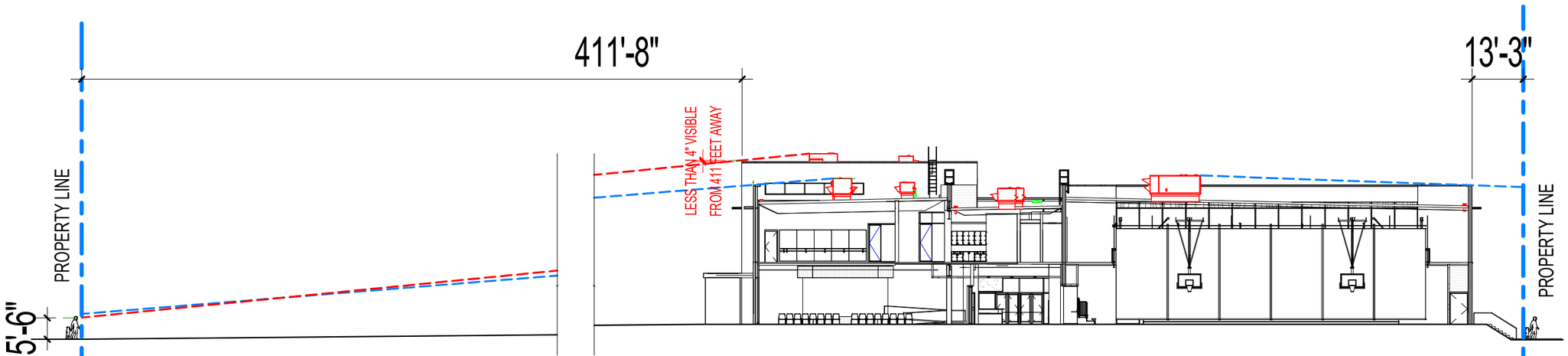
ROOF TOP EQUIPMMENT SCREENING NOTES

- ALL ROOF TOP EQUIPMENT SIGHT LINES ARE APPROXIMATE DUE TO VARYING GRADE CONDITIONS AT PROPERTY LINE
- ALL PROPERTY LINE DIMENSIONS ARE TAKEN PERPENDICULAR TO BUILDING IN LINE WITH ROOF TOP EQUIPMENT LOCATION
- BLUE LINE REPRESENTS NO PART OF ROOF TOP EQUIPMENT IS VISIBLE FROM PROPERY LINE
- RED LINE REPRESENTS A PORTION OF ROOF TOP EQUIPMENT IS VISIBLE FROM PROPERTY LINE



2 / 1.0 **EAST-WEST RTU SCREENING SECTION 3**

SCALE: 1" = 30'-0"

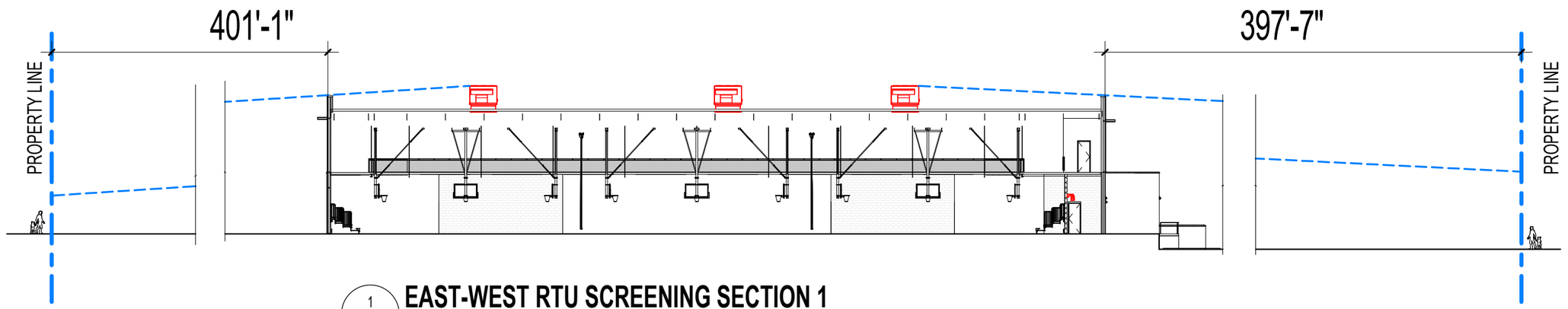


1 / 1.0 **NORTH-SOUTH RTU SCREENING SECTION**

SCALE: 1" = 30'-0"

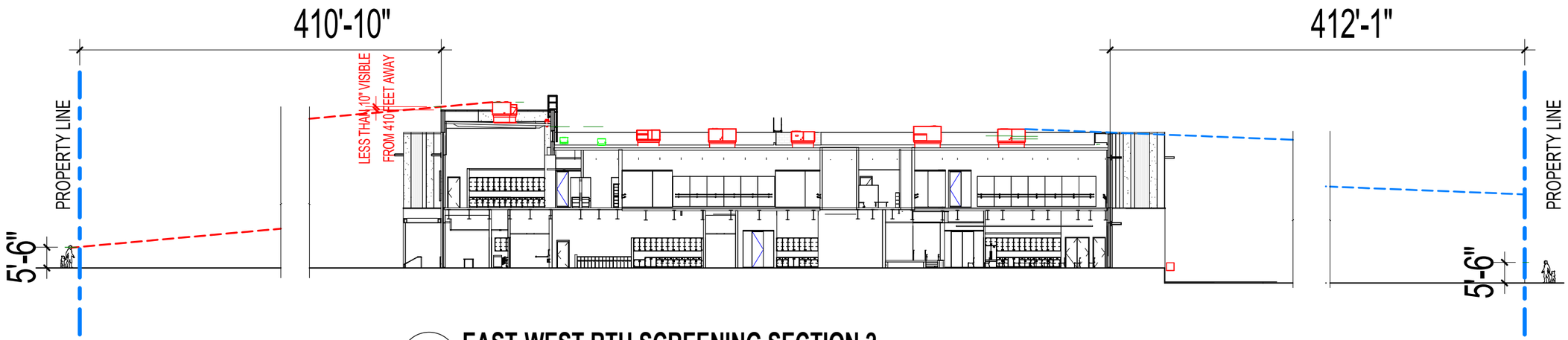
ROOF TOP EQUIPMMENT SCREENING NOTES

- ALL ROOF TOP EQUIPMENT SIGHT LINES ARE APPROXIMATE DUE TO VARYING GRADE CONDITIONS AT PROPERTY LINE
- ALL PROPERTY LINE DIMENSIONS ARE TAKEN PERPENDICULAR TO BUILDING IN LINE WITH ROOF TOP EQUIPMENT LOCATIONS
- BLUE LINE REPRESENTS NO PART OF ROOF TOP EQUIPMENT IS VISIBLE FROM PROPERY LINE
- RED LINE REPRESENTS A PORTION OF ROOF TOP EQUIPMENT IS VISIBLE FROM PROPERTY LINE



1 / 1.1 **EAST-WEST RTU SCREENING SECTION 1**

SCALE: 1" = 30'-0"



2 / 1.1 **EAST-WEST RTU SCREENING SECTION 2**

SCALE: 1" = 30'-0"

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Waterslides shown in PrecisionRide™ finish.

Platform / Stair treads shown in and only available in Gray



All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Waterslides shown in PrecisionRide™ finish.

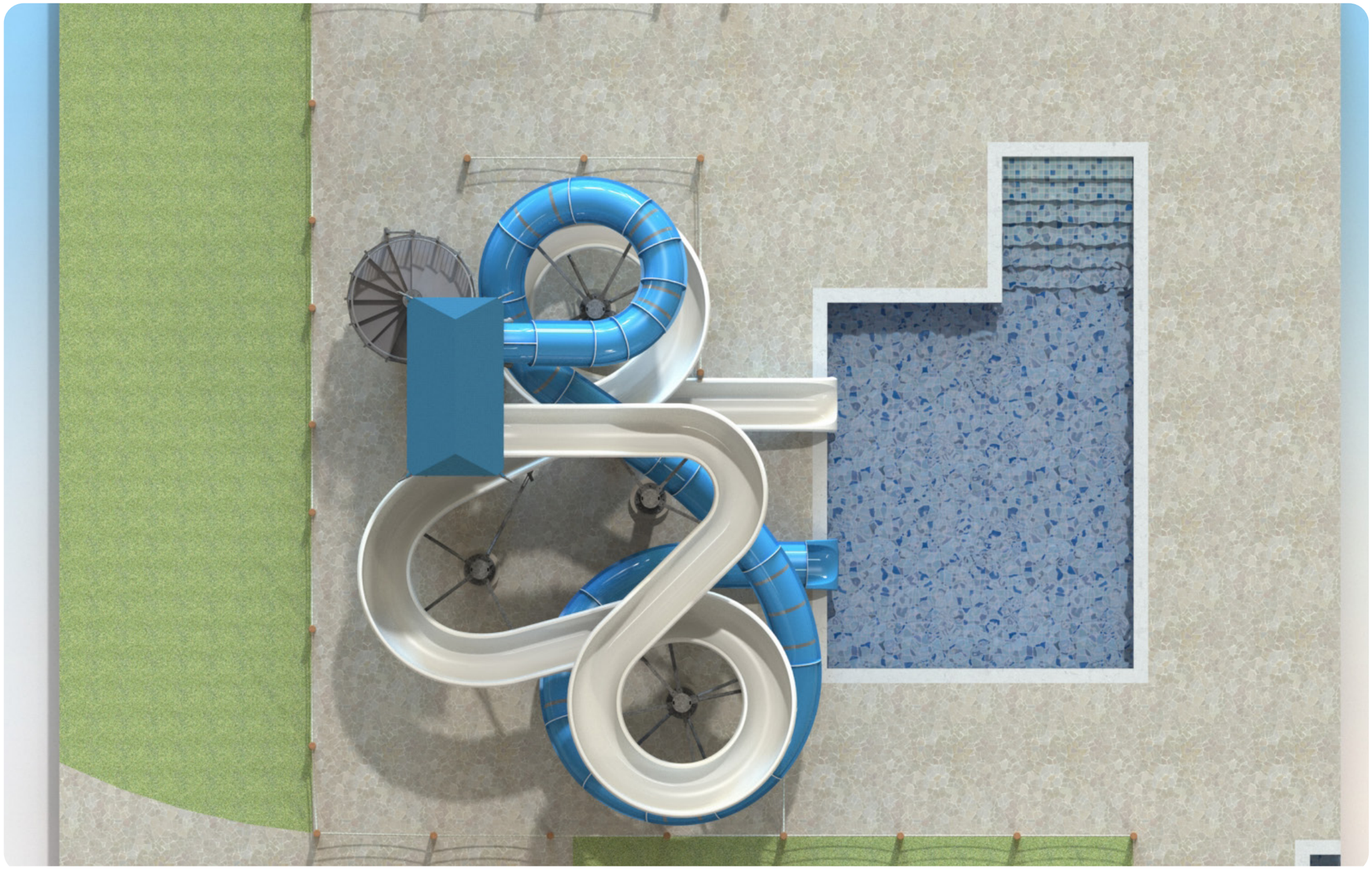
Platform / Stair treads shown in and only available in Gray



All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

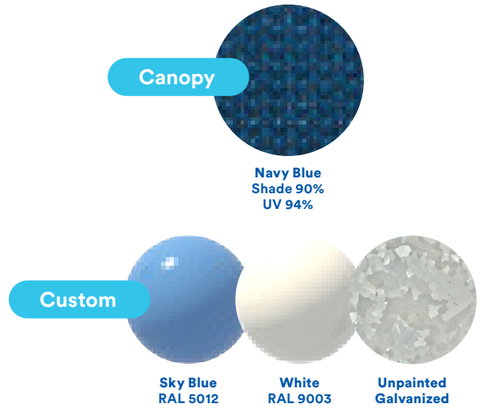
Waterslides shown in PrecisionRide™ finish.

Platform / Stair treads shown in and only available in Gray



Waterslide Features

- 1 Open Flume PrecisionRide™ Body Slide
- 1 Closed Flume PrecisionRide™ Body Slide
- ✓ Integrated natural light translucent bands on close tube slide providing a unique sliding experience with-out the complete darkness effect!
- ✓ Uniquely designed waterslide ride paths
- ✓ PrecisionRide™ - Superior appearance with a glossy finish inside and out
- ✓ Family Fun Slides - Ride paths engineered for shared experiences and more family fun!
- ✓ All steel is hot dipped galvanized for superior corrosion resistance
- ✓ Sustainable low water flow requirements

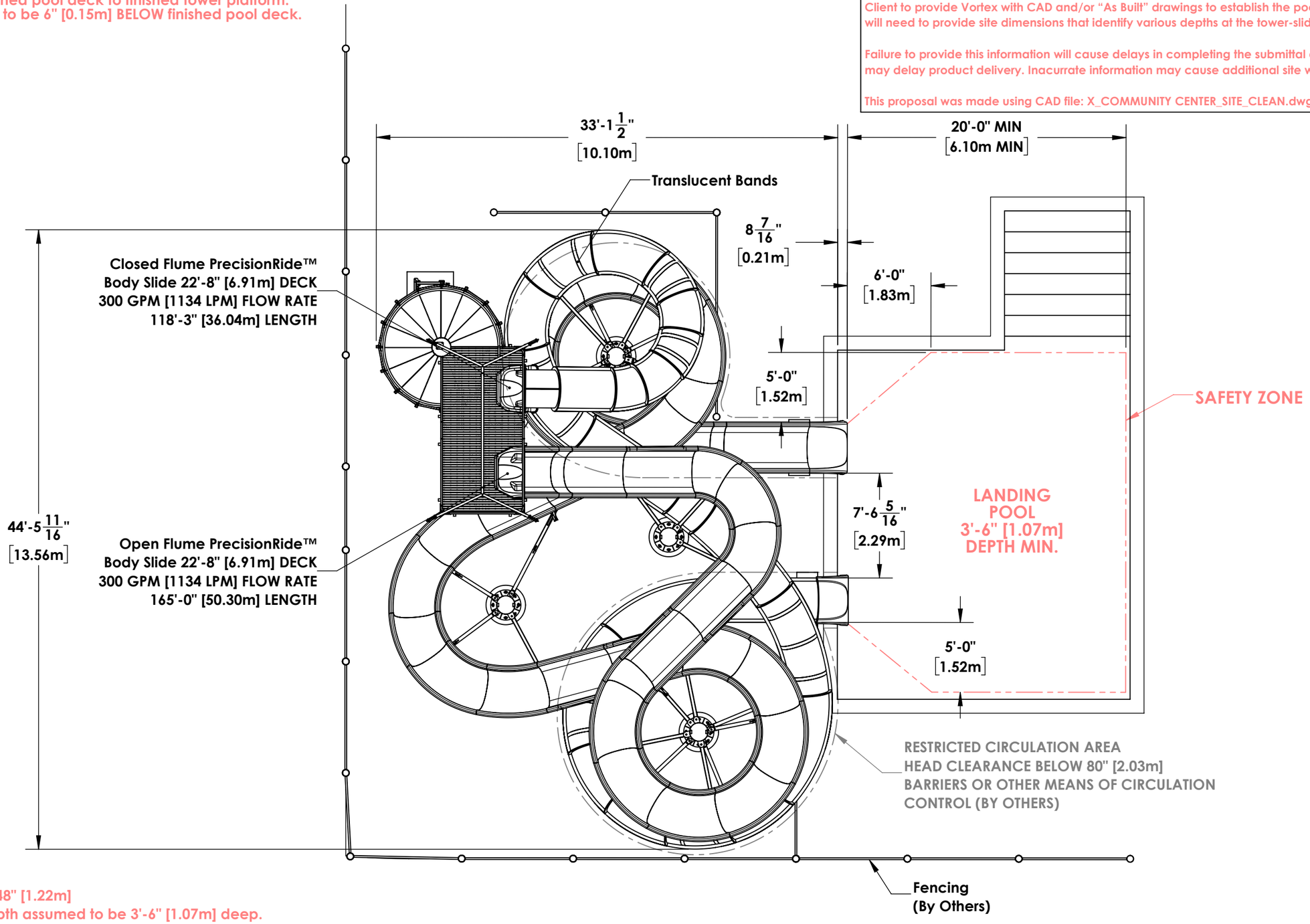


* Slide height is from finished pool deck to finished tower platform.
* Water level is assumed to be 6" [0.15m] BELOW finished pool deck.

IMPORTANT
Client to provide Vortex with CAD and/or "As Built" drawings to establish the pool deck slope. If this is impossible, client will need to provide site dimensions that identify various depths at the tower-slide structure location.

Failure to provide this information will cause delays in completing the submittal documents, fabrications drawings and may delay product delivery. Inacurrate information may cause additional site work at client's expense.

This proposal was made using CAD file: X_COMMUNITY CENTER_SITE_CLEAN.dwg



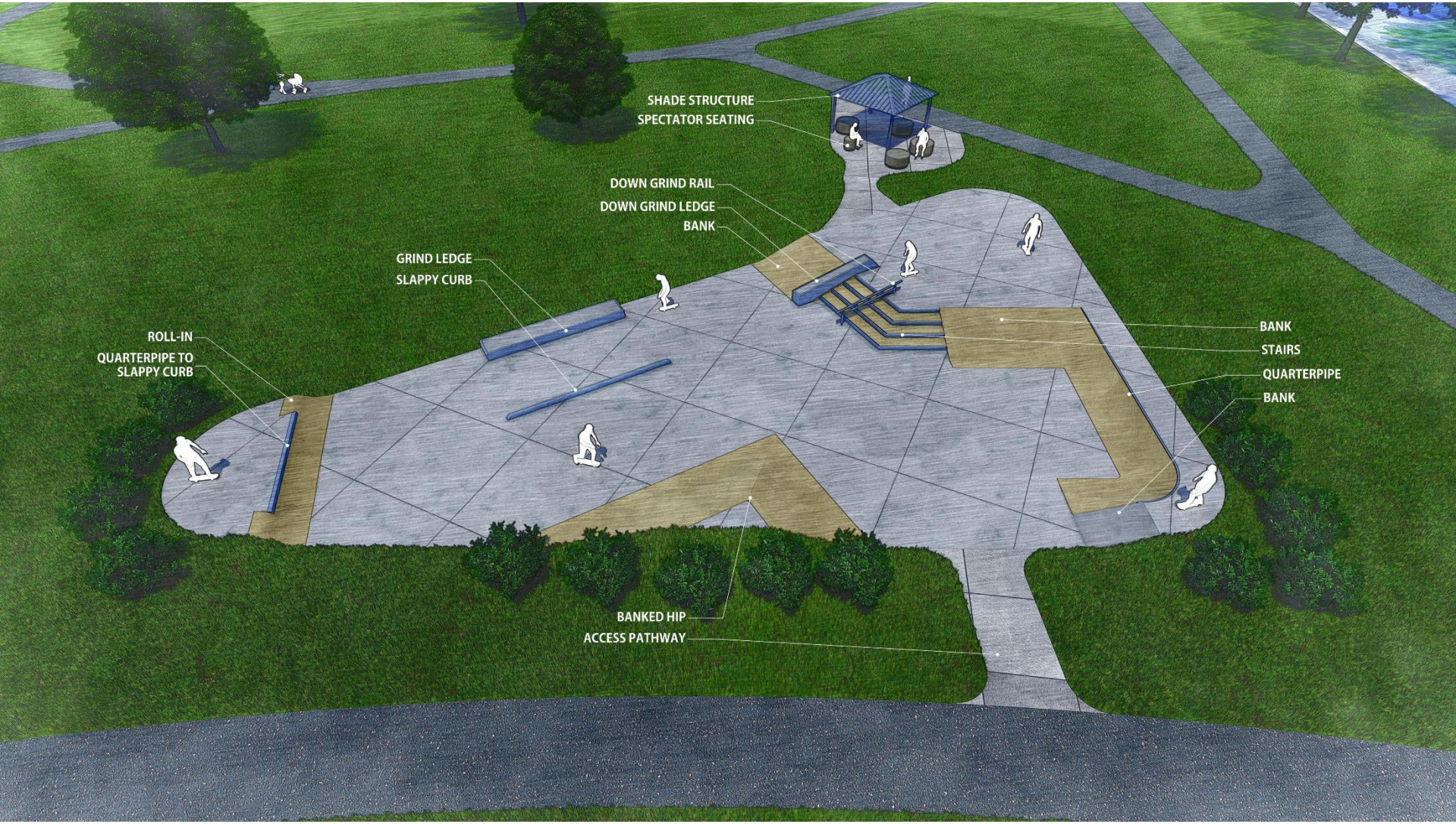
* Minimum User Height: 48" [1.22m]
* Landing Pool water depth assumed to be 3'-6" [1.07m] deep.

PRELIMINARY - NOT FOR CONSTRUCTION

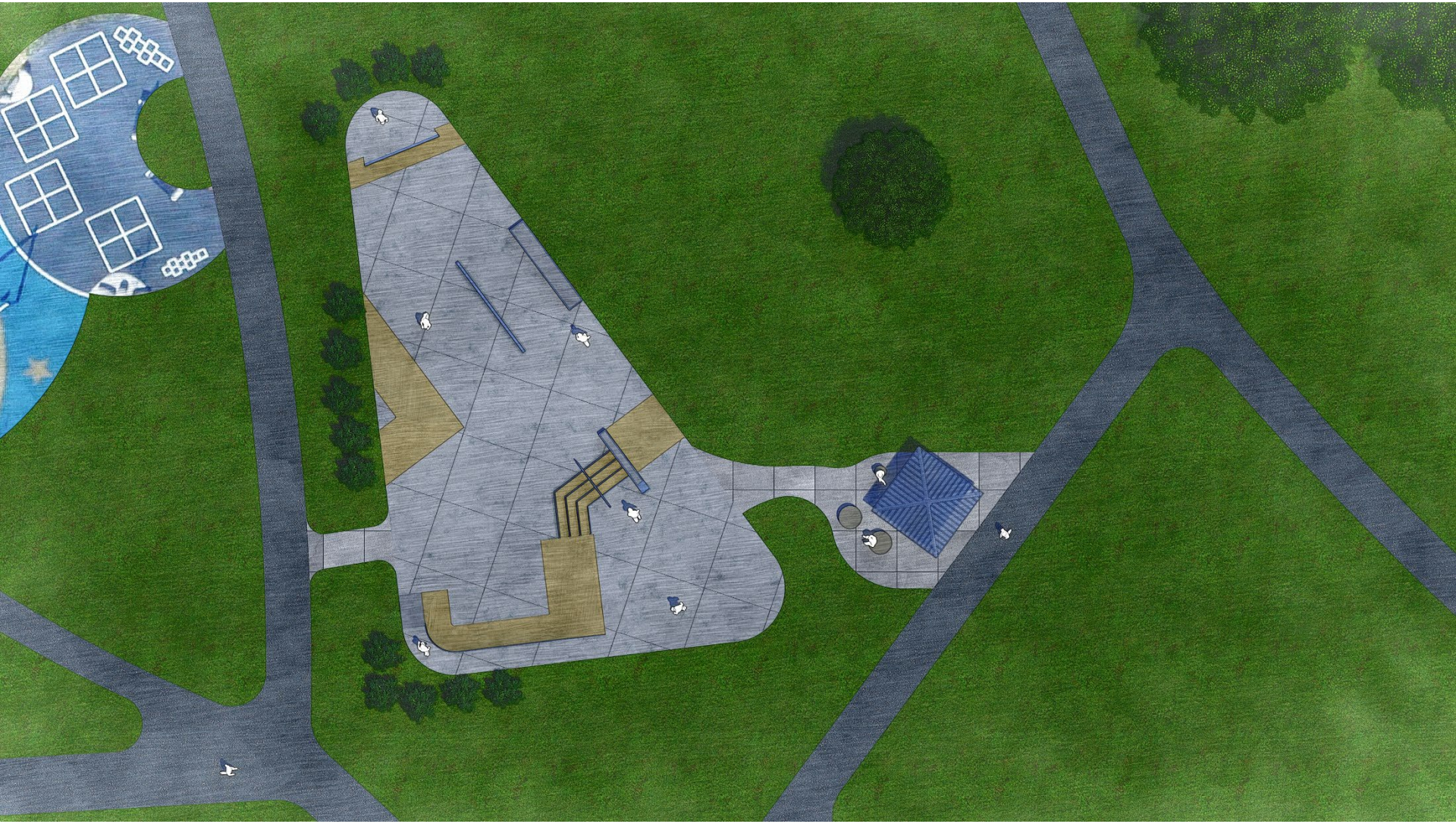
THE DIMENSIONS CONTAINED HERE IN ARE A RESULT OF INITIAL SITE INFORMATION THAT WAS PROVIDED DURING THE PRELIMINARY DESIGN PROCESS. WHILE EVERY ATTEMPT HAS BEEN MADE TO ASSURE ACCURACY, FINAL CONSTRUCTION DRAWING DIMENSIONS MAY VARY.

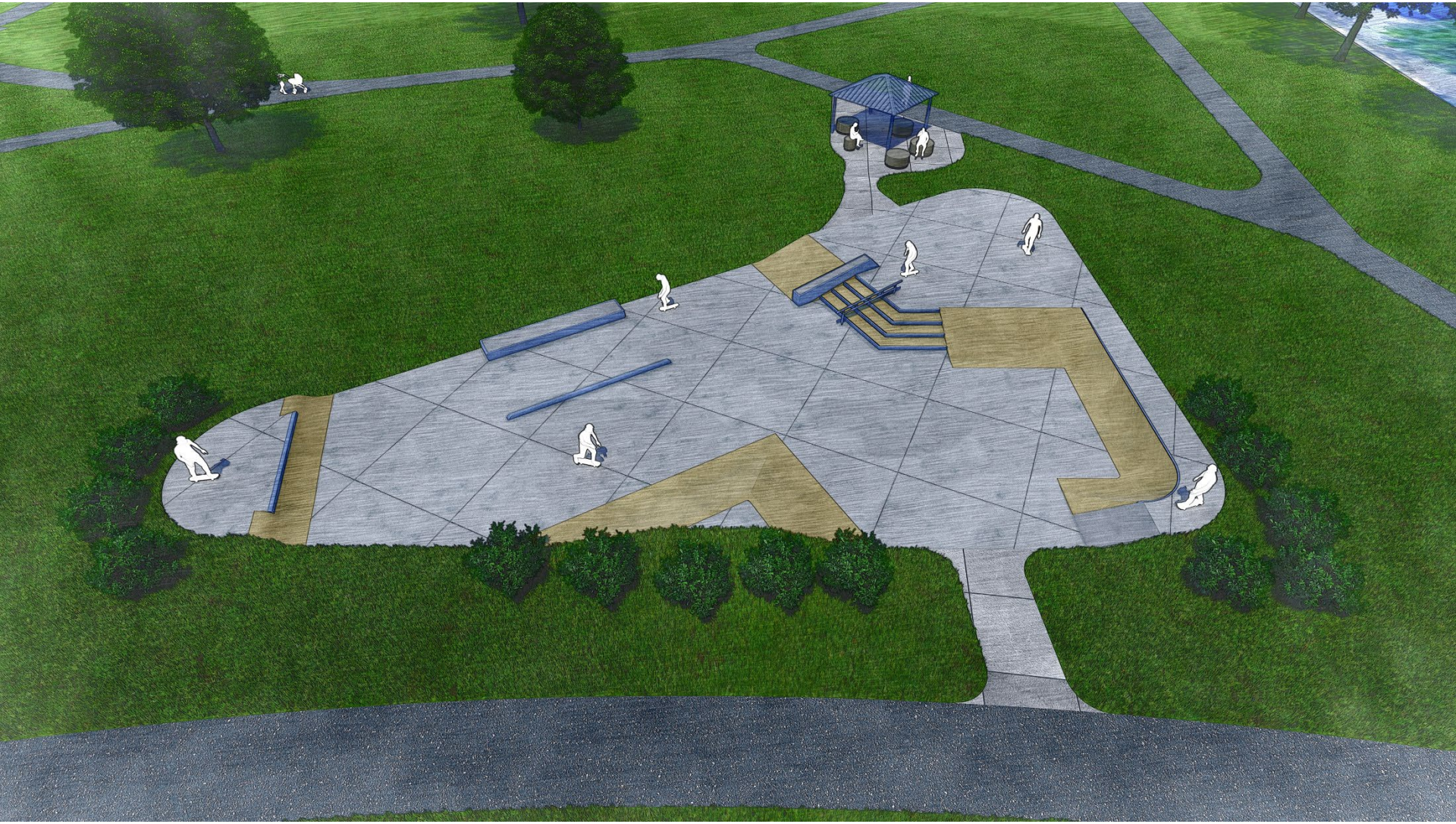
LIONS PARK SKATEPARK

100% DESIGN DEVELOPMENT // 5.14.2025

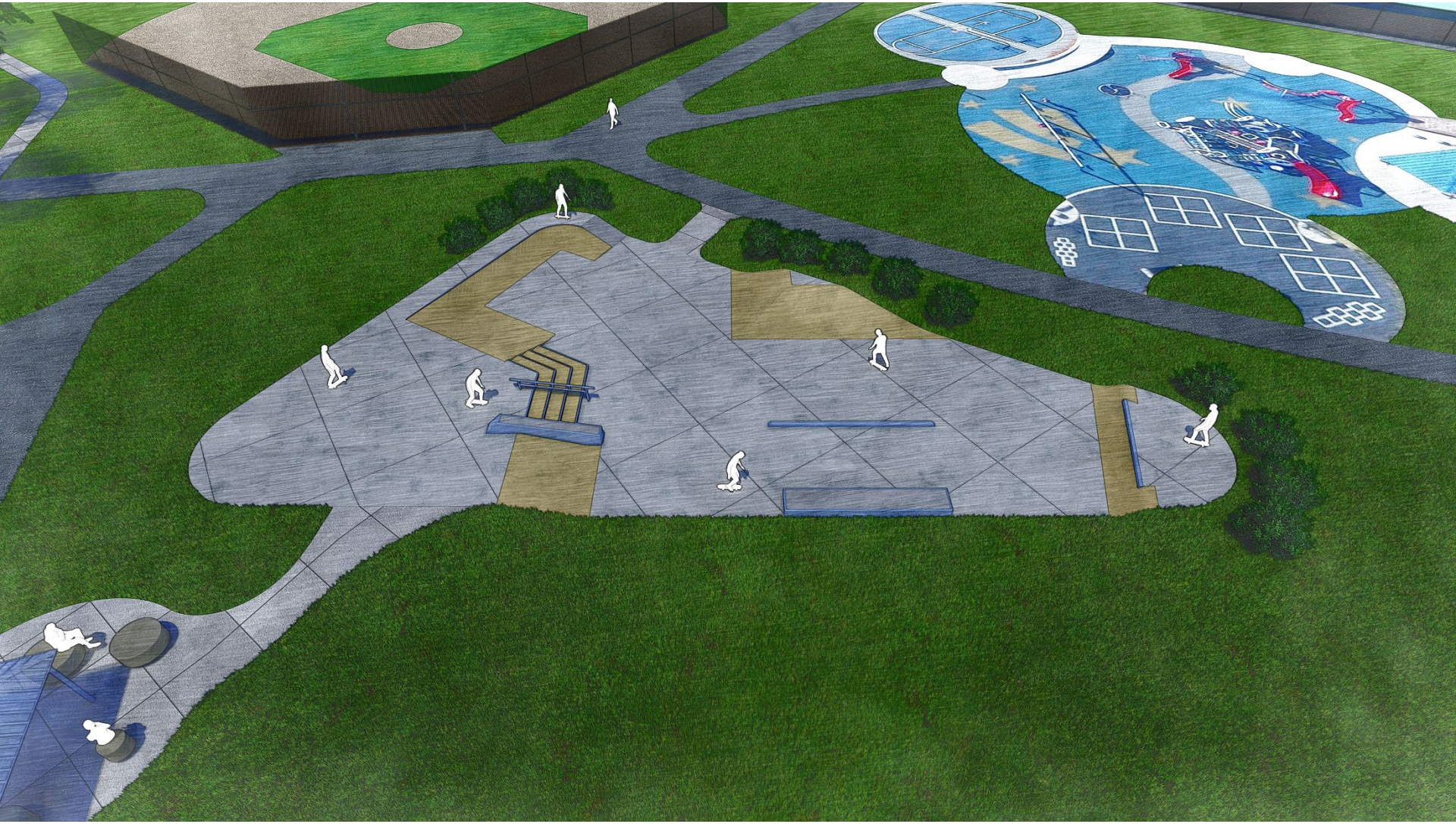

SHADE STRUCTURE
SPECTATOR SEATING
DOWN GRIND RAIL
DOWN GRIND LEDGE
BANK
GRIND LEDGE
SLAPPY CURB
ROLL-IN
QUARTERPIPE TO SLAPPY CURB
BANK
STAIRS
QUARTERPIPE
BANK
BANKED HIP
ACCESS PATHWAY

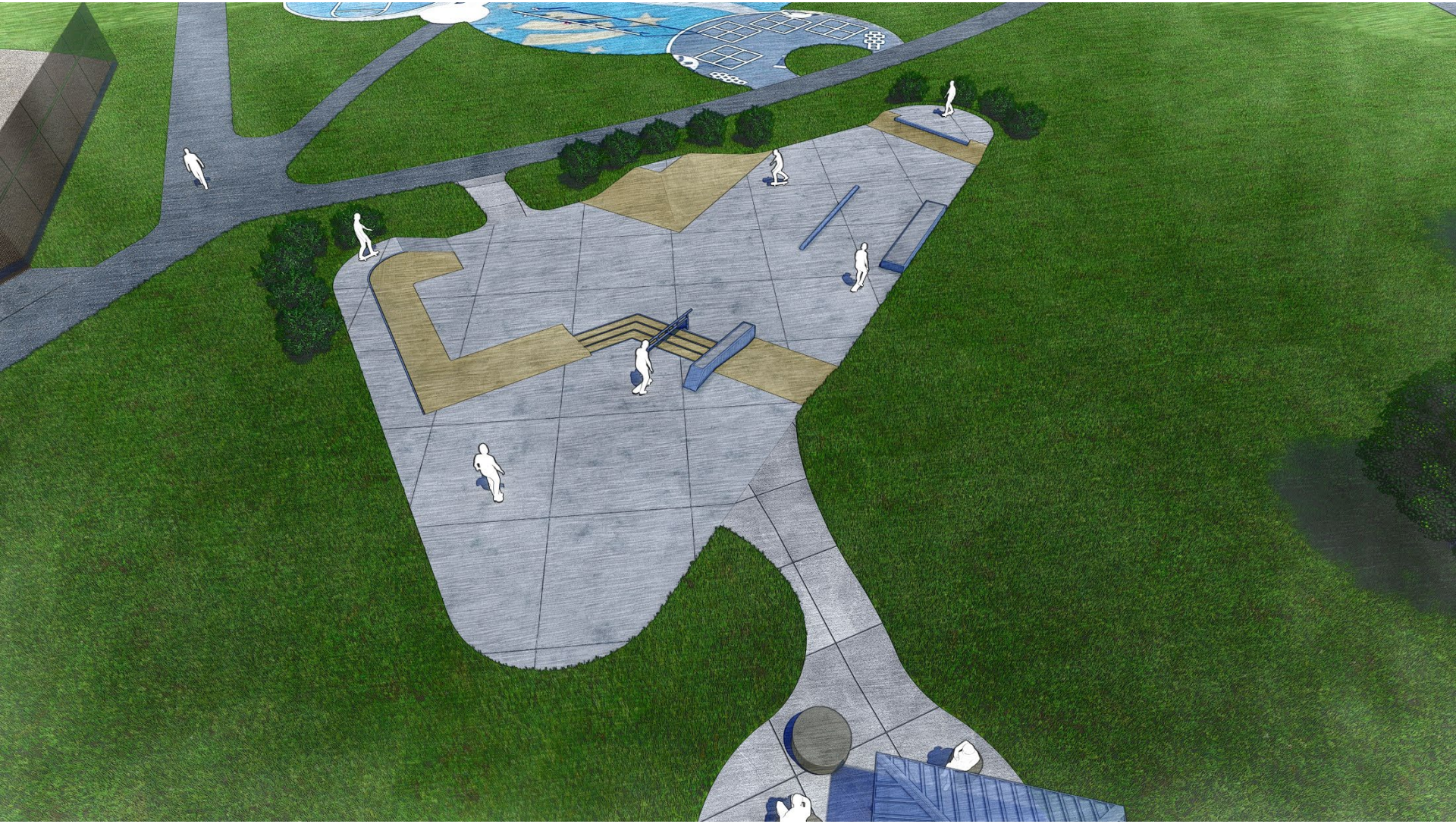


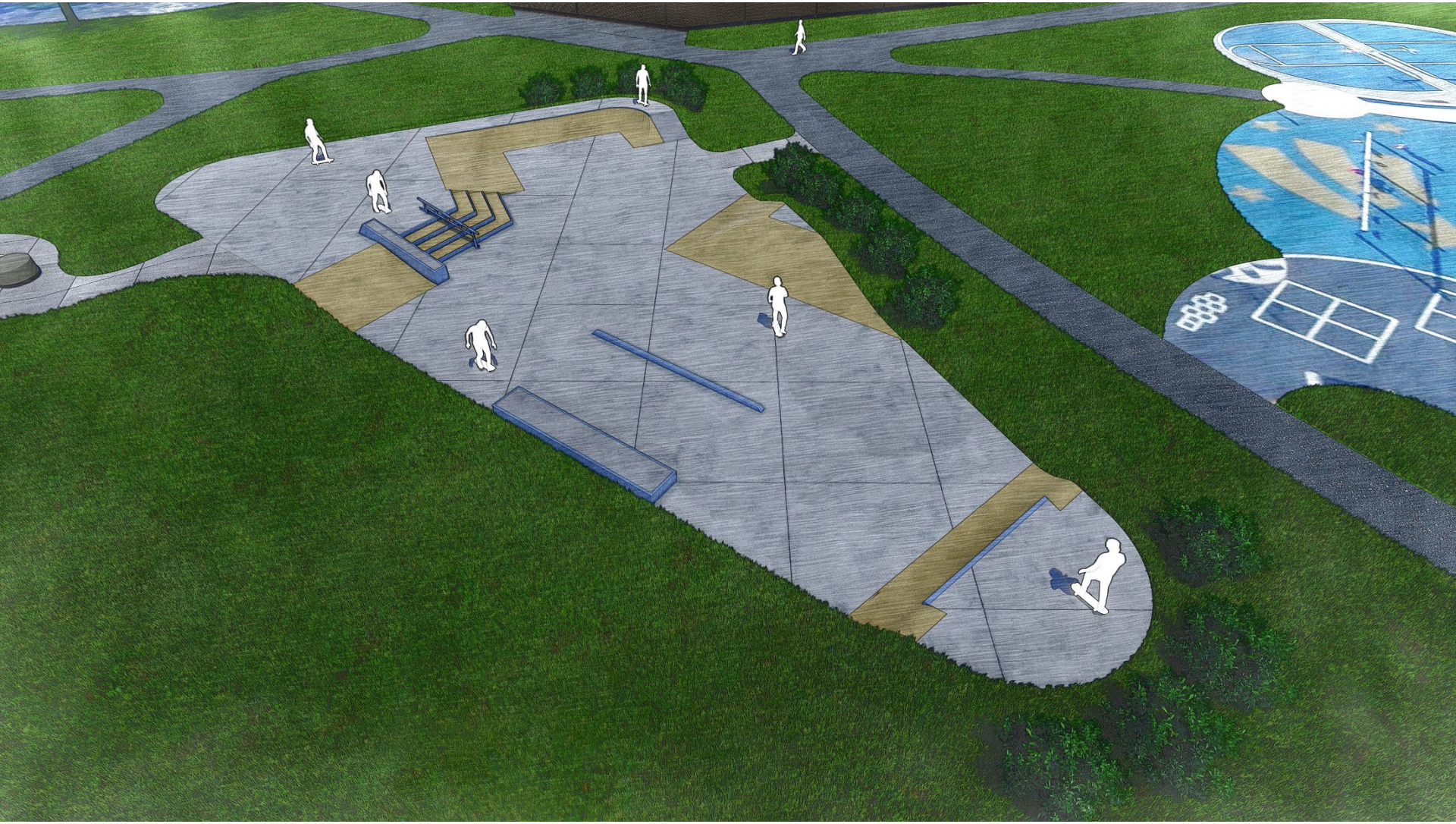






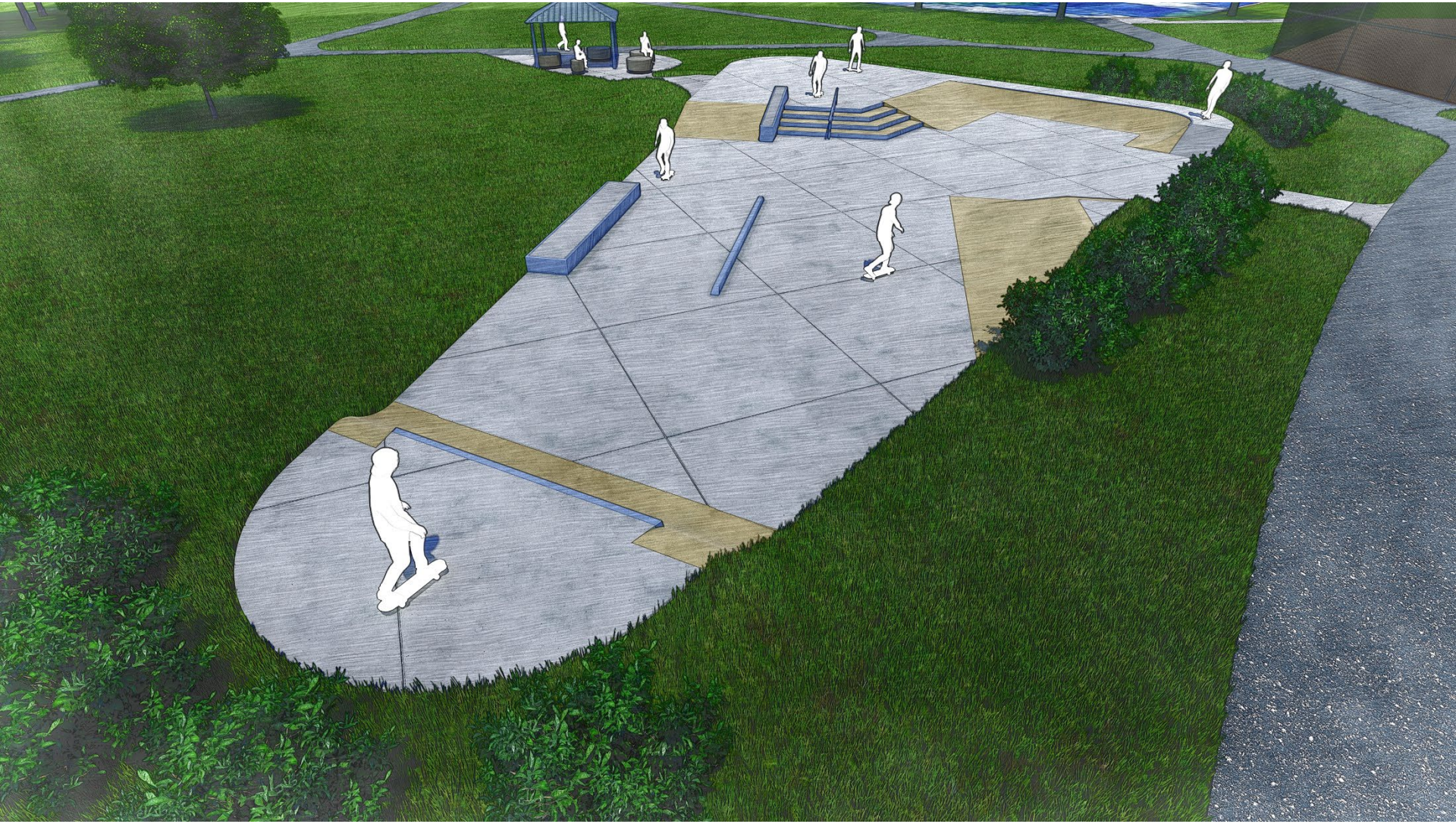












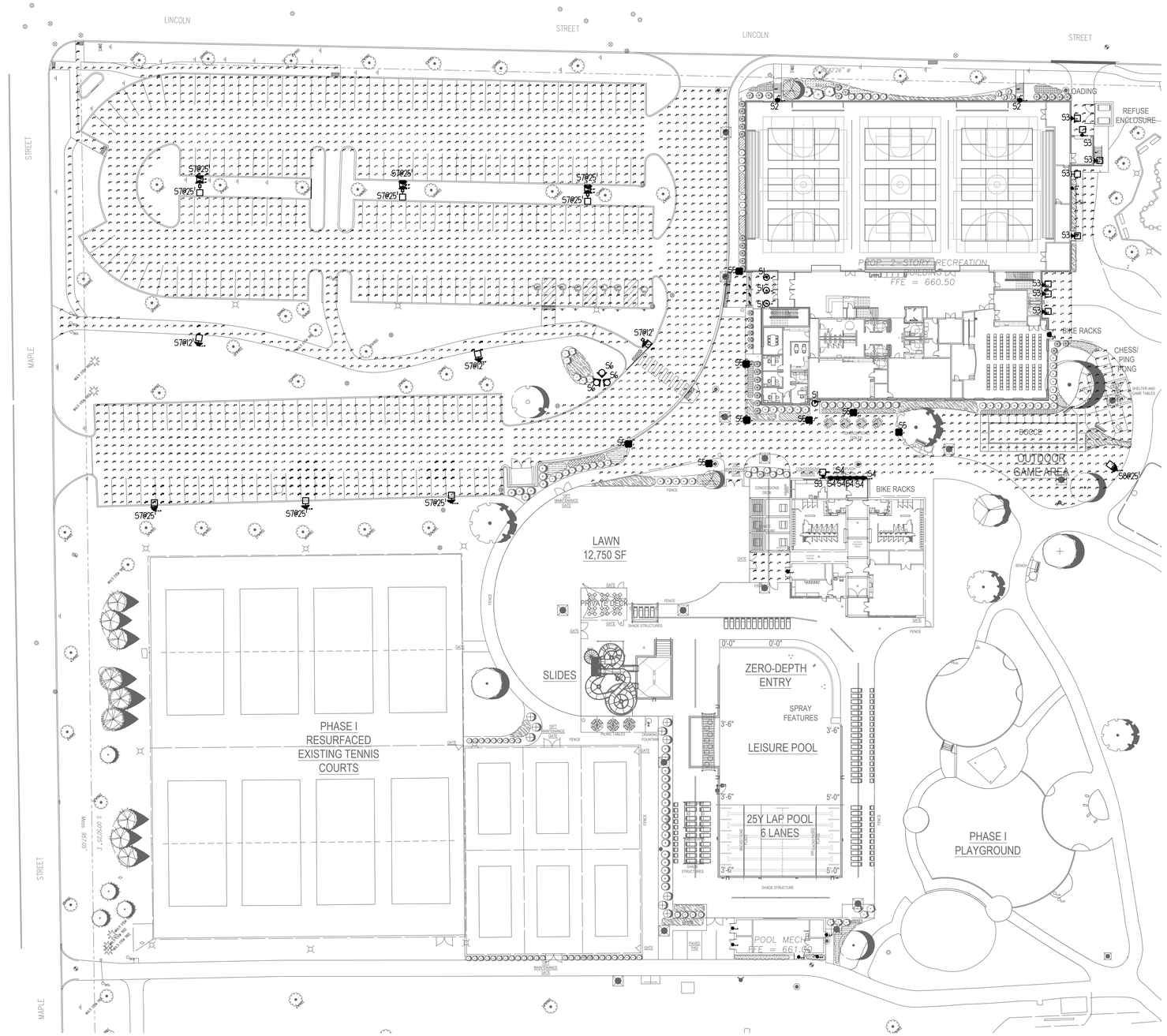


1
1.2

LIONS MEMORIAL PARK SIGN

SCALE: 1" = 1'-0"

EXTERIOR LUMINAIRE SCHEDULE						
TYPE	DESCRIPTION	MOUNTING	LAMPS	VOLTAGE	INPUT WATTS	MANUFACTURER & CATALOG NUMBER
S1	CIRCULAR LED CYLINDER DOWNLIGHT	SURFACE	LED	277 V	12	BEGA 24404K4-BLK
S2	WALL MOUNTED LINEAR LED DOWNLIGHT	SURFACE	LED	277 V	13	BEGA 44417K4-BLK
S3	DECORATIVE EXTERIOR LED WALL SCONCE	SURFACE	LED	277 V	21	BEGA 22256K4-BLK
S4	WALL MOUNTED LED WALL WASH, 400 LUMENS/FT, WET LOCATION LISTED	SURFACE	LED	277 V	55.2	AXIS WBWLED-400-80-40-5-12-UNV-DP-1
S5	31" RECTANGULAR LED BOLLARD	SURFACE	LED	277 V	4.4	BEGA 84607K4-BLK
S6	LED UPLIGHT FOR FLAG POLE	SURFACE	LED	277 V	30	HYDREL SAF7-LED-P1-80CRI-40K-MVOLT-30DEG
S7	EXTERIOR AREA LIGHT MOUNTED ON POLE, TYPE 3	SURFACE	LED	277 V	51	LITHONIA DSXI-LED-P1-40K-80CRI-T3M
S8	EXTERIOR AREA LIGHT MOUNTED ON POLE, TYPE 4	SURFACE	LED	277 V	51	LITHONIA DSXI-LED-P1-40K-80CRI-T4M



1 PS1.1 **ELECTRICAL SITE LIGHTING PLAN**
SCALE: 1" = 30'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
100 STAIRS	+	0.7 fc	0.7 fc	0.6 fc	1.2:1	1.2:1
100 STAIRS BOTTOM	+	0.3 fc	0.4 fc	0.3 fc	1.3:1	1.0:1
100 STAIRS TOP	+	7.5 fc	16.1 fc	2.3 fc	7.0:1	3.3:1
125 EXIT	+	6.3 fc	15.8 fc	0.7 fc	22.6:1	9.0:1
141 STAIRS	+	0.3 fc	0.3 fc	0.3 fc	1.0:1	1.0:1
141 STAIRS TOP	+	2.2 fc	2.2 fc	2.2 fc	1.0:1	1.0:1
142 STAIRS	+	0.3 fc	0.3 fc	0.3 fc	1.0:1	1.0:1
142 STAIRS TOP	+	2.2 fc	2.2 fc	2.2 fc	1.0:1	1.0:1
145 STAIRS	+	1.8 fc	1.8 fc	1.8 fc	1.0:1	1.0:1
145 STAIRS TOP	+	74.2 fc	74.2 fc	74.2 fc	1.0:1	1.0:1
145 VEHICLE ENTRANCE	+	10.0 fc	28.1 fc	0.4 fc	70.3:1	25.0:1
146/147 EXIT	+	4.5 fc	31.6 fc	0.2 fc	158.0:1	22.5:1
A100 POOL STORAGE DOOR	+	12.6 fc	30.6 fc	0.9 fc	34.0:1	14.0:1
A102 ACID/CHLORIDE	+	13.9 fc	29.9 fc	2.0 fc	15.0:1	7.0:1
A104 WATER SERVICE DOOR	+	12.0 fc	30.3 fc	0.8 fc	37.9:1	15.0:1
B117 OUTDOOR PASSAGE	+	3.4 fc	31.9 fc	0.0 fc	N/A	N/A
OUTDOOR GAME AREA	+	0.5 fc	1.1 fc	0.1 fc	11.0:1	5.0:1
PARKING NORTH	+	0.7 fc	1.9 fc	0.2 fc	9.5:1	3.5:1
PARKING SOUTH	+	0.7 fc	1.1 fc	0.2 fc	5.5:1	3.5:1
ROAD	+	0.6 fc	4.3 fc	0.1 fc	43.0:1	6.0:1
ST-B EXIT	+	7.2 fc	53.2 fc	0.4 fc	133.0:1	18.0:1
TERRACE	+	0.8 fc	31.6 fc	0.0 fc	N/A	N/A
WALKWAY	+	0.7 fc	4.2 fc	0.0 fc	N/A	N/A

STUDIO 222 ARCHITECTS
222 S MORGAN ST, SUITE 4B, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

Mechanical - Electrical Engineers
1216 Tower Road
Schaumburg, Illinois 60173
847.882.2010
Fax 847.882.2201
PKA ENGINEERING GROUP LLC

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

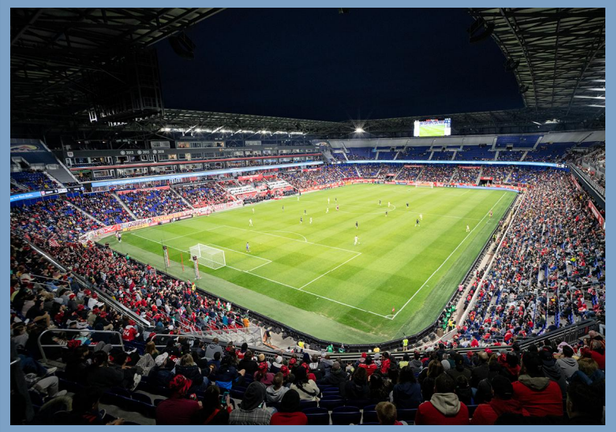
1	BUILDING PERMIT RESPONSE	06/23/2025

PHOTOMETRIC SITE PLAN

PS1.1

NAME: M&E&EB PS1.1.dwg BY: KITH DATE: JUN 23, 2025 TIME: 10:31 AM

We Make It Happen®



Red Bull Arena, Harrison, New Jersey, USA



UBS Arena, Elmont, New York, USA



Tottenham Hotspur FC Training Ground, Tottenham, London, UK



Iowa Women of Achievement Bridge, Des Moines, Iowa, USA

Lions Park Outdoor Pickleball Courts

Mount Prospect,IL

Sales Representative: Loussaint Minett · Designed By: Evan Gray · Design No.: 244482 · May 15, 2025

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Lions Park Outdoor Pickleball Courts

Mount Prospect,IL

LIGHTING SYSTEM

Structure/Fixture Summary

Structure ID	Structure Height	Fixt. Attachment Ht.	Fixture Qty	Fixture Type	Design Load	Circuit
I1	30'	30'	4	TLC-LED-550	2.11 kW	F
P1	30'	30'	2	TLC-LED-550	1.08 kW	H
		30'	5	TLC-LED-550	2.67 kW	E
P2	30'	30'	1	TLC-LED-550	1.05 kW	G
		30'	3	TLC-LED-550	1.61 kW	E
T4	30'	30'	3	TLC-LED-550	1.61 kW	E
4			**18**		**10.13 kW**	

*Fixtures in this design have dimmed output values to meet design specific needs.

Circuit Summary

Circuit	Description	Design Load	Fixture Qty
E	Pickleball	5.89 kW	11
F	Ice Rink Area	2.11 kW	4
G	Tennis	1.05 kW	1
H	Security	1.08 kW	2

Fixture Type Summary

Type	Circuit	Source	Avg. Wattage	Avg. Lumens	L90	L80	L70	Quantity
TLC-LED-550	E	LED 5700K - 75 CRI	535W	66,910	>120,000	>120,000	>120,000	11
TLC-LED-550	F	LED 5700K - 75 CRI	527W	69,276	>120,000	>120,000	>120,000	4
TLC-LED-550	G	LED 5700K - 75 CRI	1054W	68,415	>120,000	>120,000	>120,000	1
TLC-LED-550	H	LED 5700K - 75 CRI	540W	67,000	>120,000	>120,000	>120,000	2

Single Fixture Amperage Draw Chart

Driver Specifications (.90 min power factor)	Line Amperage Per Fixture (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4

*Amp draw based on 100% fixture output, consult design specific datasheet for adjusted amperage draw chart

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination Ave					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Ice Rink 0,0	Horizontal Illuminance	0.00	0	0	-	0.00	A	0
Ice Rink Area	Horizontal	8.67	0	71	-	-	F	4
Pickleball	Horizontal Illuminance	38.61	23	66	2.83	1.66	E	11
Pool Grid	Horizontal	8.93	1	27	20.21	6.71	H	2
Sidewalk Spill @ 3ft.	Horizontal Illuminance	0.0014	0.00	0.00	-	-	E,F,G	16
Sidewalk Spill @ 5ft.	Max Candela Metric	1264.7379	0.00	3692.64	-	-	C,E,F,G	16
Sidewalk Spill @ 5ft.	True Max Vert Illuminance Metric	0.0096	0.00	0.03	-	-	C,E,F,G	16
Street Spill @ 3ft.	Horizontal Illuminance	0.0045	0.00	0.01	-	-	E,F,G	16
Street Spill @ 5ft.	Max Candela Metric	3065.0591	0.00	8926.21	-	-	E,F,G	16
Street Spill @ 5ft.	True Max Vert Illuminance Metric	0.0298	0.00	0.09	-	-	E,F,G	16
Tennis	Horizontal	2.65	0	32	4010.93	333.23	G	1

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	P1	30'	-	30'	TLC-LED-550	5/2*	5	2
1	P2	30'	-	30'	TLC-LED-550	4	3	1
1	T4	30'	-	30'	TLC-LED-550	3	3	0
3	Totals					14	11	3

Above Field Level is height of fixtures above area shown

*This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 30

0' 30' 60'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: Evan Gray • File #244482D • 15-May-25

Lions Park Outdoor Pickleball Courts

Mount Prospect,IL

Grid Summary

Name:	**Pickleball**
Size:	108' x 128'
Spacing:	10.0' x 10.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES	Entire Grid
Guaranteed Average:	**35**
Scan Average:	38.61
Maximum:	66
Minimum:	23
Avg/Min:	1.66
Max/Min:	**2.83**
UG (adjacent pts):	1.96
CU:	0.74
No. of Points:	143
FIXTURE INFORMATION	
Applied Circuits:	E
No. of Fixtures:	**11**
Total Load:	5.89 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Lions Park Outdoor Pickleball Courts

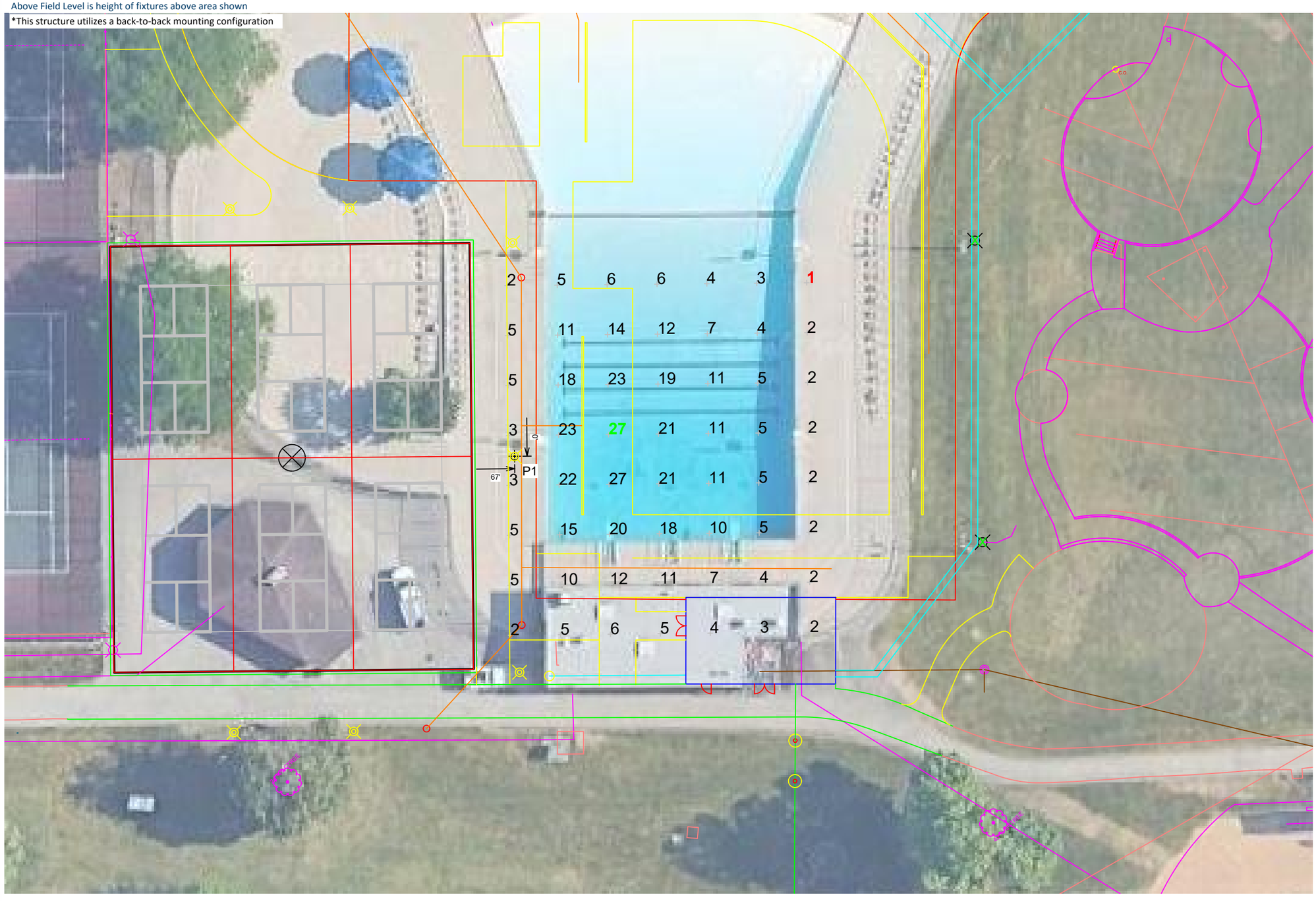
Mount Prospect,IL

Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	P1	30'	-	30'	TLC-LED-550	5/2*	2	5
1	Totals					7	2	5

Above Field Level is height of fixtures above area shown

*This structure utilizes a back-to-back mounting configuration



Grid Summary

Name:	**Pool Grid**
Size:	108' x 128'
Spacing:	15.0' x 15.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**8.93**
Maximum:	27
Minimum:	1
Avg/Min:	6.71
Max/Min:	**20.21**
UG (adjacent pts):	8.31
CU:	0.90
No. of Points:	56
FIXTURE INFORMATION	
Applied Circuits:	H
No. of Fixtures:	**2**
Total Load:	1.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 30

0' 30' 60'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	P2	30'	-	30'	TLC-LED-550	4	1	3
1	Totals					4	1	3

Above Field Level is height of fixtures above area shown



SCALE IN FEET 1 : 30

0' 30' 60'

ENGINEERED DESIGN By: Evan Gray • File #244482D • 15-May-25

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

Lions Park Outdoor Pickleball Courts

Mount Prospect,IL

Grid Summary

Name:	**Tennis**
Size:	0' x 0'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES	Entire Grid
Scan Average:	**2.65**
Maximum:	32
Minimum:	0
Avg/Min:	333.23
Max/Min:	**4010.93**
UG (adjacent pts):	7.02
CU:	0.93
No. of Points:	60
FIXTURE INFORMATION	
Applied Circuits:	G
No. of Fixtures:	**1**
Total Load:	1.05 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

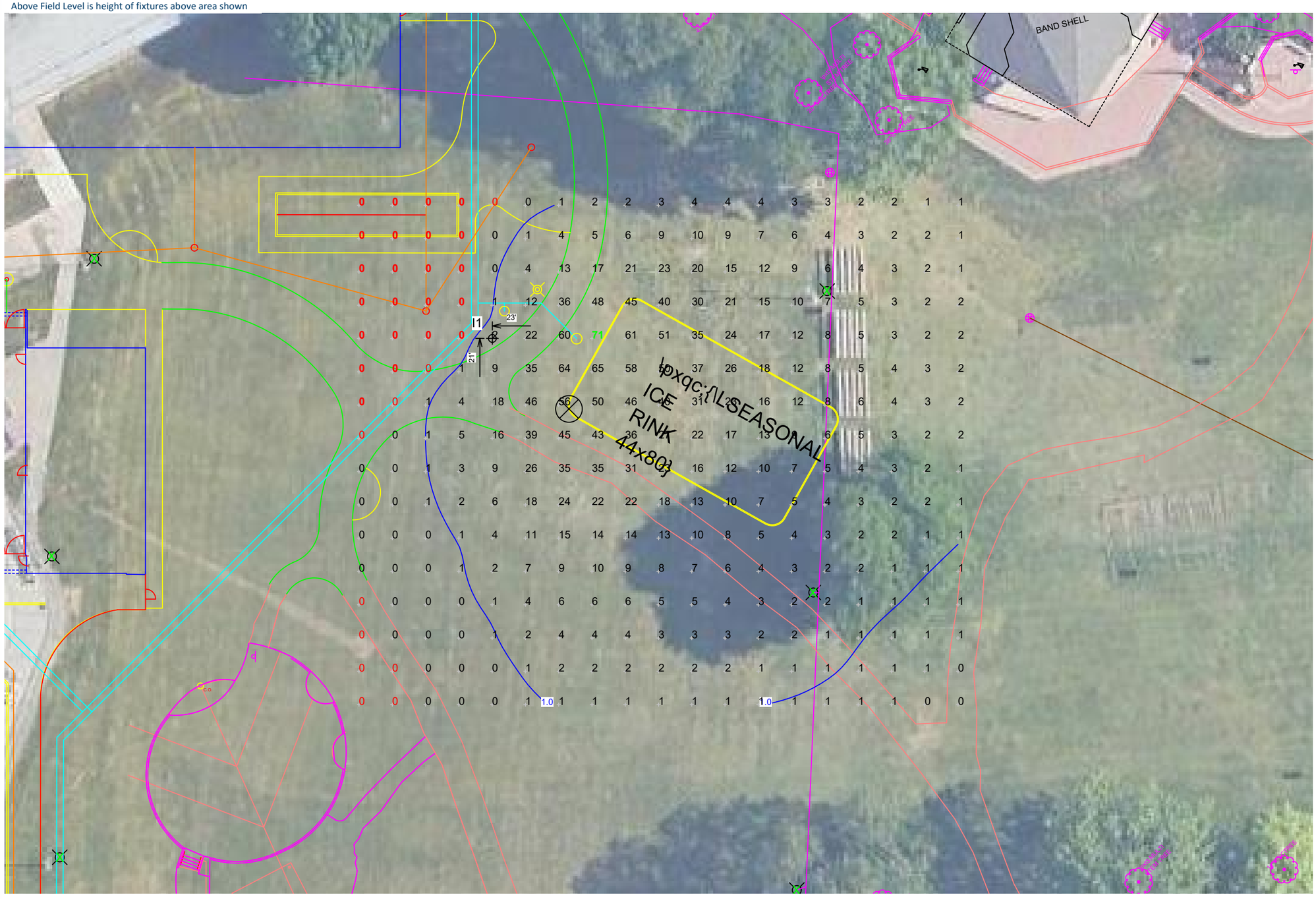
NOTES: Contour line shown at 1 fc

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Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	I1	30'	-	30'	TLC-LED-550	4	4	0
1	Totals					4	4	0

Above Field Level is height of fixtures above area shown



Lions Park Outdoor Pickleball Courts

Mount Prospect,IL

Grid Summary

Name:	**Ice Rink Area**
Size:	0' x 0'
Spacing:	10.0' x 10.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES	Entire Grid
Scan Average:	**8.67**
Maximum:	71
Minimum:	0
Avg/Min:	-
Max/Min:	**-**
UG (adjacent pts):	53.84
CU:	0.95
No. of Points:	304
FIXTURE INFORMATION	
Applied Circuits:	F
No. of Fixtures:	**4**
Total Load:	2.11 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTES: Contour lines shown at 1 fc

SCALE IN FEET 1 : 30

0' 30' 60'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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Lions Park Outdoor Pickleball Courts

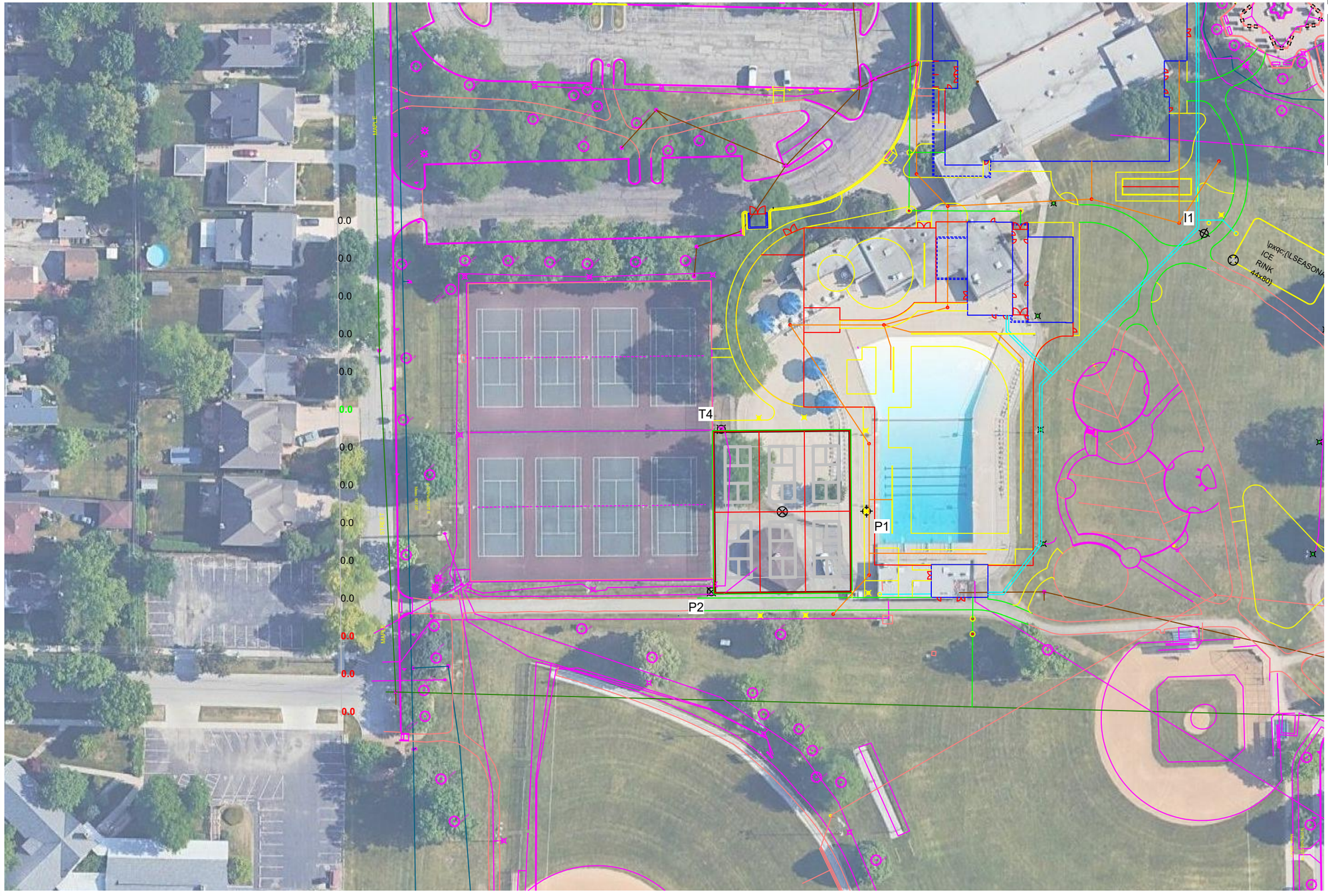
Mount Prospect,IL

Grid Summary

Name:	**Sidewalk Spill @ 3ft.**
Spacing:	30.0'
Height:	3.0' above grade

Illumination Summary

	INITIAL HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average:	**0.0014**
Maximum:	0.00
Minimum:	0.00
CU:	0.00
No. of Points:	14
FIXTURE INFORMATION	
Applied Circuits:	E,F,G
No. of Fixtures:	**16**
Total Load:	9.05 kW



Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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Lions Park Outdoor Pickleball Courts

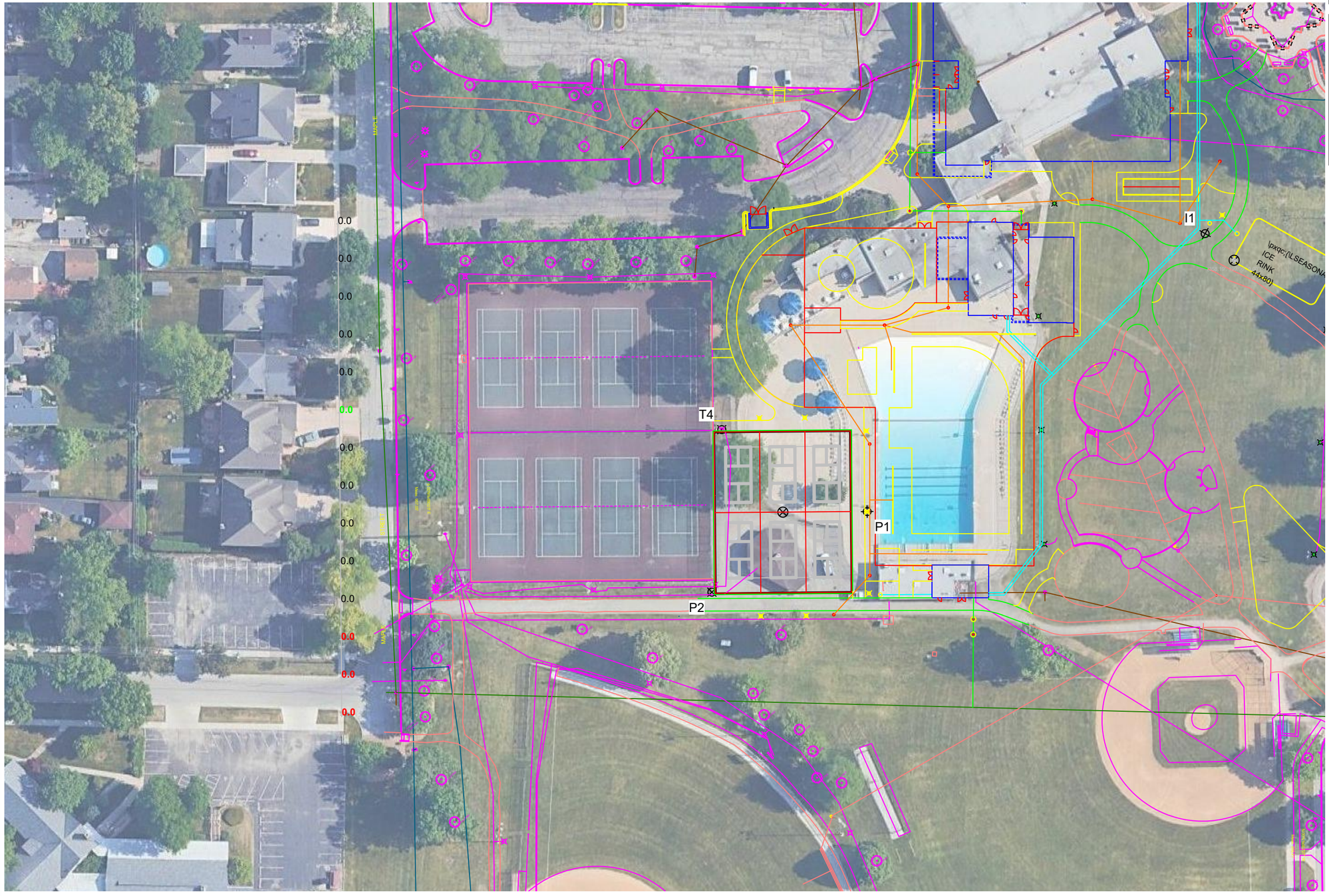
Mount Prospect,IL

Grid Summary

Name:	**Sidewalk Spill @ 5ft.**
Spacing:	30.0'
Height:	5.0' above grade

Illumination Summary

INITIAL 90° MAX VERTICAL FOOTCANDLES	
	Entire Grid
Scan Average:	**0.0096**
Maximum:	0.03
Minimum:	0.00
CU:	0.00
No. of Points:	14
FIXTURE INFORMATION	
Applied Circuits:	C,E,F,G
No. of Fixtures:	**16**
Total Load:	9.05 kW



Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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Lions Park Outdoor Pickleball Courts

Mount Prospect,IL

Grid Summary

Name:	**Sidewalk Spill @ 5ft.**
Spacing:	30.0'
Height:	5.0' above grade

Illumination Summary

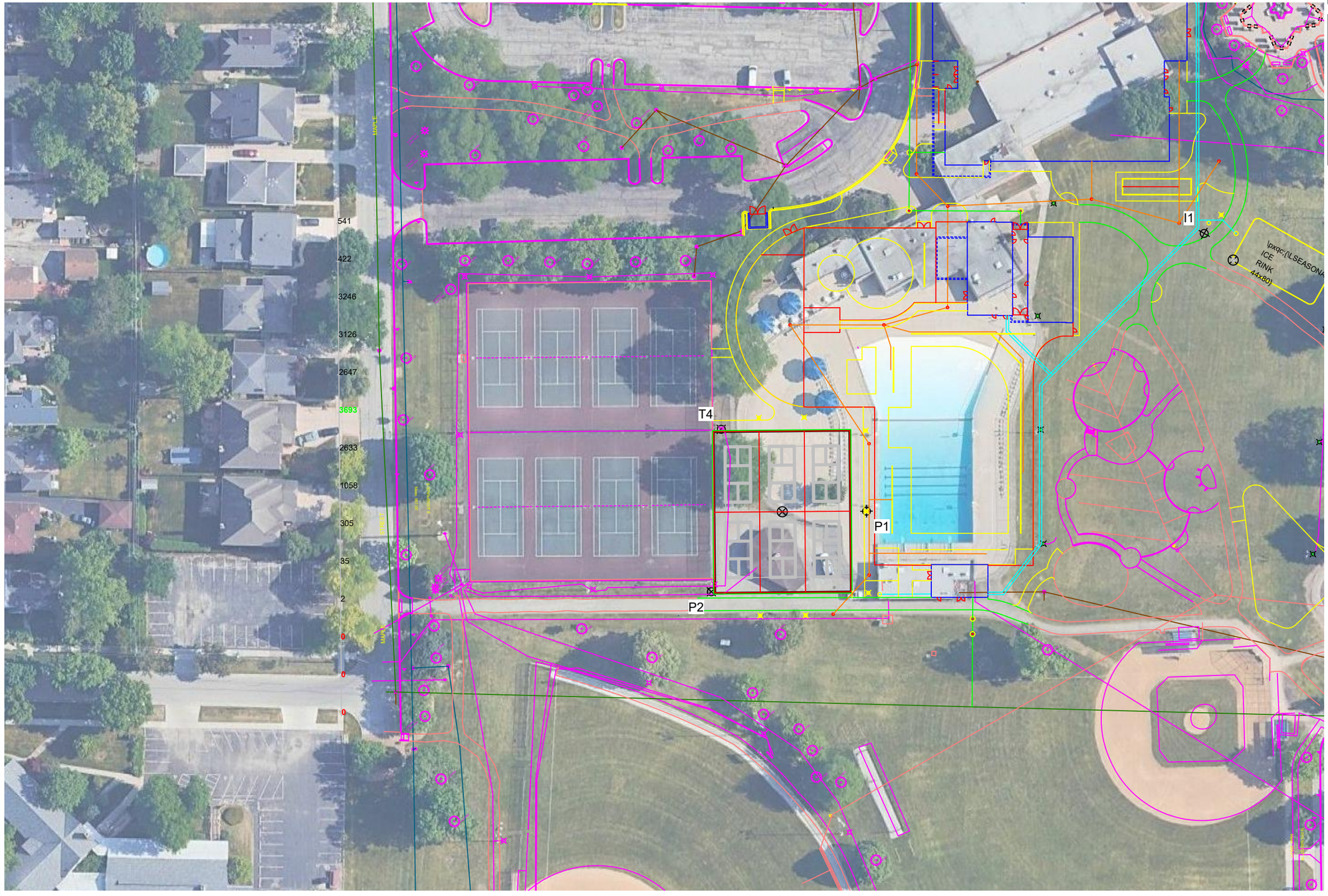
	INITIAL CANDELA (PER FIXTURE)
	Entire Grid
Scan Average:	**1264.7379**
Maximum:	3692.64
Minimum:	0.00
CU:	0.00
No. of Points:	14
FIXTURE INFORMATION	
Applied Circuits:	C,E,F,G
No. of Fixtures:	**16**
Total Load:	9.05 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

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SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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Lions Park Outdoor Pickleball Courts

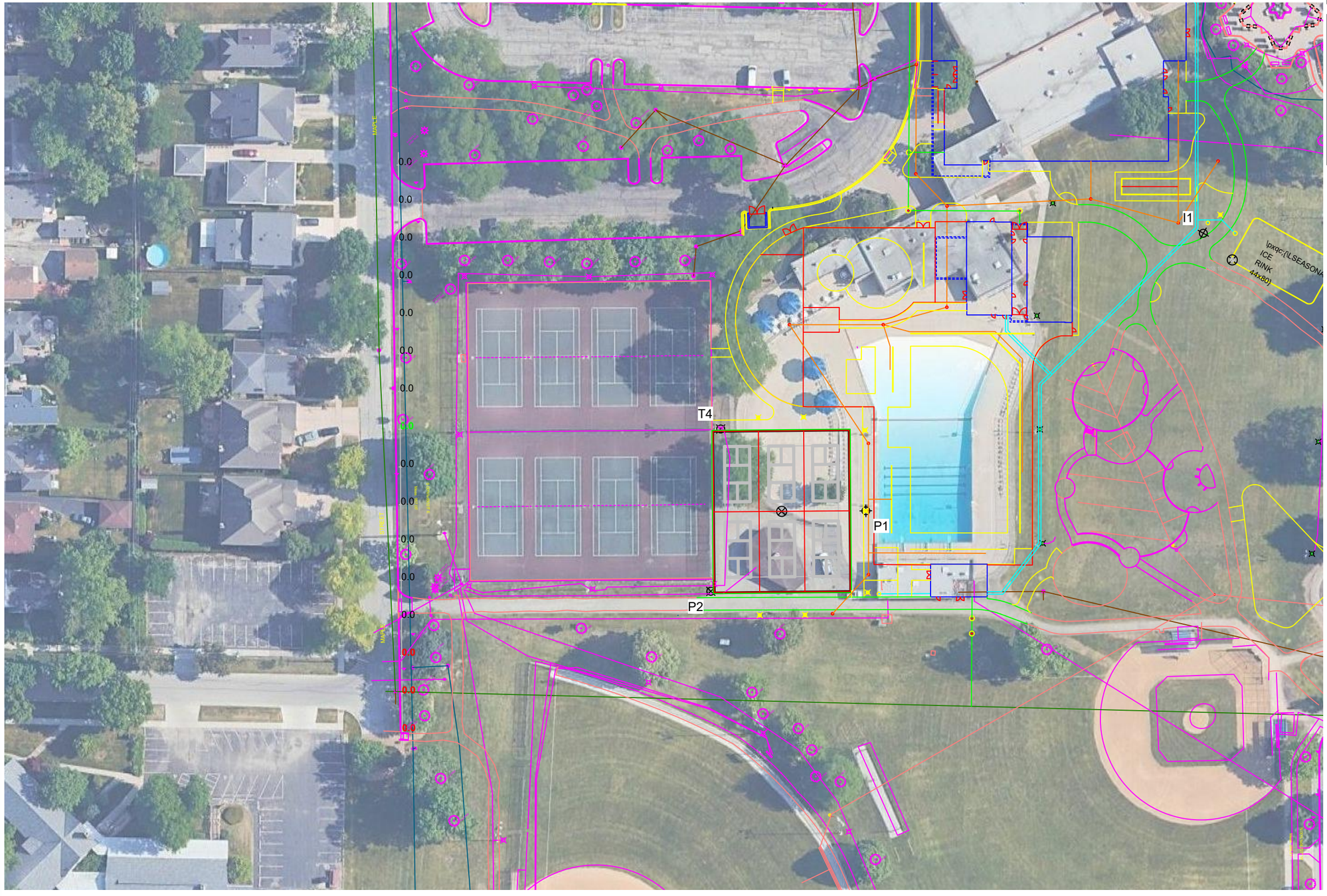
Mount Prospect,IL

Grid Summary

Name:	**Street Spill @ 3ft.**
Spacing:	30.0'
Height:	3.0' above grade

Illumination Summary

INITIAL HORIZONTAL FOOTCANDLES	
	Entire Grid
Scan Average:	**0.0045**
Maximum:	0.01
Minimum:	0.00
CU:	0.00
No. of Points:	16
FIXTURE INFORMATION	
Applied Circuits:	E,F,G
No. of Fixtures:	**16**
Total Load:	9.05 kW



Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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Lions Park Outdoor Pickleball Courts

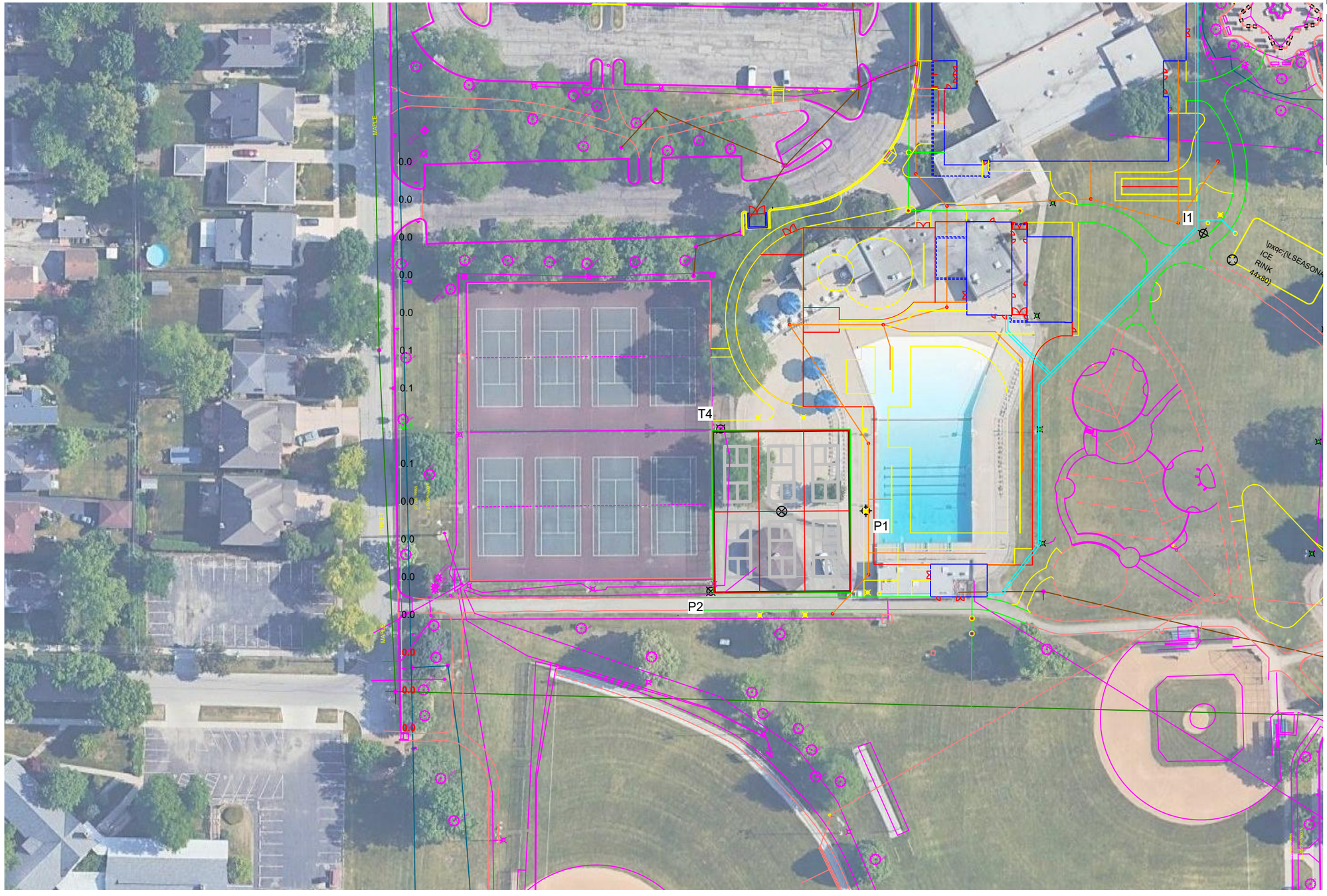
Mount Prospect,IL

Grid Summary

Name:	**Street Spill @ 5ft.**
Spacing:	30.0'
Height:	5.0' above grade

Illumination Summary

INITIAL 90° MAX VERTICAL FOOTCANDLES	
	Entire Grid
Scan Average:	**0.0298**
Maximum:	0.09
Minimum:	0.00
CU:	0.00
No. of Points:	16
FIXTURE INFORMATION	
Applied Circuits:	E,F,G
No. of Fixtures:	**16**
Total Load:	9.05 kW



Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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Lions Park Outdoor Pickleball Courts

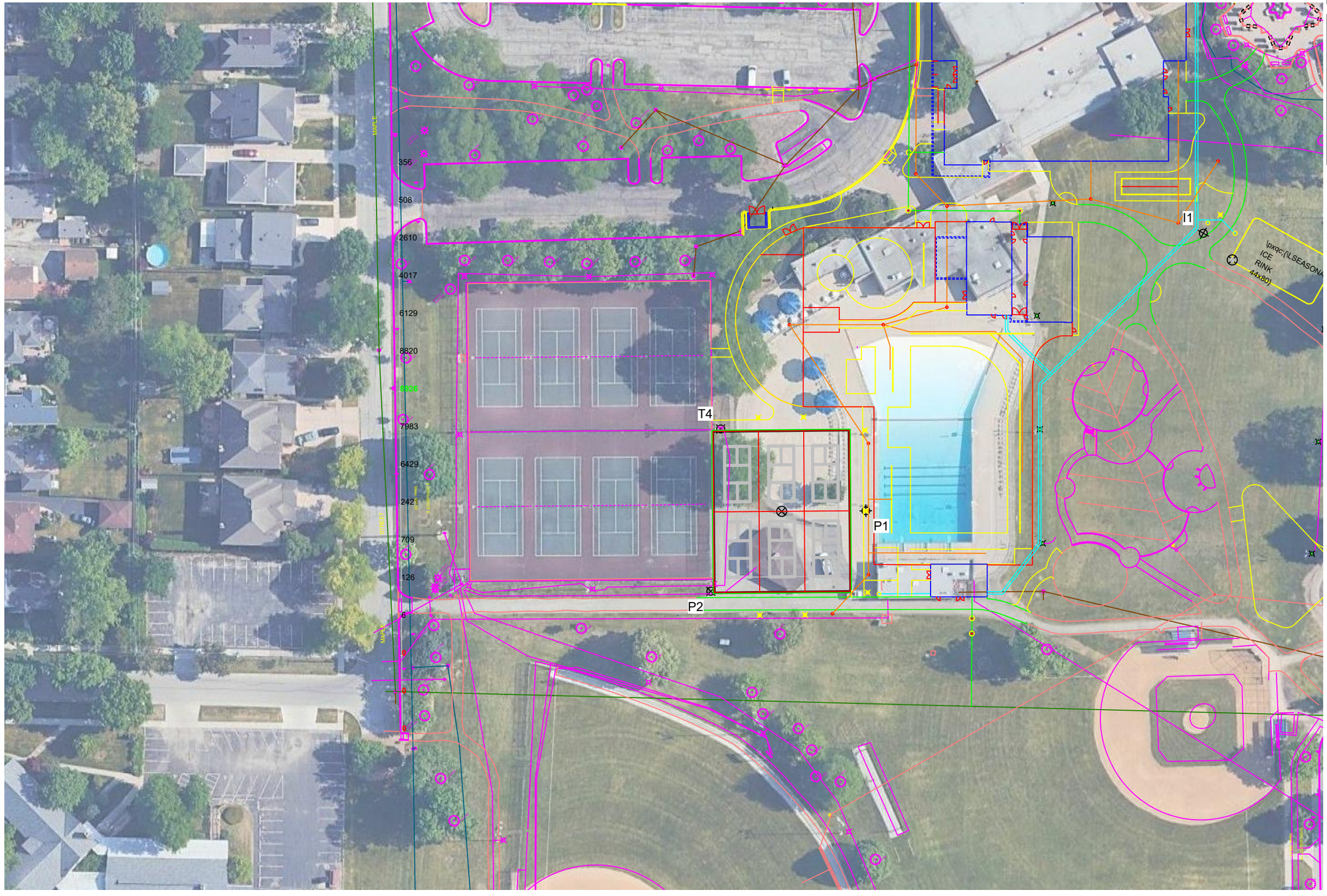
Mount Prospect,IL

Grid Summary

Name:	**Street Spill @ 5ft.**
Spacing:	30.0'
Height:	5.0' above grade

Illumination Summary

INITIAL CANDELA (PER FIXTURE)	
	Entire Grid
Scan Average:	**3065.0591**
Maximum:	8926.21
Minimum:	0.00
CU:	0.00
No. of Points:	16
FIXTURE INFORMATION	
Applied Circuits:	E,F,G
No. of Fixtures:	**16**
Total Load:	9.05 kW



Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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Lions Park Outdoor Pickleball Courts

Mount Prospect,IL

Equipment Layout

INCLUDES:
· Ice Rink
· Pickleball

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Equipment List For Areas Shown

Structure				Fixtures		
QTY	STRUCTURE ID	SIZE	GLOBAL ELEVATION	ABOVE GLOBAL LEVEL	FIXTURE TYPE	QTY/POLE
2	I1 P2	30'	-	30'	TLC-LED-550	4
1	P1	30'	-	30'	TLC-LED-550	5/2*
1	T4	30'	-	30'	TLC-LED-550	3
4	Totals					18

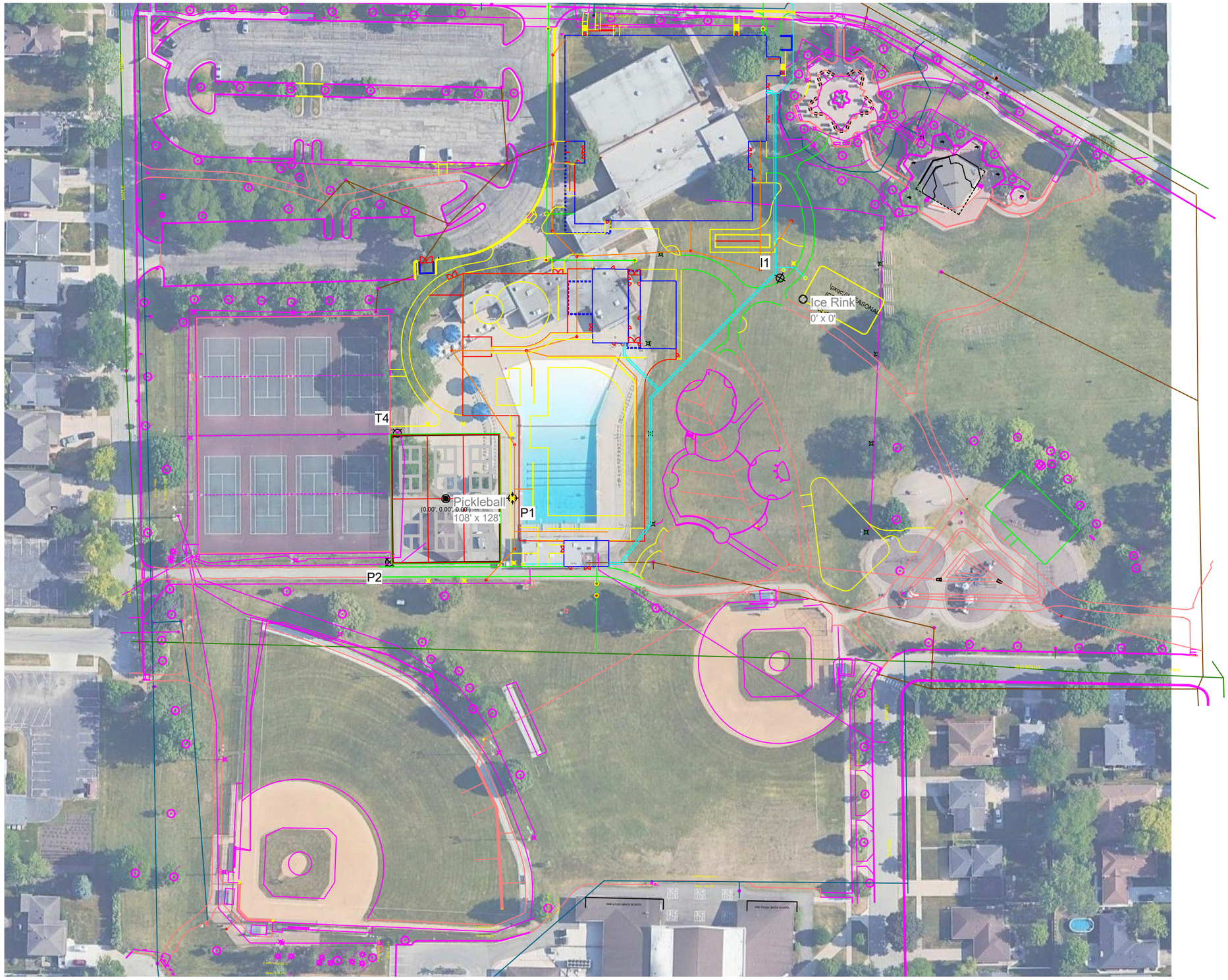
*This structure utilizes a back-to-back mounting configuration

Above Global Level is height of fixtures above design (0,0,0)

Single Fixture Amperage Draw Chart

Driver Specifications (.90 min power factor)	Line Amperage Per Fixture (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4

*Amp draw based on 100% fixture output, consult design specific datasheet for adjusted amperage draw chart



SCALE IN FEET 1 : 100

0' 100' 200'

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Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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LIONS MEMORIAL PARK CONSOLIDATION

PLAT PREPARED BY:
MT. PROSPECT PARK DISTRICT
1000 W. CENTRAL RD.
MOUNT PROSPECT, IL. 60056

After Recording Return Plat to:
MT. PROSPECT PARK DISTRICT
1000 W. CENTRAL RD.
MOUNT PROSPECT, IL. 60056

Send Future Tax Bills to:
MT. PROSPECT PARK DISTRICT
1000 W. CENTRAL RD.
MOUNT PROSPECT, IL. 60056

PINS:
08-12-305-002-0000 - 411 S. MAPLE STREET MOUNT PROSPECT, IL 60056
08-12-400-003-0000 - 500 E. SHA-BONEE TRAIL MOUNT PROSPECT, IL 60056

EXISTING ADDRESSES:

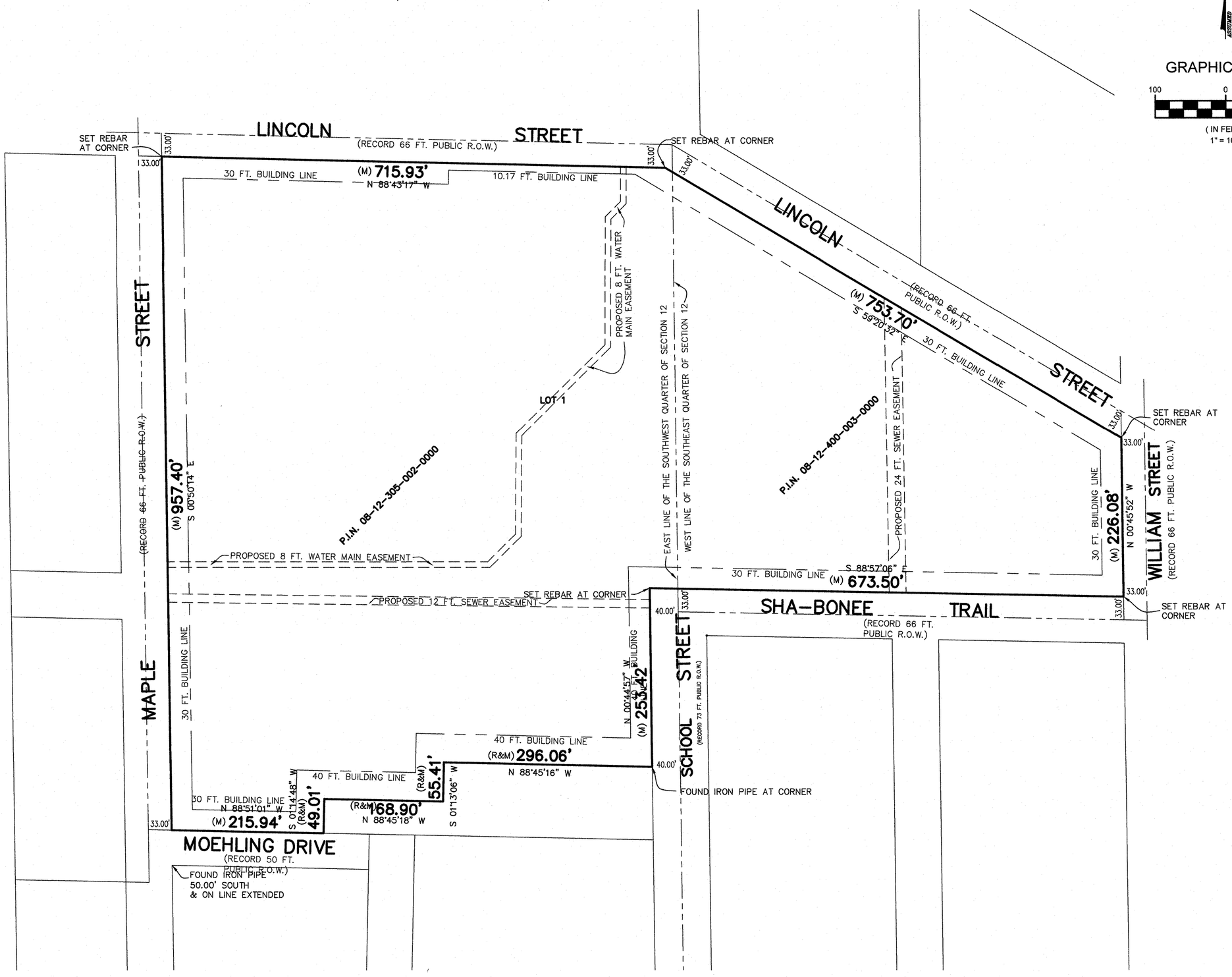
411 S. MAPLE STREET
MOUNT PROSPECT, IL 60056

500 E. SHA-BONEE TRAIL
MOUNT PROSPECT, IL 60056

LIONS MEMORIAL PARK, MOUNT PROSPECT

THE EAST 1/2 OF THE NORTH 60 RODS OF THE SOUTHWEST 1/4 (EXCEPT THAT PART TAKEN BY LIONS PARK SCHOOL PLAT CONSOLIDATION) AND (EXCEPT STREETS) AND (EXCEPT THE WEST 602.65 FEET) IN SECTION 12 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE NORTH 10 ACRES OF THE WEST 40 ACRES OF LOT 5 (EXCEPT THE STREET) AND (EXCEPT THAT PART TAKEN FOR GLEICH'S INDUSTRIAL PARK SUBDIVISION) IN THE DIVISION OF THE SOUTHEAST 1/4 OF SECTION 12 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1" = 100'



The Planning and Zoning Commission:
State of Illinois)
County of Cook)ss

Approved by the Planning and Zoning Commission of the Village of Mount Prospect, Illinois at a meeting held this _____Day of_____ 20_____.

By:_____ Attest:_____
Chairman Secretary

The Village Board of Trustees:

State of Illinois)
County of Cook)ss

Approved by the President and Board of Trustees of the Village Of Mount Prospect, Illinois This _____Day of_____20_____.

By:_____ Attest:_____
President Village Clerk

Village Engineer:
State of Illinois)
County of Cook)ss

Approved by the Village Engineer of the Village of Mount Prospect, Illinois, this _____Day of_____ 20_____.

By:_____
Village Engineer

Village Collector:
State of Illinois)
County of Cook)ss

I find no deferred installments of outstanding unpaid special assessments due against any of the land included in the above plat.

Dated:_____20_____.

_____
Village Collector
Village of Mount Prospect, Illinois

Certificate of Ownership:
State of Illinois)
County of Cook)ss

_____, does hereby certify that it is the owner of the property described hereon and that it has caused the said property to be surveyed and dedicated as shown hereon.

Dated:_____ 20____.

By:_____

State of Illinois)
County of Cook)ss

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 whose name is subscribed, to the foregoing Certificate of Ownership, who acknowledge that at the time of such appearance his or her (their) ownership of the property described hereon and that he or 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 Nortarial Seal this _____ day of _____, 20___.

_____

_____
Notary Public Commission Expires

School District Statement:
State of Illinois)
County of Cook)

The Undersigned, as owner of the property described herein described in the Surveyor's certificate, which will be known as Lions Memorial Park Consolidation, is located within the boundaries of School Districts 26 and 214 in Cook County, Illinois.

Dated This _____ Day of _____20_____.

By: _____
Owner

SURVEYORS CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, WILLIAM E. BIEDERMANN, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED:

THE EAST 1/2 OF THE NORTH 60 RODS OF THE SOUTHWEST 1/4 (EXCEPT THAT PART TAKEN BY LIONS PARK SCHOOL PLAT CONSOLIDATION) AND (EXCEPT STREETS) AND (EXCEPT THE WEST 602.65 FEET) IN SECTION 12 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

EXISTING P.I.N. 08-12-400-003-0000
THE NORTH 10 ACRES OF THE WEST 40 ACRES OF LOT 5 (EXCEPT THE STREET) AND (EXCEPT THAT PART TAKEN FOR GLEICH'S INDUSTRIAL PARK SUBDIVISION) IN THE DIVISION OF THE SOUTHEAST 1/4 OF SECTION 12 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 899,147 SQUARE FEET OR 20.64 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP, COOK COUNTY, ILLINOIS, COMMUNITY PANEL NO. 17031C0216J, EFFECTIVE DATE OF AUGUST 19, 2008.

I, HEREBY GRANT PERMISSION TO THE VILLAGE OF MOUNT PROSPECT OR ITS ATTORNEYS TO RECORD THIS PLAT AND PROVIDE THIS SURVEYOR A RECORDED COPY OF SAME.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON FEBRUARY 11, 2025.

SIGNED ON _____.

BY:

_____

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. _____
MY LICENSE EXPIRES NOVEMBER 30, 2026

PRELIMINARY

REVISED AUGUST 6, 2025 PER EMAIL DATED 8/4/25 (BB)
REVISED JULY 29, 2025 #2025-33017 (BB)

ORDERED BY:	NICHOLAS & ASSOCIATES	CHECKED:	DRAWN: BB
ADDRESS:	LIONS MEMORIAL PARK		

GREMLEY & BIEDERMANN
A DIVISION OF PLCS, CORPORATION
LICENSE NO. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE:	PAGE NO.
2025-32775-001	APRIL 15, 2025	1 OF 1
	SCALE: 1 INCH = 100 FEET	

G:\CAD\2025\2025-32635\2025-32775-001.dwg

SURVEY NOTES:

THIS PLAT IS EXEMPT UNDER THE PLAT ACT PURSUANT TO 765 ILCS 205/1(B) (2), AS "THE DIVISION OF LOTS OR BLOCKS IN ANY RECORDED SUBDIVISION WHICH DOES NOT INVOLVE ANY NEW STREETS OR EASEMENTS OF ACCESS", AND SO IS NOT REQUIRED BY STATE STATUTE, BUT IS REQUIRED BY MOUNT PROSPECT VILLAGE CODE.".

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

Memorandum

TO: Matt Dziubinski
Director of Parks & Planning
Mt. Prospect Park District

Dave Torres
Director of Construction
Nicholas & Associates, Inc.

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: May 20, 2025 **Revised August 11, 2025**

RE: Lions Recreation Center and Memorial Park
Parking Study
411 South Maple Street
Mount Prospect, Illinois

This memorandum summarizes the results of a parking study for Lions Recreation Center and Memorial Park located at 411 South Maple Street in Mt. Prospect, Illinois. This parking analysis was done on behalf of the Mount Prospect Park District and Nicholas and Associates at the request of the Village of Mt Prospect as part of their review process. During the study, Eriksson Engineering Associates (EEA) collected information on the existing and proposed park's recreation facilities and parking spaces, determined the parking required by the Mt. Prospect Zoning Code, and estimated the amount of parking used and needed.

Site Location

Lions Recreation Center and Memorial Park are located at 411 South Maple Street on a 24-acre site in Mt. Prospect, Illinois. It is bounded by Lincoln Street to the north, Williams and School Streets to the east, Shabonee Trail, Moehling Drive, and Lions Park Elementary School to the south, and Maple Street to the west. It is in a residential neighborhood with multi-family buildings to the north and northeast and single-family homes to the east, south, and west. Lions Park Elementary School is located to the south. **Figure 1** shows the location of the park and surrounding uses and roads.

Proposed Changes

The Mt. Prospect Park District will replace the existing recreational center building with a new 55,700 square foot building. It will have a gymnasium, art and dance studios, multi-purpose and multi-generational rooms, a running track, and a pre-school. **Table 1** summarizes the uses within the existing and proposed buildings and their maximum occupancies. The new gymnasium has a capacity for 1,200 persons but the District will limit its use to a maximum of 250 persons based on programing. The new recreational center will accommodate less people than the current building (523 vs. 589).

Outside, the district will replace the existing surf pool with a new community pool, and add a skate park, a basketball court, and pickleball courts to the existing uses at the park. **Table 2** shows the proposed changes for the park. Overall, the capacity of all the outside uses increases 21% from 1,640 to 1,990 persons.

Municipal Parking Requirements

EEA reviewed the Mt Prospect Zoning Code and the proposed use of the park with the new recreation center and outside facilities. **Tables 3 and 4** summarize the parking requirements for the recreational building and for the park. The overall parking requirement for the site is 1,070 spaces (**Table 5**).



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Site Location & Area Roadways

Figure 1

Table 1
Lions Recreation Center
Existing and Proposed Facilities

Use	Maximum Occupancy		Size (sq. ft.)
	Existing	Proposed	
Meeting Room	12		
Gymnasium	400	250	19,180
Pre-School	10	10	850
Dance Studio	40	60	35,670
Multi-Purpose Rooms	120	15	
Staff	7	14	
Art Studio		20	
Track		10	
Multi-Generational		144	
Totals	**589**	**523 (-11%)**	**55,700 sq. ft.**

Table 2
Lions Memorial Park
Existing and Proposed Facilities

Use	Existing		Proposed	
	Number	Occupancy	Number	Occupancy
Big Surf Pool	1	800		
Community Pool			1	1,000
Pool Staff		8		10
Playground	1	100	1	100
Band Shell	1	500	1	500
Skate Park			1	50
Basketball Court			1	20
Baseball Fields	2	200	2	200
Tennis Courts	8	32	8	32
Pickleball Courts			6	32
Ice Rink			1	46
Totals		**1,640**		**1,990**

Table 3
Lions Recreation Center Parking Requirements

Use	Maximum Occupancy (persons)	Size (sq. ft.)	Zoning Requirement		Parking Required
			Category	Parking Required	
Gymnasium	1,200 (250 actual)	19,180	Gym/ Health Club	5 spaces per 1,000 square feet of gross floor area	96.0
Pre-School	10	850			4.3
Multi-Purpose	15	35,670			178.3
Dance Studio	60				
Staff	14				
Art Studio	20				
Track	10				
Multi-Generational	144				
Totals	**523**	**55,700**			**279**

Table 4
Lions Memorial Park Parking Requirements

Use	Proposed		Zoning Requirement		Parking Required
	Number	Occupancy	Category	Parking Required	
Community Pool (38,054 sq. ft.)	1	1,000	Pool	13 spaces per 1,000 square feet of pool area	494.7
Pool Staff		10			
Band Shell	1	500	Theater	1 space per 4 seats	125.0
Playground	1	100	Amusement Establishment	1 space per 3 persons capacity plus 1 space per employee	33.3
Skate Park	1	50			16.7
Basketball Court	1	20			6.7
Baseball Fields	2	200			66.7
Tennis Courts	8	32	Tennis Club	2 spaces per court	16.0
Pickleball Courts	6	32			16.0
Ice Rink	1	46	Amusement Establishment	1 sp per 3 persons	15.3
Totals		**1,990**			**791**

Table 5
Total Site Parking Requirements

Use	Parking Required by Code
Lions Community Center	279
Lions Memorial Park	791
Total	**1,070**

The zoning code requirement is based on the maximum occupancy of each individual use on a site occurring simultaneously. In reality, this situation does not occur.

National and Local Parking Surveys

EEA reviewed the national parking data for recreation centers and parks found in the Institute of Transportation Engineers Parking Generation Manual, 6th Edition. **Table 6** summarizes ITE parking demand results for the recreation center (Land Use Code 495) of 100 vehicles. Thiis is significantly less than the zoning requirement of 279 spaces. A recent parking study at the Arlington Ridge Recreation Center in Arlington Heights (89,265 square feet) found the peak demand on a Saturday was 1.47 vehicles per 1,000 square feet. Using this rate for the proposed building would generate 82 parked vehicles.

The parking supply at the Mt. Prospect Park District Rec Plex was also reviewed and compared to its building size. The 93,000 square foot building has 384 parking spaces or 4.1 spaces per 1,000 square feet. Please note that the Rec Plex has an indoor pool which will increase its parking supply.

Table 6
Lions Recreation Center Parking Comparison

Source	Total Demand
Mt. Prospect Zoning Code	279
ITE Parking Data	100
Arlington Ridge Center	82
MPPD Rec Plex	228

The ITE does not have a full set of data for all the outdoor uses at the park so a combination of ITE data, local surveys, and projected occupancy rates were used to estimate the outside activities demand.

Pool parking was estimated from data EEA has from work with the Arlington Heights Park District on Frontier Park and Camelot Park pools. Parking data found the Frontier Park demand was 0.32 vehicles per bather and 0.10 vehicles per bather for Camelot Park. Camelot Park demand rate is lower since it is located in the middle of a large residential neighborhood allowing more walking and biking usage. Frontier Park is located on the edge of one neighborhood resulting in more driving. The more conservative value of 0.32 was used.

The tennis and pickleball courts were based on LUC 490 Tennis Club which contained only one survey on a Saturday. This data was used and is slightly higher than the village requirement. The remaining uses were based on the village code. **Table 7** shows the demand of the outside activities could be 453 vehicles, based on all activities occurring at the same time at maximum occupancy. **Table 8** shows the total demand at 553 vehicles which is 55% less than the code calculations.

Table 7
Lions Memorial Park ITE Parking Demand

Use	Number	Occupancy	Source	Vehicles
Community Pool	1	1,000	A Hts PD	320.0
Pool Staff		10		
Playground	1	100	Mt. Prospect Code	33.3
Band Shell	1	500		125.0
Skate Park or Ice Rink	1	50/46		16.7
Basketball Court	1	20		6.7
Baseball Fields	2	200		66.7
Tennis Courts	8	32	ITE LUC 490	9.4
Pickleball Courts	6	32		
Totals		**1,944**		**452.8**

Table 8
Total ITE Site Parking Demand

Use	Weekday	Saturday
Lions Community Center	100	100
Lions Memorial Park	453	453
Total	**553**	**553**

Seasonality and Scheduling

As mentioned, the zoning code does not consider the seasonal uses of the park's activities, time of day, or actual use versus maximum activity. In the appendix, the Mount Park District provided an estimated usage by the number of attendees and parked vehicles for various time of day and season. The parking demand ranged from 154 vehicles to 612 vehicles on a Thursday concert at the bandshell.

Most large recreation centers and parks have similar situations with a large maximum capacity not needing all the required parking spaces. EEA compared Lions Park with three large Arlington Park District parks and compared their maximum capacity to the nearby available parking. **Table 9** shows that park name, maximum capacity, and the available parking on-site, adjacent on-street, and other available parking. Lions Park provides similar or more parking than the three other parks in the area.

Table 9
Parking Supply at Other Parks

Park	Maximum Capacity	Available Parking				Persons Per Space
		On-site	Garage/School	Adjacent On-Street	Total	
Recreation	1,844	76	-	249	325	5.67
Camelot	1,671	72	-	190	262	6.37
Frontier	1,608	93	-	61	154	10.44
Lions	**1,990**	**200**	**262**	**157**	**619**	**3.21**

On-site Parking Supply

The park has one existing parking lot in the northwest corner of the site by the surf pool and recreation center. It has 173 regular and 6 accessible parking spaces for a total of 179 on-site parking spaces. With the proposed improvements, it will have 194 regular and 6 accessible parking spaces for a total of 200 on-stie parking spaces.

A total of 1,070 parking spaces are required by the Mt. Prospect Zoning Code which exceeds the number of on-site parking spaces. Any available on-street or garage parking nearby cannot be counted toward the zoning requirement. A parking variation of 870 spaces will be needed.

Providing an additional 870 parking spaces at the park would need about six acres of pavement which world significantly increase storm water runoff and decrease landscaping/green areas. Also, program areas would need to be removed in order to provide a larger parking lot.

There are available public parking areas nearby on-street, at Lions Park Elementary School, and at the Maple Street Parking Garage that could accommodate park parking without constructing bigger lots.

Lions Park Elementary School

The school immediately south of the park has two parking lots with a total of 93 spaces including 6 accessible spaces. The Mt. Prospect Park District and School District 57 does have an intergovernmental agreement the use each other's parking lots. These school parking lots are primarily used for the baseball fields and for overflow parking at the pool.

Maple Street Parking Deck

The Maple Street parking deck is located north of Dawson Drive between Maple and Elm Streets. It has 262 spaces.

Other Off-street Parking Opportunities

The District is exploring agreements for off-street parking agreements at Dasom Community Church (30-50 spaces) and Busse Automotive (50-75 spaces) for additional parking.

On-Street Parking

Lions Park parking inventory area is bounded by Prospect Avenue to the north, Louis Street to the east, Council Trail to the south, and Emerson Street to the west. Land uses around the site consist of an apartment complex to the north, an apartment complex and single-family homes to the east, Lions Park Elementary School and single-family homes to the south, and single-family homes to the west.

There is a significant amount of on-street parking adjacent to the park on Emerson Street, Prospect Avenue, Louis Street, Council Trails, Lincoln Street, William Street, Owen Street, School Street, Shabonee Trail, Maple Street, Moehling Drive, Dawson Drive, and Elm Street. **Appendix Table 1** summarizes the available parking on-street near to the park. Within the total study area, there are approximately 861 on-street parking

spaces available for use by the neighborhood residents and the park. Realistically, most park patrons will first use the on-street parking of the streets adjacent to the park that can accommodate 184 vehicles.

Parking Survey

EEA conducted parking surveys at and around the park Tuesday May 14th and Saturday May 3rd, 2025. The counts started at 10:00 AM and continued every two hours until 6:00 PM. While there was some activity at the park, this data provided information of the parking not related to the park. **Table 10** summarized the results for the off-street parking areas in the school and park lots and the garage.

Table 10
Off-Street Parking Lot Surveys

Time	Loins Park Lot		Lions Elementary Lot		Parking Garage	
Date	**Tuesday May 13th**	**Saturday May 3rd**	**Tuesday May 13th**	**Saturday May 3rd**	**Tuesday May 13th**	**Saturday May 3rd**
Inventory	**179**		**93**		**279**	
10:00 AM	**23**	38	**69**	**32**	105	34
Noon	8	**58**	66	3	**109**	39
2:00 PM	13	18	66	4	97	37
4:00 PM	13	8	15	1	95	36
6:00 PM	20	14	7	1	50	**43**

School Hours

Overall Parking Availability

Tabel 12 below shows the available open parking spaces at and around the park that can accommodate up to 1,141 vehicles. This number exceeds the 1,070 required spaces per code but exceeds the actual number of parked vehicles expected at 154 to 612 or less.

Table 11
On-Street Parking Lot Surveys

Time	Streets Adjacent to the park		Other Streets within Study Area		Total	
Date	**Tuesday May 13th**	**Saturday May 3rd**	**Tuesday May 13th**	**Saturday May 3rd**	**Tuesday May 13th**	**Saturday May 3rd**
10:00 AM	13	10	112	80	115	90
Noon	13	8	107	88	120	96
2:00 PM	16	10	124	81	140	91
4:00 PM	21	20	125	82	146	102
6:00 PM	**27**	19	**140**	83	**167**	102
Capacity	184		677		861	
Peak Usage	15%		21%		19%	
Surplus	**+157**	**+165**	**+537**	**+594**	**+694**	**+759**

Table 12
Available Parking

Use	Weekday	Saturday
Lions Community Center and Memorial Park	185	185
Lions School	78	93
Maple Street Garage	167	236
Adjacent On-street	157	165
Subtotal	**587**	**482**
Other On-Street	537	594
Total	**1,124**	**1,076**
Possible Dasom Church and Busse Auto Parking	**80-125**	

Conclusion

This study reviewed the parking requirements for Lions Recreation Center and Memorial Park in Mt. Prospect, Illinois. The results of the analyses are:

1. The existing on-site parking lot has a total of 179 parking spaces including 6 accessible spaces in a single parking lot. The total proposed on-site parking supply is 200 spaces.
2. Based on the maximum possible occupancy of the building and grounds, 1,070 on-site parking spaces are required by the zoning code. A parking variation of 870 parking spaces is required.
3. Providing an additional 870 parking spaces at the park would need about six acres of pavement which world significantly increase storm water runoff and decrease landscaping/green areas.
4. National parking data for recreation centers and parks indicates the peak demand would be 553 vehicles.
5. Estimated seasonal and time of day usage of the park ranges from 154 to 612 vehicles.
6. The combined on-site, off-site, and on-street parking supply provides over 1,076 parking spaces which is twice the peak surveyed demand with the addition.

Appendix

Estimated Seasonal Use of Lions Park Facilities

Hours of Operation

ITE Calculations

Parking Surveys

Summer - Daytime

Pool	141	(141 Park)
Park Users	40	(40 Park)
Building Staff	8	(8 Park)
Walking Track	13	(13 Park)
Art Studio	14	(12 Dropoff, 2 Park)
Dance Studio Camps	17	(15 Dropoff, 2 Park)
Gym 1 (Sports Camp)	17	(15 Dropoff, 2 Park)
Gym 2 (Used by Camp)	0	(Accounted for in Camp)
Gym 3 (Sports Camp)	17	(15 Dropoff, 2 Park)
Camp	255	(230 Dropoff, 25 Park)
	522	(Including Drop-off)
	235	(Not including Drop-off)

Summer - Evening

Pool	141	(141 Park)
Park	40	(40 Park)
Building Staff	8	(8 Park)
Walking Track	13	(13 Park)
Art Studio	0	(No Studio Evening Summer)
Dance Studios (All 3)	31	(27 Dropoff, 4 Park)
Gym - Court 1 (Open Gyr	20	(20 Park)
Gym - Court 2 (Rental)	12	(12 Park)
Gym - Court 3 (Rental)	12	(12 Park)
	277	(Including Drop-off)
	250	(Not including Drop-off)

Summer - Concert Night (Mondays and Thursdays)

Pool (Closed for Concerts	0	Pool to Close for Concerts
Building Staff	8	(8 Park)
Gym - 3 Courts Available	60	(60 Park)
Dance Studios (All 3)	31	(27 Dropoff, 4 Park)
Walking Track	13	(13 Park)
CONCERT PARKING	200	(Estimate - Monday Concert 200 with Community Band,Thursday Parking 500+)
	312	**Monday Concerts**
	612	**Thursday Concerts**

Winter - Weekend (or Weekday Evening)

Basketball	99	(99 Park)
Walking Track	13	(13 Park)
Building Staff	8	(8 Park)
Multigen - Community Bar	50	(50 Park)
Dance Studios	31	(27 Dropoff, 4 Park)
Art Studio	14	(12 Dropoff, 2 Park)
	215	(Including Drop-off)
	176	(Not including Drop-off)

Winter - Weekday AM (Same with Spring/Fall)

Walking Track	13	(13 Park)
Building Staff	8	(8 Park)
Pickleball/Open Gym	60	(60 Park)
Art Studio	10	(10 Park, incl. 2 staff)
Dance Studio (1 Studio)	12	(12 Park - Parent/Tot)
Multigen - Senior	32	(32 Park)
Preschool	19	(17 Dropoff, 2 Park)
Multipurpose Program	17	(17 Park, Parent/Tot)
	171	(Including Drop-off)
	154	(Not including Drop-off)

Winter - Weekday Afternoon (Same with Spring/Fall)

Walking Track	13	(13 Park)
Building Staff	8	(8 Park)
Open Gym (1 Court)	20	(20 Park)
Gym 3 (Pickleball)	22	(1 Court (CCC Max) - 22 Park)
Multipurpose Rental	17	(17 Park)
Multigen Big Rental	102	(102 Park)
	182	

Lions Memorial Park Land Use Table
Existing and Proposed Site Amenities

7.17.2025

Use	Current Hours	Proposed Hours	Outdoor Lighting
Recreation Center	Year Round; 7am-9pm Monday through Friday and 7am-4pm Saturdays and Sundays	Year Round; 6am-11pm Monday through Sunday	No
Community Pool	May-August; 1pm-6:30pm Mondays, Wednesday, Friday, 11:30am-5pm Thursdays, 11:30am-5pm Saturdays and Sundays	Seasonal; May-September; 6am-9pm, Monday through Sunday	No
Outdoor Splash Pad	N/A	Seasonal; May-September; 6am-9pm, Monday through Sunday	No
Playground	Year Round; dawn to dusk, Monday through Sunday	Year Round; dawn to dusk, Monday through Sunday	No
Bandshell	Seasonal; 5pm-10pm Mondays and Thursdays. Unless permitted for community special events	Seasonal; 7am-10pm for Park District and permitted community special events	Yes
Skate Plaza	N/A	Seasonal; dawn to dusk, Monday through Sunday	No
Outdoor Basketball	N/A	Seasonal; dawn to dusk, Monday through Sunday	No
Baseball Fields	Seasonal; April-October; 7am-11pm, Monday through Sunday	Seasonal April-October; 7am-10pm, Monday through Sunday	Yes
Tennis Courts	Seasonal; 7am-11pm; Monday through Sunday	Seasonal; 7am-10pm, Monday through Sunday	Yes
Pickleball Courts	N/A	Seasonal; 7am-10pm, Monday through Sunday	Yes
Seasonal Ice Rink	N/A	Seasonal; December-February 7am-10pm, Monday through Sunday	Yes
Outdoor Game Area	N/A	Seasonal; dawn to dusk, Monday through Sunday	No
Pedestrian Pathway	Year Round; dawn to dusk, Monday through Sunday	Year Round; dawn to dusk, Monday through Sunday	No

Tennis Court
(490)

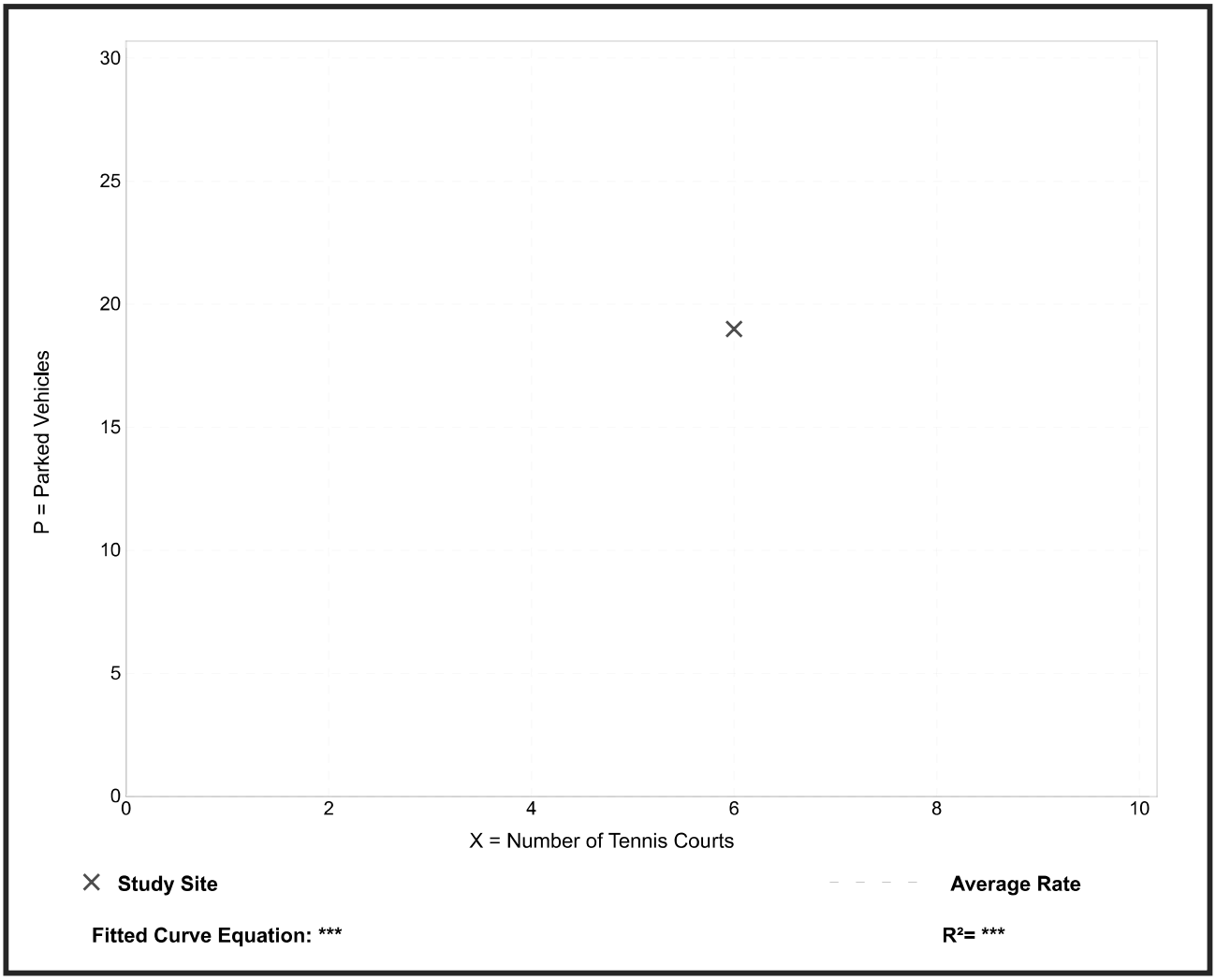
Peak Period Parking Demand vs: **Tennis Courts**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Tennis Courts: 6.0

Peak Period Parking Demand per Tennis Court

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.17	3.17 - 3.17	*** / ***	***	***

Data Plot and Equation

Caution – Small Sample Size



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

Recreational Community Center
(495)

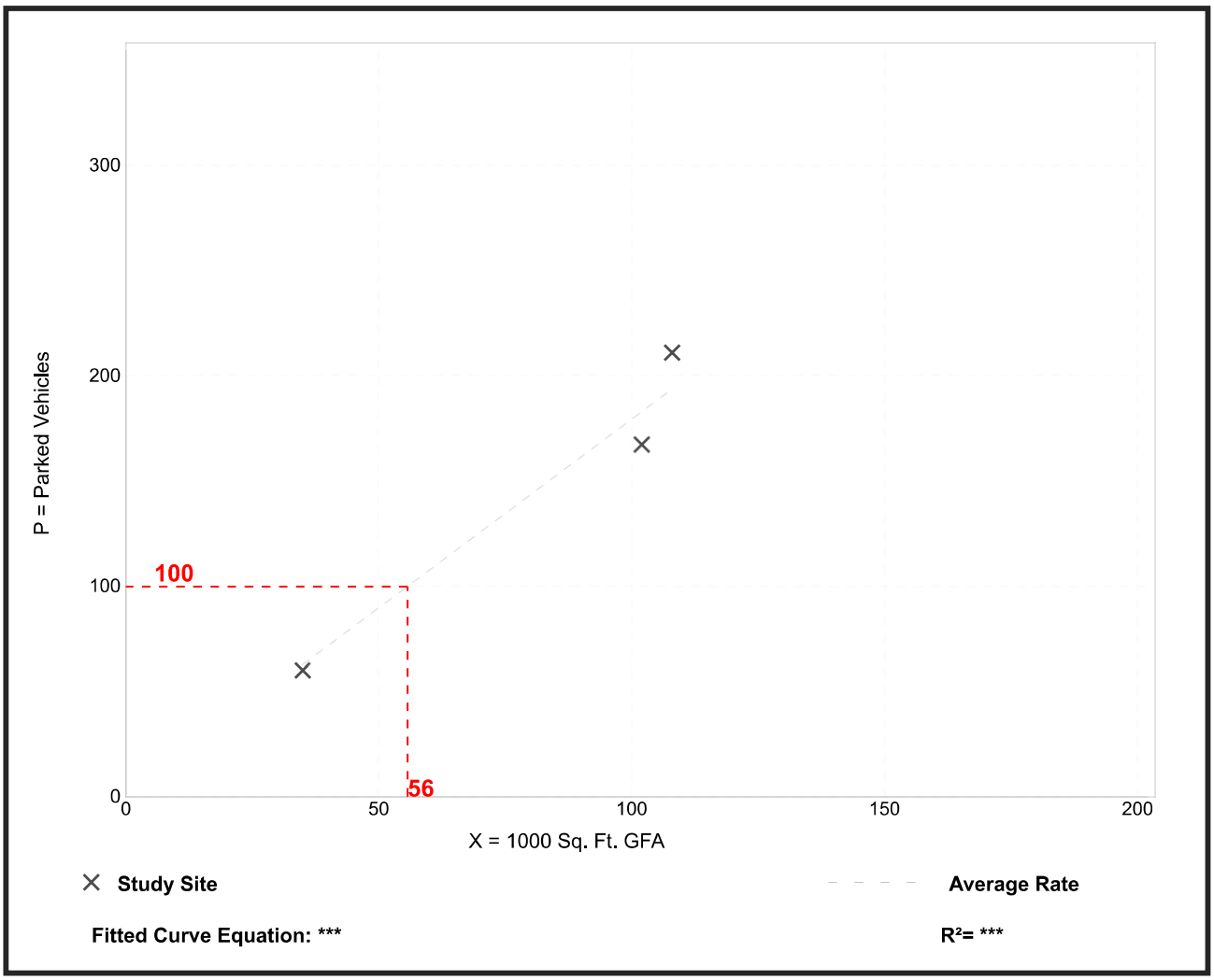
Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 82

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.79	1.64 - 1.95	1.66 / 1.95	***	0.18 (10%)

Data Plot and Equation

Caution – Small Sample Size



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

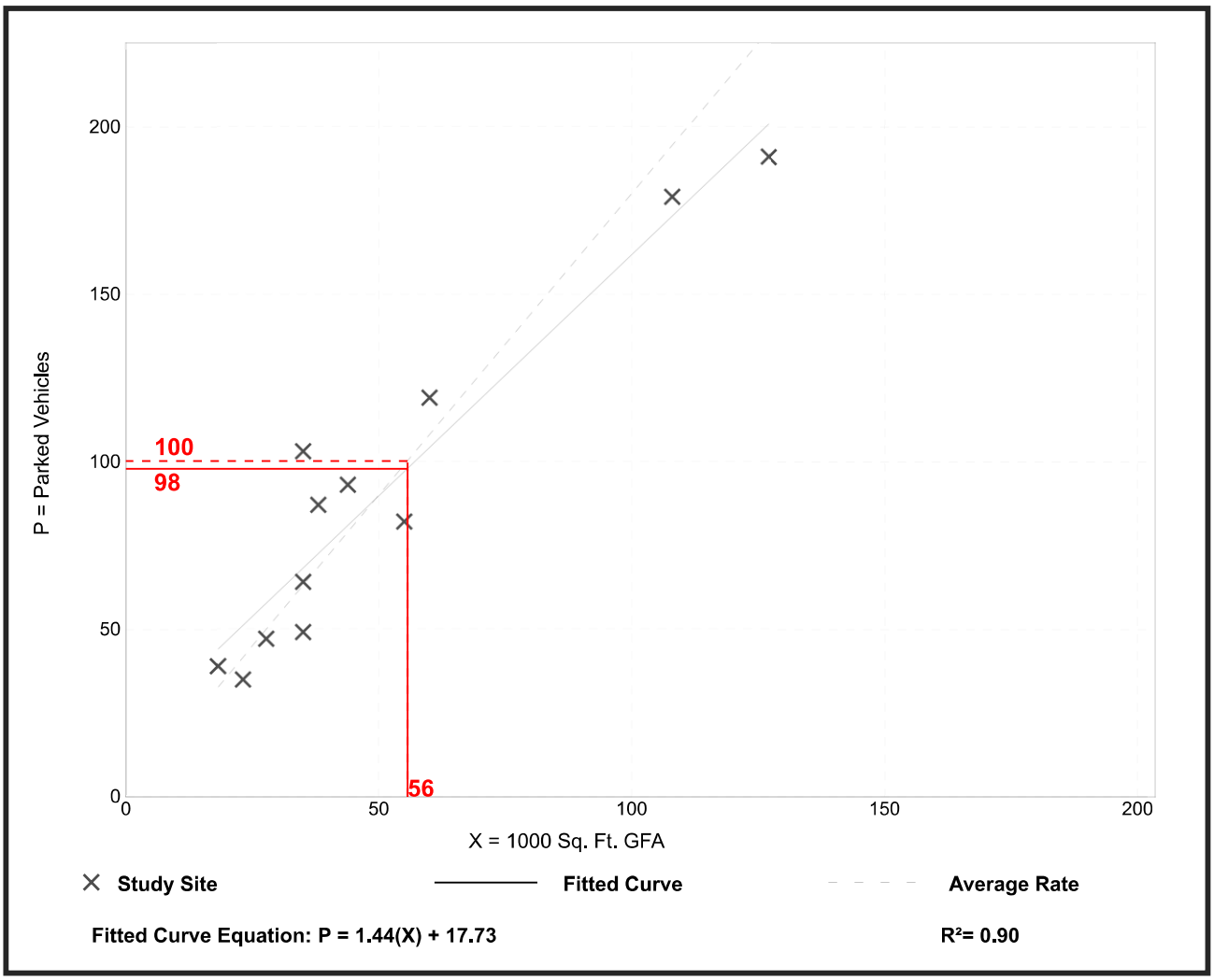
Recreational Community Center
(495)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 51

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.80	1.40 - 2.94	1.56 / 2.32	***	0.40 (22%)

Data Plot and Equation



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

Appendix Table 1 - Parking Survey Results

Street	Location	Side	Regulations	Spaces Available	Saturday Parking Demand					Wednesday Parking Demand				
					10:00 AM	12:00 PM	2:00 PM	4:00 PM	6:00 PM	10:00 AM	12:00 PM	2:00 PM	4:00 PM	6:00 PM
Emerson Street	Council Trail to Shabonee Trail	West	No Parking Anytime	None	2	2	2	3	3	0	0	0	0	1
		East	2 Hr Parking from 7:00 AM to 6:00 PM	20										
	Shabonee Trail to Lincoln Street	West	No Parking Anytime	None	2	2	1	1	1	1	3	2	3	2
		East	2 Hr Parking from 7:00 AM to 6:00 PM	17										
	Lincoln Street to Milburn Avenue	West	No Parking Anytime	None	2	1	2	4	1	1	0	0	0	3
		East	2 Hr Parking from 7:00 AM to 6:00 PM	15										
	Milburn Avenue to Prospect Avenue	West	No Parking Anytime (In Front of Homes)	9	7	16	14	14	24	6	6	7	0	2
		East	2 Hr Parking from 7:00 AM to 6:00 PM (In Front of Homes), 4 Hr Parking from 7:00 AM to 6:00 PM	16										
Propsect Avenue	Emerson Street to Maple Street	North	2 Hr Parking from 7:00 AM to 6:00 PM	10	4	5	4	6	13	0	2	1	5	4
		South	2 Hr Parking from 7:00 AM to 6:00 PM	7										
	Maple Street to School Street	North	No Parking from 1:00 AM to 5:00 AM	33	17	13	21	13	10	24	28	29	27	18
		South	2 Hr Parking from 7:00 AM to 6:00 PM	28										
	School Street to William Street	North	No Parking from 1:00 AM to 5:00 AM	29	3	4	6	4	8	1	1	2	2	4
		South	2 Hr Parking from 7:00 AM to 6:00 PM Monday - Friday	22										
	William Street to Edward Street	North	2 Hr Parking from 7:00 AM to 6:00 PM Monday - Friday	28	9	8	9	11	11	4	3	4	8	10
		South	2 Hr Parking from 7:00 AM to 6:00 PM Monday - Friday	27										
Louis Street	Council Trail to Shabonee Trail	East	None	13	15	15	19	19	10	1	2	2	5	4
		West	None	14										
Council Trails	Emerson Street to Maple Street	North	None	11	0	0	0	0	0	0	0	0	0	0
		South	No Stopping, Standing, Parking on School Days 8:00 AM to 4:00 PM	11										
	Maple Street to Elm Street	North	None	11	0	0	0	0	0	0	0	0	0	0
		South	No Stopping, Standing, Parking on School Days 8:00 AM to 4:00 PM	12										
	Elm Street to School Street	North	No Parking Drop-Off/Pickup Zone On School Days from 8:00 AM to 4:00 PM	10	0	0	0	0	0	0	0	0	0	0
		South	No Stopping, Standing, Parking on School Days 8:00 AM to 4:00 PM	9										
	School Street to Owen Street	North	None	10	0	0	0	0	0	0	0	0	0	0
		South	No Stopping, Standing, Parking on School Days 8:00 AM to 4:00 PM	13										
	Owen Street to William Street	North	None	10	0	0	1	0	1	0	1	0	1	0
		South	No Stopping, Standing, Parking on School Days 8:00 AM to 4:00 PM	8										
	William Street to Louis Street	North	None	8	0	0	0	0	2	0	0	0	0	0
		South	None	13										
Lincoln Street	Emerson Street to Maple Street	North	2 Hr Parking from 7:00 AM to 6:00 PM	11	0	0	0	0	0	1	1	1	2	3
		South	2 Hr Parking from 7:00 AM to 6:00 PM	11										
	Maple Street to School Street	North	None	16	7	7	6	9	9	0	0	1	3	6
		South	2 Hr Parking from 7:00 AM to 6:00 PM	25										
	School Street to William Street	North	4 Hr Parking from 7:00 AM to 6:00 PM Except Sat, Sun, & Holidays	26	5	5	8	6	13	7	6	6	8	7
		South	No Parking Anytime	0										
William Street	Propsect Avenue to Lincoln Street	West	2 Hr Parking from 7:00 AM to 6:00 PM	21	4	5	4	8	6	9	7	7	3	3
		East	No Parking Anytime North of Lincoln Street	6										
	Shabonee Trail to Council Trail	West	None	19	3	3	3	3	3	3	3	4	2	3
		East	None	12										
Owen Street	Council Trail to Shabornee	West	None	14	2	2	2	2	3	0	5	0	1	0
		East	None	14										
School Street	Lincoln Street to Prospect Avenue	West	2 Hr Parking from 7:00 AM to 6:00 PM	13	0	0	1	1	3	2	1	1	1	0
		East	2 Hr Parking from 7:00 AM to 6:00 PM	12										
	Council Trail to Shabornee Trail	West	No Parking at Drop-Off/Pickup Zone On School Days from 8:00AM to 4:00 PM	6	0	0	0	0	0	0	0	1	3	2
		East	No Stopping, Standing, Parking on School Days 8:00 AM to 4:00 PM	21										
Shabonee Trail	Emerson Street to Maple Street	North	2 Hr Parking from 7:00 AM to 6:00 PM	12	1	1	0	0	0	0	0	0	0	0
		South	No Parking Anytime	0										
	School Street to Owen Street	North	None	13	1	1	1	4	3	1	0	0	3	1
		South	None	15										
	Owen Street to William Street	North	None	15	0	0	0	0	0	0	0	0	0	0
		South	None	7										
	William Street to Louis Street	North	None	14	0	2	3	6	4	4	2	2	5	5
		South	None	11										
Maple Street	Council Trail to Moheling Drive	West	None	8	0	0	0	0	0	0	0	0	0	0
		East	No Stopping, Standing, Parking Anytime	0										
	Shabonee Trail to Lincoln Street	West	2 Hr Parking from 7:00 AM to 6:00 PM	18	0	0	1	2	2	1	1	1	1	0
		East	No Parking Anytime	0										
	Lincoln Street to Prospect Avenue	West	2 Hr Parking from 7:00 AM to 6:00 PM	38	13	12	15	11	14	11	12	10	7	12
		East	2 Hr Parking from 7:00 AM to 6:00 PM	36										
Dawson Drive	Maple Street and Elm Street	North	None	8	5	5	7	8	8	5	5	5	5	6
		South	None	10										
Elm Street	Lincoln Street to Prospect Avenue	West	Guest Only Parking	15	13	11	10	11	15	8	7	5	7	6
		East		0										
Lions Park Parking Lot (North)			Regular	173	38	54	18	8	14	23	8	13	13	20
			ADA	6										
School Parking Lot (West)			Regular	78	32	3	4	1	1	60	61	61	14	7
			ADA	4										
School Parking Lot (East)			Regular	9	0	0	0	0	0	9	5	5	1	0
			ADA	2										
Parking Garage			Regular	261	34	35	37	36	43	105	109	97	95	50
			ADA	7										
			EV	2										
			ON-street next to Park	184	13	13	16	21	27	10	8	10	20	19
			Total On-street	861	115	120	140	146	167	90	96	91	102	102

STORMWATER MANAGEMENT REPORT

for

Lions Park – Ph 2

Mt. Prospect Park District

Lions Park – Phase 2

411 S Maple St

Mount Prospect, Illinois

Date: June 16th, 2025
Rev. July 17, 2025

Prepared by:

Jeff Geldmyer, PE

Eriksson Engineering Associates, Ltd.



EXPIRATION DATE: 11/30/2025

135 S Jefferson Street, Suite 135, Chicago, IL 60661

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ERIKSSON ENGINEERING ASSOCIATES, LTD.

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NARRATIVE

INTRODUCTION

The purpose of this report is to determine the stormwater impacts for the proposed improvements at Lions Park, owned by the Mt. Prospect Park District (MPPD), and located at 411 S Maple St in Mt. Prospect. The existing 20.8 (±) acre site is bounded by residential properties on all sides, as well as Lions Elementary School to the South. The site is primarily bordered by single-family residential properties. The site is under the Metropolitan Water Reclamation District of Greater Chicago's Watershed Management Ordinance and the Village of Mt. Prospect's Municipal Code.

EXISTING CONDITIONS

The existing site consists of a public recreation building and outdoor pool facility with supporting infrastructure, including parking lot and pathways. Additionally, there are existing Veteran's Memorial Garden and Bandshell improvements on-site. The site also provides various recreational facilities, including walking paths, playground facilities, and valuable open space for flexible programming needs for the park district. Recent improvements on-site include the construction of the new playground and path facilities in summer of 2024. In general, the site slopes to the southeast and drains to the existing village storm sewer infrastructure that traverses the site. In general, stormwater overflow routes from the site spill southwest towards Sha-Bonee Trail ROW in the event that local sewer capacity is exceeded.

There are Village sewers that traverse the site in existing conditions. This includes a 24" storm sewer that discharges to Weller Creek, and a 90" combined sewer that discharges to an MWRD interceptor that run N/S through the site, as well as an existing 24" combined sewer that runs E/W before connecting to Village infrastructure in Sha-Bonee Trail.

There are notable portions of green space in existing conditions, particularly in the southwest and eastern portions of the site, that will be remain as such and are well outside the proposed improvements.

There are two existing stormwater management areas on-site per record information from the MWRD. This includes the basin installed in 2024 in the area of the previous playground under WMO 23-0277, as well a small stormwater system to meet MWRD requirements during the memorial garden improvements under SPO 12-0060. There will be slight impacts to the SPO 12-0060 stormwater area, as discussed further in the proposed conditions, but in general, the improvements will have minimal impacts on existing stormwater management facilities.

Sanitary flows are conveyed to Village combined sewer infrastructure located in Lincoln St as well as the existing 24" combined sewer that traverses the site. This includes sanitary connections for the Recreation Building and Bathhouse Building, as well as a dedicated sanitary service for the filter backwash discharge at the Mechanical Building.

PROPOSED CONDITIONS

The proposed project consists of the demolition of the existing public recreation building and outdoor pool facility and construction of new, replacement facilities. The overall character and function of the site will not be impacted as a result of the improvements. In addition to the rec building and aquatic facilities, various recreational facilities are also proposed, including a new skate park, outdoor basketball courts and various pathway and plaza area improvements. The existing parking lot is to be milled and overlaid and is considered Non-Qualified Development. The parking lot will also be routed through the proposed stormwater management system, although it is not required to do, providing a watershed benefit to the area. These improvements were discussed with the MWRD during the Pre-Application meeting, who is in agreement that the parking lot storm sewer improvements can also be excluded from the Qualified Development Area, as these improvements are considered re-routing and do not impact ultimate receiving sewer. All tributary areas are appropriately accounted for in the overflow calculations.

The proposed improvements will result in approximately 3.86 Acres of total Qualified Development Area. Stormwater improvements are to be provided for all Development areas on site per MWRD requirements. Portions of the site are excluded from the qualified development area, as they will not be disturbed or are considered maintenance and/or open space development, all of which are non-qualified improvements. This includes extensive portions of green space, including the ballfields, that will not be disturbed, as well as portions of existing parking lot and court improvements that are to remain without changing drainage characteristics.

The majority of the Qualified Development Area is located in the vicinity of the pool and rec building improvements. However, there are also additional improvements that are more isolated that are also considered Qualified Development Area. This includes the skate park improvements as well as the asphalt basketball court. The skate park area is readily tributary to the Phase 1 detention basin installed under WMO 23-0277, and this basin can handle the additional storage volume without significant impact to the original design.

The basketball area will drain to green space on-site and is not immediately tributary to a stormwater management system. However, there is extensive “Trade-Off” area available due to the existing parking lot being detained, meaning that this area does not need to be considered as Undetained Development Area.

A small portion of the proposed improvements overlaps with the SPO 12-0060 Detention Service Area and may also have a slight impact on the provided volume per the record design. To account for this, the team proposes to leave all existing storage and corresponding infrastructure in place, while also adding the previously required detention volume to the Phase 2 required storage; that is, the required storage volume is the SPO Volume + New Volume for Development Area. Additionally, the storm sewer downstream

of the existing system is to be routed through the proposed basin, meaning that the areas are also hydrologically connected.

To determine the required detention volumes, the MWRD Nomograph was utilized. Two sets of calculations are included. The first speaks to all of the development area tributary to the new, east basin, which is the majority of the site improvements. Per the Nomograph, the required storage is 1.417 Acre-Ft. With the additional SPO volume, the total required storage for the east basin is 1.472 Acre-Ft.

This storage is to be provided in an approximately 22,500 SF detention basin located near the eastern portion of the site. The basin is to be 5' deep and include 12" of ponding beneath the outlet pipe in order to meet MWRD Volume Control requirements. The pond is to have 4:1 side slopes with an underdrain at the bottom to help dewater the area over time. The basin, as well as the adjacent green space, will be native planted. Volume Control for the entirety of the improvements will be met through the east basin. The existing parking lot trade off area will more than account for any of the proposed impervious area that is not intended to be directly tributary to the stormwater management system.

Additionally, a Nomograph Calculation was prepared just for the Skate Park area, which is tributary the Phase 1 basin. This is considered a Redevelopment by the MWRD, and will require a Schedule D Legacy. The approximate additional detention storage required is 0.079 Acre-Ft. The Phase 1 required storage is 0.174 Acre-Ft, meaning the new required storage is 0.253 Acre-Ft. To meet this required storage in the current basin, the HWL will increase by approximately 8" from the approved As-Built conditions.

In general, all stormwater storage on-site is to be provided in surface detention basins. All stormwater flows will discharge to the Village 24" separate storm sewer that outfalls to Weller Creek. The proposed storm sewers will be sized to convey the 100-year rainfall event without surcharging above grade. Stormwater overflows generally convey to the south towards Sha-Bonee Trail ROW. All overflow elevations are well below existing or proposed Finished Floor Elevations in the vicinity of the site.

Non-Qualified Development Areas, which include maintenance and appropriate open space activities, are excluded from the Development Area in accordance with MWRD requirements.

METHODOLOGY

In order to determine the detention requirements on site, the MWRD Bulletin 75 Nomograph was used. For the primary development area, the allowable release rate for the site was determined by looking at the Qualified Development Area (3.73 Acres). The site falls within the Des Plaines River watershed, with an assigned allowable release rate of 0.20 cfs/acre. Per the results of the Nomograph utilizing the Reduced Curve Number,

the required detention storage in the final conditions is 1.417 acre-ft for the east basin. Additionally, the SPO required volume (0.055 ac-ft) will also be added to the storage for this area. The total required detention storage for the east basin is thus 1.472 Acre-Ft.

The required storage is to be provided in 5' deep surface basin located on the eastern portion of the site. The designed HWL of the system is 655.20, where 1.472 Acre-Ft of storage is provided.

Per WMO 23-0277, the required detention storage is 0.174 Acre-Ft, and per the Skate Park Nomograph calculations, an additional 0.079 Acre-Ft of storage is required, for a total of 0.253 Acre-Ft of storage. The Actual Release Rate used in the Skate Park Nomograph calculations is the approximated additional flow through the Phase 1 vortex restrictor at the newly proposed HWL. The new HWL results in an additional peak discharge of 0.008 cfs which is utilized in the Nomograph calcaultions. With the currently installed vortex restrictor, the actual release rate of 0.098 cfs is notably less than the allowable of 0.116 cfs, meaning the required storage volumes and release rates are in compliance without the need to modify the Phase 1 basin, outlet control structure, nor overflow provisions.

The volume control requirements for the project will capture a volume equal to 1" of water over the impervious area of the proposed improvements. This will be achieved by providing storage beneath the outlet pipe of the detention pond. The storage beneath the outlet pipe is to be drained down via a 4" underdrain located within the basin. Calculations for the ADS system following MWRD methodology is included in this report. All proposed impervious areas are considered in the requirements, including those that are not tributary to the east basin. The existing parking lot area will more than adequately function as trade off area for these considerations.

Stormwater overflows will spill from both basins at differing elevations. The required overflow rates based on all tributary areas are included in this report, and appropriate provisions included in the design.

All proposed site storm sewers will be sized to convey the 100-year flows to the stormwater management system. Storm sewer sizing calculations are included in this report and sewers are able to convey the 100-Year event to the basin without surcharging above grade. Additionally, all drainage and storm sewer infrastructure on the eastern portion of the improvements have overland overflow routes that are also tributary to the basin, meaning only western portions of the site fully rely on sewers for conveyance to the basin area.

SUMMARY

Stormwater management improvements are in accordance with MWRD requirements, and to the extent readily feasible, Village requirements. The team notes that Village Code requires that detention be provided for the entirety of the property when constructing a

new building. This is in contradiction to MWRD requirements, where stormwater management improvements must be provided for all applicable Development Areas. At a minimum, this excludes substantial portions of the park district property where no work is proposed. There are minimal stormwater management facilities present in existing conditions, and the site in its current state provides stormwater benefits as it is primarily open green space. The improvements will result in approximately 10.2 Acres, or nearly 50% of the entire park district property, being tributary to and detained by stormwater management systems, compared to approximately 2.1 Acres, or 10%, in the existing conditions. Detention provisions will be sized for approximately 25% of the total property area, compared to approximately 5% in existing conditions. The Park District's underlying missing is to protect and preserve open space for recreation for the public, and the team believes that the design as proposed appropriately balances the needs of being good stormwater stewards while still preserving recreational opportunities. The project will have a sizable watershed benefit even while excluding portions of the property that will not be disturbed. Per preliminary calculations, providing detention for the entirety of the property would increase the required storage, and therefore footprint of stormwater facilities, by approximately 300%, placing an undue hardship on the park district that is counter productive to both Village and MPPD goals for the site. The team understands that a Standards Exception is required for this approach.

Additional calculations and stormwater models were prepared upon Village request, analyzing the performance of the proposed east basin. Per the results of these models, which were provided under separate cover, the basin as designed can accommodate approximately the 25-year event before reaching the overflow elevation and approximately 10-year event before the basin fills to intended HWL. Given the significant watershed benefits and improvements to local sewer capacity/discharge rates, EEA believes that the currently provided storage adequately satisfy the intent of both MWRD and Village requirements.

STORMWATER MANAGEMENT CALCULATIONS

Calculation Summary

Lions Park - Phase 2 Improvements 06/16/25
By: JG

Stormwater Detention Calculation Summary:

Runoff Coefficient for Impervious Areas (CN) =	98	0.9
Runoff Coefficient for Pervious Areas (CN) =	80	0.45
Runoff Coefficient for Porous Play Surface (CN) =	91	0.75
Runoff Coefficient for Native Planted Area (CN) =	77	0.15
$Q_{allowable}$ for 100-Year Storm Event =	0.20	cfs/acre

Total Development Area

Total Development Area =	3.72	acres
Impervious Area Within Development =	2.91	acres
Pervious Play Surface =	0.01	acres
Native Planted Surface =	0.27	acres
Pervious Surface =	0.54	acres
Composite Curve Number =	93.91	
Composite Runoff Coefficient (C) =	0.78	
Total Proposed Impervious Area =	2.91	acres
Total Required Volume Control Storage =	10554	cf
Total Provided Volume Control Storage =	12248	cf

New Development Area - East Basin

New Development Area =	3.59	acres
Impervious Area Within Development =	2.79	acres
Pervious Play Surface =	0.01	acres
Native Planted Surface =	0.27	acres
Pervious Surface =	0.53	acres
Composite Curve Number =	93.78	
Composite Runoff Coefficient (C) =	0.78	
Total $Q_{allowable}$ for 100-Year Storm Event =	0.72	cfs
* 100-Year Restrictor Diameter =	3.41	inches
Required Detention Storage =	1.376	acre-ft
Additional Detention for SPO 12-0060 =	0.055	acre-ft
Total Required Detention =	1.431	
100-Year High-Water Elevation =	655.30	
Available Storage at Spill =	1.530	acre-ft
Required Overflow Rate =	45.75	
Provided Overflow Rate =	51.42	
Base of Spill =	655.80	
HWL of Spill =	656.30	
Lowest Building FFE =	660.50	

Skate Park - Redvelopment Area - WMO 23-0277

New Development Area =	0.13	acres	
Impervious Area Within Development =	0.12	acres	
Pervious Surface =	0.01	acres	
Composite Curve Number =	96.23		
*Prorated Allowabe Release Rate =	0.008	cfs	
Required Detention Storage =	0.079	acre-ft	
Original Permit Area =	0.45	acres	
Original Release Rate =	0.09	cfs	
Original HWL =	658.15	Per Approved As-Builts	
Original Required Detention Storage =	0.174	acre-ft	
New $Q_{allowable}$ for 100-Year Storm Event =	0.116	cfs	
Actual Release Rate =	0.098	cfs	
* 100-Year Restrictor Diameter =	3.94	inches	Vortex
Required Detention Storage =	0.253	acre-ft	
100-Year High-Water Elevation =	658.88		
Available Storage at Spill =	0.268	acre-ft	
Required Overflow Rate =	5.54		
Provided Overflow Rate =	5.83		
Base of Spill =	659.4		
HWL of Spill =	659.61		

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Lions Park **PERMIT NUMBER:**

LOCATION: 411 S. Maple St., Mount Prospect, IL, 60056 **DATE:** 5/28/2025

CONDITION (SELECT FROM DROP-DOWN)

X PROPOSED CONDITION ___ EXISTING CONDITION

SHEET FLOW

1.	Segment ID						
2.	Surface description	native					
3.	Manning's roughness coefficient, *n*	0.41					
4.	Flow length, *L* (≤ 100 ft)	100	ft				
5.	2-year, 24-hr rainfall, P_2	3.34	in	3.34			
6.	Land slope, *s*	0.020	ft/ft				
7.	Travel time, T_t $T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	21.44	+		=	21.44	min

SHALLOW CONCENTRATED FLOW

8.	Segment ID						
9.	Surface description (drop-down list)	Unpaved					
10.	Flow length, *L*	250	ft				
11.	Watercourse slope, *s*	0.010	ft/ft				
12.	Average velocity, *V*	1.61	fps				
13.	Travel time, T_t $T_t = \frac{L}{60V}$	2.58	+		=	2.58	min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*	0.79	ft^2				
16.	Wetted Perimeter, P_w	3.14	ft				
17.	Hydraulic radius, *R*	0.25	ft				
18.	Flow Length, *L*		ft				
19.	Channel slope, *S*	0.004	ft/ft				
20.	Manning's roughness coefficient, *n*	0.013					
21.	Average velocity, *V* $V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$	2.87	fps				
22.	Travel time, T_t $T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt* $T_c, T_t = \sum T_t$	=	**24.02**	min

Restrictor Sizing Calculations

Lions Park - Phase 2 Improvements 06/16/25

By: JG Rev. 7/18/2025

ERIKSSON ENGINEERING ASSOCIATES, LTD.

Site high water elevation =	655.20	
C_D =	0.61	(constant)
G =	32.20	ft/sec^2
Inv. restrictor =	649.85	
$Q_{allowable}$ =	0.75	c.f.s.

$\triangle h$ = hwe - Inv. - 1/2 Dia.

= 5.20 ft.

$Q = C_D A(2gh)^{1/2}$

$A_{restrictor} = (Q_{allowable}) / (C_D(2gh)^{1/2})$

$A_{restrictor}$ =	9.62	in^2
$D_{restrictor}$ =	3.50	in
=> Restrictor diameter =	**3.5**	**inches**

*2" Min Allowable Orifice Opening Per Village of Mt. Prospect Municipal Code

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Lions Park Improvements** **PERMIT NUMBER:**

LOCATION: **411 S. Maple St., Mount Prospect, IL, 60056** **DATE:** **7/18/2025**

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

X 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)
Pervious		80	0.55	43.80
Impervious		98	2.87	281.22
Porous Pavement		91	0.01	1.36
Native Planted		77	0.30	22.98
		TOTALS:	3.73	349.36

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{349.36}{3.73} \rightarrow \textbf{Composite CN} = \textbf{93.65}$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: Lions Park Improvements **PERMIT NUMBER:**

LOCATION: 411 S. Maple St., Mount Prospect, IL, 60056 **DATE:** 7/18/2025

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	3.730	acres
2.	Total Impervious Area	2.870	acres
3.	Composite CN	93.65	
4.	Volume Control Storage Provided, VC_P	0.302	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	0.68	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.81	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	2.43	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.239	ac-ft
10.	Additional Volume Control Storage Provided	0.063	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	2.124	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.83	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.69	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	**85.58**	

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: Lions Park Improvements **PERMIT NUMBER:**

LOCATION: 411 S. Maple St., Mount Prospect, IL, 60056 **DATE:** 7/18/2025

DEVELOPMENT INFORMATION

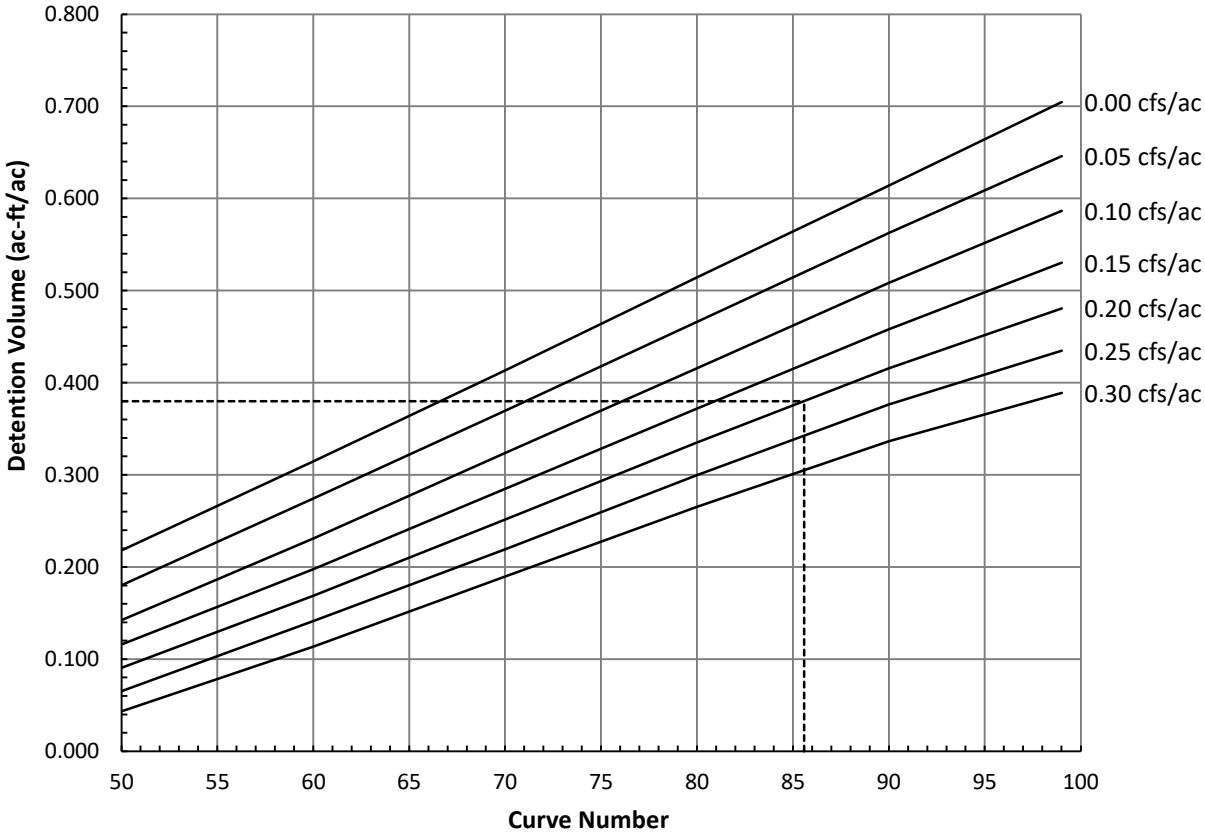
1.	Detained Area	3.730	acres
2.	Curve Number	85.58	
3.	Actual Release Rate	**0.746**	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**1.417**	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 75



Stage/Storage Release Calculations - East Basin

Lions Park - Phase 2 Improvements 06/16/25
By: JG Rev. 7/18/2025

ERIKSSON ENGINEERING ASSOCIATES, LTD.

100 Year Restrictor

Dia= 3.50 in
C_d = 0.61
Inv. rest. = 649.85
g = 32.2 ft/sec^2
A_{rest}= 9.62 in^2

(see Restrictor Sizing Calculations for detailed information)

Elev	Area (sq. ft.)	Increm. Volume (cu ft.)	Increm. Volume (ac-ft)	Total Volume (ac-ft)		Q(2yr) (cfs)		Q(100yr) (cfs)		Q(Total) (cfs)
651.5	13025							0.40		**0.40**
652	14100	6779.47	0.156	**0.16**		0.00		0.46		**0.46**
653	16400	15235.53	0.350	**0.51**		0.00		0.57		**0.57**
654	18800	17586.35	0.404	**0.91**		0.00		0.65		**0.65**
655	21300	20037.00	0.460	**1.37**		0.00		0.73		**0.73**
655.20	21570	4286.97	0.098	**1.47**		0.00		0.75		**0.75**
655.5	22650	6632.34	0.152	**1.62**		0.00		0.77		**0.77**

100-Year Storage Volume = 1.47 acre-ft

Volume Control Storage Calculations

Lions Park - Phase 2 Improvements 06/16/25
By: JG Rev: 7/18/2025

ERIKSSON ENGINEERING ASSOCIATES, LTD.

North Entrance Improvements

Grade	Area (sq. ft.)	Increm. Volume (cu ft.)	Increm. Volume (ac-ft)
650.5	10925		
		11959.63	0.275
651.5	13025		

Total Volume **11960** **cf**

Soil Media Storage Above Underdrain:

Area:	13025	sf
Depth:	9	inches
Void Ratio:	0.25	
VC Mult.	0.5	
Volume:	**1221.1**	**cf**

Total Provided Volume:	**13181**	**cf**
	0.303	**acre-ft**
Required VC Storage:	**10856**	**cf**
	0.249	**acre-ft**

Emergency Overflow Spillway Calculations - East

Lions Park - Phase 2 Improvements 07/18/25

By: JG

100-year Rainfall Event

Tributary Area to Stormwater Management System

Equation used: Q = C i A (The Rational Formula)

Cimp =	0.9	98.00
Cplay =	0.75	91.00
Cperv =	0.45	80.00
Cnat =	0.15	77.00

Total Tributary Area =	7.79	acre	
Impervious Area =	5.17		
Pervious Play Surface =	0.01		
Pervious Area =	1.87		
Native Area =	0.73		
Composite Runoff Coefficient =	0.72		91.674
Time of Concentration, Tc =	0.33	hours	
100 year Rainfall Intensity =	8.12	inches/hour	

100-Year Runoff Rate = **45.58** cfs

Weir Equation: $Q = 3.03\ L\ H^{(3/2)}$ (Broad Crested Weir) **concrete**

Where: L (length) =	48	ft.
H (head) =	0.50	ft.
Base of Spill =	655.8	
HWL of Spill =	656.30	

Pond Overflow Rate

Q = 51.42 cfs

Drawdown Calculation

Lions Park - Phase 2 Improvements 06/16/25

By: JG

Provided Detention Storage	1.43	acre-ft	
	62419	CF	
Allowable Release Rate	0.71	cfs	
Drawdown Time	24.31	Hrs	
Provided VCStorage	0.281	acre-ft	
	12248	CF	
Discharge Through 4" Pipe	0.2	cfs	*Flowing Full
Drawdown Time	17.0	Hrs	
Total Drawdown Time	**41.3**	**Hrs**	

Restrictor Sizing Calculations

Lions Park - Phase 2 Improvements 06/16/25

By: JG

ERIKSSON ENGINEERING ASSOCIATES, LTD.

Site high water elevation =	658.88	
C_D =	0.61	(constant)
G =	32.20	ft/sec^2
Inv. restrictor =	654.70	
$Q_{allowable}$ =	0.12	c.f.s.

$\triangle h$ = hwe - Inv. - 1/2 Dia.

= 4.12 ft.

$Q = C_D A(2gh)^{1/2}$

$A_{restrictor} = (Q_{allowable}) / (C_D(2gh)^{1/2})$

$A_{restrictor}$ =	1.68	in^2
$D_{restrictor}$ =	1.46	in
=> Restrictor diameter =	**1.5**	**inches**

*2" Min Allowable Orifice Opening Per Village of Mt. Prospect Municipal Code

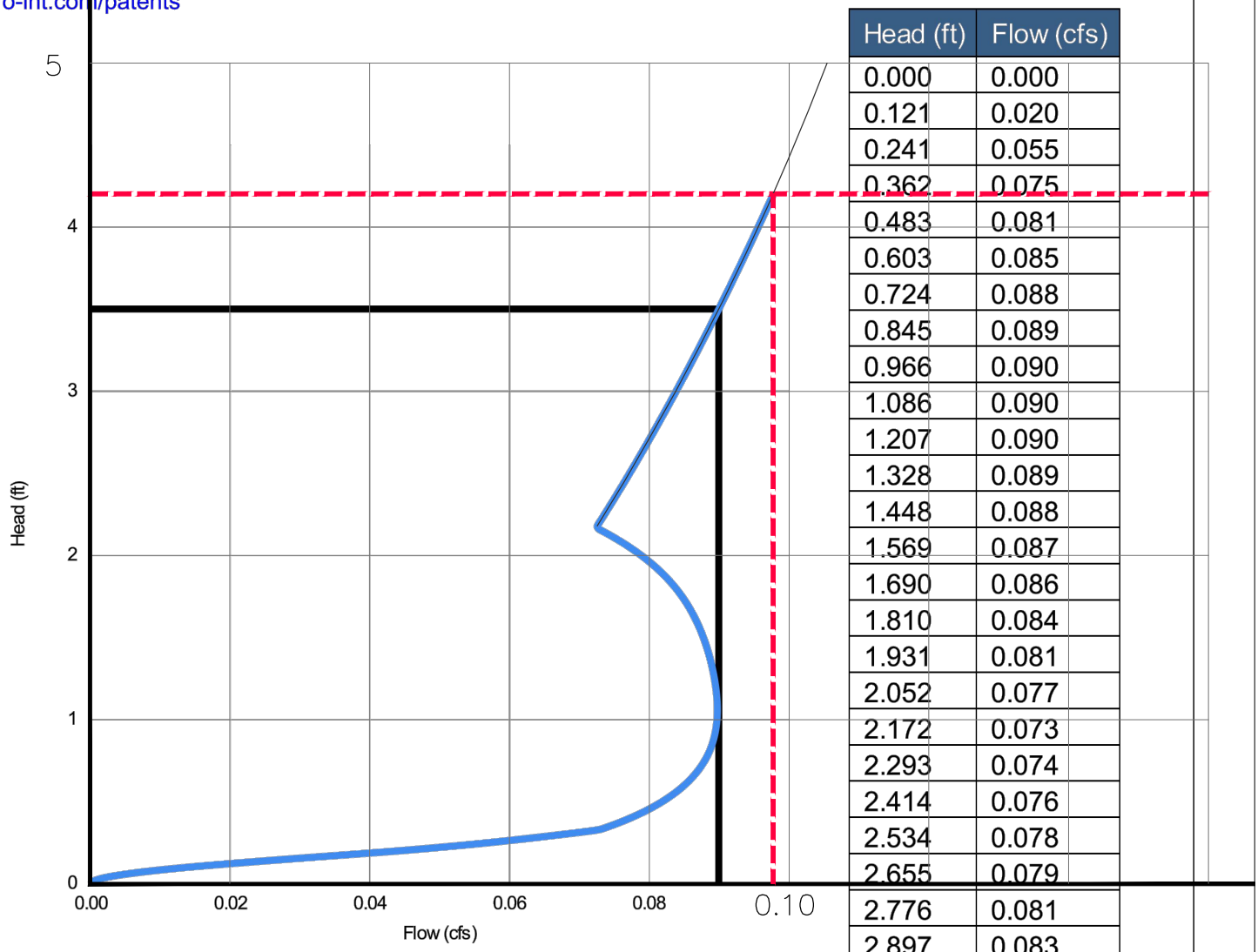
Reuse Phase 1 Vortex Restrictor. Revised Release Rate at New HWL = 0.098 cfs+/-

Technical Specification

Control Point	Head (ft)	Flow (cfs)
Primary Design	3.500	0.090
Flush-Flo	1.060	0.090
Kick-Flo®	2.165	0.072
Mean Flow		0.079

INFORMATION IS FROM INSTALLED VORTEX RESTRICTOR FROM WMO 23-0277
ORIGINAL HWL = 658.20
ORIGINAL HEAD = 3.50'
DISCHARGE = 0.090 CFS
NEW HWL = 658.90
= 4.20' HEAD
RELEASE RATE = 0.098 CFS

hydro-int.com/patents



Head (ft)	Flow (cfs)
0.000	0.000
0.121	0.020
0.241	0.055
0.362	0.075
0.483	0.081
0.603	0.085
0.724	0.088
0.845	0.089
0.966	0.090
1.086	0.090
1.207	0.090
1.328	0.089
1.448	0.088
1.569	0.087
1.690	0.086
1.810	0.084
1.931	0.081
2.052	0.077
2.172	0.073
2.293	0.074
2.414	0.076
2.534	0.078
2.655	0.079
2.776	0.081
2.897	0.083
3.017	0.084
3.138	0.086
3.259	0.087
3.379	0.089
3.500	0.090

DESIGN ADVICE

The head/flow characteristics of this SHE-0075-2549-1067-2549 Hydro-Brake Optimum® Flow Control are unique. Dynamic hydraulic modeling evaluates the full head/flow characteristic curve.

! **The use of any other flow control will invalidate any design based on this data and could constitute a flood risk.**

Hydro International®

DATE	9/1/2023 4:55 PM
Site	Lions Park
DESIGNER	Jeff Geldmyer
Ref	

SHE-0075-2549-1067-2549

Hydro-Brake Optimum®

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COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Lions Park - Skate Park** **PERMIT NUMBER:**

LOCATION: **411 S. Maple St., Mount Prospect, IL, 60056** **DATE:** **10/13/2023**

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

X MAJOR STORMWATER SYSTEM

___ OTHER: f

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)
Pervious		80	0.01	1.06
Impervious		98	0.12	11.87
TOTALS:			0.13	12.92

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{12.92}{0.13} \rightarrow \textbf{Composite CN} = \textbf{96.23}$$

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: Lions Park - Skate Park **PERMIT NUMBER:**

LOCATION: 411 S. Maple St., Mount Prospect, IL, 60056 **DATE:** 6/16/2025

DEVELOPMENT INFORMATION

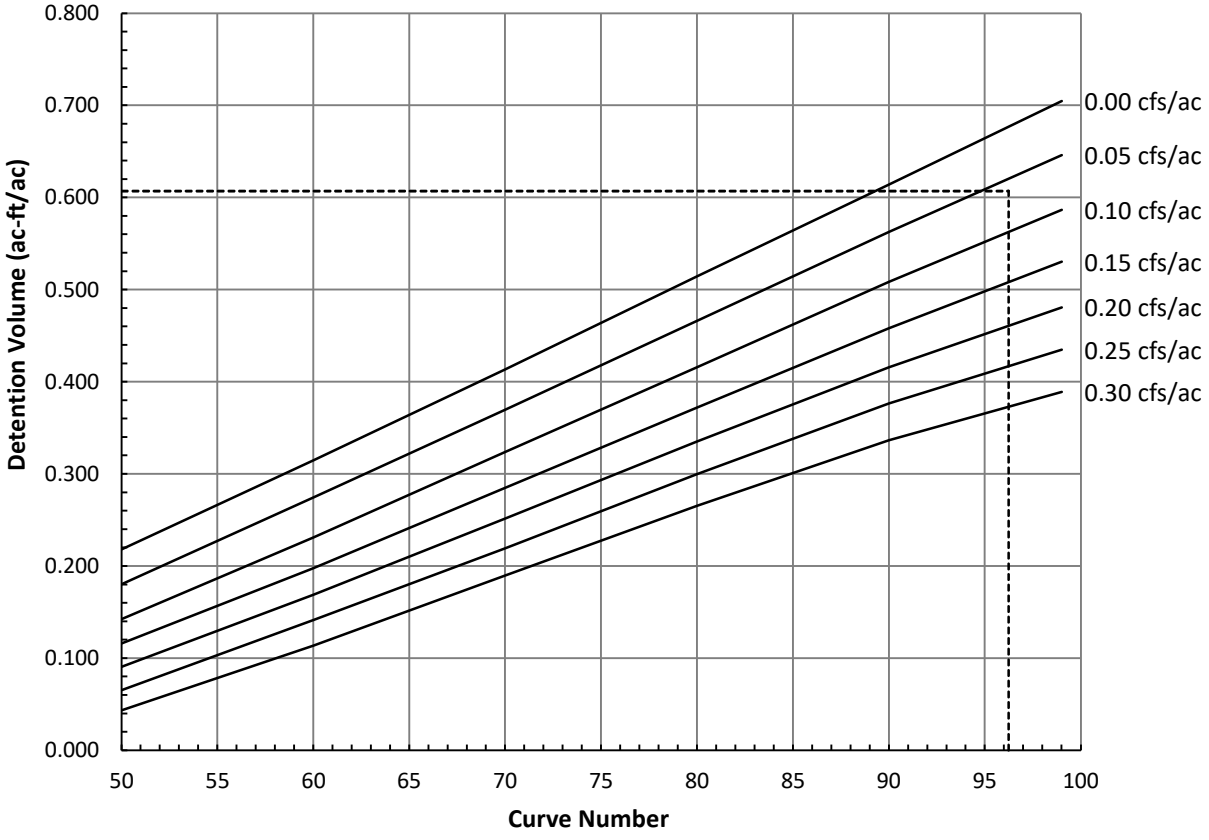
1.	Detained Area	0.130	acres
2.	Curve Number	96.23	
3.	Actual Release Rate	**0.008**	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**0.079**	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 75



Stage/Storage Release Calculations - Ph1 Basin - AB

Lions Park - 2023 Improvements 01/29/25
By: JG 5/28/2025

ERIKSSON ENGINEERING ASSOCIATES, LTD.

AS-BUILT INFO PROVIDED BY COMPASS SURVEY LTD

3.94" Vortex Restrictor By Hydro Int., See Calculations

	Elev	Area (sq. ft.)	Increm. Volume (cu ft.)	Increm. Volume (ac-ft)	Total Volume (ac-ft)
	655	1135			
	656	1800	1454.78	0.033	**0.033**
	657	2705	2237.19	0.051	**0.085**
	658	3950	3307.92	0.076	**0.161**
HWL	658.88	5270	4042.87	0.093	**0.254**
	659	5450	643.17	0.015	**0.268**

100-Year Storage Volume = 0.254 acre-ft

Phase 1 Basin

Emergency Overflow Spillway Calculations

Lions Park - Phase 2 Improvements 06/16/25

By: JG

ERIKSSON ENGINEERING ASSOCIATES, LTD.

100-year Rainfall Event

Tributary Area to Stormwater Management System

Equation used: Q = C i A (The Rational Formula)

Cimp =	0.9	
Cplay =	0.75	
Cperv =	0.45	
Total Tributary Area =	1.01	acre
Impervious Area =	0.32	
Pervious Play Surface =	0.19	
Pervious Area =	0.50	
Composite Runoff Coefficient =	0.65	
Time of Concentration, Tc =	0.33	hours
100 year Rainfall Intensity =	8.12	inches/hour
100-Year Runoff Rate =	**5.32**	cfs

4" Pipe Discharge to Stormwater Management System, does not Accept Direct Surface Runoff

Manning's Roughness Coeff: = 0.011

Design Pipe Dia. (in)	Design Slope (ft/100ft)	Pipe Area (Sq.Ft.)	Hydraulic Radius (ft)	Q_{design} Capacity (cfs)
4	**1.00**	0.09	0.08	**0.23**

Total Required Overflow **5.54** cfs

Weir Equation: $Q = 3.03\ L\ H^{(3/2)}$ (Broad Crested Weir) **concrete**

Where: L (length) =	20	ft.
H (head) =	0.21	ft.
Base of Spill =	659.4	
HWL of Spill =	659.61	

Pond Overflow Rate

Q = 5.83 cfs

Drawdown Calculation

Lions Park - Phase 2 Improvements 06/16/25

By: JG

Provided Detention Storage	0.25	acre-ft
	11043	CF
Release Rate	0.10	cfs
Drawdown Time	31.30	Hrs

Total Drawdown Time	**31.3**	**Hrs**

Sanitary Flow Calculation

Project: Lions Park
By: 6/16/2025
Date: JG

ERIKSSON ENGINEERING ASSOCIATES, LTD.

POPULATION EQUIVALENT (PE CALCULATION) - BATH HOUSE

No. of Users	User Type	GPD/Unit	Total GPD	PE
1000	User	10	10000	**100.0**

TOTAL PE = 100.0

POPULATION EQUIVALENT (PE CALCULATION) - REC CENTER

No. of Users	User Type	GPD/Unit	Total GPD	PE
1473	User	10	14730	**147.3**

TOTAL PE = 147.3

TOTAL PE = 247.3

FLOW CALCULATIONS

Average Flow = 100.0 x 100 Gal / Day = **24,730 GPD**

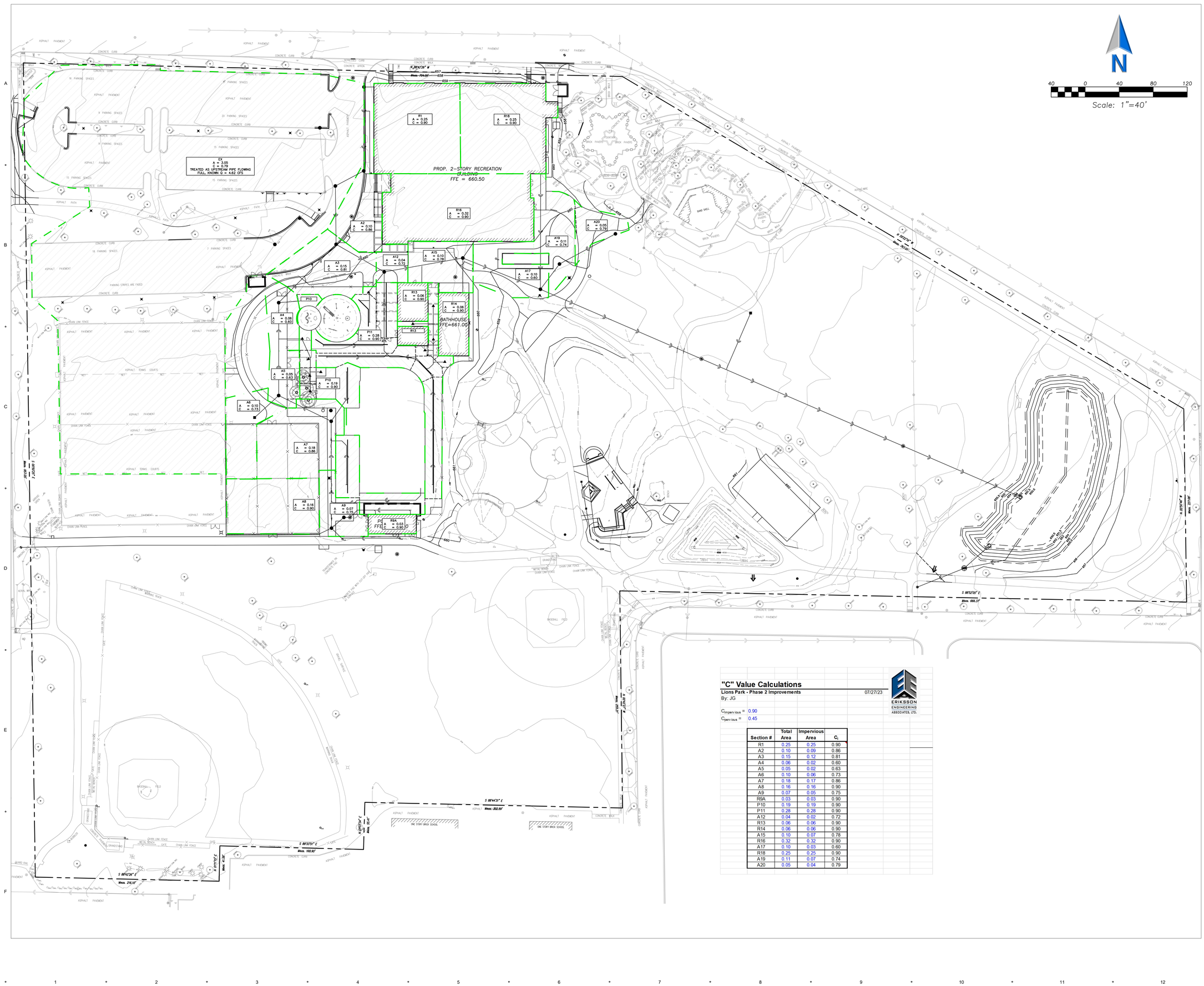
IEPA PEAK FACTOR = $\frac{18+\sqrt{(PE/1000)}}{4+\sqrt{(PE/1000)}}$ = 4.2436

PEAK FLOW = Average Flow x Peak Factor = **104,944 GPD**

Note: Additional 8" Connection Required Due to Filter Backwash Flows

APPENDICES

APPENDIX I – HYDRAFLOW STORM SEWER SIZING CALCULATIONS



"C" Value Calculations

Lions Park - Phase 2 Improvements 07/27/23

By: JG

$C_{imperv\,ious}$ = 0.90

$C_{perv\,ious}$ = 0.45

Section #	Total Area	Impervious Area	C_t
R1	0.25	0.25	0.90
A2	0.10	0.09	0.86
A3	0.15	0.12	0.81
A4	0.06	0.02	0.60
A5	0.05	0.02	0.63
A6	0.10	0.06	0.73
A7	0.18	0.17	0.86
A8	0.16	0.16	0.90
A9	0.07	0.05	0.75
R9A	0.03	0.03	0.90
P10	0.19	0.19	0.90
P11	0.28	0.28	0.90
A12	0.04	0.02	0.72
R13	0.06	0.06	0.90
R14	0.06	0.06	0.90
A15	0.10	0.07	0.78
R16	0.32	0.32	0.90
A17	0.10	0.03	0.60
R18	0.25	0.25	0.90
A19	0.11	0.07	0.74
A20	0.05	0.04	0.79

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
OF ILLINOIS

EXPIRATION DATE: 11/30/2023

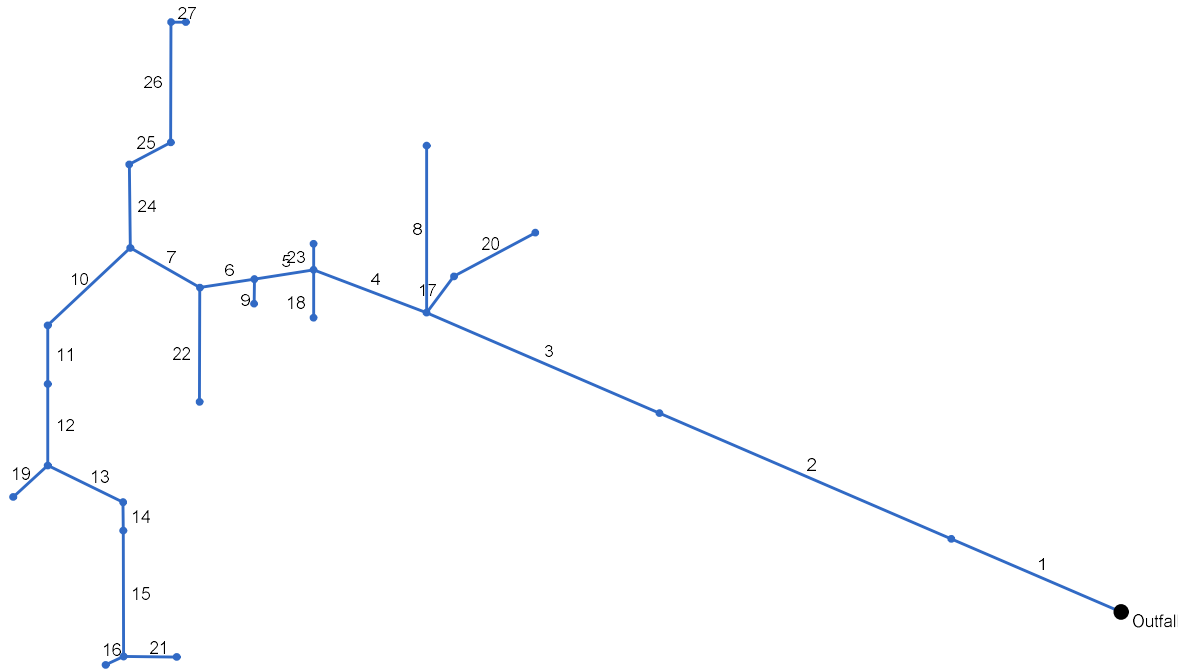
CATCHMENT AREA EXHIBIT

CX04

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 2:07pm By: jgeldmeyer

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: Lions - Hydraflow_REV.stm	Number of lines: 27	Date: 6/16/2025

Storm Sewer Tabulation

10 YEAR

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	150.000	0.00	2.71	0.45	0.00	2.28	10.0	37.0	3.4	12.30	37.44	6.13	30	0.83	651.50	652.75	652.49	653.93	650.50	657.40	
2	1	258.000	0.00	2.71	0.45	0.00	2.28	10.0	34.6	3.5	12.63	27.23	3.78	36	0.17	652.75	653.18	654.19	654.61	657.40	657.40	
3	2	206.000	0.10	2.71	0.60	0.06	2.28	10.0	32.8	3.6	12.90	27.49	3.78	36	0.17	653.18	653.53	654.65	654.98	657.40	658.30	
4	3	98.000	0.10	2.20	0.78	0.08	1.88	10.0	31.8	3.7	11.55	27.78	2.96	36	0.17	653.53	653.70	655.21	655.27	658.30	659.75	
5	4	48.602	0.00	1.72	0.45	0.00	1.46	10.0	31.4	3.7	10.04	16.64	2.83	30	0.16	653.70	653.78	655.42	655.46	659.75	660.00	
6	5	44.781	0.04	1.66	0.72	0.03	1.40	10.0	31.0	3.7	9.88	16.21	2.64	30	0.16	653.78	653.85	655.59	655.61	660.00	660.25	
7	6	65.000	0.15	1.34	0.81	0.12	1.12	10.0	30.6	3.8	8.86	10.87	2.93	24	0.23	653.85	654.00	655.72	655.80	660.25	658.65	
8	3	136.000	0.25	0.25	0.90	0.23	0.23	10.0	10.0	6.2	1.41	1.11	4.03	8	0.60	653.20	654.02	655.21	656.53	658.30	660.50	
9	5	20.000	0.06	0.06	0.90	0.05	0.05	10.0	10.0	6.2	0.34	2.26	0.97	8	2.50	653.50	654.00	655.59	655.60	660.00	661.00	
10	7	92.000	0.06	0.84	0.60	0.04	0.69	10.0	13.5	5.6	3.88	7.43	2.20	18	0.50	654.00	654.46	655.93	656.06	658.65	660.00	
11	10	47.750	0.19	0.78	0.90	0.17	0.65	10.0	13.1	5.7	3.72	7.44	2.11	18	0.50	654.45	654.69	656.12	656.18	660.00	660.00	
12	11	66.375	0.05	0.59	0.63	0.03	0.48	10.0	12.4	5.8	2.80	7.18	1.70	18	0.47	654.69	655.00	656.19	656.22	660.00	660.50	
13	12	68.000	0.18	0.44	0.86	0.15	0.38	10.0	12.0	5.9	2.22	3.23	2.83	12	0.59	655.00	655.40	656.27	656.46	660.50	660.10	
14	13	23.125	0.00	0.26	0.45	0.00	0.22	10.0	11.8	5.9	1.32	3.03	1.68	12	0.52	655.40	655.52	656.57	656.59	660.10	660.10	
15	14	102.500	0.07	0.26	0.75	0.05	0.22	10.0	10.8	6.1	1.36	2.97	2.10	12	0.50	655.52	656.03	656.60	656.69	660.10	660.10	
16	15	16.000	0.16	0.16	0.90	0.14	0.14	10.0	10.0	6.2	0.90	2.02	3.08	8	2.00	656.05	656.37	656.79	656.82	660.10	660.65	
17	3	37.000	0.11	0.16	0.74	0.08	0.12	10.0	14.0	5.5	0.67	4.38	0.85	12	1.08	653.20	653.60	655.21	655.22	658.30	658.60	
18	4	39.000	0.06	0.06	0.90	0.05	0.05	10.0	10.0	6.2	0.34	2.89	1.18	8	4.10	653.40	655.00	655.42	655.44	659.75	661.00	
19	12	38.000	0.10	0.10	0.73	0.07	0.07	10.0	10.0	6.2	0.46	2.47	2.06	8	3.00	655.05	656.19	656.27	656.51	660.50	660.50	
20	17	75.000	0.05	0.05	0.79	0.04	0.04	10.0	10.0	6.2	0.25	4.21	0.33	12	1.00	653.60	654.35	655.22	655.22	658.60	658.20	
21	15	43.127	0.03	0.03	0.90	0.03	0.03	10.0	10.0	6.2	0.17	0.94	1.54	6	1.99	656.05	656.91	656.79	657.11	660.10	661.00	
22	6	93.000	0.28	0.28	0.90	0.25	0.25	15.0	15.0	5.4	1.36	2.99	3.62	12	0.51	655.25	655.72	655.72	656.21	660.25	661.00	
23	4	21.250	0.32	0.32	0.90	0.29	0.29	15.0	15.0	5.4	1.55	3.03	1.98	12	0.52	653.70	653.81	655.42	655.45	659.75	661.00	
24	7	68.000	0.00	0.35	0.00	0.00	0.31	30.0	30.0	3.8	5.81	12.27	1.92	24	0.29	654.00	654.20	655.93	655.97	658.65	658.00	
25	24	38.000	0.10	0.35	0.86	0.09	0.31	10.0	16.1	5.2	1.63	3.05	2.07	12	0.53	654.20	654.40	656.02	656.08	658.00	658.15	
26	25	98.000	0.00	0.25	0.90	0.00	0.23	10.0	15.1	5.4	1.21	2.69	1.54	12	0.41	654.40	654.80	656.14	656.22	658.15	658.20	
27	26	12.000	0.25	0.25	0.90	0.23	0.23	15.0	15.0	5.4	1.21	1.84	3.47	8	1.67	654.80	655.00	656.26	656.34	658.20	660.50	

Project File: Lions - Hydraflow_REV.stm

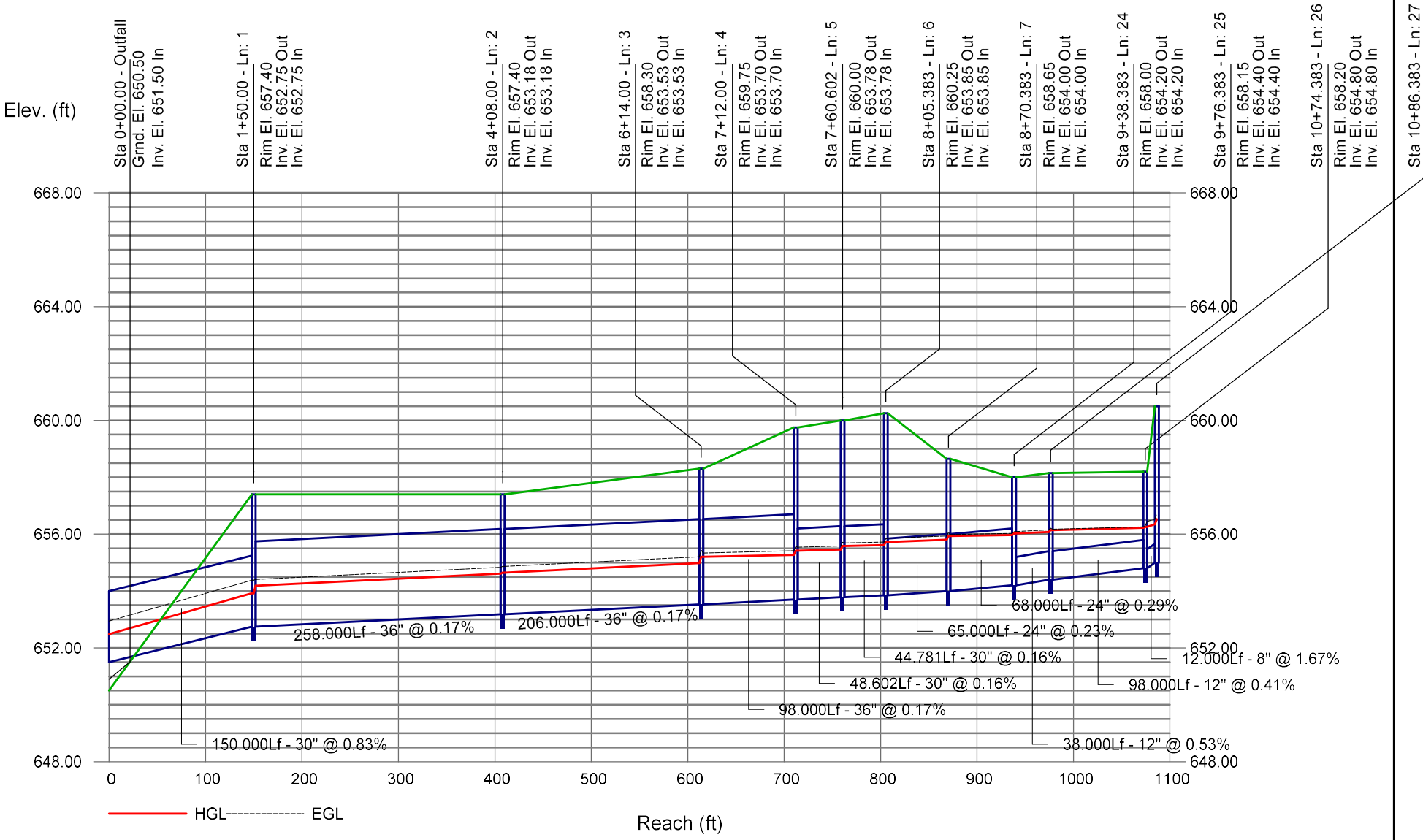
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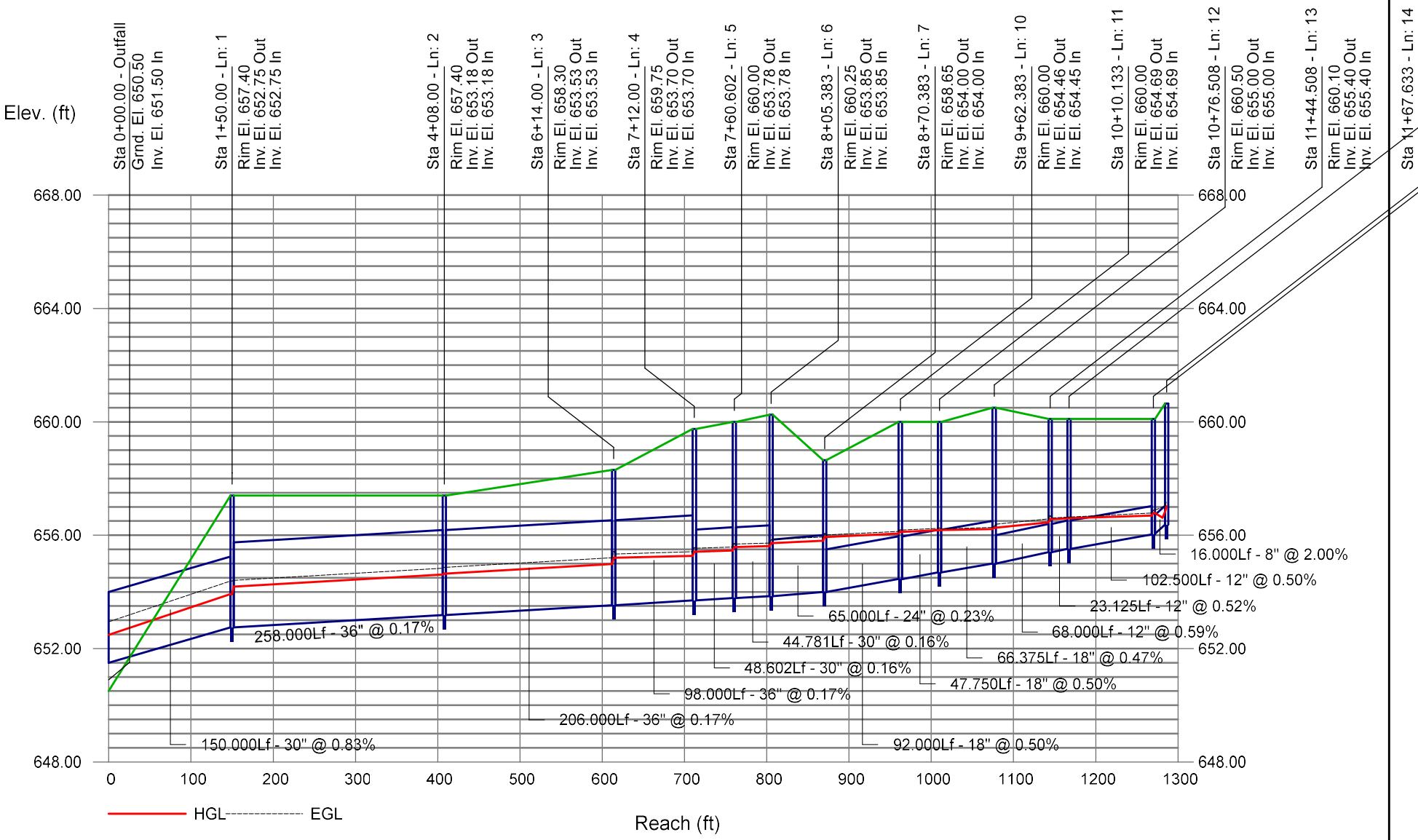
Storm Sewer Profile

Proj. file: Lions - Hydraflow_REV.stm



Storm Sewer Profile

Proj. file: Lions - Hydraflow_REV.stm



Storm Sewer Tabulation

100 YEAR

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	150.000	0.00	2.71	0.45	0.00	2.28	10.0	35.1	5.8	17.81	37.44	6.84	30	0.83	651.50	652.75	652.71	654.18	650.50	657.40	
2	1	258.000	0.00	2.71	0.45	0.00	2.28	10.0	33.4	5.9	18.20	27.23	4.12	36	0.17	652.75	653.18	654.54	654.98	657.40	657.40	
3	2	206.000	0.10	2.71	0.60	0.06	2.28	10.0	32.1	6.1	18.53	27.49	4.11	36	0.17	653.18	653.53	655.02	655.35	657.40	658.30	
4	3	98.000	0.10	2.20	0.78	0.08	1.88	10.0	31.4	6.2	16.21	27.78	3.18	36	0.17	653.53	653.70	655.61	655.69	658.30	659.75	
5	4	48.602	0.00	1.72	0.45	0.00	1.46	10.0	31.1	6.2	13.67	16.64	3.06	30	0.16	653.70	653.78	655.85	655.90	659.75	660.00	
6	5	44.781	0.04	1.66	0.72	0.03	1.40	10.0	30.8	6.2	13.38	16.21	2.87	30	0.16	653.78	653.85	656.05	656.09	660.00	660.25	
7	6	65.000	0.15	1.34	0.81	0.12	1.12	10.0	30.5	6.3	11.66	10.87	3.71	24	0.23	653.85	654.00	656.21	656.39	660.25	658.65	
8	3	136.000	0.25	0.25	0.90	0.23	0.23	10.0	10.0	10.4	2.33	1.11	6.68	8	0.60	653.20	654.02	655.61	659.25	658.30	660.50	
9	5	20.000	0.06	0.06	0.90	0.05	0.05	10.0	10.0	10.4	0.56	2.26	1.60	8	2.50	653.50	654.00	656.05	656.08	660.00	661.00	
10	7	92.000	0.06	0.84	0.60	0.04	0.69	10.0	12.1	9.7	6.71	7.43	3.79	18	0.50	654.00	654.46	656.59	656.97	658.65	660.00	
11	10	47.750	0.19	0.78	0.90	0.17	0.65	10.0	11.9	9.8	6.40	7.44	3.62	18	0.50	654.45	654.69	657.14	657.32	660.00	660.00	
12	11	66.375	0.05	0.59	0.63	0.03	0.48	10.0	11.5	9.9	4.78	7.18	2.71	18	0.47	654.69	655.00	657.35	657.49	660.00	660.50	
13	12	68.000	0.18	0.44	0.86	0.15	0.38	10.0	11.2	10.0	3.77	3.23	4.81	12	0.59	655.00	655.40	657.59	658.14	660.50	660.10	
14	13	23.125	0.00	0.26	0.45	0.00	0.22	10.0	11.1	10.0	2.24	3.03	2.85	12	0.52	655.40	655.52	658.46	658.53	660.10	660.10	
15	14	102.500	0.07	0.26	0.75	0.05	0.22	10.0	10.5	10.2	2.28	2.97	2.90	12	0.50	655.52	656.03	658.55	658.85	660.10	660.10	
16	15	16.000	0.16	0.16	0.90	0.14	0.14	10.0	10.0	10.4	1.49	2.02	4.28	8	2.00	656.05	656.37	658.98	659.16	660.10	660.65	
17	3	37.000	0.11	0.16	0.74	0.08	0.12	10.0	12.4	9.6	1.16	4.38	1.48	12	1.08	653.20	653.60	655.61	655.64	658.30	658.60	
18	4	39.000	0.06	0.06	0.90	0.05	0.05	10.0	10.0	10.4	0.56	2.89	1.60	8	4.10	653.40	655.00	655.85	655.91	659.75	661.00	
19	12	38.000	0.10	0.10	0.73	0.07	0.07	10.0	10.0	10.4	0.76	2.47	2.17	8	3.00	655.05	656.19	657.59	657.70	660.50	660.50	
20	17	75.000	0.05	0.05	0.79	0.04	0.04	10.0	10.0	10.4	0.41	4.21	0.52	12	1.00	653.60	654.35	655.66	655.67	658.60	658.20	
21	15	43.127	0.03	0.03	0.90	0.03	0.03	10.0	10.0	10.4	0.28	0.94	1.43	6	1.99	656.05	656.91	658.98	659.06	660.10	661.00	
22	6	93.000	0.28	0.28	0.90	0.25	0.25	15.0	15.0	8.9	2.25	2.99	3.36	12	0.51	655.25	655.72	656.21	656.42	660.25	661.00	
23	4	21.250	0.32	0.32	0.90	0.29	0.29	15.0	15.0	8.9	2.57	3.03	3.28	12	0.52	653.70	653.81	655.85	655.93	659.75	661.00	
24	7	68.000	0.00	0.35	0.00	0.00	0.31	30.0	30.0	6.3	6.59	12.27	2.10	24	0.29	654.00	654.20	656.59	656.65	658.65	658.00	
25	24	38.000	0.10	0.35	0.86	0.09	0.31	10.0	15.7	8.8	2.73	3.05	3.48	12	0.53	654.20	654.40	656.71	656.87	658.00	658.15	
26	25	98.000	0.00	0.25	0.90	0.00	0.23	10.0	15.0	8.9	2.01	2.69	2.56	12	0.41	654.40	654.80	657.04	657.27	658.15	658.20	
27	26	12.000	0.25	0.25	0.90	0.23	0.23	15.0	15.0	8.9	2.01	1.84	5.76	8	1.67	654.80	655.00	657.37	657.61	658.20	660.50	

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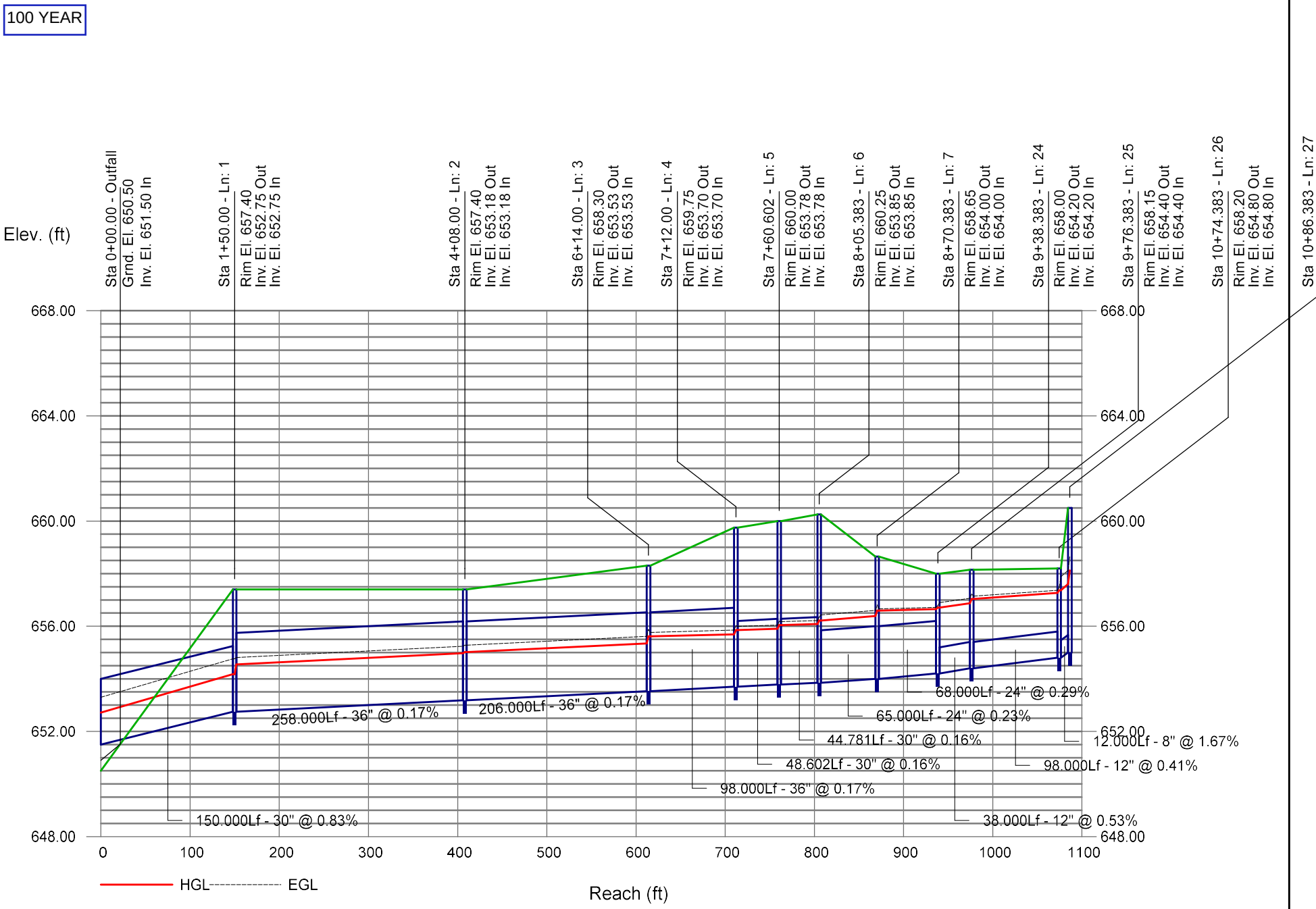
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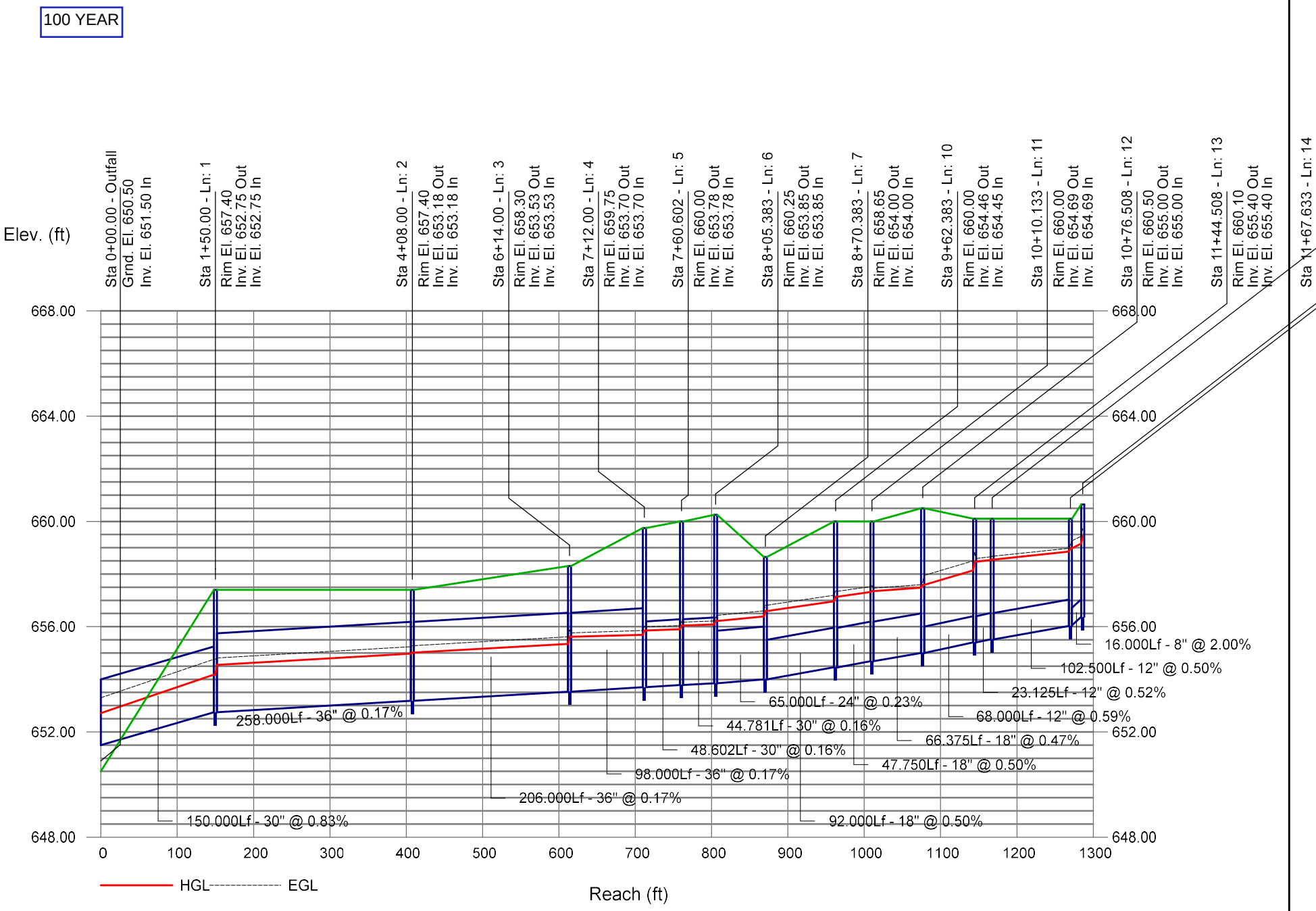
Storm Sewer Profile

Proj. file: Lions - Hydraflow_REV.stm



Storm Sewer Profile

Proj. file: Lions - Hydraflow_REV.stm

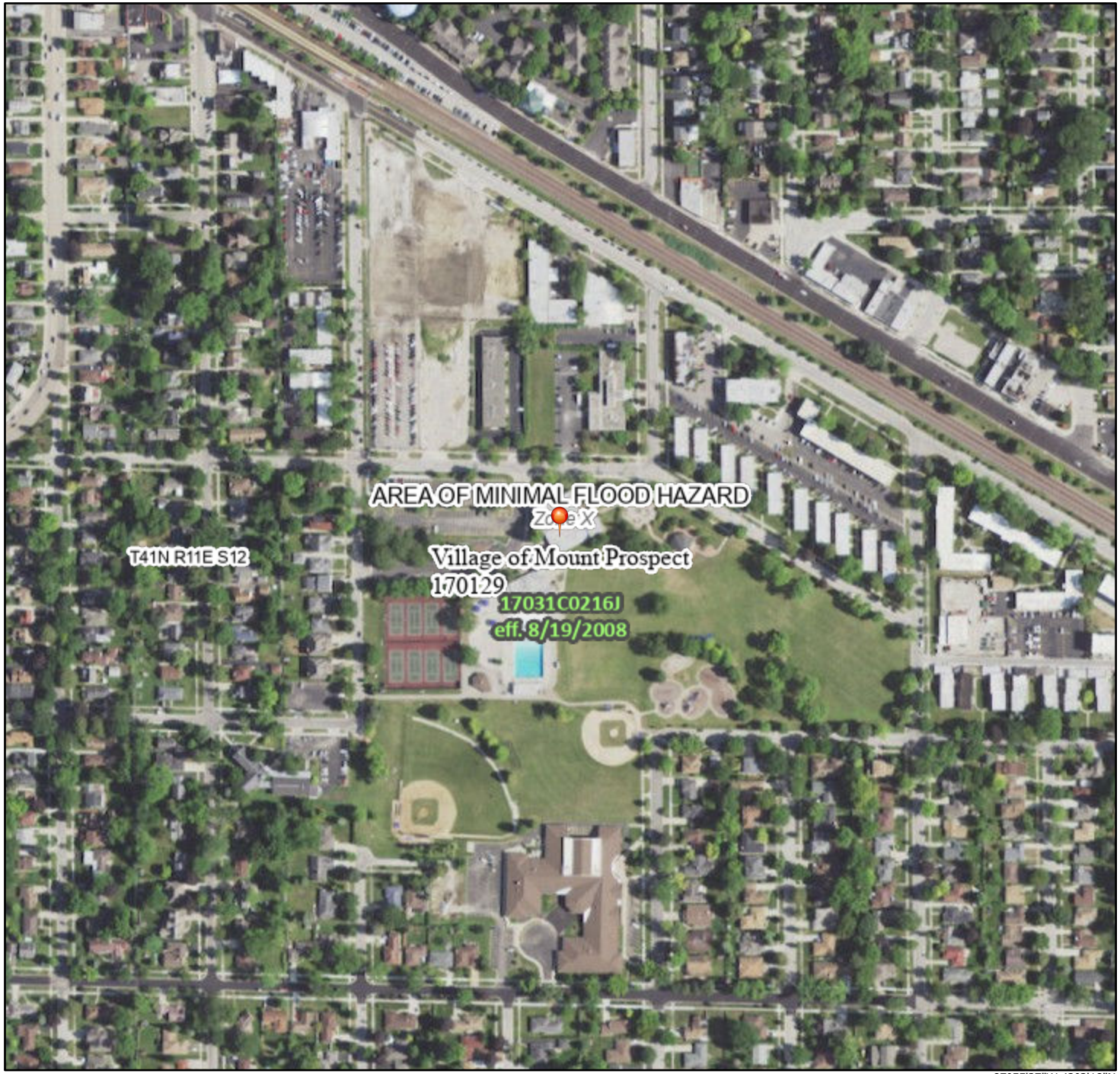


Autodesk Civil 3D

APPENDIX II – FEMA FIRMETTE

National Flood Hazard Layer FIRMette

87°56'14"W 42°3'45"N



87°55'37"W 42°3'18"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 7/31/2023 at 4:29 PM 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.

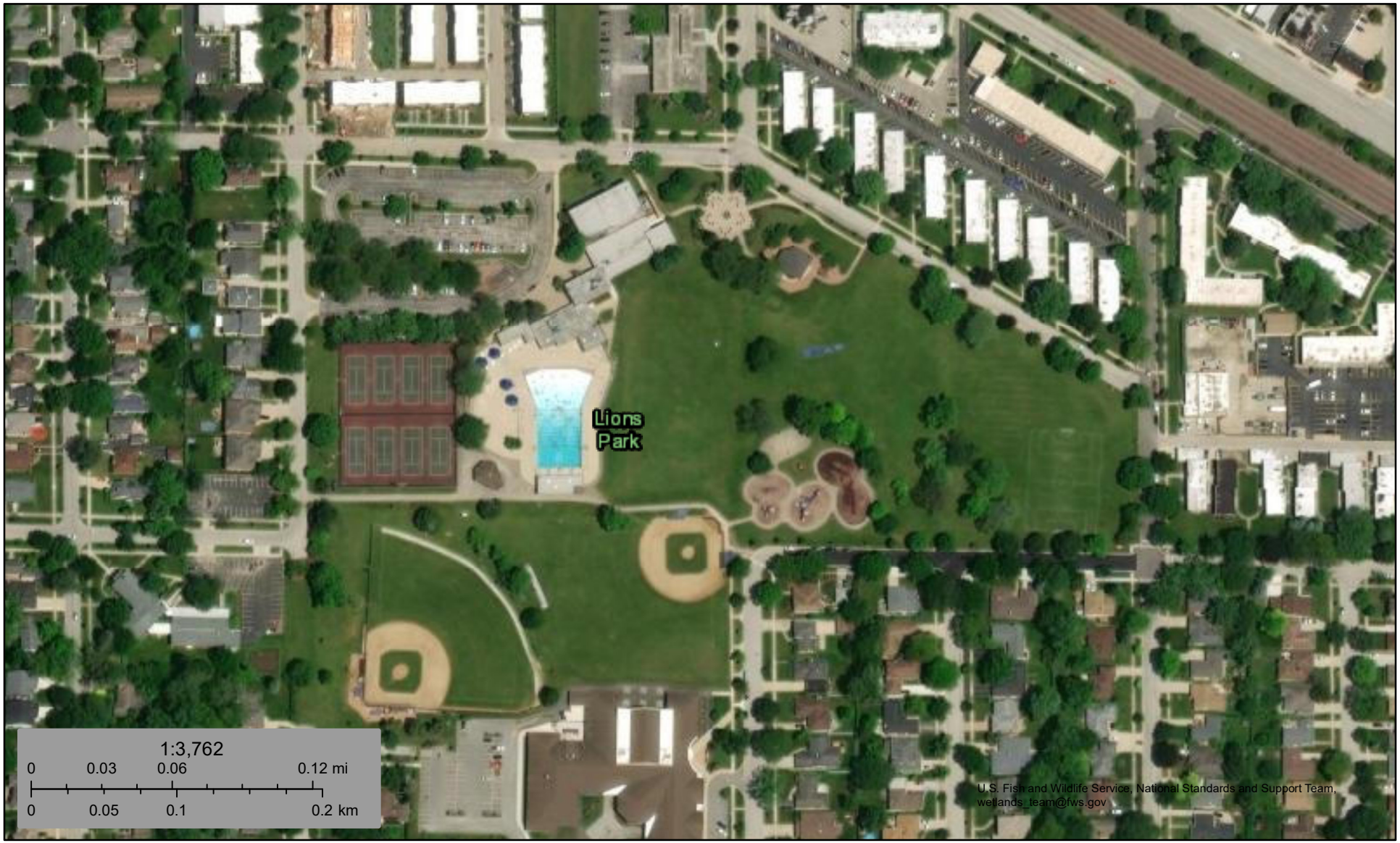
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX III – WETLAND INVENTORY MAP

U.S. Fish and Wildlife Service

National Wetlands Inventory

Lions Park - Mount Prospect, IL



July 31, 2023

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.

APPENDIX IV – USDS SOILS MAP



Map Scale: 1:2,580 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
805B	Orthents, clayey, undulating	23.6	98.6%
854B	Markham-Ashkum-Beecher complex, 1 to 6 percent slopes	0.3	1.4%
Totals for Area of Interest		**23.9**	**100.0%**

APPENDIX V – GEOTECHNICAL REPORT

SOIL ENGINEERING AND TESTING CONSULTANTS

411 West Walnut Street, Mount Prospect, Illinois 60056
P: (224) 636 7639 F: (224) 636 7641

April 22, 2025 Sent via e-mail: Dave Torres (dtorres@nicholasquality.com)

Mr. Dave Torres
Director of Construction
Nicholas & Associates, Inc.
1001 Feehanville Drive
Mount Prospect, Illinois 60056

Re: Subsurface Exploration and Geotechnical Engineering Analyses Report
Proposed Mount Prospect Park District Lions Recreation Center
411 South Maple Street
Mount Prospect, Illinois 60056
SET Project No. 2144_1

Dear Mr. Torres:

As requested by Nicholas & Associates, Inc. ("Client"), Soil Engineering and Testing Consultants, LLC (SET Consultants) has completed subsurface exploration and geotechnical engineering analyses for the proposed Mount Prospect Park District (MPPD) Lions Recreation Center located at 411 South Maple Street, in Mount Prospect, Illinois (referred to as "Site"). The professional engineering services were completed in accordance SET Consultants Proposal No. 2002 dated March 13, 2025 and approved by Client on the same day.

This letter report consists of project description; scope of work; Site physical setting; subsurface exploration, laboratory testing procedures, and subgrade soil suitability and groundwater assessment results; and, geotechnical analyses and associated recommendations for proposed new building foundations, interior floor slabs and pavements.

Attachments to this letter report include:

- Figure 1 illustrates the geotechnical soil boring locations obtained for this letter report.
- Table 1 summarizes the subsurface exploration and geotechnical findings with respect to an estimated design footing bottom subgrade elevation for proposed new buildings.
- Geotechnical soil boring logs (Appendix A), and reference notes for boring logs (Appendix B) are included as separate letter report appendices.

GEOTECHNICAL ENGINEERING ANALYSES SUMMARY & FOUNDATION RECOMMENDATIONS

SET Consultants understands the development will entail construction of two Site buildings as follows:

- Recreation Center
  - Two-story recreation center building with full-depth basement to be located within the north portion of the Site.
  - This building is expected to consist of exterior and interior load bearing precast walls, open web steel roof joist/beams and metal deck.
- Pool Locker Room Building
  - One-story swimming pool locker room building with slab-on-grade construction to be located north of the existing swimming pool within the center portion of the Site.
  - This building is expected to have exterior and interior load bearing masonry walls supporting steel roof joists and metal deck.

Pre-design services consisting of subsurface exploration and geotechnical engineering analyses is needed to assess subgrade soil suitability and groundwater occurrence for the proposed new buildings construction. A total of 19 geotechnical soil borings B-1 through B-15 and C-1 through C-4 were drilled along proposed new building exterior foundation walls targeting building corners where accessible and illustrated in Figure 1. Building design loads were not provided as of the date of this letter report.

Subsurface Exploration Findings

SET Consultants conducted subsurface exploration activities on Thursday, March 20, Friday, March 21, and Monday, March 24, 2025 and a total of 19 geotechnical soil borings (labeled B-1 through B-15 and C-1 through C-4; Figure 1) were each drilled to 20 feet below existing surface grade with the exception of soil boring B-7 which was drilled to 40 feet below existing surface grade (Table 1; Appendix A). The geotechnical drilling was performed mainly within pavements, grass lawn areas, and athletic facilities situated near existing buildings throughout the Site (Figure 1). There were no Site access issues encountered for the drilling rigs and the personnel who operated this equipment.

A summary of the findings from the subsurface exploration consists of the following:

- Approximately 8 to 12 inches of maintained grass and topsoil was encountered at the ground surface at eleven borings. Approximately 3 to 5 inches of asphalt pavement underlain by 4 to 12 inches of aggregate basecourse was encountered at five of the boring locations (B-11, C-1 to C-4). Approximately 5 to 6 inches of concrete underlain by 6 to 8 inches of aggregate basecourse was encountered at soil borings B-13 to B-15 located around the perimeter of the existing swimming pool.
- At the fifteen structural borings (B-1 through B-15), interpreted, predominantly cohesive fill and possible fill soils extend between approximately 2-and-8.5 feet below ground surface (bgs) for the soil borings advanced for this subsurface exploration with the exception of B-14 were interpreted fill soils and unsuitable native soils extend down to approximately 11 feet bgs. These interpreted fill soils exhibited average soft to very stiff consistencies, and the overall water content (W_c) was calculated to range from 10.8% to 23.9%. Limited deposits of loose to medium dense sand and gravel fill were encountered in ten of the borings, and exhibited standard penetration test N values in the range from 4 to 22 blows per foot.

- Native cohesive soils consisted of predominately silty clay and clayey silt, exhibited firm-very stiff overall average consistencies, and overall W_c was calculated to be in the range of 14.0% to 19.3%.
- Within the predominant clay profile native oxidized granular soils were encountered in Borings B-7, C-1 and C-4, consisted of predominantly poorly graded sand, exhibited very loose to medium dense relative density, and overall average W_c was calculated to be 12.9% to 15.6%.
- Native oxidized, brown dominant-colored soils transitioned to unoxidized cohesive soils with distinct gray coloration at an average depth of approximately 10 feet bgs or an average elevation of approximately 649.5 feet AMSL.
- Native unoxidized cohesive soils consisted of predominantly silty clay, clay, clayey silt, and silt, and exhibited firm-very stiff overall average consistencies.
- Groundwater was observed during the drilling operation at 13 of the 19 soil boring locations at a depth range of approximately 6-to-18.5 feet bgs with shallow groundwater (~7 feet or less bgs) occurring in soil borings B-9, B-12 and C-2.
- In 13 of the boreholes, static groundwater levels were measured within open boreholes at drilling completion with HSAs removed and ranged in depth from 5-to-16 feet bgs.
- After the HSAs were removed, overall average dry cave-in (DCI) measured at five (5) of the borings at depths of approximately 8 and 18.5 feet bgs (Appendix A). Overall average wet cave-in (WCI) was measured in 14 of the soil borings at depths ranging from approximately 12 to 17 feet bgs except at boring B-7 where WCI was measured at 33 feet bgs.
- Bedrock was not encountered on-site from the soil borings completed for this subsurface exploration.

Based on the project information provided to SET Consultants along with field and laboratory test data collected for this investigation, SET Consultants recommends the following for the proposed new buildings that will be slab-on-grade construction or full basement.

- The proposed new buildings can be supported on a conventional shallow foundation system consisting of spread and/or continuous strip footings bearing on *suitable*, interpreted native, undisturbed cohesive soils with stiff-very stiff average consistencies encountered at depths ranging from approximately 3-to-8 feet or greater below the existing surface grade; or, bearing on new, properly compacted engineered fill consisting of either Site-derived or imported cohesive soils or imported engineered fill material such as 0.75-inch nominal diameter crushed aggregate with fines compacted to 95% of the maximum achievable dry density obtained in accordance with ASTM Specification D1557 *Modified Proctor Method*. Either option is considered feasible and appropriate to support the proposed new buildings. For spread and/or continuous strip footings, extending through existing fill soils and lower strength native cohesive soils, bearing at depths of at least 3.5 feet below final surface grade on either native, undisturbed cohesive soils with stiff-very stiff average consistencies, or new, properly compacted and moisture-conditioned engineered fill, we recommend a maximum net allowable soil bearing pressure of 3,000 pounds per square foot (psf) be used to proportion the footings for the proposed new buildings.
- It is recommended that the freshly exposed subgrade soil at design footing bottom elevation of each building be evaluated and soil bearing strength field-verified under the observations of an experienced geotechnical engineer and/or soils technician. If field soil bearing strength readings verifying a 3,000 psf or greater net allowable soil bearing pressure can be attained for the native,

undisturbed soils then total and differential settlement risk of shallow footing foundations will be within acceptable limits.

- The proposed new buildings are assumed to be interior slab-on-grade construction completed at-grade and full-depth removal of the existing fill soils and lower strength native cohesive soils encountered in the soil borings to depths of at least 3-to-8 feet or greater below existing surface grade and replacement with new engineered fill compacted to at least 95% of the material maximum achievable dry density per ASTM D1557 *Modified Proctor Method* carries the least risk of total and differential settlement of the floor slab. However, removal and replacement may be cost prohibitive.
- As an alternative to removal and replacement, the exposed subgrade soil can be tested and evaluated with a combination of proofrolling, in-place moisture-density tests, and shallow probe test holes. It is the opinion of SET Consultants that testing and evaluation of existing fill soils under the observations of an experienced geotechnical engineer and/or soils technician can reduce the risk of total and differential movement of interior floor slabs to a reasonable level. However, if the Client is unwilling to accept some risk of total and differential settlement, the existing fill soils should be completely removed and replaced with new engineered fill to the depth encountered.

PROJECT DESCRIPTION

SET Consultants understands the development will entail construction of two Site buildings as follows:

- Recreation Center
  - Two-story recreation center building with full-depth basement to be located within the north portion of the Site.
  - This building is expected to consist of exterior and interior load bearing precast walls, open web steel roof joist/beams and metal deck.
- Pool Locker Room Building
  - One-story swimming pool locker room building with slab-on-grade construction to be located north of the existing swimming pool within the center portion of the Site.
  - This building is expected to have exterior and interior load bearing masonry walls supporting steel roof joists and metal deck.

SITE PHYSICAL SETTING REVIEW

This section discusses Site topography, mapped Site vicinity soils and surficial geology.

Setting & Topography

According to the Cook County GIS portal, the Site encompasses 13.5 acres and comprises Property Index Number 08-12-305-002-0000. The majority of the Site is improved with 1-story masonry school building, exterior pavement drive lanes and parking lots, athletic fields, a swimming pool and tennis courts. The Site is presently bounded on the south by Lions Park Elementary School and residential dwellings followed by East Council Trail, on the west by South Maple Street followed by single-family residences, on the north by East Lincoln Street followed by multi-family apartment buildings, and on the east by park areas and South School Street.

Site topography is mapped as relatively flat-lying with elevations ranging between approximately 658-and-663 feet above mean sea level (AMSL) for the majority of the Site. There is a relatively lower elevation within the swimming pool area. Finished exterior grades at borings performed at other areas across the Site were in the range of elevation between approximately 656-and-661 feet AMSL.

Mapped Soils

According to soil mapping efforts published by the United States Department of Agriculture (USDA), the soils underlying the Site has been characterized as Orthents, clayey, undulating (USDA, 2024). The Orthents, clayey, undulating complex is associated with landforms consisting of outwash plains. The natural drainage is classified as "moderately well drained", and typical soil profile is silty clay from undisturbed ground surface to approximately 79 inches below surface grade. Additional soil properties of the Orthents, clayey, undulating complex include 1 to 6 percent slopes, very high runoff class, and negligible frequency to flooding and ponding.

Surficial Geology

Surficial geology mapping initially conducted by Bretz (1939) identified the soils across the site as characterized part of the Tinley Groundmoraine which is part of the Wadsworth Member of Wedron Formation (Lineback, 1979; Richmond and Fullerton, 1983). Lineback (1979) describe the Wedron Formation as gray, clayey and silty clayey till, relatively low in cobble and boulders.

According to geologic mapping compiled by the Illinois State Geologic Survey (ISGS, 2015), the sediment or "drift deposit" thickness within Site vicinity is estimated to be at least 50 feet and may extend to 200 feet. Depth-to-groundwater within the Site vicinity was not identified from the limited literature search conducted for this investigation.

SUBSURFACE EXPLORATION PROCEDURES

This section discusses the geotechnical drilling activities completed Thursday, March 20 through Monday, March 24, 2025 and the laboratory testing procedures completed for soil samples collected as part of the field activities. Field drilling observations, soil sampling, and laboratory testing results were used for soil boring logs and findings summary table preparation.

Client selected the locations of the 19 geotechnical soil borings advanced for this subsurface exploration. The Client requested private underground utility locating be conducted to "clear" drilling locations of potential underground utility conflicts before initiating the geotechnical drilling.

Underground Utility Locating

SET Consultants retained Earth Solutions, Inc. (ESI; St. Charles, Illinois) for geotechnical drilling. The Illinois One-Call Utility Dispatcher ("JULIE") was contacted by ESI for an underground utility locate at the Site to be conducted prior to the start of drilling operations. ESI coordinated the private underground utility locate prior to the start of drilling on March 20th.

The soil boring locations were field-located and flagged prior to the start of drilling on Thursday, March 20th before the start of the private underground utility locate. The private underground utility locate was conducted by a ESI field representative. The *Existing Conditions Plan* included buried utility alignments where known and was used as guidance during the non-destructive underground utility locating.

The ESI field representative proceeded to field clear the 19 geotechnical soil borings (Figure 1).

Geotechnical Soil Boring Drilling

ESI mobilized two (2) drilling rigs with two-person crews for the geotechnical drilling operation. The soil borings were completed using Geoprobe Systems® 7822DT track-mounted drilling rigs equipped with HSAs to advance the boreholes. Representative soil samples were obtained continuously at 2.5 foot intervals to 10 feet bgs then sampled at 5-foot intervals to the maximum soil boring depths of 20 or 40 feet bgs (borings B-1 through B-15 and C-1 through C-4). Soil samples were collected by means of conventional split-spoon (SS) sampling procedures. In this procedure, a 2-inch outside diameter (O.D.) SS sampler is driven into the soil a distance of 18 inches by a 140-pound hammer weight falling 30 inches.

The number of blows required to drive the SS sampler through a 12-inch interval, after initial setting of 6 inches is termed the Standard Penetration Test (SPT) or N-value and is indicated for each sample on the soil boring logs (Appendix A). The N-value can be used as a qualitative indication of the in-place relative consistency of cohesive soils and an indicator for the relative density of granular soils. These indicators are qualitative since many factors can significantly affect the standard penetration resistance value and prevent a direct correlation between drilling crews, rigs and procedures, and hammer-rod-sampler assemblies.

The drilling rigs were equipped with an automatic trip hammer to drive the SS sampler. Consideration of the effect of the automatic hammer efficiency was included in the interpretation of subsurface information for the analyses prepared for this letter report. A SET Consultants Professional Geologist and a Professional Engineer recorded field logs of the soils encountered during the soil boring operation. After recovery, each geotechnical soil sample was removed from the sampler, visually classified, measured, and photographed. These field logs were later used to prepare the final geotechnical soil boring logs (Appendix A).

Soil samples obtained from the drilling operation were identified by boring numbers and sampling depths, sealed in glass jars in the field, and delivered to the laboratory for further visual examination and laboratory testing. The unconfined compressive strength (Q_p) of cohesive soils was measured using a spring-loaded, hand-held penetrometer once the SS sample was retrieved from each borehole during the drilling operation. In the hand penetrometer test, the Q_p of a soil sample is estimated, to a maximum of 4.5 tons per square foot (tsf) by measuring the resistance of a soil sample to penetration of a small spring-loaded cylinder.

After completion of the drilling operations, the boreholes were backfilled with auger soil cuttings to the existing ground surface. Borings performed within pavement areas were patched with cold asphalt to restore to existing surface grade.

Laboratory Testing

The laboratory testing program included natural moisture content determinations and visual classifications. Natural moisture or W_c for each subgrade soil sample was determined using ASTM Standard D2216 for representative portions of the sample. During the laboratory testing procedure, the field classification for each soil sample was verified in accordance with the Unified Soil Classification

System (USCS) using ASTM Standards D2487 and D2488. Each subgrade soil sample was classified on the basis of texture and plasticity in accordance with the USCS.

The soil boring logs detail the soil sample intervals that were obtained, physically described, and visually classified using the USCS. The group symbols for each soil type are indicated along with the soil descriptions on the geotechnical boring logs (Appendix A). An explanation of the USCS symbols and boring log reference notes are included in Appendix B. *Please Note:* Interpreted fill soils (i.e., those soils revealing physical attributes of having been reworked, disturbed, and/or of non-native origin) were not assigned a USCS group symbol and designated as “Fill” or “Possible Fill”.

SET Consultants grouped the various soil types into lithostratigraphic zones that were generally consistent across the boring logs for this investigation. Lithologic color variation and patterns designating the interfaces between earthen materials on the soil boring logs (Appendix A) are approximate, and based on in-situ conditions these transitions may be more gradual. *Please Note:* The soil samples will be retained in the laboratory for a period of 30 days, after this time the soil samples will be discarded unless other instructions are received as to their disposal.

EXPLORATION RESULTS

This section discusses observations from the drilling activities completed March 20, March 21 and March 24, 2025.

Site Physical Description

The geotechnical drilling was performed mainly within open, maintained grass lawn areas or paved areas situated either near existing buildings or exterior asphalt pavements (Figure 1). There were no Site access issues encountered for the drilling rigs and the personnel who operated this equipment that prevented completing the field scope of work. The relatively flat-lying Site topography with approximately 5 feet vertical relief allowed for drilling rig setups to be positioned on level surface grade. There were no mounds or unusual topography observed, and there was no observed standing water or areas of distressed vegetation.

Subsurface Exploration Findings

SET Consultants conducted subsurface exploration activities on Thursday, March 20, Friday, March 21, and Monday, March 24, 2025 and a total of 19 geotechnical soil borings (labeled B-1 through B-15 and C-1 through C-4; Figure 1) were each drilled to 20 feet below existing surface grade with the exception of soil boring B-7 which was drilled to 40 feet below existing surface grade (Table 1; Appendix A). The geotechnical drilling was performed mainly within pavements, grass lawn areas, and athletic facilities situated near existing buildings throughout the Site (Figure 1). There were no Site access issues encountered for the drilling rigs and the personnel who operated this equipment.

A summary of the findings from the subsurface exploration consists of the following:

- Approximately 8 to 12 inches of maintained grass and topsoil was encountered at the ground surface at eleven borings. Approximately 3 to 5 inches of asphalt pavement underlain by 4 to 12 inches of aggregate basecourse was encountered at five of the boring locations (B-11, C-1 to C-4). Approximately 5 to 6 inches of concrete underlain by 6 to 8 inches of aggregate basecourse

was encountered at soil borings B-13 to B-15 located around the perimeter of the existing swimming pool.

- At the fifteen structural borings (B-1 through B-15), interpreted, predominantly cohesive fill and possible fill soils extend between approximately 2-and-8.5 feet bgs for the soil borings advanced for this subsurface exploration with the exception of B-14 were interpreted fill soils and unsuitable native soils extend down to approximately 11 feet bgs. These interpreted fill soils exhibited average soft to very stiff consistencies, and the overall W_c was calculated to range from 10.8% to 23.9%. Limited deposits of loose to medium dense sand and gravel fill were encountered in ten of the borings, and exhibited standard penetration test N values in the range from 4 to 22 blows per foot.
- Native cohesive soils consisted of predominately silty clay and clayey silt, exhibited firm-very stiff overall average consistencies, and overall W_c was calculated to be in the range of 14.0% to 19.3%.
- Within the predominant clay profile native oxidized granular soils were encountered in Borings B-7, C-1 and C-4, consisted of predominantly poorly graded sand, exhibited very loose to medium dense relative density, and overall average W_c was calculated to be 12.9% to 15.6%.
- Native oxidized, brown dominant-colored soils transitioned to unoxidized cohesive soils with distinct gray coloration at an average depth of approximately 10 feet bgs or an average elevation of approximately 649.5 feet AMSL.
- Native unoxidized cohesive soils consisted of predominantly silty clay, clay, clayey silt, and silt, and exhibited firm-very stiff overall average consistencies.
- Groundwater was observed during the drilling operation at 13 of the 19 soil boring locations at a depth range of approximately 6-to-18.5 feet bgs with shallow groundwater (~7 feet or less bgs) occurring in soil borings B-9, B-12 and C-2.
- In 13 of the boreholes, static groundwater levels were measured within open boreholes at drilling completion with HSAs removed and ranged in depth from 5-to-16 feet bgs.
- After the HSAs were removed, overall average DCI measured at five (5) of the borings at depths of approximately 8 and 18.5 feet bgs (Appendix A). Overall average WCI was measured in 14 of the soil borings at depths ranging from approximately 12 to 17 feet bgs except at boring B-7 where WCI was measured at 33 feet bgs.
- Bedrock was not encountered on-site from the soil borings completed for this subsurface exploration.

Groundwater Observations

Observations for groundwater were made during sampling and upon completion of the drilling operation at each soil boring location. In auger drilling operations, water is not introduced into the boreholes, and the groundwater position can often be obtained by observing water flowing into or out of the boreholes. Furthermore, visual observation of the soil samples retrieved during the drilling exploration can often be used in evaluating the groundwater conditions.

Groundwater was observed during the drilling operation at 13 of the 19 soil boring locations at a depth range of approximately 6-to-18.5 feet bgs with shallow groundwater (~7 feet or less bgs) occurring in soil borings B-9, B-12 and C-2. In 13 of the boreholes, static groundwater levels were measured within open boreholes at drilling completion with HSAs removed and ranged in depth from 5-to-16 feet bgs (Appendix A; Table 1).

After the HSAs were removed, overall average DCI measured at five (5) of the borings at depths of approximately 8 and 18.5 feet bgs (Appendix A). Overall average WCI was measured in 14 of the soil borings at depths ranging from approximately 12 to 17 feet bgs except at boring B-7 where WCI was measured at 33 feet bgs.

Glacial sediments common to the Site vicinity frequently oxidize from gray-to-brown at the interface between where the soil has remained fully saturated and overlying partially or intermittently saturated and vadose zones. The interpreted long-term groundwater level can be interpreted to be near this zone of color change. Based on the results of this exploration, a long-term groundwater level was observed for each soil boring and interpreted to range from approximately 8 feet to 12 feet bgs. The average elevation range for the interpreted long-term groundwater level is approximately 649.5 feet AMSL.

It should be noted that the groundwater level can vary based on precipitation, evaporation, surface runoff, and other factors not immediately apparent at the time of this exploration. Surface water runoff may be a factor during general construction, and steps should be taken during construction to control surface water runoff and to remove water that may accumulate in the planned excavations as well as floor slab areas.

Seismic Zone

Based on the 2015 International Building Code, Chapter 16 Structural Design, Section 1613.3.2 - *Site Class Definitions*, the Site soils can be characterized as Site Class D. Site Class D is described as “Stiff soil” for the top 100 feet (i.e., the ground surface to 100 feet bgs interval) with an average shear strength in the range of 1,000 to 2,000 psf and Standard Penetration Test blowcounts in the range of 15 to 50 blows per foot for this interval (ASCE, 2010). Soil borings extended to a maximum depth of 25 feet bgs for this subsurface exploration. Based on our experience with similar soils in Site vicinity, the available geologic literature that identifies overburden or unconsolidated sediment thickness within Site vicinity is at least 50 feet bgs and may extend to 200 feet bgs (ISGS, 2015), and following the direction of ASCE (2010) when there are no borings to 100 feet bgs, the Site soils meet criteria for Site Class D.

ANALYSES AND RECOMMENDATIONS

The following recommendations have been developed on the basis of the previously described project characteristics and objectives and subsurface conditions encountered during this field investigation. If there are any changes to the project characteristics, objectives, or if different subsurface conditions are encountered during construction then these changes need to be brought to the attention of SET Consultants so that the recommendations of this letter report can be reviewed.

Analyses and Recommendations Overview

Based on the project information provided to SET Consultants along with field and laboratory test data collected for this investigation, SET Consultants recommends the following for the proposed new buildings that will be slab-on-grade construction or full basement.

- The proposed new buildings can be supported on a conventional shallow foundation system consisting of spread and/or continuous strip footings bearing on *suitable*, interpreted native, undisturbed cohesive soils with stiff-very stiff average consistencies encountered at depths ranging from approximately 3-to-8 feet or greater below the existing surface grade; or, bearing on new, properly compacted engineered fill consisting of either Site-derived or imported cohesive

soils or imported engineered fill material such as 0.75-inch nominal diameter crushed aggregate with fines compacted to 95% of the maximum achievable dry density obtained in accordance with ASTM Specification D1557 *Modified Proctor Method*. Either option is considered feasible and appropriate to support the proposed new buildings. For spread and/or continuous strip footings, extending through existing fill soils and lower strength native cohesive soils, bearing at depths of at least 3.5 feet below final surface grade on either native, undisturbed cohesive soils with stiff-very stiff average consistencies, or new, properly compacted and moisture-conditioned engineered fill, we recommend a maximum net allowable soil bearing pressure of 3,000 psf be used to proportion the footings for the proposed new buildings.

- It is recommended that the freshly exposed subgrade soil at design footing bottom elevation of each building be evaluated and soil bearing strength field-verified under the observations of an experienced geotechnical engineer and/or soils technician. If field soil bearing strength readings verifying a 3,000 psf or greater net allowable soil bearing pressure can be attained for the native, undisturbed soils then total and differential settlement risk of shallow footing foundations will be within acceptable limits.
- The proposed new buildings are assumed to be interior slab-on-grade construction completed at-grade and full-depth removal of the existing fill soils and lower strength native cohesive soils encountered in the soil borings to depths of at least 3-to-8 feet or greater below existing surface grade and replacement with new engineered fill compacted to at least 95% of the material maximum achievable dry density per ASTM D1557 *Modified Proctor Method* carries the least risk of total and differential settlement of the floor slab. However, removal and replacement may be cost prohibitive.
- As an alternative to removal and replacement, the exposed subgrade soil can be tested and evaluated with a combination of proofrolling, in-place moisture-density tests, and shallow probe test holes. It is the opinion of SET Consultants that testing and evaluation of existing fill soils under the observations of an experienced geotechnical engineer and/or soils technician can reduce the risk of total and differential movement of interior floor slabs to a reasonable level. However, if the Client is unwilling to accept some risk of total and differential settlement, the existing fill soils should be completely removed and replaced with new engineered fill to the depth encountered.

Finished-floor elevations (FFEs) were not provided by Client as of this letter report date, and an estimated site wide FFE of 654 feet AMSL was used for purposes of discussion. Table 1 summarizes the geotechnical findings for structural soil borings B-1 through B-15 to include approximate depth to native soils suitable for a net allowable bearing pressure of 3,000 psf, geotechnical findings for civil soil borings C-1 through C-4 to include an estimated design subgrade elevation of 1 foot below existing ground surface elevation for proposed exterior pavement rehabilitation, and the field and laboratory geotechnical findings at the estimated design subgrade elevations for shallow foundation system and pavement rehabilitation construction.

The majority of subgrade soils encountered at the frost-depth elevation (minimum 3.5 feet bgs) for at-grade construction are interpreted cohesive native soils that exhibit firm-very stiff average consistencies with average Wc calculated to be approximately 18%. Table 1 presents the findings for soil samples collected at or below the estimated design subgrade elevation to be suitable at all but two of the structural soil boring locations to proportion shallow foundation footings. Unsuitable silty clay soils where

encountered at eight soil boring locations at the estimated design footing bottom elevation based on estimated observed fill soils down to 5.5 to 8 feet bgs or greater. Note: Soil boring B-14 drilled east of the swimming pool (Figure 1; Table 1) encountered unsuitable silty clay soils consisting of soft to firm, moist, mottled fill soils with trace organics, and soft to stiff consistency native cohesive soils down to approximately 11 feet bgs.

Based on these geotechnical findings for the proposed new building foundations, overexcavation below the design subgrade elevation as presented in this letter report is anticipated for at-grade construction to range from 0 to 4 feet bgs or greater with an average overexcavation of 2 feet expected.

The following items are addressed in the remainder of the ANALYSES AND RECOMMENDATIONS section:

- Subgrade Preparation;
- Engineered Fill;
- Footing Foundations;
- Lateral Earth Pressures;
- Interior Floor Slab Design;
- Pavement Design Recommendations; and,
- General Construction Considerations.

Subgrade Preparation

This section discusses subgrade preparation activities to include initial Site preparation, underground utilities, proofrolling, and compaction. Based on historical information reviewed for this letter report, the present-day Site configuration appears to have remained unchanged since the early 1980's or earlier. There has been no project-specific information provided such as the building design loads as of the date of this letter report.

Initial Site Preparation – Initial subgrade preparation should consist of complete removal of existing exterior flatwork, vegetation, and any other soft or unsuitable/deleterious materials within the location of the proposed new building footprints. Stripping limits should extend to a minimum of 10 feet beyond the limit of the new building footprints and a minimum of 5 feet beyond the edge of exterior pavements and flatwork. Unsuitable materials, such as topsoil/buried topsoil or organic soils, should either be stockpiled for later use in landscaping fills or placed in approved disposal areas either on-site or off-site.

Below grade obstructions that may be exposed and encountered during initial Site preparation should be completely removed where these buried structures will conflict with new construction. Soils exposed in the excavations where buried structures are encountered should be observed and evaluated by an experienced geotechnical engineer or soils technician. The completed excavations should be backfilled with properly placed and compacted fill as recommended in this letter report. Improper placement and compaction of fill materials during removal of below grade obstructions and other structures could lead to inconsistent subgrade performance resulting in foundation, floor slab, and pavement distress and settlement.

We recommend that the project geotechnical engineer or a qualified and authorized representative be on-site to monitor Site soil stripping and preparation operations, observe and document that unsuitable soils have been satisfactorily removed.

Underground Utilities – Prior to construction, all utilities in the proposed construction area need to be positively identified and marked. If existing utilities are positively identified within the proposed construction area then these existing utilities should be abandoned and/or relocated, and structures and backfill materials associated with the existing utilities should be removed from the proposed new building footprint areas unless the existing utilities are planned to remain in service for the new building structures. Those utilities that can be relocated should be relocated to the extent practical and backfilled with compacted/densified engineered fill. Abandoned utilities should be removed or grouted full with lean concrete. Excavations resulting from removal/demolition of existing utilities and other structures should be completely filled with engineered fill.

Active utilities to remain in the construction area should be exposed and protected during construction to reduce the potential for damage or interruption of service. Where existing utilities will remain under any structure, we recommend that the utility backfill be removed and replaced with controlled fill.

Proofrolling - After removal of unsuitable/deleterious materials and stripping to the desired grade, and prior to fill placement, we recommend the stripped/exposed subgrades be observed by an experienced geotechnical engineer or qualified and authorized representative at the time of construction to aid in identifying localized soft/loose or unsuitable materials that should be removed. Proofrolling within the proposed new building pad areas using a loaded, minimum 3-axle dump truck having a net weight of at least 10 tons may be used at this time to aid in identifying localized soft or unsuitable material which should be removed. Any soft or unsuitable materials encountered during proofrolling should be compacted in place or removed and replaced with an approved backfill compacted to the criteria specified for the project and discussed in the following section. Prior to proofrolling, floor slab areas that will receive less than 1 foot of new fill, should be scarified to a depth of about 9 inches, moisture conditioned, and recompacted as recommended below.

We recommend that the project geotechnical engineer or a qualified and authorized representative be on-site to observe the proofrolling operations.

Compaction – Based on what is known about the Site development history, it is possible that there has been an appreciable amount of fill placement and/or compaction performed on-site. If there are records of soil stabilization or other modifications to the soil profile then this pertinent information should be provided to SET Consultants for review. However, if records are not available and the existing fill soils appear to have some measure of control of moisture content and density then it might be feasible for these existing fill soils to support interior floor slabs and new fill material.

Feasibility of the new construction may need to be considered so it cannot be ruled out that some existing fill soils may remain in place for the at-grade interior floor slabs. If the Client is willing to accept some risk of total and differential settlement and associated long term maintenance, the existing fill soils or lower strength native cohesive soils similar to those encountered in the soil borings to depths of at least 3 to 8 feet or greater below the existing surface grade may remain in-place below interior floor slab areas but the subgrade must pass a proofroll under the observation of a SET Consultants geotechnical engineer or soils technician. However, if the Client is unwilling to accept the risk then the existing fill soils should be completely removed and replaced with new engineered fill.

During final preparation of subgrades, a smooth drum roller is often used to provide a flat surface and provide for better drainage to reduce the negative impact of rain events. Due to the relative sensitivity of silty clay soils, we recommend that these materials be static rolled (no vibrations) to reduce the potential for subgrade soil disturbance. We also recommend crowning the subgrade to provide positive drainage off the proposed new building pad areas.

Engineered Fill

Where new fill material is required for backfill or to otherwise reach the design subgrade elevation beneath slab-on-grade, we recommend that engineered fill be used. Any soil placed as engineered fill should be an approved material, free of organic matter or debris, be a non-frost susceptible soil, and have a liquid limit and plasticity index less than 40 and 15, respectively. The project geotechnical engineer should be consulted to determine the suitability of off-site/on-site materials for use as engineered fill prior to use or placement.

Placement & Testing – Engineered fill should be placed in lifts not exceeding 9 inches in loose thickness, moisture conditioned to within 2% of the optimum moisture content and compacted to at least 95% of the maximum achievable dry density obtained in accordance with ASTM Specification D1557 *Modified Proctor Method*. Engineered fill placed below footing base elevations should be compacted to at least 95% of the maximum achievable dry density of the material (ASTM D1557). Engineered fill placed to support foundations should extend 1 foot beyond the outside edges of the footings and from that point outward laterally 1 foot for every 2 feet of fill thickness below the footings. Laboratory proctor tests should be performed on fill materials to determine the maximum achievable dry density and optimum moisture content.

We recommend suitable silty clay soils be used to raise the grade or to backfill overexcavation within the proposed new building areas and should be compacted with sheepsfoot roller. Granular engineered fill should be compacted with a smooth drum roller or adequate heavy vibratory plate. Moisture control during earthwork operations including the use of disking or appropriate drying equipment and techniques should be expected.

In-place density tests should be performed with a minimum of 1 test per 2,000 square feet of fill area for each lift of fill placed. We recommend that the placement of engineered fill be monitored full-time by a SET Consultants representative and in-place density tests should be performed to verify the adequacy of the compaction for each lift of fill placed.

Footing Foundations

Based on the project information along with field and laboratory test data collected for this investigation, SET Consultants recommends the proposed new buildings can be supported on a conventional shallow foundation system consisting of spread and/or continuous strip footings bearing on *suitable*, interpreted native, undisturbed cohesive soils with stiff-very stiff average consistencies encountered at depths ranging from approximately 3-to-8 feet or greater below the existing surface grade; or, bearing on new, properly compacted engineered fill consisting of either Site-derived or imported cohesive soils or imported engineered fill material such as 0.75-inch nominal diameter crushed aggregate with fines compacted to 95% of the maximum achievable dry density obtained in accordance with ASTM Specification D1557 *Modified Proctor Method*. Either option is considered feasible and appropriate to support the proposed new buildings. For spread and/or continuous strip footings, extending through existing fill soils and lower strength native cohesive soils, bearing at depths of at least 3.5 feet below final surface grade on either native, undisturbed cohesive soils with stiff-very stiff average consistencies, or new, properly compacted and moisture-conditioned engineered fill, we recommend a maximum net allowable soil bearing pressure of 3,000 pounds per square foot (psf) be used to proportion the footings for the proposed new buildings.

It is recommended that the freshly exposed subgrade soil at design footing bottom elevation of each building be evaluated and soil bearing strength field-verified under the observations of an experienced geotechnical engineer and/or soils technician. If field soil bearing strength readings verifying a 3,000 psf or greater net allowable soil bearing pressure can be attained for the native, undisturbed soils then total and differential settlement risk of shallow footing foundations will be within acceptable limits.

To reduce the potential for foundation bearing failure and excessive settlement due to local shear or "punching" action, we recommend that continuous strip footings have a minimum width of 24 inches. If there are column footings in the design of the proposed new buildings then we recommend a minimum lateral dimension of 30 inches be used for the foundation design. In addition, footings should be placed at a depth to provide adequate frost cover protection. We recommend the footings be placed at a minimum depth of at least 3.5 feet below finished surface grade. Interior footings in heated areas can be placed at a minimum of 2 feet below grade provided that suitable soils are encountered and that the foundations will not be subjected to freezing weather either during or after construction, though these foundations must also extend to suitable, natural soils.

We recommend that the excavation of the proposed new building foundations be monitored on a full-time basis by a SET Consultants geotechnical engineer or materials technician to verify that the exposed subgrade soils bearing strength will be suitable for the proposed new buildings and is consistent with the soil boring log information obtained during the geotechnical exploration.

The contractor should be prepared to overexcavate and extend the footings to soils of adequate bearing strength. As an alternative, after overexcavation and removal of weaker/lower strength soils or other unsuitable soils, the foundation subgrade can be raised using compacted engineered fill to a minimum frost depth of 3.5 feet below final exterior surface grade. The zone of the engineered fill placed below the foundation should extend 1 foot beyond the outside edges of the footings and from that point, outward laterally 1 foot for every 2 feet of fill thickness below the footing.

Settlement of the conventional shallow foundation, designed in accordance with our recommendations presented in this letter report, is expected to be within tolerable limits for the proposed new building and parking lots. For footings extending through existing fill soils, and placed on native, undisturbed, either cohesive soils with stiff-very stiff average consistencies or granular soils with medium dense average density or lean concrete backfill extending down to suitable natural soils, and assuming the construction recommendations discussed above are followed, we estimate that the total and differential settlement should be on the order of 1.0 and 0.5 inches, respectively. These settlement values are based on our engineering experience with the soil, the anticipated structural loading, and are to be used to guide the structural engineer with the design.

Rammed/Vibrocompacted Aggregate Piers

Existing fill soils were encountered in the borings at depths between approximately 3.5 and 8.5 feet or greater below the current ground surface. Complete removal and replacement discussed above may not be economical due to high construction cost. As an alternative, for ground improvement techniques and construction of conventional shallow foundations, the use of compacted/rammed aggregate piers, similar to Geopier® rammed aggregate piers and Vibro Piers can be considered for support of foundations for the new buildings. It is our opinion that foundations supported on compacted/rammed aggregate piers or Vibro Piers as discussed above will likely permit proportioning foundations for a net allowable soil bearing capacity of 3,000 psf, though this must be verified by the rammed aggregate piers or Vibro Piers installer.

The compacted/rammed aggregate piers can be used to reinforce the existing soils beneath spread and wall footings, load bearing walls and floor slabs. The compacted/rammed aggregate piers are constructed by drilling approximately 2½ feet in diameter boreholes extending through the layers of unsuitable soils and compacted/ramming thin lifts of new aggregate fill materials within the boreholes to create dense aggregate piers. The compacted/rammed aggregate piers should be constructed through layers of exiting fill soils and anticipated to extend to natural, stiff to hard silty clay, clay, silt and clayey silt at depths of about 3.5 to 8.5 feet or greater below existing grade. Temporary casing will likely be needed during construction of the aggregate piers through the existing fill soils. Aggregate piers should be constructed on a grid pattern using well-graded granular soils tamped in thin lifts. We anticipate spacing of compacted/rammed aggregate piers should be in the range of 5 to 10 feet on center. Our experience suggests that aggregate pier manufacturers will interpret the available subsurface information and can provide appropriate foundation design including allowable bearing pressure and anticipated settlement.

The compacted/rammed aggregate piers can also be used to support floor slabs. For buildings with compacted/rammed aggregate piers, similar to Geopier® rammed aggregate piers and Vibro Piers, floor slabs and the required granular base course can be constructed on top of aggregate piers. Prior to the construction of floor slabs, the subgrade preparation should consist of densifying the exposed design subgrade surface to the extent practical prior to placement of granular base course and concrete.

We recommend that the excavation of building foundations be monitored on a full-time basis by a SET geotechnical engineer or his representative to verify the exposed soils and the soil bearing capacity will be suitable for the proposed building and is consistent with the boring log information obtained during the geotechnical exploration.

For footings bearing above soil improved using rammed aggregate piers properly designed and installed, maximum total settlement is expected to be in the range of 1 inch or less based on consolidation of the soils under structural loading. These settlement values are based on our engineering experience with the soil and the anticipated structural loading, and are to guide the structural engineer with his design.

Lateral Earth Pressures

Permanent below grade walls should be designed to withstand lateral earth pressures and surcharge loads. The lateral earth pressures exerted on the walls will be a function of the stiffness and the rotation of the walls. The rotation of the wall controls the degree to which the internal strength of the soil is mobilized. If rotation or deflection of the walls will be less than that required to mobilize the active earth pressure condition due to stiffness, bracing or other mechanism (as is typical with basement walls), the "**at-rest**" earth pressure condition should be evaluated. For the at-rest earth pressure condition, below grade walls can be designed for a linearly increasing lateral earth pressure of 65 psf per vertical foot of wall above the long-term groundwater level and 100 psf/ft below the long-term groundwater level. If the rotation or deflection of the walls will be greater than required to mobilize the active earth pressure condition due to stiffness, bracing or other mechanism (as is common for retaining walls), the "**active**" earth pressure condition should be evaluated. For the active earth pressure conditions, below grade walls can be designed for a linearly increasing lateral earth pressure of 45 psf per vertical foot of wall above the long-term ground water level and 85 psf/ft below the long-term groundwater level. These at-rest and active lateral earth pressures assume that granular materials are used for wall backfill. The wall design should also account for any surcharge loads within a 45 degree slope from the base of the wall. For the at-rest earth pressure condition, a lateral earth pressure coefficient of 0.5 should be applied to surcharge loads.

We recommend the basement walls be provided with a perimeter drainage system, as described above, to reduce the potential for excess hydrostatic pressures to be exerted on the walls. This system may consist of perforated or porous wall, closed joint drain tiles located around the perimeter of the walls, slightly below the lower slab level. We recommend waterproofing and damp proofing of walls be considered for basement walls. Based on the groundwater level information obtained from the boring, damp proofing of the basement walls should be adequate. Waterproofing/damp proofing and waterstops measures should be installed in accordance with local building code requirements.

The space between the outside of the walls and the excavation should be backfilled with a granular fill. The ground surface adjacent to the below grade walls should be kept properly graded to prevent ponding of water adjacent to the below grade walls.

To achieve a desirable balance between minimizing excessive pressures against the below grade walls and reducing the settlement of the wall backfill, we recommend that the wall granular backfill be compacted to at least 90% of the maximum dry density obtained in accordance with ASTM Specification D 1557, Modified Proctor Method. Where the fill materials will be supporting sidewalks or pavements, the upper 1 foot should be compacted to 95% of the maximum dry density referenced above. It has been our experience that compaction of backfill around building structures is typically poor in both materials and workmanship resulting in substantial settlements adjacent to the structure. These settlements are most evident on stoops, porches and driveways. Therefore, we recommend all backfilling be monitored by a SET representative to reduce the potential for settlement related problems.

Backfill materials should consist of inorganic materials, free of debris, be free draining, and containing no frost susceptible soil. The fill placed adjacent to the below grade walls should not be overcompacted. Heavy earthwork equipment should maintain a minimum horizontal distance away from the below grade walls of 1 foot per foot of vertical wall height. Lighter compaction equipment should be used close to the below grade walls. Where light (e.g., hand) compaction equipment is employed, the maximum lift thickness should be reduced to 6 inches. Depending upon the method of excavation (i.e. sheeting), it may be difficult to install a perimeter drain system. Use of geosynthetic wall drain, such as Enka drain, or similar material may be needed to facilitate drainage.

If friction at the base of the wall is insufficient and additional resistance to sliding is required, the provision for a shear key at the bottom of the wall may be considered. A key develops additional lateral resistance using passive earth pressures. To develop passive earth pressures, the key should be located at depths greater than the depth of frost penetration (3½ feet below lowest adjacent finished grade). Parameters for the design of footings for lateral resistance are provided in *Passive Earth Pressure*, provided below.

Passive Earth Pressure*

Soil Type	Kp	Equivalent Fluid Pressure (psf)
Granular Soils (Sand/Silt)	3.0	360
Cohesive Soils (Clay)	2.2	264

* To be used more than 3.5 feet below final grade.

SET anticipates the primary component of lateral resistance will be developed by friction along the horizontal interface between the footing concrete and underlying soil. The friction coefficients (f) for cohesive and granular materials are provided in *Coefficients of Friction for Spread Footings*.

Coefficients of Friction for Spread Footings*

Concrete Over Cohesive Material (Clay/Silt)	f = 0.35
Concrete Over Granular Material (Sand)	f = 0.55

*These Values do Not Reflect a Factor of Safety

It is important to note that since sliding resistance is mobilized with movement, it would follow that passive failure would have likely occurred. Therefore, the design of the wall should account for resistance to reflect either sliding resistance or passive resistance. The use of both resistance mechanisms in the design should not be performed.

Interior Floor Slab Design

The proposed new buildings are assumed to be interior slab-on-grade construction completed at-grade and full-depth removal of the existing fill soils and lower strength native cohesive soils encountered in the soil borings to depths of at least 3-to-8 feet or greater below existing surface grade and replacement with new engineered fill compacted to at least 95% of the material maximum achievable dry density per ASTM D1557 *Modified Proctor Method* carries the least risk of total and differential settlement of the floor slab. However, removal and replacement may be cost prohibitive.

As an alternative to removal and replacement, the exposed subgrade soil can be tested and evaluated with a combination of proofrolling, in-place moisture-density tests, and shallow probe test holes. It is the opinion of SET Consultants that testing and evaluation of existing fill soils under the observations of an experienced geotechnical engineer and/or soils technician can reduce the risk of total and differential movement of interior floor slabs to a reasonable level. However, if the Client is unwilling to accept some risk of total and differential settlement, the existing fill soils should be completely removed and replaced with new engineered fill to the depth encountered.

We recommend that non-structural or non-load bearing floor slabs be underlain by a minimum of 6 inches of imported granular fill material such as 0.75-inch nominal diameter crushed aggregate with fines. The imported granular fill material should be placed in lifts not exceeding 9 inches in loose thickness and compacted to at least 95% of the material maximum achievable dry density in accordance with ASTM D1557. Prior to placing the granular fill material, the floor subgrade soil should be properly compacted, proofrolled, and free of standing water, mud, and frozen soil. For design of Portland Cement Concrete (PCC) slabs-on-grade, a modulus of subgrade reaction (k) of 100 pounds per cubic inch (pci) can be used for slabs constructed on subgrade prepared as discussed herein.

There may be sections of the at-grade floor slab that will not extend to *suitable*, native, undisturbed soils but will be supported on existing fill soils. Furthermore, it is assumed that the existing floor slab subgrade has performed satisfactorily during the proofroll discussed in the *Subgrade Preparation* subsection even though there are existing fill soils and lower strength native cohesive soils encountered to depths of at least 3 feet or greater below existing surface grade or lower in elevation. Provided that the floor slab subgrade passes a proofroll, the risk of excessive settlement is low. However, if the floor slab subgrade does not pass the proofroll then some overexcavation and placement of controlled backfill or lean concrete will be required.

Please Note: Engineered fill material used as controlled backfill such as 0.75-inch nominal diameter crushed aggregate with fines needs to be moisture-conditioned to within 2% of the optimum moisture content and compacted to at least 95% of the material maximum achievable dry density obtained in accordance with ASTM D1557.

A properly designed and constructed capillary break layer can often mitigate the need for a moisture retarder and can assist in more uniform curing of concrete. If a vapor retarder is considered to provide additional moisture protection, special attention should be given to the surface curing of the slabs to reduce uneven drying of the slabs and associated cracking and/or slab curling. The use of a blotter or cushion layer above the vapor retarder can also be considered for project specific reasons. Please refer to ACI 302.1R96 *Guide for Concrete Floor and Slab Construction* and ASTM E1643 *Standard Practice for Installation of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs* for additional guidance on this issue.

We recommend that the floor slab be isolated from the foundation footings so differential settlement of the structure will not induce shear stresses on the floor slab. Also, in order to reduce the crack width of any shrinkage cracks that may develop near the surface of the slab, we recommend steel mesh reinforcement as a minimum be included in the design of the floor slab. Temperature and shrinkage reinforcements in slabs-on-grade should be positioned in the upper third of the slab thickness. The Wire Reinforcement

Institute recommends the steel mesh reinforcement be placed 2 inches below the slab surface or in the upper one-third of slab thickness, whichever is closer to the surface. Adequate construction joints, contraction joints, and isolation joints should also be provided in the slab to reduce the impacts of cracking and shrinkage. Please refer to ACI 302.1R96 *Guide for Concrete Floor and Slab Construction* for additional information regarding concrete slab joint design.

Underslab Drainage

It would also be prudent to install an underslab drain system beneath the basement floor slab to collect water that infiltrates from the soils adjacent to basement walls as well as from the ground surface. The drain system could consist of a 6-inch thick layer of free draining base underlain by drains composed of perforated pipe placed in a trench that is backfilled with free-draining granular material. The trenches should extend 12 inches below the floor slab subgrade and should be spaced at 50 feet center-to-center.

The drain systems should be sloped to provide positive gravity drainage to a frost-free outlet or sump equipped for automated pumping. Pumps should be sized and selected to adequately handle potential flows that may be encountered at the desired basement depths. Redundant pumps with battery backup power should be considered, to reduce the risk of basement seepage in the event of pump and/or power failure. Periodic maintenance of the drainage systems is necessary so that they do not become plugged and inoperative.

Pavements

For the design and construction of exterior pavements, we recommend that topsoil, old pavement be removed before construction of new pavements and that new pavements will be supported by stable and approved subgrades consisting of silty clay, or on new, properly compacted engineered fill.

It is assumed that the existing pavement subgrade has performed satisfactorily during the proofroll discussed in the **Subgrade Preparation** subsection, even though existing fill soils were encountered to depths of 3 to 8 feet. Provided that the pavement subgrade passes a proofroll, the risk of excessive settlement is low. However, if the pavement subgrade does not pass the proofroll, some undercutting and placement of controlled backfill will be required.

We anticipate the new pavement will be of asphaltic concrete or Portland cement concrete. We expect that the proposed parking lot will generally be utilized for light duty traffic, and the driveways and loading and unloading areas will be utilized for light to medium duty traffic. Heavy traffic loads would be anticipated for areas near any dumpsters where garbage trucks would often cross. We recommend the pavement subjected to light traffic be underlain by a minimum of 8 inches of base course granular material, similar to Illinois Department of Transportation gradation CA-6.

Assuming the pavement subgrade will consist predominantly of the cohesive soils and new fill prepared in accordance with the recommendations given in this report, an estimated CBR value of 3 could be used in proportioning a flexible pavement section. Similarly, an estimated modulus of subgrade reaction value equal to 100 pounds per cubic inch could be used for design of rigid concrete pavement sections.

Some typical pavement sections used in this region of the country are given below which could be considered for preliminary estimating purposes. Other sections can also be considered. These sections assume a low volume of light vehicle loads (automobiles, vans, pickups, etc.). They should also be considered minimum thicknesses, and, as such, periodic maintenance should be anticipated. Final design sections should consider details such as final grades, traffic loadings, traffic volumes, the desired design life and any local, county or city codes. If you wish, we would be pleased to perform a detailed pavement section design using AASHTO or Asphalt Institute procedures when this information is available. It should also be noted that these sections do not consider if the binder course will be subject to construction vehicle traffic for an extended period of time. Some distress to the binder course and aggregate base could occur, if this is the case.

TYPICAL PAVEMENT SECTIONS*

	Light Duty (Parking Lots)	Heavy Duty ** (Drives)
Portland Cement Concrete	5 inches	6 inches
Full Depth Asphalt	5.5 inches	7 inches
Combined Section:		
Asphalt	3 inches	4 inches
Crushed Stone Base Course	8 inches	10 inches

* All materials should meet the current Illinois Department of Transportation Standard Specifications for Road and Bridge Construction requirements.

** In areas of anticipated heavy traffic, delivery trucks, or concentrated loads, a minimum concrete thickness of 7 inches is recommended but should be evaluated further when loading conditions are known.

Minimum design requirements for hot-mix asphalt (HMA) shall follow Article 1030.05 of the Standard Specifications for Road and Bridge Construction, effective April 1, 2016. During asphalt pavement construction, the wearing and leveling course should be compacted to a minimum of 93 percent of the theoretical density value. Prior to placing the granular material, the pavement subgrade soil should be properly compacted, proofrolled, and free of standing water, mud, and frozen soil.

An important consideration with the design and construction of pavements is surface and subsurface drainage. Where standing water develops, either on the pavement surface or within the base course layer, softening of the subgrade and other problems related to the deterioration of the pavement can be expected. Furthermore, good drainage should reduce the possibility of the subgrade materials becoming saturated over a long period of time. We would be pleased to be of further assistance to you in the design of the project pavements by providing additional recommendations during construction of the project.

Periodic maintenance of pavements should be anticipated. The subgrade parameters provided in this report consider that significant changes in the subgrade moisture content do not occur. To reduce the potential for changes in subgrade moisture, all paved areas should be sloped to provide rapid drainage of surface water and to drain water away from the pavement edges. Water that is allowed to pond on or

adjacent to the pavement can saturate and soften the subgrade soils and subsequently accelerate pavement deterioration.

Granular base or subbase materials directly below pavement sections can also collect infiltrated surface water and soften the subgrade as well as increase the effects of frost action, both of which can be detrimental to pavements. For these reasons, where granular materials are used over a cohesive soil subgrade or where the groundwater level is within 3.5 feet of finished pavement subgrade, we recommend that consideration be given to using pavement underdrains hydraulically connected to the granular base or subbase to improve the pavement performance and extend its service life.

General Construction Considerations

We recommend that the subgrade preparation and construction of the proposed new building foundations and at-grade interior slabs-on-grade be monitored by an experienced geotechnical engineer or an authorized representative. Methods of verification and identification such as proofrolling, dynamic cone penetrometer (DCP) testing, hand auger probe holes, and test holes will be necessary to further evaluate the subgrade soils and identify unsuitable soils. If a shallow foundation system is to be implemented then the contractor needs to be prepared to extend shallow foundations to greater depths at isolated locations.

Excavations - We recommend that excavations of the proposed new building foundations be monitored on a full-time basis by an experienced geotechnical engineer or an authorized representative to verify that the soil bearing strength and the exposed subgrade materials will be suitable for the proposed new building structures and are consistent with the soil boring log information obtained during this geotechnical exploration.

All loose or soft soils in the subgrade or foundation excavation areas should be densified or removed before placing any concrete or fill. Accumulated water or runoff water at the base of the foundation excavations should also be promptly removed.

Exposure to the environment may weaken the soils at the foundation bearing level if the excavations remain open for too long a time. Therefore, foundation concrete should be placed the same day that excavations are opened, when possible. If the bearing soils are softened by surface water intrusion or exposure, *unsuitable* soils must be removed and either replaced with properly compacted engineered fills or larger forms constructed to compensate for softened soils removal prior to placement of concrete.

Groundwater Management - Assuming the proposed new buildings are supported on a conventional shallow foundation system consisting of spread and/or continuous strip footings, bearing on *suitable*, interpreted native, undisturbed soils or new, properly compacted engineered fill as discussed in the *Analyses and Recommendations Overview,* groundwater seepage should not be an issue during foundation excavations or overexcavating.

If groundwater is encountered, we believe sump and pump system should be adequate to remove accumulated seepage from the bottom of excavations prior to placement of concrete or crushed aggregate. Concrete should not be placed in water. To reduce the potential for frost heave related problems forms should be used prior to the placement of foundation concrete.

Drainage - We recommend adequate surface and subsurface drainage be considered in the design and construction of floor slabs. Where standing water develops, either on slab surfaces or within the subbase course layer, softening of the subgrade and other anticipated issues related to the deterioration of the floor slabs can be expected. Adequate drainage should reduce the possibility of the subgrade materials becoming saturated over a long period of time

Site Safety - The contractor should avoid stockpiling excavated materials immediately adjacent to the excavation walls. We recommend that stockpile materials be kept back from the excavation a minimum distance equal to the excavation depth to avoid surcharging the excavation walls. If this is impractical due to space constraints, the excavation walls should be retained with bracing designed for the anticipated surcharge loading.

Excavations should comply with the requirements of OSHA 29CFR, Part 1926, Subpart P, *Excavations* and its appendices, as well as other applicable codes. This document states that the contractor is solely responsible for the design and construction of stable, temporary excavations. The excavations should not only be in accordance with current OSHA excavation and trench safety standards but also with applicable local, state, and federal regulations. The contractor should shore, slope, or bench the excavation sides when appropriate. In no case should excavations extend below the level of adjacent structures or utilities, unless underpinning or other adequate support is provided. Site safety is the sole responsibility of the contractor, who shall also be responsible for the means, methods, and sequencing of construction operations.

In summary, we recommend that the construction activities be monitored by SET Consultants to provide the necessary overview and to check the suitability of the subgrade soils for supporting the proposed new building foundations. Once final load criteria become available, SET Consultants needs to be contacted to review the recommendations presented herein.

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STANDARD OF CARE

This letter report has been prepared to aid in the evaluation of this Site and to assist the architect and/or engineer in the final design of this project. The scope is limited to the specific project and locations described herein and our description of the project represents our understanding of the significant aspects relative to soil and foundation characteristics. In the event that any change in the nature or location of the proposed construction outlined in this letter report are planned, we should be informed so that the changes can be reviewed and the recommendations of this letter report modified or approved in writing by the geotechnical engineer. It is recommended that all construction operations dealing with earthwork and foundations be reviewed by an experienced geotechnical engineer to provide information on which to base a decision as to whether the design requirements are fulfilled in the actual construction. If you wish, we would welcome the opportunity to provide field construction services for you during construction.

The analysis and recommendations submitted in this letter report are based on the data obtained from the soil borings and tests performed at the locations as indicated on Figure 1 and other information referenced in this letter report. This letter report does not reflect any variations that may occur between the soil borings. In the performance of the subsurface exploration, specific information is obtained at specific locations at specific times. However, variations in soil conditions exist on most sites between soil boring locations and also such situations as groundwater levels can vary from time-to-time. The nature and extent of variations may not become evident until the course of construction. If variations then appear evident, after performing on-site observations during the construction period and noting characteristics and variations, a re-evaluation of the recommendations for this letter report will be necessary.

Please note that SET Consultants does not warrant the work of laboratories, regulatory agencies, or other third parties supplying information used in the preparation of this letter report. The professional consulting services were performed in accordance with our agreed upon scope of work.

CLOSING

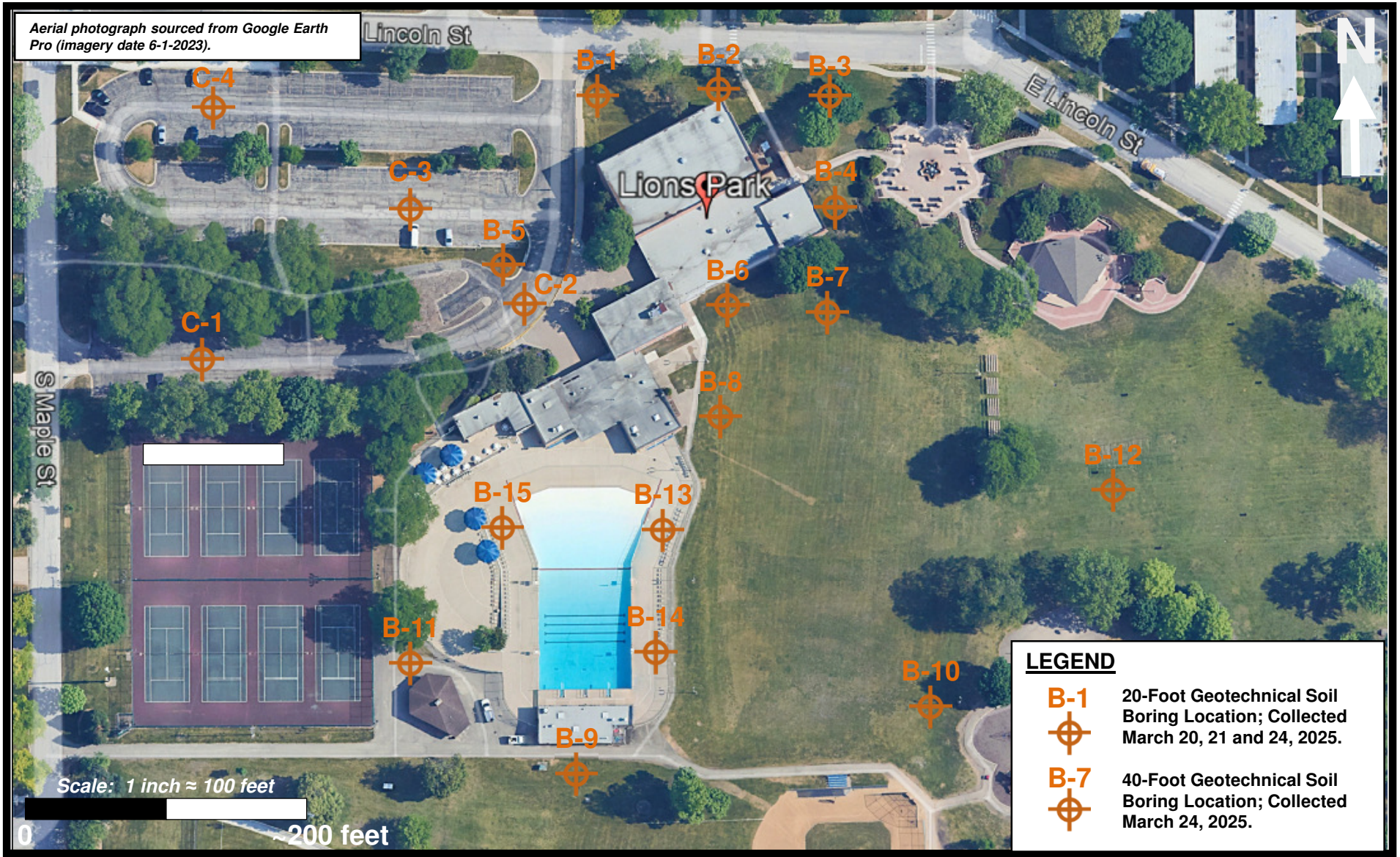
SET Consultants appreciates the opportunity to support Client for the MPPD New Lions Recreation Center Project located at 411 South Maple Street, Mount Prospect, Illinois. If you have questions with regards to the subsurface exploration findings, or the proposed new building foundations and interior floor slabs recommendations presented in this letter report, or if we can be of further assistance to you in any way during the planning or construction of this project then please do not hesitate to contact us.

Sincerely,
SOIL ENGINEERING AND TESTING CONSULTANTS, LLC

Peter Triantafillos, P.E.
Vice President

Raul E. Dilig
President

Attachments: Figure 1 – Soil Boring Locations Map
Table 1 – Geotechnical Soil Boring Findings Summary
Appendix A – Geotechnical Soil Boring Logs
Appendix B – Reference Notes for Boring Logs



MPPD New Lions Recreation Center

411 South Maple Street

Mount Prospect, Illinois 60056

SET Project No. 2144_1

Figure 1

Geotechnical Soil Boring Location Map

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Table 1 - Geotechnical Soil Boring Findings Summary
Mount Prospect Park District - New Lions Recreation Center
411 South Maple Street, Mount Prospect, Illinois 60056

Geotechnical Soil Boring Identifier	Date	Weather	Total Drilled Depth (feet bgs)	Geotechnical Soil Boring Elevation (feet AMSL)[Δ]	Depth to Groundwater (feet bgs)		Approx. Depth to Native Soils Suitable for a Net Allowable Bearing Pressure of 3,000 psf[★]	Estimated Design Subgrade Elevation (feet AMSL)[#, ##]	Field & Laboratory Geotechnical Findings[##]				Suitable Subgrade Soil?[♦]
					While Drilling	Drilling Completion			Description (USCS)	N-value	Q_p (tsf)	W_c (%)	
B-1	03/21/2025	cloudy	20	658	~13.5	11	8	654	Brown, silty clay, trace sand, trace gravel, trace organics, mottled, moist, stiff (Fill)	9	2.0	20.2	No
B-2	03/24/2025	cloudy	20	659	---	---	5.5	654	Brown, silty clay with gravel, mottled, moist, soft-firm (Fill)	4	1.0	19.7	No
B-3	03/24/2025	cloudy	20	656	~13.5	10	5.5	654	Dark brown, silty clay, trace sand, trace gravel, trace rootlets, organic-rich, moist, soft-stiff (Fill)	3	1.25	14.4	No
B-4	03/24/2025	cloudy	20	660	~11	11	5.5	654	Brown, silty clay, trace sand, trace gravel, moist, stiff-very stiff (ML-CL)	11	4.0	16.4	Yes
B-5	03/20/2025	cloudy	20	659	---	---	8	654	Brown, silty clay, trace sand, trace gravel, trace organics, mottled, soft-stiff (Fill)	4	2.0	19.3	No
B-6	03/24/2025	cloudy	20	660	---	---	5.5	654	Brown, silty clay, trace sand, trace gravel, moist, stiff-very stiff (ML-CL)	11	3.0	16.5	Yes
B-7	03/24/2025	cloudy	40	658	~10	13.5	2	654	Brown-gray, silty clay, trace sand, trace gravel, stiff-very stiff (ML-CL)	11	2.75	15.1	Yes
B-8	03/24/2025	cloudy	20	658	~9.5	5	5.5	654	Dark brown, silty clay, trace sand, trace gravel, trace rootlets, organic-rich, moist, soft-stiff (Fill)	4	1.25	21.8	No
B-9	03/21/2025	cloudy	20	659.5	~6.5	12	3	654	Brown, silty clay or silt, trace sand, trace gravel, moist, firm-very stiff (ML-CL, ML)	11	2.0	17.2	Yes
B-10	03/21/2025	cloudy	20	659	---	16	8	654	Brown, silty clay, trace sand, trace gravel, mottled, soft-very stiff (Fill)	4	2.25	17.0	No
B-11	03/21/2025	cloudy	20	661	~8.5	---	3	654	Brown, silty clay, trace sand, trace gravel, stiff-very stiff (ML-CL)	11	2.25	14.7	Yes
B-12	03/21/2025	cloudy	20	657	~7	7	5.5	654	Dark brown, silty clay, trace sand, trace gravel, trace rootlets, organic-rich, moist, soft-stiff (Fill)	1	1.25	22.0	No
B-13	03/24/2025	cloudy	20	661	~8	6	5.5	654	Brown, silty clay, trace sand, trace gravel, stiff (ML-CL)	9	2.0	15.6	Yes
B-14	03/24/2025	cloudy	20	659	~8.5	---	11	654	Brown, silty clay, trace sand, trace gravel, mottled, moist, firm-very stiff (Fill)	6	2.75	20.9	No
B-15	03/24/2025	cloudy	20	661	~18.5	8.5	3	654	Brown, silty clay, trace sand, trace gravel, stiff-very stiff (ML-CL)	12	2.25	15.8	Yes
C-1	03/20/2025	cloudy	20	660	---	---	1[⊛]	659	Gray, silty clay, trace sand, trace gravel, trace organics, moist, firm-stiff (Fill)	6	1.25	17.4	Possible
C-2	03/20/2025	cloudy	20	659	~6	10	1[⊛]	658	Brown, silty clay, trace sand, trace gravel, mottled, firm-stiff (Fill)	7	1.5	17.7	Yes
C-3	03/20/2025	cloudy	20	659	---	15	1[⊛]	658	Brown, silty clay, trace sand, trace gravel, moist, firm-stiff (Fill)	5	1.5	18.7	Yes
C-4	03/20/2025	cloudy	20	661	~18.5	14	1[⊛]	660	Brown, silt clay, trace sand, trace gravel, firm-stiff (Possible ML-CL)	5	2.0	16.9	Yes

Notes:

bgs = Below ground surface.

AMSL = Above mean sea level.

[Δ] = Soil boring ground surface elevations interpolated to the nearest 0.5-foot using on-line Google Earth Pro Geographic Information System (GIS) and 1-foot contour interval.

[★] = Net allowable soil bearing pressure in pounds per square foot (psf).

[⊛] = Exterior pavements area approximate depth to suitable native soils using 2,000 psf net allowable bearing pressure.

[#] = Structural Soil Borings B-1 through B-15 - Design subgrade elevation approximately 4 feet below estimated finished floor (F/F) elevation of 654 feet AMSL.

[##] = Civil Soil Borings C-1 through C-4 - Design subgrade elevation for proposed exterior pavements rehabilitation estimated 1 foot below existing ground surface elevation.

[###] = Geotechnical findings based from the split-spoon (SS) soil sample interval intersecting or lower than the estimated design subgrade elevation.

USCS = Unified Soil Classification System (modified from ASTM International [ASTM] D2488 "*Visual-Manual Procedures*").

N-value = Standard penetration (blows/foot) per ASTM D1586.

W_c = Water content percentage (%).

Q_p = Average field-measured, estimated unconfined compressive strength in tons per square foot (tsf) recorded to the nearest 0.25 tsf.

[♦] = Shallow Foundation System or Exterior Pavements - Recommend unsuitable fill soils are overexcavated (building foundation) or undercut (exterior pavements) to lower moisture, suitable soils, free of organic matter and replaced with moisture-controlled engineered fill compacted to a minimum 95% the material maximum dry density obtained in accordance with ASTM D1557 "*Modified Proctor Method*".

NA = No applicable design subgrade elevation provided or estimated.

--- = Not observed and/or no field measurement collected.

QA/QC PT

Appendix A – Geotechnical Soil Boring Logs

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-1

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 21, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~ 13.5 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 11 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 658 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	658		Fill	Grass lawn Dark brown, silt and clay, organic-rich "topsoil", moist, 12-inches thick						
1	657		Fill	Dark brown, silty clay, trace sand, trace gravel, trace rootlets, organic-rich, moist, firm-stiff	1	5	2 2 4	6	1.5 1.75	16.6%
2	656									
3	655									
4	654		Fill	Brown, silty clay, trace sand, trace gravel, trace organics, mottled, moist, stiff	2	7	2 4 5	9	2.0 1.5	20.2%
5	653									
6	652		Fill	Brown, silty clay, trace sand, trace gravel, mottled, moist, soft	3	9	1 1 2	3	0.25 0.5	17.7%
7	651									
8	650									
9	649		ML-CL	Brown, silty clay, trace sand, trace to little gravel, stiff-very stiff	4	11	3 5 7	12	2.25 2.25	14.5%
10	648									
11	647									
12	646									
13	645									
14	644		GW	Gray, gravel with sand, well graded, moist, medium dense	5	11	4 6 8	14	--- ---	13.8%
15	643									
16	642									
17	641									
18	640									
19	639		SW	Gray, sand, trace gravel, well graded, wet, medium dense	5	9	6 10 12	22	--- ---	15.0%
20	638			End of Boring; WCI @ 12 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-2

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 24, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: ---
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 659 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	659		Fill	Grass lawn Dark brown, silt and clay, organic-rich "topsoil", moist, 8-inches thick						
1	658		Fill	Dark brown, silty clay, trace sand, trace gravel, organic-rich, moist, firm-stiff	1	14	3 3 4	7	1.5 1.5	15.3%
2	657									
3	656									
4	655		Fill	Brown, silty clay with gravel, mottled, moist, soft-firm	2	9	1 2 2	4	1.0 1.0	19.7%
5	654									
6	653		ML	Brown, silt, trace sand, moist, firm-stiff	3	12	3 2 3	5	2.0 1.5	16.8%
7	652									
8	651									
9	650		ML	Brown, silt, trace sand, moist, firm-stiff	4	14	3 4 5	9	1.5 1.5	14.3%
10	649									
11	648									
12	647									
13	646									
14	645		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff	5	18	2 4 7	11	2.0 2.0	15.7%
15	644									
16	643									
17	642									
18	641									
19	640		CL	Gray, clay, trace sand, moist, stiff	5	18	3 4 7	11	2.0 1.75	15.7%
20	639			End of Boring; DCI @ 18.5 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-3

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 24, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~13.5 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 10 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 656 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	656		Fill	Grass lawn Dark brown, silt and clay, organic-rich "topsoil", moist, 8-inches thick						
1	655		Fill	Dark brown, silty clay, trace sand, trace gravel, trace rootlets, organic-rich, moist, soft-stiff	1	6	2 2 1	3	1.25 1.0	14.4%
2	654									
3	653									
4	652		Fill	Brown, silty clay, trace sand, trace gravel, mottled, moist, soft-stiff	2	7	1 1 2	3	1.25 1.25	19.7%
5	651									
6	650		ML-CL	Brown, silty clay, trace sand, trace gravel, moist, very stiff-hard	3	9	5 9 12	21	4.5+ 4.5+	14.8%
7	649									
8	648									
9	647		CL	Gray, silt, trace sand, moist-wet, stiff-very stiff	4	9	4 5 6	11	2.75 3.0	14.7%
10	646									
11	645									
12	644									
13	643									
14	642		CL	Gray, silty, wet, firm-stiff	5	11	4 3 2	5	1.25 1.5	14.0%
15	641									
16	640									
17	639									
18	638									
19	637		ML-CL	Gray, silty clay, trace sand, stiff-very stiff	5	18	3 3 7	10	2.75 2.75	13.2%
20	636			End of Boring; WCI @ 12 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-4

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 24, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~11 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 11 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 660 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	660		Fill	Grass lawn Dark brown, silt and clay, organic-rich "topsoil", moist, 11-inches thick						
1	659		Fill	Dark brown, silty clay, trace sand, trace gravel, trace organics, stiff-very stiff	1	16	4 5 10	15	3.75 4.0	17.3%
2	658									
3	657									
4	656		Fill	Brown, silty clay, trace sand, trace gravel, mottled, moist, soft-stiff	2	12	2 3 3	6	1.5 1.25	23.9%
5	655									
6	654		ML-CL	Brown, silty clay, trace sand, trace gravel, moist, stiff-very stiff	3	17	3 5 6	11	4.0 4.0	16.4%
7	653									
8	652									
9	651		ML-CL	Gray, sandy clay, trace gravel, moist, stiff-very stiff	4	17	7 8 6	14	3.25 3.0	15.4%
10	650									
11	649									
12	648									
13	647									
14	646		CL	Gray, silty, moist, firm-stiff	5	17	2 2 3	5	1.25 1.25	14.3%
15	645									
16	644									
17	643									
18	642									
19	641		CL	Gray, silty, moist-wet, firm-stiff	5	18	3 4 3	7	1.5 1.25	13.4%
20	640			End of Boring; WCI @ 12 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-5

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 20, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: ---
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 659 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	659		Fill	Grass lawn Dark brown, silt and clay, organic-rich "topsoil", moist, 8-inches thick						
1	658		Fill	Dark brown, silty clay, trace sand, trace gravel, trace rootlets, organic-rich, moist, soft-stiff	1	6	2 2 2	4	1.5 1.25	20.7%
2	657									
3	656									
4	655		Fill	Brown, silty clay, trace sand, trace gravel, trace organics, mottled, soft-stiff	2	10	1 2 2	4	2.0 1.5	19.3%
5	654									
6	653		Fill	Brown, silty clay, trace sand, trace gravel, mottled, moist, very soft-soft	3	10	1 1 1	2	0.25 0.25	22.1%
7	652									
8	651									
9	650		ML-CL	Brown, silty clay, trace sand, trace gravel, very stiff	4	10	3 8 9	17	3.75 4.0	15.6%
10	649									
11	648									
12	647									
13	646									
14	645		ML-CL	Gray, silty clay, trace sand, moist, stiff	5	18	3 3 6	9	1.75 1.5	16.4%
15	644									
16	643									
17	642									
18	641									
19	640		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	5	17	2 4 6	10	2.5 2.5	14.5%
20	639			End of Boring; WCI @ 12 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-6

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 24, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: ---
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 660 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	660		Fill	Grass lawn Dark brown, silt and clay, organic-rich "topsoil", moist, 12-inches thick						
1	659		Fill	Dark brown, silty clay, trace sand, trace gravel, organic rich, moist, stiff-very stiff	1	11	3 3 6	9	2.25 2.0	19.3%
2	658									
3	657									
4	656		Fill	Brown, silty clay, trace sand, trace gravel, mottled, moist, soft-stiff	2	7	2 1 2	3	1.75 2.0	20.6%
5	655									
6	654		ML-CL	Brown, silty clay, trace sand, trace gravel, moist, stiff-very stiff	3	18	2 5 6	11	3.0 3.0	16.5%
7	653									
8	652									
9	651		ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-very stiff	4	18	3 5 7	12	3.75 4.0	14.7%
10	650									
11	649									
12	648									
13	647									
14	646		CL	Gray, clay, trace sand, trace gravel, stiff-very stiff	5	17	3 3 6	9	2.75 2.25	15.4%
15	645									
16	644									
17	643									
18	642									
19	641		CL	Gray, clay, trace sand, trace gravel, moist, stiff	5	18	2 4 5	9	1.5 1.75	16.0%
20	640			End of Boring; DCI @ 17 feet bgs						

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-7

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 24, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~10 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 13.5 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 658 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	658		Fill	Grass lawn Dark brown, silty clay, moist, 8-inch thick "topsoil"						
1	657		Possible ML-CL	Brown, silty clay, trace sand, trace gravel, firm-very stiff	1	13	3 3 5	8	3.5 3.5	14.9%
2	656									
3	655									
4	654		ML-CL	Brown-gray, silty clay, trace sand, trace gravel, stiff-very stiff	2	18	4 5 6	11	2.5 2.75	15.1%
5	653									
6	652		ML-CL	Brown, silty clay, trace sand, trace gravel, moist, stiff to brown, sand, trace gravel, poorly graded, medium dense	3	16	6 7 8	15	1.75 ---	18.5% 12.9%
7	651		SP							
8	650									
9	649		CL	Gray, clay, trace sand, trace gravel, moist, firm-stiff	4	18	2 3 4	7	1.75 2.0	18.8%
10	648									
11	647									
12	646									
13	645									
14	644		ML	Gray, silt, trace sand, wet, firm-stiff	5	17	2 2 3	5	1.25 1.25	15.7%
15	643									
16	642									
17	641									
18	640									
19	639		ML	Gray, silt, trace sand, moist, firm-stiff	6	15	2 2 4	6	1.25 1.25	14.7%
20	638									

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-7

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 24, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~10 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 13.5 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 658 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
20	638									
21	637									
22	636									
23	635									
							2			
24	634		CL	Gray, clay, trace sand, trace gravel, moist, firm-stiff	7	18	3	8	1.25	18.4%
							5		1.75	
25	633									
26	632									
27	631									
28	630									
							3			
29	629		CL	Gray, clay, trace sand, stiff	8	18	5	12	1.5	14.0%
							7		2.0	
30	628									
31	627									
32	626									
33	625									
							11			
34	624		ML	Gray, silt, trace sand, moist, very stiff	9	18	13	26	3.25	10.7%
							13		3.5	
35	623									
36	622									
37	621									
38	620									
							7			
39	619		ML	Gray, silt, trace sand, moist, hard	10	17	18	32	4.25	9.5%
							14		4.25	
40	618			End of Boring; WCI @ 33 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-8

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 24, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~ 9.5 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 5 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 658 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	658		Fill	Grass lawn Dark brown, silt and clay, organic-rich "topsoil", moist, 6-inches thick						
1	657		Fill	Dark brown, silty clay, trace sand, trace gravel, trace rootlets, organic-rich, moist, firm-stiff	1	10	3 3 5	8	2.0 1.75	22.0%
2	656									
3	655									
4	654		Fill	Dark brown, silty clay, trace sand, trace gravel, trace rootlets, organic-rich, moist, soft-stiff	2	5	1 2 2	4	1.25 1.0	21.8%
5	653									
6	652		ML-CL	Brown, silty clay, trace sand, trace gravel, soft-very stiff	3	12	1 1 3	4	2.0 2.25	17.8%
7	651									
8	650									
9	649		ML-CL SP	Gray, silty to sandy clay, trace gravel, stiff-very stiff to gray, sand, trace gravel, poorly graded, moist-wet, loose	4	15	3 4 6	10	2.25 1.75 ---	15.3% 15.0%
10	648									
11	647									
12	646									
13	645									
14	644		CL	Gray, clay, trace sand, trace gravel, soft-stiff	5	13	4 2 2	4	1.75 2.0	15.4%
15	643									
16	642									
17	641									
18	640									
19	639		CL	Gray, clay, trace sand, trace gravel, moist, firm-stiff	5	18	2 3 4	7	1.25 1.5	14.9%
20	638			End of Boring; WCI @ 13 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-9

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 21, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~6.5 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 12 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 659.5 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	659.5		Fill	Grass lawn Dark brown, silt and clay, organic-rich "topsoil", moist, 10-inches thick						
	659									
1			Fill	Brown, silt, trace sand, trace gravel, mottled, moist, firm	1	10	3 4 3	7	1.0 1.0	16.0%
	658									
2										
	657									
3										
	656		Possible ML-CL	Brown, silty clay, trace sand, trace gravel, firm-very stiff	2	7	2 3 4	7	3.5 3.5	15.4%
4										
	655									
5										
	654									
6		▽	Possible ML	Light brown-brown, silt, trace sand, moist-wet, stiff	3	9	3 4 7	11	2.0 1.75	17.2%
	653									
7										
	652									
8										
	651		ML-CL	Gray, silty clay, trace sand, trace gravel, firm-stiff	4	11	3 3 4	7	2.0 2.0	16.1%
9										
	650									
10										
	649									
11										
	648									
12		▽								
	647									
13										
	646		SP	Gray, silty sand, poorly graded, moist-wet, medium dense	5	14	6 9 11	20	--- ---	13.6%
14										
	645									
15										
	644									
16										
	643									
17										
	642									
18										
	641		CL	Gray, clay, trace sand, moist, firm	5	16	2 3 4	7	0.75 0.75	16.5%
19										
	640									
20				End of Boring; WCI @ 15 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-10

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 21, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 16 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 659 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	659		Fill	Grass lawn Dark brown, silt and clay, organic-rich "topsoil", moist, 9-inches thick						
1	658		Fill	Dark brown, silty clay, trace sand, trace gravel, organic-rich, very stiff	1	6	4 6 10	16	3.0 3.0	15.7%
2	657									
3	656									
4	655		Fill	Brown, silty clay, trace sand, trace gravel, mottled, soft-very stiff	2	9	2 2 2	4	2.0 2.5	17.0%
5	654									
6	653		Fill	Brown-dark brown, silty clay, trace sand, trace gravel, trace organics, mottled, moist, firm-soft	3	10	1 3 3	6	0.5 0.5	20.3%
7	652									
8	651									
9	650		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	4	11	4 5 7	12	3.0 2.5	15.9%
10	649									
11	648									
12	647									
13	646									
14	645		ML-CL	Gray, silty clay, trace sand, trace gravel, firm-very stiff	5	9	5 3 3	6	2.0 2.25	15.3%
15	644									
16	643									
17	642									
18	641									
19	640		ML-CL	Gray, silty clay, trace sand, moist, firm-very stiff	5	18	2 3 5	8	2.5 2.25	13.8%
20	639			End of Boring; WCI @ 17 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-11

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 21, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~8.5 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: ---
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 661 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	661		Fill	Asphalt pavement, 4-inches thick Aggregate basecourse, 4-inches thick						
1	660		Fill	Brown, silty clay, trace sand, trace gravel, mottled, firm-stiff	1	7	1 2 3	5	2.0 2.0	13.8%
2	659									
3	658									
4	657		ML-CL	Brown, silty clay, trace sand, trace gravel, firm-very stiff	2	10	3 3 3	6	2.75 2.5	14.0%
5	656									
6	655		ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-very stiff	3	9	2 4 7	11	2.0 2.25	14.7%
7	654									
8	653	▽								
9	652		Fill	Gray, silty clay, trace sand, trace gravel, moist, stiff-very stiff	4	14	2 3 6	9	2.5 2.5	15.0%
10	651									
11	650									
12	649									
13	648									
14	647		SP	Gray, silty sand, poorly graded, wet, medium dense	5	17	5 7 9	16	--- ---	14.0%
15	646									
16	645									
17	644									
18	643									
19	642		SP	Gray, silty sand, poorly graded, moist, loose	5	18	3 2 4	6	--- ---	13.2%
20	641			End of Boring; DCI @ 13 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-12

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 21, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~ 7 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 7 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 657 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	657		Fill	Grass lawn Dark brown, silt and clay, organic-rich "topsoil", moist, 12-inches thick						
1	656		Fill	Dark brown, silty clay, trace sand, trace gravel, trace rootlets, organic-rich, moist, firm-stiff	1	6	1 3 2	5	2.0 1.75	18.7%
2	655									
3	654									
4	653		Fill	Dark brown, silty clay, trace sand, trace gravel, trace rootlets, organic-rich, moist, soft-stiff	2	8	1 0 1	1	1.25 1.0	22.0%
5	652									
6	651		ML-CL	Brown, silty clay, trace sand, trace gravel, soft-very stiff	3	10	2 2 7	9	2.0 2.25	17.8%
7	650									
8	649									
9	648		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	4	10	3 5 7	12	3.75 4.0	14.8%
10	647									
11	646									
12	645									
13	644									
14	643		SP	Gray, silty sand, poorly graded, wet, medium dense	5	14	3 5 6	11	--- ---	14.5%
15	642									
16	641									
17	640									
18	639									
19	638		CL-ML	Gray, clayey silt, trace sand, trace gravel, stiff-very stiff	5	14	7 6 6	12	3.75 3.5	12.2%
20	637			End of Boring; WCI @ 13 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-13

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 24, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~8 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 6 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 661 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	661		Fill	Concrete slab, 5-inches thick Aggregate basecourse, 6-inches thick						
1	660		Fill	Dark brown, silty clay, trace sand, trace gravel, moist, stiff	1	8	3 4 7	11	1.5 1.5	18.4%
2	659									
3	658									
4	657		Fill	Brown, sandy clay, trace gravel, firm	2	9	3 3 3	6	0.5 0.5	16.9%
5	656									
6	655		ML-CL	Brown, silty clay, trace sand, trace gravel, stiff	3	11	2 7 2	9	2.0 1.75	15.6%
7	654									
8	653									
9	652		ML-CL	Brown, silty clay, trace sand, trace gravel, moist, firm-very stiff	4	15	2 3 4	7	3.5 3.0	14.8%
10	651									
11	650									
12	649									
13	648									
14	647		ML CL	Gray, silt, trace sand, stiff to gray, clay, trace sand, moist, firm-stiff	5	16	2 2 3	5	2.0 1.5	17.0%
15	646									
16	645									
17	644									
18	643									
19	642		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	5	17	2 3 4	7	2.5 2.75	14.4%
20	641			End of Boring; WCI @ 13 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-14

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 24, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~8.5 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: ---
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 659 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	659		Fill	Concrete slab, 5-inches thick Aggregate basecourse, 6-inches thick						
1	658		Fill	Gray, gravel with sand, well graded, medium dense	1	7	3 7 9	16	--- ---	10.8%
2	657									
3	656									
4	655		Fill	Brown, silty clay, trace sand, trace gravel, mottled, moist, firm-very stiff	2	7	5 3 3	6	2.75 2.5	20.9%
5	654									
6	653		Fill	Brown, silty clay, trace sand, trace gravel, trace organics, mottled, moist, very soft-stiff	3	9	2 1 1	2	1.0 1.25	18.2%
7	652									
8	651									
9	650		Fill	Brown, silty clay, trace sand, trace gravel, mottled, moist-wet, firm	4	10	2 2 3	5	0.5 0.5	19.3%
10	649									
11	648									
12	647									
13	646									
14	645		CL	Gray, clay, trace sand, trace gravel, moist, firm-stiff	5	9	2 3 4	7	1.5 1.25	17.9%
15	644									
16	643									
17	642									
18	641									
19	640		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	5	14	4 5 7	12	2.5 2.75	15.4%
20	639			End of Boring; DCI @ 8 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-15

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 24, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~18.5 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 8.5 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 661 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	661		Fill	Concrete slab, 6-inches thick Aggregate basecourse, 8-inches thick						
1	660		Fill	Brown, silty clay, trace sand, trace gravel, mottled, stiff-hard	1	6	6 8 6	14	4.5+ 4.5+	12.9%
2	659									
3	658									
4	657		ML-CL	Brown, silty clay, trace sand, trace gravel, firm-very stiff	2	8	4 4 4	8	3.0 3.0	14.9%
5	656									
6	655		ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-very stiff	3	8	4 5 7	12	2.0 2.25	15.8%
7	654									
8	653	▼								
9	652		ML-CL	Gray, silty clay, trace sand, trace gravel, moist, stiff-very stiff	4	10	3 7 7	14	2.25 2.25	16.1%
10	651									
11	650									
12	649									
13	648									
14	647		ML-CL SP	Gray, silty clay, trace sand, moist, stiff to gray, sand, poorly graded, moist, medium dense	5	12	3 5 8	13	1.25 1.25 ---	18.1% 15.0%
15	646									
16	645									
17	644									
18	643	▽								
19	642		SP	Gray, sand, poorly graded, moist, loose	5	17	3 7 2	9	--- ---	
20	641			End of Boring; WCI @ 13 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: C-1

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 20, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: ---
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 660 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	660		Fill	Asphalt pavement, 4-inches thick Aggregate basecourse, 12-inches thick						
1	659		Fill	Gray, silty clay, trace sand, trace gravel, trace organics, moist, firm-stiff	1	6	4 3 3	6	1.0 1.25	17.4%
2	658									
3	657									
4	656		Possible SP	Brown, sand, poorly graded, moist, loose	2	12	2 2 3	5	--- ---	15.6%
5	655									
6	654		ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-hard	3	10	4 5 8	13	4.0 4.5+	16.1%
7	653									
8	652									
9	651		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	4	14	2 4 5	9	2.5 2.5	14.7%
10	650									
11	649									
12	648									
13	647									
14	646		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	5	17	2 3 6	9	3.0 2.5	14.7%
15	645									
16	644									
17	643									
18	642									
19	641		ML-CL	Gray, silty clay, trace sand, stiff	5	12	2 5 6	11	1.5 1.25	15.5%
20	640			End of Boring; DCI @ 18 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: C-2

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 20, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~6 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 10 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 659 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	659		Fill	Asphalt pavement, 3-inches thick Aggregate basecourse, 12-inches thick						
1	658		Fill	Brown, silty clay, trace sand, trace gravel, mottled, firm-stiff	1	6	2 3 4	7	1.5 1.5	17.7%
2	657									
3	656									
4	655		Possible ML-CL	Brown, silty clay, trace sand, trace gravel, soft-stiff	2	8	1 1 2	3	2.0 2.0	17.3%
5	654									
6	653		CL-ML	Brown, clayey silt, trace clay, moist, firm	3	11	2 3 3	6	1.0 1.0	18.9%
7	652									
8	651									
9	650		ML-CL	Gray, silty clay, trace sand, trace gravel, very stiff-hard	4	18	6 8 11	19	4.5+ 4.5+	12.6%
10	649									
11	648									
12	647									
13	646									
14	645		ML-CL	Gray, silty clay, trace sand, stiff-very stiff	5	15	3 4 6	10	2.5 2.75	13.8%
15	644									
16	643									
17	642									
18	641									
19	640		SP	Gray, clayey sand, poorly graded, moist, medium dense	5	18	3 7 7	14	--- ---	12.6%
20	639			End of Boring; WCI @ 15 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: C-3

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 20, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 15 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 659 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	659		Fill	Asphalt pavement, 5-inches thick Aggregate basecourse, 6-inches thick						
1	658		Fill	Brown, silty clay, trace sand, trace gravel, moist, firm-stiff	1	8	2 2 3	5	1.5 1.25	18.7%
2	657									
3	656									
4	655		Fill	Brown-gray, silty clay, trace sand, trace gravel, mottled, moist, very soft-stiff	2	10	1 1 1	2	1.5 1.5	19.5%
5	654									
6	653		Possible ML-CL	Brown, silty clay, trace sand, trace gravel, moist, very soft-firm	3	12	0 0 2	2	0.75 0.75	21.2%
7	652									
8	651									
9	650		ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-very stiff	4	11	3 5 6	11	2.5 2.75	16.3%
10	649									
11	648									
12	647									
13	646									
14	645		ML-CL	Gray, silty clay, trace sand, trace gravel, moist, stiff-very stiff	5	7	3 6 8	14	3.0 2.75	18.3%
15	644									
16	643									
17	642									
18	641									
19	640		SP	Gray, clayey sand, poorly graded, moist, medium dense	5	12	4 4 8	12	--- ---	13.0%
20	639			End of Boring; WCI @ 17 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: C-4

Project: New Lions Recreation Center	
Address: 411 South Maple Street, Mount Prospect, Illinois 60056	
SET Project Number: 2144_1	Date: March 20, 2025
Driller: Earth Solutions, Inc.	Weather: Cloudy
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~18.5 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 14 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 661 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	661		Fill	Asphalt pavement, 4-inches thick Aggregate basecourse, 6-inches thick						
1	660		Possible ML-CL	Brown, silty clay, trace sand, trace gravel, firm-stiff	1	8	2 2 3	5	2.0 2.0	16.9%
2	659									
3	658									
4	657		Possible ML-CL	Brown, silty clay, trace sand, trace gravel, moist, soft-stiff	2	8	1 2 2	4	1.5 1.5	19.0%
5	656									
6	655		ML-CL	Brown, silty clay, trace sand, trace gravel, moist, soft	3	7	1 2 1	3	0.5 0.5	19.3%
7	654									
8	653									
9	652		ML-CL	Brown, silty clay, trace sand, trace gravel, firm-very stiff	4	9	2 3 4	7	2.5 2.5	15.2%
10	651									
11	650									
12	649									
13	648									
14	647	▼	SP	Gray, sand, poorly graded, moist, medium dense	5	11	4 6 8	14	--- ---	17.6%
15	646									
16	645									
17	644									
18	643	▽								
19	642		ML-CL	Gray, silt, trace sand, moist to wet, stiff	5	13	5 5 6	11	1.0 1.25	16.4%
20	641			End of Boring; WCI @ 15 feet bgs						

Appendix B – Reference Notes For Boring Logs

REFERENCE NOTES FOR BORING LOGS

I. Drilling and Sampling Symbols:

SS – Split Spoon Sampler
ST – Shelby Tube Sampler
RC – Rock Core: NX, BX, AX
PM – Pressuremeter
DC – Dutch Cone Penetrometer
RB – Rock Bit Drilling
BS – Bulk Sample of Drilling
PA – Power Auger (no sample)
HSA – Hollow Stem Auger
WS – Wash Sample

Standard Penetration (Blows/Ft) refers to the blows per foot of a 140 lb. hammer falling 30 inches on a 2 inch O.D. split spoon sampler, as specified in ASTM D-1586. The blow count is commonly referred to as the N-value.

II. Correlation of Penetration Resistances to Soil Properties:

Relative Density-Sands, Silts

SPT – N	Relative Density
0 – 3	Very Loose
4 – 9	Loose
10 – 29	Medium Dense
30 – 49	Dense
50 – 80	Very Dense

Consistency of Cohesive Soils

Unconfined Compressive Strength, Qp, tsf	Consistency
under 0.25	Very Soft
0.25 – 0.49	Soft
0.50 – 0.99	Firm
1.00 – 1.99	Stiff
2.00 – 3.99	Very Stiff
4.00 – 8.00	Hard
over 8.00	Very Hard

III Unified Soil Classification Symbols:

GP – Poorly Graded Gravel
GW – Well Graded Gravel
GM – Silty Gravel
GC – Clayey Gravel
SP – Poorly Graded Sand
SW – Well Graded Sand
SM – Silty Sand
SC – Clayey Sand
ML – Low Plasticity Silt
MH – High Plasticity Silt
CL – Low Plasticity Clay
CH – High Plasticity Clay
OL – Low Plasticity Organic
OH – High Plasticity Organic
CL-ML – Dual Classification (Typical)

IV. Water Level Measurement Symbol:

WL – Water Level
WS – While Sampling
WD – While Drilling
BCR – Before Casing Removal
ACR – After Casing Removal
WCI – Wet Cave In
DCI – Dry Cave In

The water levels are those water levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in a granular soil. In clays and plastic silts, the accurate determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally applied.

MONITORING AND MANAGEMENT PLAN

Project Name: **Lions Memorial Park Native Stormwater Retention Basin**

1.0 PURPOSE

Establish a maintenance program for the native basin area for the Lions Memorial Park.

2.0 SPECIES OF CONCERN

The planted areas will be monitored annually for a three-year period to ensure successful establishment of the plantings. Following the first 3 years, the area will be regularly monitored for species management. The following invasive species are of highest concern should they be introduced to the area:

Broadleaf Plants	
Alliaria petiolata	Garlic Mustard
Ambrosia spp.	Ragweed
Arctium spp.	Burdock
Carduus nutans	Musk Thistle
Centaurea maculosa	Spotted Knapweed
Cirsium arvense	Canada Thistle
Conium maculatum	Spotted Hemlock
Coronilla varia	Crown Vetch
Daucus carota	Wild Carrot
Dipsacus spp.	Teasel
Euphorbia escula	Leafy Spurge
Hesperis matronalis	Dame's Rocket
Lotus corniculatus	Bird's-foot Trefoil
Lythrum salicaria	Purple Loosestrife
Medicago spp.	Alfalfa/Medick
Melilotus spp.	Sweet Clover
Pastinaca sativa	Wild Parsnip
Polygonum cuspidatum	Japanese Knotweed
Solidago altissima	Tall Goldenrod
Solidago sempervirens	Seaside Goldenrod
Trifolium spp.	Clover
Typha spp.	Cattails
Grass-like Plants	
Agropyron repens	Quackgrass

Bromus tectorum	Cheatgrass
Bromus japonicus	Japanese Brome
Bromus inermis	Smooth Brome
Phalaris arundinacea	Reed Canary Grass
Phragmites australis	Common Reed
Poa pratensis	Kentucky Bluegrass

3.0 PROTECTION AFTER INSTALLATION

1. Utilize stakes and string to protect the area from people and geese after installation.

4.0 NEAR TERM MANAGEMENT PLAN

1. First Year. Mow the planted areas to a height of 6-8 inches 2-4 times during the early growing season or as needed to control non-native and invasive species after they have reached a height of 12 inches. Mowing (including weed whipping) shall take place prior to or when non-native and invasive species are flowering to prevent seed set and should be scheduled on 30 day intervals. Control undesirable plant species, when present in small quantities, by hand pulling prior to the development and maturity of the plant. Spot mowing is acceptable in areas where significant stands of weeds take control. Hand removal shall include the removal of all aboveground and belowground stems, roots and flower masses prior to development of seeds. Apply herbicide (as necessary) to non-native and invasive perennial species within the naturalized areas with appropriate herbicide. Management site visits should be conducted 8-10 times annually, starting in spring to control early cool season invasives. Regular site visits will take place 1-3 times per month in the growing season.

2. Second Year. Control of undesirable plant species during the second growing season shall consist primarily of herbicide application. Mowing (including weed whipping) shall be conducted two to four times during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Management site visits should be conducted 8-10 times annually.

3. Third Year. Undesirable plant species will be controlled (as necessary) by mowing (including weed whipping), hand pulling, and/or spot herbicide application. Continue to perform management site visits at least 5-6 times

annually during the growing season. This site would be difficult to burn given its proximity to schools and residential areas. In lieu of burning, a Fall mow/dethatching will be performed in the 3rd year to mimic a prescribed burn. This should be considered every 3-4 years based on the size of the area.

5.0 HERBICIDE APPLICATION

This section applies to all management herbicide applications that are proposed to occur onsite.

1. Any person applying herbicide shall hold appropriate licensure for pesticide application in the state of Illinois.

2. Herbicide usage will vary based on site conditions and target species. It is the sole responsibility of the Applicator to evaluate the site and select the appropriate herbicide for both site conditions and target species in accordance with herbicide labeling.

6.0 LONG-TERM MANAGEMENT PLAN

Management tasks should be preceded by a site inspection to determine if remedial measures are required and to recommend procedures to correct any deficiencies.

The following management tasks should be completed annually, unless otherwise specified below:

1. Reseeding/Plug Installation: Following the first few years of establishment, any bare spots or areas that fail to fill in with desirable plants will be reseeded or filled with plugs grown from the original installation species list. Plugging and reseeding is recommended in Fall.

2. Herbicide Application: Selective herbicide to control invasive species should be completed 3-4 times annually. A certified and licensed pesticide applicator shall select herbicide, appropriate for the area of use (such as wetlands or other special management area), and shall apply the herbicide by the appropriate method, to prevent killing of desirable native species. Invasive and non-native species, and woody plant species not specified as part of the planting plan, shall be controlled by appropriate management practices of the approved plan.

3. Mowing: Selective mowing is a preferred method for control of annual non-native and invasive species to prevent seed proliferation.

4. Brush Clearing: Weedy shrubs are not a major concern for the site, but should any establish, they will be removed. After being cut, remaining stumps should be treated with an appropriate herbicide to prevent resprout, either through a basal oil treatment, hand wick applicator, or other approved method.

Table 1: Typical Management Schedule for Stormwater Basin

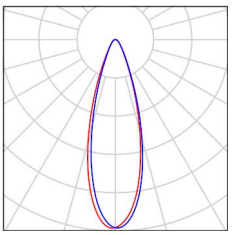
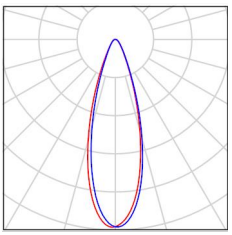
Management Task	Spring	Summer	Fall	Winter
Annual Site Inspection		X		
Debris Removal (As Necessary)	X	X	X	X
Herbicide Application	X	X	X	
Mowing	X		X	
Erosion Control & Stabilization	X	X	X	
Brush Clearing			X	X

Lions Park - Baseball

Date: 02 / 01 / 2023
Operator:

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Lions Park - Baseball / Luminaire parts list

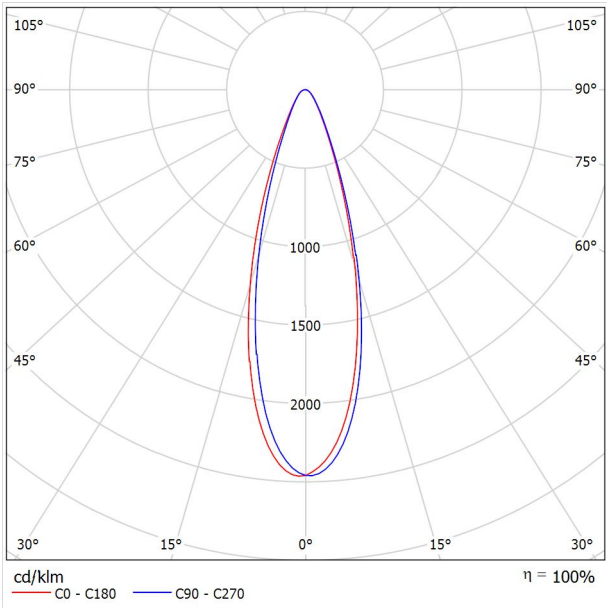
4 Pieces	JARVIS LIGHTING Jarvis 400W Sports Light LED Article No.: Jarvis 400W Sports Light Luminous flux (Luminaire): 55992 lm Luminous flux (Lamps): 56000 lm Luminaire Wattage: 400.0 W Luminaire classification according to CIE: 100 CIE flux code: 85 95 99 100 100 Fitting: 1 x User defined (Correction Factor 1.000).	See our luminaire catalog for an image of the luminaire.	
32 Pieces	JARVIS LIGHTING Jarvis 600W Sports Light LED Article No.: Jarvis 600W Sports Light Luminous flux (Luminaire): 83526 lm Luminous flux (Lamps): 83538 lm Luminaire Wattage: 593.9 W Luminaire classification according to CIE: 100 CIE flux code: 85 95 99 100 100 Fitting: 1 x User defined (Correction Factor 1.000).	See our luminaire catalog for an image of the luminaire.	

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JARVIS LIGHTING Jarvis 400W Sports Light LED / Luminaire Data Sheet

See our luminaire catalog for an image of the luminaire.

Luminous emittance 1:



Luminaire classification according to CIE: 100
CIE flux code: 85 95 99 100 100

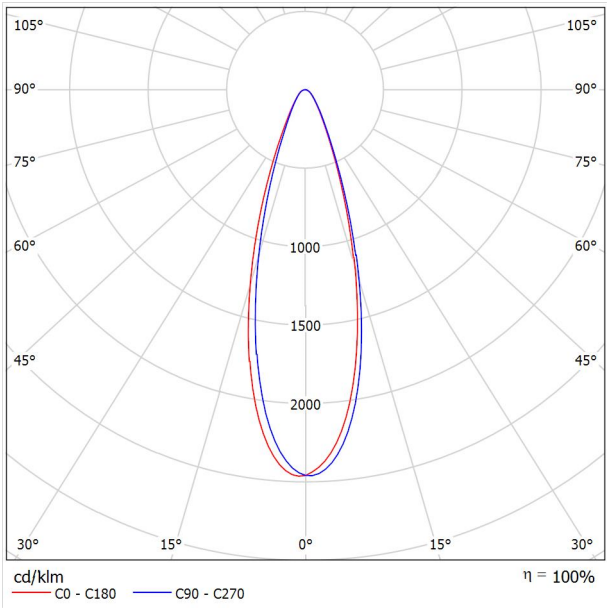
Due to missing symmetry properties, no UGR table can be displayed for this luminaire.

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JARVIS LIGHTING Jarvis 600W Sports Light LED / Luminaire Data Sheet

See our luminaire catalog for an image of the luminaire.

Luminous emittance 1:

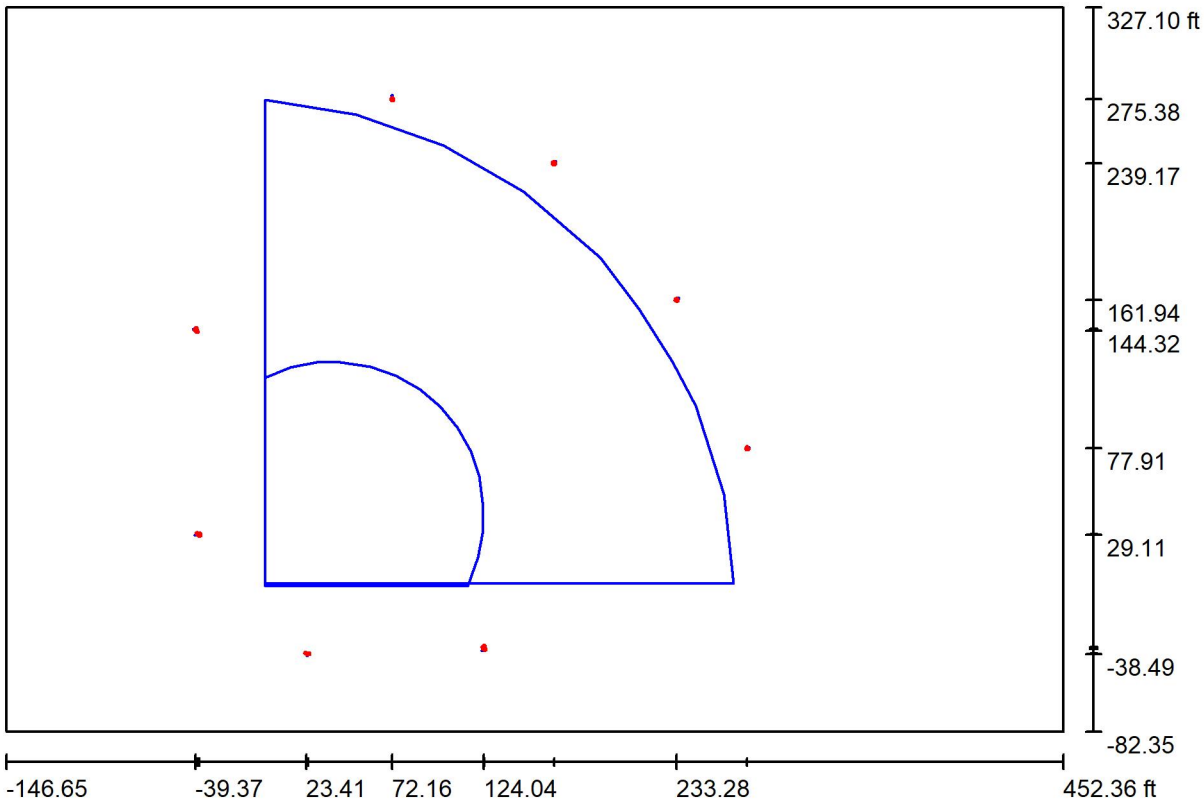


Luminaire classification according to CIE: 100
CIE flux code: 85 95 99 100 100

Due to missing symmetry properties, no UGR table can be displayed for this luminaire.

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Exterior Scene 1 / Planning data



Light loss factor: 0.90, ULR (Upward Light Ratio): 10.5%

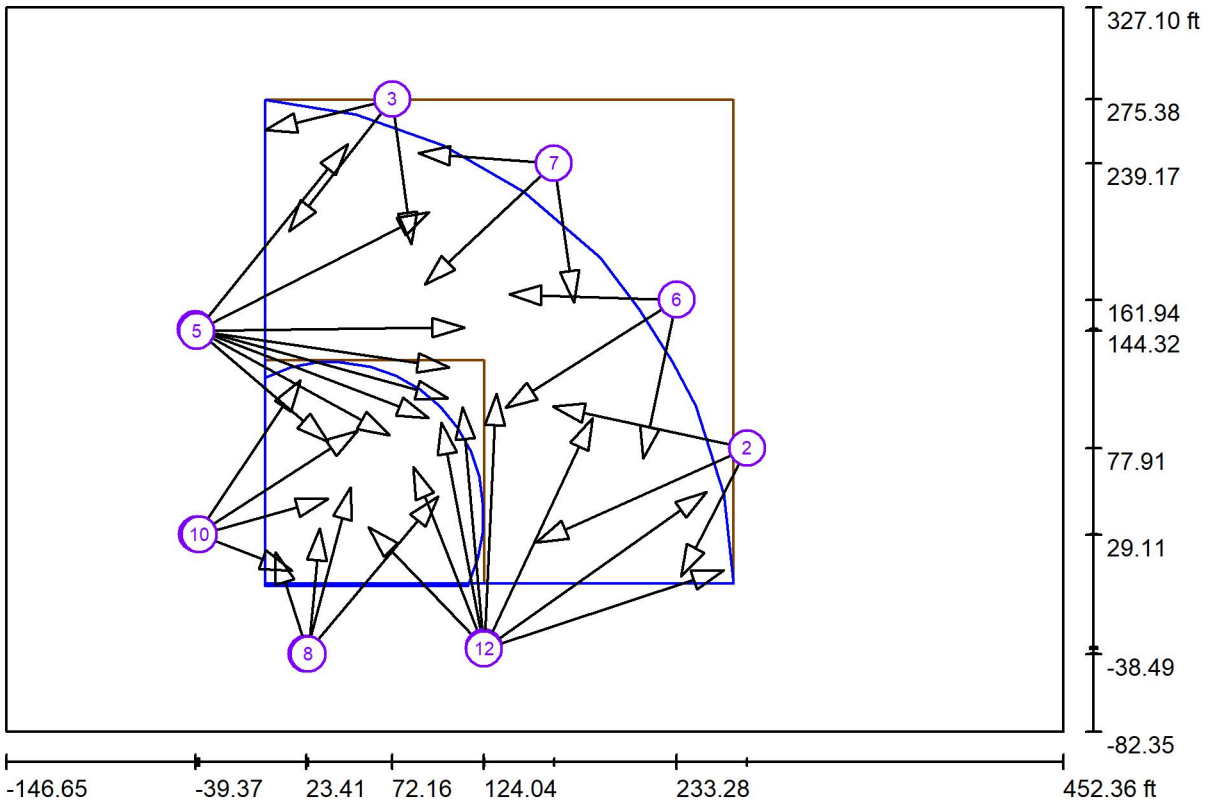
Scale 1:1306

Luminaire Parts List

No.	Pieces	Designation (Correction Factor)	Φ (Luminaire) [lm]	Φ (Lamps) [lm]	P [W]
1	4	JARVIS LIGHTING Jarvis 400W Sports Light LED (1.000)	55992	56000	400.0
2	32	JARVIS LIGHTING Jarvis 600W Sports Light LED (1.000)	83526	83538	593.9
		Total:	2896814	Total: 2897216	20604.8

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Exterior Scene 1 / Sport Luminaires (Coordinates List)



Scale 1 : 1306

List of the Sport Luminaires

Luminaire	Index	Position [ft]			Aiming Point [ft]			Angle [°]	Alignment	Pole
		X	Y	Z	X	Y	Z			
JARVIS LIGHTING Jarvis 600W Sports Light LED	1	23.414	-38.278	48.000	98.096	50.852	0.000	22.4	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	1	23.414	-38.278	48.000	48.509	55.774	0.000	26.2	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	2	273.291	77.912	48.000	163.056	101.705	0.000	23.1	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	2	273.291	77.912	48.000	235.580	5.249	0.000	30.4	(C 90, G IMax)	/

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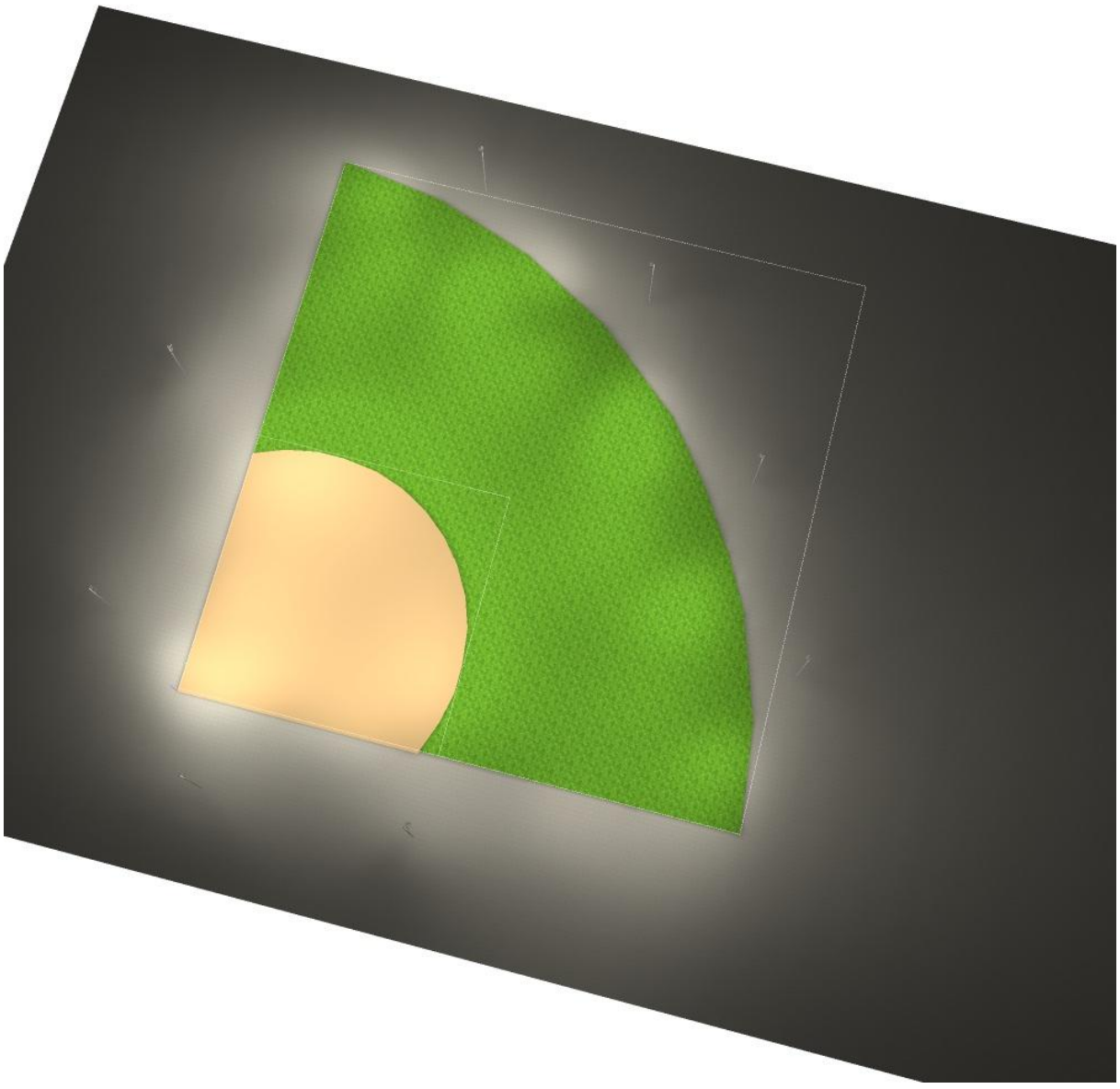
Exterior Scene 1 / Sport Luminaires (Coordinates List)

List of the Sport Luminaires

Luminaire	Index	Position [ft] X	Y	Z	Aiming Point [ft] X	Y	Z	Angle [°]	Alignment	Pole
JARVIS LIGHTING Jarvis 600W Sports Light LED	2	273.291	77.912	48.000	153.541	24.606	0.000	20.1	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	3	72.156	275.375	48.000	83.004	193.239	0.000	30.1	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	3	72.156	275.375	48.000	13.451	200.785	0.000	26.8	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	3	72.156	275.375	48.000	0.000	257.856	0.000	32.9	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	4	-39.370	145.339	48.000	103.673	106.168	0.000	17.9	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	4	-39.370	145.339	48.000	70.537	85.301	0.000	21.0	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	4	-39.370	145.339	48.000	35.642	81.692	0.000	26.0	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	4	-39.370	145.339	48.000	92.847	95.143	0.000	18.7	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	5	-38.701	144.319	46.000	93.175	211.478	0.000	17.3	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	5	-38.701	144.319	46.000	104.329	123.686	0.000	17.7	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	5	-38.701	144.319	46.000	46.915	249.997	0.000	18.7	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	5	-38.701	144.319	46.000	112.860	146.324	0.000	16.9	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	6	233.281	161.938	48.000	214.236	72.178	0.000	27.6	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	6	233.281	161.938	48.000	136.153	100.721	0.000	22.7	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	6	233.281	161.938	48.000	138.450	165.024	0.000	26.8	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	7	163.712	239.170	48.000	90.550	170.602	0.000	25.6	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	7	163.712	239.170	48.000	175.195	160.431	0.000	31.1	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	7	163.712	239.170	48.000	86.941	244.748	0.000	31.9	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 400W Sports Light LED	8	24.537	-38.493	46.000	31.023	32.480	0.000	32.8	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 400W Sports Light LED	8	24.537	-38.493	46.000	5.905	19.357	0.000	37.1	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	9	-38.346	29.330	48.000	52.493	87.925	0.000	23.9	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	9	-38.346	29.330	48.000	20.013	116.626	0.000	24.6	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 400W Sports Light LED	10	-37.224	29.115	46.000	15.352	8.530	0.000	39.2	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 400W Sports Light LED	10	-37.224	29.115	46.000	35.761	49.212	0.000	31.3	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	11	124.039	-34.467	48.000	111.821	101.049	0.000	19.4	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	11	124.039	-34.467	48.000	83.988	67.448	0.000	23.7	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	11	124.039	-34.467	48.000	58.726	33.256	0.000	27.0	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	11	124.039	-34.467	48.000	100.064	92.519	0.000	20.4	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	12	124.191	-35.648	46.000	260.030	9.029	0.000	17.8	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	12	124.191	-35.648	46.000	250.292	53.477	0.000	16.6	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	12	124.191	-35.648	46.000	185.693	95.143	0.000	17.7	(C 90, G IMax)	/
JARVIS LIGHTING Jarvis 600W Sports Light LED	12	124.191	-35.648	46.000	131.068	108.923	0.000	17.6	(C 90, G IMax)	/

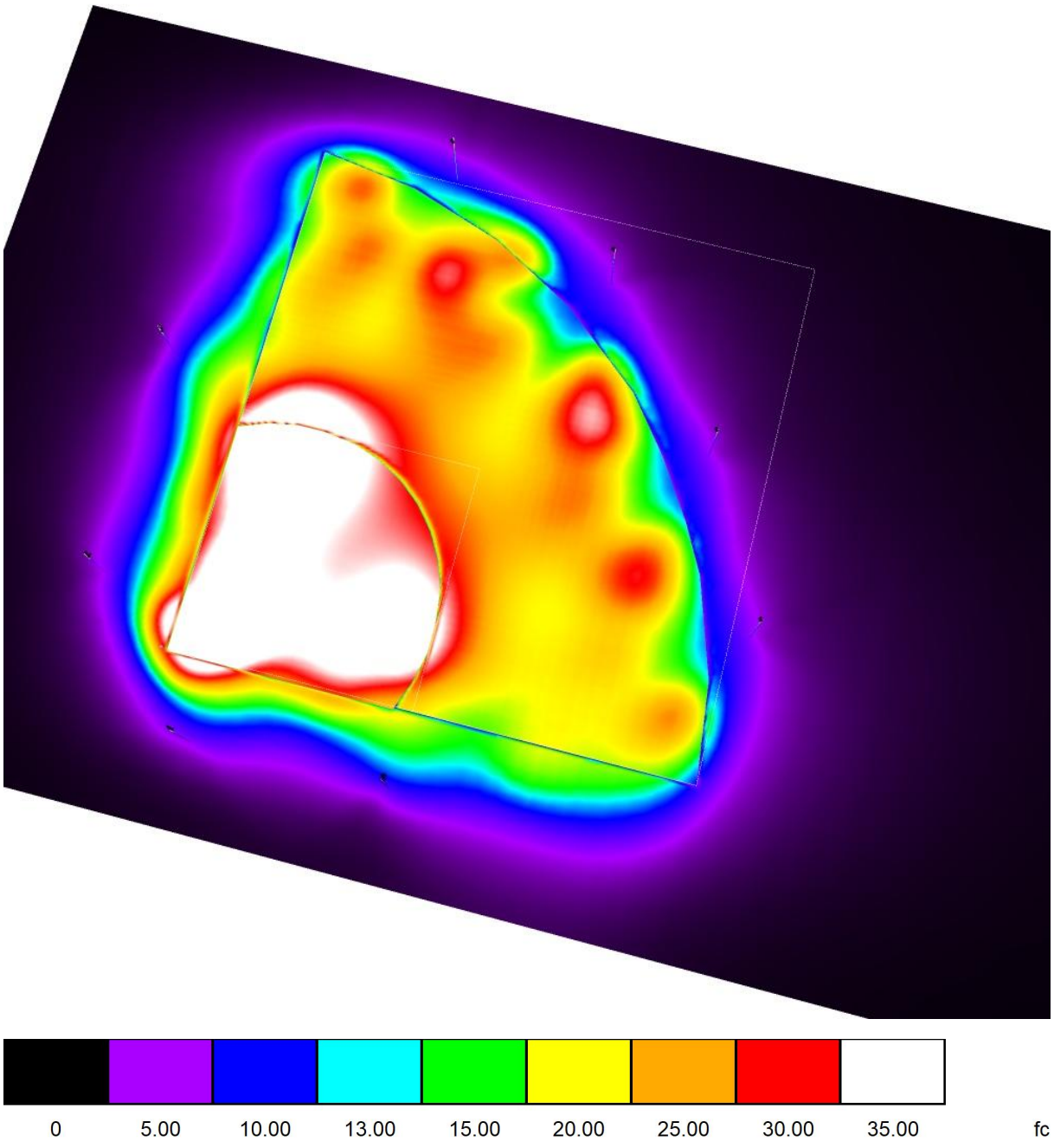
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Exterior Scene 1 / 3D Rendering



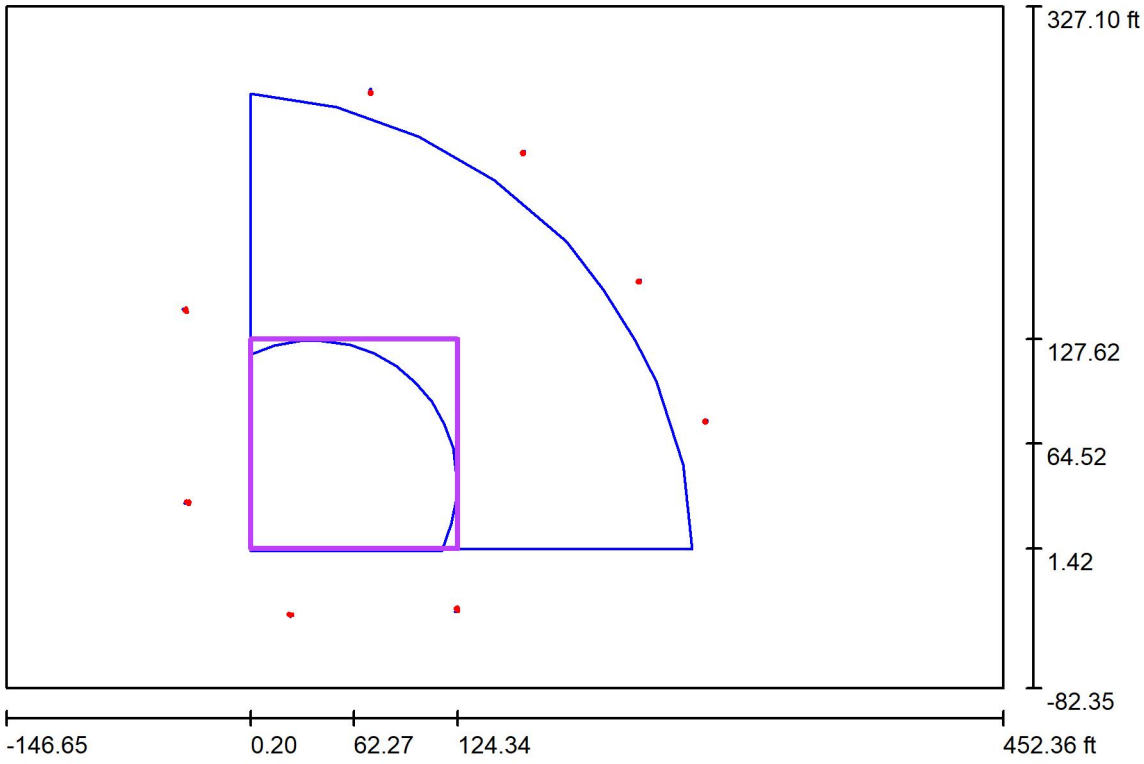
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Exterior Scene 1 / False Color Rendering



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Exterior Scene 1 / Infield / Summary



Scale 1 : 1385

Position: (62.272 ft, 64.521 ft, 0.000 ft)
Size: (124.142 ft, 126.206 ft)
Rotation: (0.0°, 0.0°, 0.0°)
Type: User defined, Quantity Points: 40
Belongs to the following sport arena: Infield

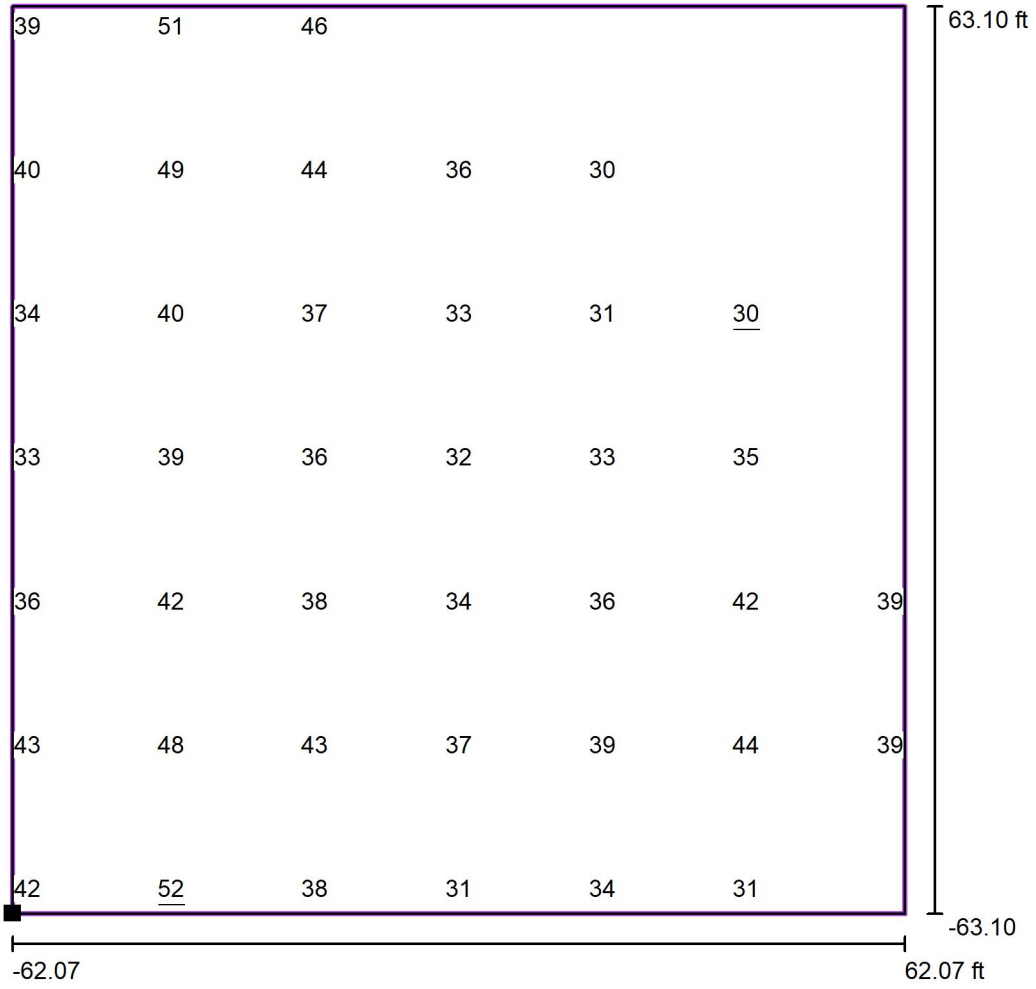
Results overview

No.	Type	E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}	$E_{h\,m}/E_m$	H [ft]	Camera
1	perpendicular	38	30	52	0.78	0.58	/	3.000	/

$E_{h\,m}/E_m$ = Relationship between middle horizontal and vertical illuminance, H = Measuring Height

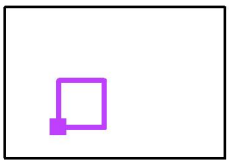
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Exterior Scene 1 / Infield / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 321

Position of surface in external scene:
Marked point: (0.201 ft, 1.418 ft, 0.000 ft)

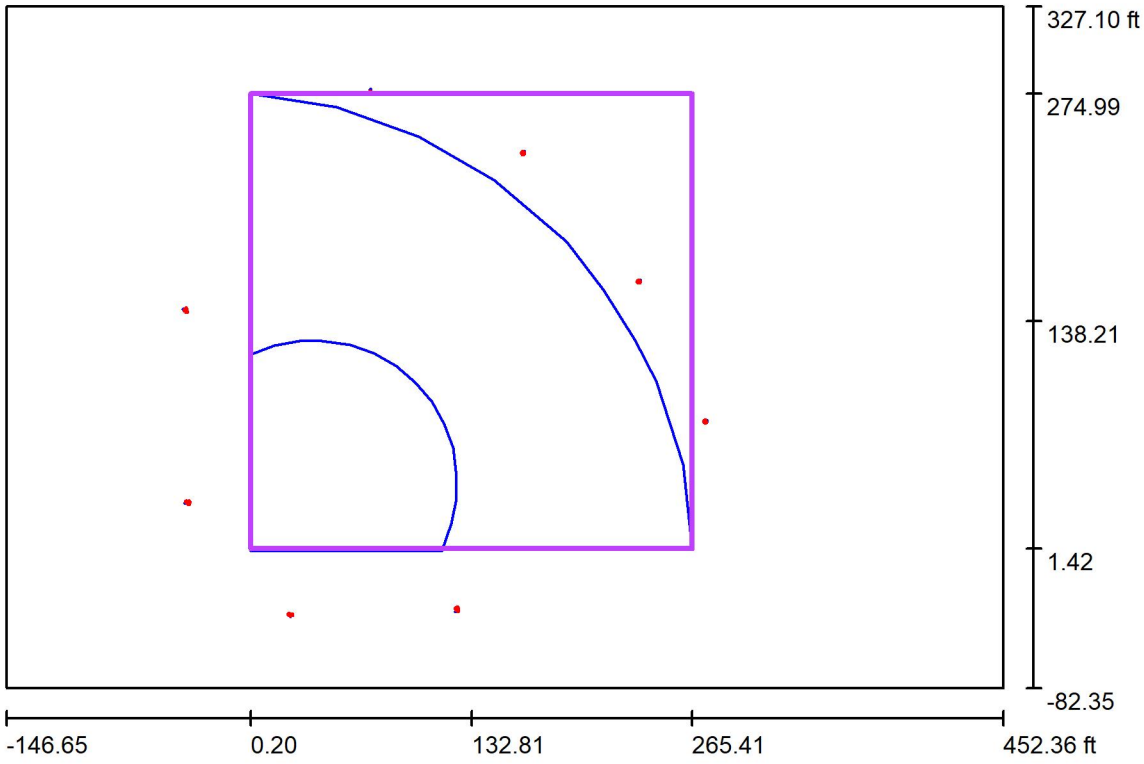


Grid: 40 Points

E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}
38	30	52	0.78	0.58

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Exterior Scene 1 / Outfield / Summary



Scale 1 : 1385

Position: (132.807 ft, 138.205 ft, 0.000 ft)
Size: (265.212 ft, 273.574 ft)
Rotation: (0.0°, 0.0°, 0.0°)
Type: User defined, Quantity Points: 109
Belongs to the following sport arena: Outfield

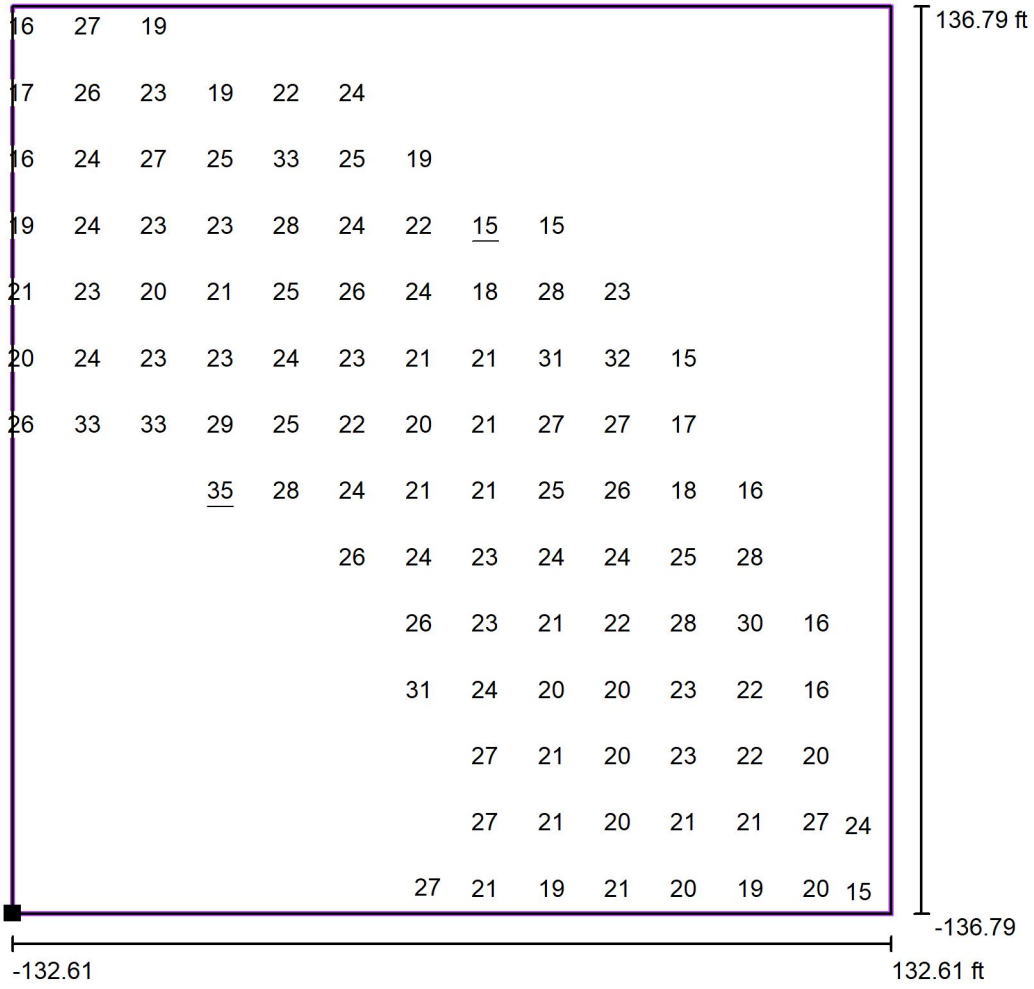
Results overview

No.	Type	E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}	$E_{h\,m}/E_m$	H [ft]	Camera
1	perpendicular	23	15	35	0.64	0.42	/	3.000	/

$E_{h\,m}/E_m$ = Relationship between middle horizontal and vertical illuminance, H = Measuring Height

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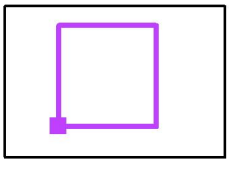
Exterior Scene 1 / Outfield / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 696

Not all calculated values could be displayed.

Position of surface in external scene:
Marked point: (0.201 ft, 1.418 ft, 0.000 ft)



Grid: 109 Points

E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}
23	15	35	0.64	0.42

Lions Park - Tennis

Date: 02 / 02 / 2023
Operator:

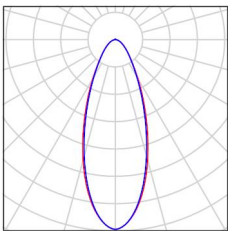
02 / 02 / 2023

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Lions Park - Tennis / Luminaire parts list

38 Pieces Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK
Article No.:
Luminous flux (Luminaire): 49247 lm
Luminous flux (Lamps): 51942 lm
Luminaire Wattage: 400.0 W
Luminaire classification according to CIE: 99
CIE flux code: 78 93 99 99 95
Fitting: 1 x User defined (Correction Factor 1.000).

See our luminaire catalog for an image of the luminaire.

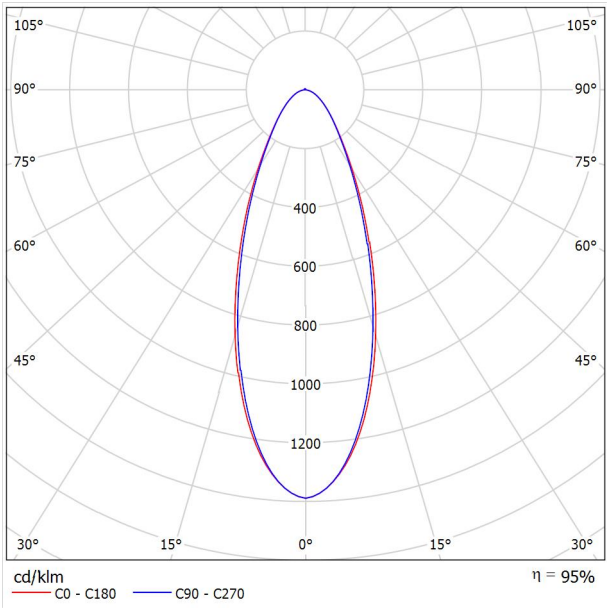


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Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK / Luminaire Data Sheet

See our luminaire catalog for an image of the luminaire.

Luminous emittance 1:



Luminaire classification according to CIE: 99
CIE flux code: 78 93 99 99 95

Luminous emittance 1:

Glare Evaluation According to UGR

ρ Ceiling		70	70	50	50	30	70	70	50	50	30
ρ Walls		50	30	50	30	30	50	30	50	30	30
ρ Floor		20	20	20	20	20	20	20	20	20	20
Room Size X	Y	Viewing direction at right angles to lamp axis					Viewing direction parallel to lamp axis				
2H	2H	23.9	24.8	24.2	25.0	25.2	23.8	24.7	24.1	24.9	25.2
	3H	24.7	25.6	25.1	25.8	26.1	24.7	25.5	25.0	25.8	26.0
	4H	25.1	25.9	25.4	26.1	26.4	25.0	25.8	25.4	26.1	26.4
	6H	25.3	26.0	25.7	26.3	26.7	25.3	26.0	25.6	26.3	26.6
	8H	25.4	26.1	25.7	26.4	26.7	25.3	26.0	25.7	26.3	26.7
	12H	25.4	26.0	25.8	26.4	26.7	25.3	26.0	25.7	26.3	26.7
4H	2H	24.3	25.0	24.6	25.3	25.6	24.2	25.0	24.5	25.2	25.5
	3H	25.3	26.0	25.7	26.3	26.6	25.3	25.9	25.6	26.2	26.6
	4H	25.8	26.3	26.2	26.7	27.1	25.7	26.3	26.1	26.6	27.0
	6H	26.1	26.6	26.5	27.0	27.4	26.0	26.5	26.5	26.9	27.3
	8H	26.2	26.6	26.6	27.0	27.5	26.1	26.6	26.6	27.0	27.4
	12H	26.2	26.6	26.7	27.0	27.5	26.2	26.6	26.6	27.0	27.4
8H	4H	25.9	26.4	26.4	26.8	27.2	25.9	26.3	26.3	26.7	27.2
	6H	26.3	26.7	26.8	27.1	27.6	26.3	26.6	26.8	27.1	27.5
	8H	26.5	26.8	27.0	27.2	27.7	26.4	26.7	26.9	27.2	27.7
	12H	26.5	26.8	27.1	27.3	27.8	26.5	26.7	27.0	27.2	27.8
12H	4H	25.9	26.3	26.4	26.7	27.2	25.9	26.3	26.3	26.7	27.1
	6H	26.3	26.6	26.8	27.1	27.6	26.3	26.6	26.8	27.1	27.6
	8H	26.5	26.7	27.0	27.2	27.7	26.4	26.7	27.0	27.2	27.7

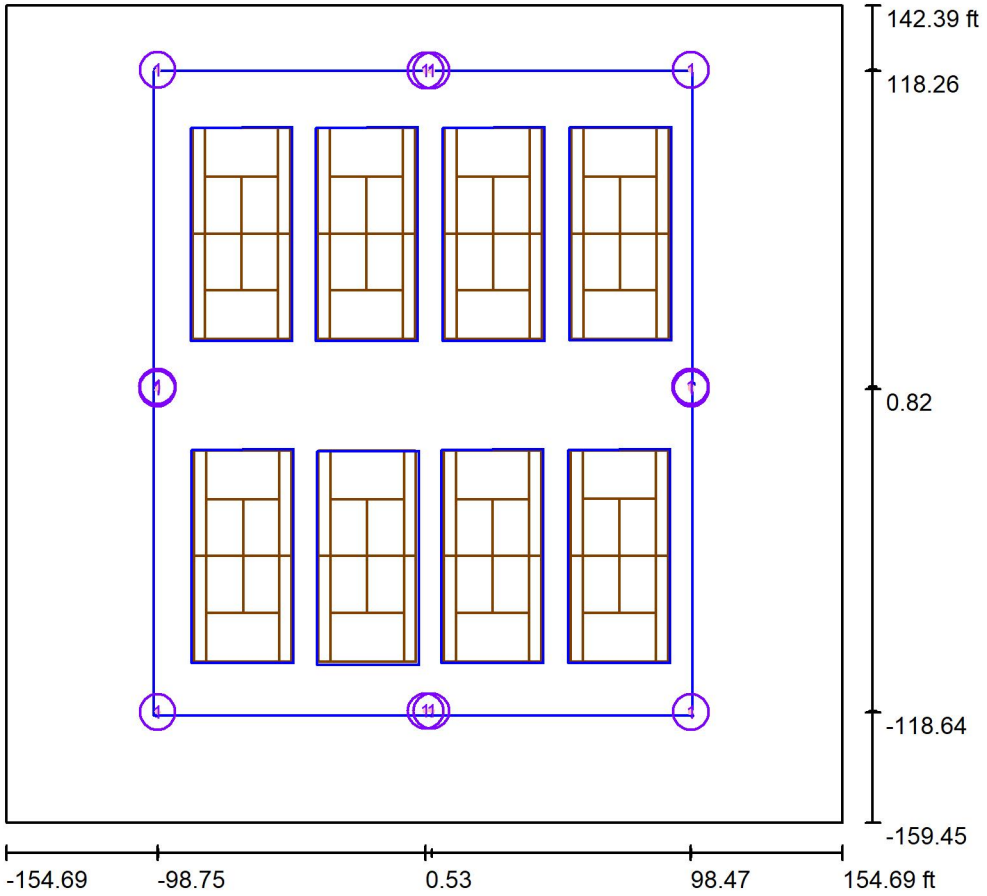
Variation of the observer position for the luminaire distances S

S = 1.0H	+0.4 / -0.5	+0.3 / -0.5
S = 1.5H	+1.0 / -0.9	+0.9 / -0.9
S = 2.0H	+1.8 / -1.4	+1.7 / -1.4
Standard table	BK04	BK04
Correction Summand	8.7	8.7

Corrected Glare Indices referring to 51942lm Total Luminous Flux

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Exterior Scene 1 / Planning data



Light loss factor: 0.90, ULR (Upward Light Ratio): 14.0%

Scale 1:853

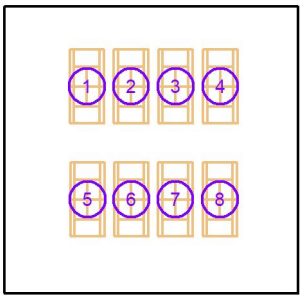
Luminaire Parts List

No.	Pieces	Designation (Correction Factor)	Φ (Luminaire) [lm]	Φ (Lamps) [lm]	P [W]
1	38	Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK (1.000)	49247	51942	400.0
			Total: 1871394	Total: 1973796	15200.0

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Exterior Scene 1 / Sport Sites (Coordinates List)

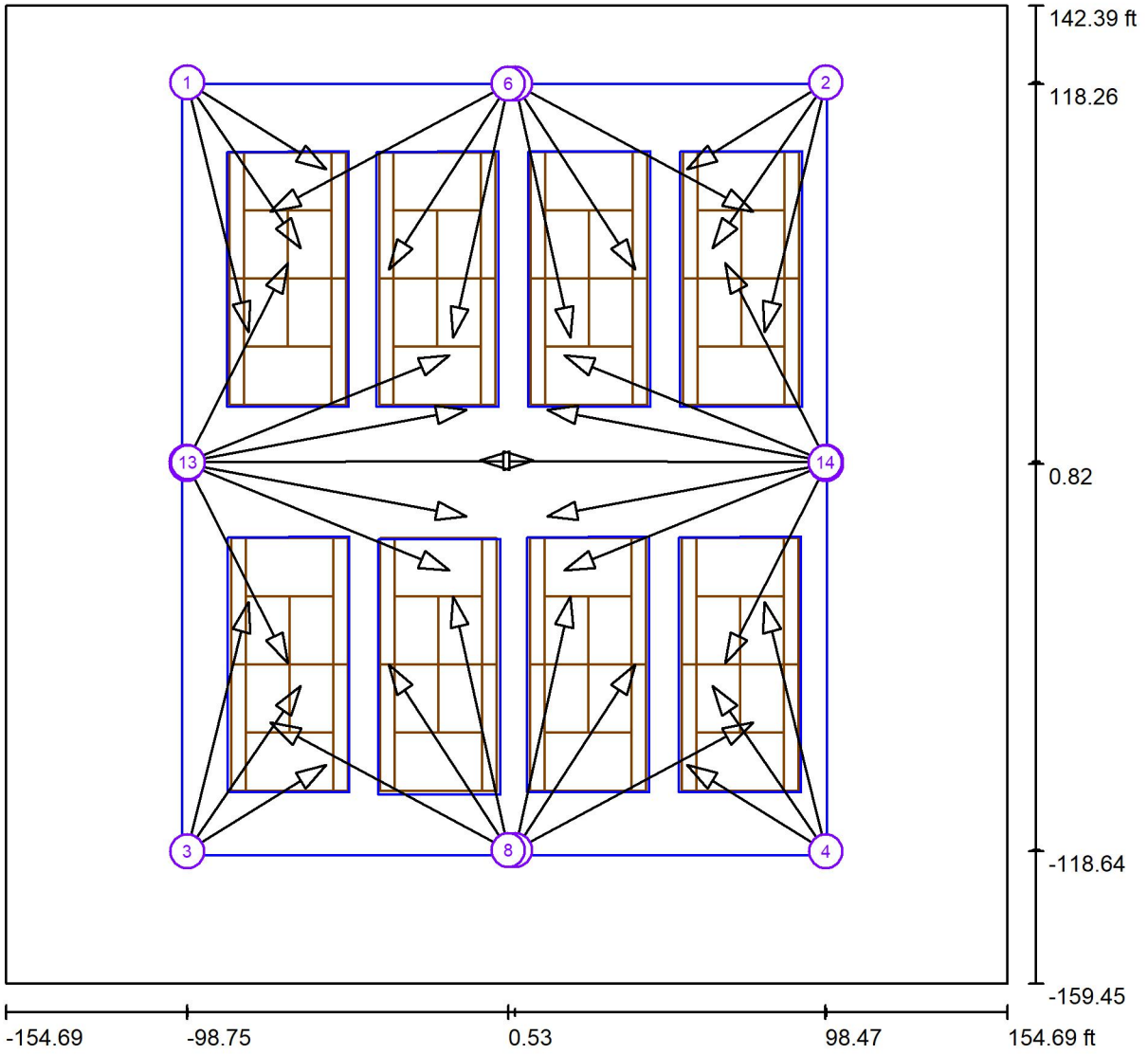
Tennis



No.	Position [ft]			Size Playing Area [ft]		Size Total Area [ft]		Rotation [°]		
	X	Y	Z	L	W	L	W	X	Y	Z
1	-67.584	58.065	0.000	79.000	37.000	79.000	37.000	0.0	0.0	90.0
2	-21.325	58.070	0.000	79.000	37.000	79.000	37.000	0.0	0.0	90.0
3	25.583	58.078	0.000	79.000	37.000	79.000	37.000	0.0	0.0	90.0
4	72.490	58.094	0.000	79.000	37.000	79.000	37.000	0.0	0.0	90.0
5	-67.013	-60.958	0.000	79.000	37.000	79.000	37.000	0.0	0.0	90.0
6	-21.049	-60.954	0.000	79.000	37.000	79.000	37.000	0.0	0.0	90.0
7	25.221	-60.946	0.000	79.000	37.000	79.000	37.000	0.0	0.0	90.0
8	72.128	-60.930	0.000	79.000	37.000	79.000	37.000	0.0	0.0	90.0

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Exterior Scene 1 / Sport Luminaires (Coordinates List)



Scale 1 : 675

List of the Sport Luminaires

Luminaire	Index	Position [ft]			Aiming Point [ft]			Angle [°]	Alignment	Pole
		X	Y	Z	X	Y	Z			
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	1	-98.641	118.637	38.000	-55.774	91.862	0.000	36.9	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	1	-98.641	118.637	38.000	-79.694	41.666	0.000	25.6	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	1	-98.641	118.637	38.000	-63.648	67.584	0.000	31.5	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	2	98.641	118.637	38.000	55.774	91.862	0.000	36.9	(C 90, G IMax)	/

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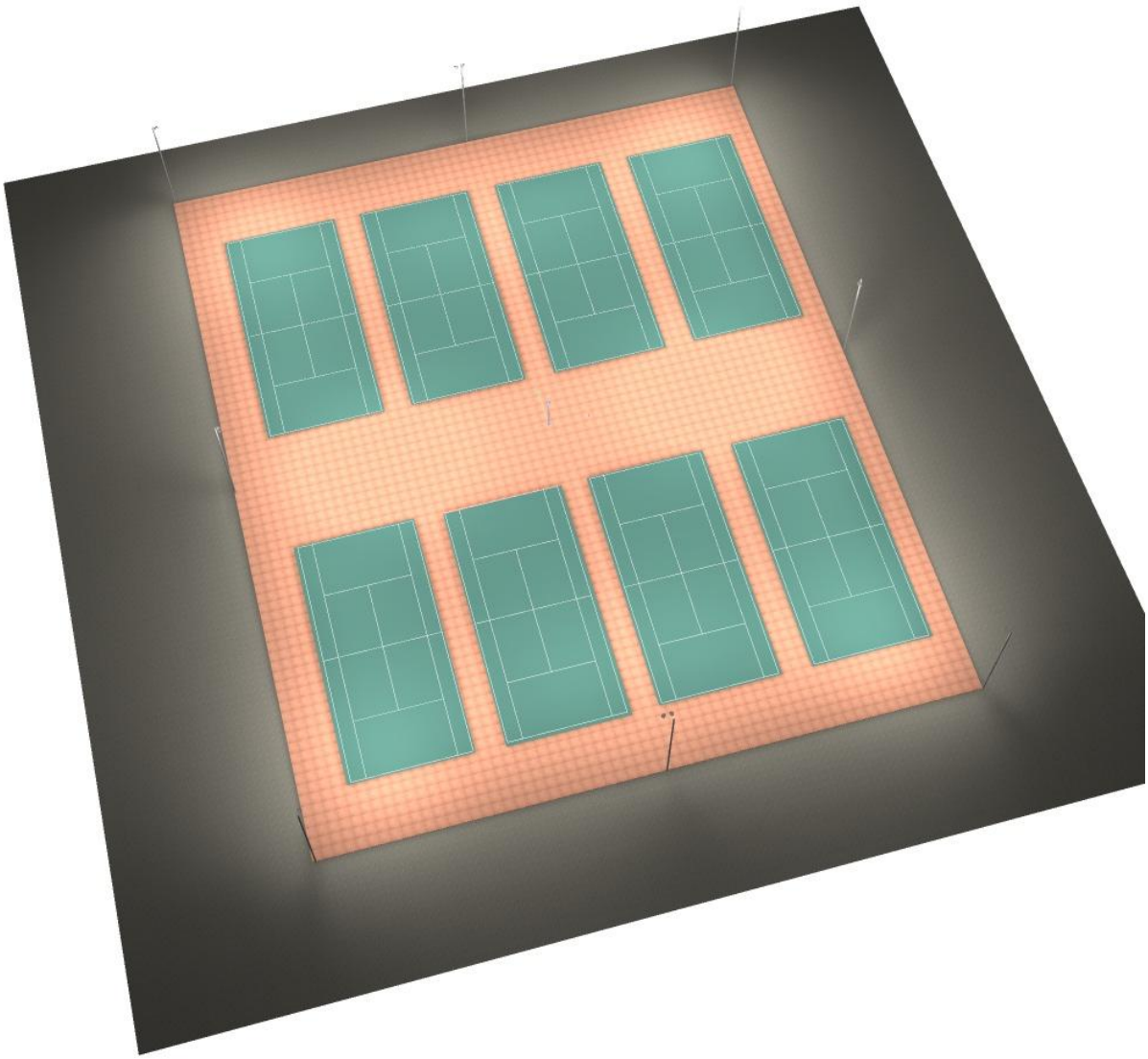
Exterior Scene 1 / Sport Luminaires (Coordinates List)

List of the Sport Luminaires

Luminaire	Index	Position [ft]			Aiming Point [ft]			Angle [°]	Alignment	Pole
		X	Y	Z	X	Y	Z			
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	2	98.641	118.637	38.000	79.694	41.666	0.000	25.6	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	2	98.641	118.637	38.000	63.648	67.584	0.000	31.5	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	3	-98.641	-118.637	38.000	-55.774	-91.862	0.000	36.9	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	3	-98.641	-118.637	38.000	-79.694	-41.666	0.000	25.6	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	3	-98.641	-118.637	38.000	-63.648	-67.584	0.000	31.5	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	4	98.641	-118.637	38.000	55.774	-91.862	0.000	36.9	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	4	98.641	-118.637	38.000	79.694	-41.666	0.000	25.6	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	4	98.641	-118.637	38.000	63.648	-67.584	0.000	31.5	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	5	2.691	118.261	38.000	76.115	78.739	0.000	24.5	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	5	2.691	118.261	38.000	39.698	61.023	0.000	29.1	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	5	2.691	118.261	38.000	19.769	40.026	0.000	25.4	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	6	0.532	118.261	38.000	-72.891	78.739	0.000	24.5	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	6	0.532	118.261	38.000	-36.474	61.023	0.000	29.1	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	6	0.532	118.261	38.000	-16.545	40.026	0.000	25.4	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	7	2.691	-118.261	38.000	76.115	-78.739	0.000	24.5	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	7	2.691	-118.261	38.000	39.698	-61.023	0.000	29.1	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	7	2.691	-118.261	38.000	19.769	-40.026	0.000	25.4	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	8	0.532	-118.261	38.000	-72.891	-78.739	0.000	24.5	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	8	0.532	-118.261	38.000	-36.474	-61.023	0.000	29.1	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	8	0.532	-118.261	38.000	-16.545	-40.026	0.000	25.4	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	9	-98.752	1.640	38.000	-67.581	62.991	0.000	28.9	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	9	-98.752	1.640	38.000	-17.716	34.448	0.000	23.5	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	9	-98.752	1.640	38.000	-12.467	17.716	0.000	23.4	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	10	98.752	1.640	38.000	67.581	62.991	0.000	28.9	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	10	98.752	1.640	38.000	17.716	34.448	0.000	23.5	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	10	98.752	1.640	38.000	12.467	17.716	0.000	23.4	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	11	-98.752	0.819	38.000	-67.581	-60.532	0.000	28.9	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	11	-98.752	0.819	38.000	-17.716	-31.989	0.000	23.5	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	11	-98.752	0.819	38.000	-12.467	-15.256	0.000	23.4	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	12	98.752	0.819	38.000	67.581	-60.532	0.000	28.9	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	12	98.752	0.819	38.000	17.716	-31.989	0.000	23.5	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	12	98.752	0.819	38.000	12.467	-15.256	0.000	23.4	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	13	-98.469	1.422	38.000	8.292	1.968	0.000	19.6	(C 90, G IMax)	/
Jarvis Lighting JSPORT-56L-50K-MB-B2-LS-BLK	14	98.469	1.422	38.000	-8.292	1.968	0.000	19.6	(C 90, G IMax)	/

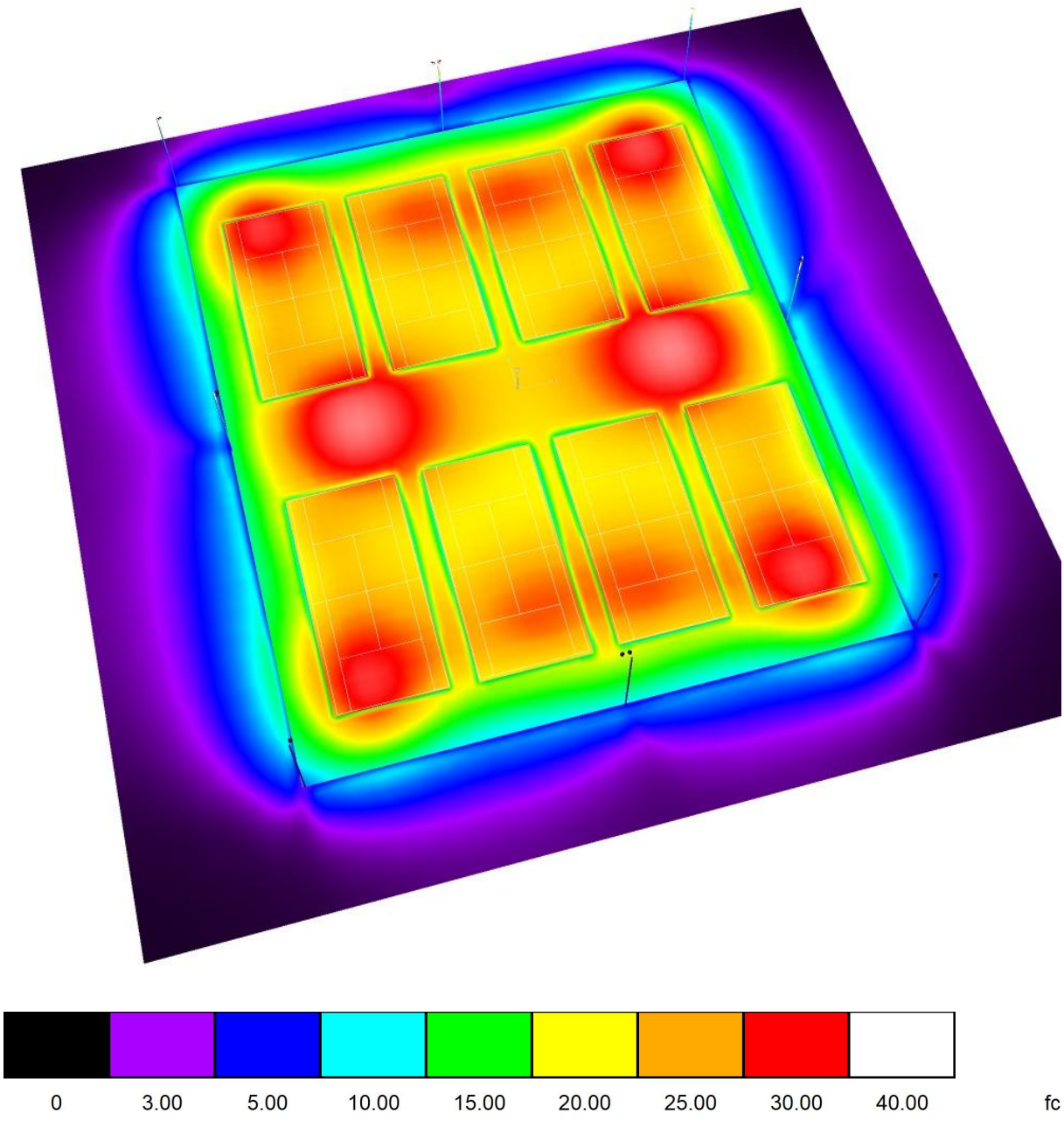
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Exterior Scene 1 / 3D Rendering



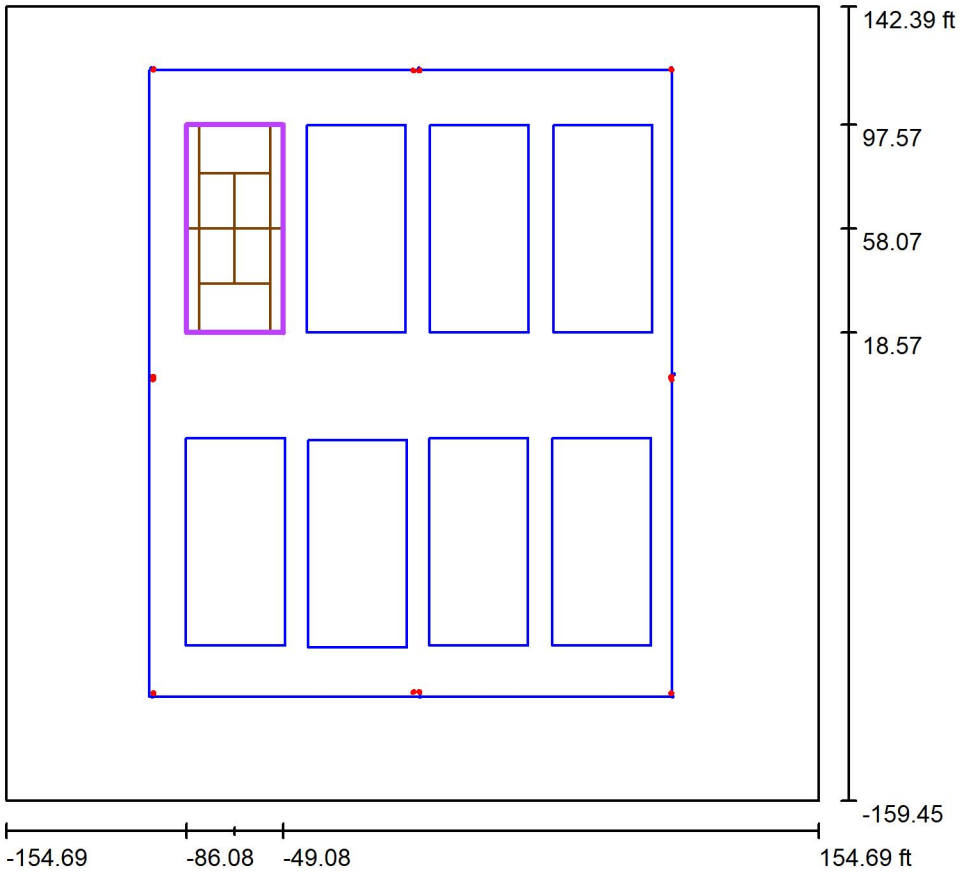
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Exterior Scene 1 / False Color Rendering



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Exterior Scene 1 / Tennis 1 Calculation Grid (PA) / Summary



Scale 1 : 878

Position: (-67.584 ft, 58.065 ft, 0.000 ft)
Size: (79.000 ft, 37.000 ft)
Rotation: (0.0°, 0.0°, 90.0°)
Type: Normal, Grid: 12 x 7 Points
Belongs to the following sport arena: Tennis 1

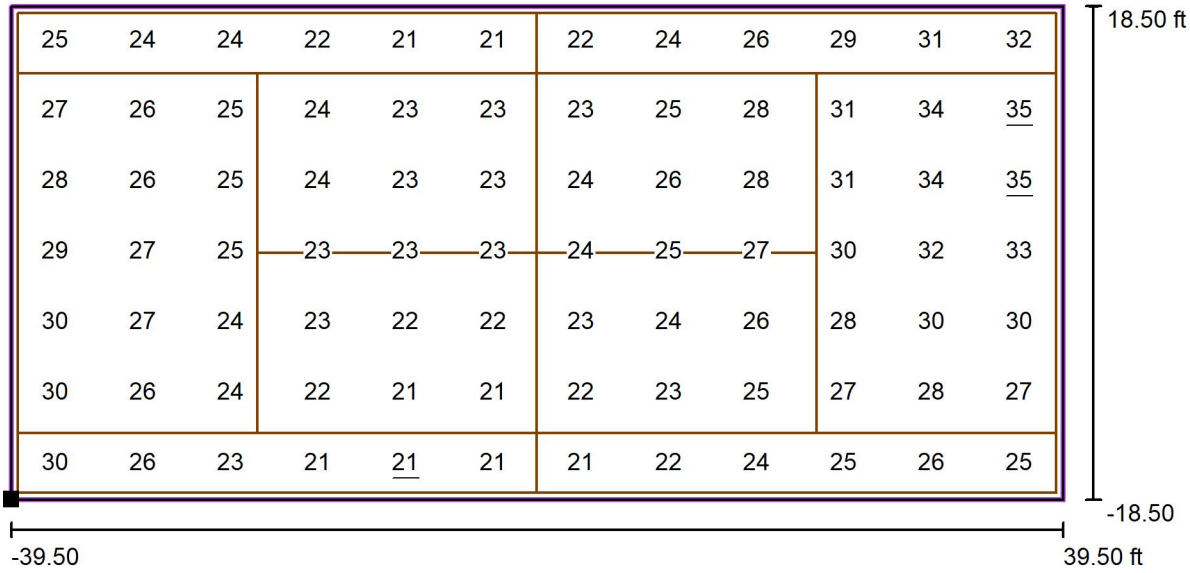
Results overview

No.	Type	E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}	$E_{h\,m}/E_m$	H [ft]	Camera
1	perpendicular	26	21	35	0.80	0.59	/	3.000	/

$E_{h\,m}/E_m$ = Relationship between middle horizontal and vertical illuminance, H = Measuring Height

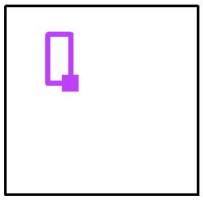
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Exterior Scene 1 / Tennis 1 Calculation Grid (PA) / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 173

Position of surface in external scene:
Marked point: (-49.084 ft, 18.565 ft, 0.000 ft)

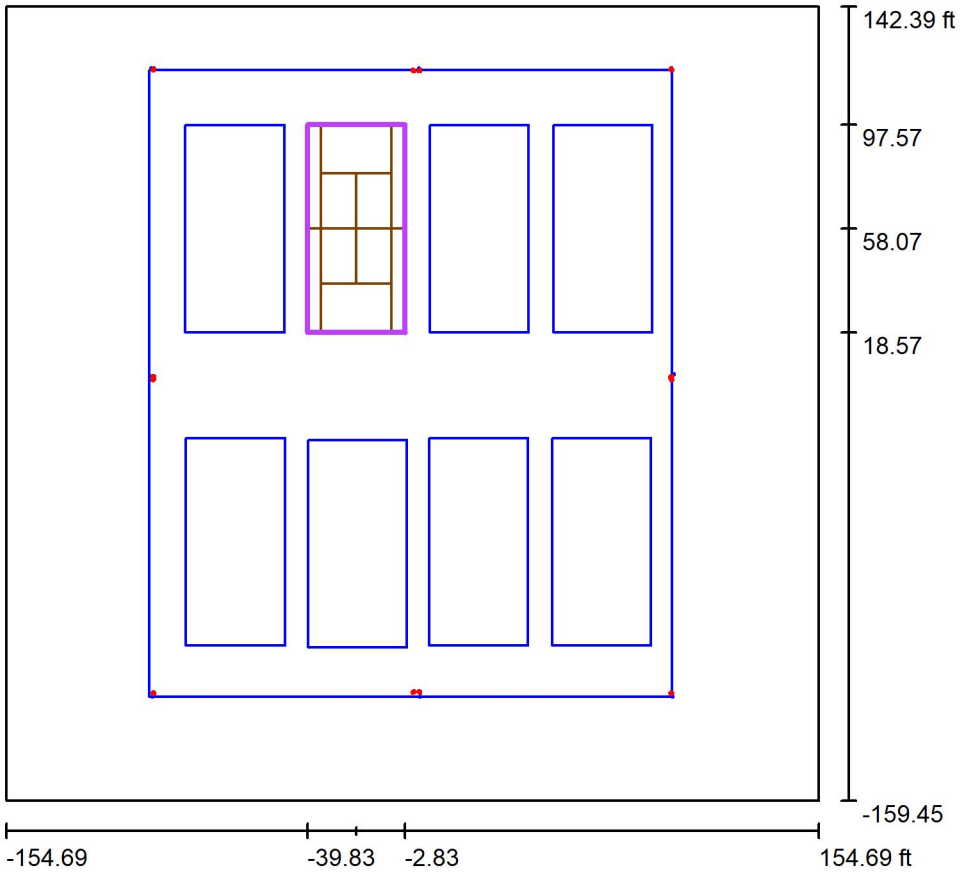


Grid: 12 x 7 Points

E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}
26	21	35	0.80	0.59

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Exterior Scene 1 / Tennis 2 Calculation Grid (PA) / Summary



Scale 1 : 878

Position: (-21.325 ft, 58.070 ft, 0.000 ft)
Size: (79.000 ft, 37.000 ft)
Rotation: (0.0°, 0.0°, 90.0°)
Type: Normal, Grid: 12 x 7 Points
Belongs to the following sport arena: Tennis 2

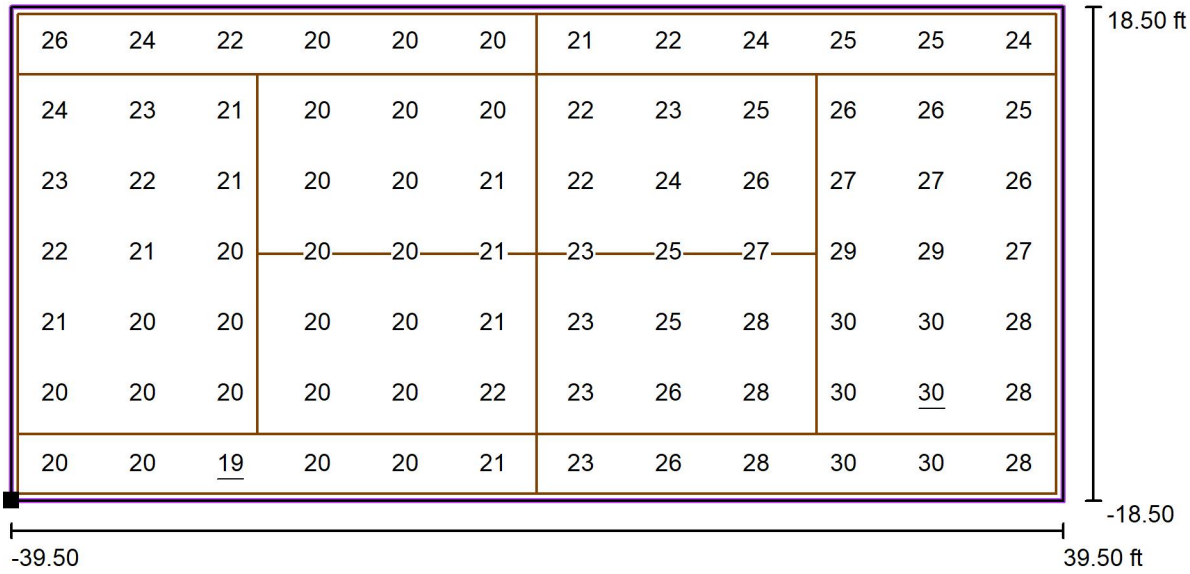
Results overview

No.	Type	E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}	$E_{h\,m}/E_m$	H [ft]	Camera
1	perpendicular	23	19	30	0.83	0.64	/	3.000	/

$E_{h\,m}/E_m$ = Relationship between middle horizontal and vertical illuminance, H = Measuring Height

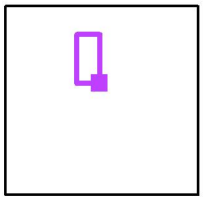
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Exterior Scene 1 / Tennis 2 Calculation Grid (PA) / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 173

Position of surface in external scene:
Marked point: (-2.825 ft, 18.570 ft, 0.000 ft)

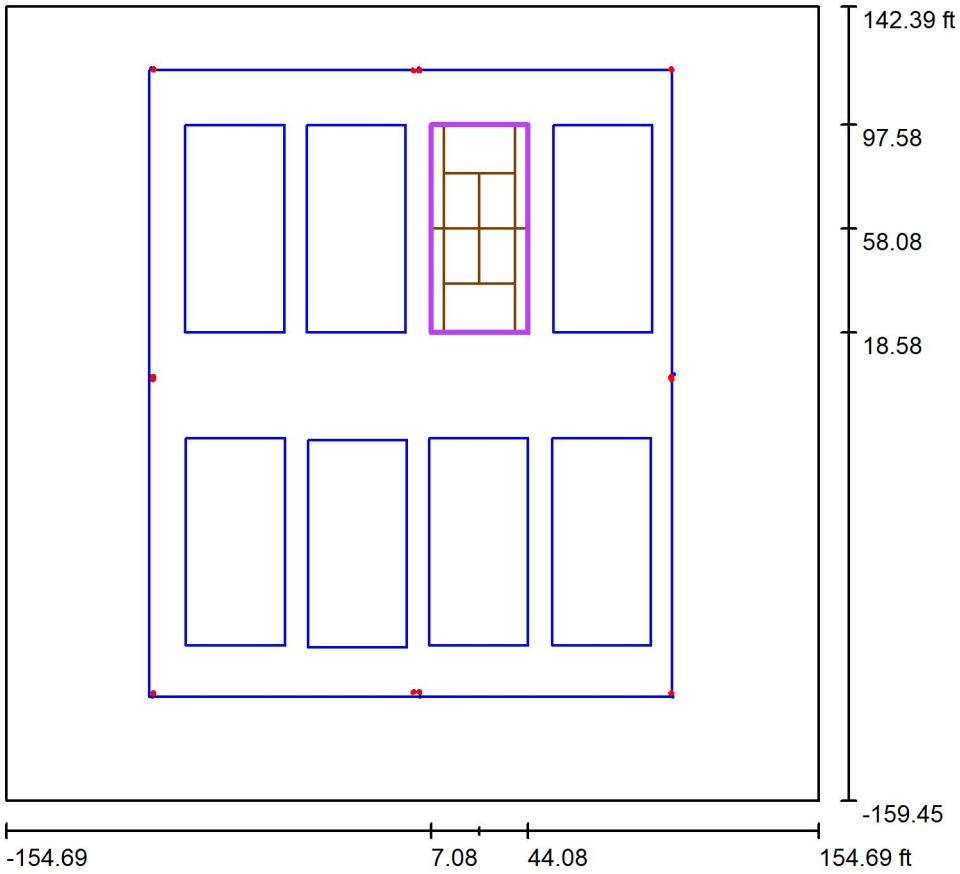


Grid: 12 x 7 Points

E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}
23	19	30	0.83	0.64

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 3 Calculation Grid (PA) / Summary



Scale 1 : 878

Position: (25.583 ft, 58.078 ft, 0.000 ft)
Size: (79.000 ft, 37.000 ft)
Rotation: (0.0°, 0.0°, 90.0°)
Type: Normal, Grid: 12 x 7 Points
Belongs to the following sport arena: Tennis 3

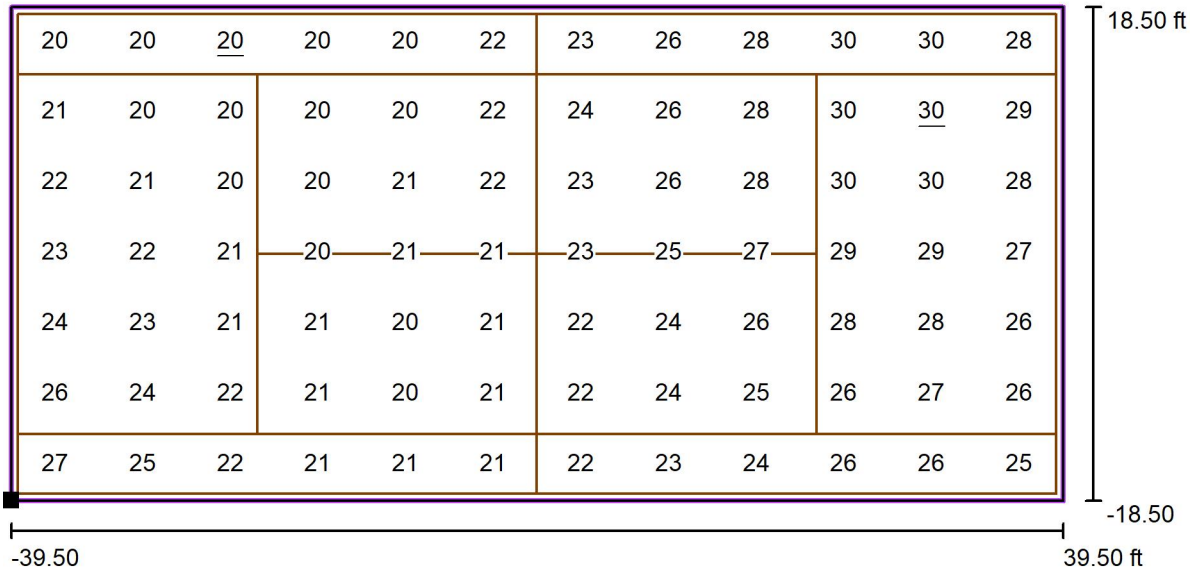
Results overview

No.	Type	E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}	$E_{h\,m}/E_m$	H [ft]	Camera
1	perpendicular	24	20	30	0.82	0.65	/	3.000	/

$E_{h\,m}/E_m$ = Relationship between middle horizontal and vertical illuminance, H = Measuring Height

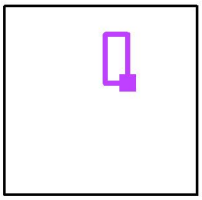
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 3 Calculation Grid (PA) / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 173

Position of surface in external scene:
Marked point: (44.083 ft, 18.578 ft, 0.000 ft)

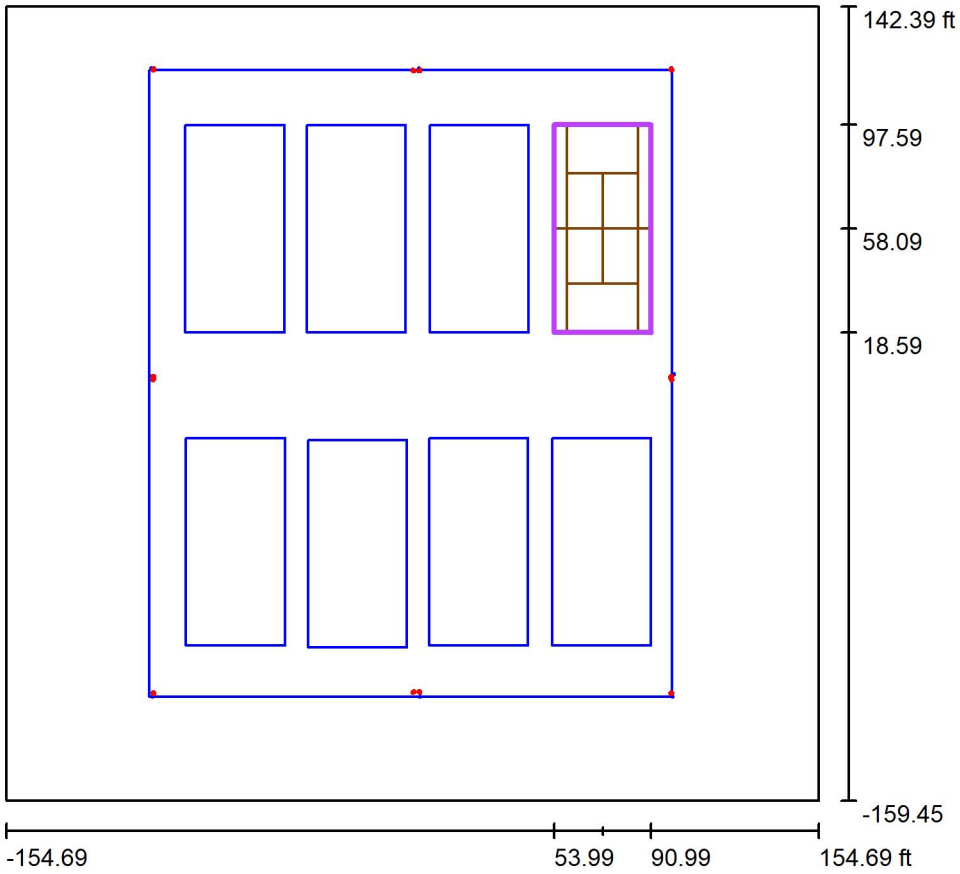


Grid: 12 x 7 Points

E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}
24	20	30	0.82	0.65

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 4 Calculation Grid (PA) / Summary



Scale 1 : 878

Position: (72.490 ft, 58.094 ft, 0.000 ft)
Size: (79.000 ft, 37.000 ft)
Rotation: (0.0°, 0.0°, 90.0°)
Type: Normal, Grid: 12 x 7 Points
Belongs to the following sport arena: Tennis 4

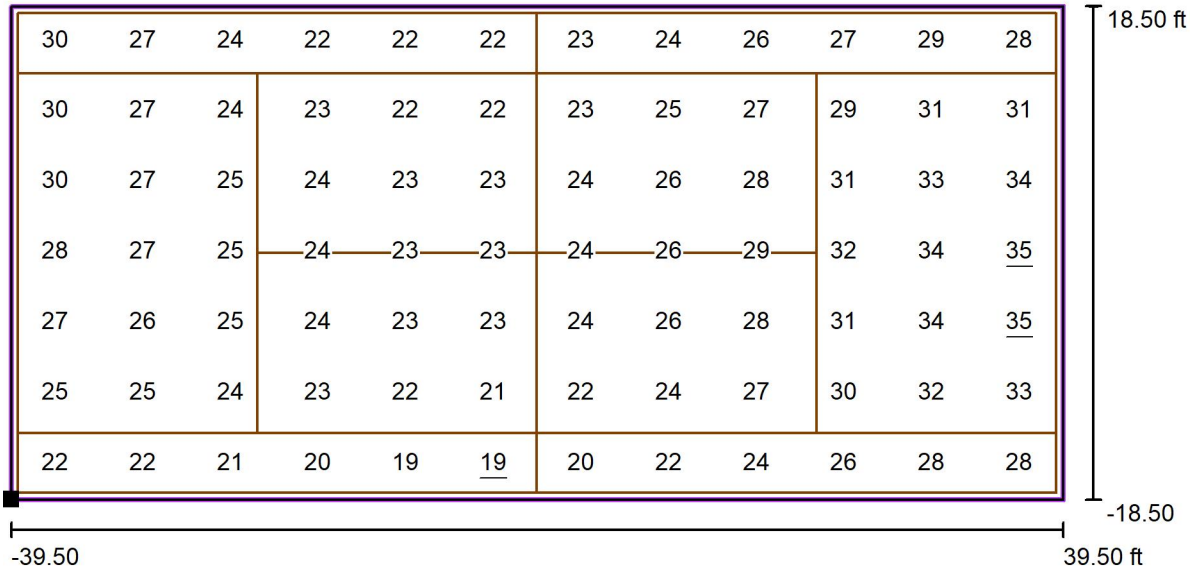
Results overview

No.	Type	E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}	$E_{h\,m}/E_m$	H [ft]	Camera
1	perpendicular	26	19	35	0.74	0.54	/	3.000	/

$E_{h\,m}/E_m$ = Relationship between middle horizontal and vertical illuminance, H = Measuring Height

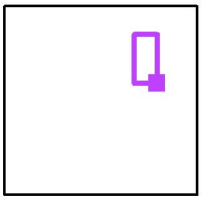
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 4 Calculation Grid (PA) / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 173

Position of surface in external scene:
Marked point: (90.990 ft, 18.594 ft, 0.000 ft)

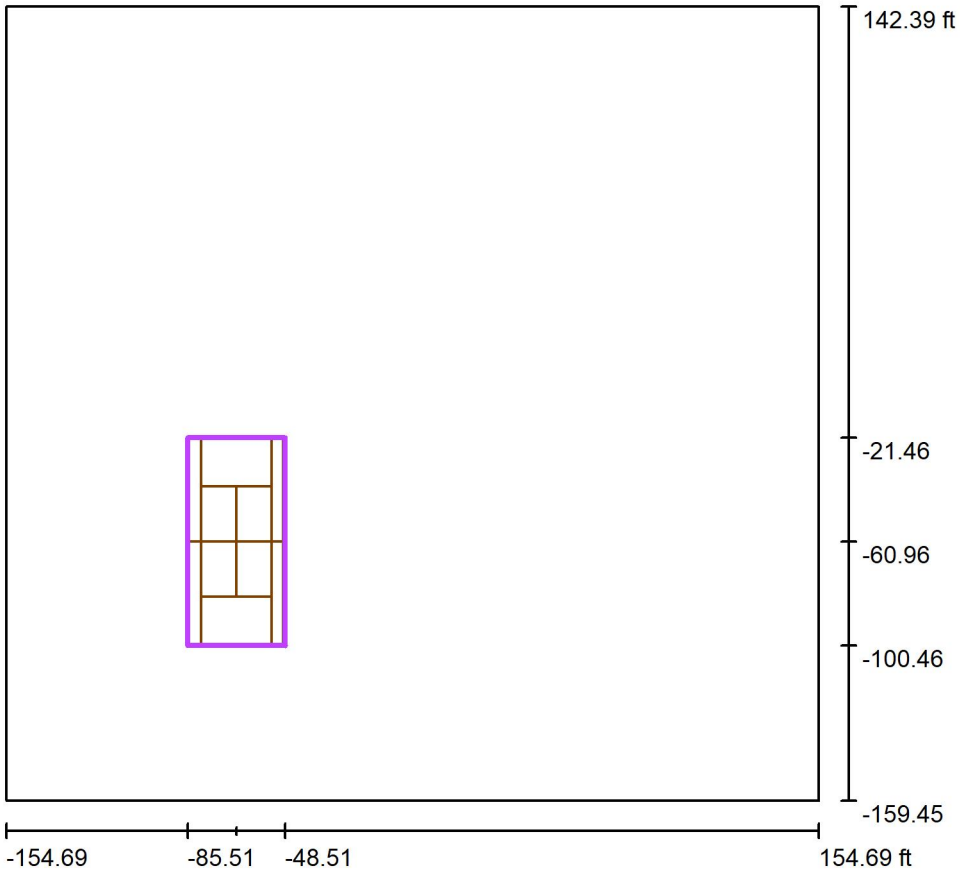


Grid: 12 x 7 Points

E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}
26	19	35	0.74	0.54

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 5 Calculation Grid (PA) / Summary



Scale 1 : 878

Position: (-67.013 ft, -60.958 ft, 0.000 ft)
Size: (79.000 ft, 37.000 ft)
Rotation: (0.0°, 0.0°, 90.0°)
Type: Normal, Grid: 12 x 7 Points
Belongs to the following sport arena: Tennis 5

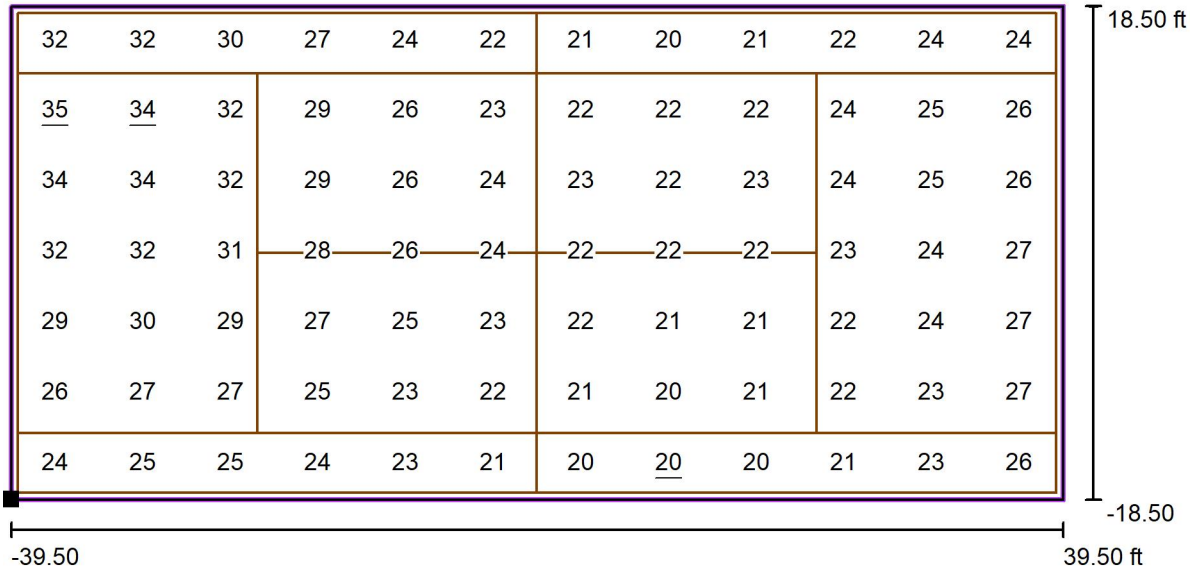
Results overview

No.	Type	E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}	$E_{h\,m}/E_m$	H [ft]	Camera
1	perpendicular	25	20	35	0.79	0.58	/	3.000	/

$E_{h\,m}/E_m$ = Relationship between middle horizontal and vertical illuminance, H = Measuring Height

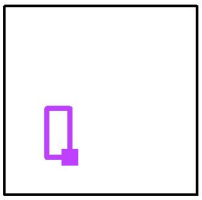
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 5 Calculation Grid (PA) / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 173

Position of surface in external scene:
Marked point: (-48.513 ft, -100.458 ft, 0.000 ft)

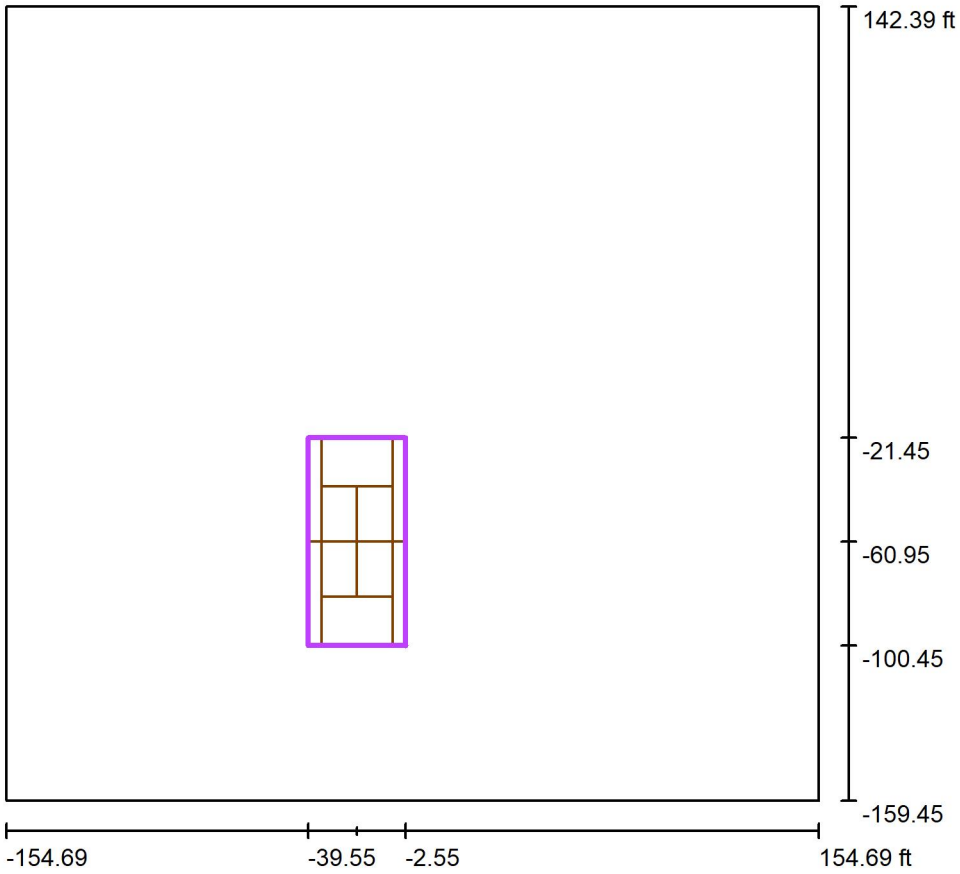


Grid: 12 x 7 Points

E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}
25	20	35	0.79	0.58

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 6 Calculation Grid (PA) / Summary



Scale 1 : 878

Position: (-21.049 ft, -60.954 ft, 0.000 ft)
Size: (79.000 ft, 37.000 ft)
Rotation: (0.0°, 0.0°, 90.0°)
Type: Normal, Grid: 12 x 7 Points
Belongs to the following sport arena: Tennis 6

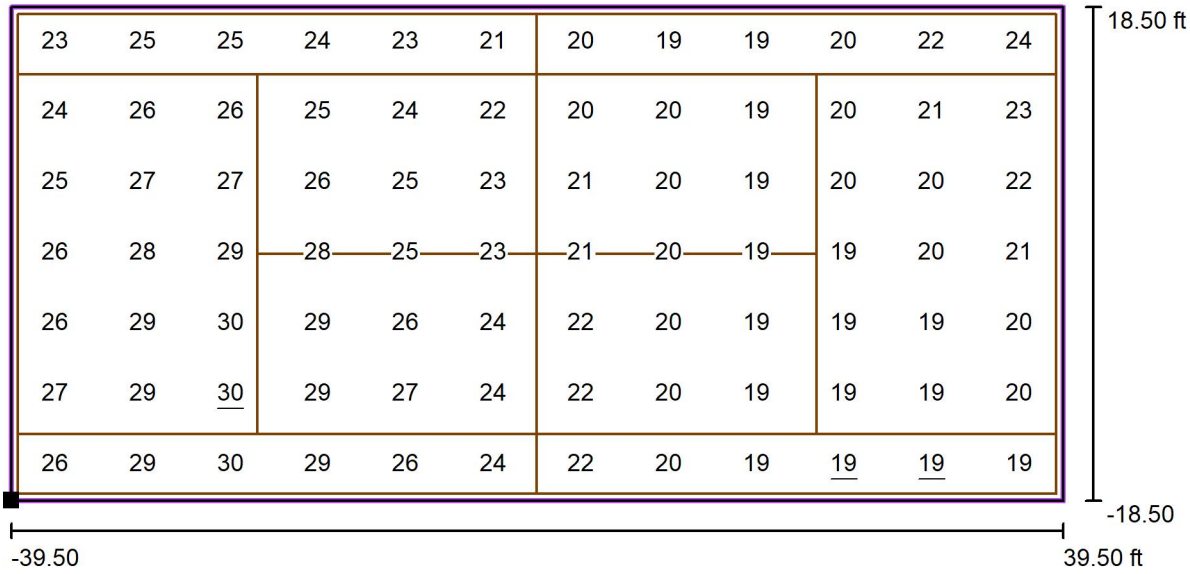
Results overview

No.	Type	E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}	$E_{h\,m}/E_m$	H [ft]	Camera
1	perpendicular	23	19	30	0.82	0.63	/	3.000	/

$E_{h\,m}/E_m$ = Relationship between middle horizontal and vertical illuminance, H = Measuring Height

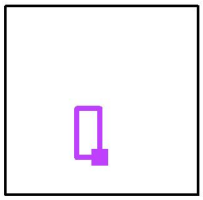
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 6 Calculation Grid (PA) / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 173

Position of surface in external scene:
Marked point: (-2.549 ft, -100.454 ft, 0.000 ft)

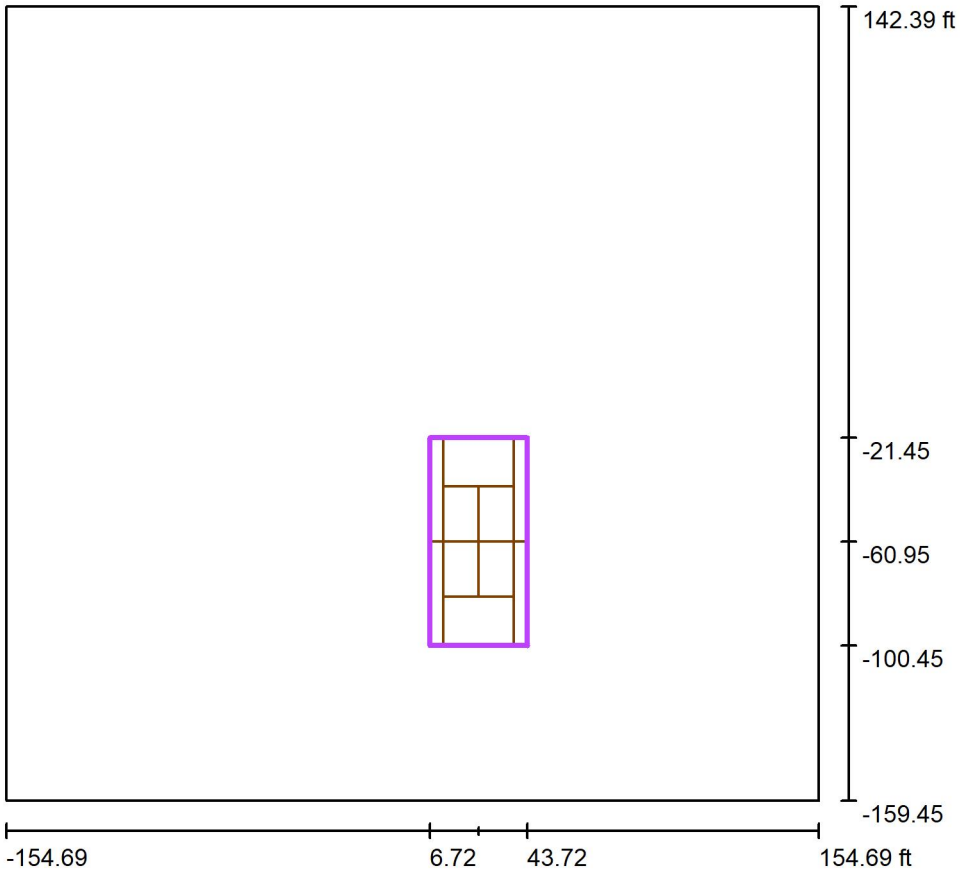


Grid: 12 x 7 Points

E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}
23	19	30	0.82	0.63

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 7 Calculation Grid (PA) / Summary



Scale 1 : 878

Position: (25.221 ft, -60.946 ft, 0.000 ft)
Size: (79.000 ft, 37.000 ft)
Rotation: (0.0°, 0.0°, 90.0°)
Type: Normal, Grid: 12 x 7 Points
Belongs to the following sport arena: Tennis 7

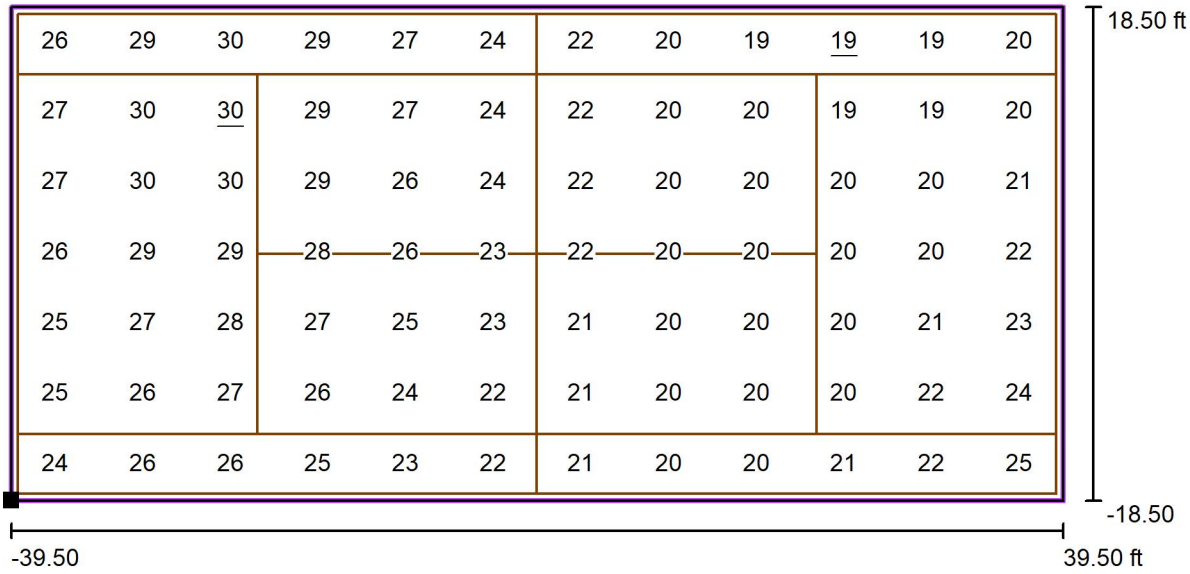
Results overview

No.	Type	E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}	$E_{h\,m}/E_m$	H [ft]	Camera
1	perpendicular	23	19	30	0.81	0.63	/	3.000	/

$E_{h\,m}/E_m$ = Relationship between middle horizontal and vertical illuminance, H = Measuring Height

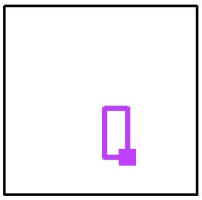
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 7 Calculation Grid (PA) / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 173

Position of surface in external scene:
Marked point: (43.721 ft, -100.446 ft, 0.000 ft)

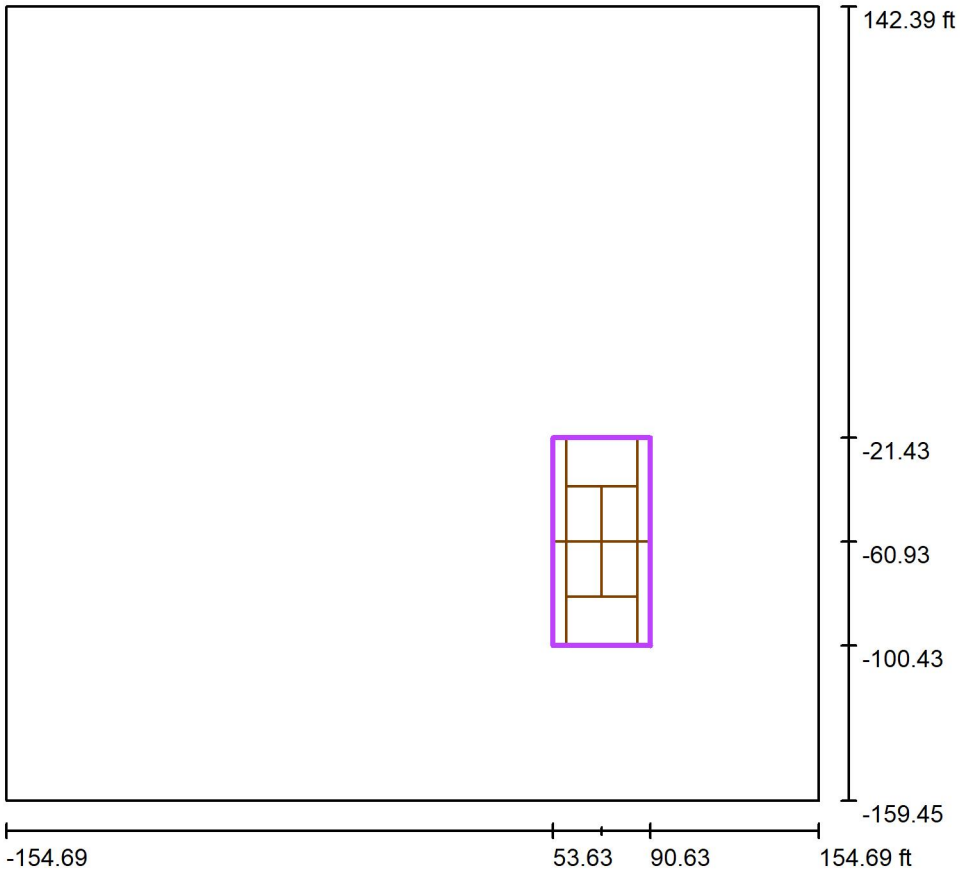


Grid: 12 x 7 Points

E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}
23	19	30	0.81	0.63

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 8 Calculation Grid (PA) / Summary



Scale 1 : 878

Position: (72.128 ft, -60.930 ft, 0.000 ft)
Size: (79.000 ft, 37.000 ft)
Rotation: (0.0°, 0.0°, 90.0°)
Type: Normal, Grid: 12 x 7 Points
Belongs to the following sport arena: Tennis 8

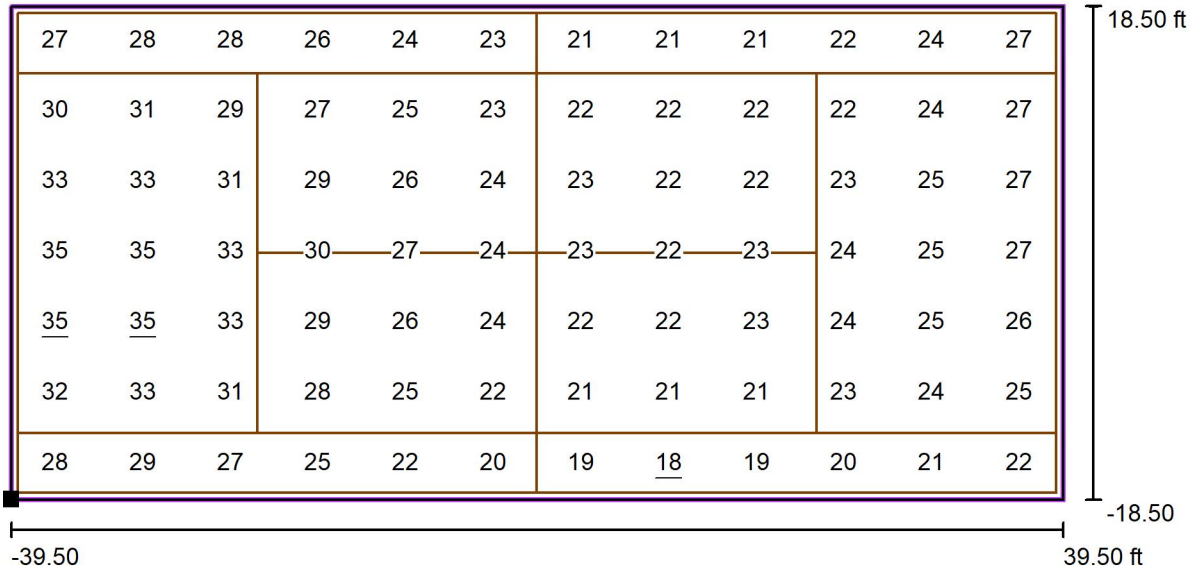
Results overview

No.	Type	E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}	$E_{h\,m}/E_m$	H [ft]	Camera
1	perpendicular	25	18	35	0.72	0.53	/	3.000	/

$E_{h\,m}/E_m$ = Relationship between middle horizontal and vertical illuminance, H = Measuring Height

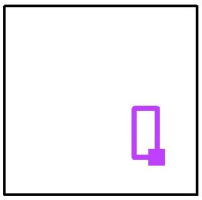
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 8 Calculation Grid (PA) / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 173

Position of surface in external scene:
Marked point: (90.628 ft, -100.430 ft, 0.000 ft)



Grid: 12 x 7 Points

E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0	E_{min} / E_{max}
25	18	35	0.72	0.53

MAYOR
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VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

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Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

August 20, 2025

Mt Prospect Park District
c/o Kelly O'Connor
Studio 222 Architects
901 W Jackson Blvd Ste 500
Chicago IL 60607
Via e-mail: koconnor@s222arch.com

Re: 411 S Maple St / Conditional Use for Preliminary and Final PUD / Review #6

Dear Ms. O'Connor,

The Village of Mount Prospect has reviewed the plat of consolidation prepared by Gremley & Biederman with revisions dated 8/6/25 for Lions Recreation Center and Community Pool at 411 South Maple Street, Mount Prospect and has the following comments:

Planning & Zoning Division

1. Easement provisions stating that the easements are being granted to the Village as well as the usage and restrictions should be added to the Plat prior to recording.

Public Works

2. The proposed water service crossing the site east and south of the new building will not be owned & maintained by the Village, and so the proposed water main easement should be deleted from the plat. (Note: The applicant may wish to consider relocating the proposed water service to be farther away from the new buildings to facilitate future maintenance operations.)
3. Include provisions for the proposed sewer easements.
4. Confirm that there are no other utility easements needed (ComEd, Nicor, AT&T, etc.) by either having the utility companies sign the plat, or providing letters from the utility companies stating that there are no existing utilities on site, and no plans to install any in the future.

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. Please upload revisions into the portal. Feel free to contact me at (847) 818-5302 / alalagos@mountprospect.org if you have any questions.

Sincerely,

Antonia Lalagos

Antonia Lalagos
Development Planner
Community Development

c: File

From: Schreiner, Jake
Sent: Friday, August 8, 2025 6:38 PM
To: Shallcross, Jason
Subject: Concerns for No Sidewalk on Streets for Park Plan

Dear MP Community Development,

I was reviewing the planned unit development for Lions Park and was concerned that there were no sidewalk gap fillings for the existing gaps on both Lincoln and Maple Streets. This park will be a major pedestrian generator and is very close to downtown. Is there any way we could get these sidewalk gaps filled on the plans?

Thanks
Jake

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-14-25	Hearing Date: August 14, 2025
PROPERTY ADDRESS:	411 South Maple Street
PETITIONER:	Mt Prospect Park District
PUBLICATION DATE:	July 30, 2025
REQUEST:	1) final plat of subdivision; 2) final PUD; 3) variation from the exterior yard setback requirements; and 4) a development code exception.
MEMBERS PRESENT:	Joseph Donnelly Ewa Weir Walter Szymczak Michael Fricano Richard Rogers William Beattie Donald Olsen
MEMBERS ABSENT:	None
STAFF MEMBERS PRESENT:	Antonia Lalagos – Development Planner Ann Choi – Development Planner Jason Shallcross – Director of Community & Economic Development
INTERESTED PARTIES:	Studio 222 Architects Inc

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 July 24, 2025. The minutes were approved 7-0.

After hearing three items of new business, Chairman Donnelly introduced case number PZ-14-25, 411 South Maple Street, a request for a final Planned Unit Development (PUD) to construct a new community recreation center and new outdoor recreational facilities including a swimming pool, pickleball courts, skate plaza, basketball court, outdoor game area, and seasonal ice rink at Lions Memorial Park, the subject property.

Ms. Lalagos stated that the proposal requires the following zoning approvals: final plat of subdivision; final PUD; variation from the exterior yard setback requirements; and a development code exception. She described the subject property, Lions Memorial Park, as an existing 20.8-acre community park bounded by Maple Street to the west, Lincoln Street to the north, William Street to

the east, and Sha Bonee Trail and Lions Park Elementary School to the south. Ms. Lalagos reported that the northwest side of the park contains most of the site improvements, while the southwest and east side of the park are predominantly open green space. She pointed out that the park amenities are connected to each other via asphalt walking paths that link to neighborhood sidewalks and the parking lot. Ms. Lalagos noted that the two existing vehicular access points into the subject property, on Maple and Lincoln Street, will remain. She explained that the park was established in 1955 and contains a recreation center, parking lot, and outdoor recreational amenities including a swimming pool, bandshell, tennis courts, ball fields, playground, and walking paths. Ms. Lalagos shared that Phase 1 updates to the park were completed in 2024 including the new playground, new walking paths, and re-surfaced tennis courts.

Ms. Lalagos summarized the Phase 2 work, which consists of demolition of the existing recreation center and swimming pool, and construction of a new recreation center and swimming pool, including a splash pad, water slides, bath house, and pool equipment building. She pointed out proposed outdoor recreational amenities including a skate plaza, basketball court, six pickleball courts, outdoor game area, and seasonal ice rink. Ms. Lalagos noted that one of the petitioner's goals in the site design is to provide direct access from the parking lot to the band shell and other outdoor amenities without having to circulate around the entire building, as with the current facility. She reported that the overall lot coverage of the subject property will increase to 33%, which is below the maximum allowable lot coverage of 75%.

Ms. Lalagos explained that the proposed recreation center is set back 10.17' from the Lincoln Street property line, whereas the underlying zoning district (C-R) requires a minimum setback of 30' for the exterior side yard. She stated that the petitioner is requesting a variation from the exterior side yard setback requirements. Ms. Lalagos noted that staff agrees that the parcel shape and position of existing amenities pose a unique challenge when siting the recreation center, and concurs that the setback requirement would pose a hardship for the park district to create a practical site plan. She pointed out that the existing facility already has a non-conforming setback (17.85') and that staff does not believe that reducing the setback to 10' will alter the essential character of the neighborhood. Ms. Lalagos asserted that staff supports the variation request and finds that it is consistent with the overall goals of the PUD.

Ms. Lalagos reviewed the elevations, showing that the two-story recreation center will be 42' tall and will be 55,700 square feet. She stated that the main entry will be located on the west elevation and will feature a metal canopy, and the façade will be constructed of precast concrete panels with various finishes, including Norman-sized cast brick. Ms. Lalagos described the design elements including cast stone coping, woodgrain-finish metal panels, and a prefinished aluminum curtain wall system. She noted that the refuse enclosure and loading dock will be located on the northeast elevation and will be screened with a six-foot tall solid panel sliding gate. Ms. Lalagos asserted that the PUD will approve signage consistent with what is shown on the plans, and any future relief requested for signage shall require an application for a minor amendment to the PUD. She displayed the floor plans, which showed a gymnasium, walking track, dance studio, multi-generational room, multi-purpose rooms, art studio, and preschool room.

Ms. Lalagos described the pool area consisting of a bathhouse (5,352 SF), pool equipment building (1,304 SF), leisure pool with water slides (11,878 SF), splash pad (2,960 SF), and pool deck (22,480 SF). She noted that the maximum height of the water slide structure will be 31', measured at the

top of the platform canopy. Ms. Lalagos displayed the other amenities, including six pickle ball courts to be installed to the east of the existing tennis courts, and a skate park and basketball court to be located east of the playground. She shared that the petitioner chose the skate park and basketball court locations because of existing site grading and to maintain open space in the center of the park for programming. Ms. Lalagos noted that the outdoor game courts and seasonal ice rink will be located south of the recreation center.

Ms. Lalagos explained that the petitioner provided a parking study to estimate parking supply and demand for the site. She pointed out that the existing uses require approximately 800 parking stalls according to code, yet the subject property currently contains 179 parking stalls on site. Ms. Lalagos noted that the proposed uses require approximately 1070 parking stalls, and the petitioner is proposing 200 parking stalls on site. She emphasized that the code requirement calculates parking as if all uses were operating simultaneously and at maximum capacity, which would not happen. Ms. Lalagos stated that overall site maximum occupancy is increasing by approximately 13%, not considering seasonality and scheduling. She shared a table from the parking study showing comparable parks and their maximum capacity and available onsite parking, and noted that the subject property will have almost double the number of onsite parking stalls compared to the other parks.

Ms. Lalagos reported on the petitioner's parking survey that assessed the parking available on weekdays and weekends in nearby parking lots and parking garages. She noted that the subject property is a short distance from Maple Street Parking Deck, and the park patrons can use the Lions Park Elementary School lot when school is not in session. She reported that the petitioner is exploring off-street parking agreements with Busse Automotive and Dasom Community Church. Ms. Lalagos explained that the parking study also included estimates of on-street parking available on streets within the study area, however, staff is requiring the petitioner to have a parking management plan that directs patrons to off-street parking options before resorting to on-street parking.

Ms. Lalagos reviewed parking demand and shared Table 1, which estimates the parking deficiency according to the various methods used in the parking study. She reiterated that the minimum stalls required by the code represent all park uses operating simultaneously and at full capacity, which would not occur. Ms. Lalagos pointed to the petitioner's estimates of actual park activities taking place across the seasons, by time of day, versus maximum activity, showing demand to range from 154 vehicles on the low end, to 612 vehicles during a Thursday concert at the bandshell. The petitioner estimate shows that on a normal, non-concert day during the summer, parking demand will be roughly 250 vehicles.

Ms. Lalagos explained that staff is requiring mitigation and monitoring measures to address potential parking overflow, including: a Parking Management Plan detailing parking accommodations for day-to-day activities, demonstrating adequate parking for the facility exists largely onsite; a Special Event Parking Plan detailing additional off-site parking to be provided on nearby properties via off-site parking agreements, usage of the Maple Street Parking Deck, on-street parking, and information on how parking is coordinated for special events; and monitoring and reporting on the parking management plan, with a report required to be submitted to the Village Manager's Office after one full year of park operation. She stated that should the site experience regular overflow with a need for additional parking, the petitioner identified two

locations on Lincoln and Maple Streets where angled parking could be added in the public right-of-way adjacent to Lions Memorial Park. Ms. Lalagos reported that Village staff is willing to explore this option should the need arise. She asserted that staff supports the proposed parking plan, based on the 200 stalls to be provided on site, along with the additional parking available in the Maple Street Parking Deck, on-street parking, and potential to secure parking agreements with nearby properties.

Ms. Lalagos summarized the new landscaping proposed throughout the site to complement the new buildings, enhance the parking lot, and provide limited screening for certain recreational areas, all while prioritizing an open viewshed into the expansive green space. She indicated areas with notable new plantings including robust foundation plantings on the north façade of the recreation center; shade trees for the parking lot islands; evergreen screening on the west side of the tennis courts and south side of the skate park and basketball court; and water-tolerant species around and within the naturalized storm basin. Ms. Lalagos asserted that the intent of the landscape code is met through the overall design, making the full extent of perimeter landscaping unnecessary and allowing for visual and functional value in preserving open, unobstructed green space along the park's edges.

Ms. Lalagos noted that the subject property has an existing detention area east of the playground and the petitioner is proposing an additional detention area on the east side of the site near William Street. She shared that the petitioner is requesting an exception from the development code to provide detention only for the areas being disturbed for this project, rather than the entire site, because detaining the stormwater for the entirety of the subject property would require an unreasonable amount of space and have a detrimental impact on the park and its ability to function. Ms. Lalagos stated that staff supports this development code exception due to the size and scale of the park and finds it is unreasonable to apply the code requirement to a 20-acre park property that is almost 70% open space.

Ms. Lalagos reported that the subject property is comprised of two parcels totaling 20.8 acres. She explained that the parcels will be consolidated into one lot of record and utility easements will be granted over existing Village storm and combined sewers crossing the site.

Ms. Lalagos shared that the Mt Prospect Park District has conducted extensive outreach regarding both Phase 1 and Phase 2 of the park renovation, which is documented on their webpage dedicated to the referendum project. She stated that the Village received one written public comment requesting to fill the sidewalk gaps on Lincoln and Maple Streets.

Ms. Lalagos explained that when a unit of local government, such as a park district, comes to the Village with a zoning request, the Village should consider whether the requested relief furthers the statutory mission of the unit of local government and, if it does, give the requested relief some deference. She stated that when considering these questions, the Planning and Zoning Commission should rely on the referenced section of state law which outlines the statutory powers and duties of park districts.

Ms. Lalagos summarized staff's findings, suggesting that the proposal will update aging public facilities and bring new recreation amenities to an existing community park, thereby supporting public health and general welfare of the community. She noted that the petitioner has considered

the impact on the neighborhood and solicited community input on the project over the course of two years. Ms. Lalagos reported that staff has recommended conditions of approval to address potential adverse impacts, such as landscape screening, parking management plans, and guidelines for hours of operation. She indicated that staff supports the petitioner's zoning requests, 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 recommended approval of the following motions:

1. A final plat of subdivision titled "Lions Memorial Park Consolidation," subject to the condition that the petitioner address all comments listed in Village Review Letter #2, dated July 3, 2025 and revised July 25, 2025;
2. A variation to reduce the exterior side yard setback from 30' to 10.2' on the segment of Lincoln Street abutting the north elevation of the recreation center, subject to the following conditions:
    a. The recreation center north façade shall be developed in strict conformance with the elevations provided on sheets A2.00 and A2.01, from the plan set titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of July 16, 2025; and
    b. The foundation landscaping on the north elevation of the recreation center shall be developed in strict conformance with the landscape plan provided on sheet LP-101, from the plan set titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of July 16, 2025;
3. A development code exception from Sections 15.401(B) and 15.402(B) to provide stormwater detention only for the areas to be developed, subject to the condition that the petitioner obtain a watershed permit from the MWRD;
4. A conditional use for a final Planned Unit Development (PUD) consisting of a 20.8-acre recreational complex consisting of a 55,700 square foot recreation center, outdoor pool, water slides, splash pad, skate park, pickleball courts, tennis courts, basketball court, play areas, ball fields, seasonal ice rink, and other recreational amenities and associated improvements, subject to the following conditions:
    a. General conformance with the approved development plans which consist of the following:
        i. Development plan set (56 pages) containing civil, landscape, and architectural plans, titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of July 16, 2025;
        ii. Skate Park Plans(12 pages) titled "Lions Park Skate Park 100% Design Development" prepared by Spohn Ranch and bearing the latest revision date of May 14, 2025;
        iii. Photometric Site Plan PS1.1 (1 page) titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of June 23, 2025;
        iv. Photometric Plans (13 pages) titled "Lions Park Outdoor Pickleball Courts" prepared by Musco and bearing the latest revision date of May 15, 2025; and
        v. RTU Screening Exhibits (3 pages) titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of May 27, 2025 and July 11, 2025;

b. In addition to the land uses permitted within the C-R Conservation Recreation District, the following use exceptions shall also be permitted within the proposed PUD:
    i. Accessory structures greater than 30 feet in height;
    ii. Bandshell;
    iii. Daycare center (preschool);
    iv. Lighted ball fields; and
    v. Recreational complexes; and
    vi. Seasonal ice rink;
c. Any future expansion, or increase in intensity, of any of the use exceptions beyond what is proposed may be considered a "minor change" to the Planned Unit Development and approved by the Village Manager after recommendation from the Community Development Director. In the event Village Staff determines that a request is a "major change" requiring a public hearing, then a formal application shall be submitted to request an amendment to the approved PUD.
d. Prior to occupancy, the Mt Prospect Park District shall secure a license agreement with the Village of Mount Prospect for the west side of the parking lot to encroach into the public right of way;
e. Prior to occupancy, the petitioner shall provide the following parking plans / agreements for review and approval by the Village Manager:
    i. Parking Management Plan;
    ii. Special Event Parking Plan; and
    iii. Off-site Parking Agreements;
f. Following one year of park operation, the Mt Prospect Park District shall submit a Parking Impact Report to the Village's Community Development and Public Works Departments. The report shall include:
    i. A summary of observed parking demand patterns and peak occupancy;
    ii. Indication of any recurring overflow issues or complaints;
    iii. Discussion of any mitigation measures already implemented; and
    iv. Recommendations (if any) for changes to parking layout, event parking, signage, or shared use agreements;
g. Hours of operation shall be in general conformance with the hours listed in the document titled "Lions Memorial Park Land Use Table," dated July 17, 2025 and attached as Exhibit B, with the following exception:
    i. The community pool shall be closed when events take place at the bandshell;
h. Signage shall be in general conformance with the signage shown on pages A2.00 of the plan titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of July 16, 2025, and shown on page 1.2 "Lions Park Memorial Sign" prepared by Studio 222 Architects and bearing the latest revision date of May 27, 2025;
    i. Wind screens shall not display any logos or signage;
    ii. Signage may be displayed on the interior walls of the seasonal ice rink only; and
    iii. Any modification to the recreational complex's signage requires an administrative PUD amendment;

i. A fully compliant photometric plan will be required as part of the building permit submittal;
j. Light fixture shielding or glare guards for the outdoor sports lighting fixtures may be required at final inspection; and
k. Except for the relief granted by the planned unit development, variation, and development code exception, compliance with all applicable development, fire, building, and other Village Codes and regulations is required.

Ms. Lalagos stated that the Village Board's decision is final for the case.

Hearing no questions for staff, Chairman Donnelly invited the petitioners to the stand. Chairman Donnelly swore in the petitioners and representatives as they appeared at the stand to answer questions.

Commissioner Weir asked for more information about the relief requested for the recreation center setback and the width of the public sidewalk on Lincoln Street.

Jeff Geldmyer, Project Engineer for Eriksson Engineering Associates, 145 Commerce Drive, Grayslake, Illinois, confirmed that the existing public walk near the building is a five-foot carriage walk.

Chairman Donnelly asked if the walk would remain as is.

Mr. Geldmyer confirmed that the walk would remain as is along Lincoln Street, and they will remove the portion that returns along the driveway because it is not ADA compliant and poses safety concerns.

Chairman Donnelly asked if the sidewalk gaps would be filled in, referencing the public comment received.

Mr. Geldmyer replied that they studied the pedestrian routes leading into and outside of the park and it is their opinion that there is an adequate and complete pathway system. He stated there is no intent to connect the gaps in these areas because of the safety concerns. Mr. Geldmyer explained that there are significant grading transitions in these areas that makes it challenging to install an ADA-compliant sidewalk, as well as concerns about damaging mature, healthy parkway trees.

Commissioner Beattie asked where the sidewalk gaps are located.

Mr. Geldmyer showed that the gaps are adjacent to the parking lot in the northwest corner of the site. He said they are extending a portion of public sidewalk south on Maple street to connect to the park district pathway system, but the sidewalk does not continue south across the driveway entrance. The engineer noted similar conditions on Lincoln Street where the sidewalk is not continuous.

Commissioner Weir wanted to confirm that the sidewalk at the street is five feet wide and against the street, without a parkway.

Mr. Geldmyer replied yes, it is a carriage walk so it is immediately next to the road.

Commissioner asked why the footprint of the building cannot be reduced to create more green space at the north side of the building.

John Medea, Principal at Studio 222 Architects, 901 West Jackson Boulevard, Chicago, Illinois, replied that the building footprint is a function of the programming that the park district and community stakeholders desire. He stated that the size of the building is dictated by the programs, and the other elements like the pickleball courts and pool, are constrained by the baseball fields to the south. Mr. Madeja noted that the other important factor in site planning was the connection between the parking lot and the bandshell and the other park amenities; they wanted to keep the connection generous because they anticipate a lot of use, especially in the summer. He noted that the site is very tight, and they tried to provide as much buffer from Lincoln Street as they could. Mr. Madeja said they addressed the north façade setback with more foundation landscaping. He pointed out that the north side of the building has a gymnasium inside, which tends to be long and uninterrupted, so they provided bay windows to break up the façade and make it more inviting than a blank precast wall.

Chairman Donnelly asked what the roof height is.

Mr. Madeja stated that the predominant roof height is 36 feet to the top of the parapet, and there is an element that is set back further from the street that is 42 feet to the top of the parapet. He noted the actual roof height is 4 to 5 feet lower than that. Mr. Madeja reported they are going to screen the RTUs with the parapet. He said they provided screening exhibits that show the visibility of the RTUs from the property lines. Mr. Madeja explained that the intent is to screen the RTUs to the fullest extent possible.

Commissioner Weir noted that stormwater management is governed by MWRD and asked if the relief is requested from Village code or MWRD code.

Mr. Geldmyer responded that relief is sought only from the Village code, and they are in full compliance with MWRD requirements. He said they are accounting for the areas that they are developing, and not for all the green space and ballfields that they are not touching.

Chairman Donnelly asked if there are any current flooding complaints from the neighbors.

Mr. Geldmyer noted that the current site has no significant stormwater management. He stated there are existing small facilities, but the new detention will be the largest volume of storage there. Mr. Geldmyer confirmed it the project will provide notable watershed benefits for the local sewers.

Commissioner Olsen asked if the site has problems with water detention now.

Mr. Geldmyer replied that he was not aware of any ponding or flooding issues on the park district property outside of the areas that are intended to hold water. He stated that they will install a new stormwater detention basin on the southeast corner that is fully designed for the pool and recreation building addition.

Commissioner Weir asked if they were implementing any sustainable landscaping plans on site to help with stormwater management or promote sustainable practices.

Mr. Geldmyer replied that the stormwater basin will have native plantings. He indicated that they will meet volume control requirements by having some storage beneath the outlet of that system. Mr. Geldmyer shared that the new native plantings will blend in with the existing native plantings already in that area.

Chairman Donnelly asked if the petitioner accepted all the conditions placed on the requests.

The petitioner as a group replied yes.

Commissioner Beattie asked for the timeline for completion.

Matt Dziubinski, Director of Parks and Planning for Mt Prospect Park District, 1000 West Central Road, Mount Prospect, stated they are seeking park board approval in October and will start mobilizing in November with demolition beginning around that time. He said they will open the pool in May 2027. Mr. Dziubinski noted that the site will be under construction throughout 2026, but the intent is to leave the rest of the park open, such as the bandshell, tennis courts, etc.

Commissioner Olsen expressed concern about the amount of parking with all the new amenities being added. He asked if they have enough parking.

Steve Corcoran, Director of Traffic Engineering for Eriksson Engineering Associates, 145 Commerce Drive, Grayslake, Illinois, replied yes, there is enough parking, between the onsite lot, which is 200 spaces, the large amount of street parking around the park, as well as the Maple Street Parking Garage, and talking with the church and other business to get additional parking.

Chairman Donnelly suggested they have enough onsite parking to run day to day operations, and when they have a concert, their peak time, people will park a block away.
Commissioner Beattie stated that he was impressed by all the additions but also concerned because there are a lot more reasons to visit the park than there were a couple of years ago. He asked staff how many parking spaces there are in the Maple Street Parking Garage, which seems underutilized.

Ms. Lalagos stated the garage has 262 spaces and confirmed it is a block away from the park.

Ms. Corcoran stated that they visited the garage on a Saturday, and it was fairly empty, on the day of the week when they expect the highest use of the park.

Chairman Donnelly pointed out that there is an option to add parking along Maple and Lincoln Streets if they need to.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion. Commissioner Beattie made a motion and Commissioner Szymczak seconded the motion to approve the requests as listed in the staff report and summarized here:

"1. A final plat of subdivision titled "Lions Memorial Park Consolidation," subject to the conditions in the staff report;
2. A variation to reduce the exterior side yard setback from 30' to 10.2' on the segment of Lincoln Street abutting the north elevation of the recreation center, subject to the conditions in the staff report;
3. A development code exception from Sections 15.401(B) and 15.402(B) to provide stormwater detention only for the areas to be developed, subject to the conditions in the staff report; and
4. A conditional use for a final Planned Unit Development (PUD) consisting of a 20.8-acre recreational complex consisting of a 55,700 square foot recreation center, outdoor pool, water slides, splash pad, skate park, pickleball courts, tennis courts, basketball court, play areas, ball fields, seasonal ice rink, and other recreational amenities and associated improvements, subject to the conditions in the staff report."

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

The Planning and Zoning Commission gave a positive recommendation (7-0) to the Village Board for the requests for the September 2, 2025 meeting.

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 8:58 PM.

Antonia Lalagos

Antonia Lalagos, Development Planner

April 17, 2025

Village of Mount Prospect
50 South Emerson Street
Mount Prospect, Illinois 60056

Attn: Mr. Mike Cassady, Village Manager

Re: Request for Fee Waiver - 411 S. Maple St. –Lions Memorial Park Phase #2 Improvements

Dear Mr. Cassady:

As has been customary in the past, The Mt. Prospect Park District would like to formally request that all Village application fees be waived for the proposed Planned Unit Development (PUD), Plat of Consolidation, and Building Permit (not contractor licensing fees) in association with the following project:

Proposed site improvements include the new construction of an approximately 55,700 sf recreation center, new community pool including new bathhouse and pool equipment building, and new site features at the Lions Memorial Park.

Please return a copy of this letter with your signature to our Administrative offices located at 1000 W. Central Rd. Thank you in advance for your consideration of our request.

Very truly yours,

Jim Jarog
Executive Director
Mt. Prospect Park District

Cc: Matt Dziubinski, Director of Parks & Planning, Mt. Prospect Park District
Antonia Lalagos, Development Planner, Village of Mount Prospect
Jason Shallcross, Director of Community & Economic Development, Village of Mount Prospect

NICHOLAS & ASSOCIATES, INC.

1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone (847) 394.6200 | Fax (847) 394.6205

PROJECT: **DATE:**

Mt. Prospect Park District - Lions Park Phase 2 - New Recreation Center & Pool
50% CD Budget Assessment

6/18/2025

ITEM		TRADE	50% CD Budget	Comments/Vendors
Div. 02 - Existing Conditions			**$450,000**	
		Building Demolition	$450,000	
Div. 03 - Concrete			**$3,200,000**	
		CIP Concrete/SOG	$1,250,000	
		Precast Concrete	$1,950,000	
Div. 04 - Masonry			**$1,150,000**	
		Masonry	$1,150,000	
Div. 05 - Steel			**$3,000,000**	
		Structural & MISC Steel	$2,750,000	
		Light Gauge Framing	$250,000	
Div. 06 - Woods, Plastics, & Composites			**$200,000**	
		Rough Carpentry & Blocking	$200,000	
Div. 07 - Thermal and Moisture Protection			**$2,050,000**	
		Roofing & Sheet Metal	$1,200,000	
		Metal Panels	$750,000	
		Fire Stopping	$50,000	
		Sealants & Caulking	$50,000	
Div. 08 - Openings			**$2,600,000**	
		Doors/Frames/Hardware Package	$950,000	
		Aluminum/Glass, Storefront & Curtainwall	$1,650,000	
Div. 09 - Finishes			**$2,765,000**	
		Gypsum Board Assemblies	$750,000	
		Acoustical Ceilings	$200,000	
		Flooring & Ceramic Tile	$1,600,000	
		Painting	$215,000	
Div. 10 - Specialties			**$335,000**	
		Signage & Letters	$75,000	
		Toilet Partitions & Accessories	$175,000	
		Fire Extinguishers & Cabinets	$35,000	
		Visual Display Boards	Not Included	
		Metal Lockers	$50,000	
Div. 11 - Equipment - Not Used			**$530,000**	
		Gym Equipment	$380,000	
		Bleachers	$150,000	
Div. 12 - Furnishings			**$305,000**	
		Manufactured Casework	$240,000	
		Window shades	$65,000	
Div. 13 - Special Construction			**$6,500,000**	
		Pool Construction	$6,500,000	
Div. 14 - Conveying Equipment			**$250,000**	
		Elevators	$250,000	
Div. 21 - Fire Suppression			**$350,000**	
		Fire Protection	$350,000	
Div. 22 - Plumbing			**$1,350,000**	
		Plumbing	$1,350,000	

ITEM		TRADE	50% CD Budget	Comments/Vendors
Div. 23 - HVAC			**$1,900,000**	
		HVAC	$1,900,000	
Div. 26 - Electrical			**$2,650,000**	
		Electrical	$2,650,000	
Div. 27 - Communications			**In Division 26**	
Div. 28 - Electronic Safety and Security			**In Division 26**	
Div. 31 - Earthwork			**$1,950,000**	
		Site Demo/Excavation/Backfill	$1,950,000	
Div. 32 - Exterior Improvements			**$2,575,000**	
		Concrete Paving	$600,000	
		Asphalt	$400,000	
		Fencing	$175,000	
		Pickleball & Basketball Surfacing & Equipment	$150,000	
		Landscaping	$750,000	
		Outdoor Play Fixtures (install only)	$50,000	
		Skate Plaza	$450,000	
Div. 33 - Site Utilities			**$1,675,000**	
		Storm, Sanitary & Water	$1,675,000	
Rec Plex Scope of Work			**$1,000,000**	
		Indoor Turf and Gym A/C	$1,000,000	Placeholder from initial budget assessment
Sub-Total Construction Cost			**$36,785,000**	

Construction Contingency:	**$1,471,400**	
Escalation:	**$1,287,475**	
Cost of Construction:	**$39,543,875**	
Insurance:	**$272,853**	
Performance & Payment Bond:	**$395,439**	
IPD Fee:	**$4,646,405**	**Design & Construction Management**
Fixed General Conditions:	**$1,901,300**	
Reimbursable General Conditions:	**$600,000**	
Environmental Consulting/Remediation:	**$200,000**	**Placeholder**
FF&E:	**$1,200,000**	**Placeholder**
Technology:	**$150,000**	**Placeholder**
Geotechnical/Survey Work:	**$50,000**	**Placeholder**
Subtotal:	**$48,959,872**	

Total All-In Project Cost	**$48,959,872**

Alternate #1 - Basement (ADD)	**$1,150,000**
Alternate #2 - Splash Pad (ADD)	**$1,500,000**

Budget Exclusions:

Permit Fees
Public/Private Utility Fees (ComEd, Nicor, etc.)
Agency Having Jurisdiction Review Comments – VOMP, MWRD, IDPH, IEPA, etc.
Other Environmental Conditions etc.

August 20, 2025

Jason C Shallcross, AICP, CEcD
Director of Community Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056
Via Email: jshallcross@mountprospect.org

Dear Mr. Shallcross,

The Planning & Zoning Commission recommended approval of our final Planned Unit Development (PUD) located at 411 South Maple Street, also known as Lions Memorial Park by a 7-0 vote. Our request is scheduled to go before the Village Board for the ordinances first reading on September 2nd, 2025.

We are requesting that the Village Board waive the second reading, tentatively scheduled for September 16th, 2025, and to take final action at the September 2nd, 2025 Board meeting. The reasoning for this request is to ensure that the project aligns with permitting, available funding sources, and meets the timeline for the Park District's Park Board approval date which is currently set for October 15th, 2025.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact me at (847) 956-6773 x460 or mdziubinski@mppd.org.

Sincerely,

Matt Dziubinski
Mt. Prospect Park District
1000 W. Central Rd.
Mount Prospect, IL 60056

ORDINANCE NO. _____

AN ORDINANCE GRANTING A FINAL PLAT OF SUBDIVISION, A CONDITIONAL USE FOR A FINAL PLANNED UNIT DEVELOPMENT, A VARIATION, A DEVELOPMENT CODE EXCEPTION, AND THE WAIVING OF CERTAIN VILLAGE FEES, FOR PROPERTY LOCATED AT 411 SOUTH MAPLE STREET, MOUNT PROSPECT, ILLINOIS

WHEREAS, Mt Prospect Park District ("Petitioner") has filed a petition for a final plat of subdivision, a conditional use for a final Planned Unit Development, a variation, and a development code exception with respect to property located at 411 South Maple Street ("Subject Property") and legally described as follows:

LIONS MEMORIAL PARK CONSOLIDATION, IN THE EAST 1/2 OF THE NORTH 60 RODS OF THE SOUTHWEST 1/4 (EXCEPT THAT PART TAKEN BY LIONS PARK SCHOOL PLAT CONSOLIDATION) AND (EXCEPT STREETS) AND (EXCEPT THE WEST 602.65 FEET) IN SECTION 12 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE NORTH 10 ACRES OF THE WEST 40 ACRES OF LOT 5 (EXCEPT THE STREET) AND (EXCEPT THAT PART TAKEN FOR GLEICH'S INDUSTRIAL PARK SUBDIVISION) IN THE DIVISION OF THE SOUTHEAST 1/4 OF SECTION 12 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; and

WHEREAS, the Petitioner seeks a final plat of subdivision to consolidate two parcels into one lot of record totaling 20.8 acres, with utility easements granted over existing Village of Mount Prospect storm and combined sewers crossing the site; and

WHEREAS, the Petitioner seeks a variation to reduce the exterior side yard setback from 30' to 10.17' on the segment of Lincoln Street abutting the north elevation of the recreation center; and

WHEREAS, the Petitioner seeks a development code exception from Sections 15.401(B) and 15.402(B) to provide stormwater detention only for the areas to be developed; and

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WHEREAS, the Petitioner seeks a conditional use permit for a final Planned Unit Development consisting of a 20.8-acre recreational complex consisting of a 55,700 square foot recreation center, outdoor pool, water slides, splash pad, skate park, pickleball courts, tennis courts, basketball court, play areas, ball fields, seasonal ice rink, and other recreational amenities and associated improvements; and

WHEREAS, a public hearing was held on the requests being the subject of PZ-14-25 before the Planning and Zoning Commission of the Village of Mount Prospect on the 14th day of August, 2025, pursuant to proper legal notice having been published in the Daily Herald newspaper on the 30th day of July, 2025; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations of approval, with specific conditions, to the Mayor and Board of Trustees in support of the requests being the subject of PZ-14-25; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect have given consideration to the requests herein and have determined that the requests meet the standards of the Village and that the granting of the proposed plat of subdivision, conditional use for a final Planned Unit Development, variation, and code exception would be in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: That the recitals set forth hereinabove are incorporated herein as findings of fact by the Mayor and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby approve a final plat of subdivision titled "Lions Memorial Park Consolidation," subject to the following conditions:

1. The petitioner shall address all comments listed in Village Review Letter #6, dated August 20, 2025; and
2. The petitioner shall record the final plat of subdivision prior to the Village granting final occupancy.

DRAFT

SECTION THREE: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby approve a variation to reduce the exterior side yard setback from 30' to 10.17' on the segment of Lincoln Street abutting the north elevation of the recreation center, subject to the following conditions:

1. The recreation center north façade shall be developed in strict conformance with the elevations provided on sheets A2.00 and A2.01, from the plan set titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of July 16, 2025; and
2. The foundation landscaping on the north elevation of the recreation center shall be developed in strict conformance with the landscape plan provided on sheet LP-101, from the plan set titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of July 16, 2025;

SECTION FOUR: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby approve a development code exception from Sections 15.401(B) and 15.402(B) to provide stormwater detention only for the areas to be developed, subject to the condition that the petitioner obtain a watershed permit from the MWRD.

SECTION FIVE: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby approve a conditional use for a final Planned Unit Development (PUD) consisting of a 20.8-acre recreational complex consisting of a 55,700 square foot recreation center, outdoor pool, water slides, splash pad, skate park, pickleball courts, tennis courts, basketball court, play areas, ball fields, seasonal ice rink, and other recreational amenities and associated improvements, subject to the following conditions:

1. General conformance with the approved development plans which consist of the following:
    a. Development plan set (56 pages) containing civil, landscape, and architectural plans, titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of July 16, 2025;
    b. Skate Park Plans (12 pages) titled "Lions Park Skate Park 100% Design Development" prepared by Spohn Ranch and bearing the latest revision date of May 14, 2025;
    c. Photometric Site Plan PS1.1 (1 page) titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of June 23, 2025;

DRAFT

d. Photometric Plans (13 pages) titled “Lions Park Outdoor Pickleball Courts” prepared by Musco and bearing the latest revision date of May 15, 2025; and
e. RTU Screening Exhibits (3 pages) titled “MPPD Lions Recreation Center” prepared by Studio 222 Architects and bearing the latest revision date of May 27, 2025 and July 11, 2025;

2. In addition to the land uses permitted within the C-R Conservation Recreation District, the following use exceptions shall also be permitted within the proposed PUD:
    a. Accessory structures greater than 30 feet in height;
    b. Bandshell;
    c. Daycare center (preschool);
    d. Lighted ball fields;
    e. Recreational complexes; and
    f. Seasonal ice rink;
3. Any future expansion, or increase in intensity, of any of the use exceptions beyond what is proposed may be considered a “minor change” to the Planned Unit Development and approved by the Village Manager after recommendation from the Community Development Director. In the event Village Staff determines that a request is a “major change” requiring a public hearing, then a formal application shall be submitted to request an amendment to the approved PUD;
4. Prior to the Village granting final occupancy, the Mt Prospect Park District shall secure a license agreement with the Village of Mount Prospect for the west side of the parking lot to encroach into the public right of way;
5. Prior to the Village granting final occupancy, the petitioner shall provide the following parking plans / agreements for review and approval by the Village Manager:
    a. Parking Management Plan;
    b. Special Event Parking Plan; and
    c. Off-site Parking Agreements;
6. Following one year of park operation, the Mt Prospect Park District shall submit a Parking Impact Report to the Village’s Community Development and Public Works Departments. The report shall include:
    a. A summary of observed parking demand patterns and peak occupancy;
    b. Indication of any recurring overflow issues or complaints;
    c. Discussion of any mitigation measures already implemented; and
    d. Recommendations (if any) for changes to parking layout, event parking, signage, or shared use agreements;

DRAFT

7. Hours of operation shall be in general conformance with the hours listed in the document titled "Lions Memorial Park Land Use Table," dated July 17, 2025 and attached as Exhibit B, with the following exception:
    a. The community pool shall be closed when events take place at the bandshell;
8. Signage shall be in general conformance with the signage shown on pages A2.00 of the plan titled "MPPD Lions Recreation Center" prepared by Studio 222 Architects and bearing the latest revision date of July 16, 2025, and shown on page 1.2 "Lions Park Memorial Sign" prepared by Studio 222 Architects and bearing the latest revision date of May 27, 2025;
    a. Wind screens shall not display any logos or signage;
    b. Signage may be displayed on the interior walls of the seasonal ice rink only; and
    c. Any modification to the recreational complex's signage requires an administrative PUD amendment;
9. A fully compliant photometric plan will be required as part of the building permit submittal; and
10. Light fixture shielding or glare guards for the outdoor sports lighting fixtures may be required at final inspection.

SECTION SIX: Except for the relief granted by the planned unit development, variation, and development code exception, compliance with all applicable development, fire, building, and other Village Codes and regulations is required.

SECTION SEVEN: The Village Clerk is hereby authorized and directed to record a certified copy of this Ordinance and Exhibits "A" and "B" with the Recorder of Deeds of Cook County.

SECTION EIGHT: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby waive the platting, zoning, code exception and non-refundable permit and site development fees.

DRAFT

SECTION NINE: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 2nd day of September, 2025.

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen M. Agoranos, Village Clerk

DRAFT

EXHIBIT A

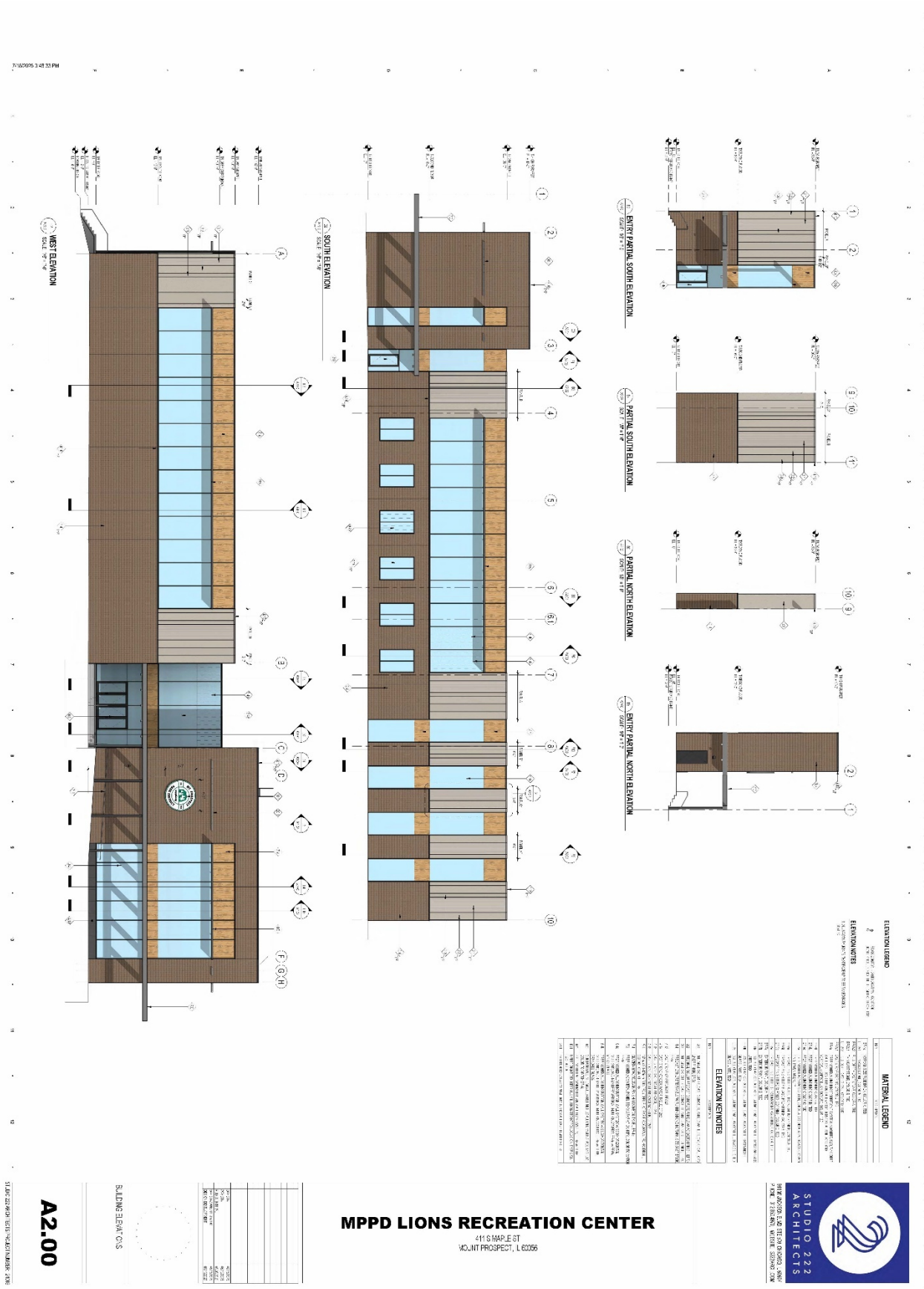

WEST ELEVATION
SOUTH ELEVATION
ENTRY PARTIAL SOUTH ELEVATION
PARTIAL SOUTH ELEVATION
PARTIAL NORTH ELEVATION
ENTRY PARTIAL NORTH ELEVATION
ELEVATION LEGEND
ELEVATION NOTES
MATERIAL LEGEND
ELEVATION KEYNOTES
MPPD LIONS RECREATION CENTER
411 S MAPLE ST
MOUNT PROSPECT, IL 60056
STUDIO 222 ARCHITECTS
A2.00
BUILDING ELEVATIONS

EXHIBIT A

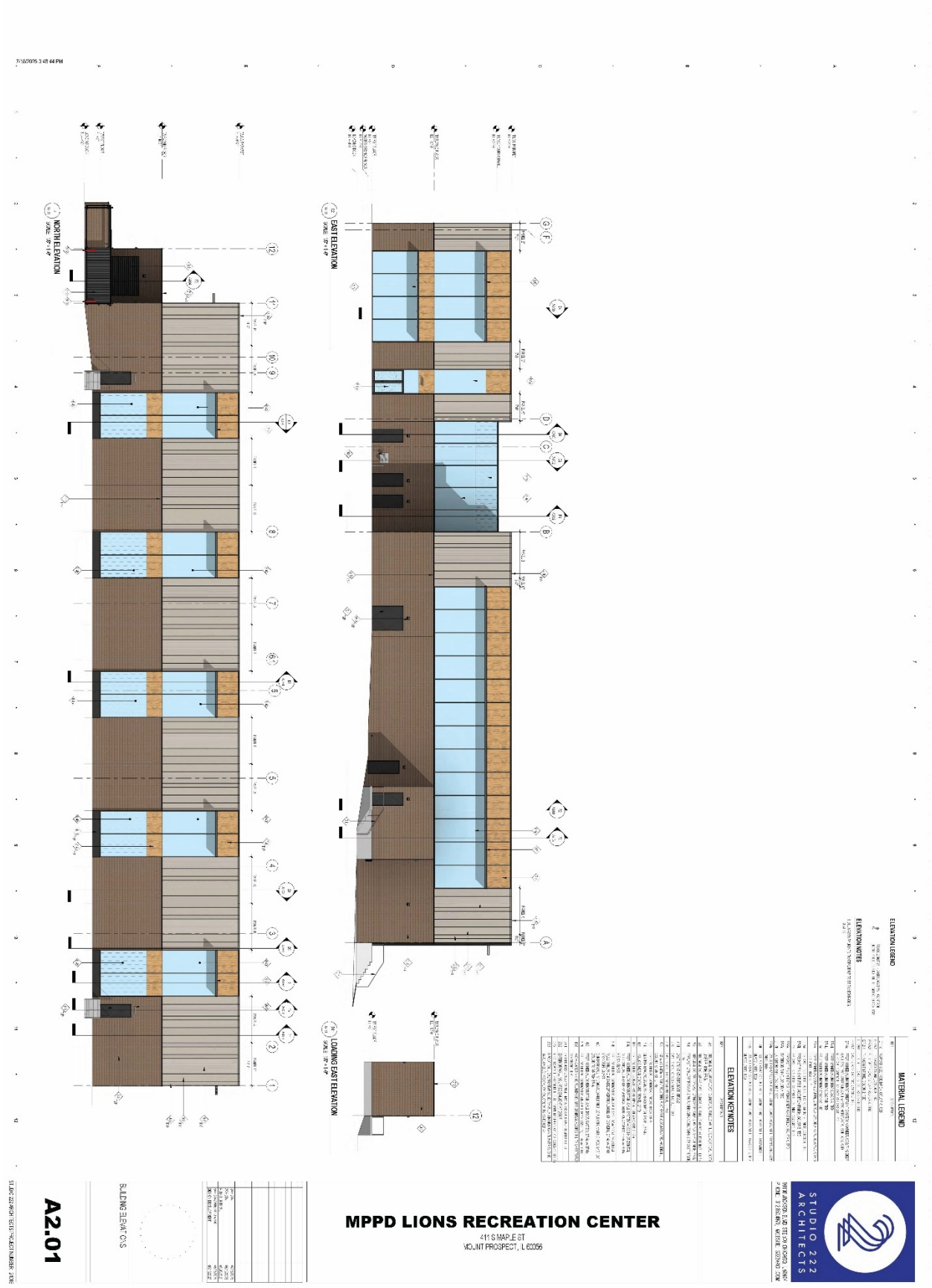

NORTH ELEVATION
EAST ELEVATION
LOADING EAST ELEVATION
ELEVATION LEGEND
ELEVATION NOTES
ELEVATION KEYNOTES
MATERIAL LEGEND
MPPD LIONS RECREATION CENTER
411 S MAPLE ST
MOUNT PROSPECT, IL 60056
STUDIO 222 ARCHITECTS
A2.01
BUILDING ELEVATIONS

EXHIBIT A

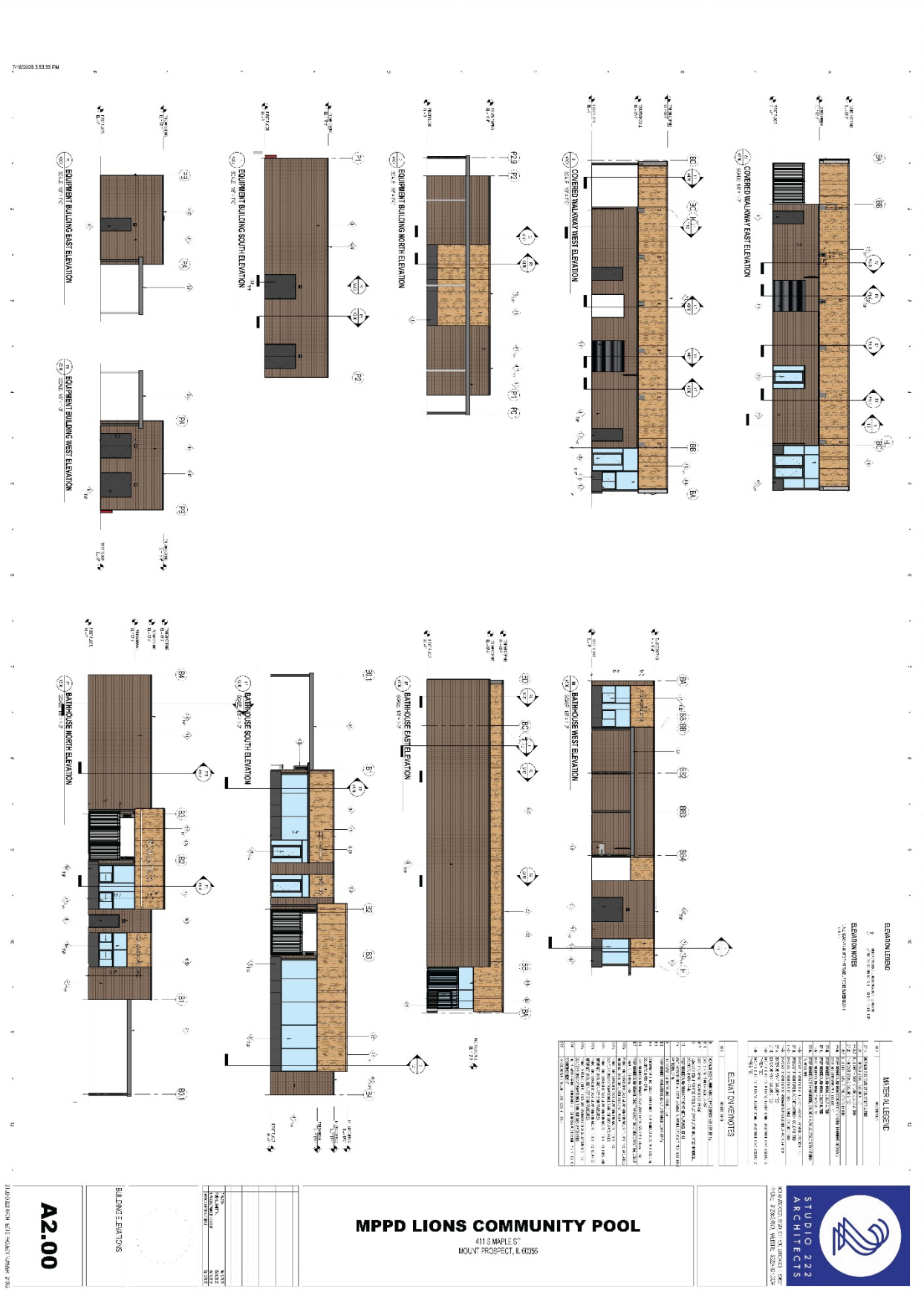

COVERED WALKWAY EAST ELEVATION
COVERED WALKWAY WEST ELEVATION
EQUIPMENT BUILDING NORTH ELEVATION
EQUIPMENT BUILDING SOUTH ELEVATION
EQUIPMENT BUILDING EAST ELEVATION
EQUIPMENT BUILDING WEST ELEVATION
BATHHOUSE WEST ELEVATION
BATHHOUSE EAST ELEVATION
BATHHOUSE SOUTH ELEVATION
BATHHOUSE NORTH ELEVATION
ELEVATION LEGEND
MATERIAL LEGEND
ELEVATION NOTES
ELEVATION NOTES
MPPD LIONS COMMUNITY POOL
411 S MAPLE ST
MOUNT PROSPECT, IL 60056
STUDIO 222 ARCHITECTS
BUILDING ELEVATIONS
A2.00

EXHIBIT A

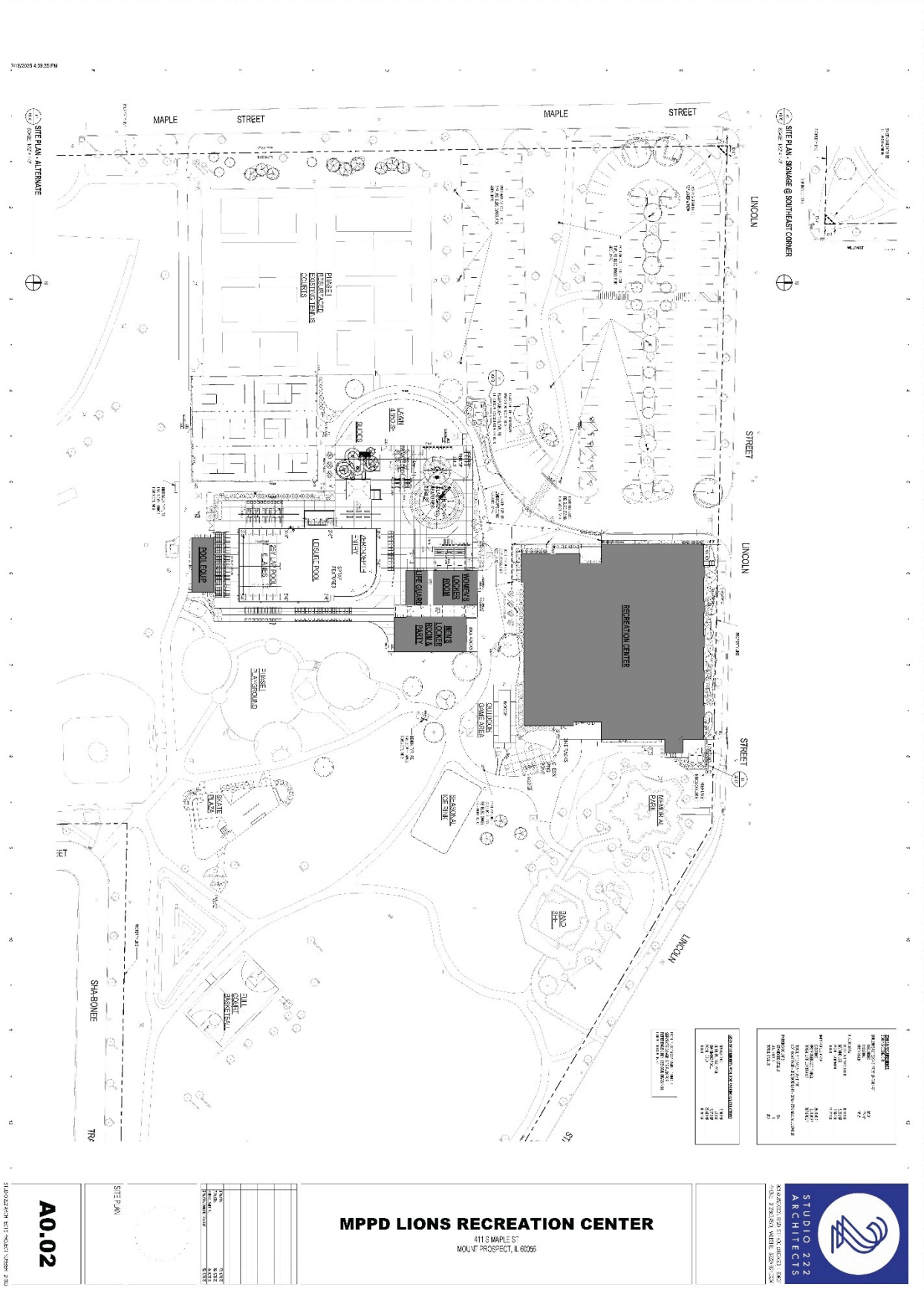

SITE PLAN - ALTERNATE
SITE PLAN - SIGNAGE @ SOUTHEAST CORNER
MAPLE
STREET
LINCOLN
RECREATION CENTER
POOL EQUIP
LEISURE POOL
LAP POOL
LIFE GUARD
WOMEN'S LOCKER ROOM
MEN'S LOCKER ROOM & FAMILY
SLIDES
PHASE I BASEBALL FIELDS
PHASE I BASKETBALL COURTS
PHASE I PLAYGROUND
SKATE PLAZA
SEASONAL ICE RINK
OUTDOOR GAME AREA
SHA-BONEE
FULL COURT BASKETBALL
A0.02
SITE PLAN
MPPD LIONS RECREATION CENTER
411 S MAPLE ST
MOUNT PROSPECT, IL 60056
STUDIO 222 ARCHITECTS

EXHIBIT A

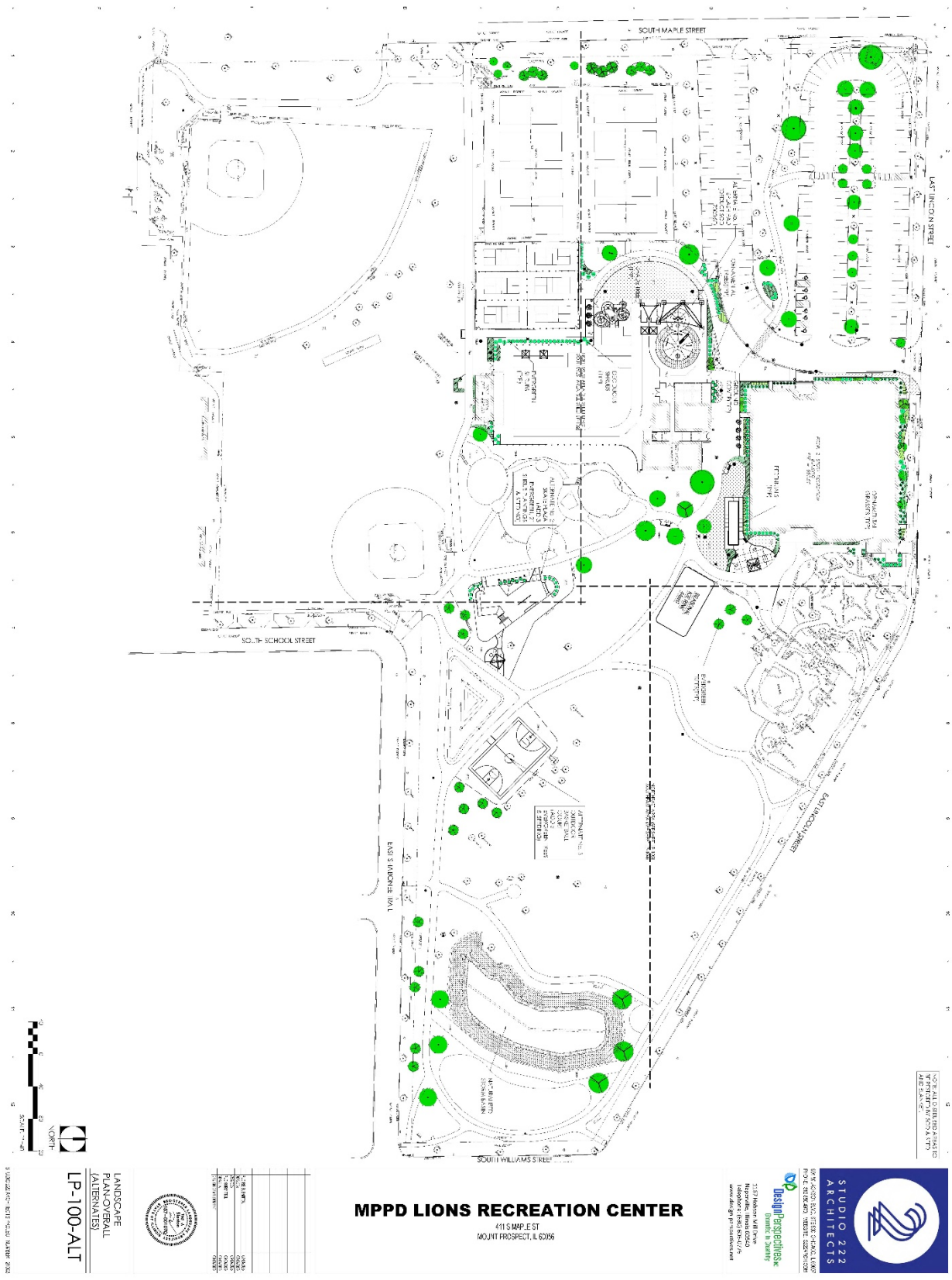

SOUTH MAPLE STREET
EAST LINCOLN STREET
SOUTH SCHOOL STREET
EAST S MAPLE TRAIL
SOUTH WILLIAMS STREET
NORTH
MPPD LIONS RECREATION CENTER
411 S MAPLE ST
MOUNT PROSPECT, IL 60056
LANDSCAPE PLAN-OVERALL (ALTERNATE)
LP-100-ALT
STUDIO 222 ARCHITECTS
DesignPerspectives

EXHIBIT A

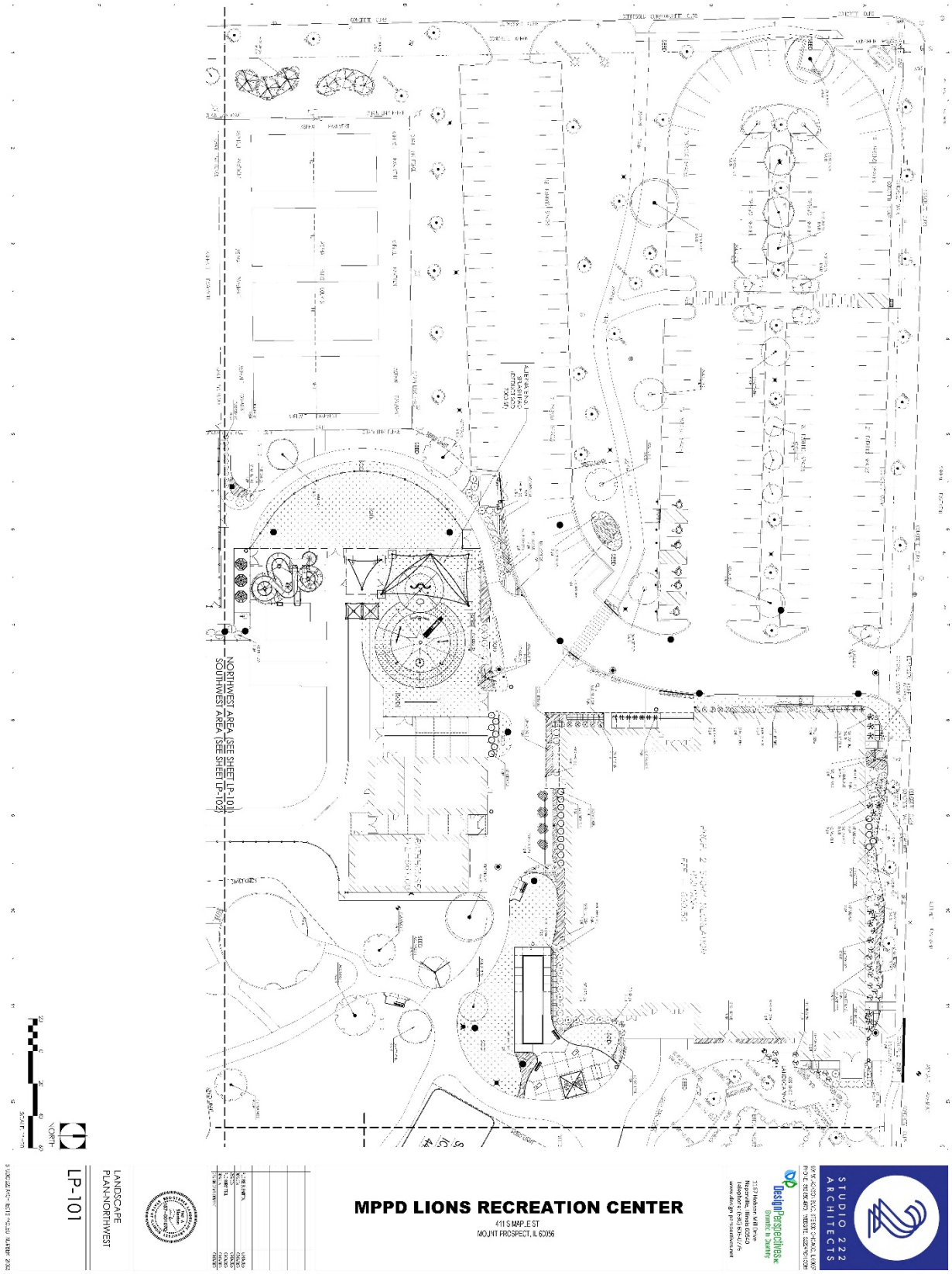

NORTHWEST AREA (SEE SHEET LP-101)
SOUTHWEST AREA (SEE SHEET LP-102)
NORTH
SCALE: 1" = 20'
LP-101
LANDSCAPE PLAN-NORTHWEST
MPPD LIONS RECREATION CENTER
411 S MAPLE ST
MOUNT PROSPECT, IL 60056
STUDIO 222 ARCHITECTS
DesignPerspectives

EXHIBIT A

CONCEPT DESIGN // LIONS PARK SKATEPARK

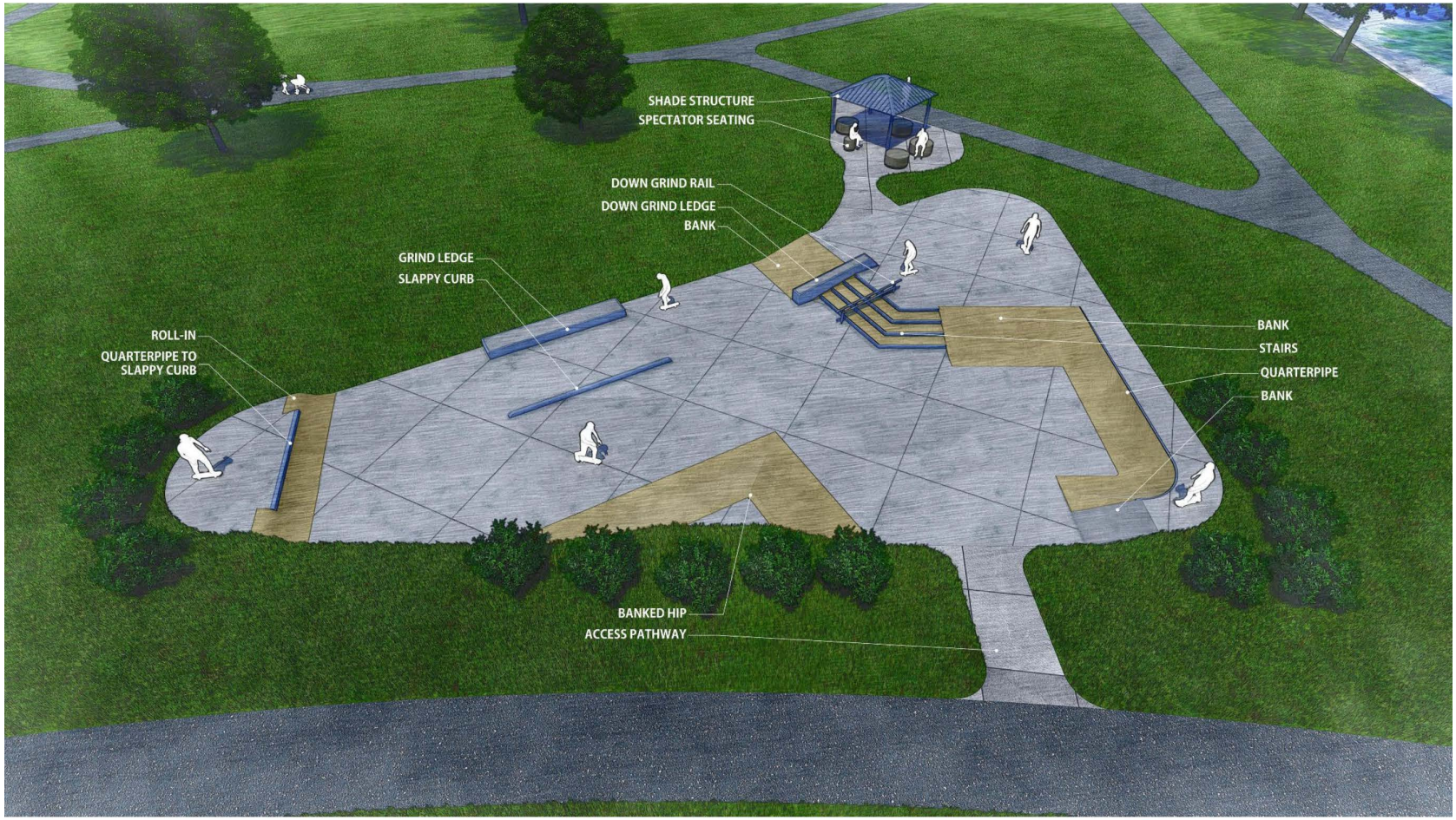


EXHIBIT B

Lions Memorial Park Land Use Table
Existing and Proposed Site Amenities

7.17.2025

Use	Current Hours	Proposed Hours	Outdoor Lighting
Recreation Center	Year Round; 7am-9pm Monday through Friday and 7am-4pm Saturdays and Sundays	Year Round; 6am-11pm Monday through Sunday	No
Community Pool	May-August; 1pm-6:30pm Mondays, Wednesday, Friday, 11:30am-5pm Thursdays, 11: 30am-5pm Saturdays and Sundays	Seasonal; May-September; 6am-9pm, Monday through Sunday	No
Outdoor Splash Pad	N/A	Seasonal; May-September; 6am-9pm, Monday through Sunday	No
Playground	Year Round; dawn to dusk, Monday through Sunday	Year Round; dawn to dusk, Monday through Sunday	No
Bandshell	Seasonal; 5pm-10pm Mondays and Thursdays. Unless permitted for community special events	Seasonal; 7am-10pm for Park District and permitted community special events	Yes
Skate Plaza	N/A	Seasonal; dawn to dusk, Monday through Sunday	No
Outdoor Basketball	N/A	Seasonal; dawn to dusk, Monday through Sunday	No
Baseball Fields	Seasonal; April-October; 7am-11pm, Monday through Sunday	Seasonal April-October; 7am-10pm, Monday through Sunday	Yes
Tennis Courts	Seasonal; 7am-11pm; Monday through Sunday	Seasonal; 7am-10pm, Monday through Sunday	Yes
Pickleball Courts	N/A	Seasonal; 7am-10pm, Monday through Sunday	Yes
Seasonal Ice Rink	N/A	Seasonal; December-February 7am-10pm, Monday through Sunday	Yes
Outdoor Game Area	N/A	Seasonal; dawn to dusk, Monday through Sunday	No
Pedestrian Pathway	Year Round; dawn to dusk, Monday through Sunday	Year Round; dawn to dusk, Monday through Sunday	No

Item Cover Page

Subject	**A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERGOVERNMENTAL AGREEMENT WITH THE MT. PROSPECT PARK DISTRICT FOR THE DEVELOPMENT OF AN AQUATIC CENTER AND A SKATE PLAZA AT LIONS MEMORIAL PARK**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	1,500,000
Budget Source	Prospect & Main TIF District
Category	NEW BUSINESS
Type	Action Item

Information

Attached please find a resolution authorizing the mayor to sign a proposed intergovernmental agreement (IGA) between the Mt. Prospect Park District and the Village of Mount Prospect regarding the construction of an aquatic center and a skate plaza at Lions Memorial Park.

In summary, this agreement establishes that the Village shall contribute $1,500,000 in funding from incremental revenues collected pursuant to the Prospect & Main TIF for the development and construction of a new Aquatic Center and a Skate Plaza by the Mt. Prospect Park District at Lions Memorial Park, along with other recreational and athletic facilities to the benefit of Mount Prospect residents. The Village's contribution shall be provided as reimbursement to the Park District upon completion of the facilities. Additionally, the Village shall waive all permit fees required for the project, estimated at $438,148 for building permit fees, $185,505 for site development fees, plus any fees for parkway trees ($300 per tree). The total project budget is estimated at just under $49-million per attached budget information provided by the Mt. Prospect Park District.

The parties recognize and agree that after completion of the facilities, the Park District shall make the new Aquatic Center and Skate Plaza, along with other recreational and athletic facilities at Lions Memorial Park, readily available for the use and enjoyment of the general public. To that end, the Parties shall work together to establish a schedule that makes available to the general public the Lions Memorial Park athletic and recreational facilities, including the Aquatic Center and the Skate Plaza, while also accommodating the use of these facilities for Park District programming and by community organizations that depend on acces to and use of the Lions Memorial Park resources. Admission fees for the Aquatic Center shall be managed by the Park District, while the usage of the Skate Plaza shall be at no-charge outside of hours of fee-based recreational or instructional programming managed or sponsored by the Park District.

Discussion

Attached to this item are estimated budget figures provided by the Mt. Prospect Park District and final park designs. These renderings include the current pool design, recreational complex design, and skatepark design. If approved, construction would commence this fall, with the park re-opening to the public in the spring of 2027 after project completion.

Alternatives

1. Pass a resolution authorizing the Mayor to sign an intergovernmental agreement with the Mt. Prospect Park District for the development and construction of a new Aquatic Center and a Skate Plaza.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board pass a resolution authorizing the Mayor to sign an intergovernmental agreement with the Mt. Prospect Park District of an Aquatic Center and a Skate Plaza at Lions Memorial Park.

Attachments

1. 8.1_MPPD_Lions Park PUD Drawings_07.18.25
2. 8.7_Lions Park Water Slides PUD_05.30.25
3. 8.8_Skate Park Mount Prospect, IL_ Concept Packet 5.14.25
4. Resolution_MtProspect_Aquatic_Skate
5. IGA - MT. PROSPECT PARK DISTRICT
6. 11_Permit Fee Waiver-Lions Phase #2 4.17.25
7. MPPD - Referendum Work - 50% CD Budget Assessment - 6.18.25

MT. PROSPECT PARK DISTRICT

LIONS MEMORIAL PARK

411 S. MAPLE STREET

MT. PROSPECT, IL 60056

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
135 S. Jefferson St., Suite 135
Chicago, IL 60661
T: 1 (312) 463-0551
E: jgeldmyer@eea-ltd.com
Attn: Jeff Geldmyer, PE

ARCHITECT:
Studio 222 Architects
901 W Jackson St, Suite 500
Chicago, IL 60607
T: 1 (312) 850-4970
E: koconnor@s222arch.com
Attn: Kelly O'Connor, RA, CDT, LEED

OWNER:
Mt. Prospect Park District
1000 W. Central Rd.
Mt. Prospect, IL 60056
T: 1 (847) 956-6773
E: mdziubinski@mppd.org
Attn: Matt Dziubinski

MWRDGC GENERAL NOTES

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).
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).
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 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 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 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 ASTM D-3139

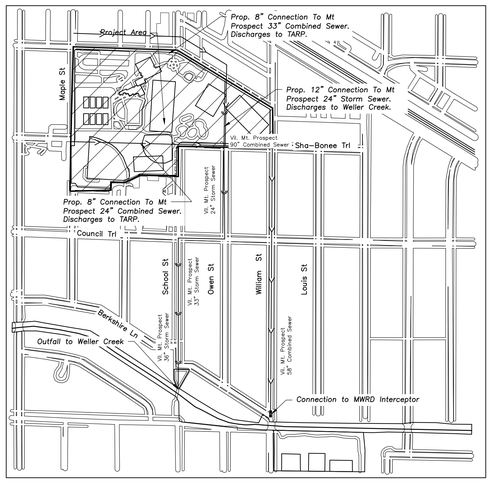
THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

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.
12. 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.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. 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.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. 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.
19. 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.
20. 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.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. 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.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. 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.



SITE LOCATION MAP

INDEX OF SHEETS

C000	CIVIL ENGINEERING COVER SHEET
C001	CIVIL NOTES & LEGENDS
C002	EXHIBIT A – EXISTING CONDITIONS
C101	SITE DEMOLITION PLAN – WEST
C102	SITE DEMOLITION PLAN – EAST
C201	SITE GEOMETRY PLAN – WEST
C202	SITE GEOMETRY PLAN – EAST
C301	SITE UTILITY PLAN – WEST
C302	SITE UTILITY PLAN – EAST
C401	SITE GRADING PLAN – WEST
C402	SITE GRADING PLAN – EAST
C501	SESC PLAN – WEST
C502	SESC PLAN – EAST
C600	SITE WORK DETAILS
C601	SITE WORK DETAILS
C602	SITE WORK DETAILS
C603	SITE WORK DETAILS

MWRD EXHIBITS

CX01	DRAINAGE EXHIBIT
CX02	OVERFLOW EXHIBIT
CX03	OPERATION AND MAINTENANCE EXHIBIT
CX04	CATCHMENT AREA EXHIBIT

VILLAGE EXHIBITS

CXFP	FIRE DEPARTMENT EXHIBIT

Civil PE Stamp Applies to The Sheets Included in the Index of Sheets On This Page Only, and Does Not Pertain to Drawings Prepared By Others.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.
P (708) 588-4055
E WMOJobStart@mwrd.org

To The Best Of Our Knowledge And Belief, That Stormwater Flows And Velocities Will Not Increase Either Upstream Or Downstream As A Result Of The Proposed Development.

Engineer Jeff Geldmyer, PE
Dated 05/27/2025

To the best of our knowledge and belief, there are no Special Management Areas, including Wetlands, Flood Plains, and Riparian Environments, Within 100 Feet of the Proposed Improvements.

Engineer Jeff Geldmyer, PE
Dated 05/27/2025

J.U.L.I.E.

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

DUTY TO INDEMNIFY

The contractor shall defend, indemnify, keep and save harmless the municipality, owner and engineer, and their respective board members, representatives, agents and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of , or incidental to the performance of the work under the contract by the contractor or its subcontractors to the full extent as allowed by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: the Illinois laws regarding structural work [IL. Rev. Stat. Ch. 48, Par. 60 at Seq.]. In the event of any such injury [including death] or loss or damage, of claims therefore, or claims therefore, the contractor shall give prompt notice to the owner.

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

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MPPD LIONS RECREATION CENTER
411 S MAPLE ST
MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

REGISTERED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2023

CIVIL ENGINEERING COVER SHEET

C000

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:34am By: jgeldmyer

DEMOLITION NOTES

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

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (1.5" Mill)
- Concrete Pavement Removal (Full Depth)
- Brick Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

GEOMETRY NOTES

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

UTILITY NOTES

1. *This Project Is Located In A* ***Separate*** *Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
10. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.***
11. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*

STRUCTURE NOTES

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

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and* ***Seed and Blanket*** *Unless Noted Otherwise On The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.*
5. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted***

PAVING & SURFACE LEGEND

- ***Heavy-Duty Asphalt Pavement Section***
  2 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  3 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  10" Aggregate Base Course, Type B, Crushed, CA-6
- ***Asphalt Pavement Section***
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed, CA-6
- ***Asphalt Pavement Section - 1.5" Overlay***
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  Prime Coat (0.25 gal/sq yd)
- ***Pavement Restoration in Public Way***
  Match Ex. Section
- ***Concrete Sidewalk Section***
  5" Portland Cement Concrete
  6"x6" W1.4xW1.4 Welded Wire Fabric
  2" Aggregate Base Course, Type B, Crushed
- ***Concrete Driveway Section***
  8" Portland Cement Concrete
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
- ***Pool Deck***
  Section By Others
- ***Skate Park Deck***
  Section By Others
- ***Asphalt Pickle Ball Court***
  (NO RECYCLED MATERIAL ALLOWED)
  Tennis Court Color Coat, Colors Selected by Owner
  1 1/2" Hot Mix Asphalt, IL-9.5, N30
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  (Virgin Mix, No RAP/RAS/FRAP)
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed
- ***Artificial Turf - Bocce Ball***
  Carpet Selected By Owner
  6" Vulcan 210 Stone, Min.
- *Stormwater Overland Flow Path*
- *Ridge Line/High Point*

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

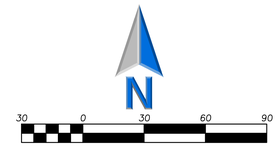
1. ***Install Stabilized Construction Entrance***
2. ***Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.***
3. ***Do Not Disturb An Area Until It is Necessary For Construction To Proceed.***
4. ***Cover and Stabilize Disturbed Areas As Soon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

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- *Silt Fence*
- *Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas*
- *Erosion Control Blanket North American Green DS75 Unless Otherwise Noted on LA Plans*

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
$O_{C.O}$	Clean Out	$O_{C.O}$
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	× 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***"City of Chicago: Utility Alert Network at 312-744-7000"*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly.* ***Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*** *Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

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	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2023

CIVIL NOTES AND LEGENDS

C001

EEA - P:\24214 - Nicholas - Lions Park Big Surf & Rec Center\Drawings\Site Plan - Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:36am By: jgeldmyer

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

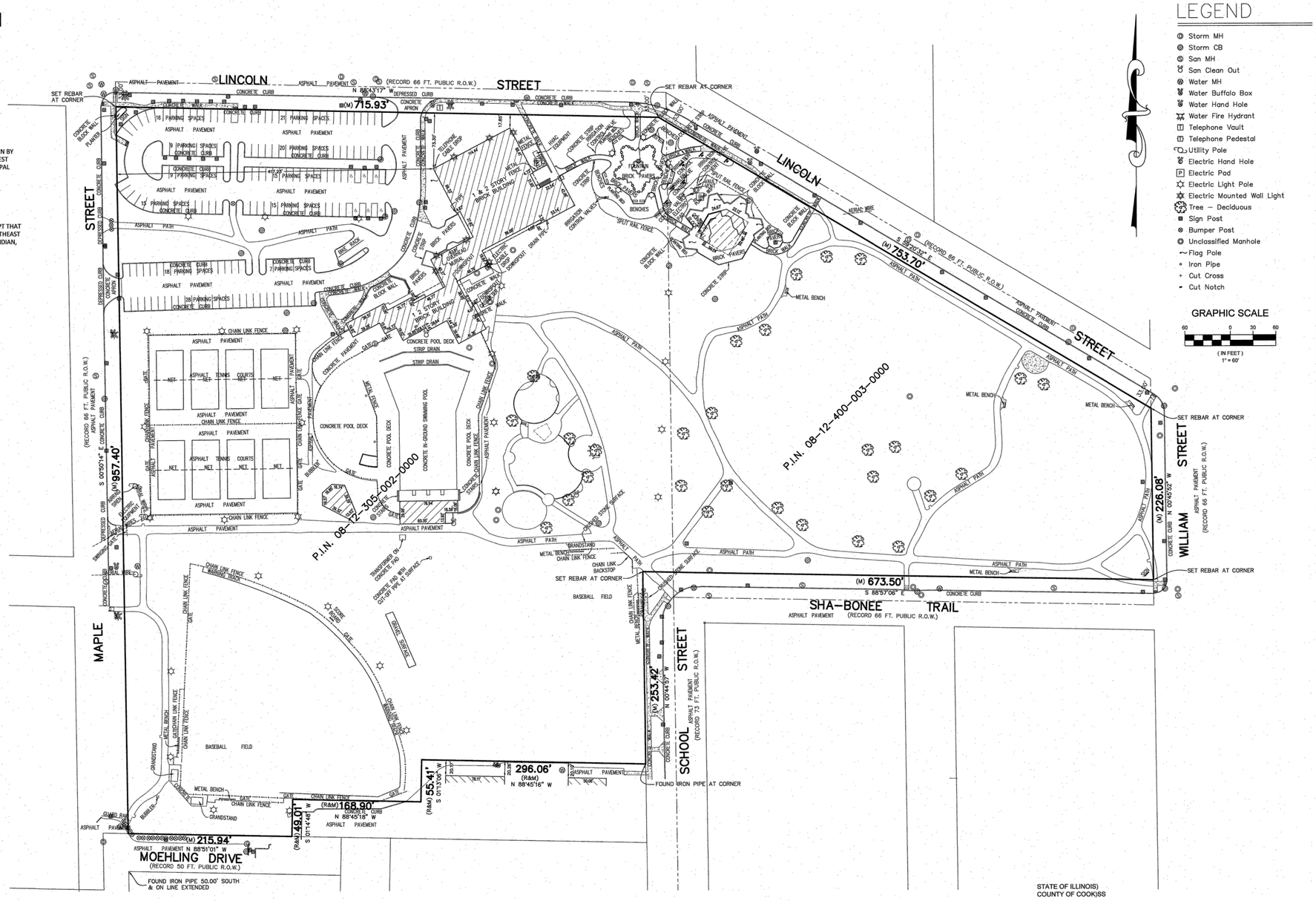
EXISTING P.I.N. 08-12-305-002-0000
THE EAST 1/2 OF THE NORTH 60 RODS OF THE SOUTHWEST 1/4 (EXCEPT THAT PART TAKEN BY LIONS PARK SCHOOL PLAT CONSOLIDATION) AND (EXCEPT STREETS) AND (EXCEPT THE WEST 602.65 FEET) IN SECTION 12 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING: 639,931 SQ. FT. OR 14.69 ACRES MORE OR LESS

ALSO

EXISTING P.I.N. 08-12-400-003-0000
THE NORTH 10 ACRES OF THE WEST 40 ACRES OF LOT 5 (EXCEPT THE STREET) AND (EXCEPT THAT PART TAKEN FOR GLEICH'S INDUSTRIAL PARK SUBDIVISION) IN THE DIVISION OF THE SOUTHEAST 1/4 OF SECTION 12 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING: 259,216 SQ. FT. OR 5.95 ACRES MORE OR LESS



LEGEND

- Storm MH
- Storm CB
- San MH
- San Clean Out
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone Vault
- Telephone Pedestal
- Utility Pole
- Electric Hand Hole
- Electric Pad
- Electric Light Pole
- Electric Mounted Wall Light
- Tree – Deciduous
- Sign Post
- Bumper Post
- Unclassified Manhole
- Flag Pole
- Iron Pipe
- Cut Cross
- Cut Notch

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1" = 60'

ORDERED BY: MOUNT PROSPECT PARK DISTRICT	CHECKED:
ADDRESS: LIONS MEMORIAL PARK	DRAWN: BB

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4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Email: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE:	PAGE NO.
2025-32635-001	FEBRUARY 11, 2025	1 OF 2
	SCALE: 1 INCH = 60 FEET	

G:\CAD\2025\2025-32635\2025-32635-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2026

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Monumentation or witness points were not set at the clients request.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2025 "All Rights Reserved"

STATE OF ILLINOIS)
COUNTY OF COOK)SS

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON FEBRUARY 11, 2025.

SIGNED ON FEBRUARY 28, 2025.

BY:

WILLIAM E. BIEDERMANN
PROFESSIONAL LAND SURVEYOR 3168
CHICAGO IL
STATE OF ILLINOIS

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3168
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SURVEY PROVIDED BY GREMLEY & BIEDERMANN AND SHOWN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT AN ELEMENT DESIGNED BY ERIKSSON ENGINEERING ASSOCIATES, LTD.

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

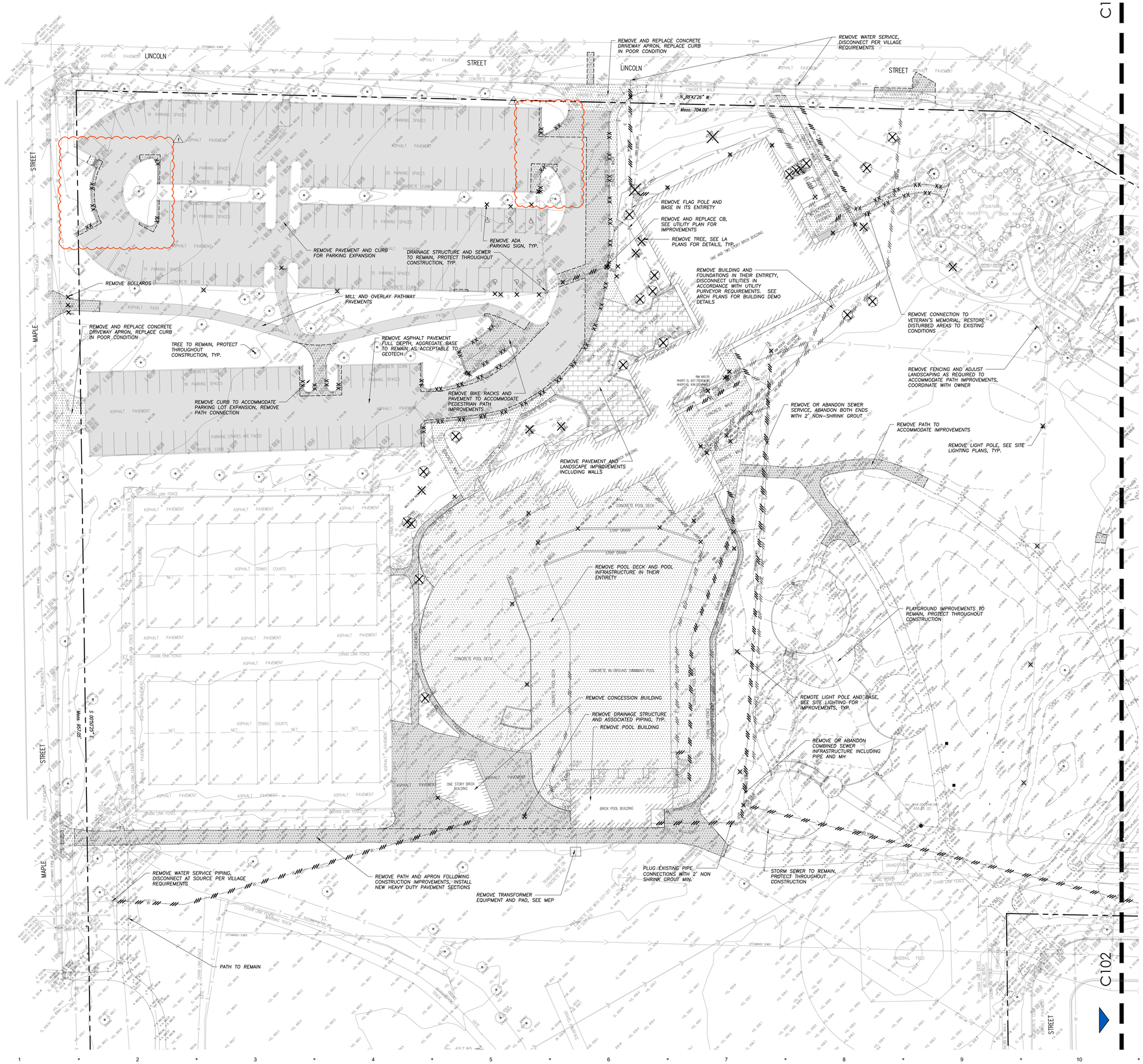
7	PUD RESUBMITTAL	07/21/2025
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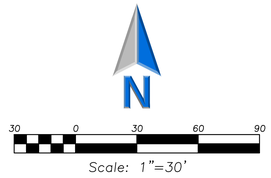
EXHIBIT A - EXISTING CONDITIONS

C002

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:36am By: jgeldmyer





LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
CO	Clean Out	CO
	Flared End Section	
STM	Storm Sewer	STM
SAN	Sanitary Sewer	SAN
COMB	Combined Sewer	COMB
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	784.0
781	Swale	
	Contour Line	781
	Deciduous Tree	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
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9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.** Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (1.5" Mill)
- Concrete Pavement Removal (Full Depth)
- Brick Removal (Full Depth)
- Pavement Sawcut
- XX XX Curb & Gutter Removal
- Structure Removal
- Tree Removal

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LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
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STATE OF ILLINOIS

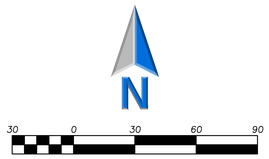
EXPIRATION DATE: 11/30/2025

SITE DEMOLITION PLAN - WEST

C101

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:40am By: jgeldmyer





LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	

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- Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (1.5" Mill)
- Concrete Pavement Removal (Full Depth)
- Brick Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
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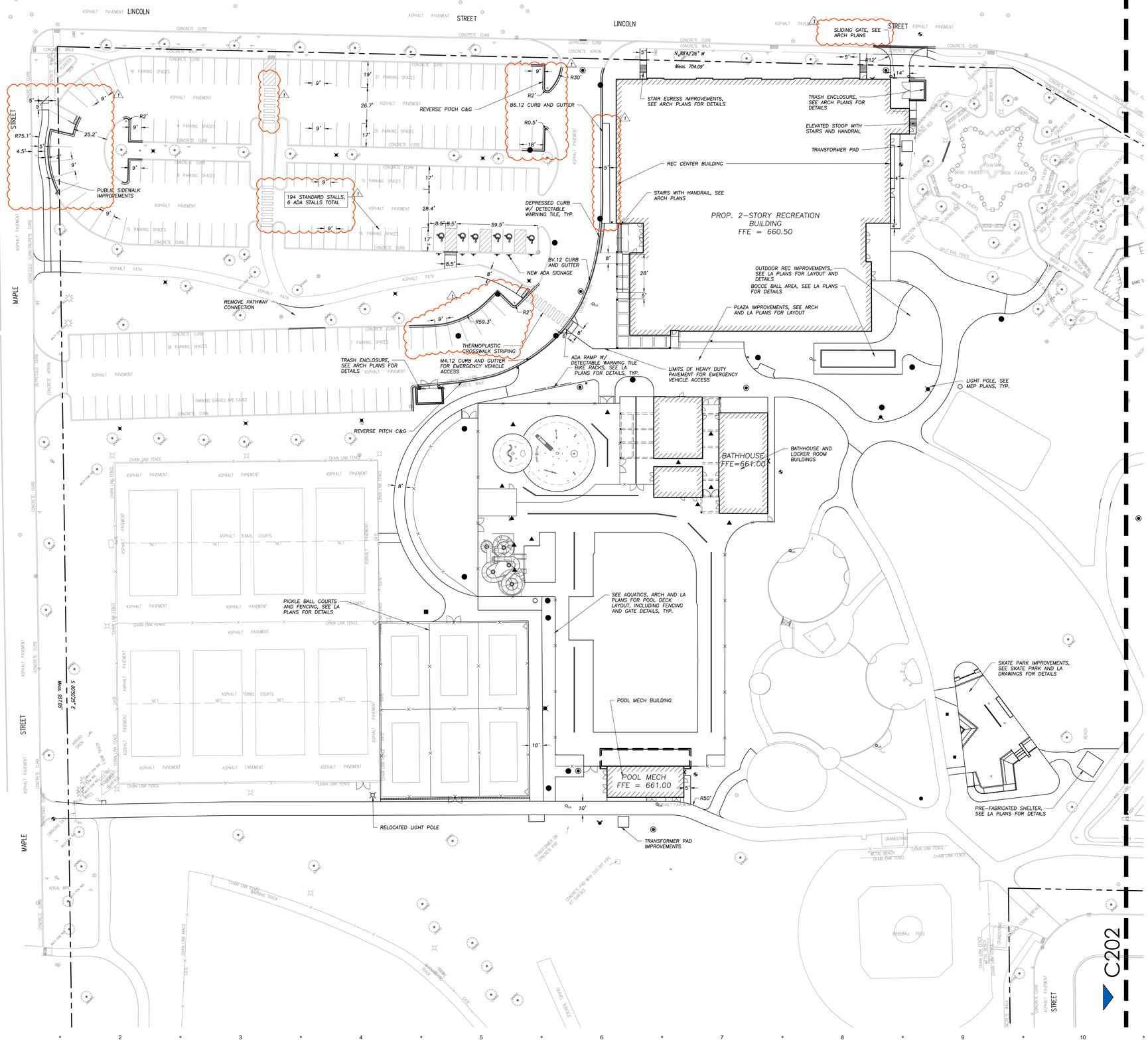
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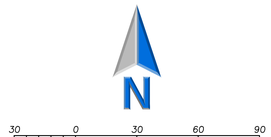
EXPIRATION DATE: 11/30/2025

SITE DEMOLITION PLAN - EAST

C102

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:41am By: jgeldmyer





LEGEND

EXISTING	PROPOSED
Manhole	
Catch Basin	
Clean Out	CO
Flared End Section	
Storm Sewer	S
Sanitary Sewer	S
Combined Sewer	
Water Main	W
Gas Line	G
Overhead Wires	OH
Electrical Cable (Buried)	E
Telephone Line	T
Fire Hydrant	
Valve Vault	
Buffalo Box	
Downspout	DS
Bollard	BOL
Gas Valve	
Gas Meter	
Electric Meter	
ComEd Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
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Telephone Manhole	
Sign	
Fence	
Curb & Gutter	
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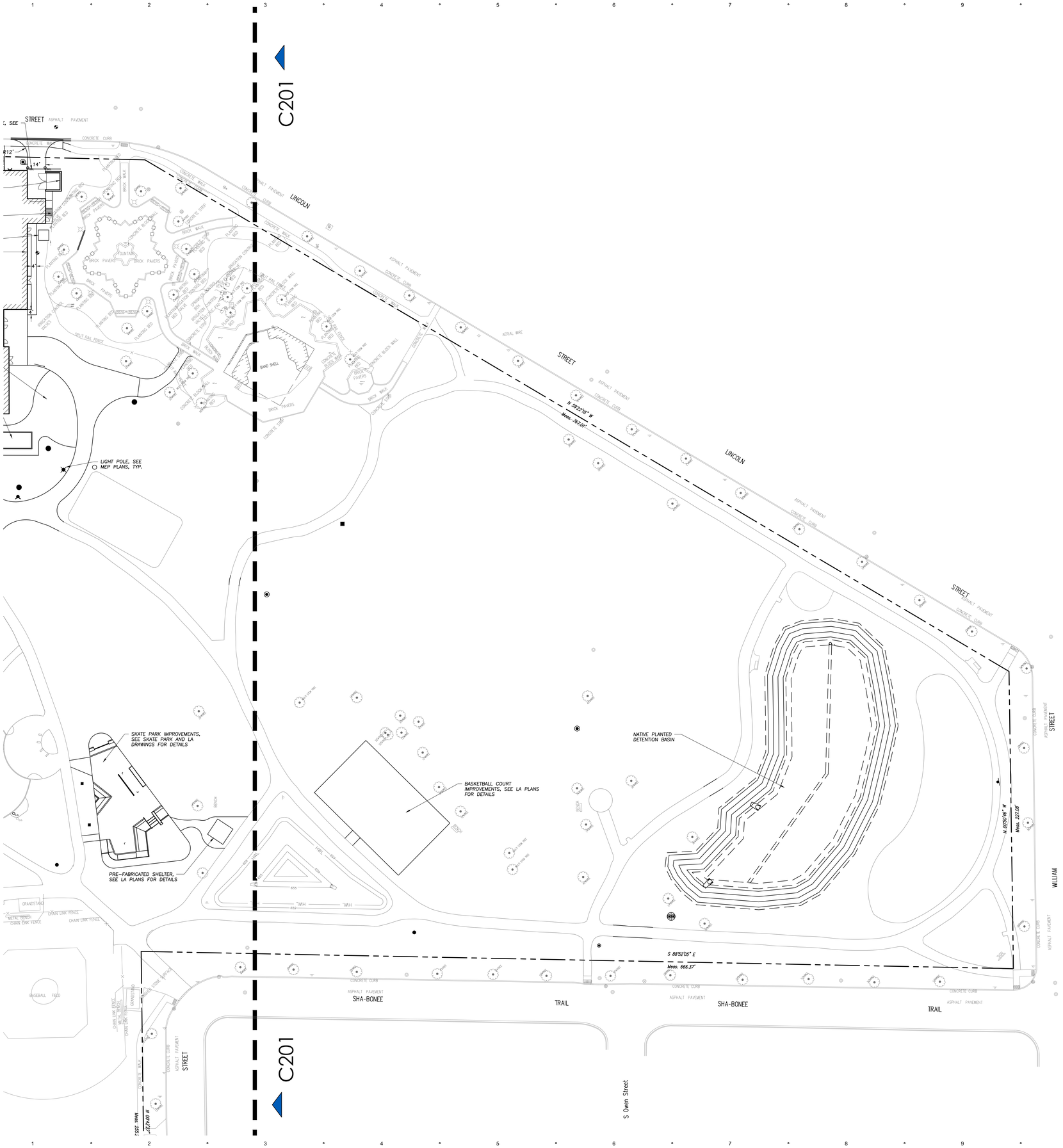
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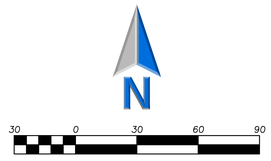
SITE GEOMETRY PLAN - WEST

C201

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

ERA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
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MPPD LIONS RECREATION CENTER

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MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

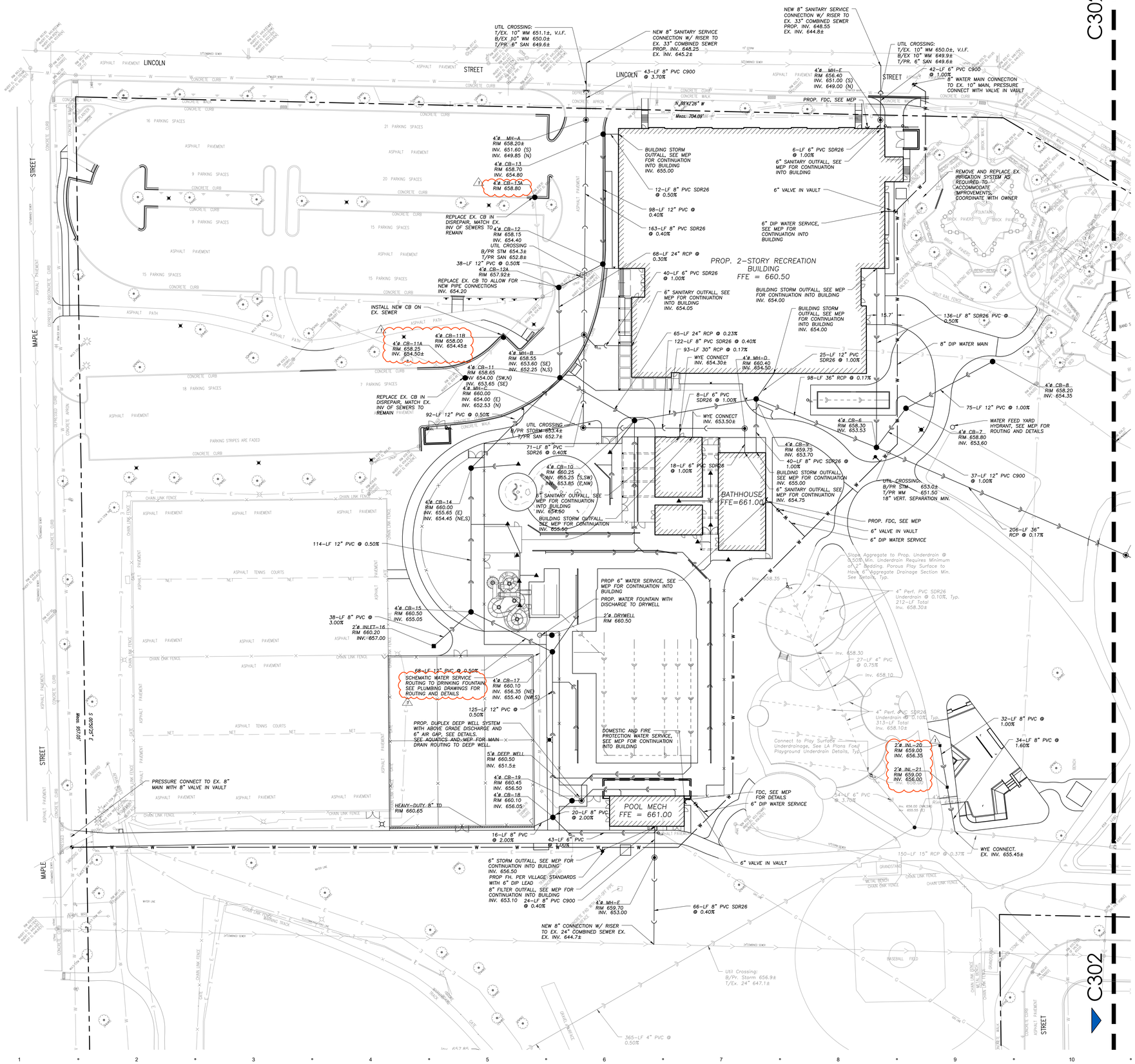
LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
STATE OF ILLINOIS

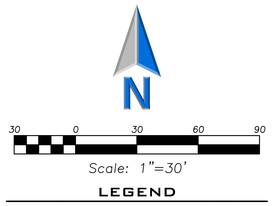
EXPIRATION DATE: 11/30/2023

SITE GEOMETRY PLAN - EAST

C202

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:46am By: jgeldmeyer





LEGEND

EXISTING	PROPOSED
Manhole	
Catch Basin	
Clean Out	CO
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
Water Main	W
Gas Line	G
Overhead Wires	OH
Electrical Cable (Buried)	E
Telephone Line	T
Fire Hydrant	
Valve Vault	
Buffalo Box	
Downspout	DS
Bollard	BOL
Gas Valve	
Gas Meter	
Electric Meter	
ComEd Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Curb & Gutter	
Depressed Curb	
x C 782.50 — Curb Elevation	C 782.50
x G 782.00 — Gutter Elevation	G 782.00
x P 783.25 — Pavement Elevation	P 783.25
x W 782.10 — Sidewalk Elevation	W 782.10
x 784.0 — Ground Elevation	x784.0
Swale	
781 — Contour Line	781
Deciduous Tree	

GENERAL NOTES

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10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

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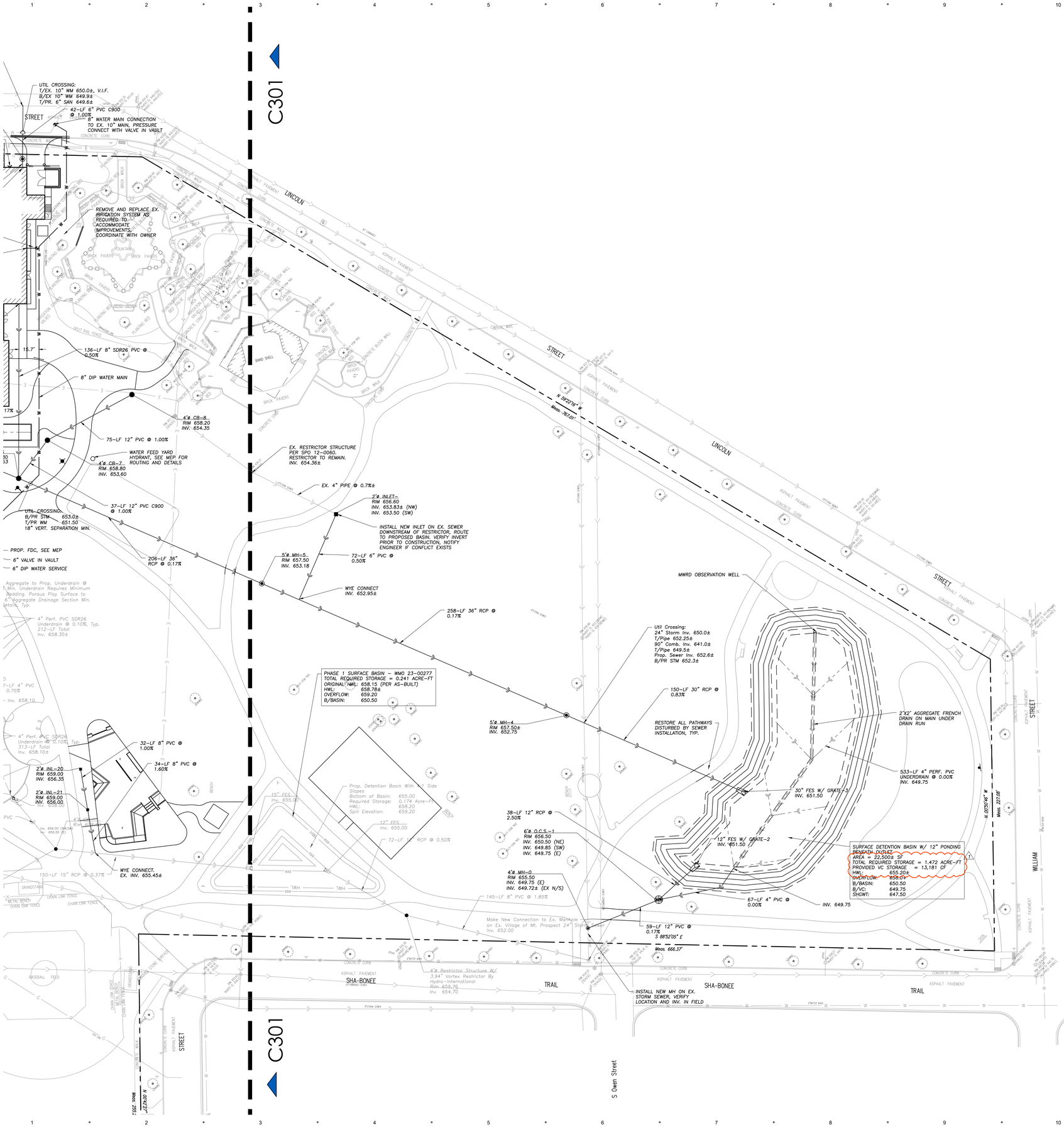
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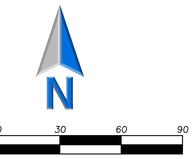
SITE UTILITY PLAN - WEST

C301

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 2:44pm By: jgeldmeyer





LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
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x C 782.50	Curb Elevation	C 782.50
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	Swale	
781	Contour Line	781
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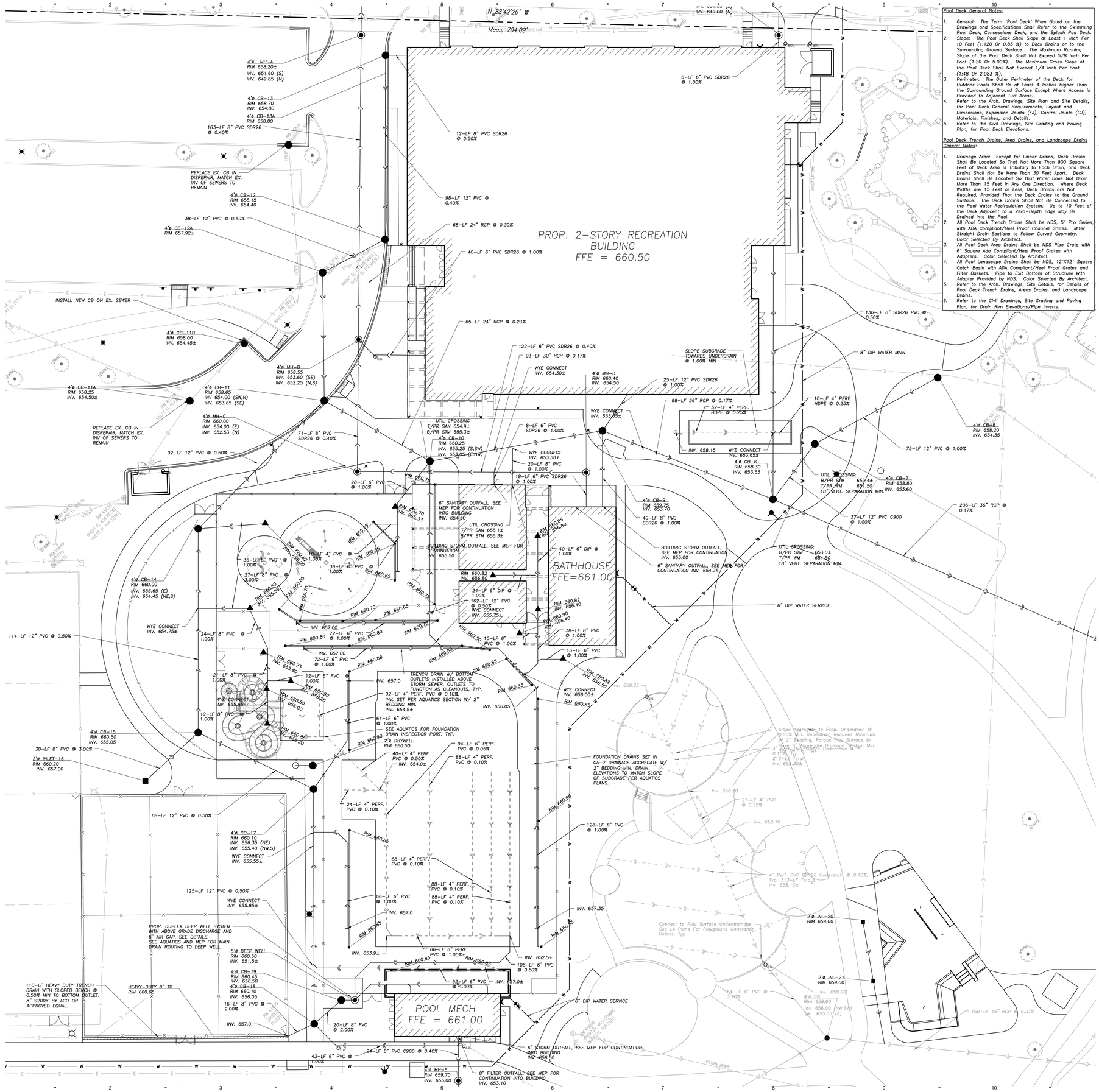
LICENSED PROFESSIONAL ENGINEER
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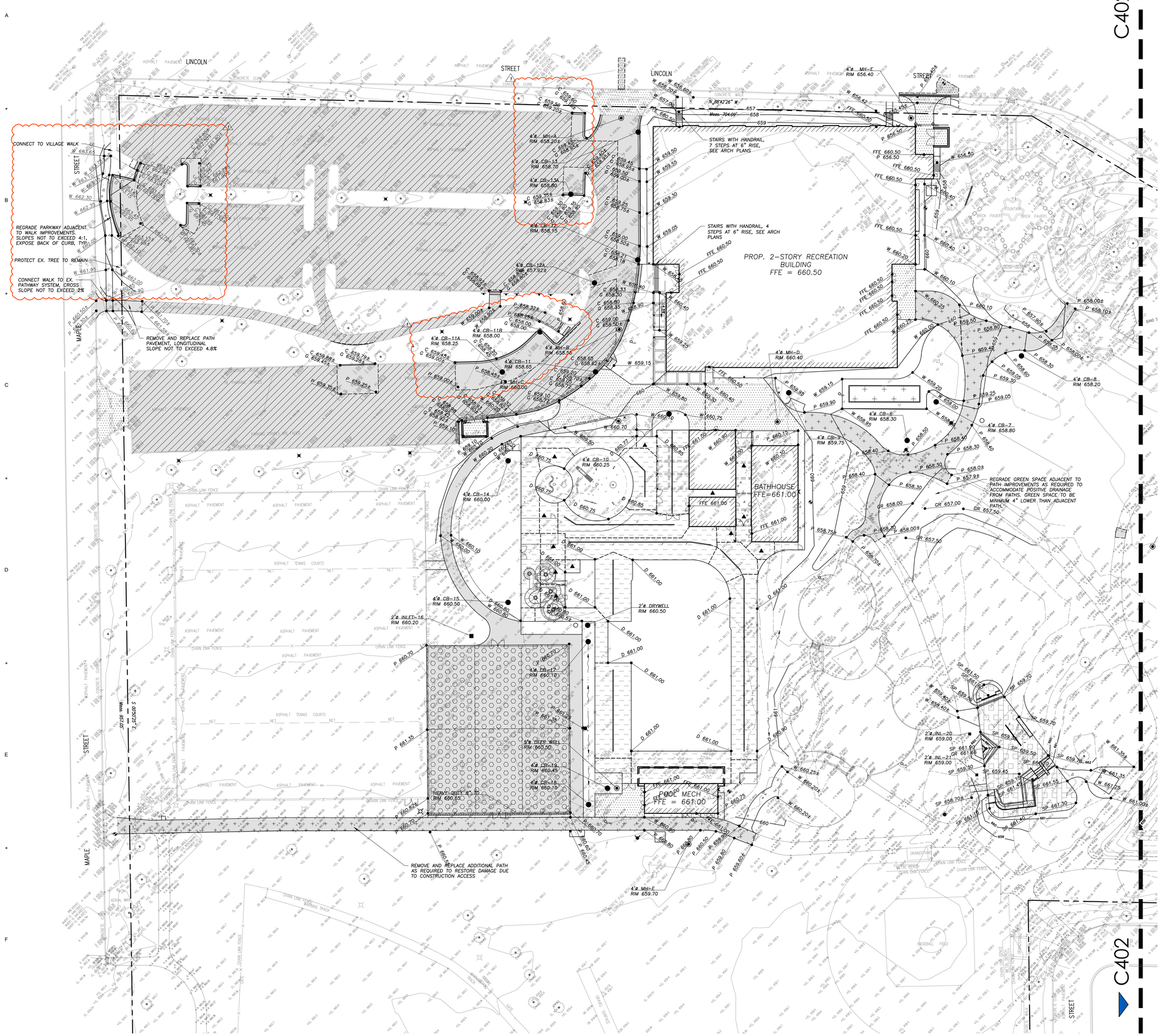
EXPIRATION DATE: 11/30/2026

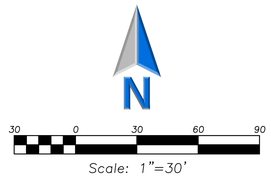
SITE UTILITY PLAN - EAST

C302

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:58am By: jgeldmyer


N 88°42'26" W
Meas. 704.09'
PROP. 2-STORY RECREATION BUILDING
FFE = 660.50
BATHHOUSE
FFE=661.00
POOL MECH
FFE = 661.00
4'ø MH-A
RIM 658.20±
INV. 651.60 (S)
INV. 649.85 (N)
4'ø CB-13
RIM 658.70
INV. 654.80
4'ø CB-13A
RIM 658.80
163-LF 8" PVC SDR26 @ 0.40%
REPLACE EX. CB IN DISREPAIR, MATCH EX. INV OF SEWERS TO REMAIN
4'ø CB-12
RIM 658.15
INV. 654.40
38-LF 12" PVC @ 0.50%
4'ø CB-12A
RIM 657.92±
INSTALL NEW CB ON EX. SEWER
4'ø CB-11B
RIM 658.00
INV. 654.45±
4'ø MH-B
RIM 658.55
INV. 653.60 (SE)
INV. 652.25 (N,S)
4'ø CB-11A
RIM 658.25
INV. 654.50±
4'ø CB-11
RIM 658.65
INV 654.00 (SW,N)
INV. 653.65 (SE)
4'ø MH-C
RIM 660.00
INV. 654.00 (E)
INV. 652.53 (N)
REPLACE EX. CB IN DISREPAIR, MATCH EX. INV OF SEWERS TO REMAIN
71-LF 8" PVC SDR26 @ 0.40%
92-LF 12" PVC @ 0.50%
28-LF 6" PVC @ 1.00%
4'ø CB-14
RIM 660.00
INV. 655.65 (E)
INV. 654.45 (NE,S)
36-LF 6" PVC @ 1.00%
10-LF 4" PVC @ 1.00%
27-LF 8" PVC @ 3.00%
WYE CONNECT INV. 654.75±
114-LF 12" PVC @ 0.50%
24-LF 8" PVC @ 1.00%
21-LF 8" PVC @ 1.00%
19-LF 8" PVC @ 1.00%
38-LF 8" PVC @ 1.00%
2'ø INLET-16
RIM 660.20
INV. 657.00
4'ø CB-15
RIM 660.50
INV. 655.05
68-LF 12" PVC @ 0.50%
4'ø CB-17
RIM 660.10
INV. 656.35 (NE)
INV. 655.40 (NW,S)
WYE CONNECT INV. 655.55±
125-LF 12" PVC @ 0.50%
WYE CONNECT INV. 655.85±
PROP. DUPLEX DEEP WELL SYSTEM WITH ABOVE GRADE DISCHARGE AND 6" AIR GAP. SEE DETAILS. SEE AQUATICS AND MEP FOR MAIN DRAIN ROUTING TO DEEP WELL.
5'ø DEEP WELL
RIM 660.50
INV. 651.5±
4'ø CB-19
RIM 660.45
INV. 656.50
4'ø CB-18
RIM 660.10
INV. 656.05
16-LF 8" PVC @ 2.00%
INV. 657.0
110-LF HEAVY DUTY TRENCH DRAIN WITH SLOPED BENCH @ 0.50% MIN TO BOTTOM OUTLET. 8" S200K BY ACO OR APPROVED EQUAL.
HEAVY-DUTY 8" TD RIM 660.65
20-LF 8" PVC @ 2.00%
43-LF 6" PVC @ 1.00%
24-LF 8" PVC C900 @ 0.40%
6'ø MH-E
RIM 659.70
INV. 653.00
8" FILTER OUTFALL, SEE MEP FOR CONTINUATION INTO BUILDING INV. 653.10
6" STORM OUTFALL, SEE MEP FOR CONTINUATION INTO BUILDING INV. 656.50
6" DIP WATER SERVICE
6-LF 6" PVC SDR26 @ 1.00%
12-LF 8" PVC SDR26 @ 0.50%
98-LF 12" PVC @ 0.40%
68-LF 24" RCP @ 0.30%
40-LF 6" PVC SDR26 @ 1.00%
65-LF 24" RCP @ 0.23%
122-LF 8" PVC SDR26 @ 0.40%
93-LF 30" RCP @ 0.17%
WYE CONNECT INV. 654.30±
4'ø MH-D
RIM 660.40
INV. 654.50
25-LF 12" PVC SDR26 @ 1.00%
SLOPE SUBGRADE TOWARDS UNDERDRAIN @ 1.00% MIN
UTIL CROSSING T/PR SAN 654.3± B/PR STM 655.3±
4'ø CB-10
RIM 660.25
INV. 655.25 (S,SW)
INV. 653.85 (E,NW)
8-LF 6" PVC SDR26 @ 1.00%
WYE CONNECT INV. 653.50±
20-LF 8" PVC @ 1.00%
18-LF 6" PVC SDR26 @ 1.00%
6" SANITARY OUTFALL, SEE MEP FOR CONTINUATION INTO BUILDING INV. 654.50
UTIL CROSSING T/PR SAN 655.1± B/PR STM 655.3±
BUILDING STORM OUTFALL, SEE MEP FOR CONTINUATION INV. 655.50
24-LF 6" DIP @ 1.00%
162-LF 12" PVC @ 0.50%
WYE CONNECT INV. 655.75±
40-LF 6" DIP @ 1.00%
38-LF 8" PVC @ 1.00%
13-LF 6" PVC @ 1.00%
10-LF 6" PVC @ 1.00%
72-LF 6" PVC @ 1.00%
INV. 657.00
72-LF 6" PVC @ 1.00%
12-LF 8" PVC @ 1.00%
TRENCH DRAIN W/ BOTTOM OUTLETS INSTALLED ABOVE STORM SEWER, OUTLETS TO FUNCTION AS CLEANOUTS, TYP.
INV. 657.0
92-LF 4" PERF. PVC @ 0.10%, INV. SET PER AQUATICS SECTION W/ 2" BEDDING MIN. INV. 654.5±
INV. 656.05
64-LF 6" PVC @ 1.00%
SEE AQUATICS FOR FOUNDATION DRAIN INSPECTOR PORT, TYP.
2'ø DRYWELL RIM 660.50
94-LF 6" PERF. PVC @ 0.05%
40-LF 4" PERF. PVC @ 0.50%
INV. 654.0±
88-LF 4" PERF. PVC @ 0.10%
24-LF 4" PERF. PVC @ 0.10%
88-LF 4" PERF. PVC @ 0.10%
88-LF 4" PERF. PVC @ 0.10%
88-LF 4" PERF. PVC @ 0.10%
66-LF 6" PVC @ 1.00%
INV. 657.0
66-LF 6" PERF. PVC @ 1.00%±
INV. 653.9±
INV. 652.5±
108-LF 6" PVC @ 0.50%
92-LF 6" PVC @ 1.00%
INV. 657.0±
4'ø CB-9
RIM 659.75
INV. 653.70
40-LF 8" PVC SDR26 @ 1.00%
BUILDING STORM OUTFALL, SEE MEP FOR CONTINUATION INV. 655.00
6" SANITARY OUTFALL, SEE MEP FOR CONTINUATION INV. 654.75
4'ø CB-6
RIM 658.30
INV. 653.53
WYE CONNECT INV. 653.65±
INV. 658.15
98-LF 36" RCP @ 0.17%
52-LF 4" PERF. HDPE @ 0.25%
10-LF 4" PERF. HDPE @ 0.25%
136-LF 8" SDR26 PVC @ 0.50%
8" DIP WATER MAIN
4'ø CB-8
RIM 658.20
INV. 654.35
75-LF 12" PVC @ 1.00%
UTIL CROSSING: B/PR STM 653.4± T/PR WM 651.50 18" VERT. SEPARATION MIN.
4'ø CB-7
RIM 658.80
INV. 653.60
37-LF 12" PVC C900 @ 1.00%
206-LF 36" RCP @ 0.17%
UTIL CROSSING: B/PR STM 653.0± T/PR WM 651.50 18" VERT. SEPARATION MIN.
WYE CONNECT INV. 656.00±
Inv. 658.35
Slope Aggregate to Prop. Underdrain @ 0.50% Min. Underdrain Requires Minimum of 2" Bedding. Porous Play Surface to Have 6" Aggregate Drainage Section Min. 4" Perforated Pipe Underdrain @ 0.10% Typ. 212-LF Total Inv. 659.30±
FOUNDATION DRAINS SET IN CA-7 DRAINAGE AGGREGATE W/ 2" BEDDING MIN. DRAIN ELEVATIONS TO MATCH SLOPE OF SUBGRADE PER AQUATICS PLANS.
Inv. 658.30
27-LF 4" PVC @ 0.75%
Inv. 658.10
128-LF 6" PVC @ 1.00%
4" Perf. PVC SDR26 Underdrain @ 0.10% Typ. 313-LF Total Inv. 658.10±
Connect to Play Surface Underdraindge, See LA Plans For Playground Underdrain Details, Typ.
INV. 657.35
2'ø INL-20
RIM 659.00
2'ø INL-21
RIM 659.00
64-LF 6" PVC @ 3.70%
4'ø CB
Rim 658.60
Inv. 656.00 (NW,SW)
Inv. 655.55 (E)
150-LF 15" RCP @ 0.37%
VOLLEYBALL COURT
VOLLEYBALL COURT
VOLLEYBALL COURT





LEGEND

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	Catch Basin	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
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G	Gas Line	G
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	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
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PAVING & SURFACE LEGEND

- **Heavy-Duty Asphalt Pavement Section**
  2 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  3 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  10" Aggregate Base Course, Type B, Crushed, CA-6
- **Asphalt Pavement Section**
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed, CA-6
- **Asphalt Pavement Section – 1.5" Overlay**
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  Prime Coat (0.25 gal/sq yd)
- **Pavement Restoration in Public Way**
  Match Ex. Section
- **Concrete Sidewalk Section**
  5" Portland Cement Concrete
  6"x6" W1.4xW1.4 Welded Wire Fabric
  2" Aggregate Base Course, Type B, Crushed
- **Concrete Driveway Section**
  8" Portland Cement Concrete
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
- **Pool Deck**
  Section By Others
- **Skate Park Deck**
  Section By Others
- **Asphalt Pickle Ball Court**
  (NO RECYCLED MATERIAL ALLOWED)
  Tennis Court Color Coat, Colors Selected by Owner
  1 1/2" Hot Mix Asphalt, IL-9.5, N30
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  (Virgin Mix, No RAP/RAS/FRAP)
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed
- **Artificial Turf – Bocce Ball**
  Carpet Selected By Owner
  6" Vulcan 210 Stone, Min.

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL	07/21/2025
6	90% CDs	07/16/2025
5	75% CDs	06/19/2025
4	STORMWATER SUBMITTAL	06/17/2025
3	PUD SUBMITTAL	05/30/2025
2	50% CDs	05/15/2025
1	DESIGN DEVELOPMENT	03/13/2025

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
STATE OF ILLINOIS

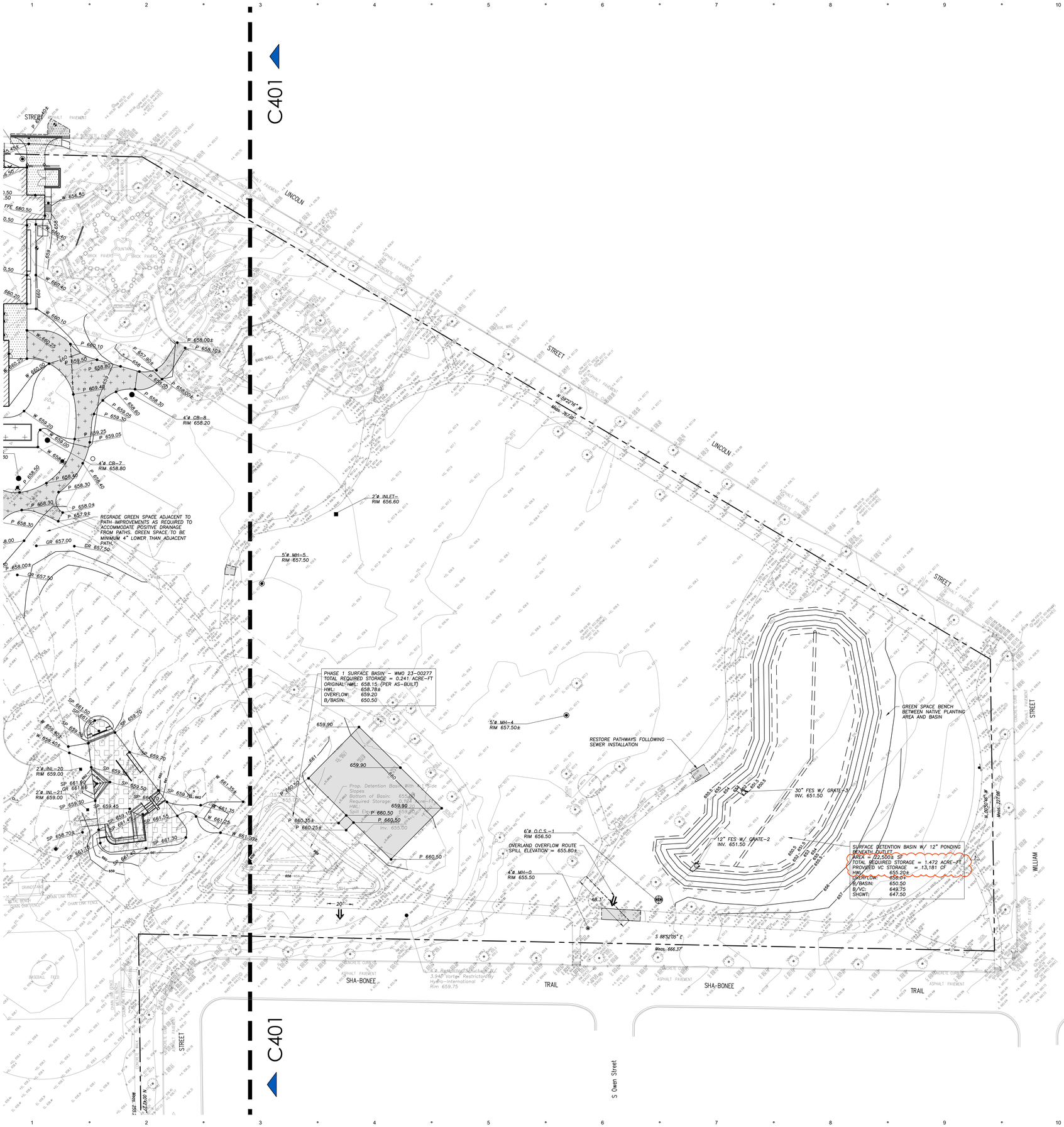
EXPIRATION DATE: 11/30/2023

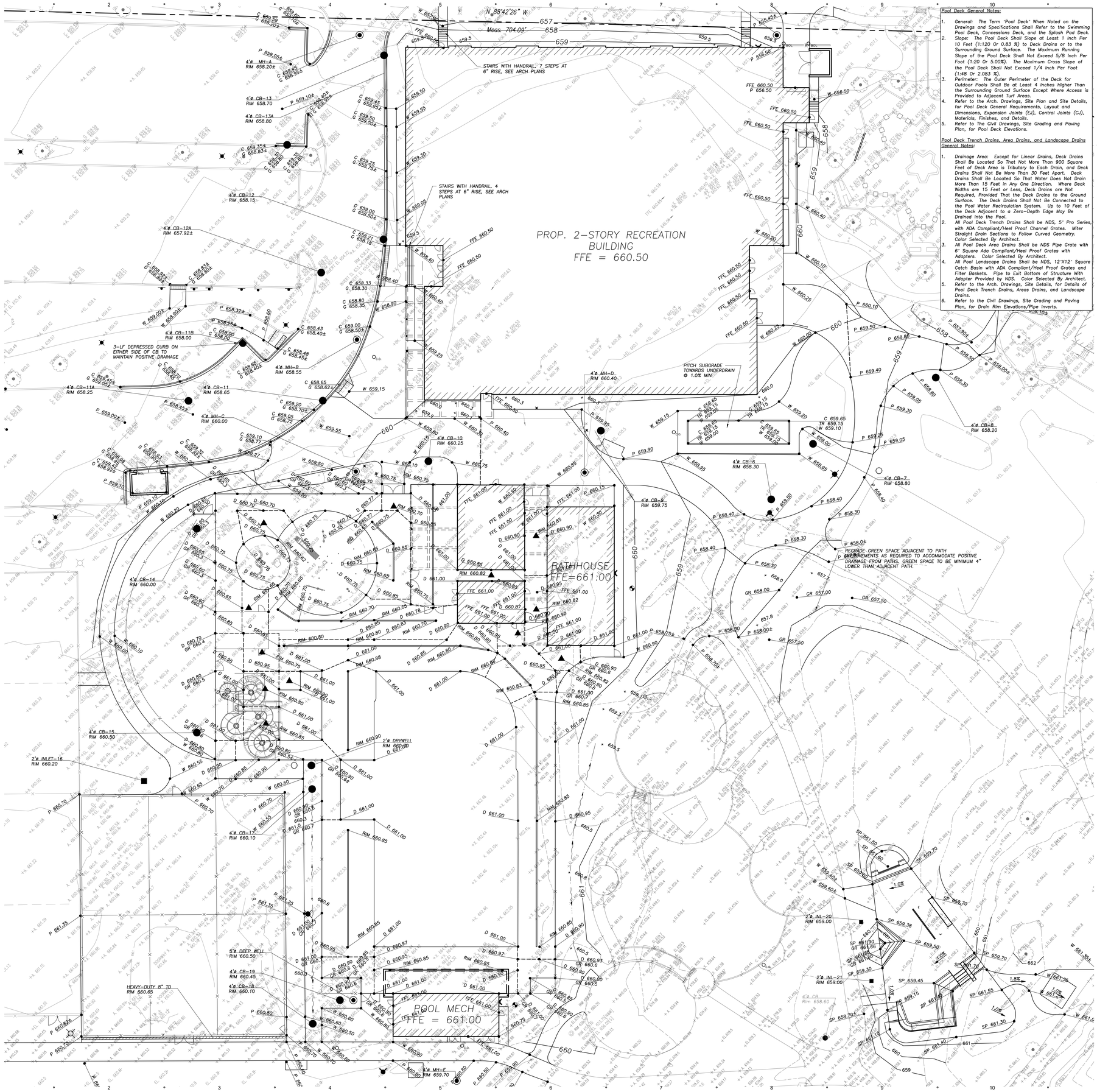
SITE GRADING AND PAVING PLAN - WEST

C401

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA — P:\24214 — Nicholas — Lions Park Big Surf & Rec Center\Drawings\Site Plan — Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 11:59am By: jgeldmyer


C401
LINCOLN STREET
STREET PAVEMENT
W 656.50
FFE 660.50
W 660.40
W 660.10
W 660.25
W 660.00
P 659.50
P 658.80
P 659.45
P 659.30
P 659.25
P 659.05
P 658.50
P 658.40
P 658.30
P 658.0±
P 657.9±
P 658.00±
GR 657.00
GR 657.50
REGRADE GREEN SPACE ADJACENT TO PATH IMPROVEMENTS AS REQUIRED TO ACCOMMODATE POSITIVE DRAINAGE FROM PATHS. GREEN SPACE TO BE MINIMUM 4" LOWER THAN ADJACENT PATH.
P 658.00±
P 658.10±
P 657.90±
P 658.50±
4'ø CB-8
RIM 658.20
4'ø CB-7
RIM 658.80
2'ø INLET-
RIM 656.60
5'ø MH-5
RIM 657.50
N 59°27'16" W
Meas. 767.06'
BAND SHELL
PHASE 1 SURFACE BASIN – WMO 23-00277
TOTAL REQUIRED STORAGE = 0.241 ACRE-FT
ORIGINAL HWL: 658.15 (PER AS-BUILT)
HWL: 658.78±
OVERFLOW: 659.20
B/BASIN: 650.50
Prop. Detention Basin With 1:4 Side Slopes
Bottom of Basin: 655.50
Required Storage: 0.241
HWL: 659.90
Spill Elev: 659.20
P 660.50
Inv. 655.00
659.90
661
660
659
656
6'ø Restrictor Structure W/ 3.945" Vortex Restrictor by Hydro-International Rim 659.75
P 660.50
P 660.35±
P 660.25±
6'ø O.C.S.–1
RIM 656.50
OVERLAND OVERFLOW ROUTE
SPILL ELEVATION = 655.80±
4'ø MH-0
RIM 655.50
5'ø MH-4
RIM 657.50±
RESTORE PATHWAYS FOLLOWING SEWER INSTALLATION
GREEN SPACE BENCH BETWEEN NATIVE PLANTING AREA AND BASIN
30" FES W/ GRATE-3
INV. 651.50
12" FES W/ GRATE-2
INV. 651.50
SURFACE DETENTION BASIN W/ 12" PONDING BENEATH OUTLET
AREA = 22,500± SF
TOTAL REQUIRED STORAGE = 1.472 ACRE-FT
PROVIDED VC STORAGE = 13,181 CF
HWL: 655.20±
OVERFLOW: 656.0±
B/BASIN: 650.50
B/VC: 649.75
SHGWT: 647.50
N 05°36'46" W
Meas. 227.98'
S 88°52'05" E
Meas. 666.37'
48.3'
20'
SHA-BONEE TRAIL
ASPHALT PAVEMENT
WILLIAM STREET
S Owen Street
2'ø INL-20
RIM 659.00
2'ø INL-21
RIM 659.00
W 661.35±
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Pool Deck General Notes:

1. *General: The Term 'Pool Deck' When Noted on the Drawings and Specifications Shall Refer to the Swimming Pool Deck, Concessions Deck, and the Splash Pad Deck.*
2. *Slope: The Pool Deck Shall Slope at Least 1 Inch Per 10 Feet (1:120 Or 0.83 %) to Deck Drains or to the Surrounding Ground Surface. The Maximum Running Slope of the Pool Deck Shall Not Exceed 5/8 Inch Per Foot (1:20 Or 5.00%). The Maximum Cross Slope of the Pool Deck Shall Not Exceed 1/4 Inch Per Foot (1:48 Or 2.083 %).*
3. *Perimeter: The Outer Perimeter of the Deck for Outdoor Pools Shall Be at Least 4 Inches Higher Than the Surrounding Ground Surface Except Where Access is Provided to Adjacent Turf Areas.*
4. *Refer to the Arch. Drawings, Site Plan and Site Details, for Pool Deck General Requirements, Layout and Dimensions, Expansion Joints (EJ), Control Joints (CJ), Materials, Finishes, and Details.*
5. *Refer to The Civil Drawings, Site Grading and Paving Plan, for Pool Deck Elevations.*

Pool Deck Trench Drains, Area Drains, and Landscape Drains General Notes:

1. *Drainage Area: Except for Linear Drains, Deck Drains Shall Be Located So That Not More Than 900 Square Feet of Deck Area is Tributary to Each Drain, and Deck Drains Shall Not Be More Than 30 Feet Apart. Deck Drains Shall Be Located So That Water Does Not Drain More Than 15 Feet in Any One Direction. Where Deck Widths are 15 Feet or Less, Deck Drains are Not Required, Provided That the Deck Drains to the Ground Surface. The Deck Drains Shall Not Be Connected to the Pool Water Recirculation System. Up to 10 Feet of the Deck Adjacent to a Zero-Depth Edge May Be Drained into the Pool.*
2. *All Pool Deck Trench Drains Shall be NDS, 5" Pro Series, with ADA Compliant/Heel Proof Channel Grates. Miter Straight Drain Sections to Follow Curved Geometry. Color Selected By Architect.*
3. *All Pool Deck Area Drains Shall be NDS Pipe Grate with 6" Square Ada Compliant/Heel Proof Grates with Adapters. Color Selected By Architect.*
4. *All Pool Landscape Drains Shall be NDS, 12"X12" Square Catch Basin with ADA Compliant/Heel Proof Grates and Filter Baskets. Pipe to Exit Bottom of Structure With Adapter Provided by NDS. Color Selected By Architect.*
5. *Refer to the Arch. Drawings, Site Details, for Details of Pool Deck Trench Drains, Areas Drains, and Landscape Drains.*
6. *Refer to the Civil Drawings, Site Grading and Paving Plan, for Drain Rim Elevations/Pipe Inverts.*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	

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10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

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	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
STATE OF ILLINOIS

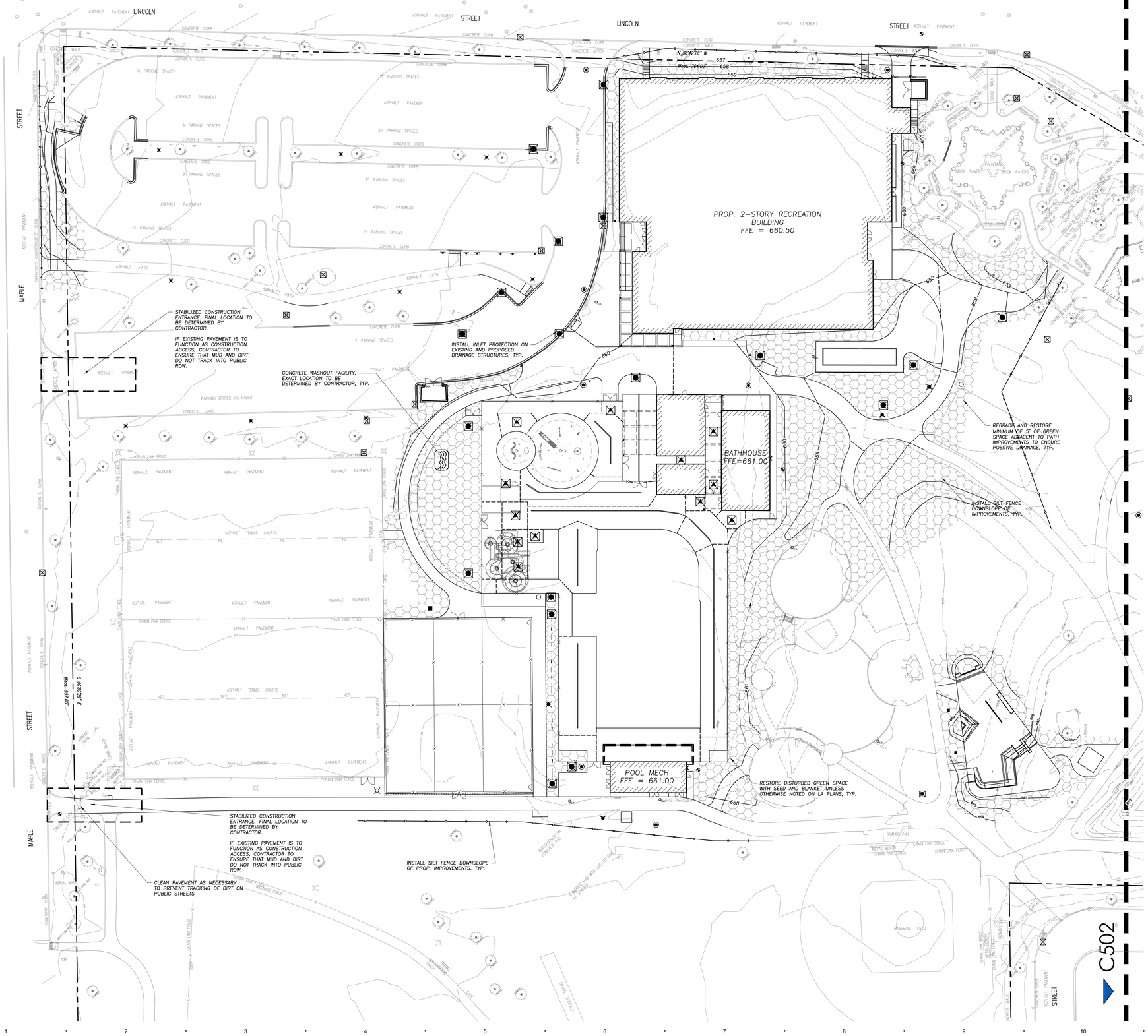
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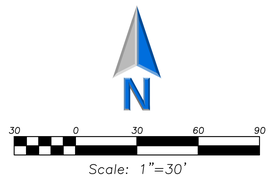
SITE GRADING PLAN - ENLARGED

C403

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA — P:\24214 — Nicholas — Lions Park Big Surf & Rec Center\Drawings\Site Plan — Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 1:25pm By: jgeldmeyer





LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
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	Swale	
781	Contour Line	781
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SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas
- Erosion Control Blanket North American Green DS75 Unless Otherwise Noted on LA Plans

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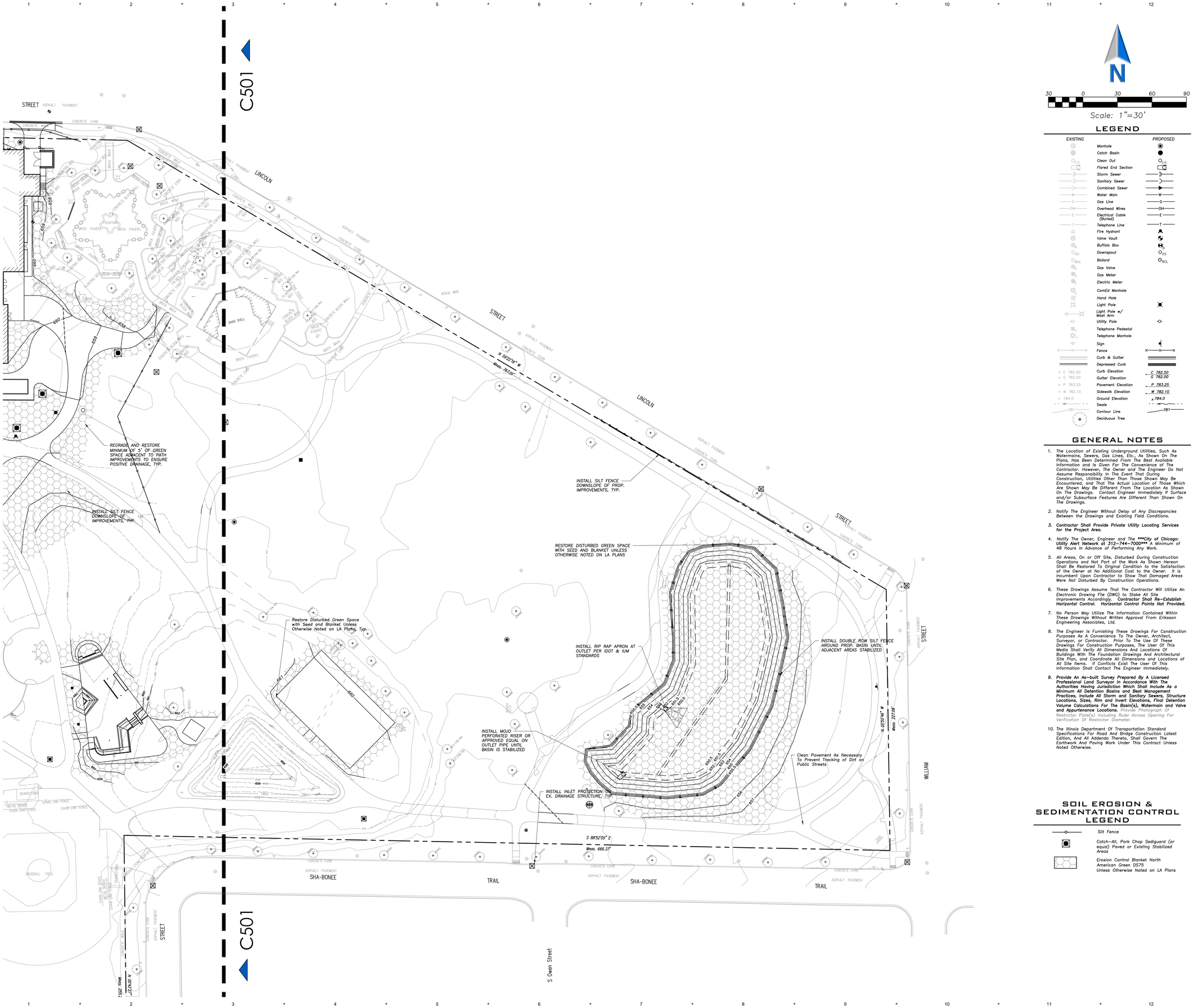
LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2025

SOIL EROSION AND SEDIMENT CONTROL PLAN - WEST

C501

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:02pm By: jgeldmyer



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
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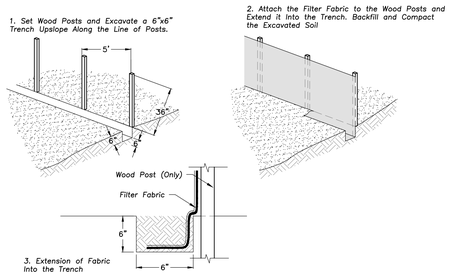
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STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2023

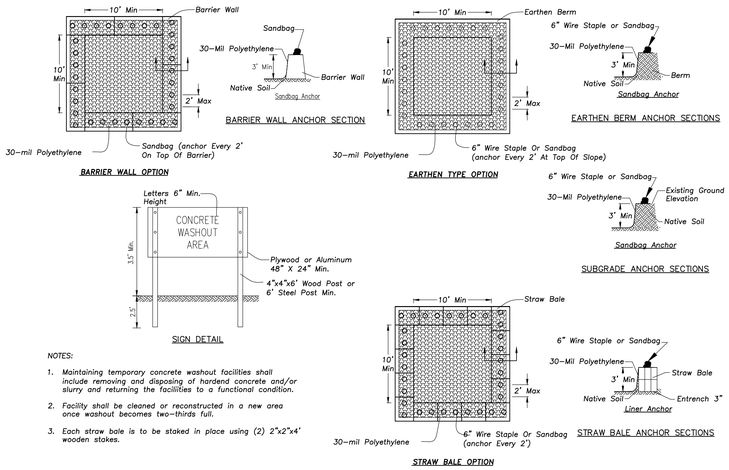
SOIL EROSION AND SEDIMENT CONTROL PLAN - EAST

C502

EEA — P:\24214 — Nicholas — Lions Park Big Surf & Rec Center\Drawings\Site Plan — Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:02pm By: jgeldmyer



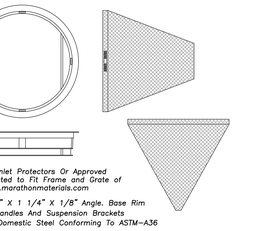
SILT FENCE CONSTRUCTION (AASHTO 288-00)



NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

CONCRETE WASHOUT FACILITY



General Notes:

Use Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1 1/4" X 1 1/4" X 1/8" Angle. Base Rim Fabricated From 1 $\frac{1}{2}$" x $\frac{1}{4}$" x $\frac{1}{8}$" Channel. Handles And Suspension Brackets Fabricated From 1 $\frac{1}{2}$" x $\frac{1}{4}$" Flat Stock. All Domestic Steel Conforming To ASTM-A36

Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS - SEDIMENT BAG

GENERAL NOTES

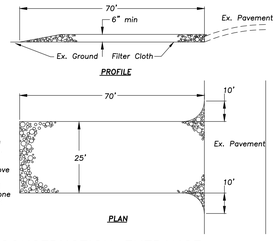
STONE SIZE - Use IDOT gradation CA-1 aggregate stone.

MAINTENANCE - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

FILTER CLOTH - Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

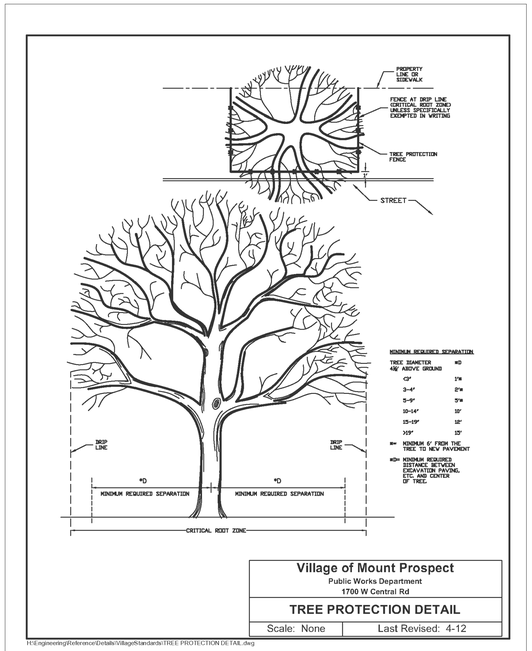
WASHING - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



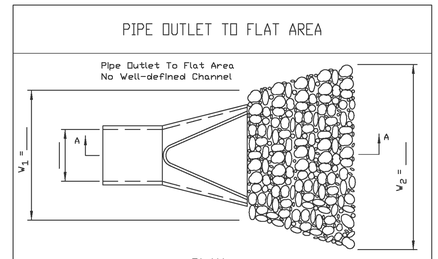
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



Village of Mount Prospect	
Public Works Department 1700 W Central Rd	
TREE PROTECTION DETAIL	
Scale: None	Last Revised: 4-12

P:\Engineering\Reference\Details\VillageStandards\TREE PROTECTION DETAIL.dwg



NOTES:

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

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

STUDIO 222 ARCHITECTS
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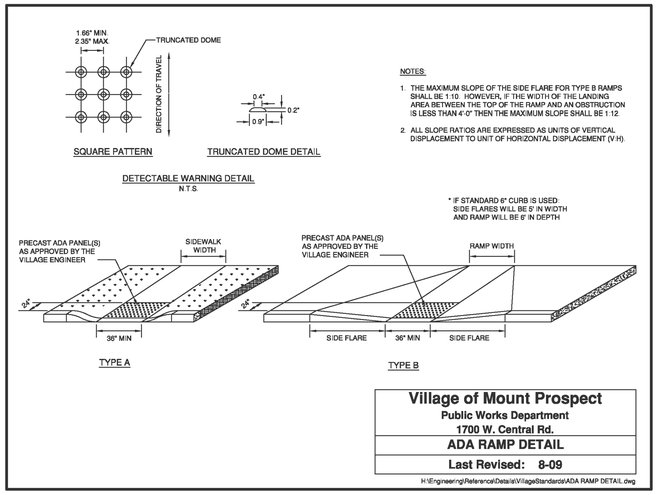
LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2026

SESC DETAILS

C503

EEA - P:\24214 - Nicholas - Lions Park Big Surf & Rec Center\Drawings\Site Plan - Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:03pm By: jgeldmyer

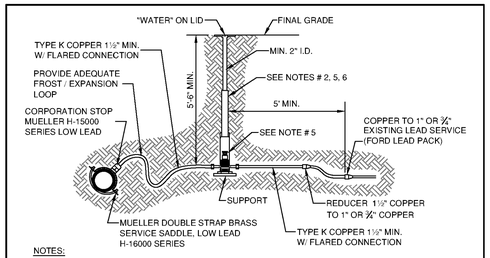


NOTES:

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 UNIT OF HORIZONTAL DISPLACEMENT (V:H).

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

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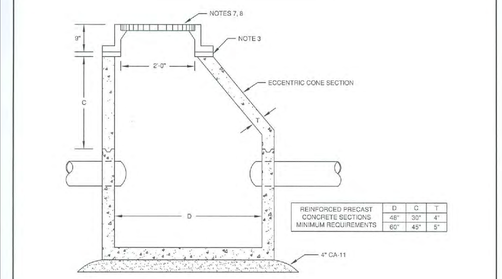


NOTES:

1. ALL BRASS FITTINGS, SUCH AS TAILPIECES, FLANGES, STRAINERS, SHALL BE NO LEAD, LOW-LEAD OR ENVIROBRASS CONFORMING TO 2014 EPA REQUIREMENTS SHALL BE CLEARLY LABELLED OR MARKED.
2. A MINIMUM OF 10' SEPARATION MUST BE MAINTAINED BETWEEN THE NEW WATER SERVICE AND THE EXISTING SANITARY SERVICE, AND 2' SEPARATION BETWEEN THE NEW TAP AND ANY EXISTING TAPS ON THE MAIN (INCLUDING ANY ABANDONED TAPS).
3. THE NEW B-BOX MUST BE CENTERED IN THE PARKWAY, AND MUST BE AT LEAST 2' FROM ANY SIDEWALK, DRIVEWAY, CURB OR HYDRANT.
4. THE NEW WATER SERVICE SHALL BE AUGERED UNDER THE STREET PAVEMENT AS NECESSARY, NO OPEN CUTS ACROSS THE STREET SHALL BE PERMITTED.
5. CURB STOPS AND B-BOXES SHALL BE REQUIRED FOR ALL WATER SERVICES TWO INCHES (2") IN DIAMETER OR SMALLER.
6. 1½" - 2" MUELLER MARK II ORISEAL H-15154 LL CURBSTOP (FLARED TYPE ONLY) WITH H-10304 LL B-BOX.
7. ANY SIZE WATER SERVICE IN PAVED AREAS SHALL HAVE A SADDLE TYPE MUELLER H-10336 WITH A H-10394 LL FOOT PIECE FOR 1½" SERVICE OR H-10395 LL FOOT PIECE FOR 2" SERVICE.
8. MINIMUM 1 FOOT OF COMPACTED CLAY OVER TOP OF COPPER PIPE.
9. CONTRACTOR SHALL PERFORM ALL PRESSURE TAPS LIVE.

Village of Mount Prospect
Public Works Department
1700 W Central Rd
B-BOX - COPPER TO LEAD SPLICE DETAIL
Scale: None | Last Revised: 3-15

H:\Engineering\Reference\Details\VillageStandards\B-BOX COPPER TO LEAD SPLICE DETAIL.dwg

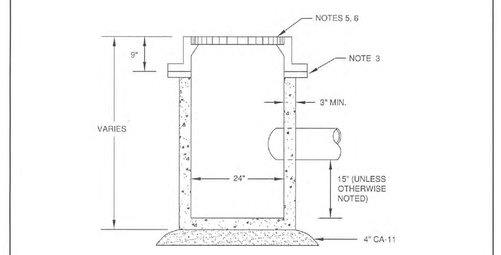


NOTES:

1. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
2. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
3. 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.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3". STEPS SHALL NOT BE EXTENDED ON THE OUTSIDE.
5. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
   48" FOR 8" - 18" PIPE
   60" FOR 21" - 36" PIPE
   72" FOR 39" - 60" PIPE
6. A FACTORY INSTALLED "RUBBER BOOT SEAL" SHALL BE PRECAST INTO ALL PIPE OPENINGS WHEN CATCH BASINS ARE TIED INTO COMBINED SEWER SYSTEM. (RESILIENT WATERTIGHT CONNECTION PER ASTM C-923)
7. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
8. OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.

Village of Mount Prospect
Public Works Department
1700 W Central Rd
CATCH BASIN TYPE-A DETAIL
Scale: None | Last Revised: 12-11

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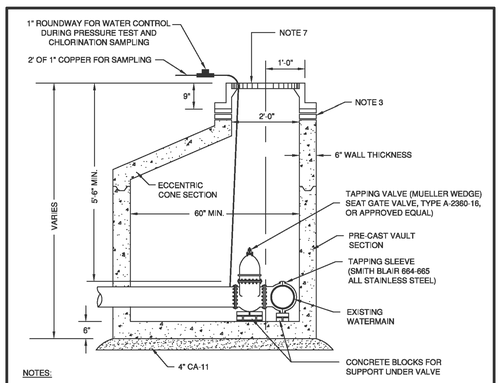


NOTES:

1. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
2. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443
3. 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.
4. A FACTORY INSTALLED "RUBBER BOOT SEAL" SHALL BE PRECAST INTO ALL PIPE OPENINGS WHEN CATCH BASINS ARE TIED INTO COMBINED SEWER SYSTEM. (RESILIENT WATERTIGHT CONNECTION PER ASTM C-923)
5. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
6. OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.

Village of Mount Prospect
Public Works Department
1700 W Central Rd
CATCH BASIN TYPE-C DETAIL
Scale: None | Last Revised: 12-11

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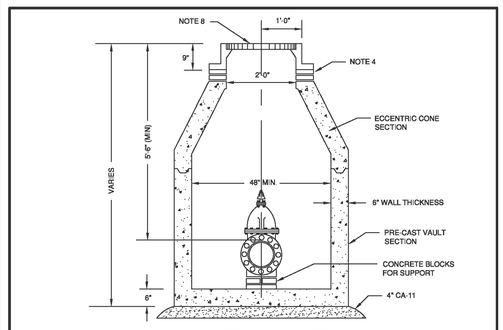


NOTES:

1. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
2. PRECAST BARREL SECTION ASTM C-478 AND ASTM C-443.
3. 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.
4. PIPE OPENINGS TO BE CAST INTO WALL.
5. ALL VAULTS ARE TO HAVE CONES INSTALLED SO THAT CENTER OF COVER IS DIRECTLY OVER OPERATING NUT .
6. 1" MUELLER H-15000 CORPORATION STOP (FLARE TYPE ONLY) TO BE TAPPED DIRECTLY INTO MAIN FOR CHLORINATION SAMPLES.
7. ALL SAMPLING PARTS MUST BE NEW.
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.
PRESSURE TAP DETAIL
Last Revised: 8-09

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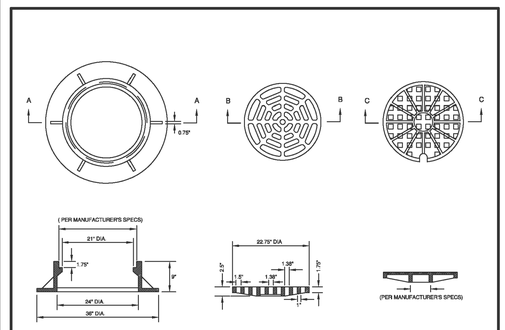
8" WATERMAIN & SMALLER

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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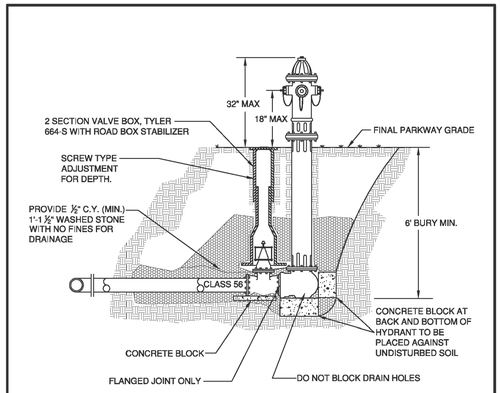
SECTION A-A CAST FRAME | SECTION B-B CAST OPEN LID | SECTION C-C CAST SOLID LID

NOTES:

1. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1098, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - PAVED AREAS (OPEN LID): EAST JORDAN 1090, EXTRA HEAVY DUTY, TYPE 1030M1 GRATE
   - NON PAVED AREAS (SOLID LID): EAST JORDAN 1090, MEDIUM DUTY, TYPE A SOLID COVER
   - NON PAVED AREAS (OPEN LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
2. SANITARY FRAMES AND COVERS FOR MANHOLES LOCATED WITHIN FLOODPLAIN AREAS AND HAVING A RIM ELEVATION BELOW THE FLOOD PROTECTION ELEVATION SHALL BE WATER TIGHT. LOCK TYPE COVERS NEENAH NO. R-1755-S OR APPROVED EQUAL.
3. ALL SANITARY LIDS MUST BE GASKET TYPE WITH CONCEALED PICKHOLES.
4. SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (WATER SANITARY STORM) CAST INTO THE LID.
5. OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.
6. OTHER MANUFACTURER'S PRODUCTS OF EQUAL SPECIFICATION MAY BE SUBSTITUTED AT THE APPROVAL OF THE VILLAGE ENGINEER.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
FRAMES AND LIDS
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- ½" 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

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STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
OF ILLINOIS

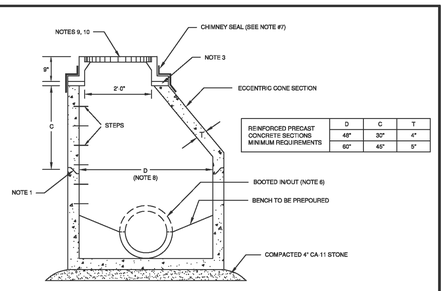
EXPIRATION DATE: 11/30/2023

SITE WORK DETAILS

C600

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

ECA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:04pm By: jgeldmyer



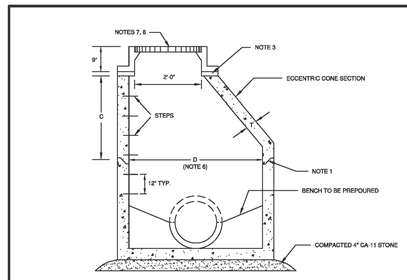
REINFORCED PRECAST CONCRETE SECTIONS MINIMUM REQUIREMENTS	D	C	T
	48"	30"	4"
	60"	45"	5"

NOTES:

1. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH TWO (2) STRIPS BUTYL RUBBER.
2. PRECAST CONCRETE BARREL SECTION ASTM C 478 AND ASTM C 443.
3. 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.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3 INCHES AND SHALL BE STEEL REINFORCED POLYURETHANE STEPS (12" WIDE) AND 12" BETWEEN EACH STEP.
5. FOR OPTIONAL PRECAST CONCRETE FLAT SLAB TOP REFER TO IDOT STANDARD 602601.
6. A FACTORY INSTALLED "RUBBER BOOT SEAL" SHALL BE PRECAST INTO MANHOLES AT ALL PIPE OPENINGS (SANITARY ONLY) - ASTM C923
7. FOR ALL RENOVATED/NEW MANHOLES, USE EITHER THE CRETEX INTERNAL/EXTERNAL CHIMNEY SEAL OR THE ADAPTOR INC. EXTERNAL CHIMNEY SEAL.
8. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
   48" FOR 8" - 18" PIPE
   60" FOR 21" - 30" PIPE
   72" FOR 39" - 60" PIPE
9. APPROVED MANUFACTURER'S PRODUCT NUMBERS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER
10. ADDITIONAL DETAILS FOR SANITARY FRAMES AND LIDS:
    - FRAMES AND COVERS FOR MANHOLES LOCATED WITHIN FLOODPLAIN AREAS AND HAVING A RIM ELEVATION BELOW THE FLOOD PROTECTION ELEVATION SHALL BE WATER TIGHT, LOCK TYPE COVERS: NEENAH NO. R-1755 B OR APPROVED EQUAL.
    - ALL SANITARY LIDS MUST BE GASKET TYPE WITH CONCEALED PICKHOLES.
    - SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (SANITARY) CAST INTO THE LID.

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

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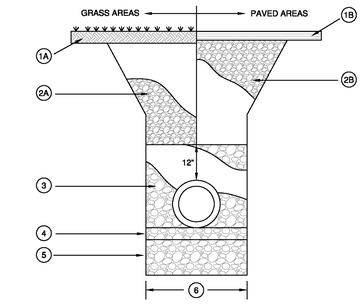
REINFORCED PRECAST CONCRETE SECTIONS MINIMUM REQUIREMENTS	D	C	T
	48"	30"	4"
	60"	45"	5"

NOTES:

1. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH TWO (2) STRIPS BUTYL RUBBER.
2. PRECAST CONCRETE BARREL SECTION ASTM C 478 AND ASTM C 443.
3. 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.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3 INCHES AND SHALL BE STEEL REINFORCED POLYURETHANE STEPS (12" WIDE).
5. FOR OPTIONAL PRECAST CONCRETE FLAT SLAB TOP REFER TO IDOT STANDARD 602601.
6. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
   48" FOR 8" - 18" PIPE
   60" FOR 21" - 36" PIPE
   72" FOR 39" - 60" PIPE
7. APPROVED MANUFACTURER'S PRODUCT NUMBERS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - PAVED AREAS (OPEN LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS (OPEN LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
8. ADDITIONAL DETAILS FOR STORM FRAMES AND LIDS:
   - SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (STORM) CAST INTO THE LID.
   - OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.
   - OTHER MANUFACTURERS PRODUCTS OF EQUAL SPECIFICATION MAY BE SUBSTITUTED AT THE APPROVAL OF THE VILLAGE ENGINEER.

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

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NOTES:

1A GRASS AREAS IN R.O.W. MUST BE RESTORED WITH 4" OF TOP SOIL AND SOD

1B SEE PAVEMENT RESTORATION DETAIL FOR PATCHING REQUIREMENTS

2A UNDER GRASS AREAS BACKFILL WITH EXCAVATED MATERIAL PLACED AND COMPACTED IN 12" LIFTS

2B UNDER, AND WITHIN 2' OF PAVEMENT, CURB & GUTTER, AND SIDEWALK, BACKFILL WITH CA-6 MATERIAL IN 9" LIFTS COMPACTED TO 95% MAX. DENSITY

3 CA-11 STONE BACKFILL PLACED AND COMPACTED IN 6" LIFTS

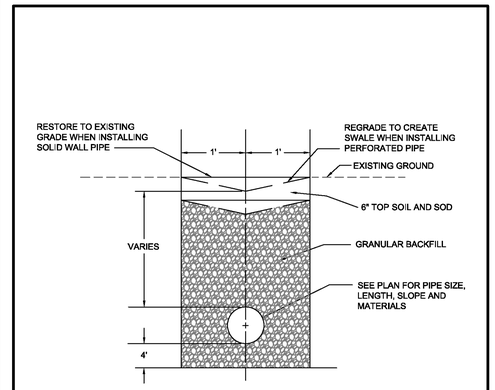
4 CA-11 STONE BEDDING. MINIMUM THICKNESS = 1 /4 OF THE OUTSIDE DIAMETER OF THE PIPE, BUT NO LESS THAN 4"

5 UNSUITABLE MATERIAL TO BE REMOVED AT THE DIRECTION OF VILLAGE ENGINEER, AND REPLACED WITH COMPACTED CA-11 STONE

6 THE TRENCH WIDTH SHALL BE AT LEAST 18" WIDER THAN THE OUTSIDE DIAMETER OF THE PIPE

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

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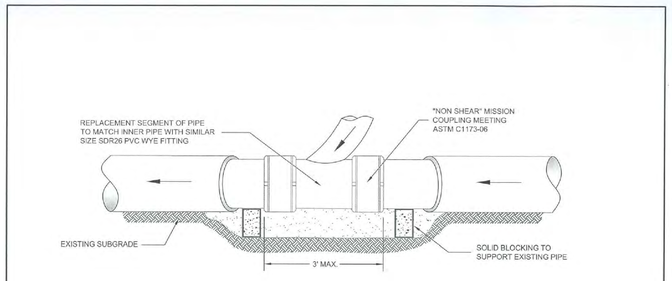


UNDERDRAIN DETAIL

NOTE: THE HOLE FOR THE UNDERDRAIN MUST BE CORE DRILLED INTO THE STRUCTURE.

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

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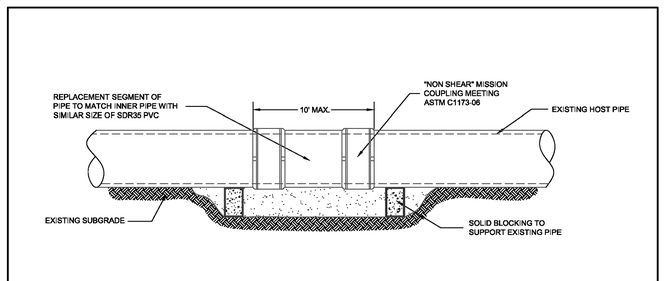


NOTES:

1. MATCH INVERT OF EXISTING PIPE LINING AND NEW SEGMENT OF PIPE.
2. IF EXISTING VCP PIPE SEGMENT IS CIPP LINED, A SUFFICIENT PORTION OF THE VCP SHALL BE REMOVED (3' MAX. LENGTH) TO ALLOW THE WYE FITTING TO BE ATTACHED TO THE PIPE LINER.

Village of Mount Prospect
Public Works Department
1700 W Central Rd
SERVICE CONNECTION TO MAIN LINE SEWER W/ WYE DETAIL
Scale: None | Last Revised: 05-11

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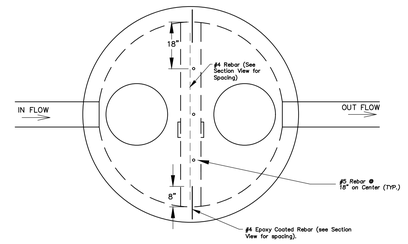


NOTES:

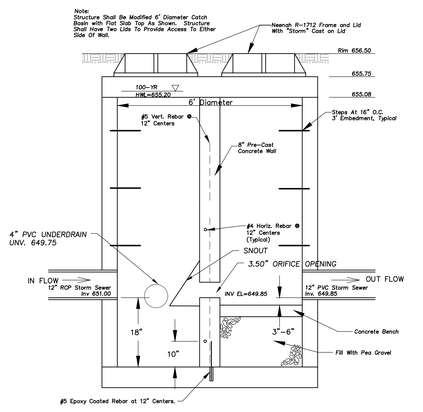
1. MATCH INVERT OF EXISTING PIPE LINING AND NEW SEGMENT OF PIPE.
2. IF THE MAIN LINE SEWER IS CRACKED OR DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING GOOD HOST PIPE TO ATTACH MISSION COUPLINGS. THE CONTRACTOR IS RESPONSIBLE FOR UP TO 10 FT. OF PIPE. IF GREATER THAN 10 FT., THE VILLAGE MUST BE CONTACTED.
3. IF AN UNIDENTIFIED TAP IS DISCOVERED OR WITHIN 6" OF AN EXISTING TAP, THE VILLAGE MUST BE CONTACTED TO DETERMINE IF ADDITIONAL PIPE MUST BE REPLACED.

Village of Mount Prospect
Public Works Department
1700 W Central Rd
MAIN LINE REPAIR & SERVICE ABANDONMENT DETAIL
Scale: None | Last Revised: 8-09

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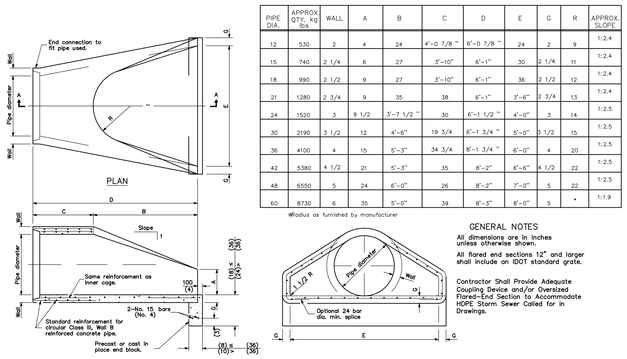
PLAN VIEW
NOT TO SCALE



OUTLET CONTROL STRUCTURE

PIPE DIA.	APPROX QTY. kg lbs	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12	530	2	4	24	4'-0 7/8 "	6'-0 7/8 "	24	2	9	1:2,4
15	740	2 1/4	6	27	5'-10"	6'-1"	30	2 1/4	11	1:2,4
18	990	2 1/2	9	27	5'-10"	6'-1"	36	2 1/2	12	1:2,4
21	1280	2 3/4	9	35	38	6'-1"	3'-6"	2 3/4	13	1:2,4
24	1520	3	9 1/2	3'-7 1/2 "	30	6'-1 1/2 "	4'-0"	3	14	1:2,5
30	2190	3 1/2	12	4'-6"	19 3/4	6'-1 3/4 "	5'-0"	3 1/2	15	1:2,5
36	4100	4	15	5'-3"	34 3/4	8'-1 3/4 "	6'-0"	4	20	1:2,5
42	5380	4 1/2	21	5'-3"	35	8'-2"	6'-6"	4 1/2	22	1:2,5
48	6550	5	24	6'-0"	26	8'-2"	7'-0"	5	22	1:2,5
60	8730	6	35	5'-0"	39	8'-3"	8'-0"	5	*	1:1,9

*Radius as furnished by manufacturer



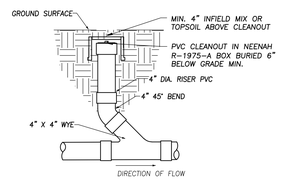
GENERAL NOTES

All dimensions are in inches unless otherwise shown.

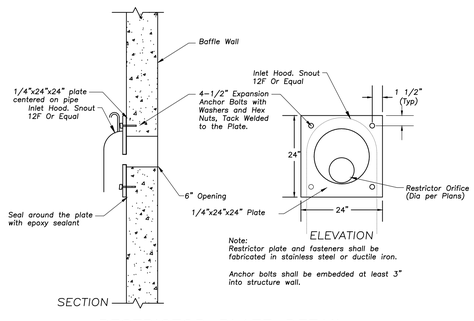
All flared end sections 12" and larger shall include an IDOT standard grate.

Contractor Shall Provide Adequate Coupling Device and/or Oversized Flared-End Section to Accommodate HDPE Storm Sewer Called for in Drawings.

PRECAST REINFORCED CONCRETE FLARED END SECTION



CLEANOUT



Note:
Restrictor plate and fasteners shall be fabricated in stainless steel or ductile iron.

Anchor bolts shall be embedded at least 3" into structure wall.

RESTRICTOR PLATE DETAIL
(BAFFLE WALL)

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

1	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025



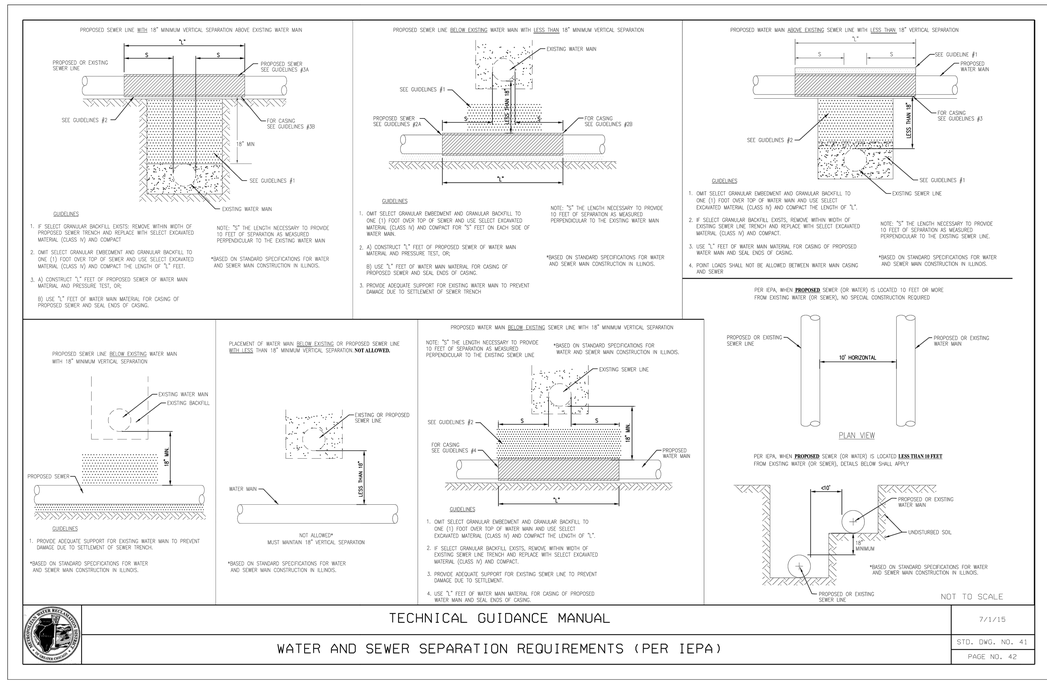
EXPIRATION DATE: 11/30/2023

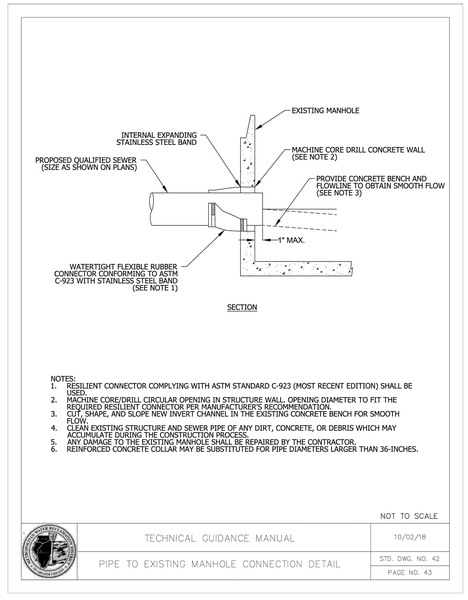
SITE WORK DETAILS

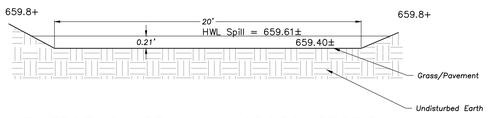
C601

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

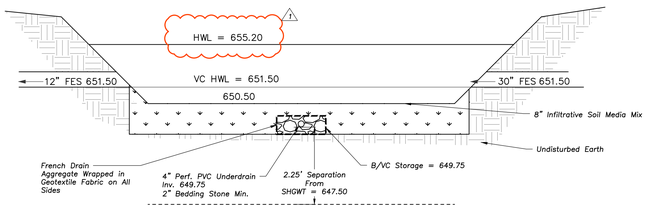
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Plotted: 7/18/25 @ 12:05pm By: tgeldmyer



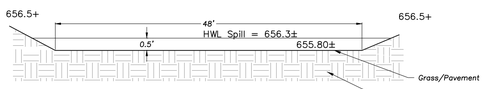




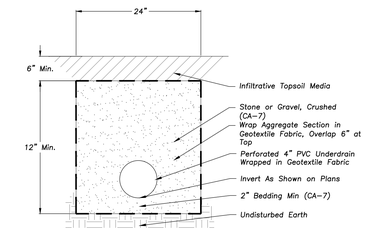
EMERGENCY SPILLWAY CROSS-SECTION
WMO 23-0277 BASIN



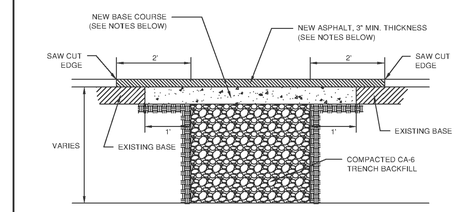
POND TYPICAL SECTION



EMERGENCY SPILLWAY CROSS-SECTION



AGGREGATE FRENCH DRAIN



NOTES:

1. SURFACE REPLACEMENT SHALL BE HMA SURFACE COURSE MIX D, N50 AS DEFINED IN SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE THICKNESS OF THE BASE COURSE SHALL BE 8", OR MATCH THE EXISTING PAVEMENT BASE THICKNESS, WHICHEVER IS GREATER.
3. IF THE BASE OF THE EXISTING PAVEMENT IS CONCRETE, THE BASE OF THE PAVEMENT PATCH SHALL ALSO BE CONCRETE.

   IF THE BASE OF THE EXISTING PAVEMENT IS NOT CONCRETE, THE BASE OF THE PAVEMENT PATCH MAY BE ONE OF THE FOLLOWING AS APPROVED BY THE VILLAGE:

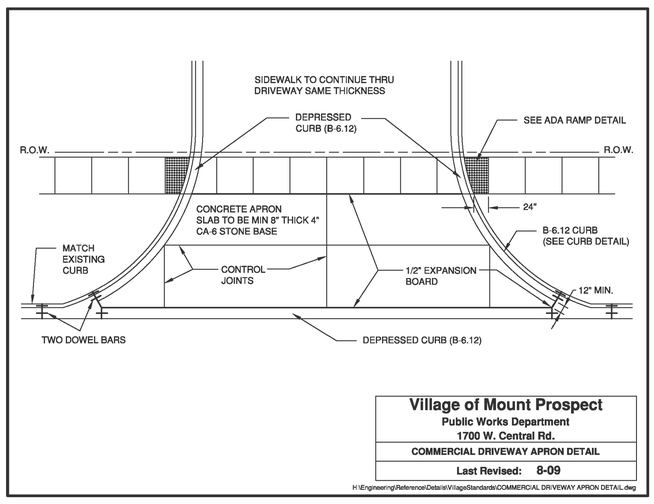
   A. CONCRETE
   B. HMA SURFACE COURSE MIX D, N50 AS DEFINED IN SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
   C. HMA BINDER COURSE, IL-19.0 AS DEFINED IN SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. WHERE THE EXISTING PAVEMENT BASE IS CONCRETE, THE CONCRETE BASE OF THE PATCH SHALL BE DOWELED INTO THE ADJACENT PAVEMENT USING 1 ¼" DOWELS AS DIRECTED BY THE VILLAGE.

Village of Mount Prospect
Public Works Department
1700 W Central Rd

PAVEMENT RESTORATION DETAIL

Scale: None | Last Revised: 09-13

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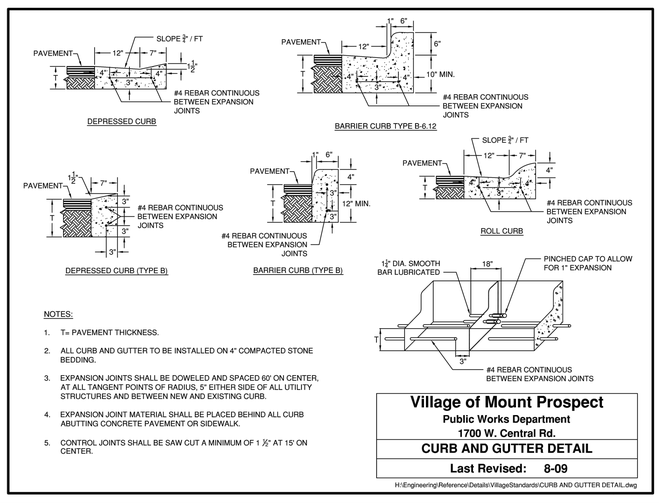


Village of Mount Prospect
Public Works Department
1700 W. Central Rd.

COMMERCIAL DRIVEWAY APRON DETAIL

Last Revised: 8-09

H:\Engineering\Reference\Details\VillageStandards\COMMERCIAL DRIVEWAY APRON DETAIL.dwg



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

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MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL	07/21/2025
6	90% CDs	07/16/2025
5	75% CDs	06/19/2025
4	STORMWATER SUBMITTAL	06/17/2025
3	PUD SUBMITTAL	05/30/2025
2	50% CDs	05/15/2025
1	DESIGN DEVELOPMENT	03/13/2025

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/2023

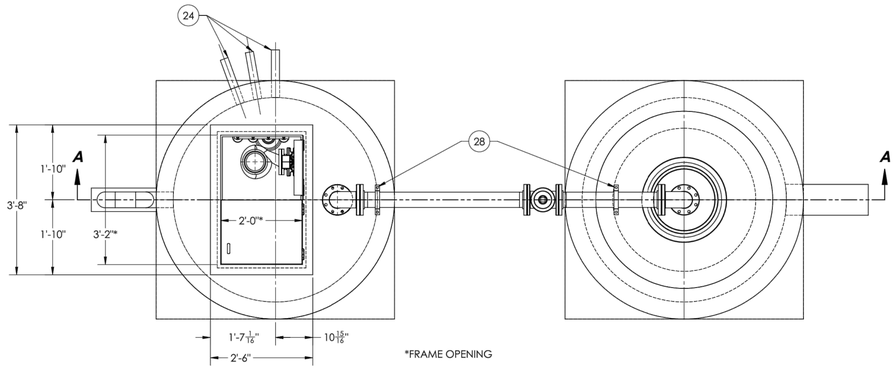
SITE WORK DETAILS

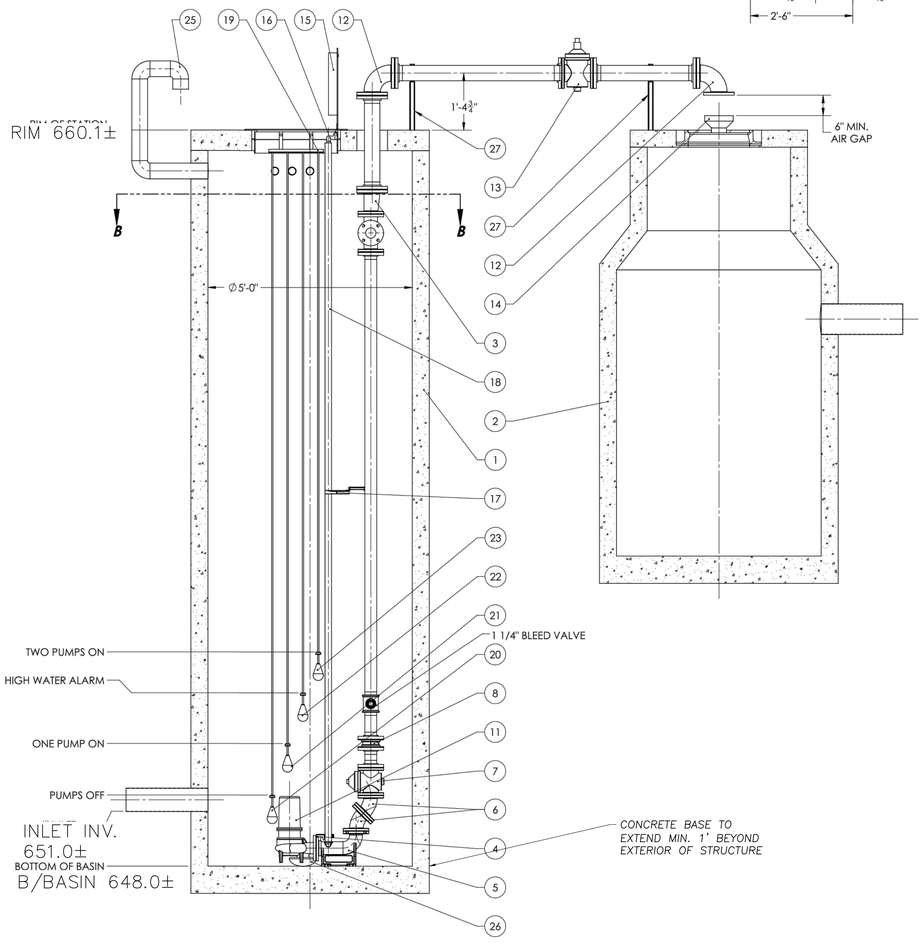
C602

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 3:14pm By: jgeldmyer

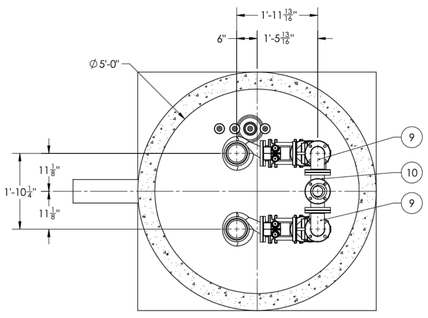
NOTE:
1. THIS DRAWING IS PRELIMINARY LAYOUT ONLY. NOT FOR CONSTRUCTION. CONSTRUCTION DRAWINGS WILL BE FORWARDED UPON RECEIPT OF APPROVED SUBMITTALS.
2. SOME ITEMS NOT SHOWN FOR CLARITY.
3. LIFT STATION TO BE INSTALLED BY AN EXPERIENCED AND QUALIFIED CONTRACTOR.
4. ALL CONCRETE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR AND OR ENGINEER TO VERIFY ALL DIMENSIONS, ELEVATIONS, PIPING LAYOUT, AND ORIENTATION OF INLET (S), DISCHARGE AND CONDUIT (S).
6. ALL PIPING & VALVES ARE TO BE PROVIDED BY CONTRACTOR, UNLESS NOTED OTHERWISE.
7. CONDUITS ARE AS FOLLOWS: (1) 2" FOR LEVEL CONTROLS, (1) 2" FOR EACH PUMP POWER CORD.
8. CONTRACTOR TO ORDER CONTROL AND POWER CORDS OF SUFFICIENT LENGTH TO REACH CONTROL PANEL FROM POINT OF ORIGIN ON PUMPS WITHOUT SPLICING.
9. METROPOLITAN PUMP TO PROVIDE ONLY THE ITEMS SHOWN IN **BOLD**





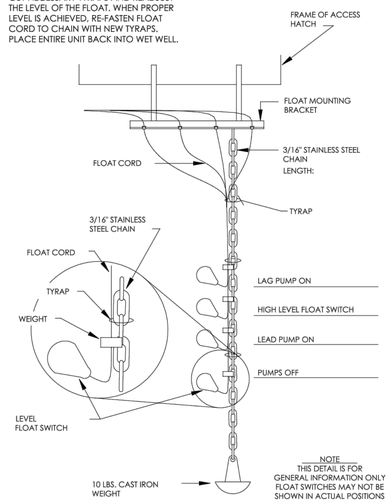
SECTION A-A

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	CONCRETE BASIN	60" DIA.	1
2	CONCRETE CATCH BASIN	BY OTHERS	1
3	**4"x3" ECCENTRIC REDUCER**	**CAST IRON FLANGED FITTING**	1
4	**3" MTM SEALING FLANGE**	BY OTHERS	2
5	**3" MTM ELBOW**	**BASE ELBOW 3" MTM**	2
6	3" - 45 Deg. Elbow	Flanged Fitting	4
7	3" PLUG VALVE	PULG VALVE, 3", 2 WAY	2
8	3" WAFER CHECK VALVE	FIGURE 813, PRINCE	2
9	3" S.R. ELBOW	D.I. FITTING	2
10	3" TEE	D.I. FITTING	1
11	**HYDROMATIC MODEL S3HRC**	**SUBMERSIBLE VORTEX SEWAGE PUMP, 3" DISCHARGE**	2
12	4" S.R. ELBOW	D.I. FITTING	2
13	4" PLUG VALVE	VALVE, PLUG, 4", 2 WAY, PN PEC, 4,1,C1, NBR-CR-NUT	1
14	AIR GAP FITTING	BY OTHERS	1
15	**APD300-24x38**	**DUPLEX ALUMINUM ACCESS HATCH**	1
16	**UPPER GUIDE RAIL SUPPORT**	**FOR 1 1/2" GUIDE RAILS (3" MTM SYSTEM)**	2
17	**INTERMEDIATE GUIDE RAIL SUPPORT**	**1.5" GUIDE RAILS**	2
18	**1 1/2" GUIDERAIL**	**SCHED. 40, STAINLESS STEEL PIPE**	8
19	**FLOAT MOUNTING BRACKET**	**STAINLESS STEEL, TO BE SHIPPED LOOSE - CONTRACTOR TO INSTALL IN FIELD**	1
20	**FLOAT: OFF LEVEL**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	1
21	**FLOAT: LEAD PUMP ON**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	1
22	**FLOAT: ALARM LEVEL**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	1
23	**FLOAT: LAG PUMP ON**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	1
24	2" CONDUIT	BY OTHERS	3
25	4" VENT PIPING	BY OTHERS	1
26	**ANCHOR**	**10lbs CAST IRON, WITH STAINLESS STEEL CHAIN FOR LEVEL CONTROL MOUNTING**	1
27	PIPE SUPPORT STRUCTURAL STEEL	BY OTHERS	2
28	4" DIP PIPE SUPPORT	BY OTHERS	2



SECTION B-B

WHEN CHANGING FLOAT LEVELS, PULL CHAIN, ANCHOR, AND FLOATS OUT OF WET WELL. CUT NECESSARY TYRAPS AND READJUST THE LEVEL OF THE FLOAT, WHEN PROPER LEVEL IS ACHIEVED, RE-FASTEN FLOAT CORD TO CHAIN WITH NEW TYRAPS, PLACE ENTIRE UNIT BACK INTO WET WELL.



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DATE	BY	REVISION	DATE	BY	REVISION

SCALE: 1:18
DRN. BY: R.J.E.
DATE: 8/4/2022
APP. BY:

METROPOLITAN INDUSTRIES, INC.
37 FORESTWOOD DR. ROMEOVILLE, ILLINOIS 60446
(815)886-9200 FAX (815)886-4573
PUMPS - CONTROLS - SYSTEMS

TITLE: *DUPLEX POOL DRAIN SYSTEM*

PROJECT: *POOL DRAIN SYSTEM ARNDT PARK DES PLAINES, IL*

SHEET 1 OF 1
38194.19
DWG INDEX / JOB NO.
22SW174C208-22C

STUDIO 222 ARCHITECTS
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PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

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MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
ILLINOIS

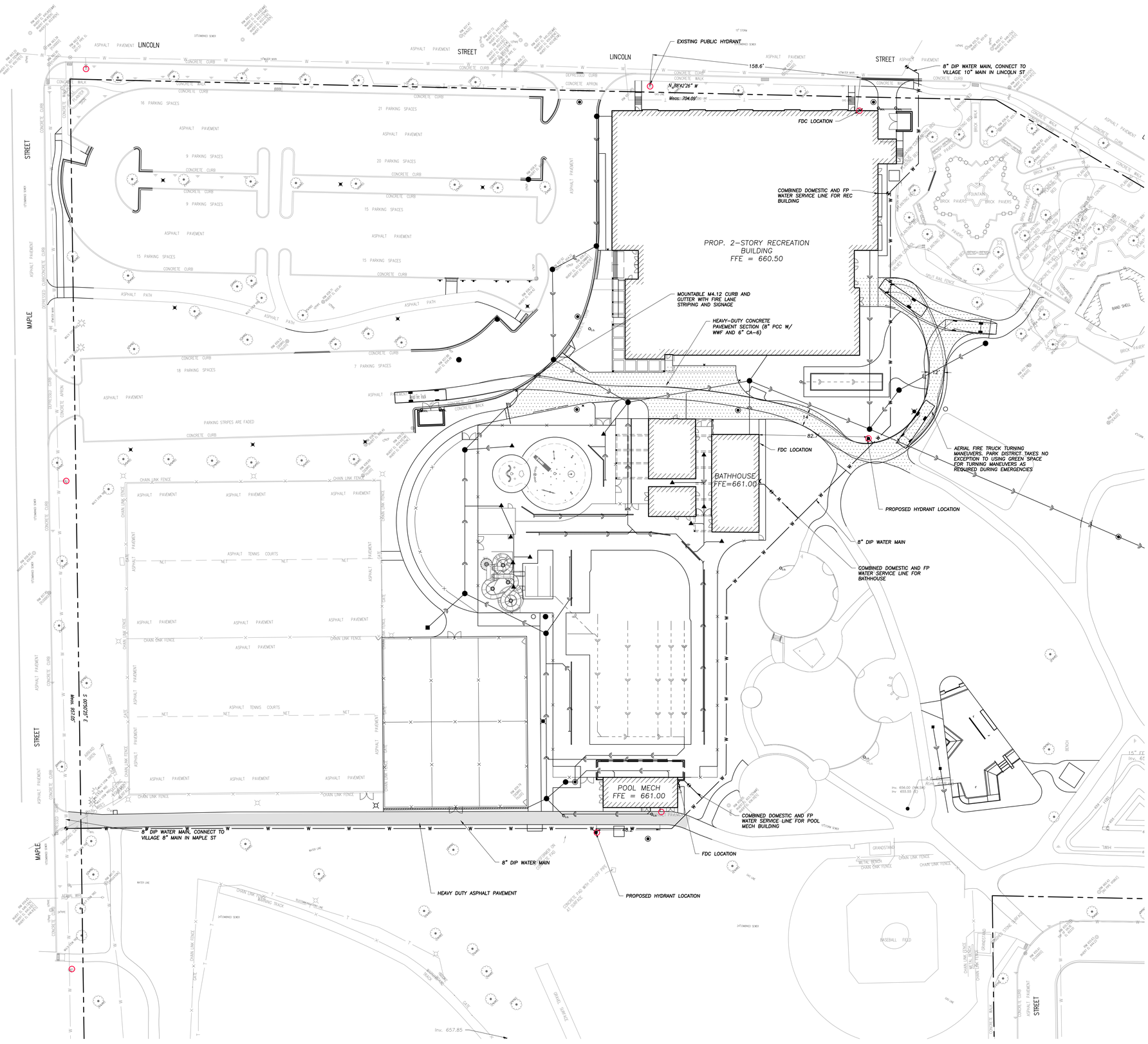
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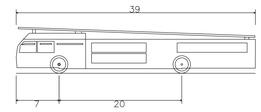
SITE WORK DETAILS

C603

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:06pm By: jgeldmyer





Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

N

30 0 30 60 90

Scale: 1"=30'

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062-072792
OF ILLINOIS

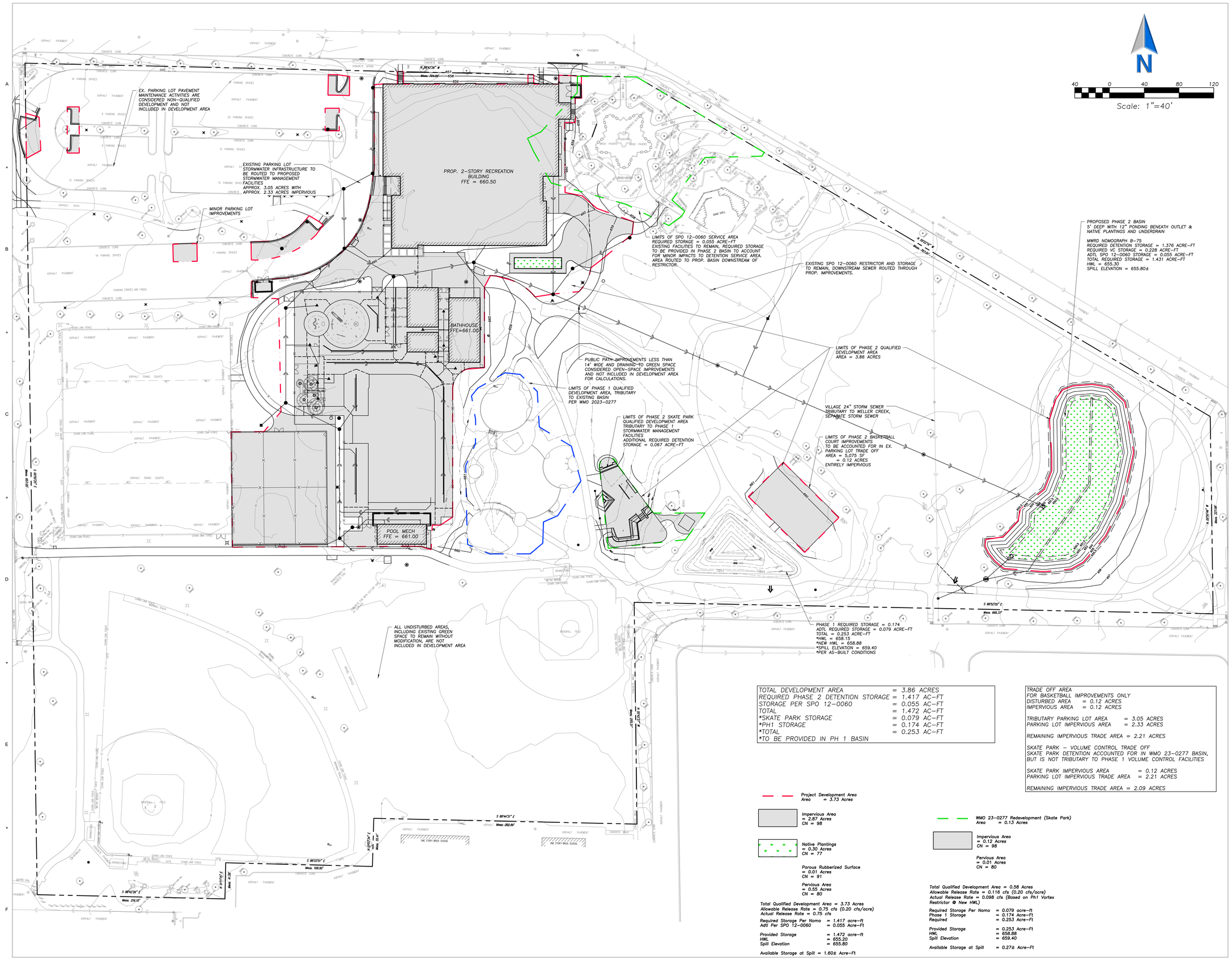
EXPIRATION DATE: 11/30/2023

FIRE DEPARTMENT EXHIBIT

CX-FP

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 12:08pm By: jgeldmyer



TOTAL DEVELOPMENT AREA	= 3.86 ACRES
REQUIRED PHASE 2 DETENTION STORAGE	= 1.417 AC-FT
STORAGE PER SPO 12-0060	= 0.055 AC-FT
TOTAL	= 1.472 AC-FT
*SKATE PARK STORAGE	= 0.079 AC-FT
*PH1 STORAGE	= 0.174 AC-FT
*TOTAL	= 0.253 AC-FT
*TO BE PROVIDED IN PH 1 BASIN	

TRADE OFF AREA
FOR BASKETBALL IMPROVEMENTS ONLY
DISTURBED AREA = 0.12 ACRES
IMPERVIOUS AREA = 0.12 ACRES

TRIBUTARY PARKING LOT AREA = 3.05 ACRES
PARKING LOT IMPERVIOUS AREA = 2.33 ACRES

REMAINING IMPERVIOUS TRADE AREA = 2.21 ACRES

SKATE PARK – VOLUME CONTROL TRADE OFF
SKATE PARK DETENTION ACCOUNTED FOR IN WMO 23-0277 BASIN, BUT IS NOT TRIBUTARY TO PHASE 1 VOLUME CONTROL FACILITIES

SKATE PARK IMPERVIOUS AREA = 0.12 ACRES
PARKING LOT IMPERVIOUS TRADE AREA = 2.21 ACRES

REMAINING IMPERVIOUS TRADE AREA = 2.09 ACRES

Project Development Area
Area = 3.73 Acres

Impervious Area
= 2.87 Acres
CN = 98

Native Plantings
= 0.30 Acres
CN = 77

Porous Rubberized Surface
= 0.01 Acres
CN = 91

Pervious Area
= 0.55 Acres
CN = 80

Total Qualified Development Area = 3.73 Acres
Allowable Release Rate = 0.75 cfs (0.20 cfs/acre)
Actual Release Rate = 0.75 cfs

Required Storage Per Nomo	= 1.417 acre-ft
Adtl Per SPO 12-0060	= 0.055 Acre-Ft
Provided Storage	= 1.472 acre-ft
HWL	= 655.20
Spill Elevation	= 655.80

Available Storage at Spill = 1.60± Acre-Ft

WMO 23-0277 Redevelopment (Skate Park)
Area = 0.13 Acres

Impervious Area
= 0.12 Acres
CN = 98

Pervious Area
= 0.01 Acres
CN = 80

Total Qualified Development Area = 0.58 Acres
Allowable Release Rate = 0.116 cfs (0.20 cfs/acre)
Actual Release Rate = 0.098 cfs (Based on Ph1 Vortex Restrictor @ New HWL)

Required Storage Per Nomo	= 0.079 acre-ft
Phase 1 Storage	= 0.174 Acre-Ft
Required	= 0.253 Acre-Ft
Provided Storage	= 0.253 Acre-Ft
HWL	= 658.88
Spill Elevation	= 659.40
Available Storage at Spill	= 0.27± Acre-Ft

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LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMEYER
062-072792
STATE OF ILLINOIS

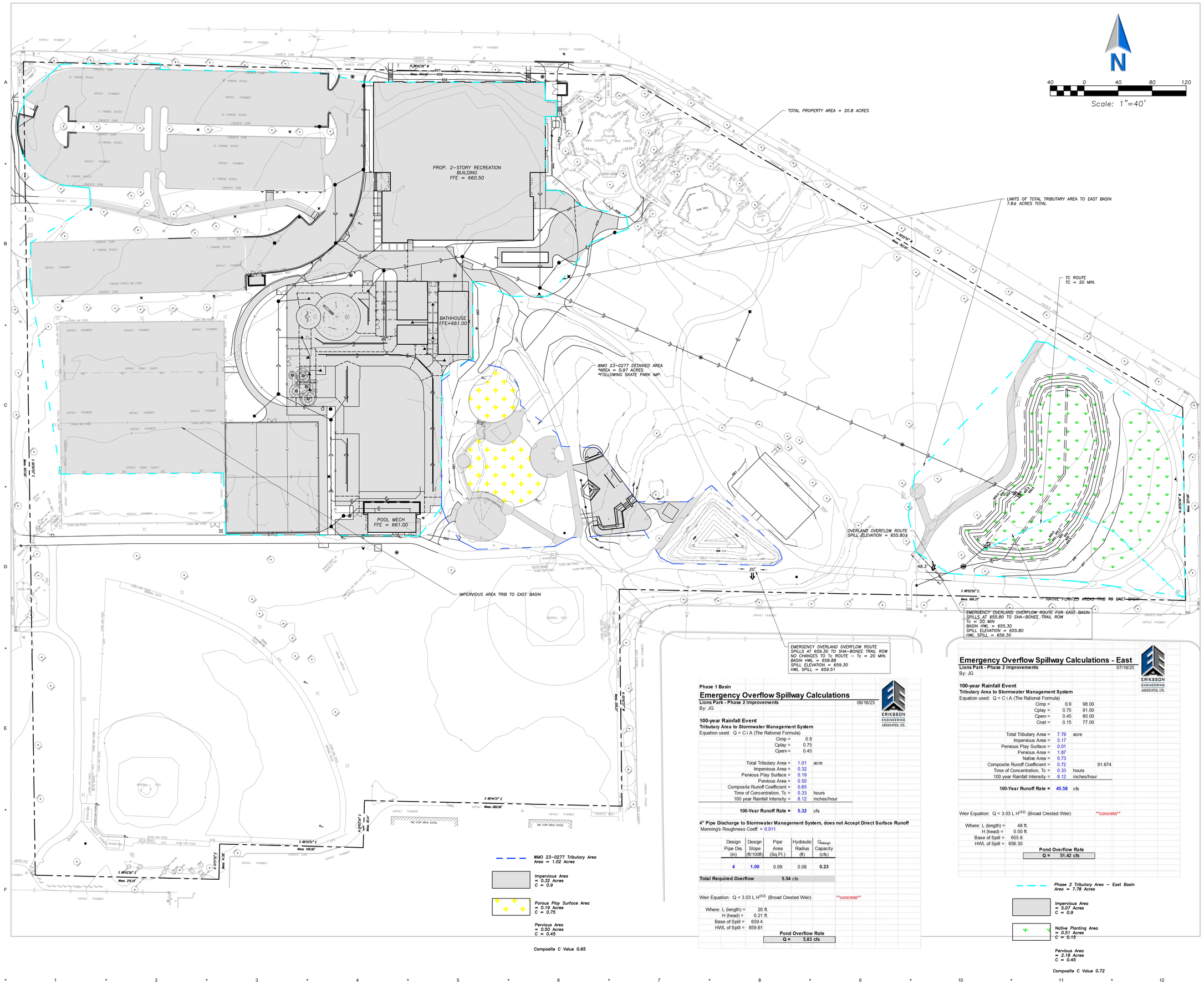
EXPIRATION DATE: 11/30/2023

PROPOSED DRAINAGE EXHIBIT

CX01

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

ECA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 1:55pm By: jgeldmeyer



Phase 1 Basin

Emergency Overflow Spillway Calculations

Lions Park - Phase 2 Improvements 06/16/25
By: JG

100-year Rainfall Event
Tributary Area to Stormwater Management System
Equation used: Q = C i A (The Rational Formula)

Cimp =	0.9	
Cplay =	0.75	
Cperv =	0.45	
Total Tributary Area =	1.01	acre
Impervious Area =	0.32	
Pervious Play Surface =	0.19	
Pervious Area =	0.50	
Composite Runoff Coefficient =	0.65	
Time of Concentration, Tc =	0.33	hours
100 year Rainfall Intensity =	8.12	inches/hour
100-Year Runoff Rate =	**5.32**	cfs

4" Pipe Discharge to Stormwater Management System, does not Accept Direct Surface Runoff
Manning's Roughness Coeff: = 0.011

Design Pipe Dia. (in)	Design Slope (ft/100ft)	Pipe Area (Sq.Ft.)	Hydraulic Radius (ft)	Q_{design} Capacity (cfs)
4	**1.00**	0.09	0.08	**0.23**
Total Required Overflow		**5.54** cfs		

Weir Equation: Q = 3.03 L $H^{(3/2)}$ (Broad Crested Weir) **concrete**

Where: L (length) =	20 ft.
H (head) =	0.21 ft.
Base of Spill =	659.4
HWL of Spill =	659.61

Pond Overflow Rate
Q = 5.83 cfs

Emergency Overflow Spillway Calculations - East

Lions Park - Phase 2 Improvements 07/18/25
By: JG

100-year Rainfall Event
Tributary Area to Stormwater Management System
Equation used: Q = C i A (The Rational Formula)

Cimp =	0.9	98.00	
Cplay =	0.75	91.00	
Cperv =	0.45	80.00	
Cnat =	0.15	77.00	
Total Tributary Area =	7.79	acre	
Impervious Area =	5.17		
Pervious Play Surface =	0.01		
Pervious Area =	1.87		
Native Area =	0.73		
Composite Runoff Coefficient =	0.72		91.674
Time of Concentration, Tc =	0.33	hours	
100 year Rainfall Intensity =	8.12	inches/hour	
100-Year Runoff Rate =	**45.58**	cfs	

Weir Equation: Q = 3.03 L $H^{(3/2)}$ (Broad Crested Weir) **concrete**

Where: L (length) =	48 ft.
H (head) =	0.50 ft.
Base of Spill =	655.8
HWL of Spill =	656.30

Pond Overflow Rate
Q = 51.42 cfs

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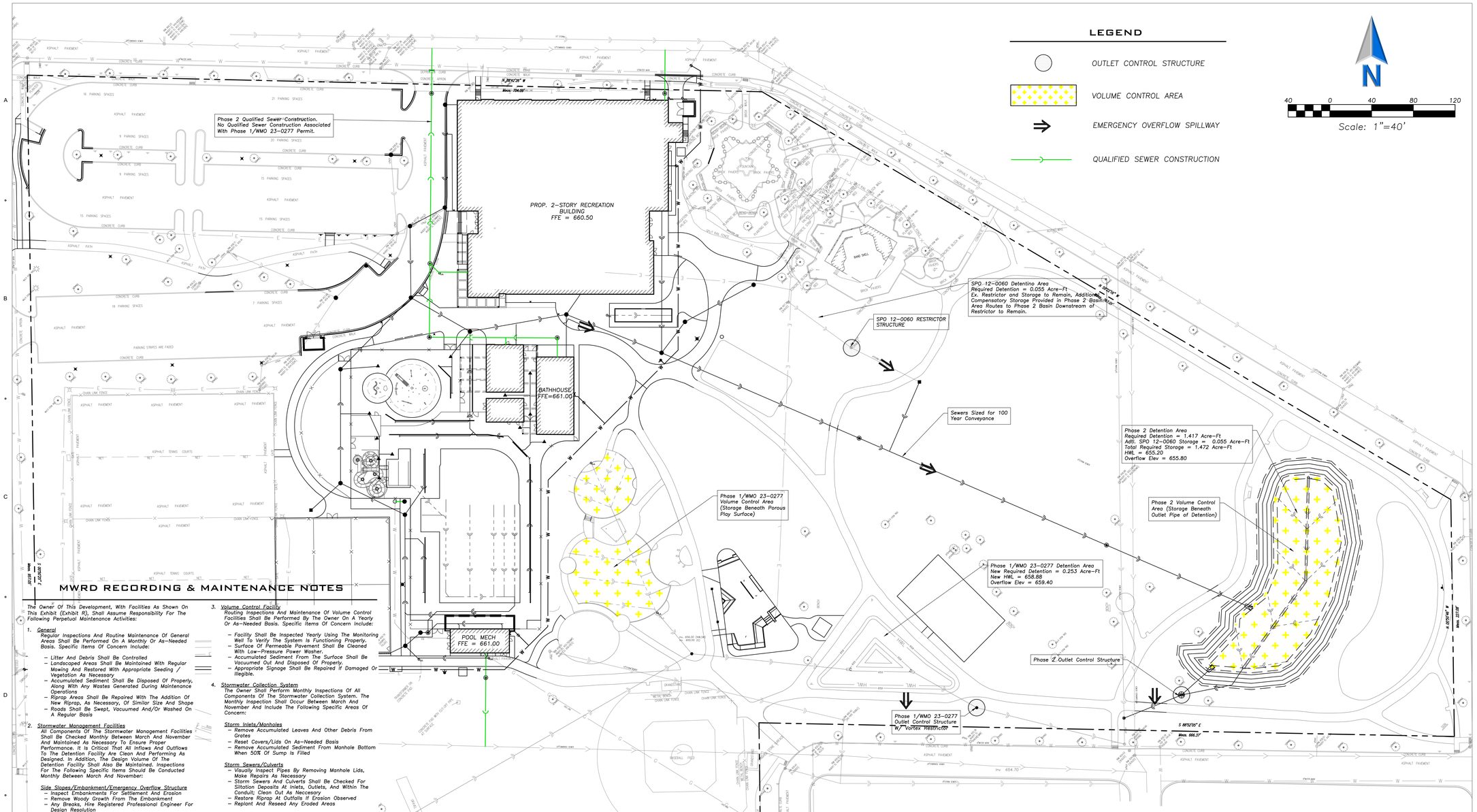
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1

OVERFLOW EXHIBIT

CX02

ECA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 2:04pm By: jgeldmeyer



MWRD RECORDING & MAINTENANCE NOTES

The Owner Of This Development, With Facilities As Shown On This Exhibit (Exhibit R), Shall Assume Responsibility For The Following Perpetual Maintenance Activities:

1. *General*
   Regular Inspections And Routine Maintenance Of General Areas Shall Be Performed On A Monthly Or As-Needed Basis. Specific Items Of Concern Include:
   - *Litter And Debris Shall Be Controlled*
   - *Landscaped Areas Shall Be Maintained With Regular Mowing And Restored With Appropriate Seeding / Vegetation As Necessary*
   - *Accumulated Sediment Shall Be Disposed Of Properly, Along With Any Wastes Generated During Maintenance Operations*
   - *Riprap Areas Shall Be Repaired With The Addition Of New Riprap, As Necessary, Of Similar Size And Shape*
   - *Roads Shall Be Swept, Vacuumed And/Or Washed On A Regular Basis*
2. *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 Inflows And Outflows To The Detention Facility Are Clean And Performing As Designed. In Addition, The Design Volume Of The Detention Facility Shall Also Be Maintained. Inspections For The Following Specific Items Should Be Conducted Monthly Between March And November:

   Side Slopes/Embankment/Emergency Overflow Structure
   - *Inspect Embankments For Settlement And Erosion*
   - *Remove Woody Growth From The Embankment*
   - *Any Breaks, Hire Registered Professional Engineer For Design Resolution*
   - *Seed And Sod Any Eroded Areas*
   - *Signs Of Piping (Leakage) Or Seepage, Repair*
   - *Stabilize Emergency Overflow Structure If Erosion Observed*
   - *Remove Obstructions Blocking Emergency Overflow Spillway*

   Vegetated Areas
   - *Regular Mowing To Control Vegetation, No Cutting Of Native Vegetation*
   - *Need For Planting, Reseeding, Or Sodding. Supplement Alternative Native Vegetation If A Significant Portion Has Not Been Established (50% Of The Surface Area). Reseed With Alternative Grass Species If Original Grass Cover Has Not Been Successfully Established.*
   - *Evidence Of Grazing, Motorbikes Or Other Vehicles, Repair*
   - *Check For Invasive Vegetation, Remove Where Possible*
   - *All Vegetation Must Be Maintained Per The Approved Planting Plan*

   Outlet Control Structure
   - *Inspect Restrictor And Remove Debris If Clogged Or Discharge Reduced*
   - *Remove Accumulated Sediment At Outlet*
   - *Scour And Erosion At Outlet, Repair And Reseed*
   - *Any Ice Damage To Outlet Of Pipe, Repair If Necessary*
   - *Condition Of Trash Racks, Remove Debris*
   - *Outlet Pipe Conditions Downstream*

   Access For Maintenance Equipment
   - *Remove Any Obstructions Placed In Maintenance Easements*

   Safety Features
   - *Access Controls To Hazardous Areas*
   - *Fences*
   - *Loose Or Damaged Posts*
   - *Loose Or Broken Wires*
   - *Condition Of Gates*
   - *Signs*

   Detention Volume
   - *Inspect All Stormwater Detention Facilities To Ensure That The Constructed Volume For Detention Is Maintained. No Sediment, Topsoil, Or Other Dumping Into The Facility Shall Be Allowed. Specific Locations In The Stormwater Management System, Design To Accumulate Sediment, Shall Be Dredged As Necessary To Prevent Sediment From Reaching The Invert Of Any Gravity Outlet Pipe.*
3. *Volume Control Facility*
   Routing Inspections And Maintenance Of Volume Control Facilities Shall Be Performed By The Owner On A Yearly Or As-Needed Basis. Specific Items Of Concern Include:
   - *Facility Shall Be Inspected Yearly Using The Monitoring Well To Verify The System Is Functioning Properly.*
   - *Surface Of Permeable Pavement Shall Be Cleaned With Low-Pressure Power Washer.*
   - *Accumulated Sediment From The Surface Shall Be Vacuumed Out And Disposed Of Properly.*
   - *Appropriate Signage Shall Be Repaired If Damaged Or Illegible.*
4. *Stormwater Collection System*
   The Owner Shall Perform Monthly Inspections Of All Components Of The Stormwater Collection System. The Monthly Inspection Shall Occur Between March And November And Include The Following Specific Areas Of Concern:

   Storm Inlets/Manholes
   - *Remove Accumulated Leaves And Other Debris From Grates*
   - *Reset Covers/Lids On As-Needed Basis*
   - *Remove Accumulated Sediment From Manhole Bottom When 50% Of Sump Is Filled*

   Storm Sewers/Culverts
   - *Visually Inspect Pipes By Removing Manhole Lids, Make Repairs As Necessary*
   - *Storm Sewers And Culverts Shall Be Checked For Siltation Deposits At Inlets, Outlets, And Within The Conduit; Clean Out As Necessary*
   - *Restore Riprap At Outfalls If Erosion Observed*
   - *Replant And Reseed Any Eroded Areas*

   Overland Flow Routes (Ditches/Swales)
   - *Annual Visual Inspections Shall Be Performed That Verify The Design Capacity Of The Overland Flow Routes Is Maintained. The Slope And Cross-Sectional Area Of The Ditch/Swale Shall Be Verified During This Inspection.*
   - *Remove Any Obstructions That Have Been Placed In The Drainage Path*
   - *Seed And Sod Any Eroded Areas*
   - *Restore Riprap As Necessary*
   - *Regrade To Provide Positive Drainage As Necessary*
   - *Regular Mowing To Control Vegetation*
5. *Vegetated Areas*
   - *Need For Planting, Seeding, Or Sodding. Supplement Alternative Native Vegetation If A Significant Portion Has Not Established (50% Of The Surface Area After Second Growing Season). Reseed With Alternative Native Grass Species If Original Grass Cover Has Not Successfully Established.*
   - *Evidence Of Grazing, Motorbikes, Or Other Vehicles, Repair.*
   - *Check For Invasive Vegetation, Remove When Possible.*
   - *Regular Mowing To Control Vegetation; It Is Recommended That Native Vegetation Remain Uncut.*
   - *Dead Or Damaged Non-Native Grass Areas, Repair With Seeding With Fertilization Or Seeding With Mulch.*
   - *Compensatory Storage Area Shall Be Reseeded With Appropriate Vegetation According To The Approved Planting Plan.*
6. *Qualified Sewer Construction*
   - *Perform Manhole Inspections Once Every Five Years, Make Repairs As Necessary.*
   - *Perform Sewer Inspections Once Every Five Years, Make Repairs As Necessary.*
   - *Perform Regular Cleaning So That Each Sewer Segment Is Cleaned Once Every 5 Years.*
   - *Remove Any Obstructions Placed In Maintenance Easements That May Impede Maintenance Equipment Access.*

EAST BASIN	REQUIRED	PROVIDED
STORMWATER MANAGEMENT SUMMARY	(ACRE-FT)	(ACRE-FT)
STORMWATER DETENTION	1.472	1.472
VOLUME CONTROL	0.249	0.303

WMO 23-0277 BASIN	REQUIRED	PROVIDED
STORMWATER MANAGEMENT SUMMARY	(ACRE-FT)	(ACRE-FT)
STORMWATER DETENTION	0.253	0.253
VOLUME CONTROL (NO NEW VC)	0.014	0.023

PROJECT SITE SUMMARY

Property Index Number(s):
08-12-305-0000
08-12-400-0000

Property Address:
411 S Maple St, Mt. Prospect, IL 60056

Total Contiguous Ownership:
22.8 Acres

Project Area:
3.72 Acres
3.59 Acres of New Development Area
0.13 Acres of Redevelopment of WMO 23-02377

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

7	PUD RESUBMITTAL	07/21/2025
	90% CDs	07/16/2025
	75% CDs	06/19/2025
	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

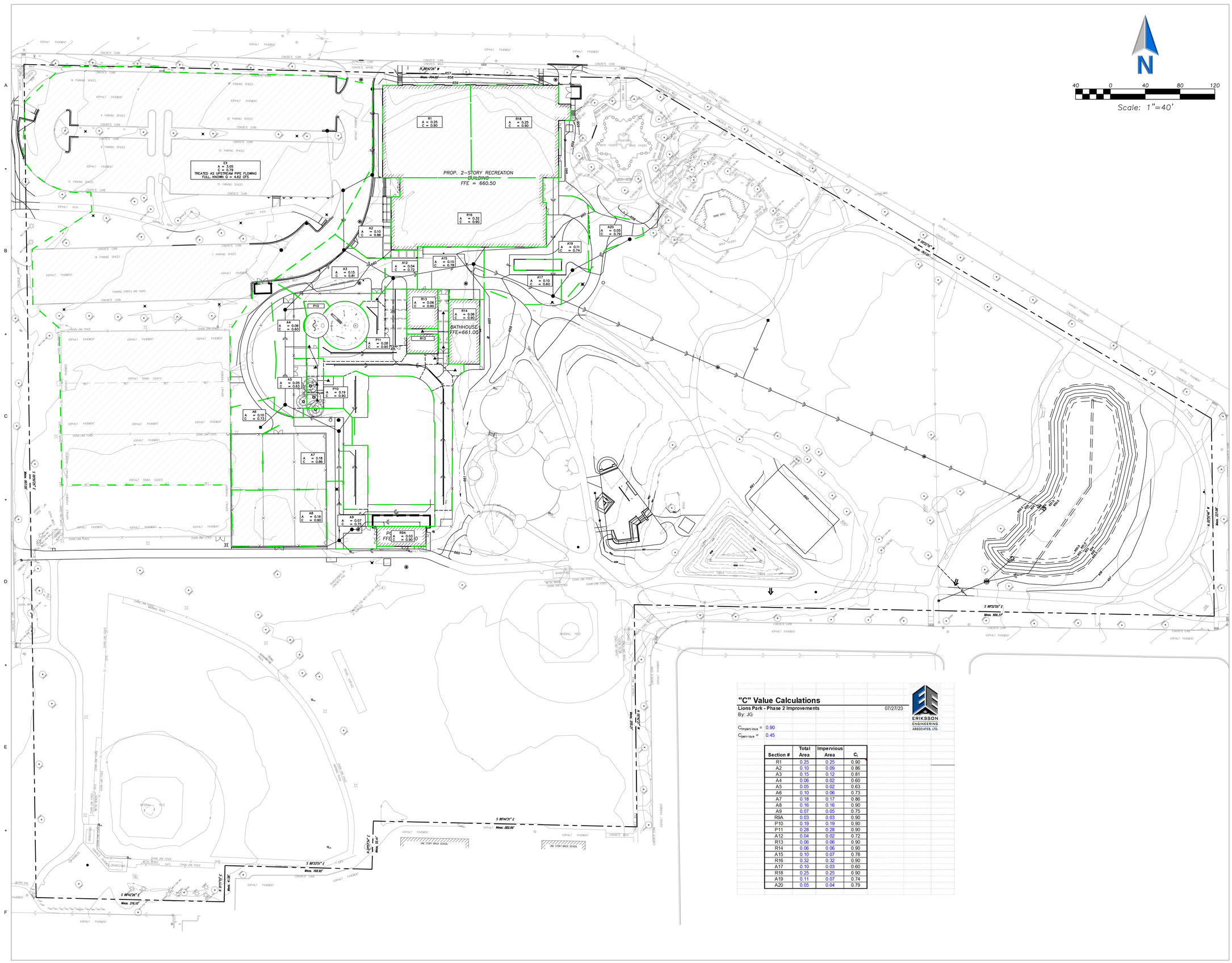
JEFF S. GELDMEYER
062-072792
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
EXPIRATION DATE: 11/30/2023

7 EXHIBIT R - MONITORING & MAINTENANCE EXHIBIT

CX03

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

EEA - P:\24214 - Nicholas - Lions Park Big Surf & Rec Center\Drawings\Site Plan - Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 2:07pm By: jgeldmyer



"C" Value Calculations

Lions Park - Phase 2 Improvements 07/27/23

By: JG

$C_{imperv\,ious}$ = 0.90

$C_{perv\,ious}$ = 0.45

Section #	Total Area	Impervious Area	C_i
R1	0.25	0.25	0.90
A2	0.10	0.09	0.86
A3	0.15	0.12	0.81
A4	0.06	0.02	0.60
A5	0.05	0.02	0.63
A6	0.10	0.06	0.73
A7	0.18	0.17	0.86
A8	0.16	0.16	0.90
A9	0.07	0.05	0.75
R9A	0.03	0.03	0.90
P10	0.19	0.19	0.90
P11	0.28	0.28	0.90
A12	0.04	0.02	0.72
R13	0.06	0.06	0.90
R14	0.06	0.06	0.90
A15	0.10	0.07	0.78
R16	0.32	0.32	0.90
A17	0.10	0.03	0.60
R18	0.25	0.25	0.90
A19	0.11	0.07	0.74
A20	0.05	0.04	0.79

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	STORMWATER SUBMITTAL	06/17/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

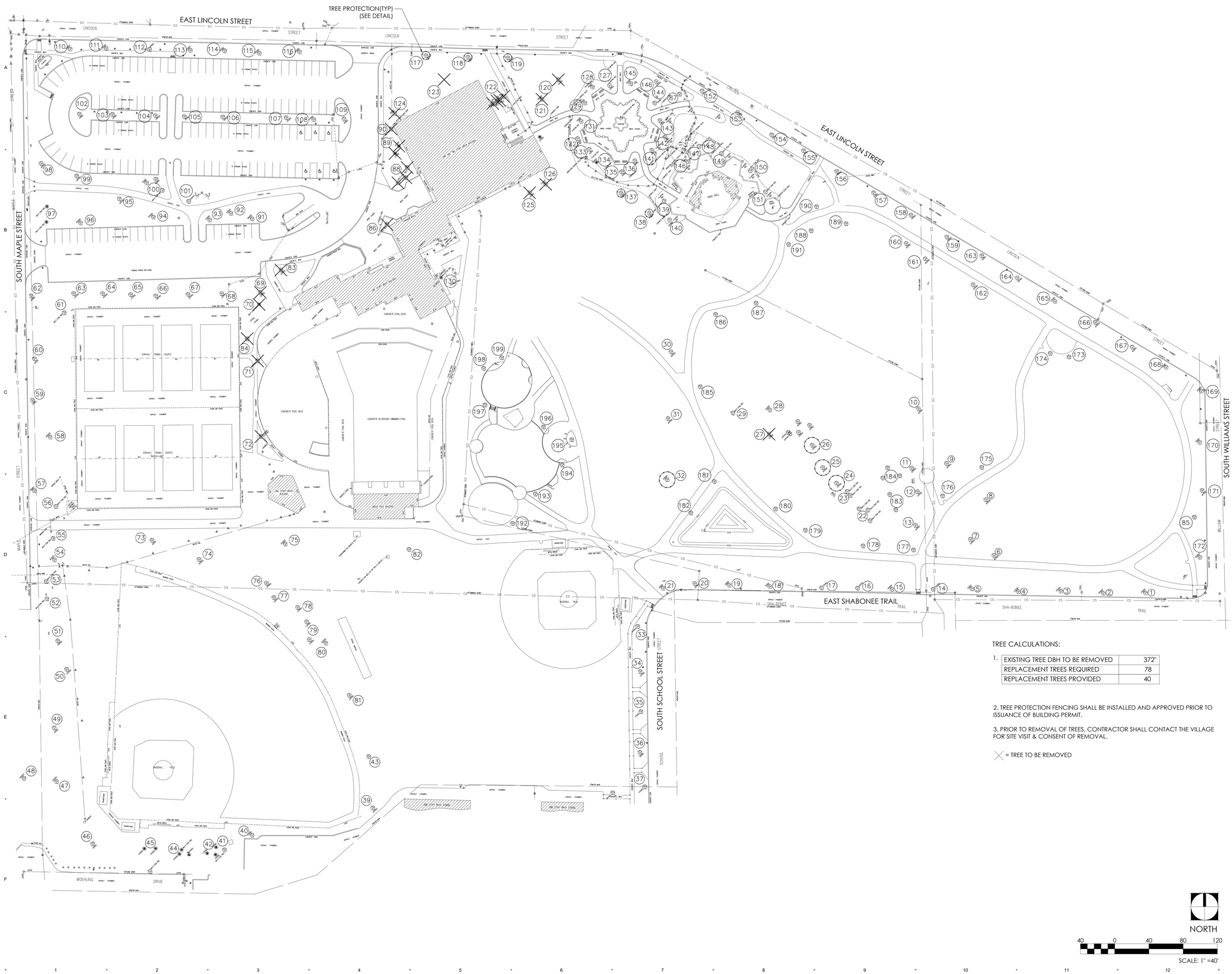
LICENSED PROFESSIONAL ENGINEER
JEFF S. GELDMYER
062-072792
OF ILLINOIS

EXPIRATION DATE: 11/30/2023

CATCHMENT AREA EXHIBIT

CX04

EEA – P:\24214 – Nicholas – Lions Park Big Surf & Rec Center\Drawings\Site Plan – Lions Park_Ph2.dwg
Plotted: 7/18/25 @ 2:07pm By: jgeldmyer



TREE CALCULATIONS:

1.

EXISTING TREE DBH TO BE REMOVED	372''
REPLACEMENT TREES REQUIRED	78
REPLACEMENT TREES PROVIDED	40

2. TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.

3. PRIOR TO REMOVAL OF TREES, CONTRACTOR SHALL CONTACT THE VILLAGE FOR SITE VISIT & CONSENT OF REMOVAL.

X = TREE TO BE REMOVED

NORTH

40 0 40 80 120

SCALE: 1" =40'

STUDIO 222 ARCHITECTS

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Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

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50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

REGISTERED LANDSCAPE ARCHITECT
Ted J. Stanton
157-001070
STATE OF ILLINOIS

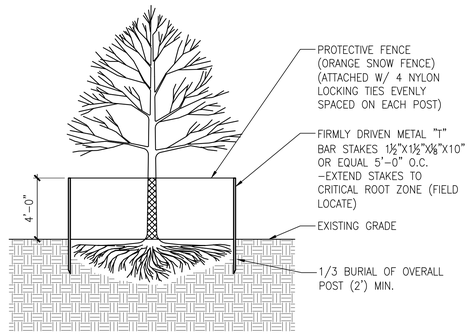
TREE REMOVALS & PRESERVATION PLAN

TP-100

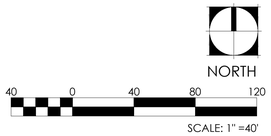
STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

TAG	COMMON NAME	TRUNK	DBH	CONDITION	NOTES
1	Maple	Single	12"	Good	REMAIN
2	Maple	Single	36"	Fair	REMAIN
3	Maple	Single	14"	Good	REMAIN
4	Maple	Single	22"	Good	REMAIN
5	Maple	Single	2"	Good	REMAIN
6	Maple	Single	36"	Fair	REMAIN
7	Maple	Single	24"	Good	REMAIN
8	Maple	Single	36"	Good	REMAIN
9	Locust	Single	36"	Good	REMAIN
10	Maple	Single	40"	Good	REMAIN
11	Maple	Single	24"	Fair	REMAIN
12	Maple	Single	24"	Good	REMAIN
13	Locust	Single	40"	Good	REMAIN
14	Maple	Single	14"	Good	REMAIN
15	Maple	Single	14"	Good	REMAIN
16	Linden	Single	8"	Good	REMAIN
17	Sweetgum	Single	3"	Good	REMAIN
18	Sweetgum	Single	3"	Good	REMAIN
19	Oak	Single	4"	Good	REMAIN
20	Oak	Single	4"	Good	REMAIN
21	Oak	Single	6"	Good	REMAIN
22	Maple	Multi	8", 10", 10"	2 Good, 1 Fair	REMAIN
23	Crabapple (2)	Multi	8", 10"	Good	REMAIN
24	Maple	Single	12"	Good	PROTECT
25	Oak	Single	24"	Good	PROTECT
26	Oak	Single	12"	Good	PROTECT
27	Maple	Single	12"	Good	REMOVE
28	Oak	Single	14"	Good	REMAIN
29	Sycamore	Multi	24", 30"	Good	REMAIN
30	Locust	Single	36"	Good	REMAIN
31	Locust	Single	36"	Good	REMAIN
32	Maple	Single	14"	Good	PROTECT
33	Sweet Gum	Single	18"	Good	REMAIN
34	Linden	Single	12"	Good	REMAIN
35	Sycamore	Single	4"	Good	REMAIN
36	Oak	Single	8"	Good	REMAIN
37	Sycamore	Single	12"	Good	REMAIN
38	Not Used				
39	Linden	Single	24"	Good	REMAIN
40	Maple	Single	4"	Good	REMAIN
41	Crabapple (2)	Multi		Poor	REMAIN
42	Spruce (3)	Single	12"	Fair	REMAIN
43	Linden	Single	4"	Fair	REMAIN
44	Spruce (3)	Single	12"	Fair	REMAIN
45	Spruce (2)	Multi	12", 12"	2 Good	REMAIN
46	Maple	Single	4"	Good	REMAIN
47	Maple	Single	12"	Good	REMAIN
48	Maple	Single	24"	Good	REMAIN
49	Maple	Single	4"	Good	REMAIN
50	Maple	Single	30"	Good	REMAIN
51	Maple	Single	24"	Good	REMAIN
52	Crabapple	Multi	8", 8", 8", 8"	Good	REMAIN
53	Crabapple	Multi	6", 8", 8", 8"	Good	REMAIN
54	Maple	Single	40"	Good	REMAIN
55	Crabapple	Multi	6", 8"	Fair	REMAIN
56	Hornbeam	Multi	2" Multiple	Good	REMAIN
57	Catalpa	Single	8"	Good	REMAIN
58	Maple	Single	36"	Good	REMAIN
59	Ginkgo	Single	4"	Good	REMAIN
60	Ginkgo	Single	4"	Good	REMAIN
61	Crabapple	Multi	8", 12"	Good	REMAIN
62	Hackberry	Single	6"	Good	REMAIN
63	Maple	Single	24"	Good	REMAIN
64	Maple	Single	40"	Good	REMAIN
65	Maple	Single	27"	Good	REMAIN
66	Maple	Single	36"	Good	REMAIN
67	Maple	Single	30"	Good	REMAIN
68	Maple	Single	22"	Good	REMAIN
69	Locust	Single	36"	Good	REMOVE
70	Yew Shrubs (2)	Multi	8"	Good	REMOVE
71	Locust	Single	36"	Good	REMOVE
72	Locust	Single	24"	Good	REMOVE
73	Maple	Single	4"	Good	REMAIN
74	Linden	Single	30"	Good	REMAIN
75	Linden	Single	24"	Good	REMAIN
76	Maple	Single	10"	Good	REMAIN
77	Maple	Single	10"	Good	REMAIN
78	Maple	Single	12"	Good	REMAIN
79	Maple (2)	Single	12", 12"	Good	REMAIN
80	Maple	Single	40"	Good	REMAIN
81	Linden	Single	24"	Good	REMAIN
82	Oak	Single	42"	Good	REMAIN
83	Locust	Single	24"	Good	REMOVE
84	Locust	Single	24"	Good	REMOVE
85	Coffeetree	Single	4"	Good	REMAIN
86	Maple	Multi	10", 4", 4", 6", 6"	Some Poor	REMOVE
87	Sycamore	Single	24"	Good	REMAIN
88	Red Wood (3)	Multi	16", 16", 16"	Good	REMOVE
89	Pine (2)	Multi	12", 12"	Good	REMOVE
90	Lilac	Multi		Good	REMOVE
91	Locust	Single	18"	Good	REMAIN
92	Locust	Single	12"	Good	REMAIN
93	Locust	Single	13"	Fair	REMAIN
94	Locust	Single	30"	Good	REMAIN
95	Locust	Single	28"	Good	REMAIN
96	Locust	Single	40"	Good	REMAIN
97	Yew Shrubs (2)	Multi		Good	REMAIN
98	Maple	Single	28"	Good	REMAIN
99	Locust	Single	38"	Good	REMAIN
100	Hawthorns (3)	Multi	8"	Fair	REMAIN
101	Locust	Single	30"	Good	REMAIN
102	Locust	Single	7"	Good	REMAIN
103	Locust	Single	4"	Good	REMAIN
104	Maple	Single	15"	Good	REMAIN
105	Locust	Single	4"	Good	REMAIN
106	Maple	Single	10"	Fair	REMAIN
107	Maple	Single	12"	Poor	REMAIN
108	Maple	Single	12"	Fair	REMAIN
109	Locust	Single	4"	Good	REMAIN
110	Maple	Single	30"	Fair	REMAIN
111	Tulip Poplar	Single	6"	Good	REMAIN
112	Tulip Poplar	Single	6"	Good	REMAIN
113	Hackberry	Single	12"	Good	REMAIN
114	Hornbeam	Single	6"	Good	REMAIN
115	Maple	Single	18"	Fair	REMAIN
116	Locust	Single	10"	Good	REMAIN
117	Maple	Single	20"	Good	PROTECT
118	Hickory	Single	2"	Good	PROTECT
119	Maple	Single	19"	Fair	PROTECT

TAG	COMMON NAME	TRUNK	DBH	CONDITION	NOTES
120	Maple	Single	24"	Good	REMOVE
121	Oak	Single	18"	Good	REMOVE
122	Hedge Maple (4)	Multi	8"	Fair	REMOVE
123	Pine	Single	24"	Fair	REMOVE
124	Mulberry	Single	8"	Poor	REMOVE
125	Ash	Single	12"	Fair	REMOVE
126	Ash	Single	12"	Fair	REMOVE
127	Crabapple	Single	6"	Good	REMAIN
128	Crabapple	Single	4"	Good	REMAIN
129	Crabapple	Single	6"	Good	REMAIN
130	Unknown				REMOVE
131	Crabapple	Single	6"	Good	REMAIN
132	Crabapple	Single	4"	Good	REMAIN
133	Crabapple	Single	4"	Good	REMAIN
134	Spurce	Single	15"	Good	REMAIN
135	Crabapple	Single	4"	Good	REMAIN
136	Crabapple	Single	4"	Good	REMAIN
137	Locust	Single	36"	Good	PROTECT
138	Locust	Single	20"	Good	PROTECT
139	Crabapple	Single	3"	Good	REMAIN
140	Maple	Single	36"	Good	REMAIN
141	Crabapple	Single	4"	Good	REMAIN
142	Crabapple	Single	4"	Good	REMAIN
143	Crabapple	Single	6"	Good	REMAIN
144	Crabapple	Single	4"	Good	REMAIN
145	Crabapple	Single	4"	Good	REMAIN
146	Crabapple	Multi	8"	Good	REMAIN
147	Crabapple	Multi	8"	Good	REMAIN
148	Crabapple	Multi	8"	Good	REMAIN
149	Crabapple	Multi	6"-10"	Good	REMAIN
150	Crabapple	Multi	8"	Good	REMAIN
151	Crabapple	Multi	8"	Good	REMAIN
152	Elm	Single	7"	Good	REMAIN
153	Locust	Single	7"	Good	REMAIN
154	Catalpa	Single	2"	Good	REMAIN
155	Buckeye	Single	4"	Good	REMAIN
156	Maple	Single	18"	Fair	REMAIN
157	Oak	Single	8"	Good	REMAIN
158	Maple	Single	16"	Good	REMAIN
159	Maple	Single	12"	Fair	REMAIN
160	Maple	Single	30"	Good	REMAIN
161	Maple	Single	36"	Good	REMAIN
162	Maple	Single	40"	Good	REMAIN
163	Ginkgo	Single	2"	Good	REMAIN
164	Maple	Single	16"	Good	REMAIN
165	Linden	Single	12"	Good	REMAIN
166	Maple	Single	24"	Good	REMAIN
167	Maple	Single	16"	Good	REMAIN
168	Oak	Single	2"	Dead	REMAIN
169	Maple	Single	24"	Fair	REMAIN
170	Ginkgo	Single	2"	Good	REMAIN
171	Maple	Single	36"	Good	REMAIN
172	Coffeetree	Single	36"	Fair	REMAIN
173	Oak	Single	2.5"	Good	REMAIN
174	Oak	Single	2.5"	Good	REMAIN
175	Buckeye	Single	2.5"	Good	REMAIN
176	Buckeye	Single	2.5"	Good	REMAIN
177	Ginkgo	Single	2.5"	Good	REMAIN
178	Ginkgo	Single	2.5"	Good	REMAIN
179	Coffeetree	Single	2.5"	Good	REMAIN
180	Coffeetree	Single	2.5"	Good	REMAIN
181	Oak	Single	2.5"	Good	REMAIN
182	Oak	Single	2.5"	Good	REMAIN
183	Hickory (2)	Single	2.5"	Good	REMAIN
184	Catalpa (3)	Single	2.5"	Good	REMAIN
185	London Planetree	Single	2.5"	Good	REMAIN
186	Oak	Single	2.5"	Good	REMAIN
187	Oak	Single	2.5"	Good	REMAIN
188	Ginkgo	Single	2.5"	Good	REMAIN
189	Ginkgo	Single	2.5"	Good	REMAIN
190	Ginkgo	Single	2.5"	Good	REMAIN
191	Oak	Single	2.5"	Good	REMAIN
192	Coffeetree	Single	2.5"	Good	REMAIN
193	Chicagoland Hackberry	Single	2.5"	Good	REMAIN
194	Chicagoland Hackberry	Single	2.5"	Good	REMAIN
195	Oak	Single	2.5"	Good	REMAIN
196	London Planetree	Single	2.5"	Good	REMAIN
197	Oak	Single	2.5"	Good	REMAIN
198	Ginkgo	Single	2.5"	Good	REMAIN
199	Ginkgo	Single	2.5"	Good	REMAIN



TREE PROTECTION FENCE
SCALE: NTS LS_Tree_Protection



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MPPD LIONS RECREATION CENTER

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MOUNT PROSPECT, IL 60056

	PUD RE-SUBMITTAL	07/18/2025
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	75% CDs	06/19/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

Ted J. Stanton
157-001070
STATE OF ILLINOIS
REGISTERED LANDSCAPE ARCHITECT

TREE SURVEY TAGS & DETAIL

TP-101

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

NOTE: ALL DISTRUBED AREAS TO BE RESTORED BY SOD & SEED AND BLANKET.

EAST LINCOLN STREET

SOUTH MAPLE STREET

ORNAMENTAL GRASSES (TYP)

PROP. 2-STORY RECREATION BUILDING
FFE = 660.50

PERENNIALS (TYP)

ORNAMENTAL TREES(TYP)

GROUND COVER(TYP)

EVERGREEN TREES(TYP)

SEASONAL ICE RINK 44x80

BATHHOUSE FFE=661.00

SHADE TREE (TYP)

DECIDUOUS SHRUBS (TYP)

EVERGREEN SHRUBS (TYP)

NORTHWEST AREA (SEE SHEET LP-101)
SOUTHWEST AREA (SEE SHEET LP-102)

NORTHEAST AREA (SEE SHEET LP-103)
SOUTHEAST AREA (SEE SHEET LP-104)

POOL MECH
FFE = 661.00

NATURALIZED STORM BASIN

SOUTH WILLIAMS STREET

EAST SHABONEE TRAIL

SOUTH SCHOOL STREET

BASEBALL FIELD

ASPHALT TENNIS COURTS

ONE STORY BRICK SCHOOL

NORTH

SCALE: 1" =40'

STUDIO 222 ARCHITECTS

901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

DesignPerspectives INC.
Grounded in Creativity

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Telephone: (630) 606-0776
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MPPD LIONS RECREATION CENTER

411 S MAPLE ST
MOUNT PROSPECT, IL 60056

PUD RE-SUBMITTAL	07/18/2025
90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

Ted J. Stanton
157-001070
REGISTERED LANDSCAPE ARCHITECT
STATE OF ILLINOIS

LANDSCAPE PLAN-OVERALL

LP-100

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

NOTE: ALL DISTRUBED AREAS TO BE RESTORED BY SOD & SEED AND BLANKET.

EAST LINCOLN STREET

SOUTH MAPLE STREET

SOUTH WILLIAMS STREET

EAST SHABONEE TRAIL

SOUTH SCHOOL STREET

PROP. 2-STORY RECREATION BUILDING FFE = 660.50

BATHHOUSE FFE=661.00

POOL MECH FFE = 661.00

ALTERNATE No. 1 SPLASH PAD (DEDUCT SOD 7000 SF)

ORNAMENTAL TREES(TYP)

GROUND COVER(TYP)

ORNAMENTAL GRASSES (TYP)

PERENNIALS (TYP)

EVERGREEN TREES(TYP)

SEASONAL ICE RINK 44x90

SHADE TREE (TYP)

DECIDUOUS SHRUBS (TYP)

EVERGREEN SHRUBS (TYP)

ALTERNATE No. 2 SKATE PLAZA (ADD 3 EVERGREEN, 21 SHRUB PLANTINGS & SEEDING)

ALTERNATE No. 3 OUTDOOR BASKETBALL COURT (ADD 5 EVERGREEN TREES & SEEDING)

NATURALIZED STORM BASIN

NORTHWEST AREA (SEE SHEET LP-101)
SOUTHWEST AREA (SEE SHEET LP-102)

NORTHEAST AREA (SEE SHEET LP-103)
SOUTHEAST AREA (SEE SHEET LP-104)

BASEBALL FIELD

ASPHALT TENNIS COURTS

ONE STORY BRICK SCHOOL

NORTH

40 0 40 80 120

SCALE: 1" =40'

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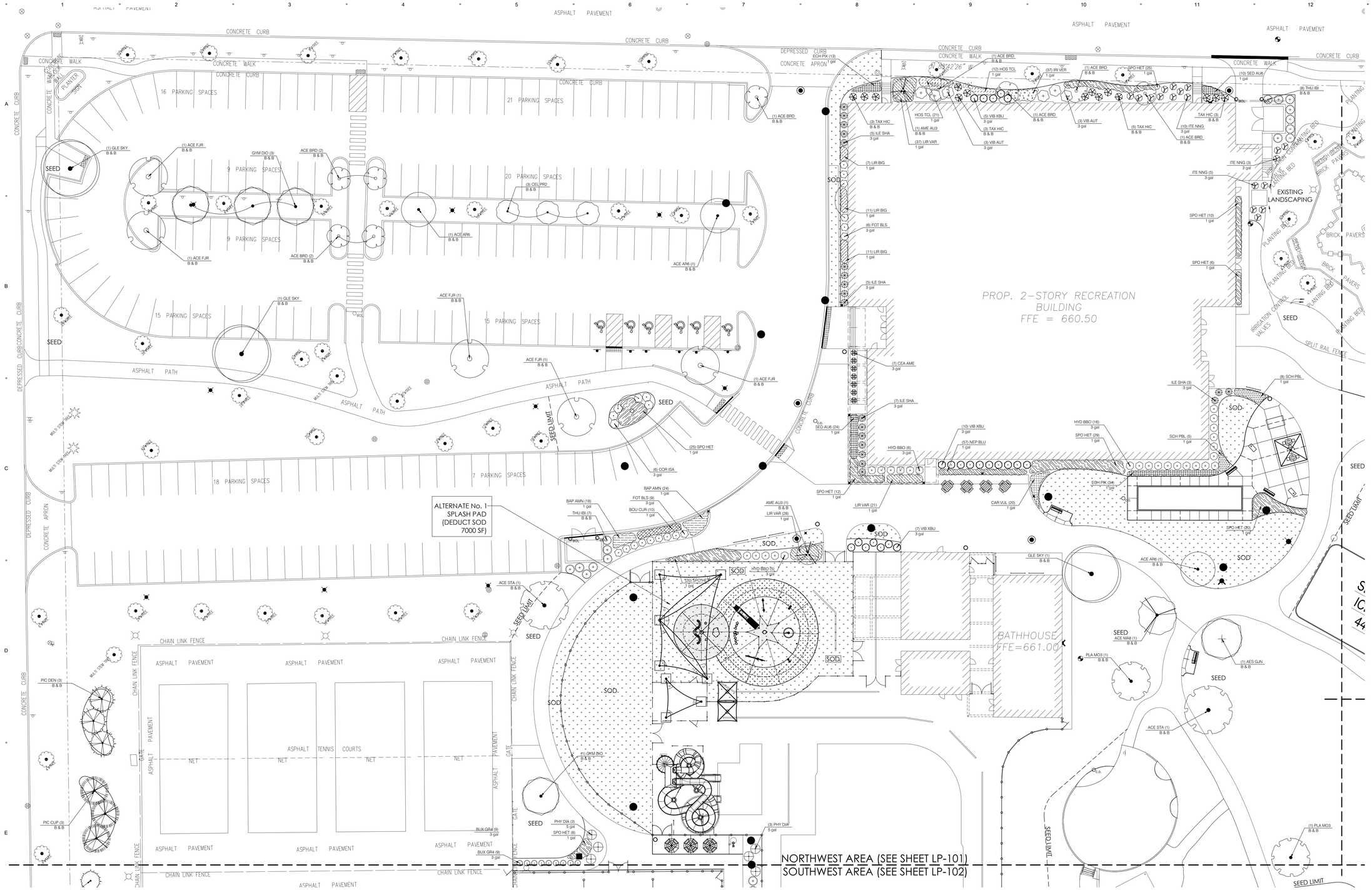
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50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

LICENSED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

LANDSCAPE PLAN-OVERALL (ALTERNATES)

LP-100-ALT

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003



NORTH

20 0 20 40 60

SCALE: 1" =20'

STUDIO 222 ARCHITECTS
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PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

ILLINOIS LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

LANDSCAPE PLAN-NORTHWEST

LP-101

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

NORTHWEST AREA (SEE SHEET LP-101)
SOUTHWEST AREA (SEE SHEET LP-102)

ALTERNATE No. 2
SKATE PLAZA
(ADD 21 SHRUB
PLANTINGS &
SEEDING)

POOL MECH
FFE = 661.00

SEED 8' FROM
PATH EDGE (TYP)

TRANSFORMER ON
CONCRETE PAD

CONCRETE PAD WITH CUT-OFF PIPE
AT SURFACE

ASPHALT PAVEMENT
CONCRETE CURB
CHAIN LINK FENCE
GATE
NET
TENNIS COURTS
SEED
SEED LIMIT
GRANDSTAND
METAL BENCH
BASEBALL FIELD
ONE STORY BRICK SCHOOL
CONCRETE WALK
GUARD RAIL
SCORE BOARD
WARNING TRACK
GRAVEL SURFACE
AERIAL WIRES
ELECTRIC EQUIPMENT
SWINGING GATE
DEPRESSED CURB
SPRINKLER
BOL
DIVOT

PIN STR (1) B & B
PIC DEN (3) B & B
PIN STR (3) B & B
BUX GRA (9) 3 gal
(17) THU IBI B & B
(63) PHY DIA 5 gal
(9) SPO HET 1 gal
(4) THU SMA B & B
(26) SPO HET 1 gal
(14) SCH PBL 1 gal
(15) SPO HET 1 gal
ABO MOT (5) 3 gal
(5) SCH PBL 1 gal
(1) ACE AR6 B & B
(9) COR ISA 3 gal
(15) CAR VUL 1 gal
THU SMA (7) B & B
VIB XBU (7) 3 gal
ILE SHA (3) 3 gal
THU SMA (4) B & B

S 00°50'39" E
Meas. 957.05'

S 88°44'31" E
Meas. 1082.89'

S 88°33'51" E
Meas. 168.90'

S 88°42'26" E
Meas. 216.10'

N 01°17'34" E
Meas. 55.41'

N 01°17'34" E
Meas. 41.58'

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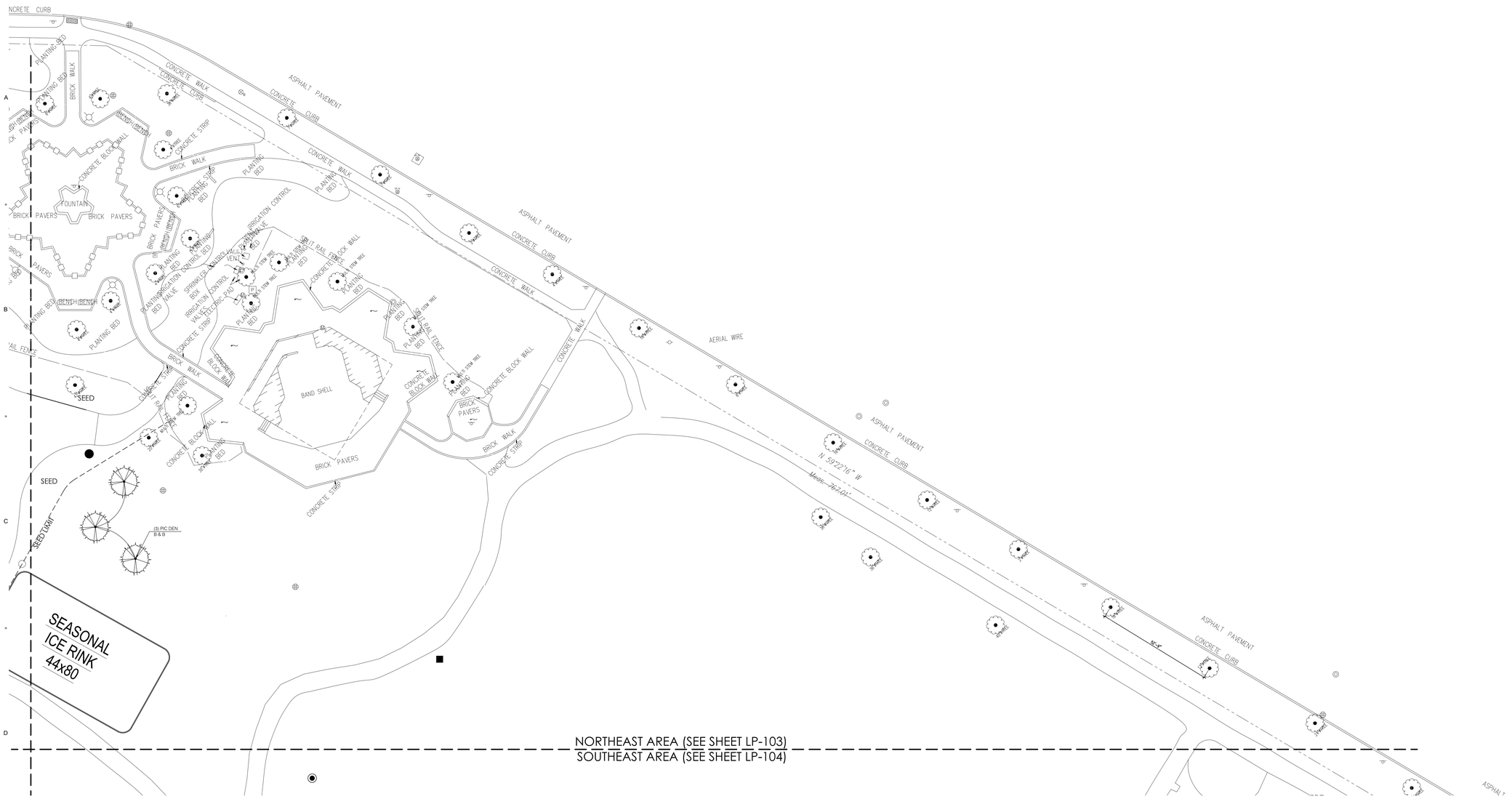
Ted J. Stanton
LICENSED LANDSCAPE ARCHITECT
157-001070
STATE OF ILLINOIS

LANDSCAPE
PLAN-SOUTHWEST

LP-102

NORTH
SCALE: 1" =20'

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003



STUDIO 222 ARCHITECTS
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	DESIGN DEVELOPMENT	03/13/2025

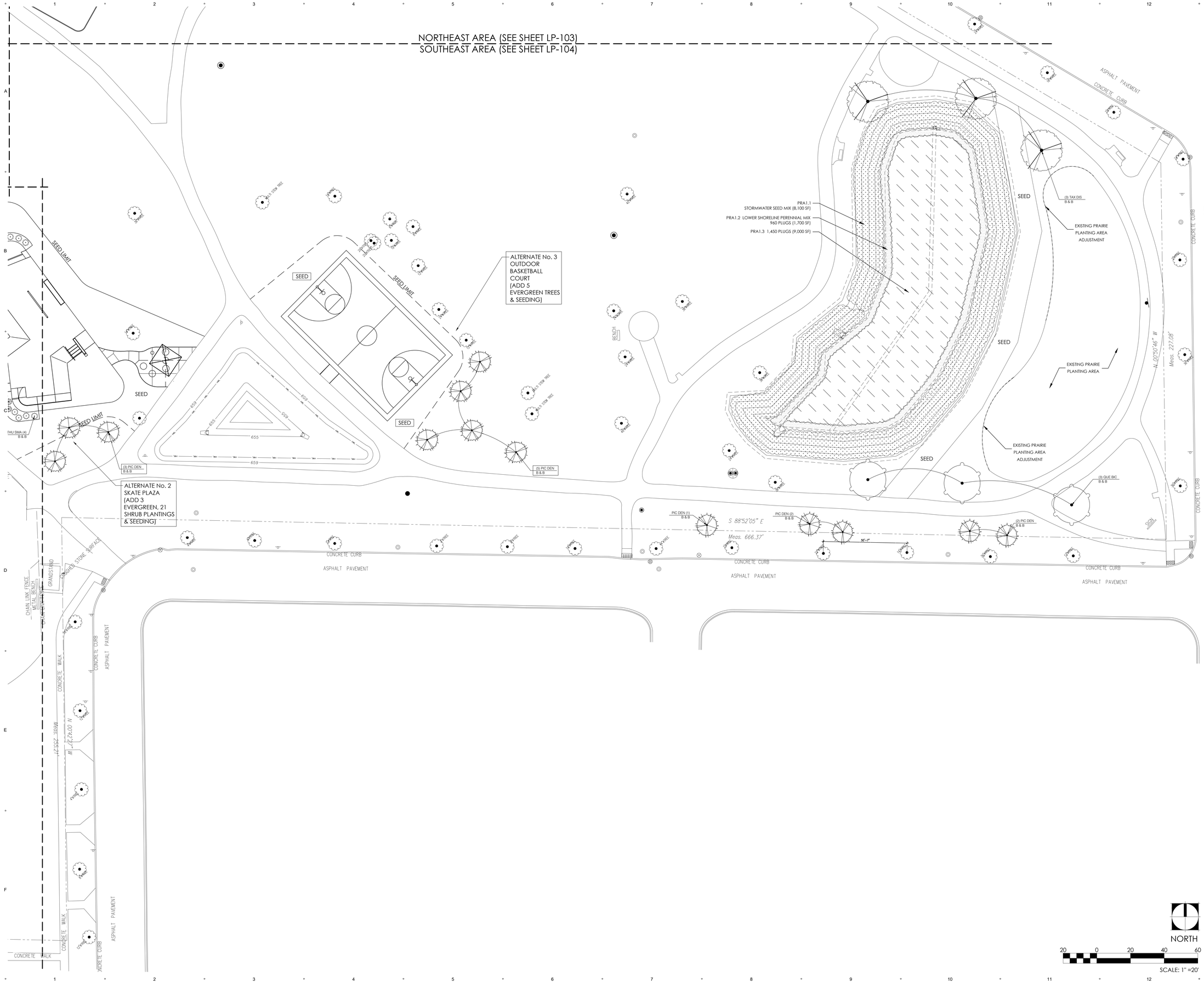
REGISTERED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

LANDSCAPE PLAN-NORTHEAST

LP-103

NORTH
20 0 20 40 60
SCALE: 1" =20'

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003



NORTH

20 0 20 40 60

SCALE: 1" =20'

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

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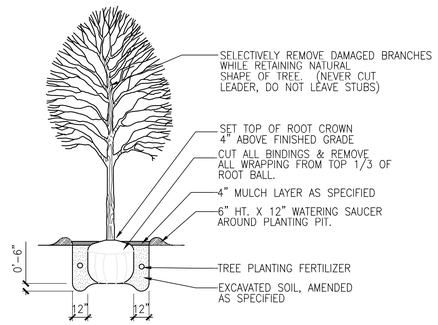
PUD RE-SUBMITTAL	07/18/2025
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50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

Tod J. Stanton
157-001070
STATE OF ILLINOIS
REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE
PLAN-SOUTHEAST

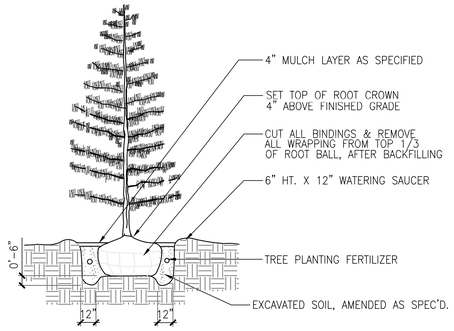
LP-104

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003



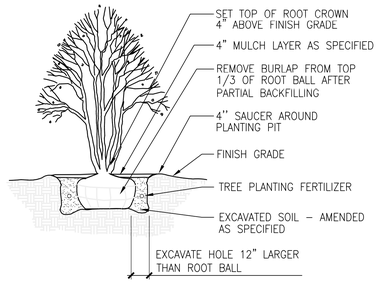
1 SHADE TREE PLANTING

SCALE: NTS



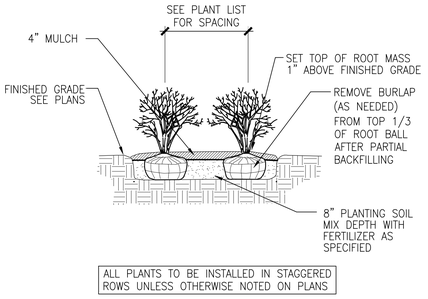
2 EVERGREEN TREE PLANTING

SCALE: 1/4"=1'-0" DT-evergreen-gyn



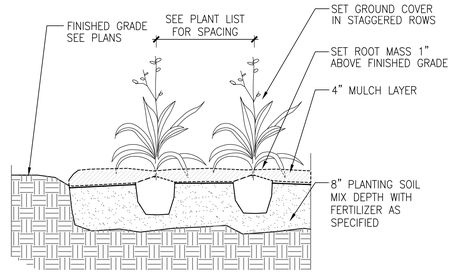
3 ORNAMENTAL TREE PLANTING

SCALE: 1/4"=1'-0" DT-ornamentaltree-gyn



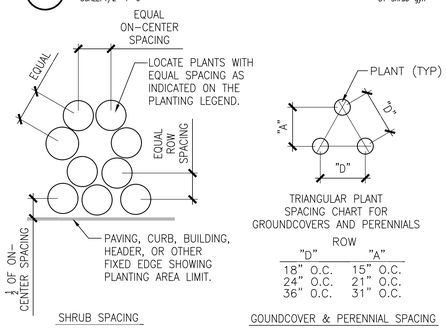
4 SHRUB PLANTING

SCALE: 1/2"=1'-0" DT-shrub-gyn



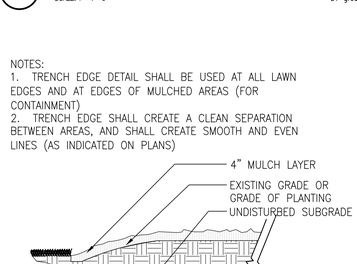
5 GROUNDCOVER PLANTING

SCALE: 1"-1'-0" DT-groundcover-gyn



6 PLANT SPACING DETAIL

SCALE: 1/2"=1'-0" DT-plantspace-gyn



7 TRENCH EDGE DETAIL

SCALE: 1"-1'-0" DT-ls-trench-gyn

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. SEE CONSTRUCTION NOTES.

2. DO NOT WILLFULLY PROCEED WITH PLANTINGS AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY NECESSARY REVISIONS AND COSTS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AND/OR SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.

4. THE LANDSCAPE CONTRACTOR IS TO RECEIVE THE SITE AT +/– 1/10TH OF AN INCH. THE LANDSCAPE CONTRACTOR SHALL OBTAIN A LETTER OF GRADE FROM THE GENERAL CONTRACTOR PRIOR TO BEGINNING WORK.

5. REFER TO SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.

6. ALL TREES SHALL BE TAGGED BY THE PROJECT MANAGER AT A NURSERY SELECTED BY THE LANDSCAPE CONTRACTOR OR AT THE DISCRETION OF THE PROJECT MANAGER.

7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE PROJECT MANAGER PRIOR TO DIGGING ANY HOLES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROJECT MANAGER ADEQUATE ADVANCE NOTICE FOR ON-SITE APPROVALS. THE LANDSCAPE CONTRACTOR IS TO THE FOLLOWING BEFORE BEGINNING INSTALLING PLANTINGS:

SHRUBS – LAY OUT THE ACTUAL CONTAINERS ON-SITE BEFORE DIGGING HOLES.

TREES – STAKE THE LOCATIONS BEFORE DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE PROJECT MANAGER MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.

8. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

9. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF AREAS ON THE SITE AND THE DRAWINGS, CONTACT THE PROJECT MANAGER FOR RESOLUTION.

10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANTS FREE OF PESTS AND/OR DISEASES. PRE-SELECTED OR "PROJECT MANAGER TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE LANDSCAPE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL PER THE SPECIFICATIONS.

11. GROUNDCOVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS INDICATED ON THE PLANS.

12. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED.

13. ALL TREES, SHRUB AND GROUNDCOVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED PER DETAILS.

14. ALL MULCH TO BE DOUBLE SHREDDED HARDWOOD MULCH, BROWN IN COLOR MINIMUM 4" THICK.

15. TREES SHALL BE SET BACK A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES, FIRE HYDRANTS, TRANSFORMERS AND SWITCH CANS. TREES SHALL BE SET BACK A MINIMUM OF FIVE (5') HORIZONTALLY FROM SANITARY SEWER AND WATER SERVICES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS UNDER THE APPROVAL OF OWNER.

16. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: 5/1 – 6/15
2. FALL PLANTING: 9/15 – 12/1

8 PLANTING NOTES

SCALE: NTS DT-plantnote-gyn

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
TREES					
ACE STA	Acer miyabei `State Street` / Miyabei Maple	B & B	2.5"Cal	2	
ACE FJR	Acer rubrum 'Frank Jr.' / Redpointe® Maple	B & B	2.5"Cal	5	
ACE BRD	Acer rubrum `Bowhall` / Bowhall Red Maple	B & B	2.5"Cal	9	
ACE AR6	Acer x freemanii `Armstrong` / Armstrong Freeman Maple	B & B	2.5"Cal	4	
ACE MA8	Acer x freemanii `Marmo` / Marmo Maple	B & B	2.5"Cal	1	
AES GJN	Aesculus glabra 'JN Select' TM / Early Glow Ohio Buckeye	B & B	2.5"Cal	1	
AME AU3	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	6' H. (Multi-Stem)	2	
CEL PR2	Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry	B & B	2.5"Cal	3	
GLE SKY	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	2.5"Cal	3	
GYM DIO	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	2.5"Cal	4	
PIC CUP	Picea abies `Cupressina` / Norway Spruce	B & B	6` H.	3	
PIC DEN	Picea glauca `Densata` / Black Hills Spruce	B & B	6` H.	14	
PIN STR	Pinus strobus / White Pine	B & B	6` H.	4	
PLA MO3	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree	B & B	2.5"Cal	2	
QUE BIC	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	3	
TAX DIS	Taxodium distichum / Bald Cypress	B & B	2.5"Cal	3	
SHRUBS					
ARO AUT	Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry	3 gal	15" H.	3	
BUX GR4	Buxus x `Green Mountain` / Boxwood	3 gal	15" H.	9	
CEA AME	Ceanothus americanus / New Jersey Tea	3 gal	15" H.	7	
COR ISA	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	3 gal	15" H.	9	
FOT BLS	Fothergilla x intermedia 'Blue Shadow' / Blue Shadow Fothergilla	3 gal	15" H.	15	
HYD BBO	Hydrangea paniculata 'ILVOBO TM / Bobo Panicle Hydrangea	3 gal	15" H.	27	
ILE SHA	Ilex glabra `Shamrock` / Inkberry	3 gal	15" H.	23	
ITE NNG	Itea virginica 'SMNIVDFC' / Scentlandia® Sweetspire	3 gal	15" H.	18	
PHY DIA	Physocarpus opulifolius `Monlo` TM / Diabolo Purple Ninebark	5 gal	30" H.	9	
TAX HIC	Taxus x media 'Hicksii' / Hicks Yew	B & B	4`H	14	
THU SMA	Thuja occidentalis `Smaragd` / Emerald Green Arborvitae	B & B	4`H	15	
THU IBI	Thuja x plicata 'Junior Giant' / Junior Green Giant Arborvitae	B & B	4`H	32	
VIB AUT	Viburnum dentatum `Autumn Jazz` / Southern Arrowwood	3 gal	15" H.	6	
VIB XBU	Viburnum x burkwoodii 'Duvone' / American Spice™ Viburnum	3 gal	15" H.	29	

CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
GROUND COVERS					
BAP AMN	Baptisia australis minor / Dwarf Blue Wild Indigo	1 gal	24" o.c.	42	
BOU CUR	Bouteloua curtipendula / Side Oats Grama	1 gal	36" o.c.	10	
CAR VUL	Carex vulpinoidea / Fox Sedge	1 gal	24" o.c.	54	
ECH PIX	Echinacea x `Pixie Meadowbrite` / Pixie Meadowbrite Purple Coneflower	1 gal	24" o.c.	47	
HOS TCL	Hosta x 'Touch of Class' / Touch of Class Hosta	1 gal	24" o.c.	33	
IRI VER	Iris versicolor / Blue Flag	1 gal	18" o.c.	37	
LIR VAR	Liriope muscari 'Variegata' / Variegated Lilyturf	1 gal	24" o.c.	86	
LIR BIG	Liriope muscari `Big Blue` / Big Blue Lilyturf	1 gal	24" o.c.	29	
NEP BLU	Nepeta x faassenii 'Blue Wonder' / Blue Wonder Catmint	1 gal	18" o.c.	57	
SCH PBL	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem	1 gal	30" o.c.	45	
SED AU6	Sedum spectabile `Autumn Joy` / Stonecrop	1 gal	24" o.c.	34	
SPO HET	Sporobolus heterolepis / Prairie Dropseed	1 gal	30" o.c.	272	
PLUGS					
PRA1.3	Basin Native Forb				
	Sparganium eurycarpum / Common Bur-Reed	#32	36" o.c.	1450	
PRA1.2	Lower Shoreline Native Mix				
	Aster novae-angliae / New England Aster	#32	16" o.c.	160	
	Carex comosa / Longhair Sedge	#32	16" o.c.	160	
	Carex granularis / Meadow Sedge	#32	16" o.c.	160	
	Elymus virginicus / Virginia Wild Rye	#32	16" o.c.	160	
	Verbena hastata / Blue Vervain	#32	16" o.c.	160	
	Vernonia fasciculata / Ironweed	#32	16" o.c.	160	
SEED & SOD					
PRA1.1	Stormwater Native Seed Mix with Lightweight Erosion Control Blanket			8,100 SF	
SEED	Bluegrass, Fescue, Ryegrass Seed Mix with Lightweight Erosion Control Blanket (Allowance)			35,000 SF	
SOD	Premium Bluegrass Sod			18,500 SF	
ALTERNATE 1					
SOD	Premium Bluegrass Sod			DEDUCT (7,000 SF)	
ALTERNATE 2					
PIC DEN	Picea glauca `Densata` / Black Hills Spruce	B & B	6` H.	3	
THU SMA	Thuja occidentalis `Smaragd` / Emerald Green Arborvitae	B & B	4`H	15	
VIB XBU	Viburnum x burkwoodii 'Duvone' / American Spice™ Viburnum	3 gal	15" H.	7	
ILE SHA	Ilex glabra `Shamrock` / Inkberry	3 gal	15" H.	3	
SEED	Bluegrass, Fescue, Ryegrass Seed Mix with Lightweight Erosion Control Blanket (Allowance)			6,500 SF	
ALTERNATE 3					
PIC DEN	Picea glauca `Densata` / Black Hills Spruce	B & B	6` H.	5	
SEED	Bluegrass, Fescue, Ryegrass Seed Mix with Lightweight Erosion Control Blanket (Allowance)			3,500 SF	

Stormwater

A wetland seed mix for saturated soils in a detention pond or for seeding a saturated basin, this mix will tolerate highly fluctuating water levels and poor water quality associated with urban stormwater wetlands and ponds. For detention basins that experience long, dry periods, use the Economy Prairie seed mix in the upper third to half of the basin area in combination with this mix. This seed mix includes at least 10 of 12 native permanent grass and sedge species and 13 of 17 native forb species. Apply at 32.97 PLS pounds per acre.

Botanical Name	Common Name	PLS Oz/Acre
Permanent Grasses/Sedges		
Bolboschoenus fluviatilis	River Bulrush	1.00
Carex cristatella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	2.00
Elymus virginicus	Virginia Wild Rye	24.00
Glyceria striata	Fowl Manna Grass	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Great Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	41.50
Temporary Cover		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
Forbs		
Alisma subcordatum	Common Water Plantain	2.50
Asclepias incarnata	Swamp Milkweed	2.00
Bidens spp.	Bidens Species	2.00
Eupatorium perfoliatum	Common Boneset	1.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica v. shrevei	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.50
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonecrop	0.50
Persicaria spp.	Pinkweed Species	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	2.00
Symphyotrichum lanceolatum	Panicled Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	26.00

STORMWATER NATIVE SEED MIX MARTENSON TURF PRODUCTS, INC.
P.O. BOX 218
250 WEST ADAMS
WATERMAN, IL 60556
IL PERMIT #2411

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50% CDs	05/15/2025
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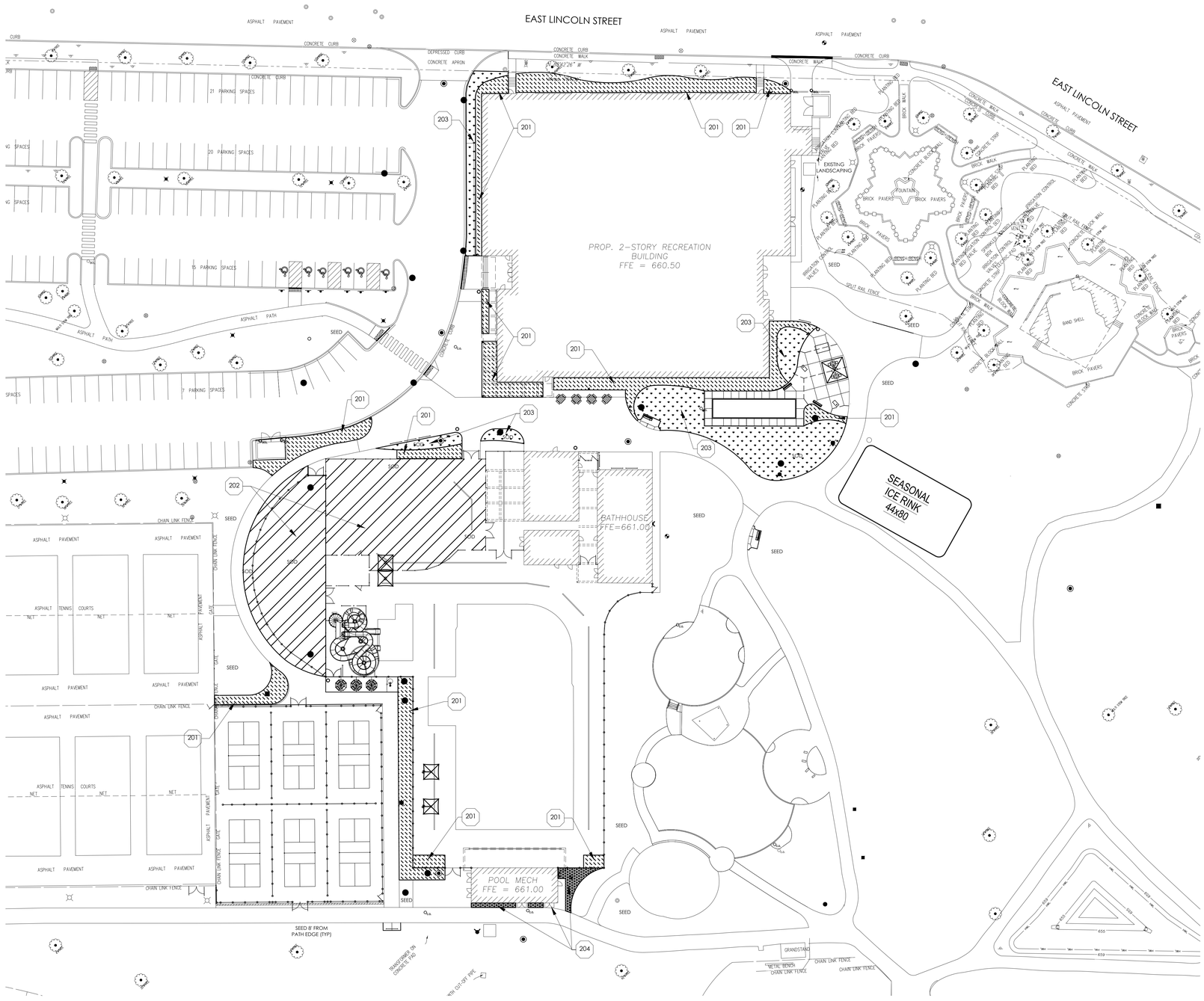
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057-001070
REGISTERED LANDSCAPE ARCHITECT
STATE OF ILLINOIS

LANDSCAPE DETAILS

LP-500

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

NOTE: ALL DISTRUBED AREAS TO BE RESTORED BY SOD & SEED AND BLANKET.



200 IRRIGATION LEGEND

HATCH	SYMBOL	DESCRIPTION
	201	PLANTING BED AREA (MISTERS AND/OR DRIP LINE IRRIGATION)
	202	TURF AREA (ROTOR IRRIGATION)
	203	ALTERNATE 10: TURF AREA (ROTOR IRRIGATION)
	204	ALTERNATE 10: PLANTING BED AREA (MISTERS AND/OR DRIP IRRIGATION)

NORTH

30 0 30 60 90

SCALE: 1" =30'

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Tod J. Stanton
157-001070
STATE OF ILLINOIS
REGISTERED LANDSCAPE ARCHITECT

IRRIGATION EXHIBIT

LI-100

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

LAYOUT PLAN NORTH
OUTDOOR GAME AREA
& SITE AMENITIES PLAN
ENLARGEMENT
(SEE SHEET LS-103)

LAYOUT PLAN SOUTH
SPLASH PAD & POOL DECK
PLAN ENLARGEMENT
(SEE SHEET LS-102)

LAYOUT PLAN WEST
PICKLEBALL COURTS
PLAN ENLARGEMENT
(SEE SHEET LS-101)

LAYOUT PLAN EAST
BASKETBALL COURT &
SKATE PARK PLAN
ENLARGEMENT
(SEE SHEET LS-104)
(ALTERNATES No.2 &
No.3)

PROP. 2-STORY RECREATION
BUILDING
FFE = 660.50

BATHHOUSE
FFE=661.00

POOL MECH
FFE = 661.00

SEASONAL
ICE RINK
44x80

SOUTH AREA (SEE SHEET LS-102)

NORTH AREA (SEE SHEET LS-103)

WEST AREA (SEE SHEET LS-101)

EAST AREA (SEE SHEET LS-104)

BIKE RACK
(9 BIKE)

LITTER CAN
(TYP)

ADA
PICNIC TABLE
(TYP)

PICNIC TABLES
(TYP)

CONCRETE
PAD WITH
BENCH (TYP)

BENCH (TYP)

PING
PONG
TABLE

14' SQ METAL
SINGLE POST
PARK SHELTER

GAME TABLES
(TYP)

CORNHOLE
(BAGS)

BOCCE COURT

CONCRETE
PAD WITH
BENCH (TYP)

PICNIC TABLE
WITH UMBRELLA
(TYP)

SPLASH PAD
(ALTERNATE No. 1)

ADA
PICNIC
TABLE WITH
UMBRELLA
(TYP)

DRINKING
FOUNTAIN

10' HIGH WINDSCREEN
ON ALL EXTERIOR SIDES
OF EXISTING TENNIS
COURT BY TENN-AIR OPEN
BY PUTTERMAN ATHELTICS

8' HIGH SINGLE
GATE
(COURT
ACCESS)

6' HIGH SINGLE
GATES (TYP)
(COURT ACCESS)

6' HIGH PERIMETER
VINYL COATED
CHAIN LINK
FENCE WITH
WINDSCREEN

SIX LIGHTED
PICKLEBALL
COURTS

4' HIGH INTERNAL
VINYL COATED
CHAIN LINK
FENCE WITH
PROTECTIVE CAP

6' HIGH SINGLE
GATES (TYP)
(COURT ACCESS)

6' HIGH DOUBLE
GATE
(MAINTENANCE
ACCESS)

EXISTING SINGLE
GATE TO REMAIN
EXISTING DOUBLE GATE TO BE
REMOVED
& REPLACED WITH NEW 12'
HIGH FENCE (POST, TO RAILS &
FABRIC TO MATCH EXISTING)

12' HIGH DOUBLE
GATE
(MAINTENANCE
ACCESS)

6' HIGH DOUBLE
GATE
(MAINTENANCE
ACCESS)

BIKE RACK
(9 BIKE)

SKATE PLAZA
(ALTERNATE No.2)

LITTER CAN

CONCRETE
CONNECTION

14' SQ METAL
SINGLE POST
PARK SHELTER

PRE-CAST
CONCRETE
BENCHES

FULL COURT
BASKETBALL
COURT
(ALTERNATE No. 3)

SKATE PARK
(BY SPOHN RANCH)
(GRADING BY SITE WORK
CONTRACTOR)

NORTH

30 0 30 60 90

SCALE: 1" =30'

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ILLINOIS REGISTERED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
EXPIRES 11/30/2026
STATE OF ILLINOIS

LAYOUT PLAN-OVERALL
OUTDOOR PARK
AMENITIES

LS-100

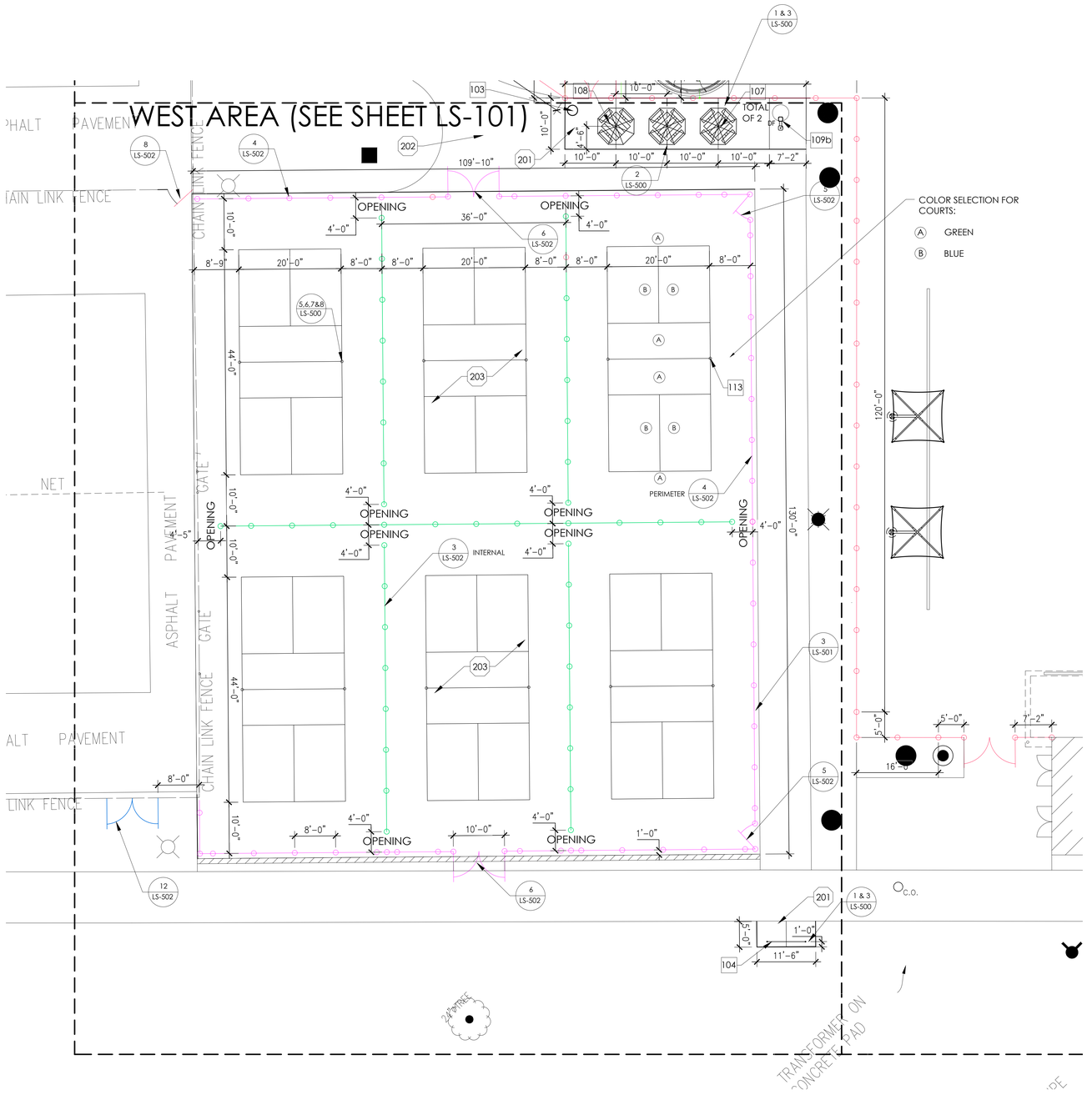
STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

100 SITE FURNISHINGS SCHEDULE

SYMBOL	DESCRIPTION
101	6' PARK BENCH BY KEYSTONE RIDGE (INSTALL ONLY) MODEL: MODIFIED PULLMAN
102A	ROUND CONCRETE CAMPUS BENCH BY DOTY (INSTALL ONLY) MODEL: B5736 (ALTERNATE No. 1)
102B	ROUND CONCRETE CAMPUS BENCH BY DOTY (INSTALL ONLY) MODEL: B5742 (ALTERNATE No. 1)
103A	LITTER CAN BY KEYSTONE RIDGE (INSTALL ONLY) MODEL: S-SN10-09B-0-00-0012 DOME LID ASH (KEYSTONE RIDGE S-LD13-RD32-EA-UP-000-0012)
103B	LITTER CAN BY KEYSTONE RIDGE (INSTALL ONLY) MODEL: S-SN10-09B-0-00-0012 DOME LID (KEYSTONE RIDGE S-LD13-RD32-EL-UP-000-0012)
104	9 SPACE BIKE RACK BY PARIS (INSTALL ONLY) MODEL: BRM9-P-SF
105	PICNIC TABLE BY DuMOR (INSTALL ONLY) MODEL: 77-60PL
106	ADA PICNIC TABLE BY DuMOR (INSTALL ONLY) MODEL: 77-68-1PL
107	PICNIC TABLE WITH UMBRELLA BY PARIS (INSTALL ONLY) MODEL: SOMBRA PERFORATED 462-721 4 SEAT
108	ADA PICNIC TABLE WITH UMBRELLA BY PARIS (INSTALL ONLY) MODEL: SOMBRA PERFORATED 462-721PL-ACC 3 SEAT
109A	DRINKING FOUNTAIN (AQUATICS) BY MDF (INSTALL ONLY) MODEL: 10485WMSS
109B	DRINKING FOUNTAIN (PICKLEBALL) BY MDF (INSTALL ONLY) MODEL: 1014SSMFA
110	BYOB CONCRETE BAGS BY DOTY (INSTALL ONLY) MODEL: BYOB5531
111	CONCRETE PING PONG TABLE BY DOTY (INSTALL ONLY) MODEL: T1086045
112	BASKETBALL STANDARD & EQUIPMENT BY DOUGLAS (INSTALL ONLY) MODEL: 69442 GOOSENECK 4.5 FAL 42" X 60" BACKBOARD (ALTERNATE No. 3)
113	PICKLEBALL POST, NET & EQUIPMENT BY DOUGLAS (INSTALL ONLY) MODEL: PREMIER RD36-BLK & JTN- 30 3.0MM
114	PARK SHELTER BY ICON (INSTALL ONLY) MODEL: SPQ14-10M-P4 14' SQR MR WITH SINGLE CENTER POST
115	ADA GAME TABLE BY DOTY (INSTALL ONLY) MODEL: T7103ADA
116	GAME TABLE BY DOTY (INSTALL ONLY) MODEL: T7100
117	FLAG POLE W/ INTERNAL CAM SYSTEM BY POLETECH (INSTALL ONLY) MODEL: PT256CIW COLOR: DARK BRONZE
115	3 POINT FABRIC SAIL 1 SHADE SYSTEMS (ALTERNATE No. 1)
116	3 POINT FABRIC SAIL 2 SHADE SYSTEMS (ALTERNATE No. 1)
117	3 POINT FABRIC SAIL 3 SHADE SYSTEMS (ALTERNATE No. 1)
118	3 POINT FABRIC SAIL 4 SHADE SYSTEMS (ALTERNATE No. 1)
119	10' SQ. SINGLE POST FABRIC SHADE SYSTEMS
120	10' SQ. CANTILEVERED SINGLE POST FABRIC SHADE SYSTEMS

200 PAVING FINISH SCHEDULE

SYMBOL	DESCRIPTION	COLOR	FINISH	THICKNESS	REMARKS
201	CONCRETE PAVING	NATURAL	CALLY FINISH	5"	
202	ASPHALT PAVING (PATH)	-	-	-	(SEE CIVIL ENGINEERING PLANS)
203	ASPHALT PAVING (COURTS)	-	-	-	(SEE CIVIL ENGINEERING PLANS)
204	ARTIFICIAL TURF BOCCE 125 (BOCCE COURTS)	GREEN	-	-	
205	CONCRETE PAVING (ALTERNATE No. 1)	NATURAL	LIGHT BROOM	6"	CONCRETE TO BE SEALED
206	INTEGRAL COLOR CONCRETE PAVING (ALTERNATE No. 1)	U25-SANTA FE BUFF	LIGHT BROOM	6"	CONCRETE TO BE SEALED
207	INTEGRAL COLOR CONCRETE PAVING (ALTERNATE No. 1)	U35-SHADOW SLATE	LIGHT BROOM	6"	CONCRETE TO BE SEALED



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ILLINOIS LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

LAYOUT PLAN
WEST-PICKLEBALL COURTS

LS-101

SOUTH AREA (SEE SHEET LS-102)

WEST AREA (SEE SHEET LS-101)

REFER TO ARCHITECTURAL PLANS FOR SPLASH PAD DECK LAYOUT & DETAILS

REFER TO ARCHITECTURAL PLANS FOR POOL DECK LAYOUT & DETAILS

BATHHOUSE
FFE=661.00

POOL MECH

NORTH

SCALE: 1" =10'

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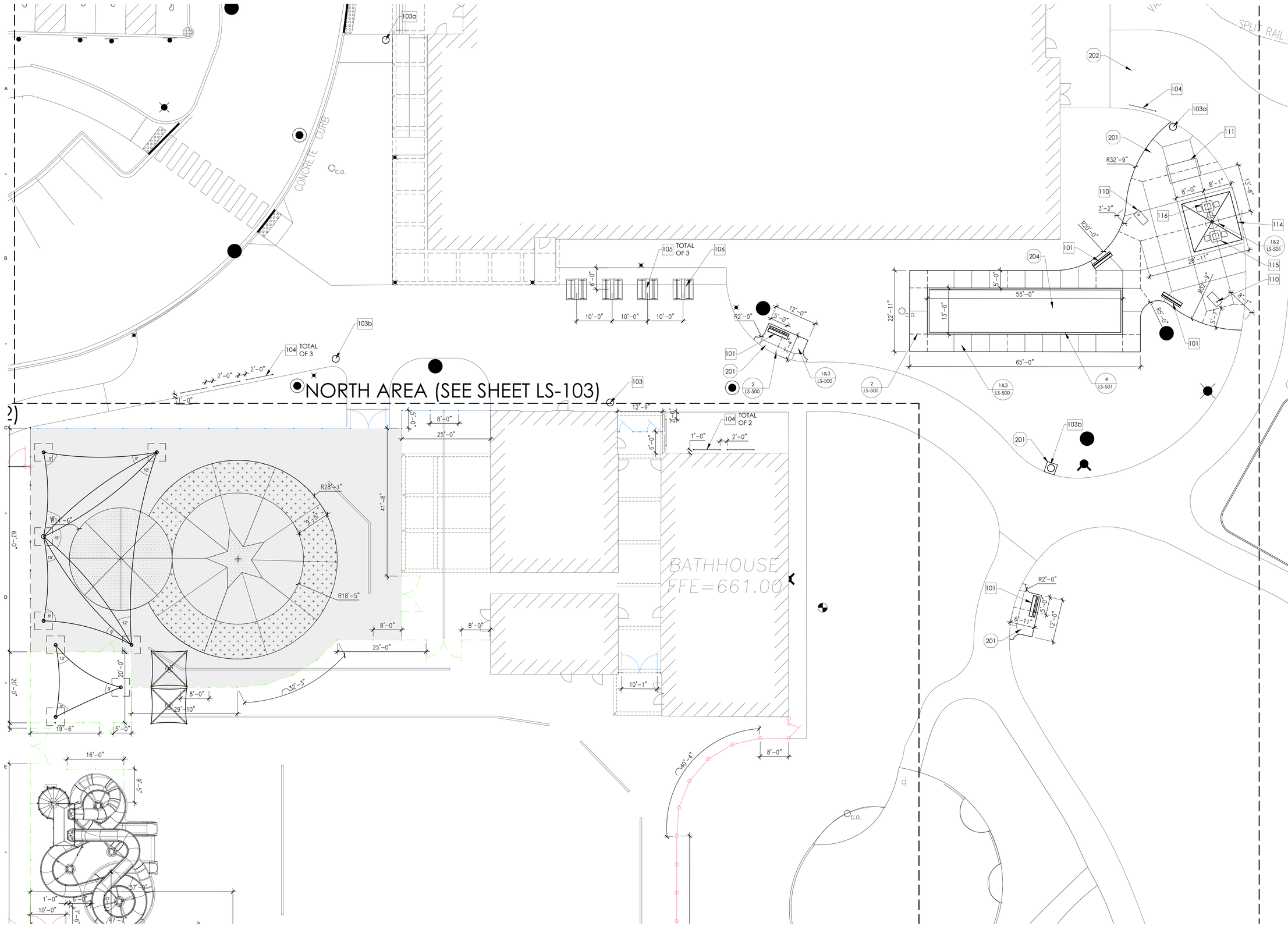
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LICENSED LANDSCAPE ARCHITECT
Ted J. Stanton
157-001070
STATE OF ILLINOIS

LAYOUT PLAN
SOUTH-SPLASH PAD & POOL DECK

LS-102

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003



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50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

ILLINOIS REGISTERED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
EXPIRATION DATE: NOVEMBER 30, 2026

LAYOUT PLAN
NORTH-OUTDOOR GAME AREA & SITE AMENITIES

LS-103

NORTH
10 0 10 20 30
SCALE: 1" =10'

EAST AREA (SEE SHEET LS-104)

SKATE PARK BY OTHERS

ALTERNATE No. 2 SKATE PLAZA

ALTERNATE No. 3 BASKETBALL COURT

COLOR SELECTION FOR COURT GAMES:
- (A) GREEN
- (B) BLUE
- (C) TAN

CHAIN LINK FENCE

CHAIN LINK FENCE

CONCRETE CURB

ASPHALT PAVEMENT

NORTH

SCALE: 1" =10'

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Ted J. Stanton 157-001070 STATE OF ILLINOIS REGISTERED LANDSCAPE ARCHITECT

LAYOUT PLAN
EAST-BASKETBALL COURT
& SKATE PARK PLAZA
ALTERNATE 2 & 3

LS-104

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

600 SITE FENCE SCHEDULE

SYMBOL	DESCRIPTION	COLOR	PLAN CALLOUT	DETAIL
601	4' HIGH ORNAMENTAL FENCE (MONTAGE GENESIS)	BLACK		#1, SHEET LS-502
602	8' HIGH ORNAMENTAL FENCE (MONTAGE GENESIS)	BLACK		#2, SHEET LS-502
603	4' HIGH VINYL COATED CHAIN LINK FENCE	BLACK		#3, SHEET LS-502
604	6' HIGH VINYL COATED CHAIN LINK FENCE	BLACK		#4, SHEET LS-502
605	8' HIGH VINYL COATED CHAIN LINK FENCE	BLACK		#7, SHEET LS-502
606	4' HIGH ORNAMENTAL FENCE (MONTAGE GENESIS) (ALTERNATE No. 1)	BLACK		#1, SHEET LS-502

puttermanathletics

800.621.0146
www.puttermanathletics.com

Tenn-Air™ Open

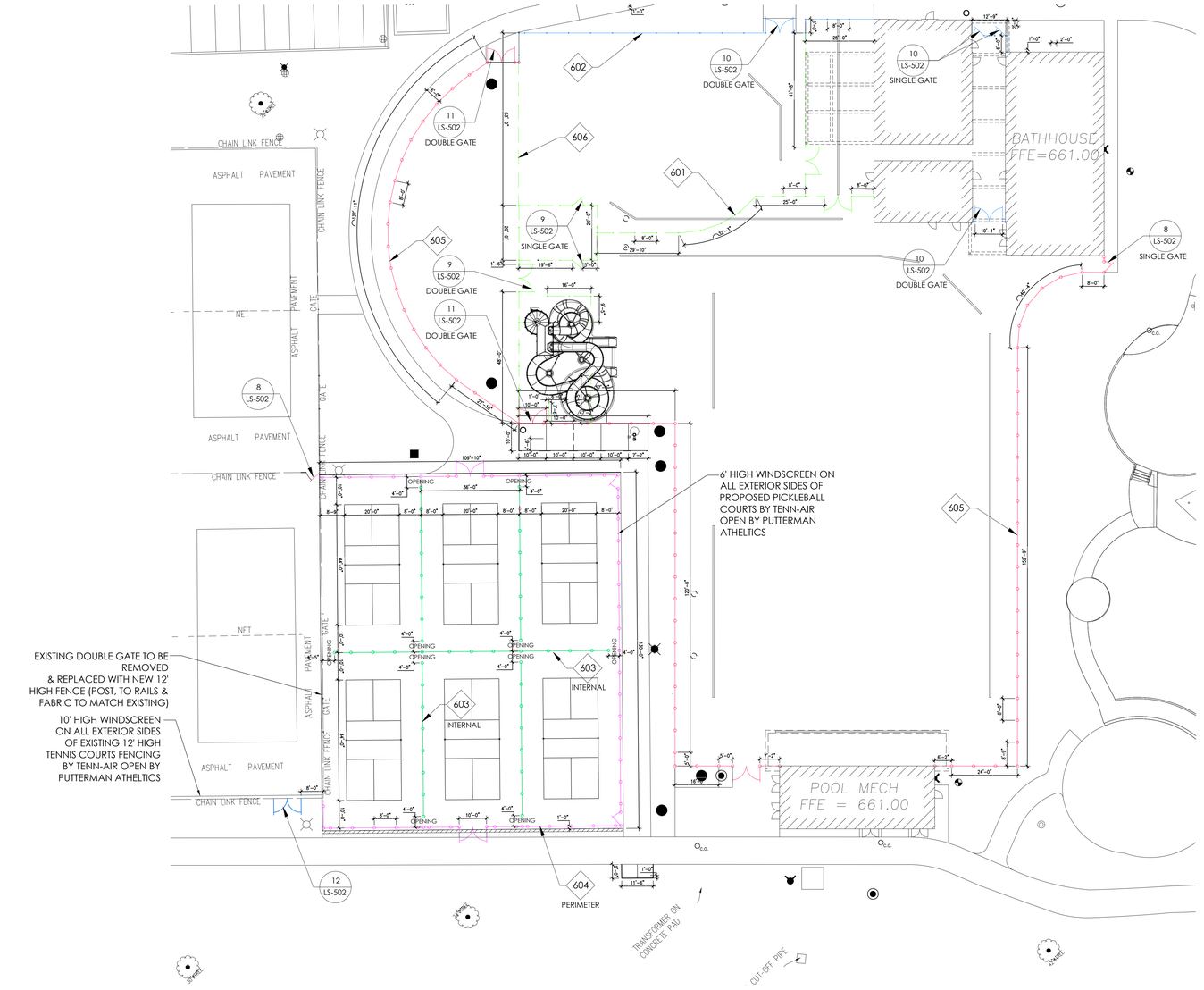
material	100% vinyl coated polyester mesh
weight	9oz
panel height	6' & 9' (custom sizes also available)
shade factor	70% ~ 80%
fabrication	3-ply reinforced hems; brass grommets every 12"
warranty	4-year limited warranty

specifications and colors subject to variation

black, forest green, brown, gray, kelly green, orange, red, royal blue, US Open blue, white, yellow

COLOR SELECTION: ROYAL BLUE

1 TENNIS & PICKLEBALL COURTS WINDSCREEN
SCALE: N.T.S.



NORTH

20 0 20 40 60

SCALE: 1" =20'

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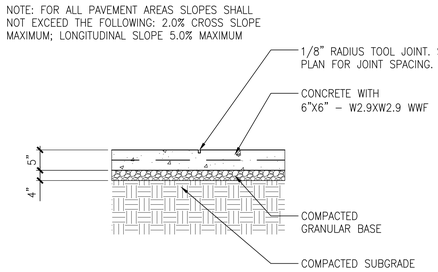
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DESIGN DEVELOPMENT	03/13/2025

ILLINOIS LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

FENCE SITE PLAN

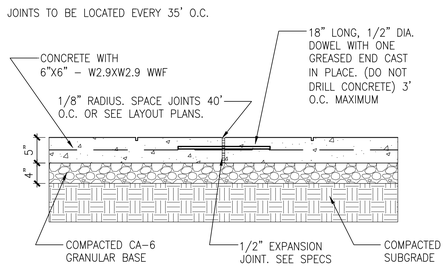
LS-105

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003



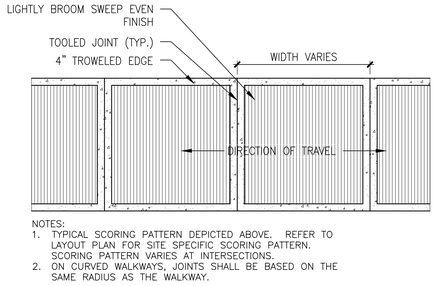
1 5" CONCRETE PAVING

SCALE: NTS CONC_5"_Paving



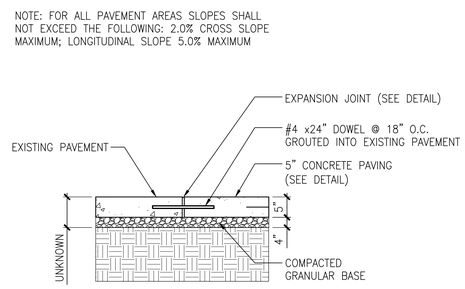
2 EXPANSION JOINT

SCALE: NTS



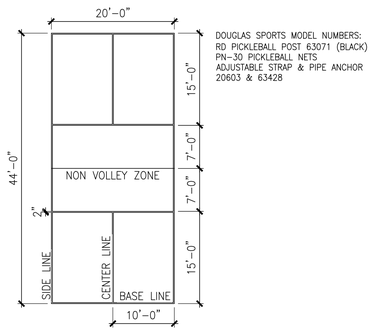
3 CONCRETE FINISH

SCALE: NTS



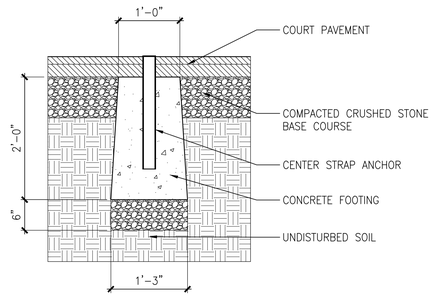
4 CONNECTION TO EXISTING PAVEMENT

SCALE: NTS



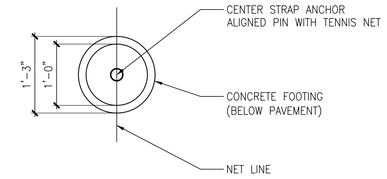
5 PICKLEBALL COURT DIAGRAM

SCALE: NTS PICKLEBALL_COURT_DIAGRAM



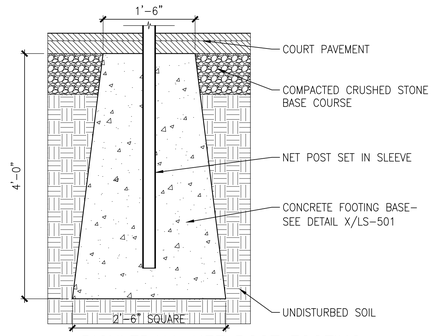
6 PICKLEBALL NET CENTER STRAP ANCHOR

SCALE: NTS PICKLEBALL_NET_CENTER_ANCHOR



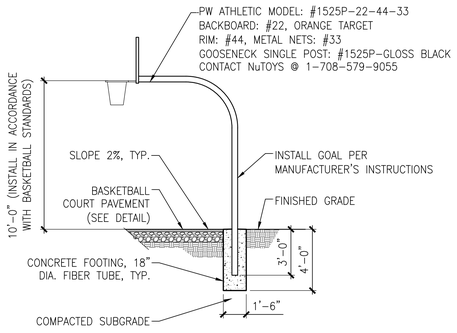
7 PICKLEBALL NET CENTER ANCHOR PLAN

SCALE: NTS PICKLEBALL_NET_CENTER_ANCHOR_PLAN



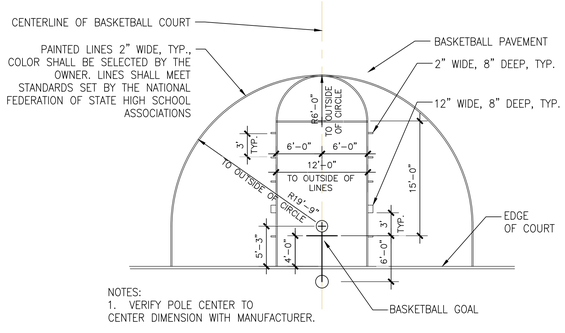
8 PICKLEBALL NET POST FOOTING

SCALE: NTS PICKLEBALL_NET_POST



9 BASKETBALL GOAL & STANDARD (ALTERNATE No. 3)

SCALE: 1/4"=1'-0" COURT_BBall_Goal



10 BASKETBALL COURT LAYOUT (ALTERNATE No. 3)

SCALE: NTS COURT_BBall_Layout

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

DesignPerspectives INC. Grounded in Creativity
1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

MPPD LIONS RECREATION CENTER

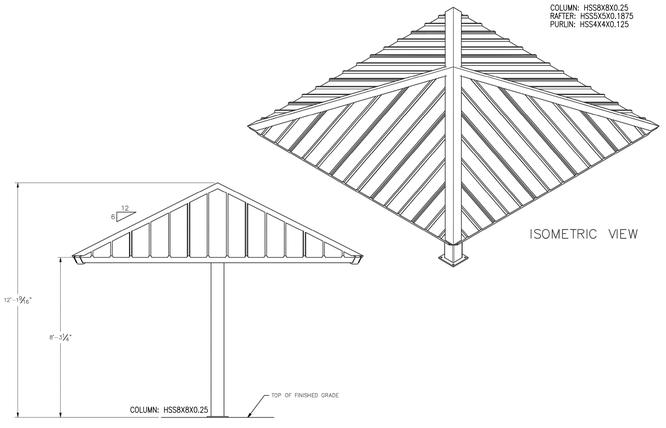
411 S MAPLE ST
MOUNT PROSPECT, IL 60056

PUD RE-SUBMITTAL	07/18/2025
90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025



SITE DETAILS

LS-500



DESIGN LOADS (MINIMUM REQUIREMENTS)

CODE: 2021 INTERNATIONAL BUILDING CODE

TOTAL DEAD: 8.09 P.S.F.
FRAME DEAD: 5.09 P.S.F.
ROOF DEAD: 1.20 P.S.F.
COLLATERAL DEAD: 1.80 P.S.F.
ROOF LIVE LOAD: 18.00 P.S.F.
GROUND SNOW LOAD: 25.00 P.S.F.
ROOF SNOW LOAD: 21.00 P.S.F.
WIND SPEED: 115.00 M.P.H.
EXPOSURE: C
SEISMIC USE GROUP: I
SEISMIC SITE CLASS: D
SEISMIC DESIGN CATEGORY: B
SEISMIC ANALYSIS: SIMPLIFIED

NOTES

MATERIALS: (ASTM DESIGNATION)

TUBE STEEL (HSS HOLLOW STRUCTURAL SECTION)	A-500 GRADE B
WIDE FLANGE SECTIONS	A-992
STRUCTURAL STEEL PLATE	A-36
ROOF PANELS (STEEL)	A-446
ANCHOR BOLTS	F1554 GRADE 55
CONNECTION BOLTS	A-325

ALL WELDING CONFORMS TO THE LATEST EDITION OF AWS D1.1 OR D1.3 AS REQUIRED. ALL WELDING IS PERFORMED BY AWS CERTIFIED WELDERS.

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO THE MATERIALS SUPPLIED BY ICON SHELTER SYSTEMS INC. AND IS NOT INTENDED AS THE SEAL OF THE ENGINEER OF RECORD FOR THE ENTIRE PROJECT.

DUE TO STANDARDIZED FABRICATION PARTS SHOWN MAY BE UPGRADED, REFER TO THE SHIPPING BILL OF MATERIALS FOR POSSIBLE SUBSTITUTIONS.

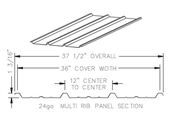
ICON SHELTER SYSTEMS INC. RECOMMENDS THAT THE PRIMARY FRAMING INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM OF FIVE (5) YEARS OF DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

HIGH STRENGTH BOLTING
ALL HIGH STRENGTH BOLTS ARE A-325 BOLTS WITH HEAVY HEX NUTS. THE BOLTS ARE TO BE INSTALLED UTILIZING THE "SPECIFICATION FOR STRUCTURAL JOINTS ASTM A325 OR A490 BOLTS" (12/31/2009) AS PREPARED BY RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) FOR THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC). THE BOLTS SHALL BE INSTALLED AS SNUG TIGHTENED WHICH IS DEFINED AS THE TIGHTNESS THAT IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH TO BRING THE PLIES INTO FIRM CONTACT, WHICH IS THE CONDITION WHEN THE PLANES OF CONTACT BETWEEN TWO PLIES ARE SOLIDLY SEATED AGAINST EACH OTHER, BUT NOT NECESSARILY IN CONTINUOUS CONTACT WITH UTILIZATION OF THE SNUG TIGHTENING METHOD, NO WASHERS ARE REQUIRED.
ALL CONNECTIONS ARE BEARING TYPE CONNECTIONS UNLESS NOTED OTHERWISE.

IT IS THE RESPONSIBILITY OF THE INSTALLER TO INSURE PROPER TIGHTNESS.

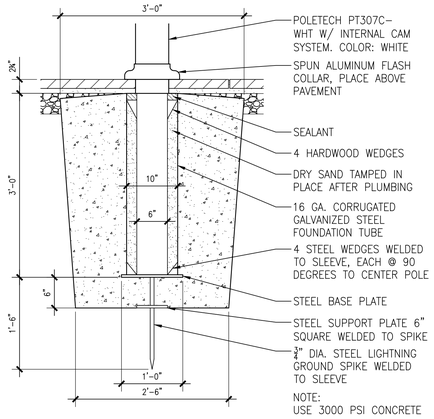
PROPER ERECTION OF THE FRAMING MEMBERS REQUIRES THE MAIN COLUMNS TO BE PLUMB & SQUARE. COLUMNS, RAFTER, AND TIE BEAM CONNECTIONS MUST BE TIGHTENED BEFORE INSTALLING THE PURLINS. PURLINS MUST BE PARALLEL TO THE TIE BEAMS AND EAVE BEAMS.

ROOF



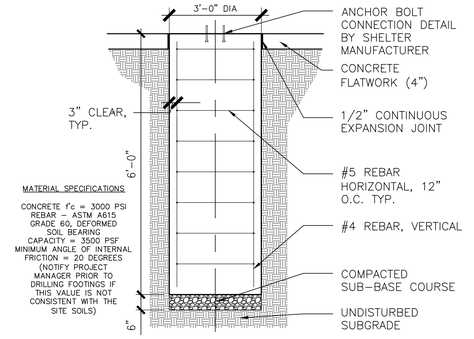
1 ICON SHELTER SCHEMATICS

SCALE: N.T.S.



5 FLAG POLE FOOTING

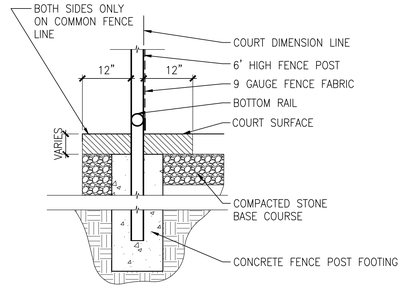
SCALE: NTS



2 SHELTER FOOTING

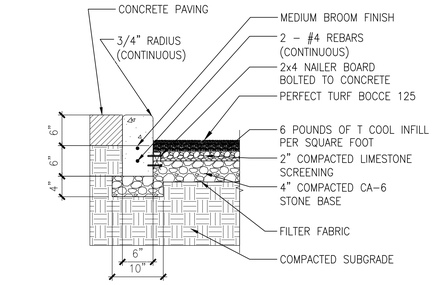
SCALE: N.T.S.

Shelter_Footing



3 ASPHALT COURT FENCE APRON

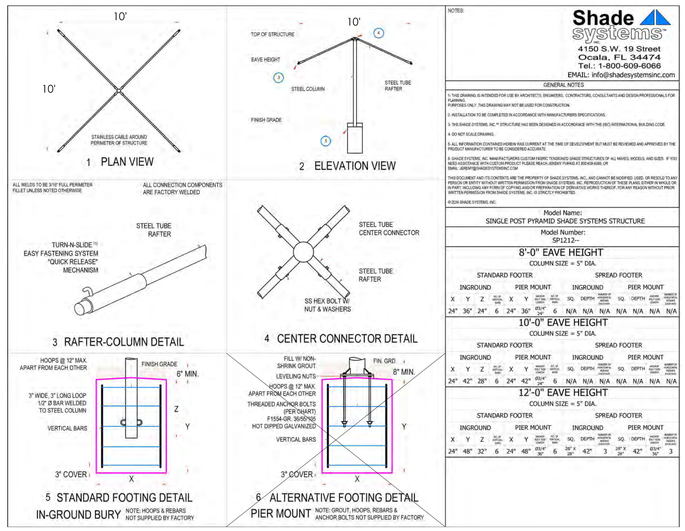
SCALE: NTS



4 BOCCE BALL COURT

SCALE: NTS

SHADE STRUCTURE MANUFACTURER SHALL PROVIDE PLANS AND CALCULATIONS SIGNED AND SEALED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.



Shade systems
4150 S.W. 19 Street
Ocala, FL 34474
Tel.: 1-800-609-6066
EMAIL: info@shadesystemsinc.com

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2- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

3- THE SHADE SYSTEMS, INC.® STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE

4- DO NOT SCALE DRAWING.

5- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

6- SHADE SYSTEMS, INC. MANUFACTURERS CUSTOM FABRIC TENSIONED SHADE STRUCTURES OF ALL MAKES, MODELS, AND SIZES. IF YOU NEED ASSISTANCE WITH CUSTOM PRODUCT PLEASE REACH JEREMY PURVIS AT 800-419-6989, OR EMAIL: JEREMY@SHADESYSTEMSINC.COM

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Model Name: SINGLE POST PYRAMID SHADE SYSTEMS STRUCTURE
Model Number: SP1212-

8'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT			INGROUND			PIER MOUNT			
X	Y	Z	REBAR QTY	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY
24"	36"	24"	6	24"	30"	#5 x 4' - 6"	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

10'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

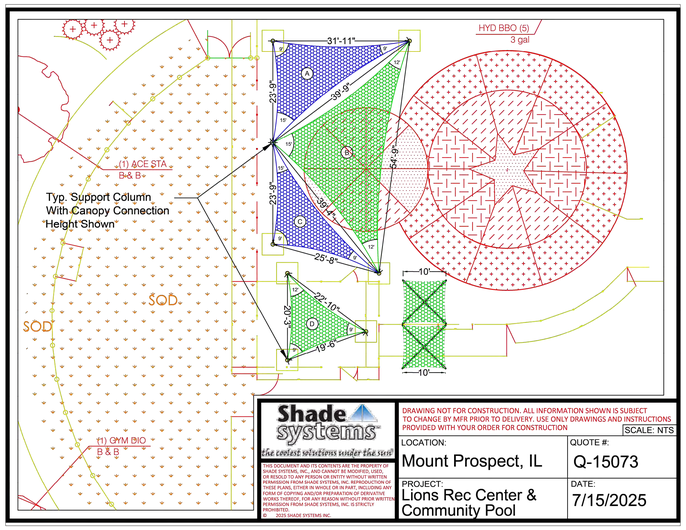
STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT			INGROUND			PIER MOUNT			
X	Y	Z	REBAR QTY	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY
24"	42"	28"	6	24"	42"	#5 x 5' - 0"	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

12'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT			INGROUND			PIER MOUNT			
X	Y	Z	REBAR QTY	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY
24"	48"	32"	6	24"	48"	#5 x 6' - 0"	6	32" x 32"	3	#7 x 42"	3	42" x 42"	3	#7 x 42"	3	3

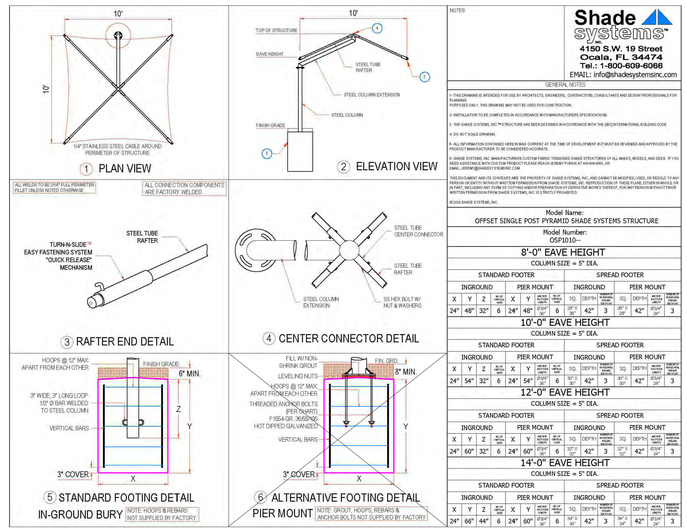
6 10' SQ X 8' EAVE FABRIC SHADE STRUCTURE SCHEMATICS

SCALE: N.T.S.



8 FABRIC SAIL SHADE STRUCTURE SCHEMATICS

SCALE: N.T.S.



Shade systems
4150 S.W. 19 Street
Ocala, FL 34474
Tel.: 1-800-609-6066
EMAIL: info@shadesystemsinc.com

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Model Name: OFFSET SINGLE POST PYRAMID SHADE SYSTEMS STRUCTURE
Model Number: OSP3010-

8'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT			INGROUND			PIER MOUNT			
X	Y	Z	REBAR QTY	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY
24"	48"	32"	6	24"	48"	#5 x 6' - 0"	6	32" x 32"	3	#7 x 42"	3	42" x 42"	3	#7 x 42"	3	3

10'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT			INGROUND			PIER MOUNT			
X	Y	Z	REBAR QTY	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY
24"	48"	32"	6	24"	48"	#5 x 6' - 0"	6	32" x 32"	3	#7 x 42"	3	42" x 42"	3	#7 x 42"	3	3

12'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT			INGROUND			PIER MOUNT			
X	Y	Z	REBAR QTY	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY
24"	54"	32"	6	24"	54"	#5 x 6' - 0"	6	32" x 32"	3	#7 x 42"	3	42" x 42"	3	#7 x 42"	3	3

14'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

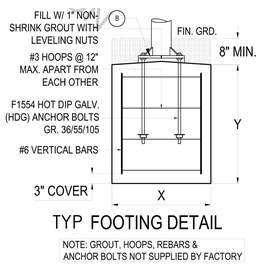
STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT			INGROUND			PIER MOUNT			
X	Y	Z	REBAR QTY	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY
24"	60"	32"	6	24"	60"	#5 x 6' - 0"	6	32" x 32"	3	#7 x 42"	3	42" x 42"	3	#7 x 42"	3	3

16'-0" EAVE HEIGHT
COLUMN SIZE = 5" DIA.

STANDARD FOOTER				SPREAD FOOTER									
INGROUND				PIER MOUNT			INGROUND			PIER MOUNT			
X	Y	Z	REBAR QTY	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY	SQ.	DEPTH	ANCHOR BOLT QTY	ANCHOR BOLT SIZE	REBAR QTY
24"	66"	44"	6	24"	60"	#5 x 6' - 0"	6	32" x 32"	3	#7 x 42"	3	42" x 42"	3	#7 x 42"	3	3

7 10' SQ X 8' EAVE CANTILEVER FABRIC SHADE STRUCTURE SCHEMATICS

SCALE: N.T.S.



TYP FOOTING DETAIL

NOTE: GROUT, HOOPS, REBARS & ANCHOR BOLTS NOT SUPPLIED BY FACTORY

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

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www.design-perspectives.net

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411 S MAPLE ST
MOUNT PROSPECT, IL 60056

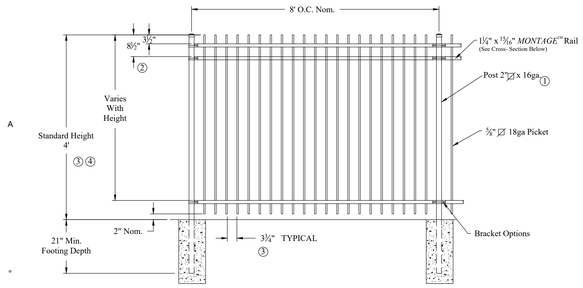
PUD RE-SUBMITTAL	07/18/2025
90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

REGISTERED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

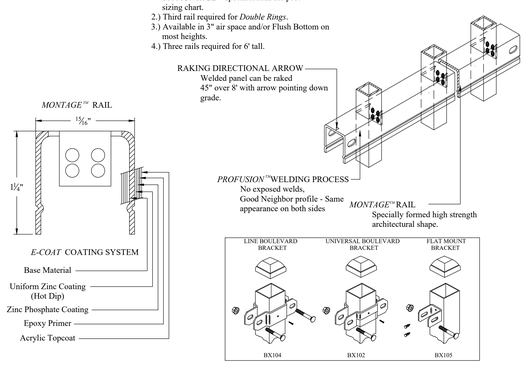
SITE DETAILS

LS-501

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

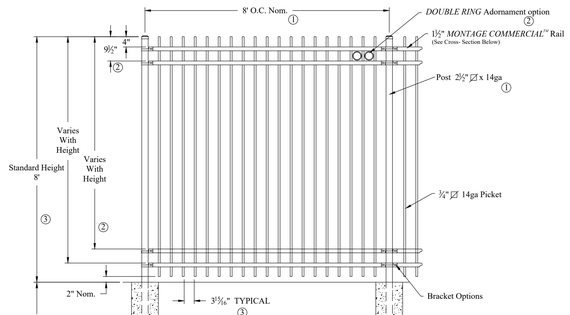


NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.
4.) Three rails required for 6' tall.

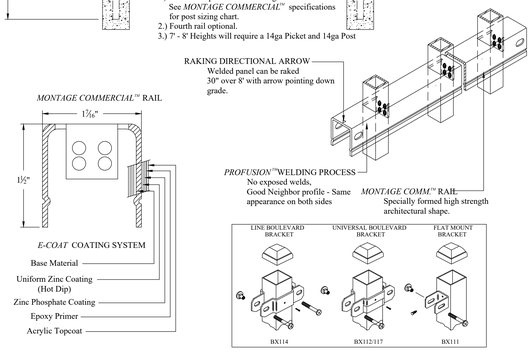


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

1 ORNAMENTAL FENCE (MONTAGE GENESIS)
SCALE: N.T.S.

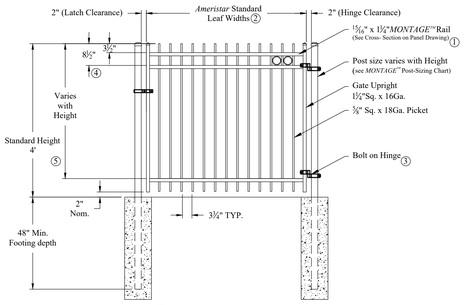


NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE COMMERCIAL™* specifications for post sizing chart.
2.) Fourth rail optional.
3.) 7' - 8' Heights will require a 14ga Picket and 14ga Post



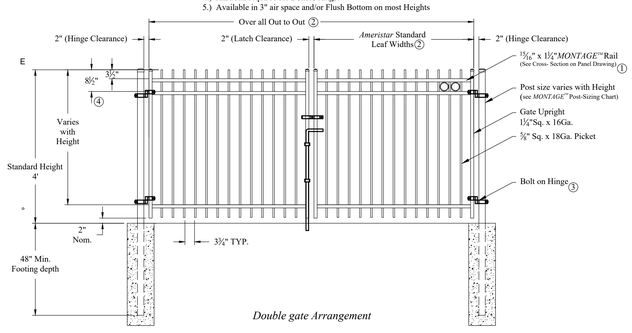
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

2 ORNAMENTAL FENCE (MONTAGE GENESIS)
SCALE: N.T.S.



Single gate Arrangement

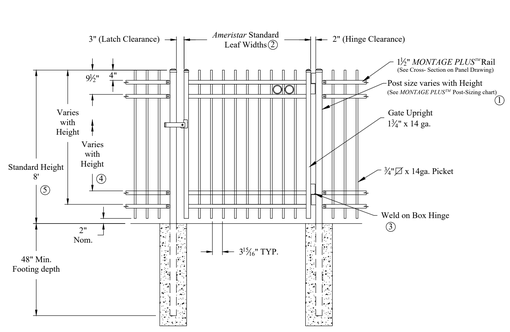
NOTES:
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE™* specifications for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Third rail required for *Double Rings*.
5.) Available in 3" air space and/or Flush Bottom on most Heights



Double gate Arrangement

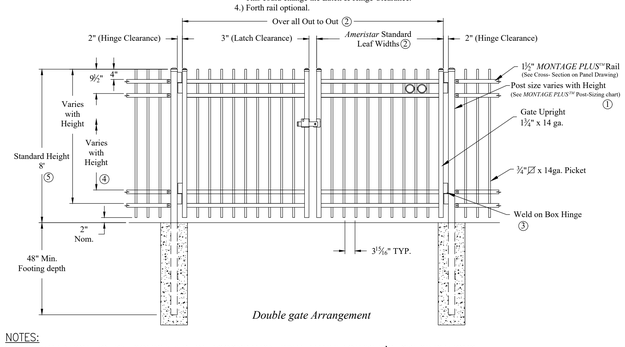
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. GATE SHALL BE SELF-CLOSING & SELF-LATCHING WITH OWNER APPROVAL.

9 ORNAMENTAL FENCE GATES (MONTAGE GENESIS)
SCALE: N.T.S.



Single gate Arrangement

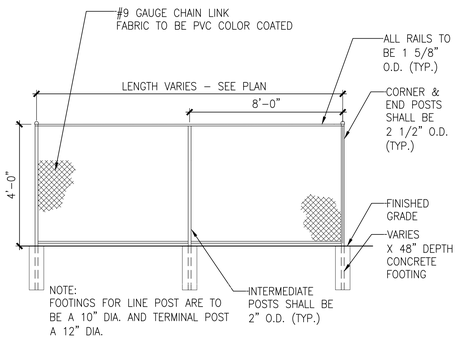
NOTES:
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE PLUS™* post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Forth rail optional.



Double gate Arrangement

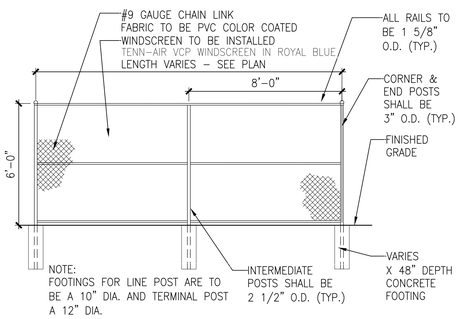
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. GATE SHALL BE SELF-CLOSING & SELF-LATCHING WITH OWNER APPROVAL.

10 ORNAMENTAL FENCE GATES (MONTAGE GENESIS)
SCALE: N.T.S.



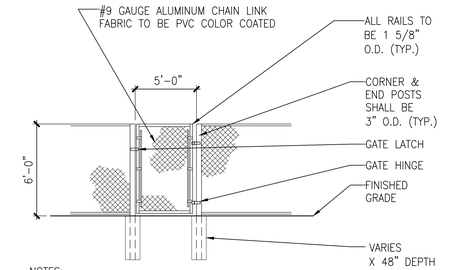
NOTE:
FOOTINGS FOR LINE POST ARE TO BE A 10" DIA. AND TERMINAL POST A 12" DIA.

3 4' VINYL COATED CHAIN LINK FENCE
SCALE: NTS — INTERNAL



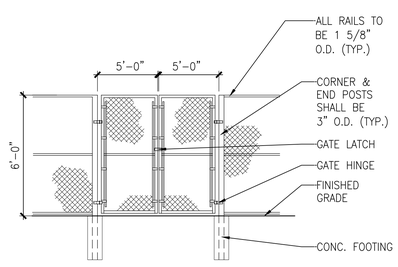
NOTE:
FOOTINGS FOR LINE POST ARE TO BE A 10" DIA. AND TERMINAL POST A 12" DIA.

4 6' VINYL COATED LINE FENCING
SCALE: NTS — PERIMETER



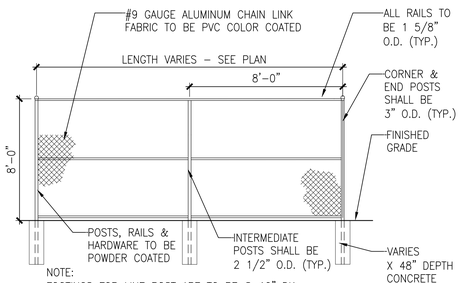
NOTES:
1. FOOTINGS FOR LINE POST ARE TO BE 10" DIA. AND TERMINAL POST 12" DIA.
2. GATE SHALL BE SELF-CLOSING & SELF-LATCHING
3. INCLUDE TENN–AIR VCP WINDSCREEN IN ROYAL BLUE

5 6' CHAIN LINK GATE
SCALE: NTS



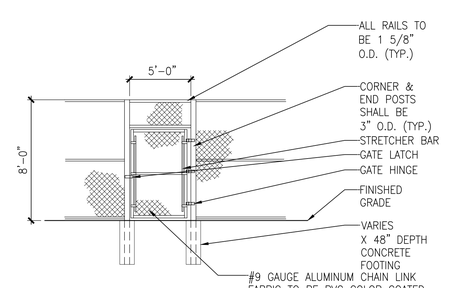
NOTES:
1. FOOTINGS FOR LINE POST ARE TO BE 10" DIA. AND TERMINAL POST 12" DIA.
2. GATE SHALL BE SELF-CLOSING & SELF-LATCHING
3. INCLUDE TENN–AIR VCP WINDSCREEN IN ROYAL BLUE

6 6' CHAIN LINK DOUBLE GATE
SCALE: NTS



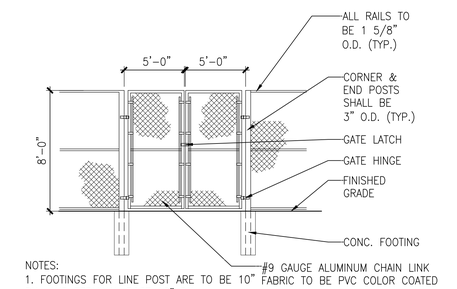
NOTE:
FOOTINGS FOR LINE POST ARE TO BE @ 10" DIA. AND TERMINAL POST @ 12" DIA.

7 8' VINYL COATED LINE FENCING
SCALE: NTS — FENCE_6'-8'_Chain_Link



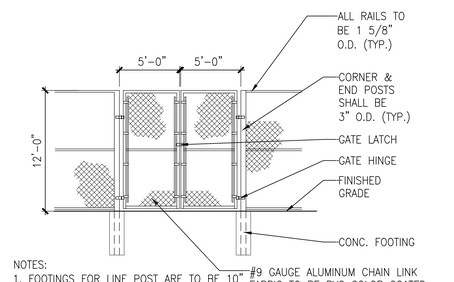
NOTES:
1. GATE SHALL BE SELF-CLOSING & SELF-LATCHING
2. FOOTINGS FOR LINE POST ARE TO BE A 12" DIA.

8 8' VINYL COATED CHAIN LINK GATE
SCALE: NTS



NOTES:
1. FOOTINGS FOR LINE POST ARE TO BE 10" DIA. AND TERMINAL POST 12" DIA.
2. GATE SHALL BE SELF-CLOSING & SELF-LATCHING WITH OWNER APPROVAL

11 8' VINYL COATED CHAIN LINK DOUBLE GATE
SCALE: NTS



NOTES:
1. FOOTINGS FOR LINE POST ARE TO BE 10" DIA. AND TERMINAL POST 12" DIA.
2. GATE SHALL BE SELF-CLOSING & SELF-LATCHING WITH OWNER APPROVAL
3. INCLUDE TENN–AIR VCP WINDSCREEN IN ROYAL BLUE

12 12' VINYL COATED CHAIN LINK DOUBLE GATE
SCALE: NTS

STUDIO 222 ARCHITECTS
901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

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Grounded in Creativity
1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

MPPD LIONS RECREATION CENTER
411 S MAPLE ST
MOUNT PROSPECT, IL 60056

PUD RE-SUBMITTAL	07/18/2025
90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

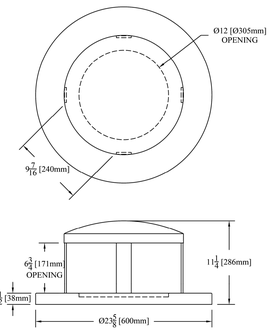
Tod J. Stanton
157-001070
LICENSED LANDSCAPE ARCHITECT
STATE OF ILLINOIS

SITE DETAILS

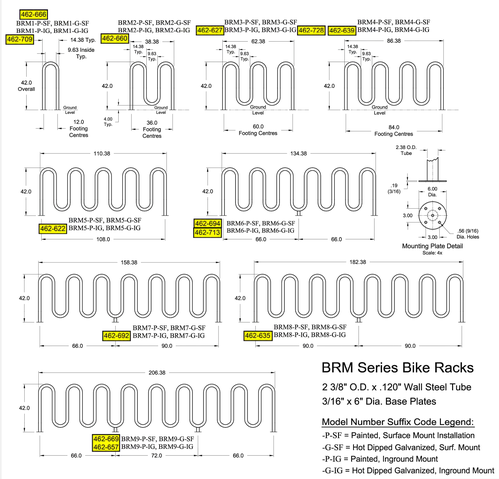
LS-502

KEYSTONE RIDGE DESIGNS

KEYSTONE RIDGE DESIGNS, INC®
670 MERCER ROAD
BUTLER, PA 16001
1-800-284-8208
FAX: (724) 284-1253
www.keystoneridgedesigns.com



SPECIFICATIONS		
STEEL SIZES 16 GAUGE SOLID STEEL	32 GALLON ELEVATED LID	EXCLUSIVE BY DESIGN™
STEEL FINISH KEYSHIELD® POWDER COATING	PLAN - ELEVATIONS	32 EL
HARDWARE 12" COATED STEEL CANYARD 3/16" S.S. RIVETS	THIS DOCUMENT AND ALL INFORMATION SHOWN HEREON ARE THE EXCLUSIVE PROPERTY OF KEYSTONE RIDGE DESIGNS, INC.® THIS DOCUMENT IS FURNISHED WITH THE EXPRESS UNDERSTANDING THAT NEITHER IT NOR THE INFORMATION ON IT IS TO BE DISCLOSED OR REPRODUCED IN WHOLE OR IN PART, OR USED IN ANY WAY, EITHER DIRECTLY OR INDIRECTLY, FOR THE BENEFIT OF ANYONE OTHER THAN KEYSTONE RIDGE DESIGNS, INC.® WITHOUT ITS WRITTEN CONSENT	
DRAWN BY: R.R.		
DATE: 11-07-02		



BRM Series Bike Racks

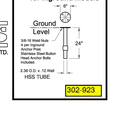
2 3/8" O.D. x .120" Wall Steel Tube
3/16" x 6" Dia. Base Plates

Model Number Suffix Code Legend:
-P-SF = Painted, Surface Mount Installation
-G-SF = Hot Dipped Galvanized, Surf. Mount
-P-IG = Painted, Inground Mount
-G-IG = Hot Dipped Galvanized, Inground Mount

Dimensions shown are in inches.
Rev. 11Apr13

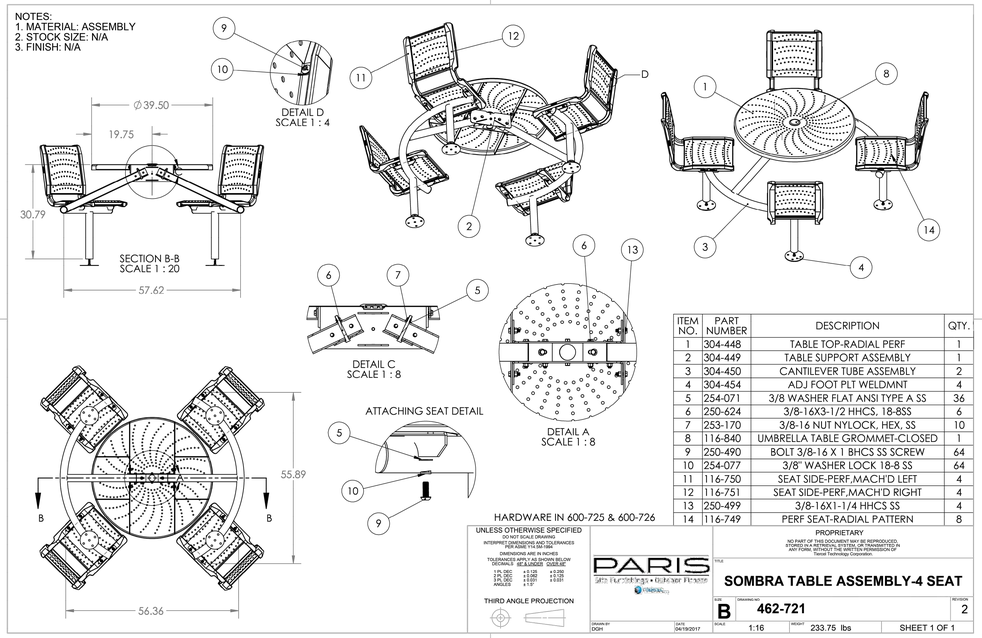
paris
EQUIPMENT MANUFACTURING LTD.
1-800-387-6318
www.peml.com

Anchor Post Detail for Inground Models



302-923

NOTES:
1. MATERIAL: ASSEMBLY
2. STOCK SIZE: N/A
3. FINISH: N/A



ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	304-448	TABLE TOP-RADIAL PERF	1
2	304-449	TABLE SUPPORT ASSEMBLY	1
3	304-450	CANTILEVER TUBE ASSEMBLY	2
4	304-454	ADJ FOOT PLT WELDMNT	4
5	254-071	3/8 WASHER FLAT ANSI TYPE A SS	36
6	250-624	3/8-16X3-1/2 HHCS, 18-8SS	6
7	253-170	3/8-16 NUT NYLOCK, HEX, SS	10
8	116-840	UMBRELLA TABLE GROMMET-CLOSED	1
9	250-490	BOLT 3/8-16 X 1 BHCS SS SCREW	64
10	254-077	3/8" WASHER LOCK 18-8 SS	64
11	116-750	SEAT SIDE-PERF,MACH'D LEFT	4
12	116-751	SEAT SIDE-PERF,MACH'D RIGHT	4
13	250-499	3/8-16X1-1/4 HHCS SS	4
14	116-749	PERF SEAT-RADIAL PATTERN	8

HARDWARE IN 600-725 & 600-726

UNLESS OTHERWISE SPECIFIED
DO NOT SCALE DRAWING
INTERPRET DIMENSIONS AND TOLERANCES PER ASME Y14.5M-1994
DIMENSIONS ARE IN INCHES
TOLERANCES APPLY AS SHOWN BELOW
DECIMALS: 1 PL DEC ± 0.125, 2 PL DEC ± 0.030, 3 PL DEC ± 0.010, 4 PL DEC ± 0.001
ANGLES: ± 1°
THIRD ANGLE PROJECTION

PROPRIETARY
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PARIS Site Furnishings • Outdoor Fitness

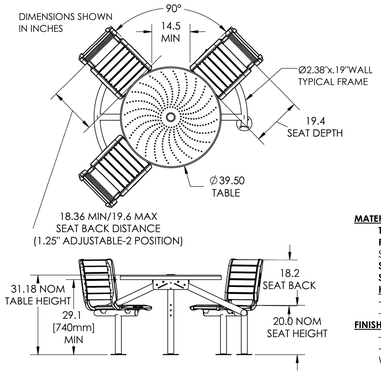
TITLE: SOMBRA TABLE ASSEMBLY-4 SEAT

SIZE	DRAWING NO	REVISION
B	462-721	2

DRAWN BY: DGH | DATE: 04/19/2017 | SCALE: 1:16 | WEIGHT: 233.75 lbs | SHEET 1 OF 1

Product Specifications

Description: **SOMBRA TABLE - ACCESSIBLE**
Part #/Model #: **462-721PL-ACC**





PARIS
Site Furnishings • Outdoor Fitness
INTERCEL
259 Third concession Rd, PO Box 490
Princeton, ON, N0J 1V0
Toll-free: 1-800-387-6318
Phone: (519) 458-4882
Fax: (519) 458-8087
www.peml.com

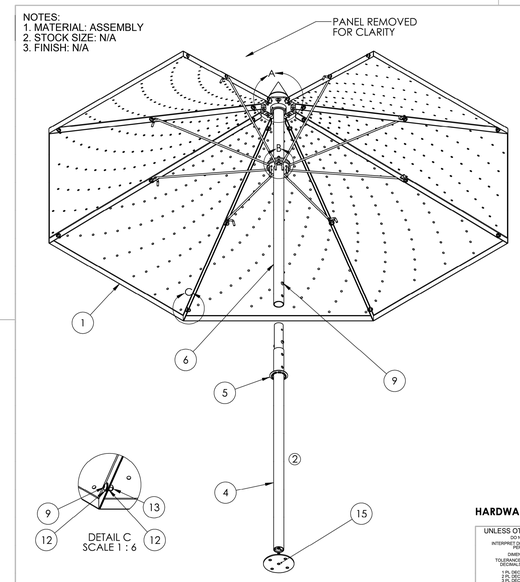
MATERIAL:
TABLE TOP: 14GA (.075") SPUN MILD STEEL
FRAME: Ø2.38x.19" WALL HS TUBE STEEL & 7GA (.179") MILD STEEL SHEET
SEAT FRAME: ALUMINUM CASTING
SEAT: 5/4 IPE WOOD
HARDWARE:
- 3/8-16 STAINLESS STEEL (ALL FRAME & SEAT FASTENERS)
- ANCHORING HARDWARE NOT INCLUDED

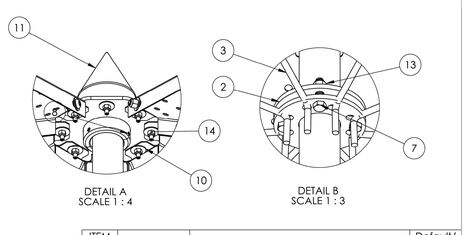
FINISHING:
- CAST ALUMINUM FRAME: POLYESTER POWDER COAT
- STEEL COMPONENTS: RUST PREVENTATIVE PRIMER COATING WITH SUPER DURABLE POLYESTER POWDER TOP COAT

PROPERTY OF PARIS SITE FURNISHINGS AND OUTDOOR FITNESS

Revision
Date 06/25/2020

NOTES:
1. MATERIAL: ASSEMBLY
2. STOCK SIZE: N/A
3. FINISH: N/A





ITEM NO.	PART NUMBER	DESCRIPTION	Default/ QTY.
1	116-776	UMBRELLA PANEL	8
2	116-781	UMBRELLA ROD SUPPORT-FIXED	1
3	116-783	UMBRELLA SUPPORT ROD	8
4	304-553	UMBRELLA LOWER TUBE ASSY	1
5	116-839	UMBRELLA TABLE GROMMET-OPEN	1
6	304-461	UMBRELLA UPPER TUBE ASSY	1
7	250-526	3/8-16 X 1.50 HHCS SS	4
8	250-779	5/16-18 x 1/2" 18-8SS SET SCREW	3
9	250-784	3/8-16 X 3/4 BHCS SS	28
10	254-125	1/4x1" FENDER WASHER, 18-8SS	8
11	304-460	FINIAL ASSEMBLY WELDMENT	1
12	254-071	3/8 WASHER FLAT ANSI TYPE A SS	48
13	253-170	3/8-16 NUT NYLOCK, HEX, SS	28
14	253-174	1/4-20 NYLOCK HEX NUT, 18-8SS	8
15	304-454	ADJ FOOT PLT WELDMNT	1

HARDWARE IN 600-724

REVISIONS				
REV.	DESCRIPTION	DATE	BY	ECO #
1	BOM CHANGES	6/15/2017	DGH	9352
2	REPLACED 116-784 WITH 304-553	2018-05-13	AM	9962

UNLESS OTHERWISE SPECIFIED
DO NOT SCALE DRAWING
INTERPRET DIMENSIONS AND TOLERANCES PER ASME Y14.5M-1994
DIMENSIONS ARE IN INCHES
TOLERANCES APPLY AS SHOWN BELOW
DECIMALS: 1 PL DEC ± 0.125, 2 PL DEC ± 0.030, 3 PL DEC ± 0.010, 4 PL DEC ± 0.001
ANGLES: ± 1°
THIRD ANGLE PROJECTION

PROPRIETARY
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PARIS Site Furnishings • Outdoor Fitness

TITLE: SOMBRA UMBRELLA ASSEMBLY

SIZE	DRAWING NO	REVISION
B	464-315	2

DRAWN BY: DGH | DATE: 04/19/2017 | SCALE: 1:32 | WEIGHT: 89.15 lbs | SHEET 1 OF 2

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901 W JACKSON BLVD, STE 500, CHICAGO, IL 60607
PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

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1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

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411 S MAPLE ST
MOUNT PROSPECT, IL 60056

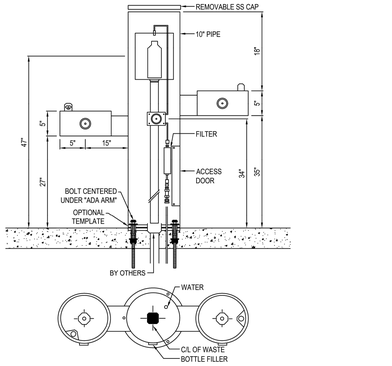
PUD RE-SUBMITTAL	07/18/2025
90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025



SITE FURNISHINGS
CUT SHEETS

LS-503

MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-17.45.

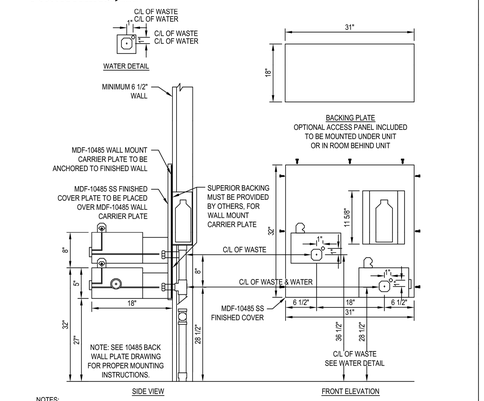
MODEL 10145SMFA

10145SM SHOWN WITH OPTIONAL 10" SS SURFACE CARRIER

3354-17.45 REVISION DATE 08/28/2020

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5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com



NOTES:
1. THIS MODEL COMES WITH A CARRIER PLATE.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-17.13.

MODEL 10485 WM

10485 WM CARRIER PLATE INCLUDED

3354-17.13 REVISION DATE 08/27/2020

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DOUGLAS GOOSENECK 4.5 RST BASKETBALL SYSTEM, #69442

SECTION 11 66 00 Athletic Equipment

PART 1 - GENERAL

1.01 **WORK INCLUDED**

A. Provide all equipment and materials, and do all work necessary to furnish and install the athletic equipment, as indicated on the drawings and as specified herein. Athletic equipment shall include, but not be limited to:

1. Douglas Gooseneck 4.5 RST Basketball System, #69442

1.02 **REFERENCES**

A. Comply with applicable requirements of the following standards. Where these standards conflict with other specified requirements, the most restrictive requirements shall govern.

1. National Federation of State High School Associations (NFHS)
2. National Collegiate Athletic Association (NCAA)
3. International Amateur Athletic Association (IAAF)
4. American Sports Builders Association (ASBA)
5. Manufacturers Data and Recommended Installation Requirements

1.03 **SUBMITTALS**

A. Manufacturers Product Data

1. Provide manufacturers product data prior to actual field installation work, for Architects or Owners representatives review.

B. Shop Drawings

1. Provide drawings of the manufacturers recommended installation and foundation requirements prior to actual field installation work, for Architects or Owners representatives review.

1.04 **QUALITY ASSURANCE**

A. Manufacturers warranties shall pass to the Owner and certification made that the product materials meet all applicable grade trademarks or conform to industry standards and inspection requirements.

1.05 **PRODUCT DELIVERY AND STORAGE**

A. Materials delivered to the site shall be examined for damage or defects in shipping. Any defects shall be noted and reported to the Owners representative. Replacements, if necessary, shall be immediately re-ordered, so as to minimize any conflict with the construction schedule. Sound materials shall be stored above ground under protective cover or indoors so as to provide proper protection.

PART 2 - PRODUCTS

2.01 Gooseneck 4.5 RST Basketball System, #69442

A. BASE: Gooseneck 4.5 RST Basketball System, #69442 as supplied by:

Douglas Industries, Inc.
3441 S. 11th Ave.
Eldridge, IA 52748
Phone: 800-553-8907
Fax: 800-443-8907
www.douglas-sports.com

B. COMPONENTS:

1. 4.5" OD Galvanized Gooseneck Pole with 4' Extension
2. Direct Goal Mount
3. Zinc Plated Hardware
4. RST Rectangular Steel (12 Gauge) Backboard 42" x 60" with Target & Border
5. Dura Goal I with Double Rim & Nylon Net
6. Galvanized Sway Braces

PART 3 - EXECUTION

3.01 INSTALLATION OF EQUIPMENT

A. All athletic equipment shall be installed as recommended with manufacturer's written directions, and as indicated on the drawings.

END OF SECTION

douglas Sports Equipment

Douglas® Premier™ RD Pickleball Post

GREEN, ITEM # 63070
BLACK, ITEM # 63071

SYSTEM SPECIFICATIONS

These popular round posts provide classic good looks and durability for either indoor or outdoor court applications.

DIMENSIONS
54" in length and sit 36" above court surface

POST
The 3" OD round tennis post is constructed from heavy-duty 11-gauge steel. Systems are finished with a black or forest green baked-on polyester powder coat to resist rust and increase durability. Integrated welded steel lacing rods are included for a professional net installation.

HARDWARE
Internally wound featuring a self-locking gear mechanism. Gears are constructed of plated steel and the small gear is case hardened. Gear housings and caps are made of cast aluminum alloy. Gear function is 30:1 to ensure a smooth, easy operation. Flush mounted gear plate cover and removable handle are chrome plated.

WARRANTY
5 Year Limited



CORRESPONDING GROUND SLEEVES



(GS-24)
ITEM # 63424)
Round Steel, 24" long, for all 3" OD round posts.


Plated Steel Self Locking Gears


Cast Alluminum Allow Caps


Plated Steel Hardware


Integrated Welded Lacing Rods

1-800-553-8907
www.douglas-sports.com

douglas Sports Equipment

Douglas® PN-30 Pickleball Net

ITEM # 20103

SPECIFICATIONS

SIZE
Custom shorter pickleball net size measures 21'9"L x 31"H

HEADBAND
65 oz (20 oz./sq. yd.) 2-Ply vinyl coated polyester headband. Headband is lock-sewn with four rows of #32 white polyester thread. Complete with a vinyl coated, 5/32" galvanized steel cable with 230# break strength.

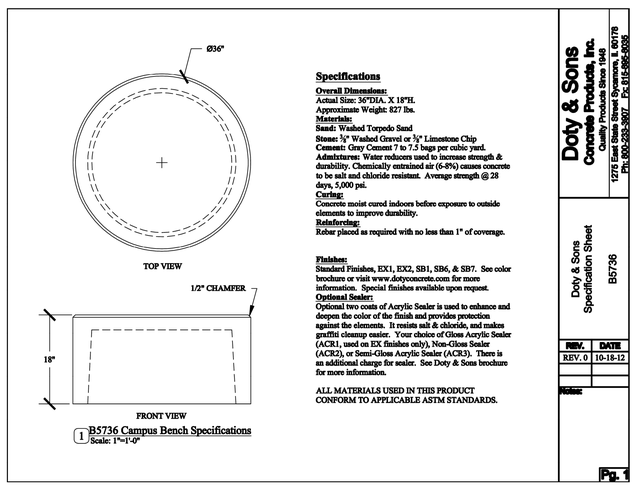
NETTING
Netting is 1-3/4" square mesh braided solid core polyethylene, unsurpassed for durability and weather resistance. 3.0 mm netting with 285 lb break strength.

SIDE & BOTTOM TAPE
Vinyl bottom tape and side pockets of headbands are polyester based and won't shrink, mildew or rot when exposed to the elements. Tapes are double lock-stitched with black polyester thread.

INCLUDES
1/2" fiberglass side dowels and lacing cord.

WARRANTY
4 Year Limited

1-800-553-8907
www.douglas-sports.com



1 B5736 Campus Bench Specifications
Scale: 1"=1'-0"

Specifications

Overall Dimensions:
Actual Size: 36"DIA. X 18"H.
Approximate Weight: 827 lbs.
Materials:
Sand: Washed Torpedo Sand
Stone: ¾" Washed Gravel or ¾" Limestone Chip
Cement: Gray Cement 7 to 7.5 bags per cubic yard.
Admixtures: Water reducers used to increase strength & durability. Chemically entrained air (6-8%) causes concrete to be salt and chloride resistant. Average strength @ 28 days, 5,000 psi.
Curing:
Concrete moist cured indoors before exposure to outside elements to improve durability.
Reinforcing:
Rebar placed as required with no less than 1" of coverage.

Finishes:
Standard Finishes, EX1, EX2, SB1, SB6, & SB7. See color brochure or visit www.dotyconcrete.com for more information. Special finishes available upon request.
Optional Sealer:
Optional two coats of Acrylic Sealer is used to enhance and deepen the color of the finish and provides protection against the elements. It resists salt & chloride, and makes graffiti cleanup easier. Your choice of Gloss Acrylic Sealer (ACR1, used on EX finishes only), Non-Gloss Sealer (ACR2), or Semi-Gloss Acrylic Sealer (ACR3). There is an additional charge for sealer. See Doty & Sons brochure for more information.

ALL MATERIALS USED IN THIS PRODUCT CONFORM TO APPLICABLE ASTM STANDARDS.

Doty & Sons Concrete Products, Inc.
Quality Products Since 1948
1276 East State Street Sycamore, IL 60178
Ph: 800-233-3907 Fx: 815-895-8035

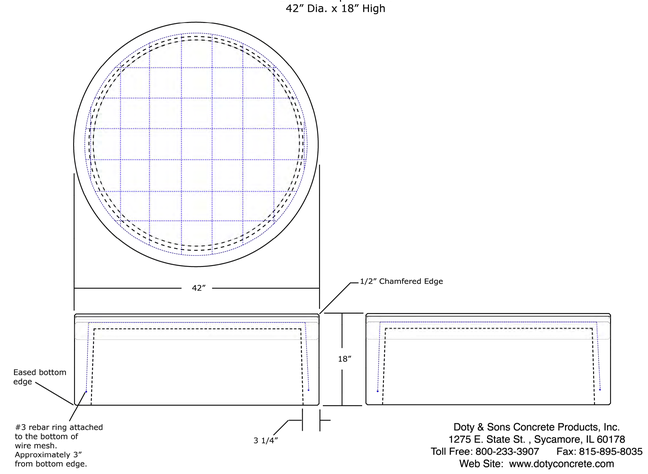
Doty & Sons Specification Sheet B5736

REV.	DATE
REV. 0	10-18-12

Notes:

Pg. 1

B5742 Campus Bench
42" Dia. x 18" High



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1275 E. State St. , Sycamore, IL 60178
Toll Free: 800-233-3907 Fax: 815-895-8035
Web Site: www.dotyconcrete.com

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PHONE: 312.850.4970, WEBSITE: S222ARCH.COM

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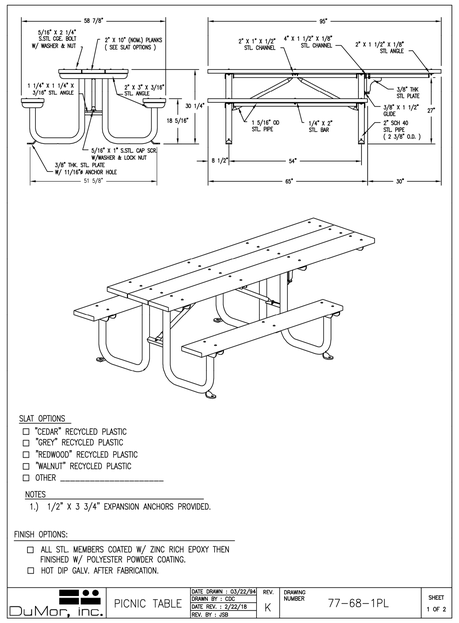
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	90% CDs	07/16/2025
	75% CDs	06/19/2025
	PUD SUBMITTAL	05/30/2025
	50% CDs	05/15/2025
	DESIGN DEVELOPMENT	03/13/2025

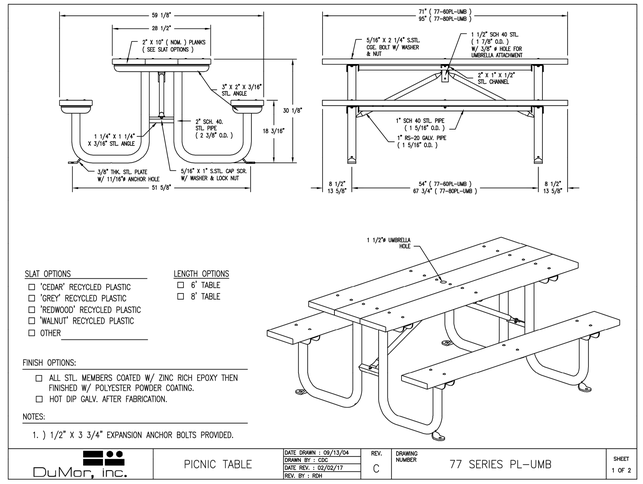
REGISTERED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

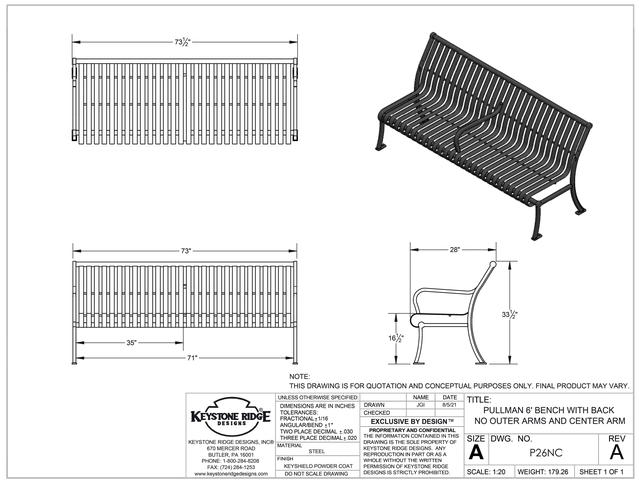
SITE FURNISHINGS CUT SHEETS

LS-504

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003









The **HARMONY LITTER RECEPTACLE** allows you the freedom to coordinate with a bench series, or mix and match for an eclectic motif. Beautify your surroundings with our exclusive collection of litter receptacles.


Hill-32

STANDARD FEATURES
- Color: exclusive KEYSHIELD® polyester powder coating finish
- Support: elevated or adjustable
- Liner: commercial-grade plastic
- Lid: matching flat lid with anti-theft lanyard
- Fully assembled unit
- Continuous weld seams
- Three-year warranty
- Made in the USA

CUSTOM OPTIONS
- Color: custom KEYSHIELD® powder coat
- Support: bury extension
- Liner: galvanized or powder coated steel
- Lid: elevated, elevated ash, dome, ash dome, dome with galvanized door, recycling and trash
- Sleeve: custom KEYSHIELD® powder coat color
- Materials: sustainable hardwood, stainless steel, recycled plastic

ENHANCEMENTS
- Inquire about coordinating benches, ash urns, planters, tables, and other furnishings
- Litter mount ash tower
- Cast bronze plaques
- Laser cuts
- Decals

670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com



HARMONY LITTER RECEPTACLE
All Harmony pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

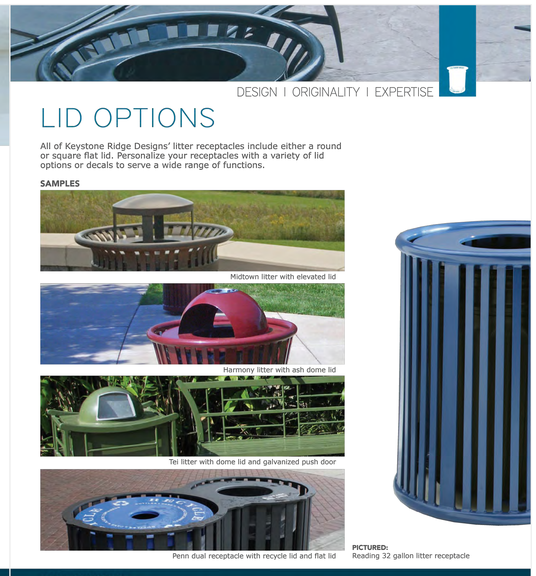
FULLY ASSEMBLED UNIT
The Harmony litter receptacle is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS
Commercial-grade materials, at least 25% recycled raw steel, 100% recyclable steel; completely welded for optimum strength and stability; sizes and dimensions according to Keystone Ridge Designs, Inc. CAD drawing; alternating pattern of vertical ¼" x 1" and ¼" x 2" steel straps attached to 1-1/2" OD 11 gauge tubing top hoop; ¼" x 2" bottom ring; ¼" x 2" flat liner base support; 16 gauge spun metal lid; plastic liner and polyester coated stainless steel lanyard attached to lid and receptacle.

	Hill-22 22 gal.	Hill-32 32 gal.	Hill-38 38 gal.
WIDTH (A)	28"	28"	28"
ELEVATED LEG (B)	27 1/2"	32"	32"
ADJUSTABLE LEG	26 1/2"	31"	31"
LID WIDTH	23 5/8"	23 5/8"	23 5/8"
WEIGHT	112 lbs.	137 lbs.	142 lbs.

PROPRIETARY STATEMENT
Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services, we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.

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www.keystoneridgedesigns.com


DESIGN | ORIGINALITY | EXPERTISE

LID OPTIONS

All of Keystone Ridge Designs' litter receptacles include either a round or square flat lid. Personalize your receptacles with a variety of lid options or decals to serve a wide range of functions.

SAMPLES

Midtown litter with elevated lid

Harmony litter with ash dome lid

Tel litter with dome lid and galvanized push door

Penn dual receptacle with recycle lid and flat lid

PICTURED:
Reading 32 gallon litter receptacle

PROPRIETARY STATEMENT
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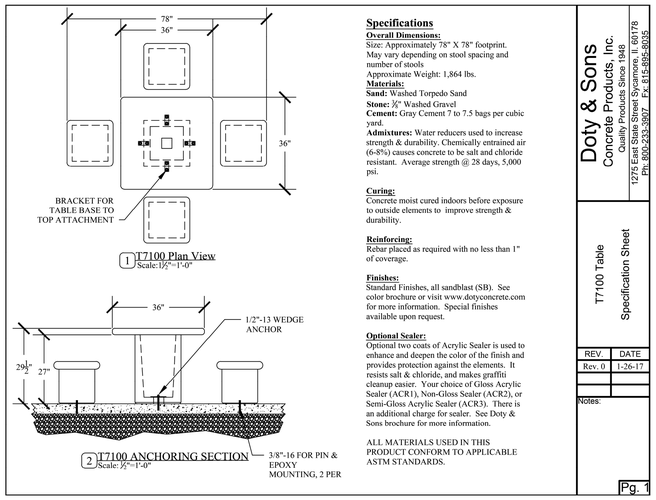
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DESIGN DEVELOPMENT	03/13/2025

Tod J. Stanton
ILLINOIS LANDSCAPE ARCHITECT
157-001070
STATE OF ILLINOIS

SITE FURNISHINGS CUT SHEETS

LS-505



Specifications

Overall Dimensions:
Size: Approximately 78" X 78" footprint.
May vary depending on stool spacing and number of stools
Approximate Weight: 1,864 lbs.

Materials:
Sand: Washed Torpedo Sand
Stone: ¾" Washed Gravel
Cement: Gray Cement 7 to 7.5 bags per cubic yard.
Admixtures: Water reducers used to increase strength & durability. Chemically entrained air (6-8%) causes concrete to be salt and chloride resistant. Average strength @ 28 days, 5,000 psi.

Curing:
Concrete moist cured indoors before exposure to outside elements to improve strength & durability.

Reinforcing:
Rebar placed as required with no less than 1" of coverage.

Finishes:
Standard Finishes, all sandblast (SB). See color brochure or visit www.dotyconcrete.com for more information. Special finishes available upon request.

Optional Sealer:
Optional two coats of Acrylic Sealer is used to enhance and deepen the color of the finish and provides protection against the elements. It resists salt & chloride, and makes graffiti cleanup easier. Your choice of Gloss Acrylic Sealer (ACR1), Non-Gloss Sealer (ACR2), or Semi-Gloss Acrylic Sealer (ACR3). There is an additional charge for sealer. See Doty & Sons brochure for more information.

ALL MATERIALS USED IN THIS PRODUCT CONFORM TO APPLICABLE ASTM STANDARDS.

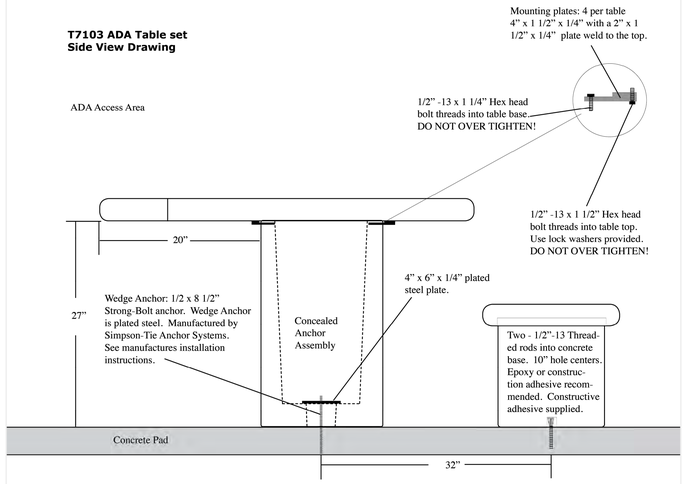
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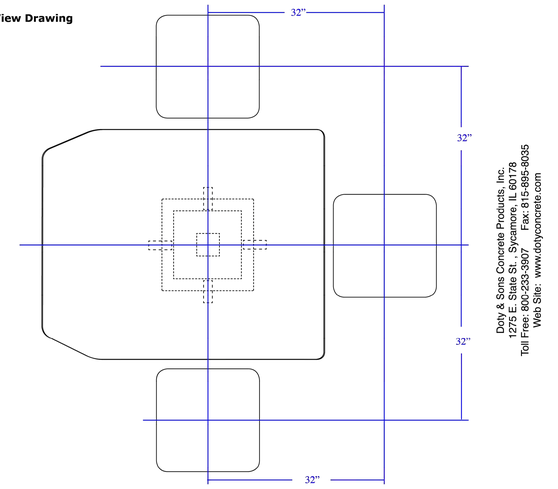
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REV.	DATE
Rev. 0	1-26-17

Notes:

Pg. 1



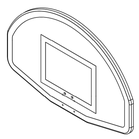


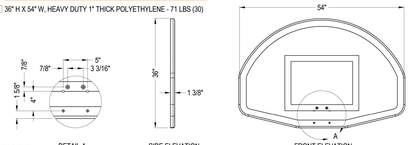
PW ATHLETIC
PO BOX 1290
SALEM, IL 62881
TOLL FREE: 1-888-442-2925
PHONE: (800) 687-5768
FAX: (618) 548-2890
www.pwathletic.com

SELECT DESIRED MODEL:

RECTANGULAR BACKBOARD
- 42" H X 72" W, HEAVY DUTY PERFORATED STEEL - 180 LBS (10)
- 42" H X 60" W, HEAVY DUTY ALL ALUMINUM - 145 LBS (19)
- 42" H X 72" W, 1 1/2" HEAVY DUTY FIBERGLASS - 103 LBS (20)
- 48" H X 72" W, 1 1/18" DELUXE HEAVY DUTY FIBERGLASS - 90 LBS (21D)
- 42" H X 60" W, HEAVY DUTY 1" THICK POLYETHYLENE - 160 LBS (24T)
- 42" H X 72" W, 12 GAUGE STEEL - 170 LBS (25)
- 42" H X 60" W, HEAVY DUTY 1/4" THICK STEEL - 185 LBS (26)
- 48" H X 72" W, HEAVY DUTY 1/4" THICK STEEL - 275 LBS (26W)
- 42" H X 54" W, POLYCARBONATE W/ ALUMINUM FRAME - 135 LBS (27)
- 42" H X 72" W, POLYCARBONATE W/ ALUMINUM FRAME (27W)

FAN BACKBOARD
- 36" H X 54" W, 1/4" HEAVY DUTY SOLID STEEL, POWDER COAT - 116 LBS (13)
- 36" H X 54" W, 1/4" HEAVY DUTY SOLID STEEL, GALVANIZED - 125 LBS (14)
- 36" H X 54" W, 1 1/2" HEAVY DUTY FIBERGLASS - 49 LBS (18)
- 36" H X 54" W, HEAVY DUTY CAST ALUMINUM - 61 LBS (22) [SHOWN]
- 36" H X 54" W, HEAVY DUTY 1" THICK POLYETHYLENE - 71 LBS (30)


ISOMETRIC VIEW



SPECIFICATIONS
- WHITE WITH TARGET AND PERIMETER

WARRANTY: LIFETIME

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5161-077.

BASKETBALL BACKBOARDS
MODEL 22

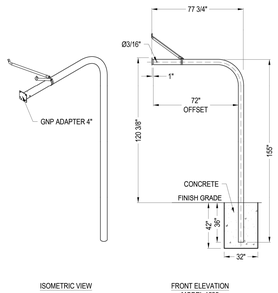
5161-077 REVISION DATE 13/07/2022

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FAX: (618) 548-2890
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SELECT DESIRED MODEL:
- 4 1/2" O.D., 4' OFFSET - 178 LBS (1516)
- 4 1/2" O.D., 5' OFFSET - 195 LBS (1520)
- 3 1/2" O.D., 4' OFFSET - 135 LBS (1521)
- 4 1/2" O.D., 4' OFFSET - 185 LBS (1523)
- 4 1/2" O.D., 6' OFFSET - 210 LBS (1525) [SHOWN]
- 5 9/16" O.D., 6' OFFSET - 290 LBS (1527)
- 5 9/16" O.D., 8' OFFSET (1539)
- 5 9/16" O.D., 4' OFFSET - 260 LBS (1540)
- 5 9/16" O.D., 5' OFFSET - 275 LBS (1541)
- 6 5/8" O.D., 6' OFFSET - 376 LBS (1560)
- 6 5/8" O.D., 8' OFFSET - 425 LBS (1565)

SELECT DESIRED FINISH:
- GALVANIZED (G)
- POWDER COATED (P)



ISOMETRIC VIEW FRONT ELEVATION MODEL 1525

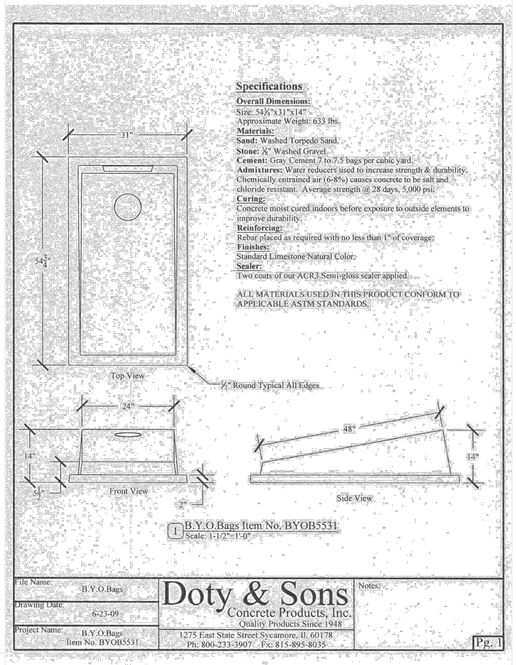
SPECIFICATIONS
MATERIAL: SUPPORT POST IS A SINGLE LENGTH OF 5 9/16" O.D. GALVANIZED STEEL FORMED TO PROVIDE A GRACEFUL 6' OFFSET BACKBOARD MOUNT IS A 6 1/4" X 6 1/2", 1/4" STEEL PLATE WELDED TO THE SCHEDULE 4 SLEEVE ADAPTER THEN MOUNTED TO SUPPORT POST WITH SET SCREW & DRIVE PINS. A PAIR OF DIAGONAL BRACES, 1" O.D. GALVANIZED STEEL, IS MOUNTED BETWEEN THE BACKBOARD AND THE POST. BRACES BOLT TO THE BACKBOARD AND ARE SECURED TO THE POST WITH A PAIR OF STEEL CLAMPS FORMED TO FIT THE POST DIAMETER
WARRANTY: LIFETIME

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5161-082.

SPORTS POSTS
SINGLE GOOSENECK BASKETBALL POST: MODEL 1525

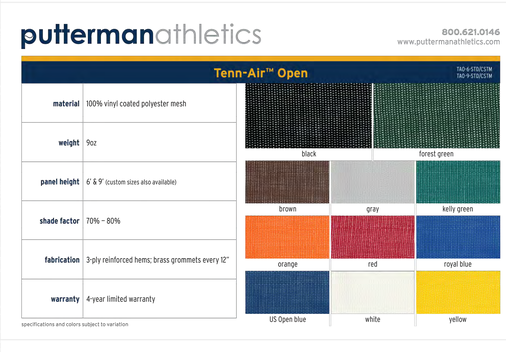
5161-082 REVISION DATE 13/07/2022

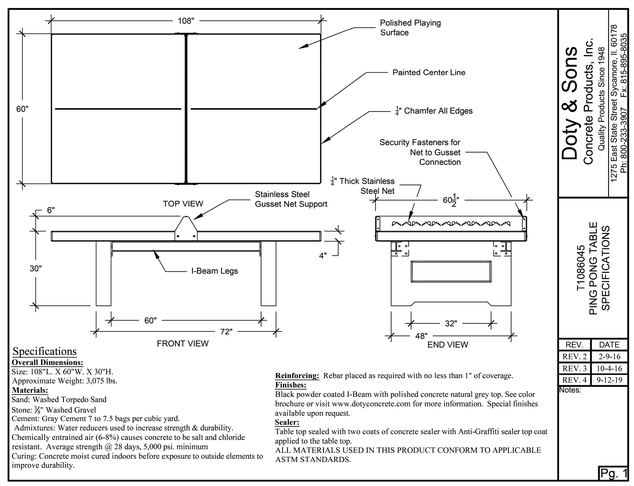
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Specifications
Overall Dimensions:
Size: 54½"x31"x14"
Approximate Weight: 633 lbs.
Materials:
Sand: Washed Torpedo Sand.
Stone: ¾" Washed Gravel.
Cement: Gray Cement 7 to 7.5 bags per cubic yard.
Admixtures: Water reducers used to increase strength & durability. Chemically entrained air (6-8%) causes concrete to be salt and chloride resistant. Average strength @ 28 days, 5,000 psi.
Curing:
Concrete moist cured indoors before exposure to outside elements to improve durability.
Reinforcing:
Rebar placed as required with no less than 1" of coverage.
Finishes:
Standard Limestone Natural Color.
Sealer:
Two coats of our ACR3 Semi-gloss sealer applied.

ALL MATERIALS USED IN THIS PRODUCT CONFORM TO APPLICABLE ASTM STANDARDS.





Specifications

Overall Dimensions:
Size: 108"L. X 60"W. X 30"H.
Approximate Weight: 3,075 lbs.

Materials:
Sand: Washed Torpedo Sand
Stone: ¾" Washed Gravel
Cement: Gray Cement 7 to 7.5 bags per cubic yard.
Admixtures: Water reducers used to increase strength & durability. Chemically entrained air (6-8%) causes concrete to be salt and chloride resistant. Average strength @ 28 days, 5,000 psi. minimum
Curing: Concrete moist cured indoors before exposure to outside elements to improve durability.

Reinforcing: Rebar placed as required with no less than 1" of coverage.

Finishes:
Black powder coated I-Beam with polished concrete natural grey top. See color brochure or visit www.dotyconcrete.com for more information. Special finishes available upon request.

Sealer:
Table top sealed with two coats of concrete sealer with Anti-Graffiti sealer top coat applied to the table top.

ALL MATERIALS USED IN THIS PRODUCT CONFORM TO APPLICABLE ASTM STANDARDS.

Doty & Sons Concrete Products, Inc.
Quality Products Since 1948
1275 East State Street Sycamore, IL 60178
Ph: 800-233-3907 Fx: 815-895-8035

T1086045
PING PONG TABLE SPECIFICATIONS

REV.	DATE
REV. 2	2-9-16
REV. 3	10-4-16
REV. 4	9-12-19

Notes:

Pg. 1

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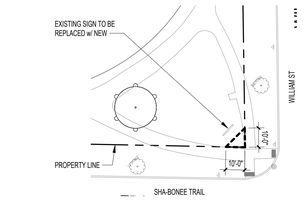
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75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

Illinois Professional Landscape Architect Tod J. Stanton 157-001070 Expires 11/30/2026 State of Illinois

SITE FURNISHINGS
CUT SHEETS

LS-506



A1 / A0.02 **SITE PLAN - SIGNAGE @ SOUTHEAST CORNER**
SCALE: 1/32" = 1'-0"

N

ZONING REQUIREMENTS
ZONING CODE: C-R

BUILDING SETBACKS FROM LINCOLN ST:	
REQUIRED	30'-0"
EXISTING	17'-10"
PROPOSED	10'-2"
FLOOR AREA:	
RECREATION CENTER	35,616 SF
BATHHOUSE	5,352 SF
POOL EQUIPMENT	1,304 SF
TOTAL	42,272 SF
IMPERVIOUS AREA:	
EXISTING	280,000 SF
PROPOSED ADDITIONAL	23,000 SF
TOTAL SITE COVERAGE	303,000 SF

TOTAL SITE AREA = 899,147SF
LOT COVERAGE = 303,000/899,147 = 33% < 75% MAX. ALLOWABLE

PARKING COUNTS:	
STANDARD STALLS	194
ADA STALLS	6
TOTAL STALLS	200

AREA OF COMMUNITY POOL FOR PARKING CALCULATIONS

SPLASH PAD	2,960 SF
SLIDE PLUNGE POOL	736 SF
SWIMMING POOL	11,976 SF
POOL DECK	22,480 SF
TOTAL	38,054 SF

POOL BUILDINGS PERMITTED UNDER SEPARATE COVER; SITE PLAN FOR REFERENCE ONLY, SEE CIVIL DRAWINGS FOR ADDITIONAL INFO

F1 / A0.02 **SITE PLAN - ALTERNATE**
SCALE: 1/32" = 1'-0"

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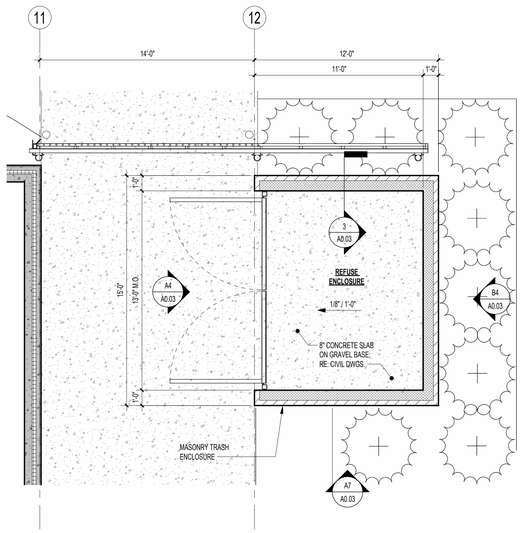
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PUD SUBMITTAL	05/30/2025
50% CDs/OWNER REVIEW	05/15/2025

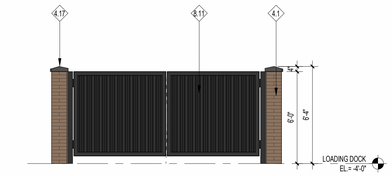
SITE PLAN

A0.02

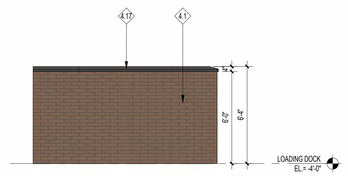
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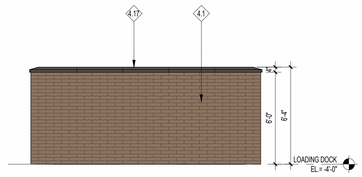
B1 A0.03 **ENLARGED PLAN @ REC CENTER REFUSE ENCLOSURE**
SCALE: 1/4" = 1'-0"



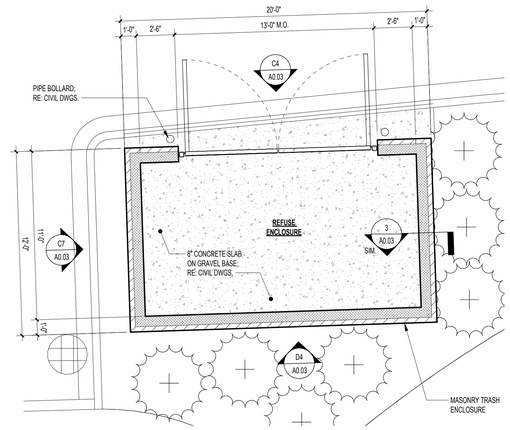
A4 A0.03 **REC CENTER REFUSE ENCLOSURE WEST ELEVATION**
SCALE: 1/4" = 1'-0"



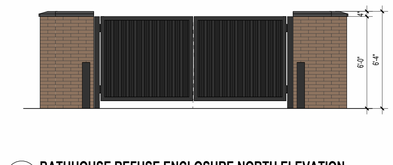
A7 A0.03 **REC CENTER REFUSE ENCLOSURE NORTH AND SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



B4 A0.03 **REC CENTER REFUSE ENCLOSURE EAST ELEVATION**
SCALE: 1/4" = 1'-0"



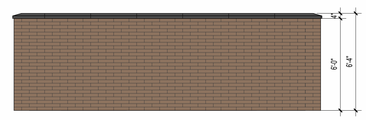
D1 A0.03 **ENLARGED PLAN @ BATHHOUSE REFUSE ENCLOSURE**
SCALE: 1/4" = 1'-0"



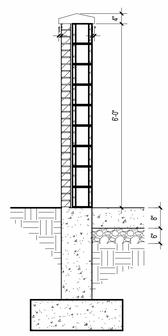
C4 A0.03 **BATHHOUSE REFUSE ENCLOSURE NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



C7 A0.03 **BATHHOUSE REFUSE ENCLOSURE EAST AND WEST ELEVATION**
SCALE: 1/4" = 1'-0"



D4 A0.03 **BATHHOUSE REFUSE ENCLOSURE SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



3 A0.03 **WALIL SECTION @ REFUSE ENCLOSURE**
SCALE: 1/2" = 1'-0"

ELEVATION LEGEND

CJ — BRICK CONTROL JOINT LOCATION. CONTROL JOINT TO EXTEND TO FULL HEIGHT OF BRICK, TYP.

ELEVATION NOTES

1. ALL MASONRY JOINTS THAT FACE UP TO BE RAKED BACK & SEALED

MATERIAL LEGEND

KEY	DESCRIPTION
EF-1a	NORMAN SIZE FACE BRICK, COLOR A: TBD
EF-2a1	THIN CAST STONE, COLOR A: TBD
EF-2a2	FULL DEPTH CAST STONE, COLOR A: TBD
EF-2b1	THIN CAST STONE, COLOR B: TBD
EF-2b2	FULL DEPTH CAST STONE, COLOR B: TBD
EF-2c1	CAST STONE COPING, COLOR C: TBD
EF-4a	PREFINISHED ALUMINUM STOREFRONT SYSTEM: KAWNEER 1600, 7-1/2 DEEP WALL SYSTEM 2 CURTAIN WALL w/ SSG HORIZONTAL MULLIONS AND VERTICAL 4-3/4" MULLION COVERS, COLOR: TBD
EF-4b	PREFINISHED ALUMINUM, COLOR A: TBD
EF-4c	PREFINISHED ALUMINUM, COLOR B: TBD
EF-4d	PREFINISHED ALUMINUM, COLOR C: TBD
EF-4e	PREFINISHED ACM RAINSCREEN, COLOR A: COLOR A: ALPOLIC WOOD GRAIN FINISH "WLN WALNUT"
EF-5a	PRECAST FINISH TYPE A: FLUTED FORM LINER FINISH, COLOR A: TBD
EF-5b	PRECAST FINISH TYPE B: ACID ETCH FINISH, COLOR B: TBD
EF-5c	PRECAST FINISH TYPE C: POLISHED FINISH, COLOR C: TBD
EF-5d	PRECAST FINISH TYPE C: NORMAN SIZE CAST BRICK, COLOR A: TBD
EF-7a	EXTERIOR PAINT, COLOR A: TBD
EF-7b	EXTERIOR PAINT, COLOR B: TBD
EF-8a	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED VISION GLASS UNITS, TBD
EF-8b	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED SPANDREL GLASS UNITS, TBD
EF-8c	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED ACID ETCHED GLASS UNITS, TBD

ELEVATION KEYNOTES

KEY	DESCRIPTION
4.1	NORMAN SIZE RUNNING BOND FACE BRICK VENEER, EF-1a
4.17	CAST STONE COPING AT BRICK, EF-2a2
8.11	PAINTED STEEL AND CORRUGATED METAL TRASH ENCLOSURE GATE, EF-4c

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90% CDs	07/16/2025

SITE DETAILS

A0.03

7/16/2025 4:39:22 PM

STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

FLOOR PLAN LEGEND

- NON-RATED METAL STUD PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR NON-RATED CAST-IN-PLACE CONCRETE PARTITION, SEE PARTITION TYPES ON SHEET A900
- NON-RATED CMU PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR FIRE-RATED PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR FIRE-RATED CMU PARTITION, SEE PARTITION TYPES ON SHEET A900
- 2 HR FIRE-RATED CMU PARTITION, SEE PARTITION TYPES ON SHEET A900
- NON-RATED PRECAST PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR FIRE-RATED PRECAST PARTITION, SEE PARTITION TYPES ON SHEET A900

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF WALL, FACE OF MASONRY WALL, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE
2. SEE A9.01 FOR INTERIOR FRAMED PARITION TYPES
3. PROVIDE BLOCKING AT ALL SHELVING, CABINETS, AND TOILET ACCESSORIES
4. PROVIDE CONTROL JOINTS AT GYPSUM BOARD 30'-0" O.C. FOR ALL WALLS AND CEILINGS
5. SEE G9.01 FOR THROUGH PENETRATION FIRESTOP SYSEM DETAILS
6. SEE G0.03 FOR TYPICAL BATHROOM ACCESSIBILITY FEATURES, CLEARANCES AND DIMENSIONS
7. SEE A8.02 FOR WINDOW SCHEDULE
8. SEE A8.01 FOR DOOR SCHEDULE
9. INTERIOR FRAMED WALLS ARE ASSEMBLY A.6, U.N.O.
10. INTERIOR FRAMED FURRING WALLS ARE ASSEMBLY B.4, U.N.O.
11. INTERIOR MASONRY WALLS ARE ASSEMBLY M.8, U.N.O
12. SLOPE SLAB-ON-GRADE TO DRAINS AT 1/4" FOOT MAX.
13. SEE G0.03 FOR TYPICAL RESTROOM INTERIOR ELEVATIONS AND ACCESSORIES

STUDIO 222 ARCHITECTS

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DESIGN DEVELOPMENT	03/13/2025

FIRST FLOOR PLAN

A1.01

F1 / A1.01 **FIRST FLOOR**
SCALE: 1/8" = 1'-0"

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FLOOR PLAN LEGEND

- NON-RATED METAL STUD PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR/NON-RATED CAST-IN-PLACE CONCRETE PARTITION, SEE PARTITION TYPES ON SHEET A900
- NON-RATED CMU PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR FIRE-RATED PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR FIRE-RATED CMU PARTITION, SEE PARTITION TYPES ON SHEET A900
- 2 HR FIRE-RATED CMU PARTITION, SEE PARTITION TYPES ON SHEET A900
- NON-RATED PRECAST PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR FIRE-RATED PRECAST PARTITION, SEE PARTITION TYPES ON SHEET A900

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF WALL, FACE OF MASONRY WALL, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE
2. SEE A9.01 FOR INTERIOR FRAMED PARITION TYPES
3. PROVIDE BLOCKING AT ALL SHELVING, CABINETS, AND TOILET ACCESSORIES
4. PROVIDE CONTROL JOINTS AT GYPSUM BOARD 30'-0" O.C. FOR ALL WALLS AND CEILINGS
5. SEE G9.01 FOR THROUGH PENETRATION FIRESTOP SYSEM DETAILS
6. SEE G0.03 FOR TYPICAL BATHROOM ACCESSIBILITY FEATURES, CLEARANCES AND DIMENSIONS
7. SEE A8.02 FOR WINDOW SCHEDULE
8. SEE A8.01 FOR DOOR SCHEDULE
9. INTERIOR FRAMED WALLS ARE ASSEMBLY A.6, U.N.O.
10. INTERIOR FRAMED FURRING WALLS ARE ASSEMBLY B.4, U.N.O.
11. INTERIOR MASONRY WALLS ARE ASSEMBLY M.8, U.N.O
12. SLOPE SLAB-ON-GRADE TO DRAINS AT 1/4" FOOT MAX.
13. SEE G0.03 FOR TYPICAL RESTROOM INTERIOR ELEVATIONS AND ACCESSORIES

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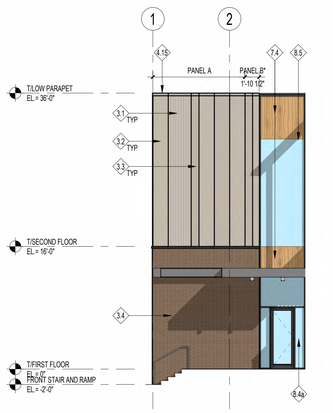
90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs/OWNER REVIEW	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

SECOND FLOOR PLAN

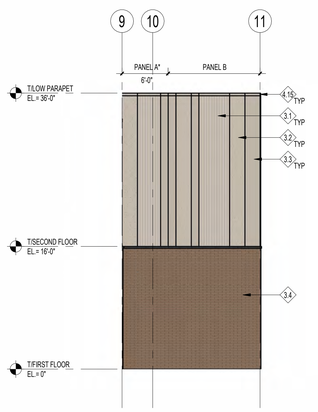
A1.02

F1 A1.02 **SECOND FLOOR**
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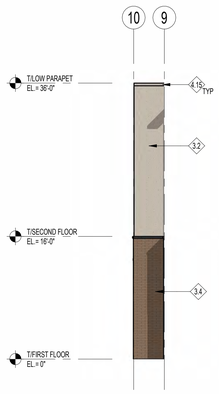
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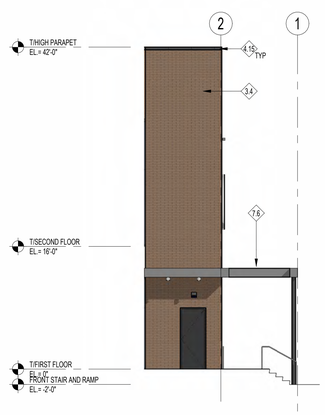
B2 A2.00 **ENTRY PARTIAL SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



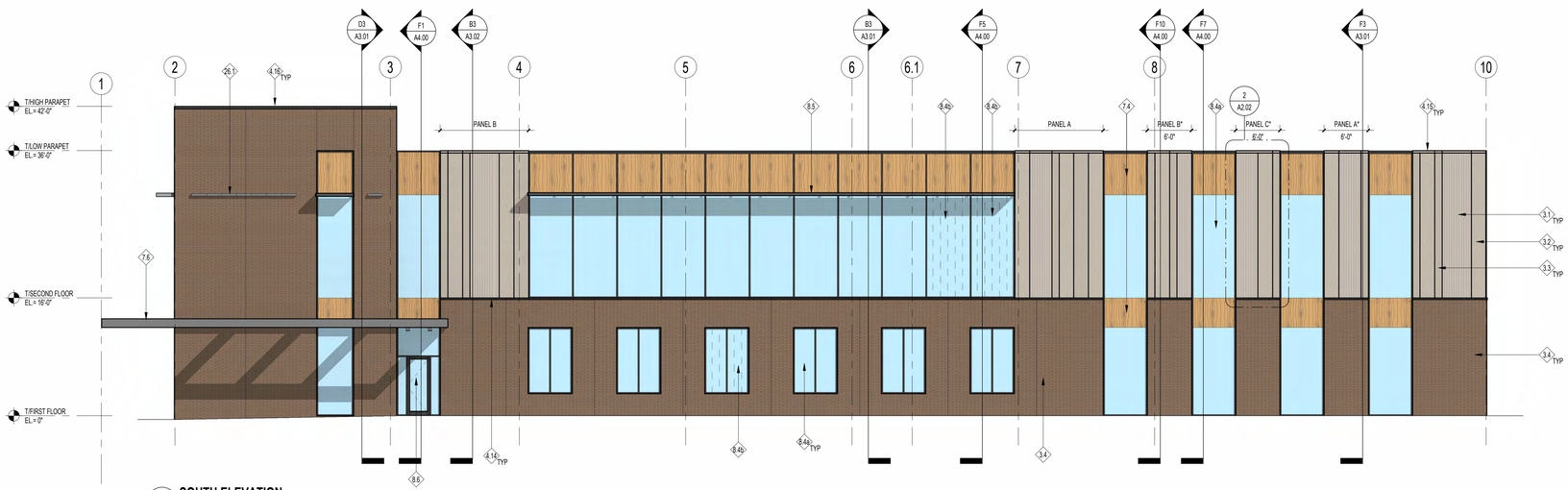
B4 A2.00 **PARTIAL SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



B6 A2.00 **PARTIAL NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



B8 A2.00 **ENTRY PARTIAL NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



D2 A2.00 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



F2 A2.00 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

CJ — BRICK CONTROL JOINT LOCATION. CONTROL JOINT TO EXTEND TO FULL HEIGHT OF BRICK, TYP.

ELEVATION NOTES

1. ALL MASONRY JOINTS THAT FACE UP TO BE RAKED BACK & SEALED

MATERIAL LEGEND

KEY	DESCRIPTION
EF-1a	NORMAN SIZE FACE BRICK, COLOR A: TBD
EF-2a1	THIN CAST STONE, COLOR A: TBD
EF-2a2	FULL DEPTH CAST STONE, COLOR A: TBD
EF-2c1	THIN CAST STONE, COLOR B: TBD
EF-2b2	FULL DEPTH CAST STONE, COLOR B: TBD
EF-2c1	CAST STONE COPING, COLOR C: TBD
EF-4a	PREFINISHED ALUMINUM STOREFRONT SYSTEM: KAWNEER 1600, 7-1/2 DEEP WALL SYSTEM 2 CURTAIN WALL w/ SSG HORIZONTAL MULLIONS AND VERTICAL 4-3/4" MULLION COVERS, COLOR: TBD
EF-4b	PREFINISHED ALUMINUM, COLOR A: TBD
EF-4c	PREFINISHED ALUMINUM, COLOR B: TBD
EF-4d	PREFINISHED ALUMINUM, COLOR C: TBD
EF-4e	PREFINISHED ACM RAINSCREEN, COLOR A: COLOR A: ALPOLIC WOOD GRAIN FINISH "WLN WALNUT"
EF-5a	PRECAST FINISH TYPE A: FLUTED FORM LINER FINISH, COLOR A: TBD
EF-5b	PRECAST FINISH TYPE B: ACID ETCH FINISH, COLOR B: TBD
EF-5c	PRECAST FINISH TYPE C: POLISHED FINISH, COLOR C: TBD
EF-5d	PRECAST FINISH TYPE C: NORMAN SIZE CAST BRICK, COLOR A: TBD
EF-7a	EXTERIOR PAINT, COLOR A: TBD
EF-7b	EXTERIOR PAINT, COLOR B: TBD
EF-8a	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED VISION GLASS UNITS, TBD
EF-8b	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED SPANDREL GLASS UNITS, TBD
EF-8c	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED ACID ETCHED GLASS UNITS, TBD

ELEVATION KEYNOTES

KEY	DESCRIPTION
3.1	INTEGRAL COLOR PRECAST CONCRETE PANELS W/ FLUTED VERTICAL FORM LINER FINISH, EF-5a
3.2	INTEGRAL COLOR PRECAST CONCRETE PANELS W/ ACID ETCH FINISH, EF-5b
3.3	INTEGRAL COLOR PRECAST CONCRETE PANELS W/ POLISHED FINISH, EF-5c
3.4	PRECAST CONCRETE PANELS W/ RUNNING BOND NORMAN SIZE CAST BRICK, EF-5d
4.13	CAST STONE VENEER BASE, EF-2b2
4.14	CAST STONE VENEER WATER TABLE, EF-2a2
4.15	CAST STONE COPING AT PRECAST, EF-2c1
4.16	CAST STONE COPING AT PRECAST W/ BRICK, EF-2a2
5.1	1/2inch X 1-1/2inch PAINTED STEEL FLAT BAR FLOOR MOUNTED HANDRAIL, COLOR TO MATCH EF-4a
7.4	GLAZED-IN WOODGRAIN FINISH ACM METAL PANEL, EF-4e
7.6	PREFINISHED ACM METAL PANEL BEAM WRAP AT CANOPY, COLOR TO MATCH EF-4a
8.4a	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM w/ SSG HORIZONTAL MULLIONS, AND 4-3/4 DEEP VERTICAL MULLION COVERS, EF-4a w/ EF-8a VISION GLASS
8.4b	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM w/ SSG HORIZONTAL MULLIONS, AND 4-3/4 DEEP VERTICAL MULLION COVERS, EF-4a w/ EF-8b SPANDREL GLASS
8.5	CURTAIN WALL INTEGRATED PREFINISHED ALUMINUM SUNSHADE SYSTEM, COLOR TO MATCH EF-4a
8.6	PREFINISHED ALUMINUM CURTAIN WALL DOOR SYSTEM, EF-4a w/ EF-8a
10.1	8 FEET DIAMETER INTERNALLY ILLUMINATED MPPD LOGO SIGN, 515F SIGN FACE AREA
26.1	EXTERIOR DECORATIVE WALL MOUNTED WALLWASH LIGHT FIXTURE

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DESIGN DEVELOPMENT	03/13/2025

BUILDING ELEVATIONS

A2.00

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ELEVATION LEGEND

CJ — BRICK CONTROL JOINT LOCATION. CONTROL JOINT TO EXTEND TO FULL HEIGHT OF BRICK, TYP.

ELEVATION NOTES

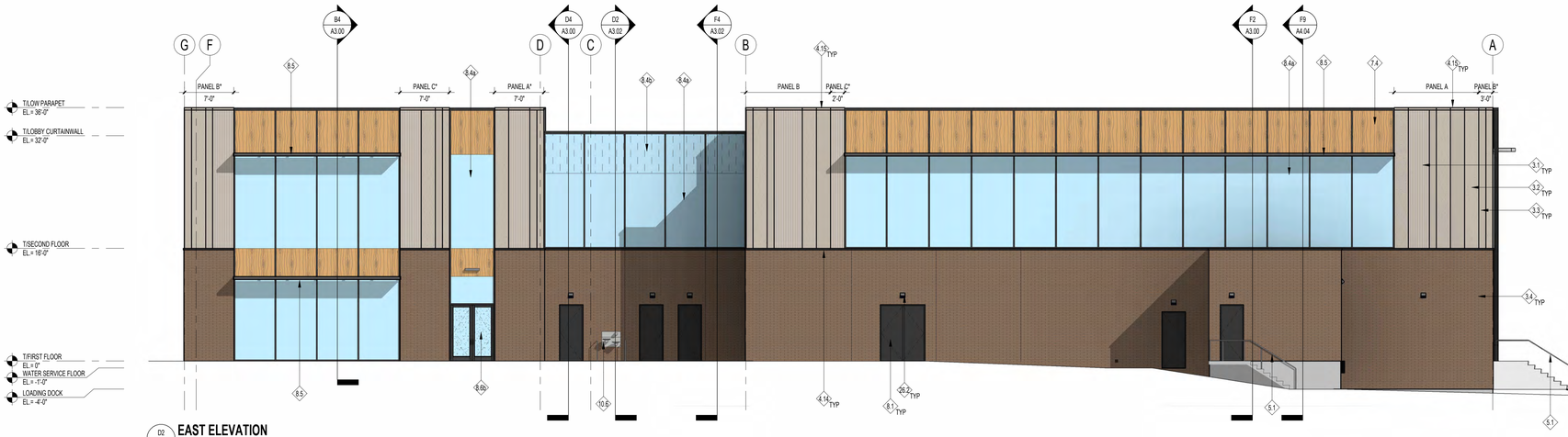
1. ALL MASONRY JOINTS THAT FACE UP TO BE RAKED BACK & SEALED

MATERIAL LEGEND

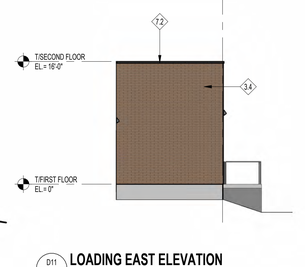
KEY	DESCRIPTION
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EF-2a1	THIN CAST STONE, COLOR A: TBD
EF-2a2	FULL DEPTH CAST STONE, COLOR A: TBD
EF-2b1	THIN CAST STONE, COLOR B: TBD
EF-2b2	FULL DEPTH CAST STONE, COLOR B: TBD
EF-2c1	CAST STONE COPING, COLOR C: TBD
EF-4a	PREFINISHED ALUMINUM STOREFRONT SYSTEM: KAWNEER 1600, 7-1/2 DEEP WALL SYSTEM 2 CURTAIN WALL w/ SSG HORIZONTAL MULLIONS AND VERTICAL 4-3/4" MULLION COVERS, COLOR: TBD
EF-4b	PREFINISHED ALUMINUM, COLOR A: TBD
EF-4c	PREFINISHED ALUMINUM, COLOR B: TBD
EF-4d	PREFINISHED ALUMINUM, COLOR C: TBD
EF-4e	PREFINISHED ACM RAINSCREEN, COLOR A: COLOR A: ALPOLIC WOOD GRAIN FINISH "WLN WALNUT"
EF-5a	PRECAST FINISH TYPE A: FLUTED FORM LINER FINISH, COLOR A: TBD
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EF-5c	PRECAST FINISH TYPE C: POLISHED FINISH, COLOR C: TBD
EF-5d	PRECAST FINISH TYPE C: NORMAN SIZE CAST BRICK, COLOR A: TBD
EF-7a	EXTERIOR PAINT, COLOR A: TBD
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EF-8c	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED ACID ETCHED GLASS UNITS, TBD

ELEVATION KEYNOTES

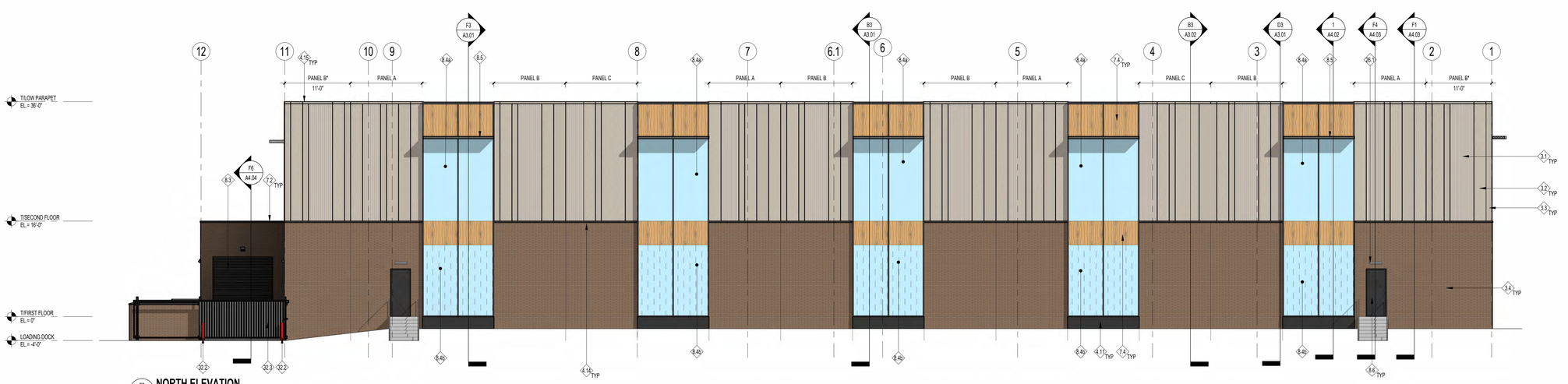
KEY	DESCRIPTION
3.1	INTEGRAL COLOR PRECAST CONCRETE PANELS W/ FLUTED VERTICAL FORM LINER FINISH, EF-5a
3.2	INTEGRAL COLOR PRECAST CONCRETE PANELS W/ ACID ETCH FINISH, EF-5b
3.3	INTEGRAL COLOR PRECAST CONCRETE PANELS W/ POLISHED FINISH, EF-5c
3.4	PRECAST CONCRETE PANELS W/ RUNNING BOND NORMAN SIZE CAST BRICK, EF-5d
4.11	CAST STONE VENEER BASE, EF-2a2
4.14	CAST STONE VENEER WATER TABLE, EF-2a2
4.15	CAST STONE COPING AT PRECAST, EF-2c1
5.1	1/2inch X 1-1/2inch PAINTED STEEL FLAT BAR FLOOR MOUNTED HANDRAIL, COLOR TO MATCH EF-4a
7.2	PREFINISHED ALUMINUM COPING AT BRICK, EF-4c
7.4	GLAZED-IN WOODGRAIN FINISH ACM METAL PANEL, EF-4e
8.1	HOLLOW METAL DOOR AND FRAME, EF-7a
8.3	PREFINISHED INSULATED ROLL-UP OVERHEAD DOOR, EF-7a
8.4a	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM w/ SSG HORIZONTAL MULLIONS, AND 4-3/4 DEEP VERTICAL MULLION COVERS, EF-4a w/ EF-8a VISION GLASS
8.4b	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM w/ SSG HORIZONTAL MULLIONS, AND 4-3/4 DEEP VERTICAL MULLION COVERS, EF-4a w/ EF-8b SPANDREL GLASS
8.5	CURTAIN WALL INTEGRATED PREFINISHED ALUMINUM SUNSHADE SYSTEM, COLOR TO MATCH EF-4a
8.6	PREFINISHED ALUMINUM CURTAIN WALL DOOR SYSTEM, EF-4a w/ EF-8a
8.6b	PREFINISHED ALUMINUM CURTAIN WALL DOOR SYSTEM, EF-4a w/ EF-8c
10.6	HIGH/LOW DRINKING FOUNTAINS. SEE GENERAL ACCESSIBILITY SHEETS FOR MOUNTING HEIGHT
26.1	EXTERIOR DECORATIVE WALL MOUNTED WALLWASH LIGHT FIXTURE
26.2	EXTERIOR WALL MOUNTED EM LIGHT AT DOOR
32.2	4 INCH DIAMETER CONCRETE FILLED PIPE BOLLARD, COLOR TO MATCH EF-4b
32.3	6 FOOT TALL, DECORATIVE SOLID PANEL, ALUMINUM CANTILEVER SLIDING GATE W/ ELECTRIC OPERATOR, COLOR TO MATCH EF-4b



D02 A2.01 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



D11 A2.01 **LOADING EAST ELEVATION**
SCALE: 1/8" = 1'-0"



F2 A2.01 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

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MPPD LIONS RECREATION CENTER

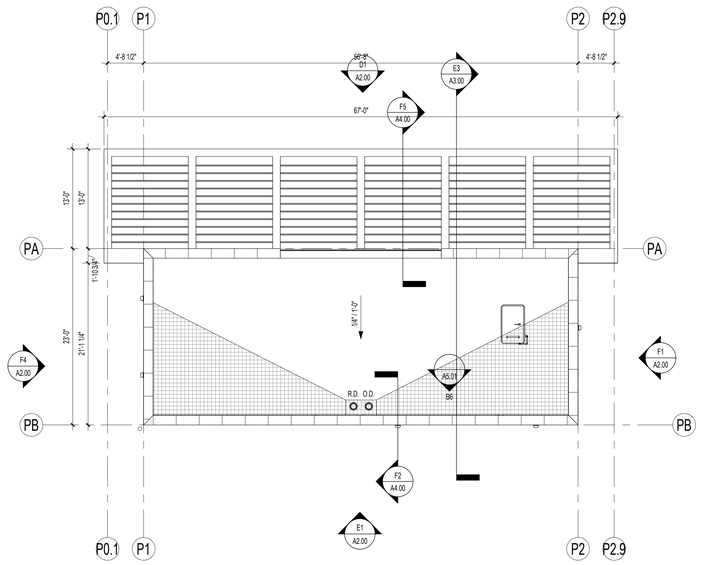
411 S MAPLE ST
MOUNT PROSPECT, IL 60056

90% CDs	07/16/2025
75% CDs	06/19/2025
PUD SUBMITTAL	05/30/2025
50% CDs/OWNER REVIEW	05/15/2025
DESIGN DEVELOPMENT	03/13/2025

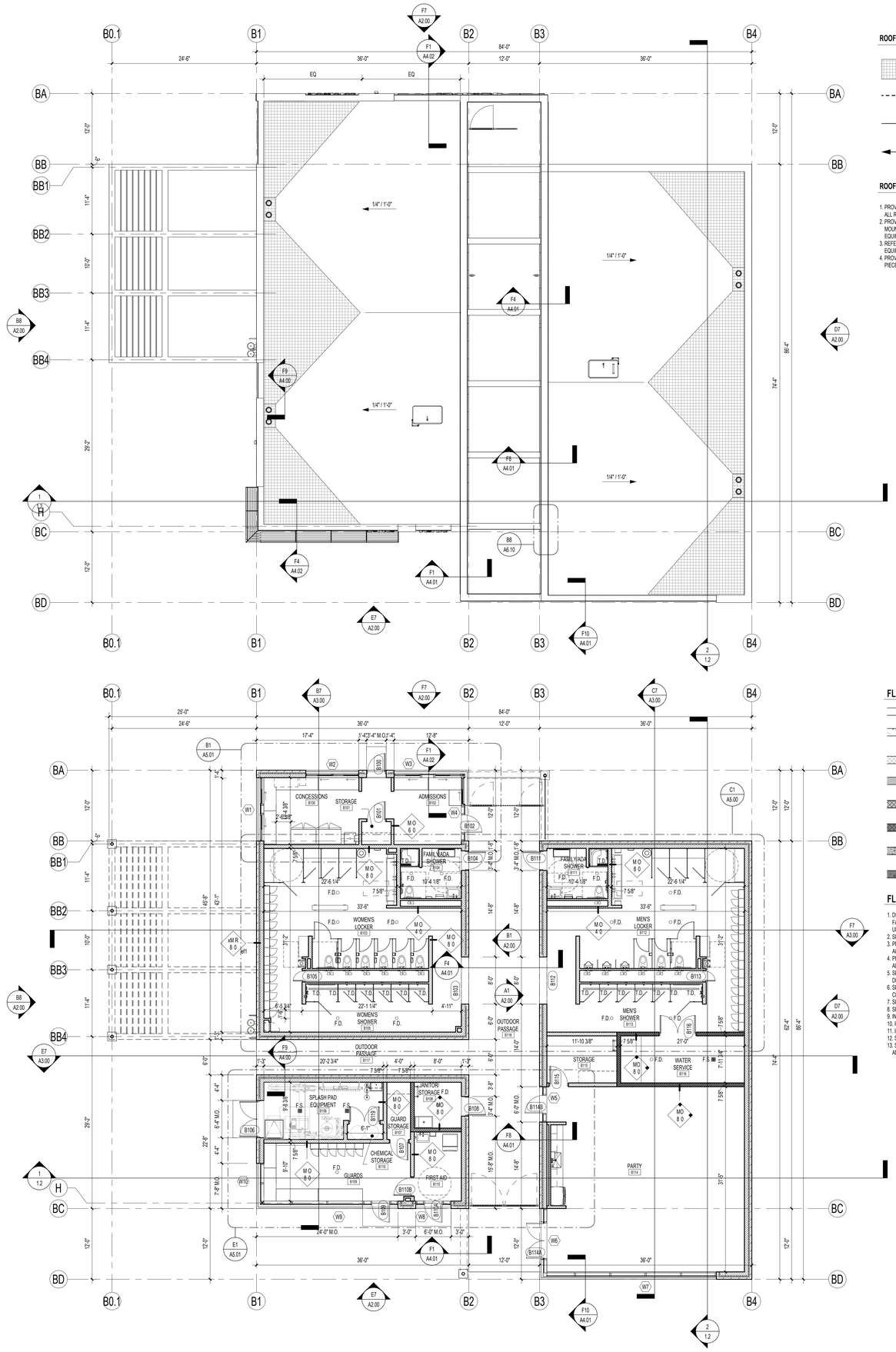
BUILDING ELEVATIONS

A2.01

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C1 A1.01 **ROOF**
SCALE: 1/8" = 1'-0"

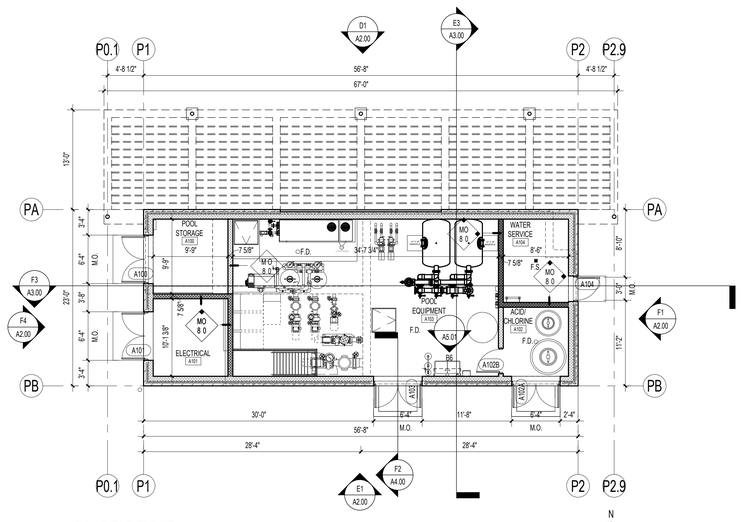


ROOF PLAN LEGEND

- INDICATES TAPERED INSULATION AT 1/4" PER FOOT MIN.
- INDICATES ROOF VALLEY
- INDICATES ROOF RIDGE
- +/- 1/4"/FT. — INDICATES ROOF SLOPE AND DIRECTION

ROOF PLAN NOTES

1. PROVIDE FIRE-RETARDANT TREATED BLOCKING AS REQ'D FOR ALL ROOF TOP EQUIPMENT.
2. PROVIDE TAPERED INSULATION CRICKETS AT ALL ROOF MOUNTED EQUIPMENT INCLUDING ROOF HATCH & MECHANICAL EQUIPMENT CURBS.
3. REFER TO MEP DRAWINGS FOR ADDITIONAL ROOF MOUNTED EQUIPMENT INFORMATION.
4. PROVIDE WALKING PADS FROM ROOF HATCH TO AND AROUND PIECES OF MEP EQUIPMENT



F1 A1.01 **FIRST FLOOR**
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND

- NON-RATED METAL STUD PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HRNON-RATED CAST-IN-PLACE CONCRETE PARTITION, SEE PARTITION TYPES ON SHEET A900
- NON-RATED CMU PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR FIRE-RATED PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR FIRE-RATED CMU PARTITION, SEE PARTITION TYPES ON SHEET A900
- 2 HR FIRE-RATED CMU PARTITION, SEE PARTITION TYPES ON SHEET A900
- NON-RATED PRECAST PARTITION, SEE PARTITION TYPES ON SHEET A900
- 1HR FIRE-RATED PRECAST PARTITION, SEE PARTITION TYPES ON SHEET A900

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF WALL, FACE OF MASONRY WALL, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
2. SEE A8.01 FOR INTERIOR FRAMED PARTITION TYPES
3. PROVIDE BLOCKING AT ALL SHELVING, CABINETS, AND TOILET ACCESSORIES
4. PROVIDE CONTROL JOINTS AT GYPSUM BOARD 30'-0" O.C. FOR ALL WALLS AND CEILINGS
5. SEE G9.01 FOR THROUGH PENETRATION FIRESTOP SYSEM DETAILS
6. SEE G0.03 FOR TYPICAL BATHROOM ACCESSIBILITY FEATURES, CLEARANCES AND DIMENSIONS
7. SEE A8.02 FOR WINDOW SCHEDULE
8. SEE A8.01 FOR DOOR SCHEDULE
9. INTERIOR FRAMED WALLS ARE ASSEMBLY A.6, U.N.O.
10. INTERIOR FRAMED FURRING WALLS ARE ASSEMBLY B.4, U.N.O.
11. INTERIOR MASONRY WALLS ARE ASSEMBLY M.8, U.N.O
12. SLOPE SLAB-ON-GRADE TO DRAINS AT 1/4"/FOOT MAX.
13. SEE G0.03 FOR TYPICAL RESTROOM INTERIOR ELEVATIONS AND ACCESSORIES

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MPPD LIONS COMMUNITY POOL

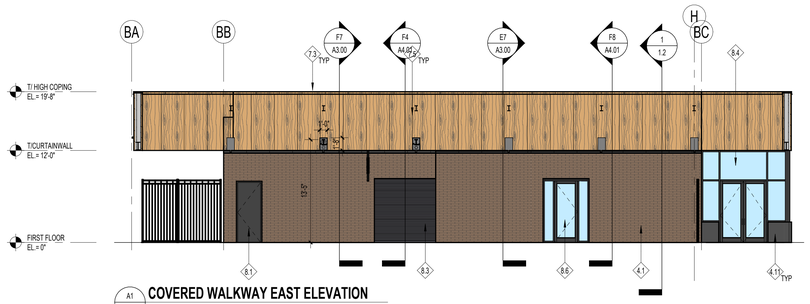
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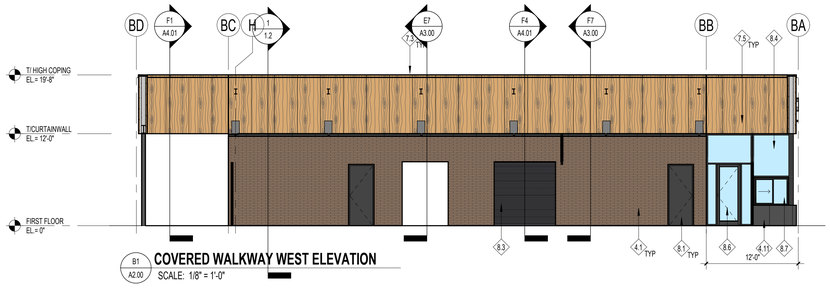
FLOOR AND ROOF PLANS

A1.01

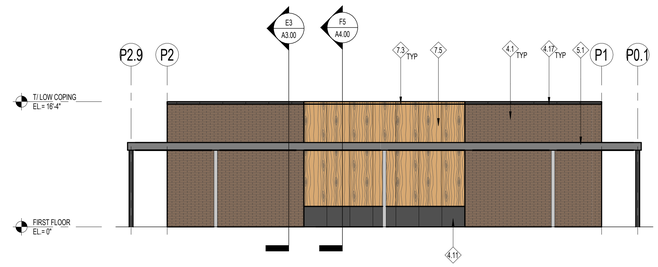
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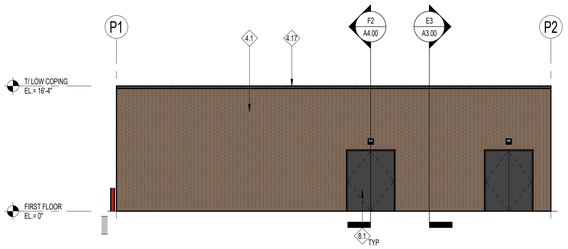
A1 A2.00 **COVERED WALKWAY EAST ELEVATION**
SCALE: 1/8" = 1'-0"



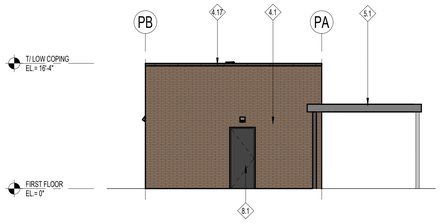
B1 A2.00 **COVERED WALKWAY WEST ELEVATION**
SCALE: 1/8" = 1'-0"



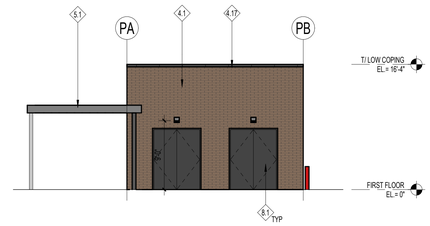
D1 A2.00 **EQUIPMENT BUILDING NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



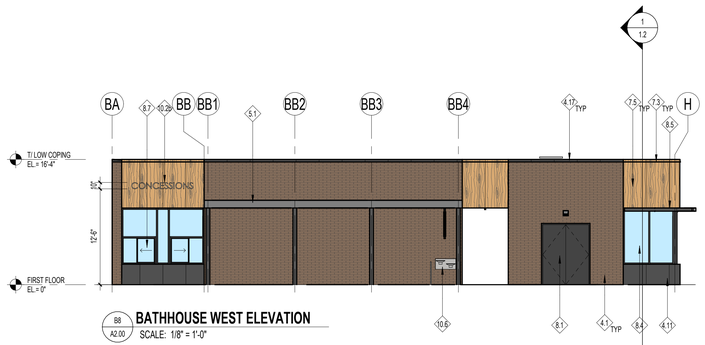
E1 A2.00 **EQUIPMENT BUILDING SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



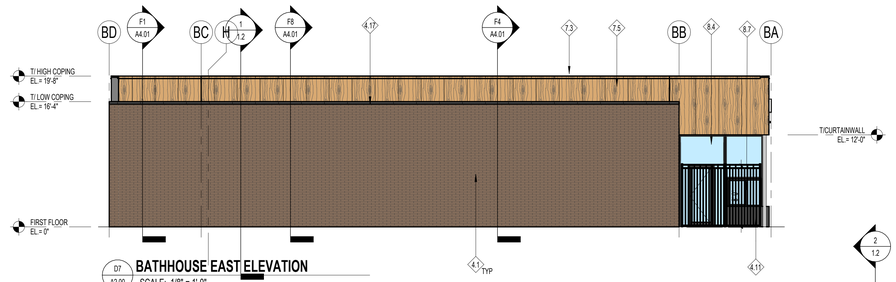
F1 A2.00 **EQUIPMENT BUILDING EAST ELEVATION**
SCALE: 1/8" = 1'-0"



F4 A2.00 **EQUIPMENT BUILDING WEST ELEVATION**
SCALE: 1/8" = 1'-0"



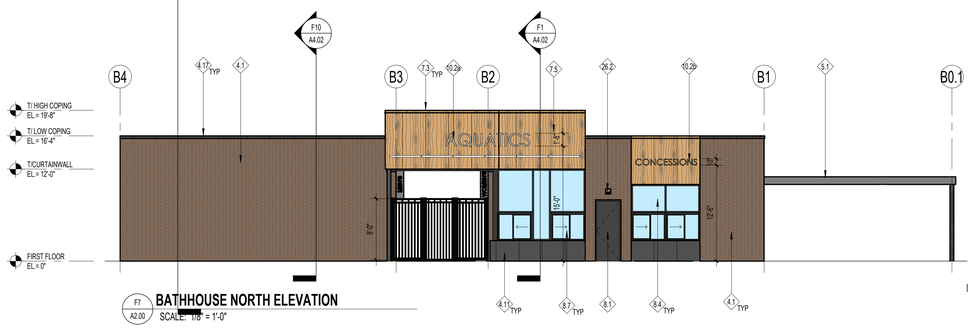
B8 A2.00 **BATHHOUSE WEST ELEVATION**
SCALE: 1/8" = 1'-0"



D7 A2.00 **BATHHOUSE EAST ELEVATION**
SCALE: 1/8" = 1'-0"



E7 A2.00 **BATHHOUSE SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



F7 A2.00 **BATHHOUSE NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

CJ — BRICK CONTROL JOINT LOCATION. CONTROL JOINT TO EXTEND TO FULL HEIGHT OF BRICK, TYP.

ELEVATION NOTES

1. ALL MASONRY JOINTS THAT FACE UP TO BE RAKED BACK & SEALED

MATERIAL LEGEND

KEY	DESCRIPTION
EF-1a	NORMAN SIZE FACE BRICK, COLOR A: TBD
EF-2a1	THIN CAST STONE, COLOR A: TBD
EF-2a2	FULL DEPTH CAST STONE, COLOR A: TBD
EF-2b1	THIN CAST STONE, COLOR B: TBD
EF-2b2	FULL DEPTH CAST STONE, COLOR B: TBD
EF-4a	PREFINISHED ALUMINUM STOREFRONT SYSTEM: KAWNEER 1600 WALL SYSTEM 2 CURTAIN WALL, COLOR: TBD
EF-4b	PREFINISHED ALUMINUM, COLOR A: TBD
EF-4c	PREFINISHED ALUMINUM, COLOR B: TBD
EF-4d	PREFINISHED ALUMINUM, COLOR C: TBD
EF-4e	PREFINISHED ACM RAINSCREEN, COLOR A: ALPOLIC WOOD GRAIN FINISH "WLN WALNUT"
EF-5a	PRECAST FINISH TYPE A: FLUTED FORM LINER FINISH, COLOR A: TBD
EF-5b	PRECAST FINISH TYPE B: ACID ETCH FINISH, COLOR B: TBD
EF-5c	PRECAST FINISH TYPE C: POLISHED FINISH, COLOR C: TBD
EF-5d	PRECAST FINISH TYPE C: NORMAN SIZE CAST BRICK, COLOR A: TBD
EF-7a	EXTERIOR PAINT, COLOR A: TBD
EF-7b	EXTERIOR PAINT, COLOR B: TBD
EF-8a	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED GLASS UNITS, TYPE A: TBD
EF-8b	DOUBLE GLAZED SEALED INSULATING, LOW-E, ARGON FILLED GLASS UNITS, TYPE B: TBD

ELEVATION KEYNOTES

KEY	DESCRIPTION
4.1	NORMAN SIZE RUNNING BOND FACE BRICK VENEER, EF-1a
4.11	CAST STONE VENEER BASE, EF-2a2
4.17	CAST STONE COPING AT BRICK, EF-2a2
5.1	10inch X 1-1/2inch PAINTED STEEL FLAT BAR FLOOR MOUNTED HANDRAIL, COLOR TO MATCH EF-4a
7.3	PREFINISHED ALUMINUM COPING AT METAL PANEL, EF-4d
7.5	WOODGRAIN FINISH VERTICAL ACM METAL PANEL W/ 3-0 O.C. VERTICAL JOINT PATTERN, EF-4e
8.1	HOLLOW METAL DOOR AND FRAME, EF-7a
8.3	PREFINISHED INSULATED ROLL-UP OVERHEAD DOOR, EF-7a
8.4	
8.5	CURTAIN WALL INTEGRATED PREFINISHED ALUMINUM SUNSHADE SYSTEM, COLOR TO MATCH EF-4a
8.6	PREFINISHED ALUMINUM CURTAIN WALL DOOR SYSTEM, EF-4a w/ EF-8a
8.7	PREFINISHED ALUMINUM SLIDING TRANSACTION WINDOW SYSTEM, COLOR TO MATCH EF-4a w/ EF-8a
10.2a	20 INCH HIGH, PAINTED CAST ALUMINUM PIN MOUNTED LETTERS, AQUATICS INFORMATIONAL SIGN, 195F SIGN FACE AREA
10.2b	10 INCH HIGH, PAINTED CAST ALUMINUM PIN MOUNTED LETTERS, CONCESSIONS INFORMATIONAL SIGN, 75F SIGN FACE AREA
10.2c	10 INCH HIGH, PAINTED CAST ALUMINUM PIN MOUNTED LETTERS, FIRST AID INFORMATIONAL SIGN, 45F SIGN FACE AREA
10.2d	10 INCH HIGH, PAINTED CAST ALUMINUM PIN MOUNTED LETTERS, GUARDS INFORMATIONAL SIGN, 45F SIGN FACE AREA
10.2e	10 INCH X 48 INCH, BLADE SIGN WITH PAINTED CAST ALUMINUM LETTERS, CONCESSIONS INFORMATIONAL SIGN, 45F SIGN FACE AREA
10.6	HIGH/LOW DRINKING FOUNTAINS. SEE GENERAL ACCESSIBILITY SHEETS FOR MOUNTING HEIGHT
26.2	EXTERIOR WALL MOUNTED EM LIGHT AT DOOR

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DESIGN DEVELOPMENT	03/13/2025

BUILDING ELEVATIONS

A2.00

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STUDIO 222 ARCHITECTS PROJECT NUMBER: 24003

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Waterslides shown in PrecisionRide™ finish.

Platform / Stair treads shown in and only available in Gray

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Waterslides shown in PrecisionRide™ finish.

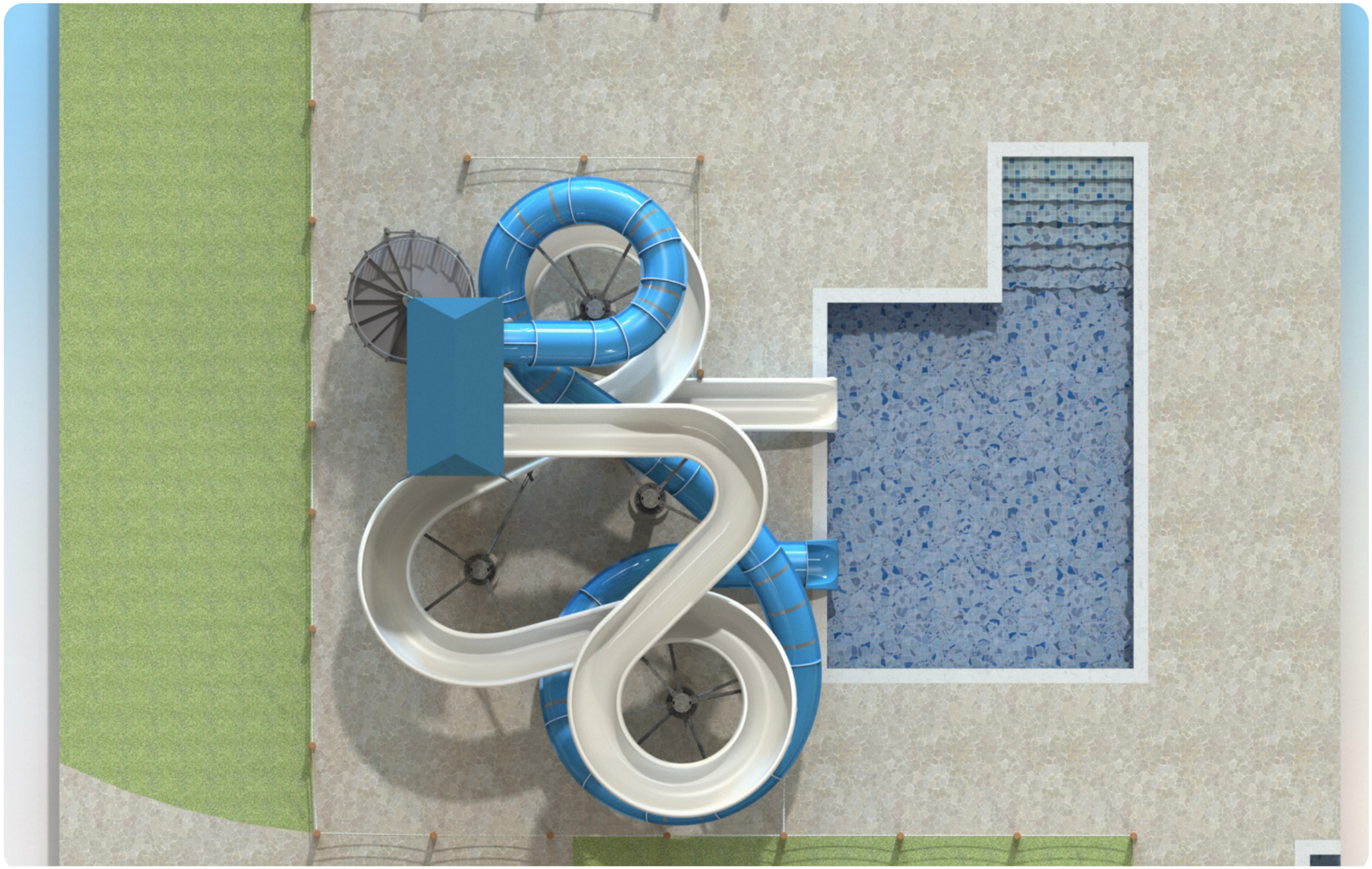
Platform / Stair treads shown in and only available in Gray



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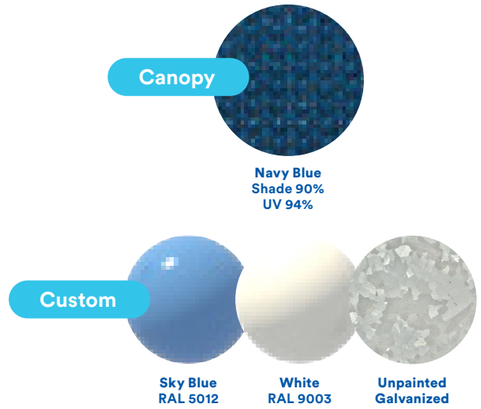
Waterslides shown in PrecisionRide™ finish.

Platform / Stair treads shown in and only available in Gray



Waterslide Features

- 1 Open Flume PrecisionRide™ Body Slide
- 1 Closed Flume PrecisionRide™ Body Slide
- ✓ Integrated natural light translucent bands on close tube slide providing a unique sliding experience with-out the complete darkness effect!
- ✓ Uniquely designed waterslide ride paths
- ✓ PrecisionRide™ - Superior appearance with a glossy finish inside and out
- ✓ Family Fun Slides - Ride paths engineered for shared experiences and more family fun!
- ✓ All steel is hot dipped galvanized for superior corrosion resistance
- ✓ Sustainable low water flow requirements

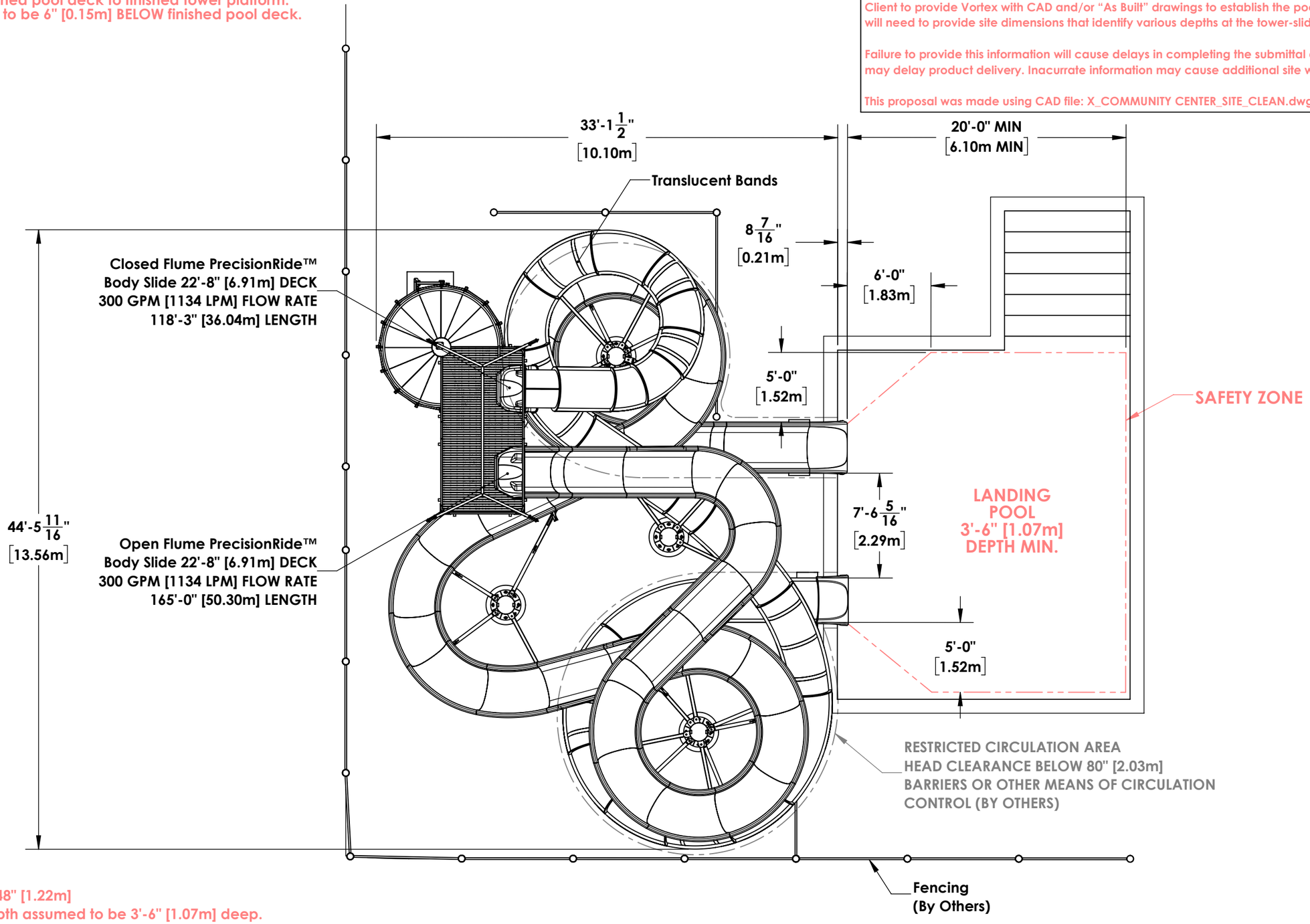


* Slide height is from finished pool deck to finished tower platform.
* Water level is assumed to be 6" [0.15m] BELOW finished pool deck.

IMPORTANT
Client to provide Vortex with CAD and/or "As Built" drawings to establish the pool deck slope. If this is impossible, client will need to provide site dimensions that identify various depths at the tower-slide structure location.

Failure to provide this information will cause delays in completing the submittal documents, fabrications drawings and may delay product delivery. Inacurrate information may cause additional site work at client's expense.

This proposal was made using CAD file: X_COMMUNITY CENTER_SITE_CLEAN.dwg



* Minimum User Height: 48" [1.22m]
* Landing Pool water depth assumed to be 3'-6" [1.07m] deep.

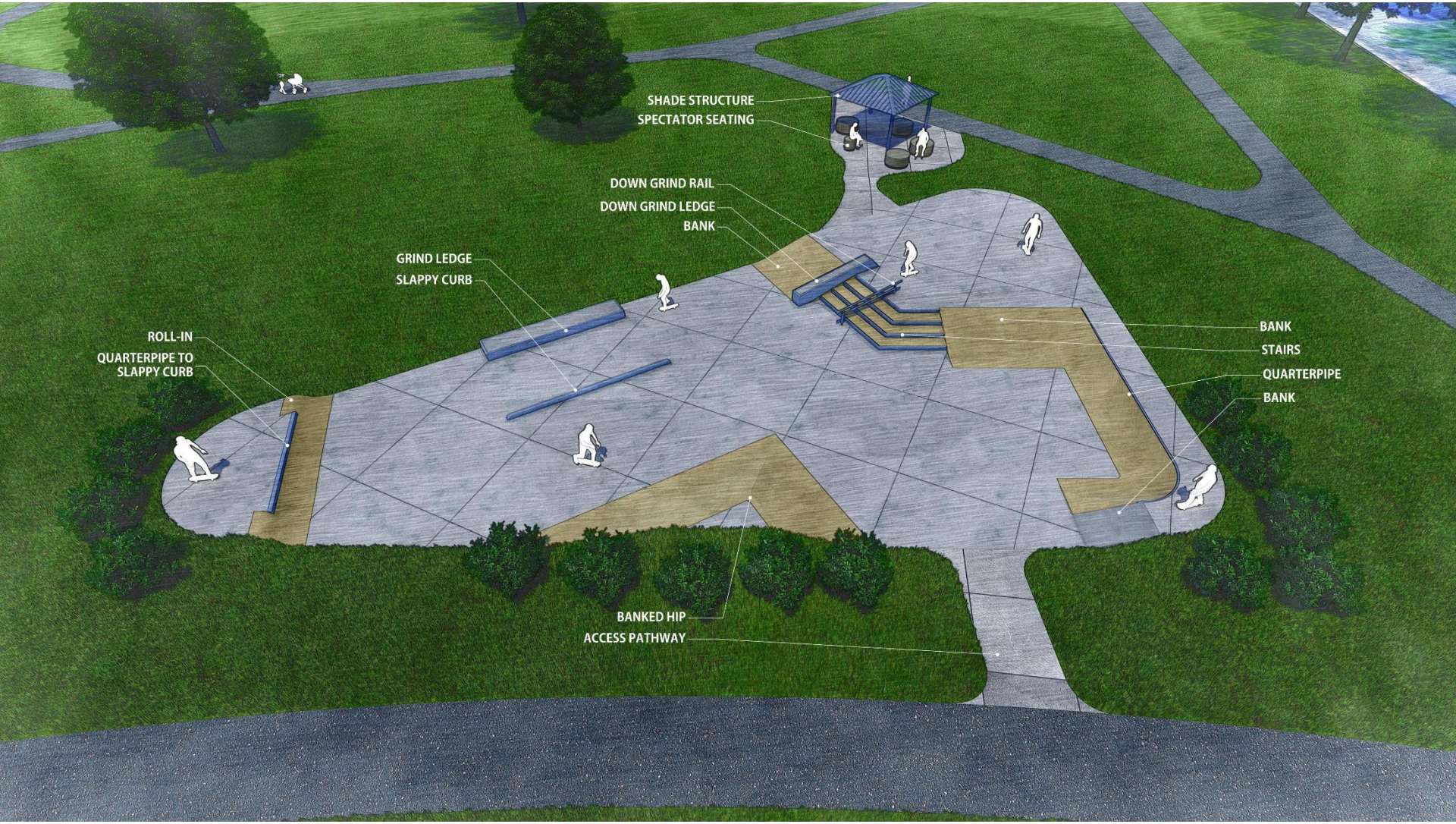
PRELIMINARY - NOT FOR CONSTRUCTION

THE DIMENSIONS CONTAINED HERE IN ARE A RESULT OF INITIAL SITE INFORMATION THAT WAS PROVIDED DURING THE PRELIMINARY DESIGN PROCESS. WHILE EVERY ATTEMPT HAS BEEN MADE TO ASSURE ACCURACY, FINAL CONSTRUCTION DRAWING DIMENSIONS MAY VARY.

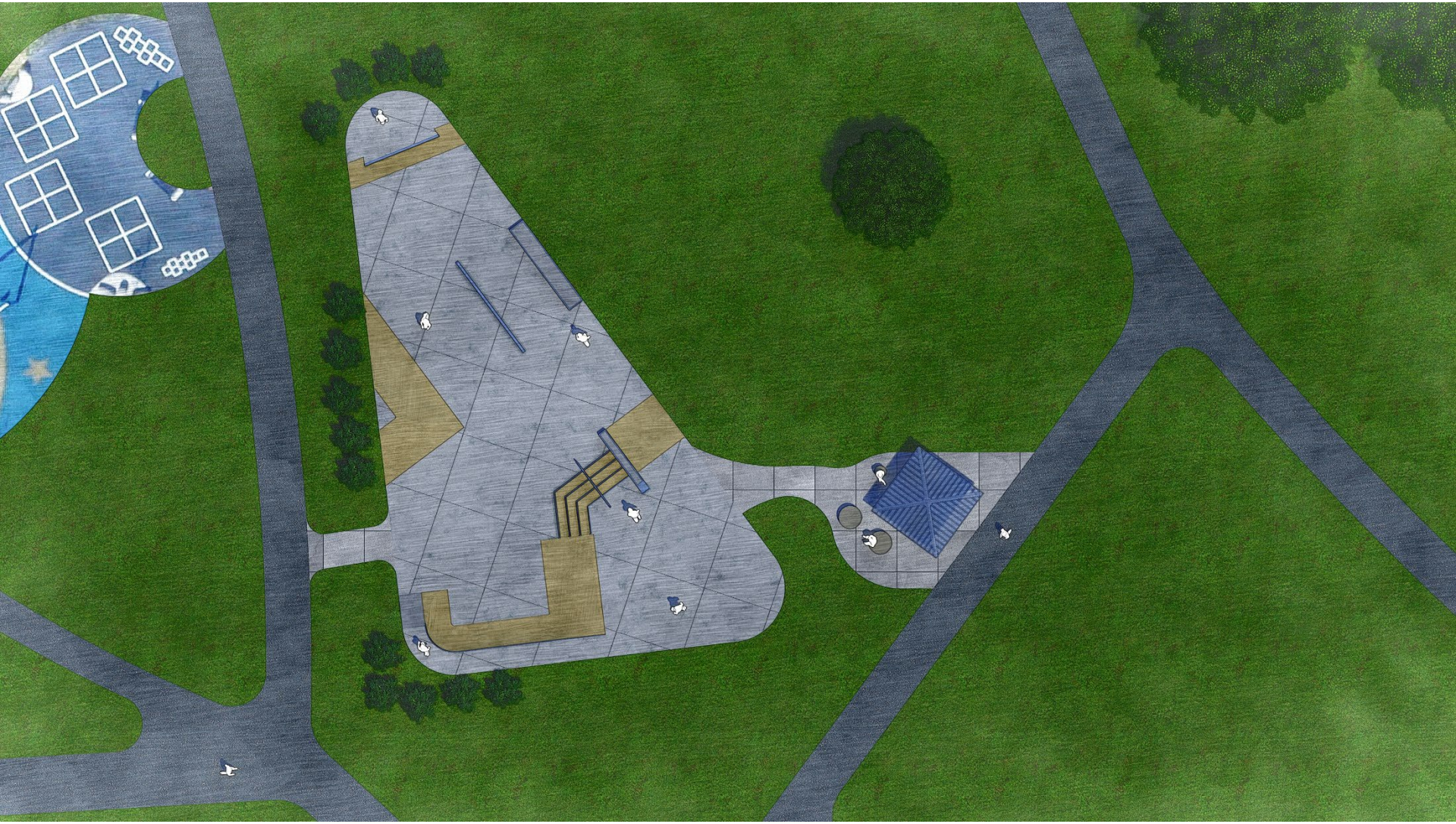


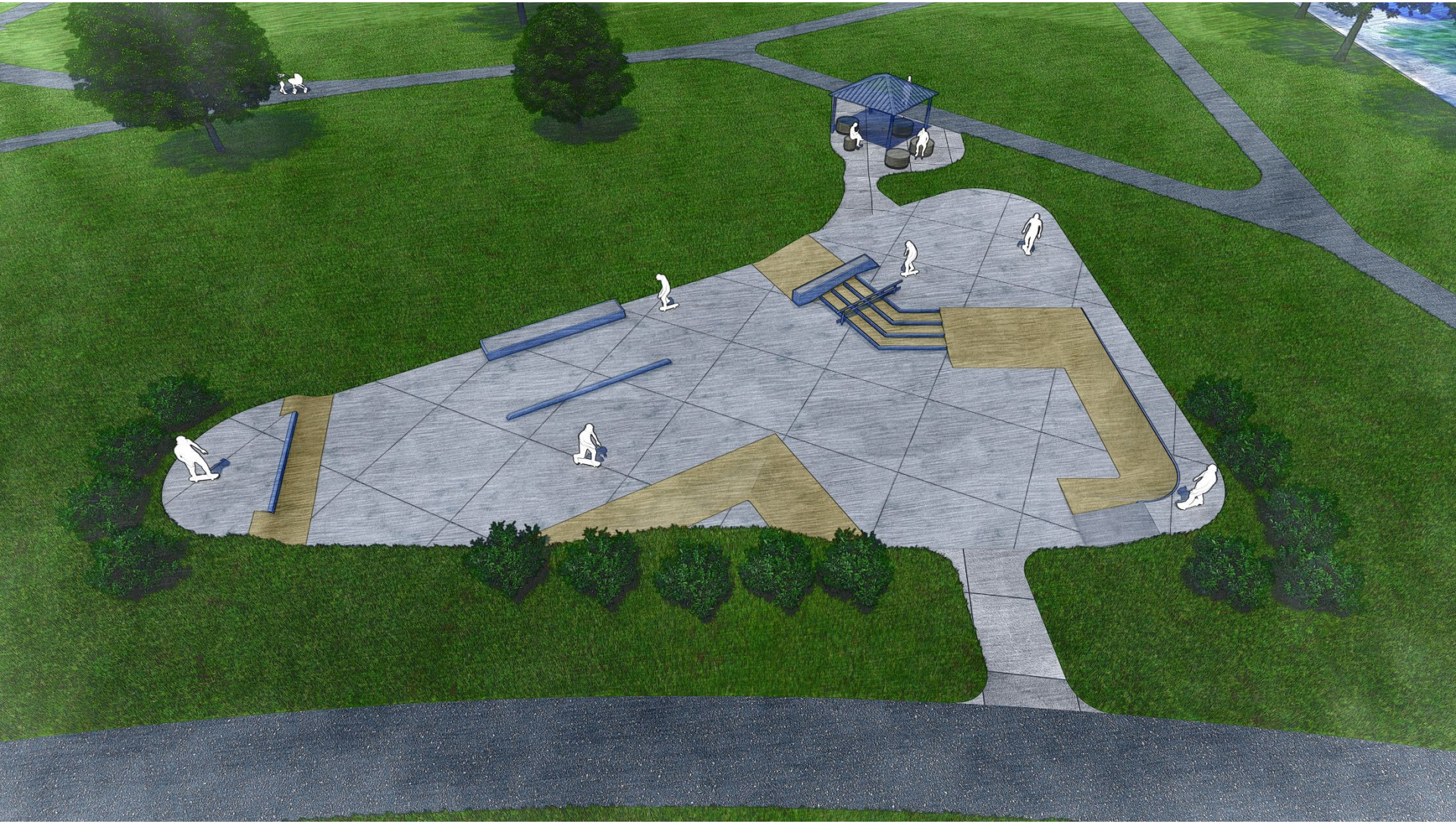
LIONS PARK SKATEPARK

100% DESIGN DEVELOPMENT // 5.14.2025

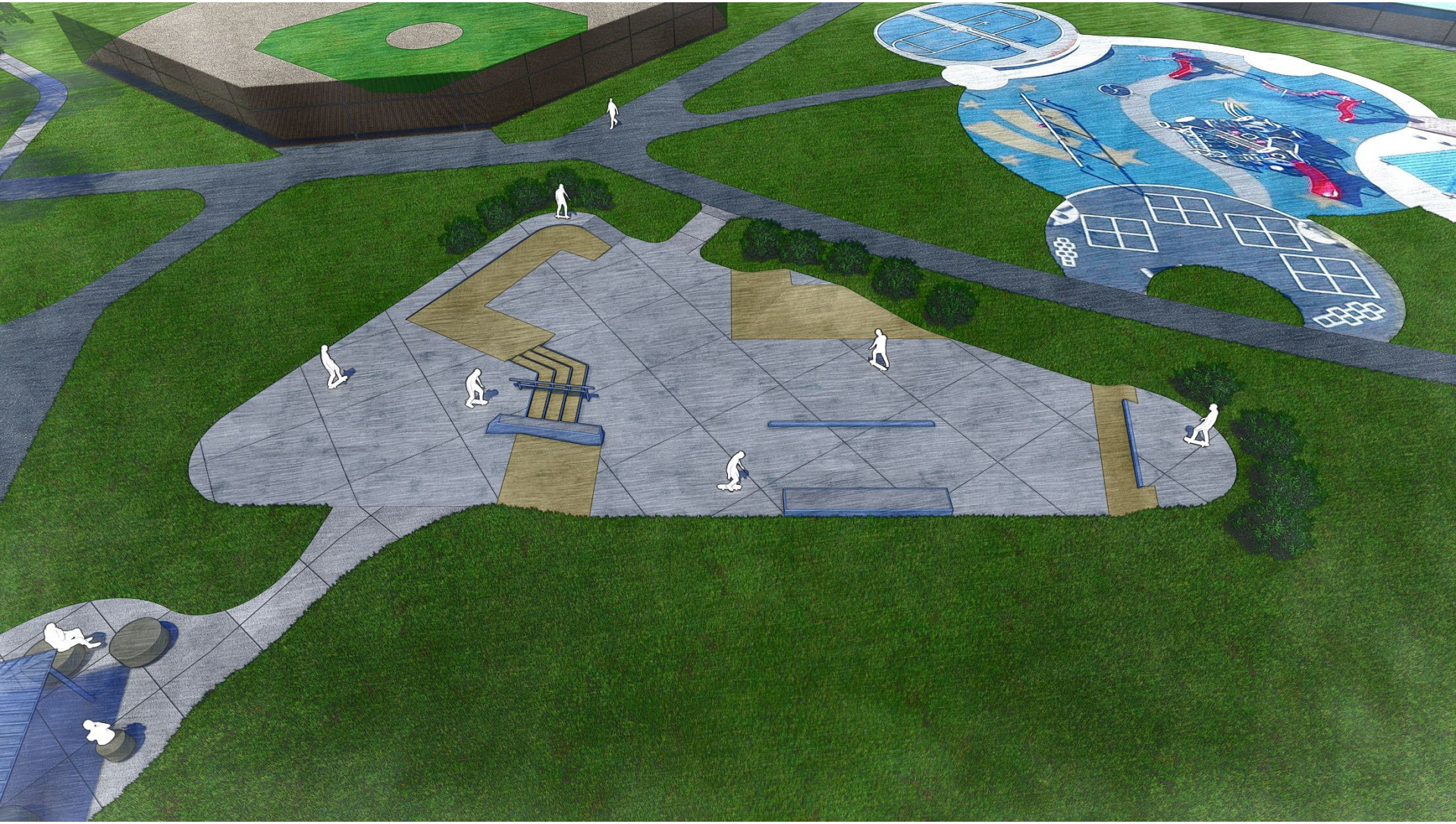

SHADE STRUCTURE
SPECTATOR SEATING
DOWN GRIND RAIL
DOWN GRIND LEDGE
BANK
GRIND LEDGE
SLAPPY CURB
ROLL-IN
QUARTERPIPE TO SLAPPY CURB
BANK
STAIRS
QUARTERPIPE
BANK
BANKED HIP
ACCESS PATHWAY

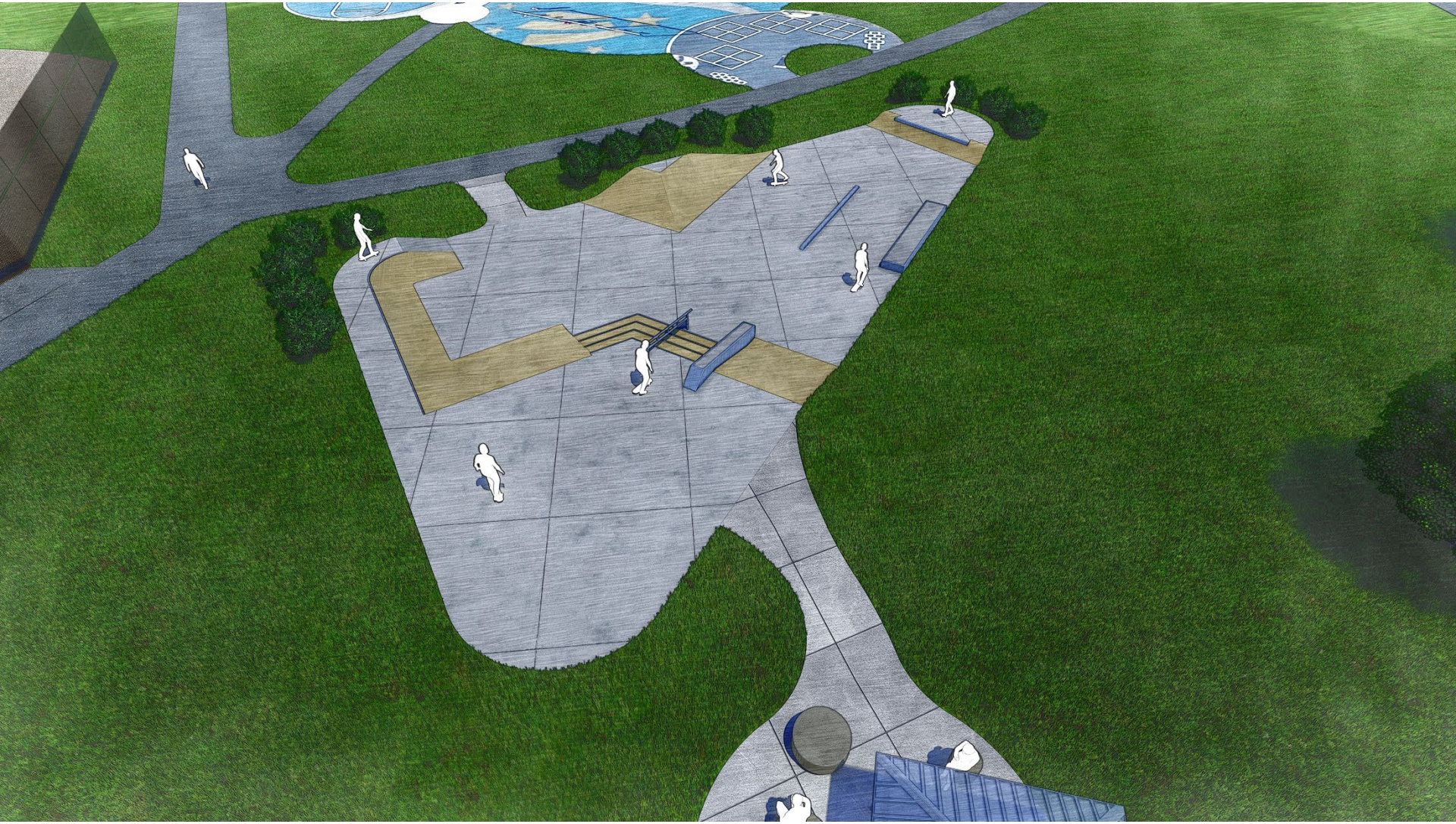


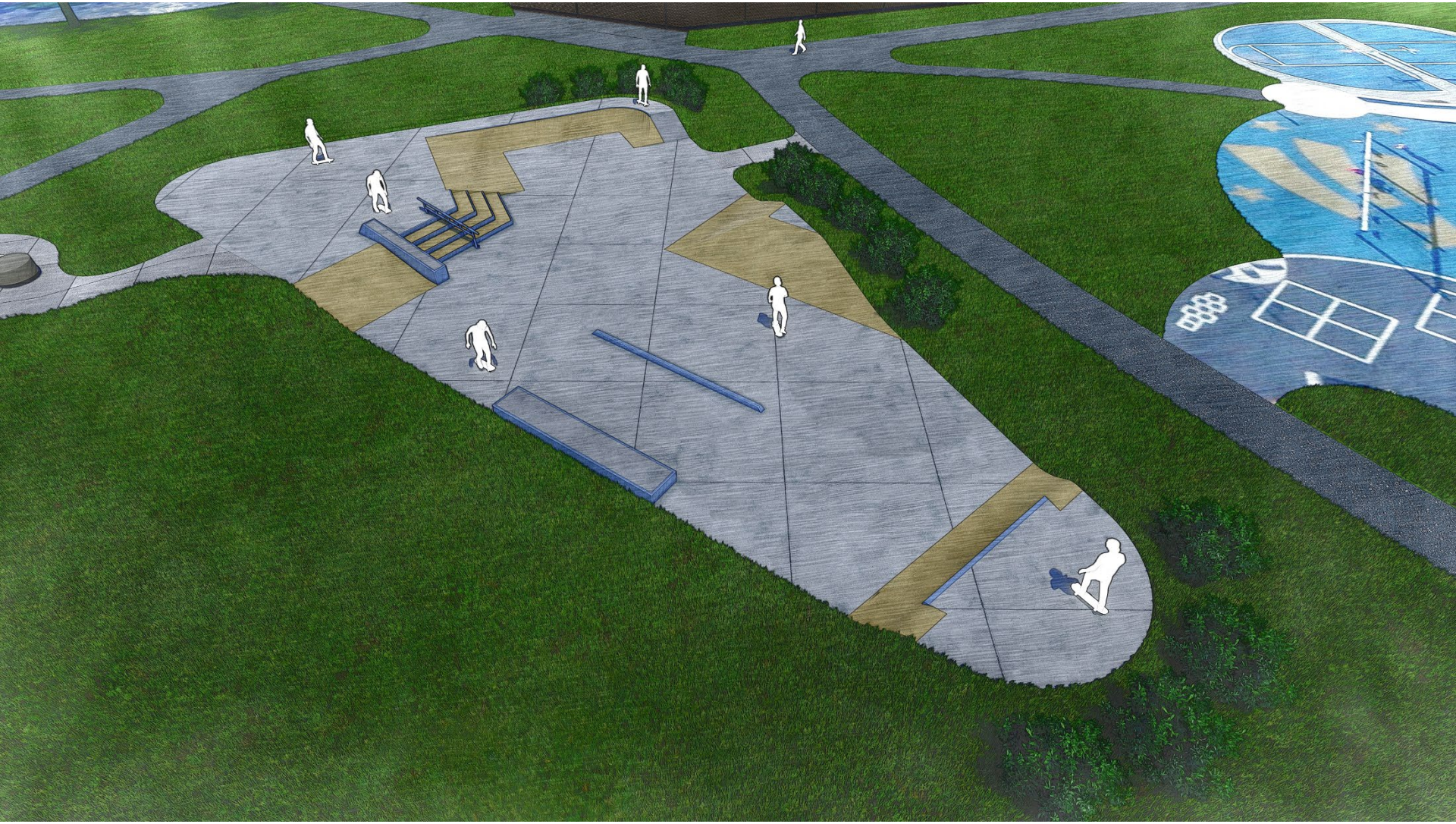






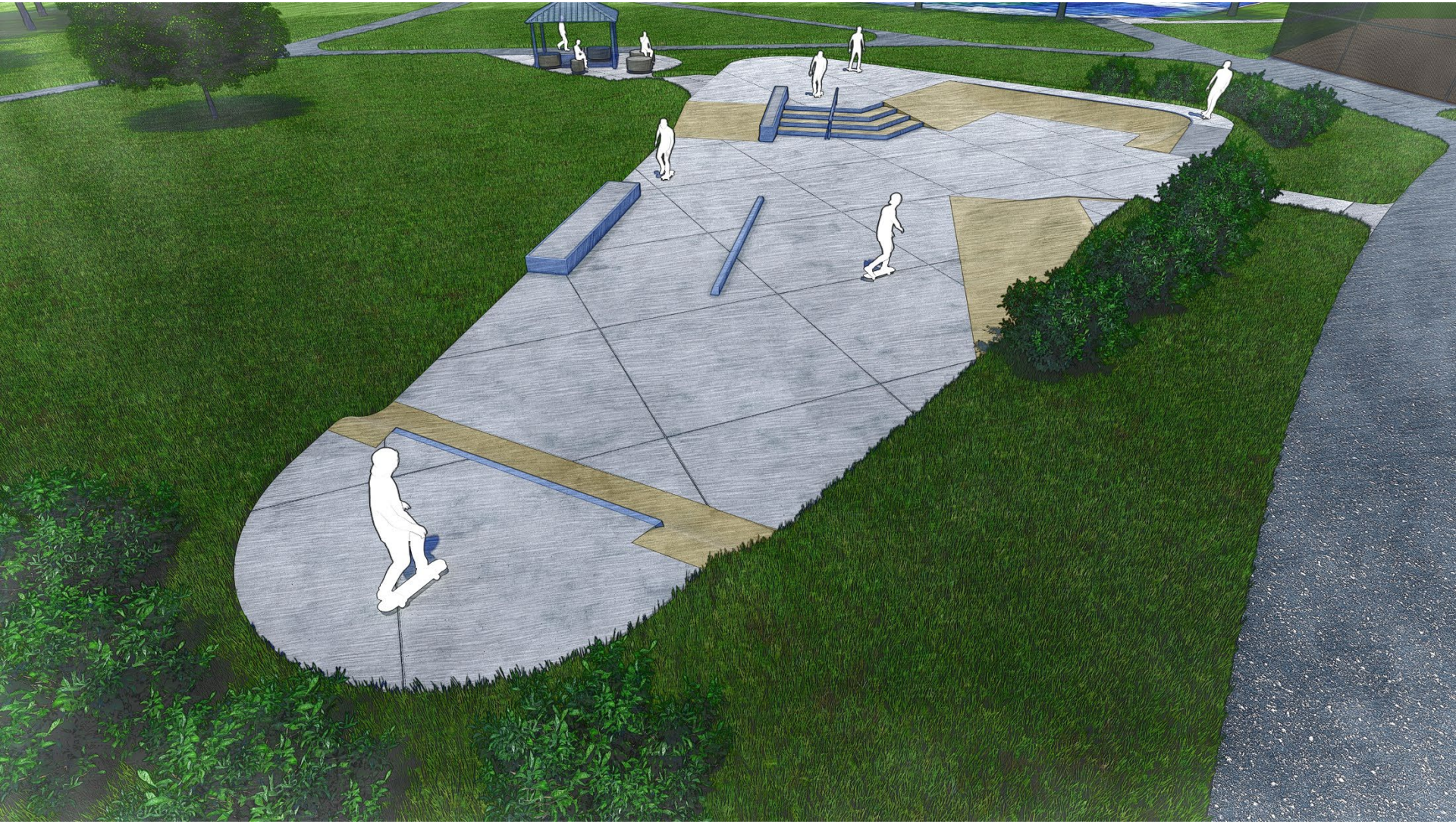












RESOLUTION NO.

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MOUNT PROSPECT AND THE MT. PROSPECT PARK DISTRICT FOR THE DEVELOPMENT OF AN AQUATIC CENTER AND SKATE PLAZA AT LIONS MEMORIAL PARK

WHEREAS, the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate amongst themselves in any manner not prohibited by law or ordinance; and

WHEREAS, the Village of Mount Prospect and the Mt. Prospect Park District are units of government within the meaning of the Constitution of the State of Illinois, 1970, Article VII, Section 10, having the power and authority to enter into an intergovernmental agreement; and

WHEREAS, the Village and the Park District desire to cooperate on the development of an Aquatic Center and a Skate Plaza at Lions Memorial Park for the benefit of the residents of the Village and surrounding community; and

WHEREAS, under the terms of the Agreement, the Village will contribute One Million Five Hundred Thousand Dollars ($1,500,000) from Prospect & Main Tax Increment Financing District funds as reimbursement upon completion of the Facilities, and will waive permit and inspection fees for the project; and

WHEREAS, the Park District will contribute additional funds toward the development of the Facilities, and upon completion, will make the Aquatic Center and Skate Plaza, as well as other recreational and athletic facilities at Lions Memorial Park, available for the use and enjoyment of the general public; and

WHEREAS, the President and Board of Park Commissioners of the Mt. Prospect Park District and the Mayor and Board of Trustees of the Village of Mount Prospect find it in the best interests of the public to approve the Agreement;

NOW, THEREFORE, BE IT ORDAINED/RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS:

SECTION ONE: The Board of Trustees does hereby authorize the Village of Mount Prospect to enter into an Intergovernmental Agreement with the Mt. Prospect Park District in the Intergovernmental Agreement, a copy of which is attached hereto and made part of this Resolution as Exhibit A.

SECTION TWO: That the Mayor is authorized to sign the agreement and the Village Clerk to attest.

SECTION THREE: That this resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 2nd day of September 2025.

_____

Paul Wm. Hoefert, Mayor

ATTEST:

_____

Karen M. Agoranos, Village Clerk

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MOUNT PROSPECT AND THE MT. PROSPECT PARK DISTRICT FOR THE DEVELOPMENT OF AN AQUATIC CENTER AND A SKATE PLAZA AT LIONS MEMORIAL PARK

This Intergovernmental Agreement ("Agreement") is made and entered into this _____ day of _____, 2025 ("Effective Date"), by and between the Village of Mount Prospect, an Illinois home rule municipal corporation (hereinafter referred to as "Village") and the Mt. Prospect Park District, an Illinois unit of local government (hereinafter referred to as "Park District") (collectively "Parties") to set forth terms for the development and use of an Aquatic Center and a Skate Plaza (the "Facilities") at Lions Memorial Park, a public park owned and operated by the Park District. "Lions Memorial Park" as used herein shall not refer to or incorporate "Lions Park School" owned and operated by the Mount Prospect School District 57 and which is located adjacent to Lions Memorial Park.

RECITALS:

WHEREAS, Article VII, Section 10, of the Constitution of the State of Illinois, Ill. Const., art. VII, sec.10(a), provides that in furtherance of the exercise of their powers, units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not otherwise prohibited; and

WHEREAS, Chapter 5, Illinois Compiled Statutes, Act 220, Section 1, *et seq*., titled the "Intergovernmental Cooperation Act," provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government may be exercised jointly with another unit of local government; and

WHEREAS, the Parties are units of government within the meaning of the 1970 Constitution of the State of Illinois, Article VII, Section 10, having the power and authority to enter into an intergovernmental agreement; and

WHEREAS, the Village believes it is in the best interests of its residents to promote the development of the Facilities at Lions Memorial Park which is owned and operated by the Park District by providing funding for the project; and

WHEREAS, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (hereinafter referred to as the "Act"), the Village is engaged in efforts to make improvements within its Prospect/Main Tax Increment Financing District (hereinafter referred to as the "TIF") within the Village limits, in which existing conditions permit such area to be classified as a "conservation area" or "blighted area" as required by the Act; and

WHEREAS, pursuant to the TIF, the Village seeks to allocate funds to the Park District for use in developing the Facilities to the benefit of Mount Prospect residents living in the vicinity of the park; and

WHEREAS, the Park District also will contribute funds for the development of the Facilities; and

WHEREAS, in exchange for providing funding for the development of the Facilities, the Village believes the new Aquatic Center and the Skate Plaza, along with other recreational and athletic facilities at Lions Memorial Park should be readily available for the use of Mount Prospect citizens; and

WHEREAS, the Parties have determined that it is in their best interest to enter into an agreement that sets forth their obligations pertaining to the development of the Facilities and the use of the Aquatic Center and a Skate Plaza at Lions Memorial Park;

NOW, THEREFORE, in consideration of the mutual agreements, obligations and covenants set forth in this Agreement, and upon the further consideration stated in the foregoing

Recitals, it is agreed by the Board of Trustees of the Village of Mount Prospect, Cook County, Illinois~~;~~ and the Board of Commissioners of the Mt. Prospect Park District, Cook County, Illinois, on this _____ day of _____, 2025, as follows:

Section 1. Incorporation. The above Recitals are incorporated by reference into this Section 1 as though fully set forth herein.

Section 2. Funding The Project. The Village shall contribute $1,500,000 in funding for the development of the Facilities with these funds coming from incremental revenues collected pursuant to the Prospect & Main TIF. The Village's contribution shall be provided as reimbursement to the Park District upon completion of the Facilities. Additionally, the Village shall waive all permit and inspection fees required for the Project, estimated at $438,148.00 for building permit fees, $185,505.00 for site development fees, plus any fees for parkway trees ($300 per tree).

Section 3. Availability of Lions Memorial Park Athletic and Recreational Facilities Including the Aquatic Center and the Skate Plaza to the General Public. The Parties recognize and agree that after completion of the Facilities, the Park District shall make the new Aquatic Center and Skate Plaza, along with other recreational and athletic facilities at Lions Memorial Park, readily available for the use and enjoyment of the general public. To that end, the Parties shall work together to establish a schedule that makes available to the general public the Lions Memorial Park athletic and recreational facilities, including the Aquatic Center and the Skate Plaza, while also accommodating the use of these facilities for Park District programming and by community organizations that depend on access to and use of the Lions Memorial Park resources. Admission fees for the Aquatic Center shall be managed by the Park District, while usage of the Skate Plaza shall be at no-charge outside of hours of fee-based recreational or instructional programming managed or sponsored by the Park District.

Section 4. Term. This Agreement shall have a term of 10 years that automatically renews for an additional ten-year term unless terminated by consent of the Parties.

Section 5. General Provisions.

5.1. Governing Law and Venue. This Agreement shall be interpreted under, and governed by, the laws of the State of Illinois. Any claim, suit, action or proceeding brought in connection with this Agreement shall be in the Circuit Court of Cook County, Illinois, and all the Parties consent to the personal and subject matter jurisdiction of said Circuit Court and waive any claim that venue therein is not proper.

5.2. Modification of the Agreement. This Agreement shall not be modified, altered, or amended in any way except in writing agreed upon by both Parties.

5.3. Notices. All written notices made pursuant to this Agreement shall be directed to the specified individuals at the addresses set forth below by any of the following means: personal service, overnight courier or first-class mail, postage pre-paid.

TO MT. PROSPECT PARK DISTRICT:

Mr. Jim Jarog
Executive Director
Mt. Prospect Park District
1000 West Central Road
Mount Prospect, Illinois 60056

TO THE VILLAGE OF MOUNT PROSPECT:

Mr. Michael J. Cassady
Village Manager
Village of Mount Prospect
50 South Emerson Street
Mount Prospect, Illinois 60056

5.4. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes and replaces any and every other prior or contemporaneous agreement,

negotiation, understanding, commitments and/or other writings with respect to the subject matter herein.

5.5. Effective/ Contingency. This Agreement shall be effective as of the date hereinabove set forth but the rights and obligations of the Parties hereunder shall be contingent upon the Park District's issuance of general obligation referendum park bonds some proceeds of which shall be used to defray, in whole or in part, its share of the cost of development of the Facilities.

IN WITNESS WHEREOF, the Village of Mount Prospect and the Mt. Prospect Park District have caused this Agreement to be executed by their respective officials on the dates indicated.

VILLAGE OF MOUNT PROSPECT

_____
Paul Wm. Hoefert
Mayor

This ___ day of _____, 2025

ATTEST:

_____
Karen Agoranos
Mount Prospect Village Clerk

MT. PROSPECT PARK DISTRICT

_____
Timothy Doherty
President

This ___ day of _____, 2025

ATTEST:

_____
William J. Starr
Mt. Prospect Park District, Secretary

April 17, 2025

Village of Mount Prospect
50 South Emerson Street
Mount Prospect, Illinois 60056

Attn: Mr. Mike Cassady, Village Manager

Re: Request for Fee Waiver - 411 S. Maple St. –Lions Memorial Park Phase #2 Improvements

Dear Mr. Cassady:

As has been customary in the past, The Mt. Prospect Park District would like to formally request that all Village application fees be waived for the proposed Planned Unit Development (PUD), Plat of Consolidation, and Building Permit (not contractor licensing fees) in association with the following project:

Proposed site improvements include the new construction of an approximately 55,700 sf recreation center, new community pool including new bathhouse and pool equipment building, and new site features at the Lions Memorial Park.

Please return a copy of this letter with your signature to our Administrative offices located at 1000 W. Central Rd. Thank you in advance for your consideration of our request.

Very truly yours,

Jim Jarog
Executive Director
Mt. Prospect Park District

Cc: Matt Dziubinski, Director of Parks & Planning, Mt. Prospect Park District
Antonia Lalagos, Development Planner, Village of Mount Prospect
Jason Shallcross, Director of Community & Economic Development, Village of Mount Prospect

NICHOLAS & ASSOCIATES, INC.

1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone (847) 394.6200 | Fax (847) 394.6205

PROJECT: Mt. Prospect Park District - Lions Park Phase 2 - New Recreation Center & Pool
50% CD Budget Assessment

DATE: 6/18/2025

ITEM		TRADE	50% CD Budget	Comments/Vendors
Div. 02 - Existing Conditions			**$450,000**	
		Building Demolition	$450,000	
Div. 03 - Concrete			**$3,200,000**	
		CIP Concrete/SOG	$1,250,000	
		Precast Concrete	$1,950,000	
Div. 04 - Masonry			**$1,150,000**	
		Masonry	$1,150,000	
Div. 05 - Steel			**$3,000,000**	
		Structural & MISC Steel	$2,750,000	
		Light Gauge Framing	$250,000	
Div. 06 - Woods, Plastics, & Composites			**$200,000**	
		Rough Carpentry & Blocking	$200,000	
Div. 07 - Thermal and Moisture Protection			**$2,050,000**	
		Roofing & Sheet Metal	$1,200,000	
		Metal Panels	$750,000	
		Fire Stopping	$50,000	
		Sealants & Caulking	$50,000	
Div. 08 - Openings			**$2,600,000**	
		Doors/Frames/Hardware Package	$950,000	
		Aluminum/Glass, Storefront & Curtainwall	$1,650,000	
Div. 09 - Finishes			**$2,765,000**	
		Gypsum Board Assemblies	$750,000	
		Acoustical Ceilings	$200,000	
		Flooring & Ceramic Tile	$1,600,000	
		Painting	$215,000	
Div. 10 - Specialties			**$335,000**	
		Signage & Letters	$75,000	
		Toilet Partitions & Accessories	$175,000	
		Fire Extinguishers & Cabinets	$35,000	
		Visual Display Boards	Not Included	
		Metal Lockers	$50,000	
Div. 11 - Equipment - Not Used			**$530,000**	
		Gym Equipment	$380,000	
		Bleachers	$150,000	
Div. 12 - Furnishings			**$305,000**	
		Manufactured Casework	$240,000	
		Window shades	$65,000	
Div. 13 - Special Construction			**$6,500,000**	
		Pool Construction	$6,500,000	
Div. 14 - Conveying Equipment			**$250,000**	
		Elevators	$250,000	
Div. 21 - Fire Suppression			**$350,000**	
		Fire Protection	$350,000	
Div. 22 - Plumbing			**$1,350,000**	
		Plumbing	$1,350,000	

ITEM		TRADE	50% CD Budget	Comments/Vendors
Div. 23 - HVAC			**$1,900,000**	
		HVAC	$1,900,000	
Div. 26 - Electrical			**$2,650,000**	
		Electrical	$2,650,000	
Div. 27 - Communications			**In Division 26**	
Div. 28 - Electronic Safety and Security			**In Division 26**	
Div. 31 - Earthwork			**$1,950,000**	
		Site Demo/Excavation/Backfill	$1,950,000	
Div. 32 - Exterior Improvements			**$2,575,000**	
		Concrete Paving	$600,000	
		Asphalt	$400,000	
		Fencing	$175,000	
		Pickleball & Basketball Surfacing & Equipment	$150,000	
		Landscaping	$750,000	
		Outdoor Play Fixtures (install only)	$50,000	
		Skate Plaza	$450,000	
Div. 33 - Site Utilities			**$1,675,000**	
		Storm, Sanitary & Water	$1,675,000	
Rec Plex Scope of Work			**$1,000,000**	
		Indoor Turf and Gym A/C	$1,000,000	Placeholder from initial budget assessment
Sub-Total Construction Cost			**$36,785,000**	

Construction Contingency:	**$1,471,400**	
Escalation:	**$1,287,475**	
Cost of Construction:	**$39,543,875**	
Insurance:	**$272,853**	
Performance & Payment Bond:	**$395,439**	
IPD Fee:	**$4,646,405**	**Design & Construction Management**
Fixed General Conditions:	**$1,901,300**	
Reimbursable General Conditions:	**$600,000**	
Environmental Consulting/Remediation:	**$200,000**	**Placeholder**
FF&E:	**$1,200,000**	**Placeholder**
Technology:	**$150,000**	**Placeholder**
Geotechnical/Survey Work:	**$50,000**	**Placeholder**
Subtotal:	**$48,959,872**	

Total All-In Project Cost	**$48,959,872**

Alternate #1 - Basement (ADD)	**$1,150,000**
Alternate #2 - Splash Pad (ADD)	**$1,500,000**

Budget Exclusions:

Permit Fees
Public/Private Utility Fees (ComEd, Nicor, etc.)
Agency Having Jurisdiction Review Comments – VOMP, MWRD, IDPH, IEPA, etc.
Other Environmental Conditions etc.

Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A CONDITIONAL USE FOR A SIDE YARD SETBACK REDUCTION FOR PROPERTY LOCATED AT 631 SOUTH ALBERT STREET, MOUNT PROSPECT, ILLINOIS (PZ-17-25)**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The petitioner and property owner, Joe Hanafee, is seeking conditional use approval to reduce the minimum interior yard setback from 7 feet to zero feet for the construction of a replacement patio at 631 South Albert Street (the subject property). The Village Board's decision is final. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the conditional use request.

Discussion

Proposal

An existing nonconforming brick patio, located in the subject property's southern interior side yard, and the subject of the zoning request, had been in place for over 30 years, predating the petitioner's purchase of the home in 2013. When the patio started to deteriorate and pose a safety hazard, the petitioner applied for a building permit to replace it with a new structure of the same size and in the same location. However, the building permit was denied due to the patio's encroachment into the interior side yard. The petitioner subsequently installed a patio, stoop and walkway without a permit. The petitioner was then advised by the Village to revise the plans to meet code, seek relief from the zoning code via a zoning request, or withdraw the permit application.

The petitioner seeks to retain the 13'-5" x 11'-5.5" nonconforming patio and is requesting conditional use approval to reduce the interior side yard setback from the required 7 feet to zero feet. It should be noted that the patio and the associated stoop and walkway were not constructed in accordance with current code requirements. If the conditional use is approved, staff recommends that the petitioner revise the existing building permit plans and reconstruct the patio, stoop and walkway in full compliance with current Village codes. Planning staff also recommends that a fence at least 4 feet in height be required to be in place at all times for the length of the patio to provide screening to the adjacent property owner, as is currently

installed. Additionally, the Public Works Department will require that corrective measures be implemented if, at any point in the future, the patio is found to obstruct water flow or contribute to drainage issues either on the subject property or on neighboring properties.

Conditional use approval for a setback reduction is required as the proposed patio does not meet the minimum 7-foot interior side yard setback requirement. Section 14.604 permits setback reductions in all required yards in the R-1 zoning district as a conditional use. The subject property meets all other bulk requirements in the R-1 district.

Staff Recommendation
Staff acknowledges that the proposed patio is an existing nonconforming structure that has been in place for more than 30 years without neighbor complaints. The applicant has agreed to install a privacy fence to limit visibility and minimize impacts, and the improvement is not expected to create adverse conditions for surrounding properties. Staff believes that the conditional use request is consistent with the Village's Comprehensive Plan and Strategic Plan goals to support single-family neighborhoods. Staff therefore recommended approval of the conditional use request.

Public Comments
Five letters of support were submitted by neighboring properties, including one from 633 South Albert Street, the property that would be the most directly impacted by the reduced side yard setback. The public comment letters are included with this staff report.

Public Hearing
At the Planning and Zoning Commission hearing on August 14, 2025, the Planning and Zoning Commission recommended approval of the conditional use request by a vote of 5-2. No members of the public were physically present to voice support or opposition.

Request to Waive Second Hearing
The Petitioner requests that the Village Board waive the second reading and take final action at the September 2, 2025, meeting.

Alternatives

1. Approve a conditional use to reduce the minimum interior (south) side yard setback from 7 feet to zero feet for the construction of a patio at 631 South Albert Street, Case No. PZ-17-25, subject to the conditions listed in the attached ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve a conditional use to reduce the minimum interior side yard setback from 7 feet to zero feet for the construction of a patio at 631 South Albert Street, Case No. PZ-17-25, subject to the conditions listed in the attached ordinance.

Attachments

1. PZ-17-25 Plans
2. PZ-17-25 Staff Report
3. PZ-17-25 Administrative Content
4. PZ-17-25 Request to Waive Second Reading
5. PZ-17-25 Public Comment

6. PZ-17-25 Meeting Minutes
7. PZ-17-25 Draft Ordinance

S ALBERT STREET (66' R/W)

30.0

SET CROSS 2.00' ON

CONC. CURB & GUTTER

N 0°03'59" E 70.06' (R&M)

LOT 130

N 89°58'58" E
120.00' (R&M)

0.2 ON

55" steep
not to exceed 7-3/4"
per 311.7.5

COR OBSTRUCTED

ON LINE

PLASTIC STORAGE

0.65' 24.43'

1.70'

30' S.B.L.

25.74'

22.75'

LOT 131
8362 SQ.FT.±

W.F. (TYP.)

70.00' (R)
S 0°22'17" W 69.59' (M)

LOT 54

30.41'

14.80'

1.40'

1.65' 13.85'

2 STORY
BRICK & FRAME RES.
631

CONC. LIVE

21.51'

21.19'

10' U.E.

30.52'

54.78'

55'

11.47'

137.5"

LOT 53

ON LINE

SET CROSS 2.00' ON

120.00' (R)
S 89°46'28" W 119.60' (M)

161"

COR OBSTRUCTED

LOT 132

0.2 ON

161" x 137.5"
patio

A&N Outdoor Services, LLC

119 South Emerson Street | Mount Prospect, Illinois 60056
224-490-8510 | info@anoutdoorservices.com |
anoutdoorservices.com

RECIPIENT:

Liz LaPlante

Liz laPlante
631 S Albert StMount Prospect IL 60056

SERVICE ADDRESS:

631 South Albert Street
Mount Prospect, Illinois 60056

Quote #776	
Sent on	Jun 19, 2025
Total	**$1,000.00**

Product/Service	Description	Qty.	Unit Price	Total
				Optional
Paver Installation	Full excavation and installation are performed, including delivery. Nonwoven fabric is placed over the native soil. A 6-inch compacted ASTM 57 CA7 graded base is installed, followed by a 1-inch compacted HPB stone chip (ASTM 8 or 9) bedding layer. These materials ensure a permeable base and reduce shifting over time. Then, we lay the pavers and apply polymeric locking sand on top. This price covers the entire project, including all materials, labor, and dump fees. Installation of a 137.5”x 161” patio Includes a 55” front stoop one block high.	1	$1,000.00	$1,000.00*

* Non-taxable

Total **$1,000.00**

A&N Outdoor Services, LLC

119 South Emerson Street | Mount Prospect, Illinois 60056
224-490-8510 | info@anoutdoorservices.com |
anoutdoorservices.com

Reviews

Lag Arn

★★★★★

Grace Ries

★★★★★

Extremely reliable, responsive and excellent customer service. Their quoting system is professional and they do what they said they will do without following up. I appreciate their exceptional services around our neighborhood! Look no further and give them a call!

Catherine Hamm

★★★★★

Niko and his team have gone above and beyond to ensure that our landscaping is perfect for spring and summer this year. The prices are extremely reasonable, and the communication is top notch. Highly recommend.

Thank you so much for considering A&N! Let us know if you have any questions about the quote.

Contract / Disclaimer
This quote is valid for the next 30 days, after which values may be subject to change.

Client Responsibilities
The Client agrees to:
-Provide clear and timely access to the property and work area during normal working hours.
-Keep pets and personal belongings clear of the work zone.
-Inform the Contractor of any known underground utilities or obstructions that are not clearly marked.
-Ensure timely payments in accordance with the payment schedule.

Warranties
This contract includes the following limited warranties:
-Hardscaping: Workmanship is warrantied for a period of up to 3 years from the completion date, covering issues such as shifting or settling under normal use.
-Plants: Installed plant material includes a 1-year warranty, excluding damage from weather conditions or owner negligence (such as improper watering or maintenance).
-Turf Repair: Any turf damaged as a direct result of construction activities will be repaired with seed.
*Warranties do not cover damage caused by acts of nature, misuse, or alterations made by others after project completion. The contractor is not liable for conditions outside of their control, such as poor drainage unless such systems were installed as part of the project scope.

Termination
Either party may terminate this agreement with 14 days' written notice. In the event of termination, the Client agrees to pay for all work completed and materials purchased or delivered up to the termination date. Any outstanding balance will be due immediately upon cancellation.

Jun 19, 2025

Date Client Signature

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: August 7, 2025

CASE NUMBER
PZ-17-25

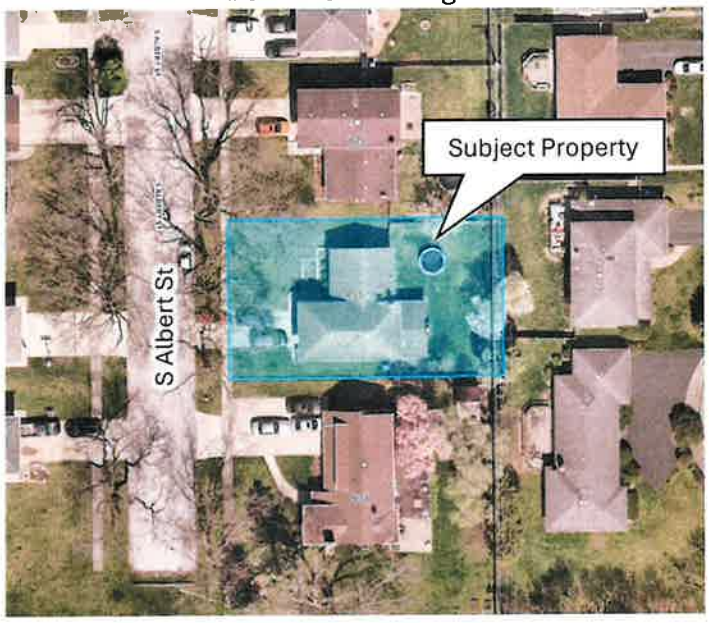
APPLICANT/PROPERTY OWNER
Joe Hanafee

PUBLIC HEARING DATE
August 14, 2025

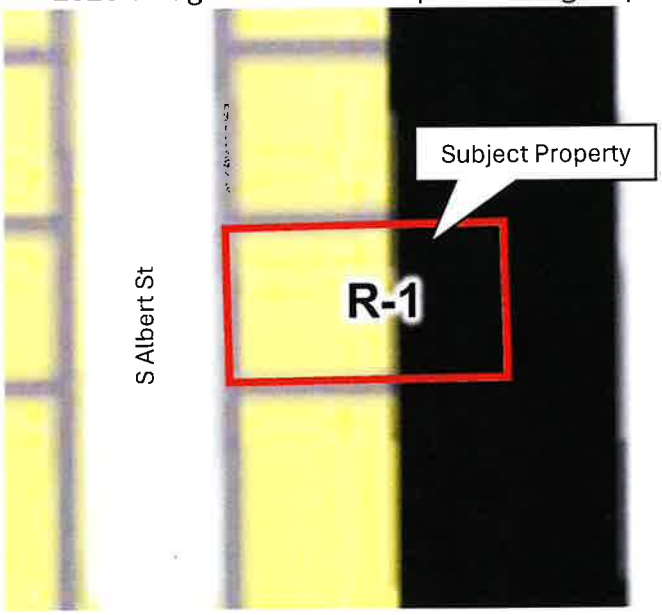
PROPERTY ADDRESS/LOCATION
631 South Albert Street

BRIEF SUMMARY OF REQUEST
The petitioner and property owner, Joe Hanafee, is seeking conditional use approval to reduce the minimum interior yard setback from 7 feet to zero feet for the construction of a replacement patio at 631 South Albert Street (the subject property). The Village Board's decision is final. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the conditional use request.

2024 Aerial Image



2025 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
R-1 Single-Family Residential	Residential	North: R-1 Single-Family Residential East: Single-Family Residential (City of Des Plaines) South: R-1 Single-Family Residential West: R-1 Single-Family Residential	0.20 acres

STAFF RECOMMENDATION APPROVE (APPROVE WITH CONDITIONS) DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property was annexed into the Village in 1956 and is located on the east side of Albert Street, north of Golfhurst Avenue. The subject property contains a single-family residence with associated improvements and is zoned R-1 Single Family Residence. The subject property is bordered by the R-1 District on all sides, except to the east, where it abuts single-family homes within the City of Des Plaines. Permit records indicate that various improvements have been made since the home's construction in 1958, including upgrades to the roof, water heater, garage floor, fencing, sewer, electrical system, and flatwork.

An existing nonconforming brick patio, located in the subject property's southern interior side yard, and the subject of the zoning request, had been in place for over 30 years, predating the petitioner's purchase of the home in 2013. When the patio started to deteriorate and pose a safety hazard, the petitioner applied for a building permit to replace it with a new structure of the same size and in the same location. However, the building permit was denied due to the patio's encroachment into the interior side yard. The petitioner subsequently installed a patio, stoop and walkway without a permit. The petitioner was then advised by the Village to revise the plans to meet code, seek relief from the zoning code via a zoning request, or withdraw the permit application.

PROPOSAL

The petitioner seeks to retain the 13'-5" x 11'-5.5" nonconforming patio and is requesting conditional use approval to reduce the interior side yard setback from the required 7 feet to zero feet. It should be noted that the patio and the associated stoop and walkway were not constructed in accordance with current code requirements. Per Village Code, patios must be built with a minimum 4-inch compacted Grade C.A. 6 stone base and a minimum 4-inch concrete layer. Alternatively, for brick pavers, the base must consist of a 4-inch compacted Grade C.A. 6 stone layer and a 1 to 1.5-inch sand layer. A concrete base may be used in lieu of the stone base. In this case, the petitioner installed pavers over loose landscape rocks laid on top of a weed barrier.

Conditional use approval for setback reductions is required as the proposed patio does not meet the minimum 7-foot interior side yard setback requirement. Section 14.604 permits setback reductions in all required yards in the R-1 zoning district as a conditional use.

If the conditional use is approved, staff recommends that the petitioner revise the existing building permit plans and reconstruct the patio, stoop and walkway in full compliance with current Village codes. Planning staff also recommends that a fence at least 4 feet in height be required to be in place at all times for the length of the patio to provide screening to the adjacent property owner, as is currently installed. Additionally, the Public Works Department will require that corrective measures be implemented if, at any point in the future, the patio is found to obstruct water flow or contribute to drainage issues either on the subject property or on neighboring properties.

The table on the following page outlines the bulk regulations for the R-1 Single Family Residential district.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

Minimum Setbacks	R-1 Code Requirement	Proposed
Front (W)	30'	No change
Interior Side (N)	7.0'	No change
Interior Side (S)	7.0'	**Zero feet**
Rear (E)	25'	No change
Max. Lot Coverage	45%	No change
Max. Front Yard Coverage	45%	No change
Max. Floor Area Ratio	0.50	No change
Permitted Obstruction in Required Yards for Patios	15' from rear lot line and outside of required side yard	>15' from rear lot line; **Encroaching 7' within 7-foot wide interior side yard**

PUBLIC COMMENTS

Five letters of support were submitted by neighboring properties, including one from 633 South Albert Street, the property that would be the most directly impacted by the reduced side yard setback. The public comment letters are included with this staff report.

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the standards and 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 shall use the findings of fact to guide their recommendation to the Village Board.

STAFF RECOMMENDATION

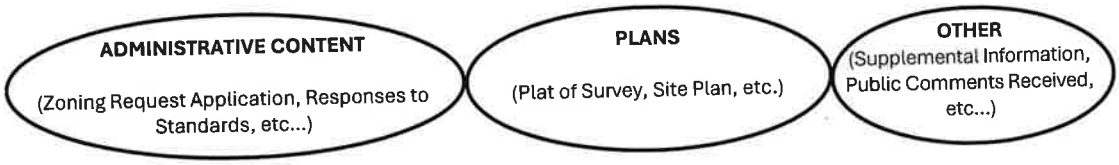
Staff finds that the proposed conditional use request meets the applicable standards contained in the Mount Prospect Zoning Ordinance. Staff requests that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and **approve** the following motion:

"Motion to approve:

1. A conditional use to reduce the minimum interior side yard setback from 7 feet to zero feet for the construction of a patio at 631 South Albert Street, Case No. PZ-17-25, subject to the following conditions:
    a. The conditional use for the reduced interior side yard setback shall apply only to the patio and shall not apply to any other principal or accessory structure;
    b. The improvements shall be in strict conformance with the plat of survey attached as **Exhibit B**;
    c. If at any time in the future it is determined that the patio obstructs the flow of water or somehow causes a drainage problem either on site or on the neighboring property, corrective measures shall be required;
    d. A 4-foot-tall fence shall be installed adjacent to the patio for the lifetime of the patio; and
    e. The petitioner shall revise the existing building permit plans and reconstruct the patio, stoop and walkway in full compliance with the Village's current codes.

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

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:

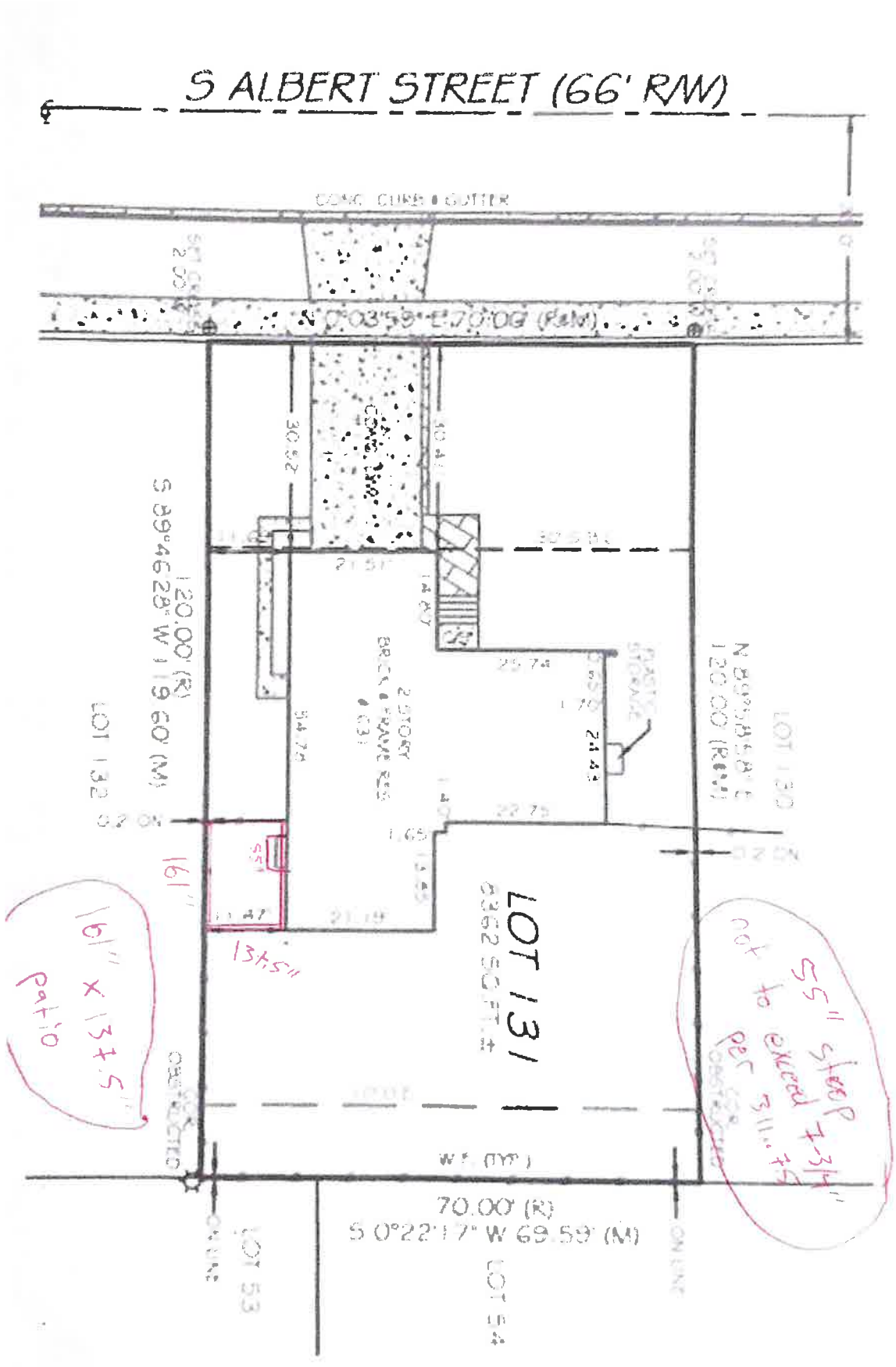
1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for 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 asserts 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, nor would it impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The petitioner states that the patio has existed for at least 30 years without issue and maintains that there is no reason to expect it would pose a concern in the future. The petitioner further asserts that the setback reduction will not adversely affect the use and enjoyment of other property in the immediate vicinity. The petitioner states that the home closest to the patio is separated by a 4-foot-tall fence and the petitioner has agreed to add a privacy fence, as requested by the Village, to further mitigate any potential impact on the neighbor to the south. The patio would not be visible from the street, and according to the petitioner, several other properties in the area have similar setbacks. The petitioner states that the setback reduction will not affect public utilities, access roads or necessary facilities. During the 12 years that the petitioner has resided on the subject property, and according to the adjacent neighbor who has lived there for over 30 years, no drainage issues have been observed in this area. The petitioner states that granting the conditional use will not affect traffic. The petitioner believes that the setback reduction does not contradict the objectives of the current comprehensive plan for the Village. The petitioner believes 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. The petitioner states that the patio has been in place for years both before and after the petitioner took ownership of the house and is not aware of any other regulations of which it is in violation.

Staff's Findings: The proposed patio is an existing nonconforming accessory structure and has existed for over 30 years with no issues from surrounding neighbors. The applicant has agreed to install a privacy

fence along the length of the patio which will help limit its visibility and minimize potential impacts on the adjacent neighbor to the south. There is no indication that the proposed improvement would create adverse conditions or nuisances that could negatively affect the use and enjoyment of nearby properties. Furthermore, the conditional use request is consistent with the goals and policies of the Village's Comprehensive Plan, as it supports the continued residential use of the property. The conditional use request is also consistent with Goal 3 of the *Village of Mount Prospect's 2024–2029–2039 Strategic Plan*, which focuses on the evaluation of current zoning regulations to promote single-family residential neighborhoods. This goal, which staff is currently evaluating via proposed text amendments, includes exploring ways to allow property owners in single-family residential districts greater flexibility to enhance and improve their properties. The proposed conditional use request aligns with this goal by supporting reasonable residential reinvestment while maintaining compatibility with surrounding properties. Given the nature of the proposal, the support expressed by neighboring property owners, and its conformance with the Village's zoning ordinance, comprehensive plan, and strategic plan, staff recommends approval of the requested conditional use.

Exhibit B
Plat of Survey / Site Plan



Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number:	PZ-17-25	Date of Submission: 06/20/2025	Hearing Date: 8/14/25
Project Name/Address:	Replace 161" x 137.5" Patio. Patio was in place when we bought the house and became a safety hazard. We are filing for a relief so we can replace the patio on its current footprint.		

I. Subject Property

Address(es):	631 S Albert St		
Zoning District(s):	R1	Property Area (SqFt and/or Acreage):	0.20 acres
Parcel Index (PIN(s):	08-12-427-016-0000		

II. Zoning Request(s) (Check all that apply)

- [x] Conditional Use: For — Setback Reductions
- [ ] Variation(s): To — Individual lot single family request
- [ ] Zoning Map Amendment: Rezone From — To
- [ ] Zoning Text Amendment: Section(s)
- [ ] Other:

III. Summary of Proposal (use separate sheet if necessary)

Replace 161" x 137.5" Patio. Patio was in place when we bought the house and became a safety hazard. We are filing for conditional use approval for a setback reduction from 7' to 0' so we can replace the patio on its current footprint. See attached seven questions for more details of why we are applying for relief.

IV. Applicant (all correspondence will be sent to the applicant)

Name:	Joe Hanafee	Corporation:	Joe Hanafee
Address:	631 S Albert		
City, State, ZIP Code:	Mt Prospect IL 60056		
Phone:	(847) 670-7538	Email:	jhanafee@hotmail.com
Interest in Property:			

V. Property Owner

- [ ] Check if Same as Applicant

Name:	Elizabeth Laplante	Corporation:	
Address:	631 S Albert St		
City, State, ZIP Code:	Mount Prospect, IL 60056		

Phone:		Email:	

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: _____

(Print or Type Name) Joe Hanafee

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: _____ Date: _____

(Print or Type Name) _____

From: joe hanafee jhanafee@hotmail.com
Subject: Affidavit of Ownership
Date: Jun 19, 2025 at 2:51:08 PM
To: joe hanafee jhanafee@hotmail.com

Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, JOSEPH HANAFEE, 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 631 S. ALBERT, MT PROSPECT, IL 60056
(property address and PIN)
PIN 08-12-427-016-0000

and that such property is owned by JOSEPH HANAFEE as of this date.
(print name)

Joseph Hanafee
Signature

Subscribed and sworn to before me this 19th day of June, 2025.
Kim M. Gallo

OFFICIAL SEAL
KIM M GALLO
Notary Public, State of Illinois
Commission No. 977577
My Commission Expires September 6, 2027

From: joe hanafee jhanafee@hotmail.com
Subject: Property Owner document for 631 S Albert Patio
Date: Jun 19, 2025 at 11:51:06 AM
To: joe hanafee jhanafee@hotmail.com

Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Property Owner	
☒ Check if Same as Applicant	
Name: JOSEPH HANAFEE	Corporation:
Address: 631 S. ALBERT	
City, State, ZIP Code: MT PROSPECT, IL 60056	
Phone: 847-845-8216	Email: JHANAFEE@HOTMAIL.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: Joseph Hanafee Date: 6/19/2025
(Signature)

JOSEPH HANAFEE
(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: _____ Date: _____
(Signature)

_____
(Print or Type Name)

UNOFFICIAL COPY

1309315015

Doc#: 1309315015 Fee: $60.00
RHSP Fee:$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2013 09:55 AM Pg: 1 of 2

WARRANTY DEED

THE GRANTORS,
DAVID G. RAHE AND
MEGAN D. RAHE, husband and wife, of the City of Maple Grove, County of Hennepin, State of Minnesota, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid,
CONVEY AND WARRANT TO :
lot 2 2013-00121

JOSEPH W. HANAFEE AND ELIZABETH V. LAPLANTE, husband and wife, of 306 S. Wille Street, Mount Prospect, Illinois,
not as Tenants in Common and not as Joint Tenants but as Tenants by the Entirety,

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:
LOT 131 IN SURETY'S BONNIE PARK, A SUBDIVISION OF LOT 2 IN OEHLERKINGS DIVISION OF PART OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PROSPECT ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 11, 1956, AS DOCUMENT NUMBER 1669522, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index: 08-12-427-016-0000

Address of Real Estate: 631 S. Albert Street, Mount Prospect, IL 60056

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of ILLINOIS, TO HAVE AND TO HOLD SAID premises not as Tenants in Common and not as Joint Tenants but as Tenants by the Entirety.

DELIVER/MAIL BACK TO:
SPAGNOLA
555 N. FARN ST. # 350
NAPERVILLE, IL 60540

S
P 2
S
M
SC yes
E yes
INT

Property of Cook County Clerk's Office

TOTAL PAYMENT DUE

$0.00

By 09/01/25

2024 First Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
08-12-427-016-0000	049	16016	2024	(2025)	ELK GROVE	2-05

IF PAYING LATE, PLEASE PAY	09/02/2025 - 10/01/2025	10/02/2025 - 11/01/2025	11/02/2025 - 12/01/2025	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	$455,316	$8,630,076	$461,013	94.66%
Metro Water Reclamation Dist of Chicago	$3,126,243,000	$3,151,727,000	$1,449,923,000	54.00%
Mt Prospect Park District	$34,370,083	$36,220,947	$3,999,183	88.96%
Harper Coll Comm College 512 (Palatine)	$322,598,943	$32,974,963	$32,974,963	0.00%
Township HS District 214 (Arlington Hts)	$90,904,159	$296,515,358	$1,194,163	99.60%
Mount Prospect Public School District 57	$13,474,975	$30,139,252	$10,497,291	65.17%
Village of Mount Prospect	$171,861,845	$385,434,723	$140,636,940	63.51%
Town of Elk Grove	$70,673	$7,617,011	$398,884	94.76%
Cook County Forest Preserve District	$214,441,242	$617,834,550	$382,643,760	38.07%
County of Cook	$8,262,580,154	$26,512,006,772	$14,493,276,944	45.33%
Total	$12,237,000,390	$31,079,100,652	$16,516,006,141	

For a more in-depth look at government finances and how they affect your taxes, visit *cookcountytreasurer.com*

PAY YOUR TAXES ONLINE
Pay at cookcountytreasurer.com from your bank account or credit card.

IMPORTANT MESSAGES

TAX CALCULATOR

2023 TOTAL TAX		10,545.45
2024 ESTIMATE	X	55%
2024 1st INSTALLMENT	=	5,800.00

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

631 S ALBERT ST
MOUNT PROSPECT IL 60056

MAILING ADDRESS

J HANAFEE & E LAPLANTE
631 S ALBERT ST
MT PROSPECT IL 600563903

***** Please see 2024 First Installment Payment Coupon next page *****

2024 First 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.

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES	Property Index Number (PIN)	T1LG Volume
$0.00 **By 09/01/25** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address **SN 0020240100 RTN 500001075 AN (see PIN) TC 008922**	08-12-427-016-0000 Amount Paid $	049

00202401002081242701600009008922400000000000000000000000000000000000000000000000000

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

COOK COUNTY TREASURER
PO BOX 805436
CHICAGO IL 60680-4116

Responses to the conditional use standards under Section 14.203(G) if pursuing a setback reduction from 7 feet to zero feet:

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

   The conditional use(patio) has been in place for at least 30 years and has never been detrimental to the standards listed above per our knowledge. We see no reason that it will be detrimental in the future since we are making no change in the function, form or size of the conditional use. The only thing we are doing is improving the patio by making it safer, bringing it up to village code, using better materials, improving the drainage and making it more private.

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

   Currently, the conditional use is not injurious to the use or enjoyment of other property in the immediate vicinity. The property next to the patio is south of our house and currently separated from the patio by a 4 ft fence. We will add a 6 ft privacy fence as requested by the village which will reduce the possibility of injury to the neighbors use of their property. On the other side of the fence there are bushes, wild flowers, grass and a garage and shed on the neighbor's property that currently are not and will not be affected. The neighbor's patio is on the other side of their property and can not be seen from our patio currently with only a 4 ft high fence. Also, the fact that the new patio will have better drainage than the old will help ensure there is no future injury to other property in the immediate vicinity.

   We have submitted letters from our 5 closest neighbors on Albert Street all confirming that the conditional use will not be injurious to the use or enjoyment of their property and that they support our conditional use request

   The conditional use was present when we bought the house and did not affect the property value within the neighborhood. We have found at least 10 different houses in the neighborhood that do not have the required setback in their yards so it will not be out of character for the neighborhood and should not cause any impairment of property values. The fact that the patio will be of higher quality, have a 6 foot fence, and improve drainage will probably raise the property value of the house and thus the neighborhood.

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

   The conditional use has not impeded the normal development and improvement of the surrounding property for over 30 years and we do not anticipate it will do so in the future. For example, our neighbors to the south added a small addition to their garage a few years ago which was not impacted by the conditional use that has been in place for over 30 years.

4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided

   The conditional use does not affect public utilities, access roads or necessary facilities that have been provided for over 30 years. We have lived in the house for 12 years and have never had a drainage issue with this area. In speaking with the next-door neighbor who has lived there for over 30 years, he confirmed that there has never been a drainage issue in this area. Also, the contractor who will replace the patio will **improve** the drainage of the patio with the proper slope in all directions.

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.

   Since the conditional use area is in our back yard behind a fence, there is no impact on traffic or public streets. We live on a dead-end street and are the second house north of the dead-end at Weller Creek so there is very little traffic by our house so their should be no problem with ingress or egress.

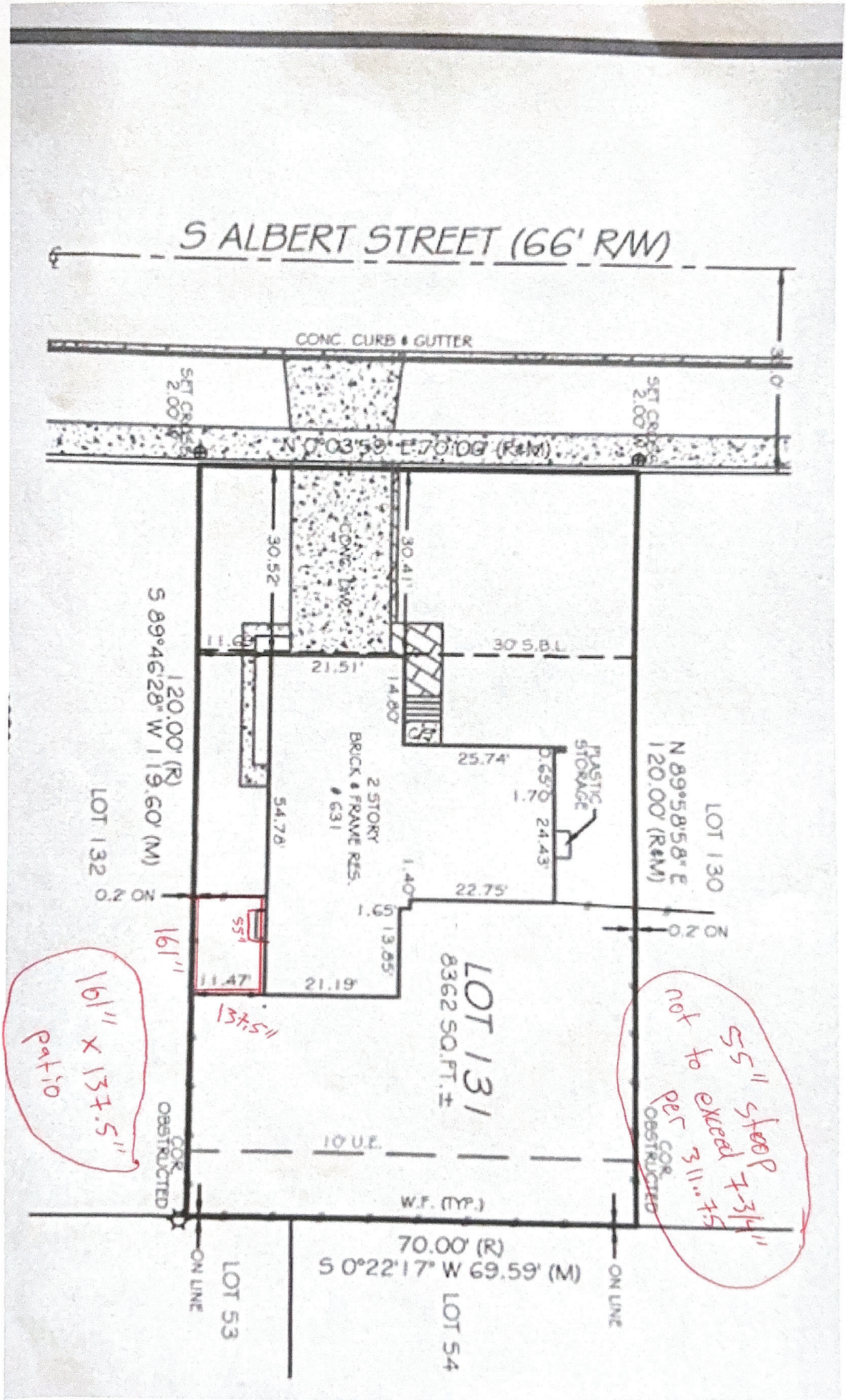
6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village

   To our knowledge, the conditional use has not been noted to be contrary to the objectives of the comprehensive plan of the village since the conditional use was created at least 30 years ago. When we bought the house in 2013, the Village did not notify us that the use was contrary to the objectives of the comprehensive plan for the village. Also, we have identified at least 10 properties within a half mile of our house that are in violation of the same setback requirement. This leads us to believe that the conditional use is not contrary to the objectives of the current comprehensive plan.

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.

The conditional use has been in place for at least 30 years both before and after we owned the house and has never been noted to be a problem to our knowledge. We have identified at least 10 different properties in our neighborhood that violate the same setback requirement we are asking for relief from. These 10 properties and the letters of support we have from our neighbors make a strong case that in all other respects our conditional use conforms to the applicable regulations of the district and is not out of character for the neighborhood. Thank you for considering our request,


S ALBERT STREET (66' RW)
CONC. CURB & GUTTER
SET CROSS 2.00' OFF
N 0°03'59" E 70.00' (R&M)
30.52'
CONC. LWD.
30.41'
11.6'
30' S.B.L.
21.51'
14.80'
25.74'
0.63'
1.70'
24.43'
PLASTIC STORAGE
2 STORY BRICK & FRAME RES. #631
54.78'
1.40'
22.75'
1.65'
13.65'
11.47'
21.19'
S 89°46'28" W 119.60' (M)
120.00' (R)
LOT 132
0.2' ON
LOT 130
N 89°58'58" E
120.00' (R&M)
0.2' ON
55'
161'
137.5'
LOT 131
8362 SQ.FT. ±
10' U.E.
COR. OBSTRUCTED
W.F. (TYP.)
70.00' (R)
S 0°22'17" W 69.59' (M)
ON LINE
LOT 53
LOT 54
161' x 137.5' patio
55' steep not to exceed 7-3/4" per 311.75

A&N Outdoor Services, LLC

119 South Emerson Street | Mount Prospect, Illinois 60056
224-490-8510 | info@anoutdoorservices.com |
anoutdoorservices.com

RECIPIENT:

Liz LaPlante

Liz laPlante
631 S Albert StMount Prospect IL 60056

SERVICE ADDRESS:

631 South Albert Street
Mount Prospect, Illinois 60056

Quote #776

Sent on	Jun 19, 2025
Total	**$1,000.00**

Product/Service	Description	Qty.	Unit Price	Total
				Optional
Paver Installation	Full excavation and installation are performed, including delivery. Nonwoven fabric is placed over the native soil. A 6-inch compacted ASTM 57 CA7 graded base is installed, followed by a 1-inch compacted HPB stone chip (ASTM 8 or 9) bedding layer. These materials ensure a permeable base and reduce shifting over time. Then, we lay the pavers and apply polymeric locking sand on top. This price covers the entire project, including all materials, labor, and dump fees. Installation of a 137.5”x 161” patio Includes a 55” front stoop one block high.	1	$1,000.00	$1,000.00*

* Non-taxable

Total **$1,000.00**

A&N Outdoor Services, LLC

119 South Emerson Street | Mount Prospect, Illinois 60056
224-490-8510 | info@anoutdoorservices.com |
anoutdoorservices.com

Reviews

Lag Arn

★★★★★

Grace Ries

★★★★★

Extremely reliable, responsive and excellent customer service. Their quoting system is professional and they do what they said they will do without following up. I appreciate their exceptional services around our neighborhood! Look no further and give them a call!

Catherine Hamm

★★★★★

Niko and his team have gone above and beyond to ensure that our landscaping is perfect for spring and summer this year. The prices are extremely reasonable, and the communication is top notch. Highly recommend.

Thank you so much for considering A&N! Let us know if you have any questions about the quote.

Contract / Disclaimer
This quote is valid for the next 30 days, after which values may be subject to change.

Client Responsibilities
The Client agrees to:
-Provide clear and timely access to the property and work area during normal working hours.
-Keep pets and personal belongings clear of the work zone.
-Inform the Contractor of any known underground utilities or obstructions that are not clearly marked.
-Ensure timely payments in accordance with the payment schedule.

Warranties
This contract includes the following limited warranties:
-Hardscaping: Workmanship is warrantied for a period of up to 3 years from the completion date, covering issues such as shifting or settling under normal use.
-Plants: Installed plant material includes a 1-year warranty, excluding damage from weather conditions or owner negligence (such as improper watering or maintenance).
-Turf Repair: Any turf damaged as a direct result of construction activities will be repaired with seed.
*Warranties do not cover damage caused by acts of nature, misuse, or alterations made by others after project completion. The contractor is not liable for conditions outside of their control, such as poor drainage unless such systems were installed as part of the project scope.

Termination
Either party may terminate this agreement with 14 days' written notice. In the event of termination, the Client agrees to pay for all work completed and materials purchased or delivered up to the termination date. Any outstanding balance will be due immediately upon cancellation.

Jun 19, 2025

Date Client Signature

Legal Description

LOT 131 In Suretys Bonnie Park, a Subdivision of Lot 2 in Oehlerkings division of Part of Section 12, Township 4I North, Range 11, East of the Third Principal Meridian, in the Village of Mount Prospect According to Plat Thereof Registered in the Office of the Registrar of Titles of Cook County, Illinois on May 11,1956 as Document Number 1669522, in Cook County, Illinois

August 18th, 2025

Jason C Shallcross, AICP, CEcD
Director of Community Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056
Via email: jshallcross@mountprospect.org

Dear Mr. Shallcross,

The Planning & Zoning Commission recommended approval of our PZ-17-25 Conditional Use Setback Reduction request by a 5-2 vote on August 14, 2025. Our request is scheduled to go before the Village Board for the ordinance's first reading September 2, 2025.

We are requesting that the Village Board waive the second reading, tentatively scheduled for September 16, 2025, and take final action at the September 2, 2025 meeting because we are anxious to start the project as soon as possible and would like to reduce the workload on the Board itself.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact us at jhanafee@hotmail.com or 847-845-8216.

Sincerely,

eSigned by:
Joseph Hanafee
08/19/2025 @ 03:14 UTC

Joseph Hanafee
631 S. Albert
Mount Prospect, IL 60056

Marty Lindeman
628 S. Albert
Mount Prospect IL, 60056

March 23, 2025

Village of Mount Prospect
Planning & Zoning Division
50 S Emerson St
Mount Prospect, IL 60056

Subject: Letter of Support for Variance Request – 631 South Albert Street

Dear Village of Mount Prospect Planning & Zoning Division,

I am writing to express my full support for the variance request submitted by my neighbors, Joe Hanafee and Liz LaPlante, at 631 South Albert Street, regarding their existing patio structure.

As a resident of 628 S. Albert, I do not believe that their patio negatively impacts the neighborhood or adjacent properties in any way. Their patio has existed in the same location without any issues, and it does not obstruct views, interfere with drainage, or affect privacy.

Additionally, there are multiple properties in our neighborhood with similar patio placements, many of which are also within the setback area. Given these existing conditions, I believe that granting this variance aligns with the established character of our community.

I respectfully request that the Village of Mount Prospect approve this variance so that my neighbors may continue to enjoy their property as it has been for years.

Sincerely,

Marty Lindeman

John Maigler
633 S. Albert
Mount Prospect IL, 60056

March 23, 2025

Village of Mount Prospect
Planning & Zoning Division
50 S Emerson St
Mount Prospect, IL 60056

Subject: Letter of Support for Variance Request – 631 South Albert Street

Dear Village of Mount Prospect Planning & Zoning Division,

I am writing to express my full support for the variance request submitted by my neighbors, Joe Hanafee and Liz LaPlante, at 631 South Albert Street, regarding their existing patio structure.

As a resident of 633 S. Albert, I do not believe that their patio negatively impacts the neighborhood or adjacent properties in any way. Their patio has existed in the same location without any issues, and it does not obstruct views, interfere with drainage, or affect privacy.

Additionally, there are multiple properties in our neighborhood with similar patio placements, many of which are also within the setback area. Given these existing conditions, I believe that granting this variance aligns with the established character of our community.

I respectfully request that the Village of Mount Prospect approve this variance so that my neighbors may continue to enjoy their property as it has been for years.

Sincerely,



John Maigler

Marek Bak
630 S. Albert
Mount Prospect IL, 60056

March 27, 2025

Village of Mount Prospect
Planning & Zoning Division
50 S Emerson St
Mount Prospect, IL 60056

Subject: Letter of Support for Variance Request – 631 South Albert Street

Dear Village of Mount Prospect Planning & Zoning Division,

I am writing to express my full support for the variance request submitted by my neighbors, Joe Hanafee and Liz LaPlante, at 631 South Albert Street, regarding their existing patio structure.

As a resident of 630 S. Albert, I do not believe that their patio negatively impacts the neighborhood or adjacent properties in any way. Their patio has existed in the same location without any issues, and it does not obstruct views, interfere with drainage, or affect privacy.

Additionally, there are multiple properties in our neighborhood with similar patio placements, many of which are also within the setback area. Given these existing conditions, I believe that granting this variance aligns with the established character of our community.

I respectfully request that the Village of Mount Prospect approve this variance so that my neighbors may continue to enjoy their property as it has been for years.

Sincerely,

Marek Bak

Nick Pianetto
629 S. Albert
Mount Prospect IL, 60056

March 29, 2025

Village of Mount Prospect
Planning & Zoning Division
50 S Emerson St
Mount Prospect, IL 60056

Subject: Letter of Support for Variance Request – 631 South Albert Street

Dear Village of Mount Prospect Planning & Zoning Division,

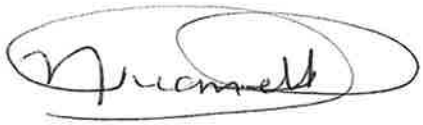
I am writing to express my full support for the variance request submitted by my neighbors, Joe Hanafee and Liz LaPlante, at 631 South Albert Street, regarding their existing patio structure.

As a resident of 629 S. Albert, I do not believe that their patio negatively impacts the neighborhood or adjacent properties in any way. Their patio has existed in the same location without any issues, and it does not obstruct views, interfere with drainage, or affect privacy.

Additionally, there are multiple properties in our neighborhood with similar patio placements, many of which are also within the setback area. Given these existing conditions, I believe that granting this variance aligns with the established character of our community.

I respectfully request that the Village of Mount Prospect approve this variance so that my neighbors may continue to enjoy their property as it has been for years.

Sincerely,



Nick Pianetto

Cesar Toscano
632 S. Albert
Mount Prospect IL, 60056

April 5, 2025

Village of Mount Prospect
Planning & Zoning Division
50 S Emerson St
Mount Prospect, IL 60056

Subject: Letter of Support for Variance Request – 631 South Albert Street

Dear Village of Mount Prospect Planning & Zoning Division,

I am writing to express my full support for the variance request submitted by my neighbors, Joe Hanafee and Liz LaPlante, at 631 South Albert Street, regarding their existing patio structure.

As a resident of 632 S. Albert, I do not believe that their patio negatively impacts the neighborhood or adjacent properties in any way. Their patio has existed in the same location without any issues, and it does not obstruct views, interfere with drainage, or affect privacy.

Additionally, there are multiple properties in our neighborhood with similar patio placements, many of which are also within the setback area. Given these existing conditions, I believe that granting this variance aligns with the established character of our community.

I respectfully request that the Village of Mount Prospect approve this variance so that my neighbors may continue to enjoy their property as it has been for years.

Sincerely,



Cesar Toscano

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NOS. PZ-17-25	Hearing Date: August 14, 2025
PROPERTY ADDRESS:	631 South Albert Street
PETITIONER/PROPERTY OWNER:	Joe Hanafee
PUBLICATION DATE:	July 30, 2025
REQUEST:	Conditional use approval to allow a reduction in the required interior side yard setback from seven feet (7'-0") to zero feet.
MEMBERS PRESENT:	Joseph Donnelly Ewa Weir Walter Szymczak Michael Fricano Richard Rogers William Beattie Donald Olsen
MEMBERS ABSENT:	None
STAFF MEMBERS PRESENT:	Antonia Lalagos – Development Planner Ann Choi – Development Planner Jason Shallcross – Director of Community & Economic Development
INTERESTED PARTIES:	Joe Hanafee and Liz LaPlante Niko Thoma

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 July 24, 2025. The minutes were approved 7-0.

Chairman Donnelly introduced case number PZ-17-25, 631 South Albert Street, a request for conditional use approval for a setback reduction. Planning staff member, Ann Choi, introduced Zoning Case No. PZ-17-25. Ms. Choi stated that the petitioner and property owner, Joe Hanafee, is requesting conditional use approval to reduce the interior side yard setback for the construction of a patio at the subject property.

Ms. Choi stated that the subject property was annexed into the Village in 1956 and is located on the east side of Albert Street, north of Golfhurst Avenue. Ms. Choi described the subject property as improved with a single-family residence with associated improvements and is zoned R-1 Single Family Residence. Ms. Choi noted that the subject property is bordered by the R-1 District on all sides, except to the east, where it

abuts single-family homes within the City of Des Plaines. Ms. Choi stated that permit records indicate that various improvements have been made since the home's construction in 1958.

Ms. Choi presented a few photos of the subject property. The first slide provided photos of an existing nonconforming brick patio. Ms. Choi explained that the existing nonconforming patio was located in the subject property's southern interior side yard, and had been in place for over 30 years, predating the petitioner's purchase of the home in 2013. Ms. Choi indicated that when the patio started to deteriorate and pose a safety hazard, the petitioner applied for a building permit to replace it with a new structure of the same size and in the same location. Ms. Choi stated that the building permit was denied due to the patio's encroachment into the interior side yard.

Ms. Choi noted that the petitioner subsequently reconstructed the patio, stoop, and walkway without a permit, using pavers installed over landscape rock rather than the required stone base and concrete. Ms. Choi noted staff recommendation that, if the conditional use is approved, the patio be rebuilt in full compliance with current Village codes. Additionally, Ms. Choi reported that the Public Works Department will require that corrective measures be implemented if, at any point in the future, the patio is found to obstruct water flow or contribute to drainage issues either on the subject property or on neighboring properties.

Ms. Choi presented the proposed site plan which shows the current configuration of the patio which extends all the way to the property line. Ms. Choi then presented a zoning table which outlines the bulk regulations for the R-1 Single Family Residential district. Ms. Choi stated that planning staff feels that the conditional use request meets the standards for a conditional use. Ms. Choi further stated that staff does not believe the petitioner's request will be inconsistent with the character of the neighborhood. Ms. Choi noted that five letters of support were submitted by neighboring properties, including one from 633 South Albert Street, the property that would be the most directly impacted by the reduced side yard setback. Further, Ms. Choi pointed out that the petitioner's request conforms to all other bulk regulations other than the interior yard setback along the south property line.

Ms. Choi summarized staff's findings and stated that the proposed patio is an existing nonconforming accessory structure and has existed for over 30 years with no issues from surrounding neighbors. Ms. Choi stated that the applicant has agreed to install a privacy fence along the length of the patio which will help limit its visibility and minimize potential impacts on the adjacent neighbor to the south, and that there is no indication that the proposed improvement would create adverse conditions or nuisances that could negatively affect the use and enjoyment of nearby properties. Furthermore, Ms. Choi stated that the conditional use request is consistent with the goals and policies of the Village's Comprehensive Plan, as it supports the continued residential use of the property. Ms. Choi also noted that the conditional use request is also consistent with Goal 3 of the Village of Mount Prospect's 2024–2029–2039 Strategic Plan, which focuses on the evaluation of current zoning regulations to promote single-family residential neighborhoods.

Ms. Choi stated that staff supports the petitioner's conditional use request, based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning document, and recommended approval of the following motion:

"Motion to approve:

1. A conditional use to reduce the minimum interior side yard setback from 7 feet to zero feet for the construction of a patio at 631 South Albert Street, Case No. PZ-17-25, subject to the following conditions:
    a. The conditional use for the reduced interior side yard setback shall apply only to the patio and shall not apply to any other principal or accessory structure;
    b. The improvements shall be in strict conformance with the plat of survey attached as Exhibit B;
    c. If at any time in the future it is determined that the patio obstructs the flow of water or somehow causes a drainage problem either on site or on the neighboring property, corrective measures shall be required.
    d. A 4-foot-tall fence shall be installed adjacent to the patio for the lifetime of the patio; and
    e. The petitioner shall revise the existing building permit plans and reconstruct the patio, stoop and walkway in full compliance with the Village's current codes.

Ms. Choi stated that the Village Board's decision is final for the case and concluded her presentation.

Chairman Donnelly asked the commissioners if there were any questions for staff.

Vice Chairman Beattie questioned whether the petitioner's improvement truly qualified as a patio, noting it appeared to be loose gravel with flat stones rather than a permanent, code-compliant structure. Vice Chairman Beattie compared it to more substantial patios built with a sand base, pavers, or even wood decks, and suggested the current installation resembled a decorative garden path. Vice Chairman Beattie raised concerns about whether requiring reconstruction with a proper sand base was necessary, given the temporary nature of the existing setup. Ms. Choi responded that the Village interprets it as a patio since it is used as an outdoor living space and stated that the patio as currently installed appears unstable and should be rebuilt to meet current code standards.

Commissioner Weir asked if the lot coverage is below the requirement, confirmed that staff was requiring the petitioner to rebuild the patio, and asked why the patio could not simply be rebuilt in compliance with current code and setback requirements. Ms. Choi responded that the patio is below the lot coverage requirement of 45% at 32.1% and explained that the petitioner chose to replicate the prior nonconforming condition rather than relocate or resize the patio to meet the required setbacks.

Hearing no further questions for staff, Chairman Donnelly invited the petitioners to the stand. Chairman Donnelly swore in the following petitioners and representatives as they appeared at the stand to answer questions:

- Joe Hanafee and Liz LaPlante (Petitioner and Property Owners), 631 South Albert Street, Mount Prospect, Illinois
- Niko Thoma (Contractor), 215 North Fairview Avenue, Mount Prospect, Illinois

Mr. Hanafee testified that the patio had existed when they purchased the home in 2013 but had become unsafe, prompting their attempt to replace it. After their permit was denied, their contractor suggested a less formal installation, which they believed would not qualify as a patio. Mr. Hanafee explained that they pursued a conditional use because reducing the setback by only a few feet would not provide adequate usable space, and they wished to maintain the same footprint neighbors had long been accustomed to without issue. In response to Chairman Donnelly's questions, Mr. Hanafee clarified that what appeared to

be a pool in the backyard was actually a trampoline, which could be relocated, but he and his family preferred to preserve open green space rather than converting it into additional hardscape.

Commissioner Weir asked whether the patio could be reduced in width to comply with the required setback. Mr. Hanafee responded that the patio measures approximately 11 by 15 feet and reducing the width would leave only a four-foot walkway, which would not be usable for seating or grilling.

The petitioner's contractor, Mr. Thoma, explained that he attempted to replace the deteriorated patio with a new structure but misunderstood the requirements, believing that by avoiding a permanent installation, the project would conform to code. Mr. Thoma acknowledged the mistake and clarified that the intent was simply to restore a usable outdoor space for the homeowners.

Vice Chairman Beattie asked whether the petitioners would accept staff's condition requiring reconstruction with a proper base to meet code standards. Mr. Hanafee agreed, stating they were comfortable with the condition. Chairman Donnelly confirmed the petitioners' acceptance of all staff-recommended conditions and noted that neighbors had submitted letters of support, including one from the adjacent property owner who had lived next to the patio for 30 years.

Mr. Hanafee stated that no neighbors attended the hearing because they had already expressed their support in writing.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion. A motion was made by Vice Chairman Beattie and seconded by Commissioner Szymczak to recommend approval of the conditional use. During discussion, Vice Chairman Beattie reiterated his view that the structure resembled a garden walkway more than a patio but acknowledged staff's interpretation and the petitioners' agreement to comply with conditions. Chairman Donnelly commented that the installation fell into a "gray area" between a path and a patio.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion to approve the conditional use subject to the conditions listed in the staff report. Commissioner Beattie made a motion seconded by Commissioner Szymczak. With no further discussion, a roll call vote was taken.

UPON ROLL CALL AYES: Szymczak, Olsen, Beattie, Rogers, Fricano
NAYS: Weir, Donnelly

The Planning and Zoning Commission gave a positive recommendation (5-2) to the Village Board for the requests for the September 2, 2025 meeting.

After hearing three more items of new business and no citizens to be heard, Commissioner Beattie made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 8:58 PM.



Ann Choi, Development Planner

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE FOR A SIDE YARD SETBACK REDUCTION FOR PROPERTY LOCATED AT 631 SOUTH ALBERT STREET, MOUNT PROSPECT, ILLINOIS

WHEREAS, Joe Hanafee ("Petitioner"), filed an application for a conditional use to reduce the interior (south) side yard setback for the property located at 631 South Albert Street ("Subject Property") in the Village of Mount Prospect, Illinois and legally described as follows:

LOT 131 IN SURETY'S BONNIE PARK, A SUBDIVISION OF LOT 2 IN OEHLERKINGS DIVISION OF PART OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PROSPECT ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 11,1956 AS DOCUMENT NUMBER 1669522, IN COOK COUNTY, ILLINOIS;

PROPERTY INDEX NUMBER: 08-12-427-016-0000; and

WHEREAS, the Petitioner seeks a conditional use permit to reduce the interior (south) side yard setback from 7 feet to zero feet for the construction of a patio; and

WHEREAS, a public hearing was held on the request for a conditional use permit being the subject of PZ-17-25 before the Planning and Zoning Commission of the Village of Mount Prospect on the 14th day of August, 2025, pursuant to proper legal notice having been published in the Daily Herald Newspaper on the 30th day of July, 2025; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations of approval, with specific conditions, to the President and Board of Trustees in support of the request being the subject of PZ-17-25; and

DRAFT

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the same meets the standards of the Village and that the granting of the proposed conditional use permit would be in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: That the recitals set forth hereinabove are incorporated herein as findings of fact by the President and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: The President and Board of Trustees of the Village of Mount Prospect do hereby approve grant a conditional use permit to reduce the interior (south) side yard from 7 feet to zero feet for the construction of a patio at the property located at 631 South Albert Street, Case No. PZ-17-25, subject to the following conditions:

1. The conditional use for the reduced interior side yard setback shall apply only to the patio and shall not apply to any other principal or accessory structure;
2. The improvements shall be in strict conformance with the plat of survey attached as Exhibit "A";
3. If at any time in the future it is determined that the patio obstructs the flow of water or somehow causes a drainage problem either on site or on the neighboring property, corrective measures shall be required;
4. A 4-foot-tall fence shall be installed adjacent to the patio for the lifetime of the patio; and
5. The Petitioner shall revise the existing building permit plans and reconstruct the patio, stoop and walkway in full compliance with the Village's current codes.

DRAFT

SECTION THREE: Except for the conditional use granted herein, all other applicable Village of Mount Prospect, Illinois ordinances and regulations shall remain in full force and effect as to the Subject Property.

SECTION FOUR: The Village Clerk is hereby authorized and directed to record a certified copy of this Ordinance and Exhibit "A" with the Recorder of Deeds of Cook County.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 2nd day of September, 2025.

_____

Paul Wm. Hoefert, Mayor

ATTEST:

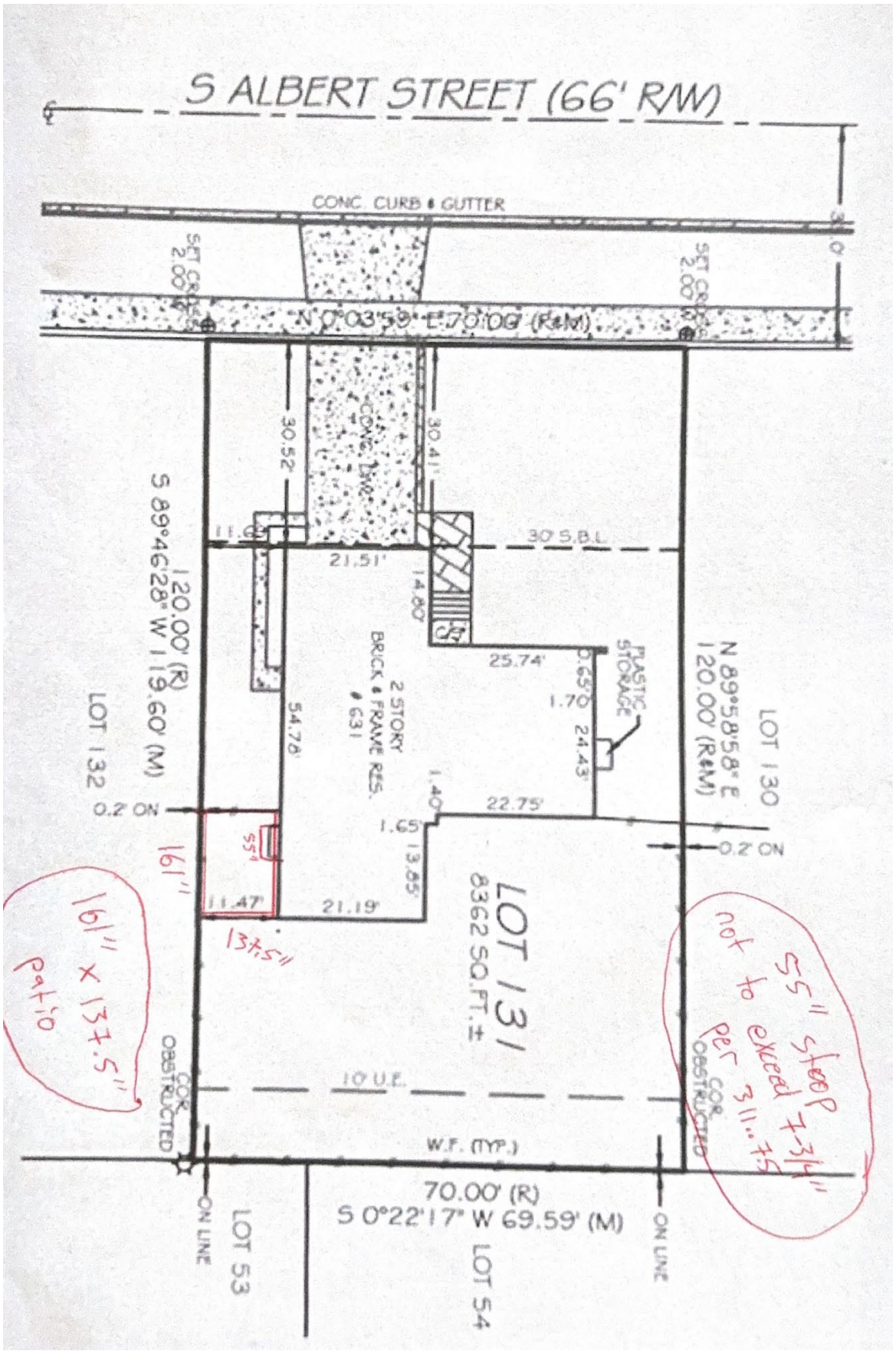
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Karen M. Agoranos, Village Clerk

DRAFT

EXHIBIT A

PLAT OF SURVEY



Item Cover Page

Subject	**As submitted**
Meeting	September 2, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	VILLAGE MANAGER'S REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None