

AN ORDINANCE APPROVING A SUBDIVISION, SPECIAL USE PERMIT, AND VARIATIONS FOR 2801-2805 ALGONQUIN ROAD (PLUM CREEK ASSISTED LIVING)

WHEREAS, Plum Creek of Rolling Meadows LP ("**Operator**") and Niles First LLC (collectively, "**Owner**") owns the property commonly known as 2801-2805 Algonquin Road within the City's C-2 Corridor Commercial zoning district, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

WHEREAS, Operator operates an "Assisted Living/Memory Care Housing" facility ("**Business**") at the Subject Property and, in order to build an addition and expand its existing use, has requested that the City approve a plat of consolidation (subdivision) of the Subject Property, a special use permit, and variations to the City's maximum height, minimum front yard, minimum rear yard, minimum parking setback, and minimum off-street parking regulations (collectively, the "**Requested Relief**"); and

WHEREAS, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on October 1, 2024 to consider the Requested Relief; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in **Exhibit B** and recommended that the City Council approve the Requested Relief; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have determined that it would be in the best interests of the City to approve the Requested Relief in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Illinois:

Section 1: Recitals. The recitals set forth above are incorporated herein by reference as the findings of the Corporate Authorities.

Section 2: Approval of Special Use Permit. Pursuant to the standards and procedures set forth in Section 122-395 (entitled "Special uses") of the Code of Ordinances, City of Rolling Meadows, Illinois ("City Code") and the City's home rule authority, and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the City hereby approves a special use permit to allow the operation of the Business on the Subject Property.

Section 3: Approval of Variations. Pursuant to the standards and procedures set forth in Section 122-393 (entitled "Variations") of the City Code and the City's home rule authority, and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the City hereby grants the following variations to allow the construction of the Improvements on the Subject Property:

- A. Maximum Height. Variations from Sections 122-201 and 122-272 of the City Code, to allow the Improvements to be built at a height of +/- 37 feet and thereby exceed the C-2 district's maximum building height regulation of 30 feet.
- B. Minimum Front Yard Setback. Variations from Sections 122-201 and 122-272 of the City Code, to allow the Improvements to be built +/- 72 feet from the front property line and thereby encroach upon the C-2 district's minimum front yard setback of 90 feet.
- C. Minimum Rear Yard Setback. Variations from Sections 122-201 and 122-272 of the City Code, to allow the Improvements to be built +/- 40 feet from the rear property line and thereby encroach upon the C-2 district's minimum rear yard setback of 25% of the lot depth, being +/- 77.6 feet in the case of the Subject Property after the proposed resubdivision (consolidation).
- D. Minimum Parking Setback. A variation from Section 122-272.6.b of the City Code, to allow parking to be built as close as zero feet setback from the front property line.
- E. Minimum Off-Street Parking. A variation from Section 122-163 of the City Code, to reduce the required minimum number of off-street parking spaces from 112 to 79.

Section 4: Approval of Subdivision.

- A. Approval of Final Plat. The Plat, as prepared by Regional Land Services dated July 16, 2024 and a copy of which is attached hereto as **Exhibit C**, is hereby approved in substantially the form attached pursuant to Chapter 98 of the Municipal Code and the City's home rule authority.
- B. Authorization. The Mayor, the Deputy City Clerk, and all other necessary officers of the City are hereby authorized and directed to execute and seal, on behalf of the City, the Plat, following execution by applicant and any other party with an interest in the Subject Property, and subject to certification by the Office of the Cook County Clerk that there are no property tax delinquencies, as well as all other certifications as necessary.
- C. Recordation. The City Manager is hereby directed to cause the recording of the Plat with the Office of the Cook County Clerk upon satisfactory completion of all administrative details relating thereto.

Section 5: Conditions. The Special Use Permit granted in Section 2 of this Ordinance and each Variation granted in Section 3 of this Ordinance are hereby expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

- A. No Authorization of Work. The approvals granted pursuant to this Ordinance do not authorize the development, construction, reconstruction, alteration, demolition, or moving of any buildings or structures on the Subject Property, but merely authorize the preparation, filing, and processing of applications

for any permits or approvals that may be required by the codes and ordinances of the City, including without limitation demolition and building permits.

- B. Compliance with Plans. Except for minor changes and site work approved by the Zoning Administrator, the Business and the Subject Property must be developed, used, and maintained in substantial compliance with the plans attached as **Exhibit D** (collectively, "**Plans**").
- C. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Business, the Subject Property, and all operations conducted thereon and therein must comply at all times with all applicable federal, state, and City statutes, ordinances, resolutions, rules, codes, and regulations, including, without limitation, this Ordinance.
- D. Removal of Non-Conforming Signage. Before a certificate of occupancy may be issued for the Improvements, the existing non-conforming sign at the front of the Subject Property must be removed. A replacement sign, conforming to the Zoning Regulations, may be deemed by the Zoning Administrator to be in substantial compliance with the Plans.

Section 6:

- A. The City shall not be obligated to issue, and may withhold, building permits, certificates of occupancy, and other approvals that do not completely comply with and satisfy the conditions, restrictions, and provisions of this Ordinance.
- B. Upon failure or refusal of the Operator to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the approvals granted in Sections 2 and 3 of this Ordinance may, at the sole discretion of the Corporate Authorities, by ordinance duly adopted, be revoked and become null and void and of no force and effect.

Section 7: The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for and inure to the benefit of and run with and bind the Subject Property, unless otherwise explicitly set forth in this Ordinance.

Section 8: Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

Section 9: 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.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 22nd day of October, 2024.

AYES: McHale, Budmats, O'Brien, Vinezeano, Boucher, Reyez, Koehler

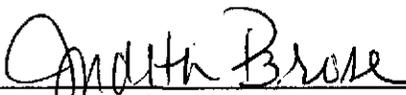
NAYS: 0

ABSENT: 0



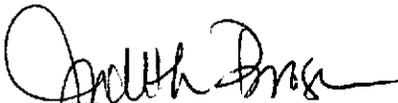
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 25th day of October, 2024.



Judith Brose, Deputy City Clerk

Exhibit A

Legal Description

PARCEL 1:

THE EAST 132.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF, OF LOT 7 TOGETHER WITH THE WEST 24.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, OF THAT TRACT OF LAND DESCRIBED AS MEASURED AS LOT 6 AND THAT PART OF LOT 5 LYING NORTH OF THE SOUTH 139.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 5 ALL IN ROLLING MEADOWS INDUSTRIAL CENTER UNIT NUMBER 2, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 146.0 FEET OF THE WEST 170 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF OF THAT TRACT OF LAND DESCRIBED AS LOT 6 AND THAT PART OF LOT 5 LYING NORTH OF THE SOUTH 139 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LOT 5, ALL IN ROLLING MEADOWS INDUSTRIAL CENTER UNIT NUMBER 2, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit B

PZC Findings of Fact

Special Use Standards

Potential impact: *The special use shall not unduly impact adjacent or nearby properties or the general health, safety, and welfare of the general area and overall community. Impacts to be considered include ingress and egress to the site, potential traffic impacts from cars and trucks, and impacts to the appearance and character of the area.*

Petitioner's Findings: There will not be negative impacts to the surrounding area with approval of a special use for the building addition since it will match the previously approved use for the existing building.

Consistency: *The proposed special use shall be in keeping with the recommendations and intent of the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.*

Petitioner's Findings: The existing building was approved previously for this special use. The addition will be a continuation of the previously approved special use.

Trend of development: *Special uses should be a logical extension of the trend of development in the area around the subject site and not interfere with the use and development of adjacent or nearby properties.*

Petitioner's Findings: The special use will be an extension of a previously approved special use at the existing building and should not impact the surrounding area.

Public facilities: *Adequate public facilities and services shall be available to serve the special use and the property on which it is located; including, without limitation, storm water, sanitary sewer, water service, public safety service, and waste disposal services.*

Petitioner's Findings: The existing building services will be utilized for fire sprinkler and sanitary. The building addition will have a new 3" domestic water service brought in. The stormwater management will be expanded to now include a pond. The fire life safety will be enhanced with a fire lane around the full building upon completion.

Site design: *The on-site development design shall be understandable to users, safe, and maintainable in terms of road and pedestrian patterns, preserve natural features and incorporate such features into a maintainable development, and provide adequate parking, loading, and site maintenance.*

Petitioner's Findings: The site design now will incorporate a full fire lane around the building/addition, adequate parking will be provided, walking sidewalks throughout the site will be provided, a loading area and dumpster enclosure area will be provided and enhanced landscaping and monument signage will be provided.

Variation Standards

Unique physical condition: *The presence of unique physical conditions related to the property that create a hardship or practical difficulty for the applicant to meet the established requirements of this chapter. The applicant must evidence how such unique hardship or practical difficulty is more impactful to meeting the requirements of this chapter than a mere inconvenience.*

Petitioner's Findings: The existing building for which we are building an addition is dictating our floor elevations for first, second and third floor. The existing building is also dictating our building elevation to create a consistent elevation facing Algonquin Road.

Impact: *Granting a variance will not substantially impact use and enjoyment of adjacent or nearby properties by impairing an adequate supply of light and air, increasing the risk from fire or other public safety hazard, or diminishing property values. To mitigate impacts, the variance should be the least amount of relief required to accomplish the proposed development.*

Petitioner's Findings: The height variation of the building will allow for the building to remain consistent. It will not negatively impact surrounding buildings since many are taller than our building and proposed addition.

Not self-imposed: *The conditions creating the hardship or practical difficulty are a result of application of this chapter, and not self-imposed, having been created by the applicant or by another on behalf of the applicant, or in furtherance of an opportunity for additional profit.*

Petitioner's Findings: The building addition can not be designed in an alternative way to avoid the requested variance.

Use of property: *Use of the property possible under the standards of this chapter, without receiving the requested variance, would deprive the property owner of substantial rights commonly enjoyed by owners of other lots subject to the same provisions. This standard acknowledges that application of zoning standards may create somewhat increased development costs; which do not constitute, in and of themselves, a hardship.*

Petitioner's Findings: The current supportive living facility serves a pronounced need for supportive living facility residents. The building is often fully occupied with a pronounced need for additional resident rooms. The building addition planned to the west is the only way to serve additional potential residents. The existing building use allows for supportive living.

Community character: *Granting a variance will not impair the public health, safety, morals, comfort, or welfare of the community. Further, said variance shall not significantly alter or impact the essential character or trend of development in the general area, including characteristics such as building height and setback, traffic management, landscaping, building orientation, and established aesthetic standards.*

Petitioner's Findings: The building addition will allow for beautification and updates of the existing building to match the new addition fenestration. By executing this work, the full building and property will be improved with brick and siding to provide a comforting and approachable home atmosphere for the residents.

Exhibit C

Plat

Exhibit D

Plans

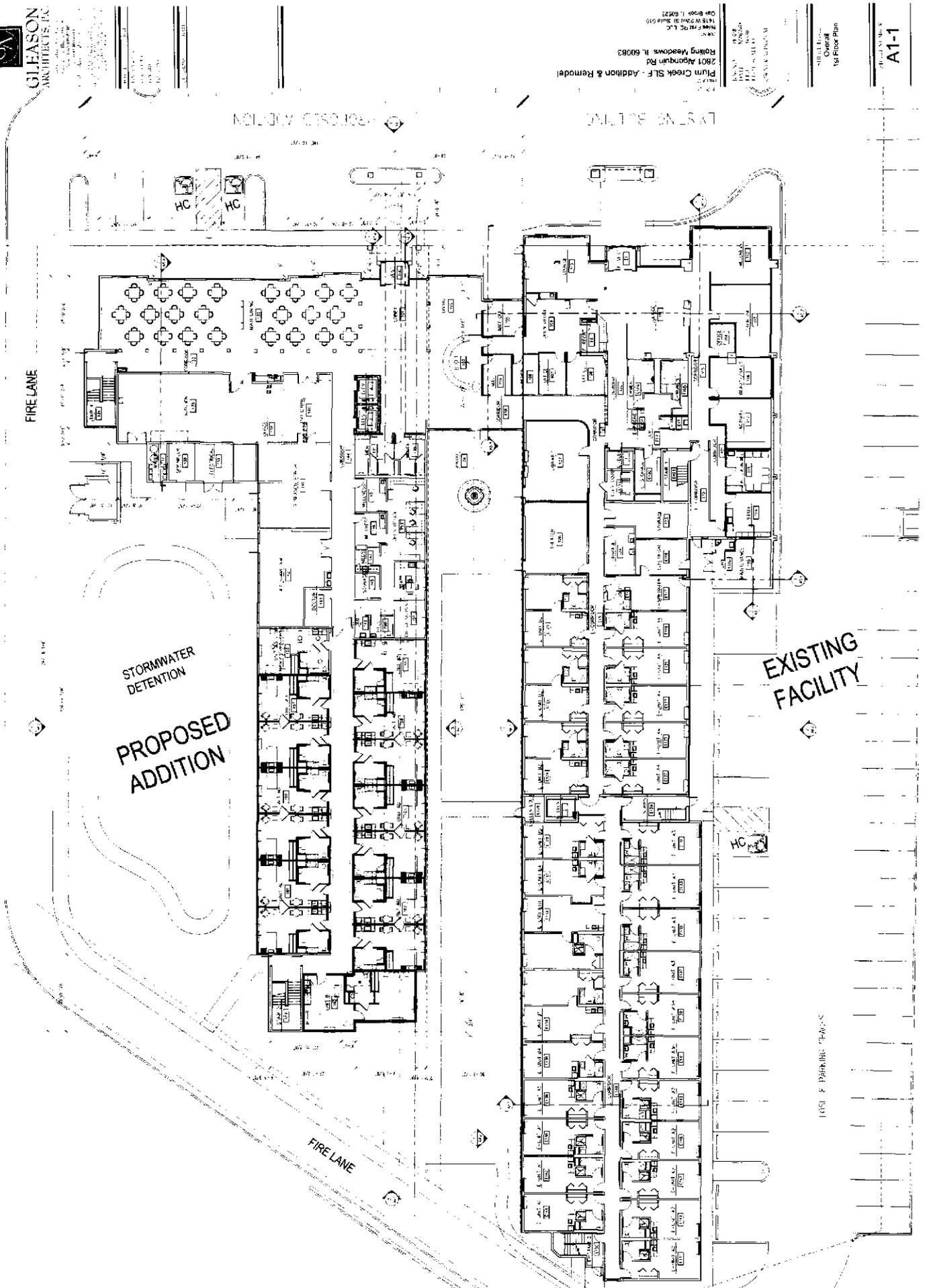


GLEASON ARCHITECTS, P.C.
 1415 W. 20th St. Suite 510
 Rolling Meadows, IL 60088
 Phone: 847.309.1100
 Fax: 847.309.1101
 www.gleasonarch.com

2801 Creek S.F. - Addition & Remodel
 2801 Argonaut Rd.
 Rolling Meadows, IL 60088
 Date: 11/11/11
 Project No: 11-001
 Scale: 1/8" = 1'-0"

Overall
 1st Floor Plan

A1-1





GLEASON ARCHITECTS, INC.
 1415 W. 20th St. Suite 414
 Rolling Meadows, IL 60083
 Phone: (847) 399-8800
 Fax: (847) 399-8801
 Website: www.gleasonarch.com

PROJECT:	PLUM CREEK S.F. - ADDITION & REMODEL
DATE:	08/14/13
SCALE:	AS SHOWN
DRAWN BY:	DAVID M. GLEASON
CHECKED BY:	DAVID M. GLEASON
DATE:	08/14/13

NO.	DATE	DESCRIPTION
1	08/14/13	ISSUED FOR PERMIT
2	08/14/13	ISSUED FOR CONSTRUCTION
3	08/14/13	ISSUED FOR RECORD

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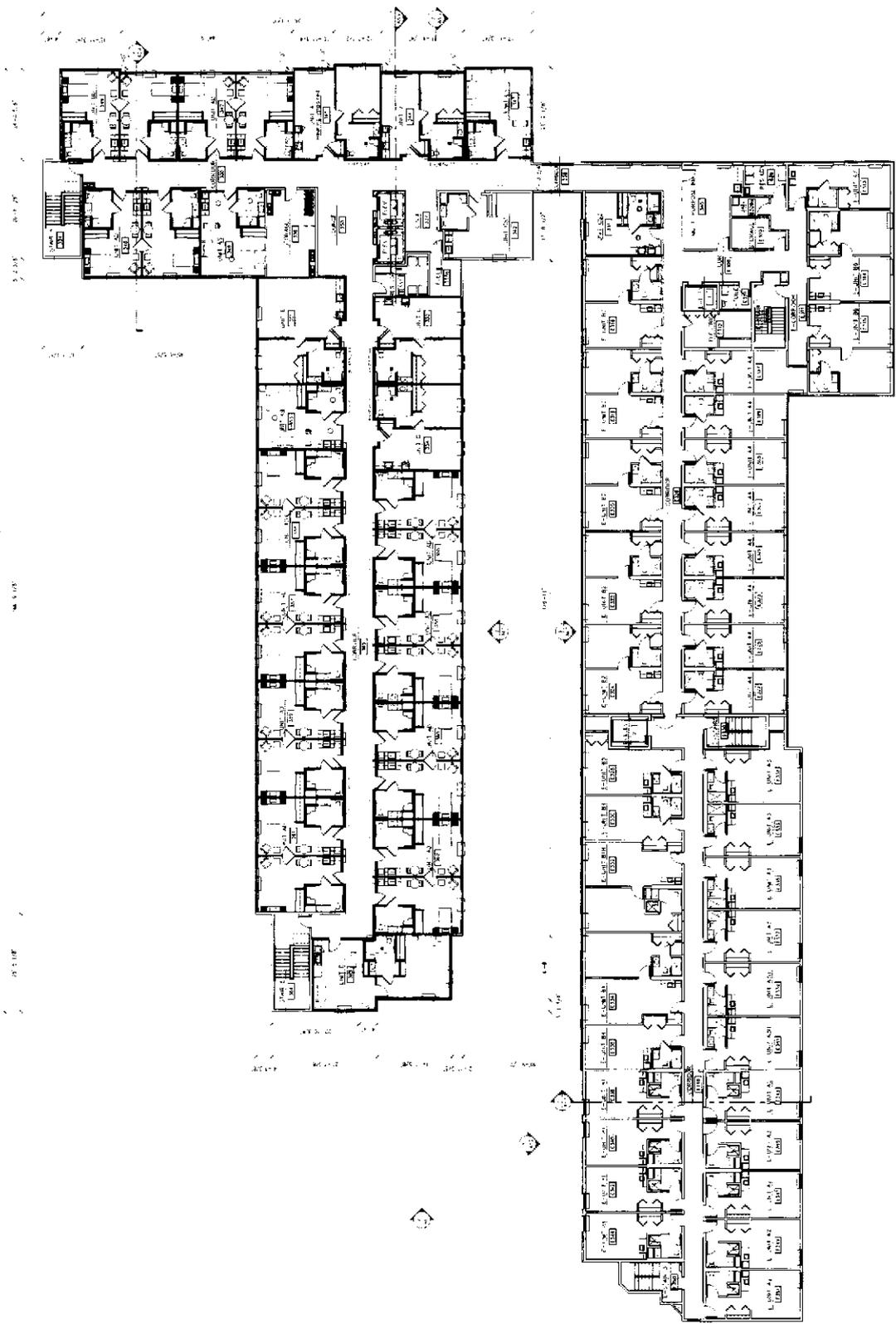
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2	08/14/13	ISSUED FOR CONSTRUCTION
3	08/14/13	ISSUED FOR RECORD

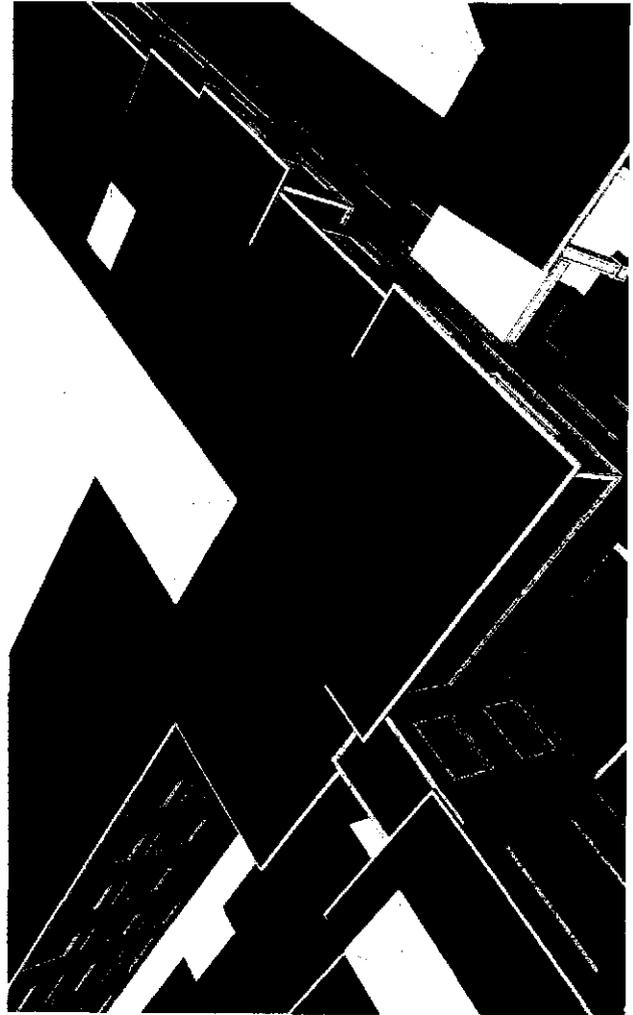
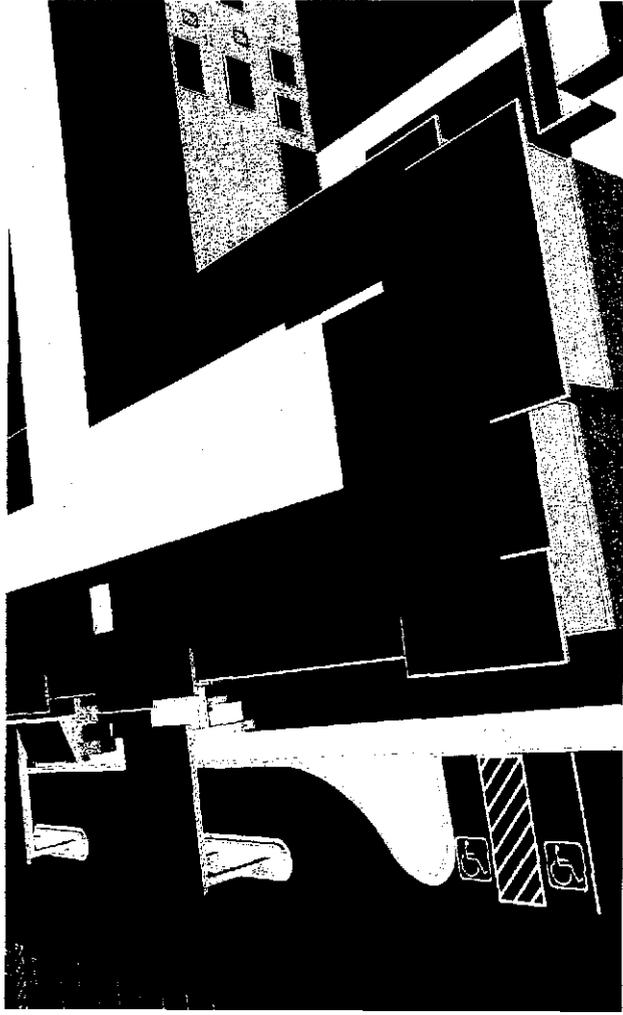
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2	08/14/13	ISSUED FOR CONSTRUCTION
3	08/14/13	ISSUED FOR RECORD

PLUM CREEK S.F. - ADDITION & REMODEL
 2801 ALgonquin Rd
 Rolling Meadows, IL 60083
 DATE: 08/14/13
 SCALE: AS SHOWN
 DRAWN BY: DAVID M. GLEASON
 CHECKED BY: DAVID M. GLEASON
 DATE: 08/14/13

3rd Floor Plan

A1-3





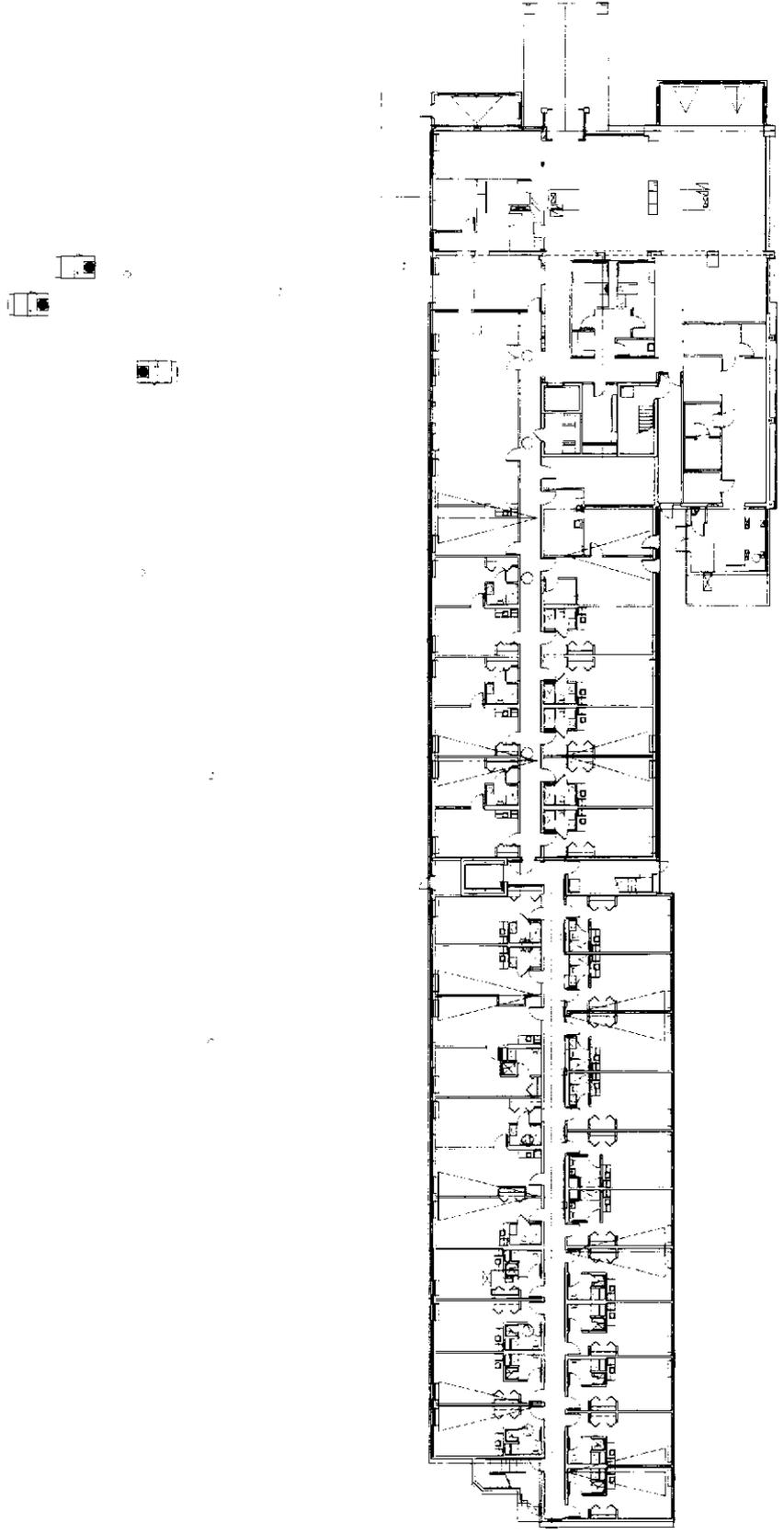

GLEASON ARCHITECTS PC
 1155 2nd St. Suite 515
 Rolling Meadows, IL 60083
 Tel: 847.381.1100
 Fax: 847.381.1101
 www.gleasonarchitects.com

PROJECT:
 Plum Creek SLP - Addition & Remodel
 2801 Algonquin Rd
 Rolling Meadows, IL 60083
 DATE:
 08/20/14
 DRAWN BY:
 J. K. STEIN
 CHECKED BY:
 J. K. STEIN
 SCALE:
 AS SHOWN
 PROJECT NO.
 1415720434

SHEET TITLE:
 Roof Plan
 Isometric Views

ROOF PLAN
 SCALE: 1/8" = 1'-0"

SHEET NO.:
A1-5





CILEASON
ARCHITECTS, PC

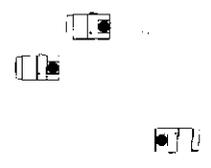
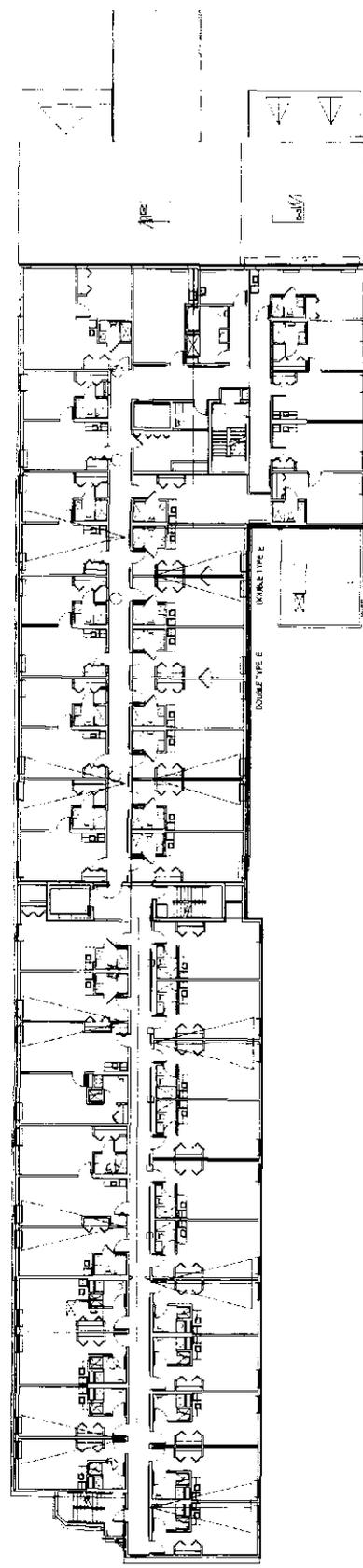
1100 N. W. 10th St.
Fort Lauderdale, FL 33304
Tel: 954.575.1100
Fax: 954.575.1101
www.cileason.com

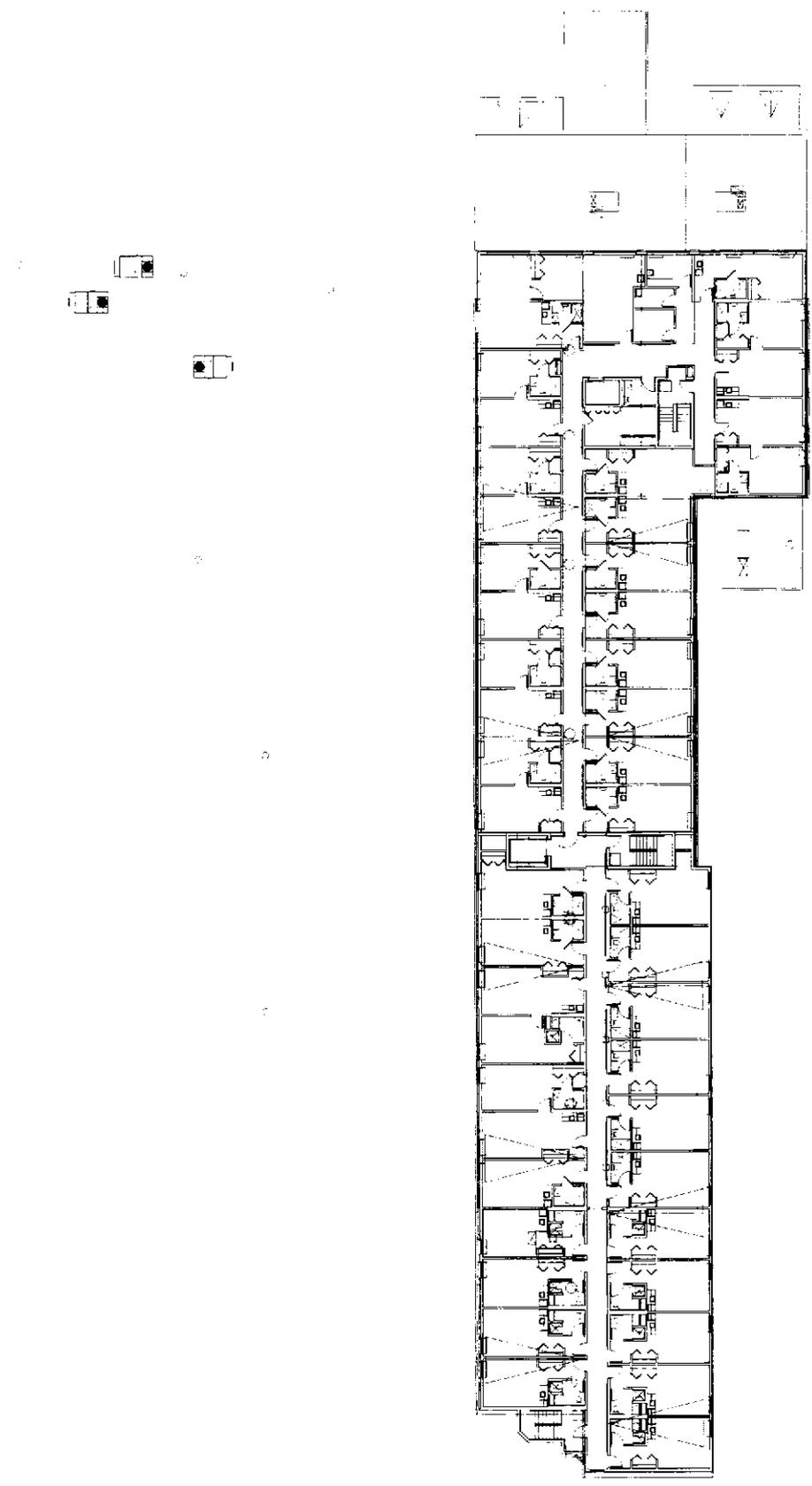
DATE:	01/11/11
PROJECT:	2801 Algonquin Rd
CLIENT:	PLM Creek, SLF
SCALE:	AS SHOWN
DRAWN BY:	MM
CHECKED BY:	MM
DATE:	01/11/11

PLM Creek, SLF - Addition & Remodel
2801 Algonquin Rd
Riding Meadows, IL 60083
DATE: 01/11/11
DRAWN BY: MM
CHECKED BY: MM
DATE: 01/11/11

01/11/11
2nd Hour Plan

AE1-2





ISSUED FOR PERMIT

FINAL SITE IMPROVEMENT PLANS FOR ADDITION TO PLUM CREEK OF ROLLING MEADOWS SLF

2801 ALGONQUIN ROAD
ROLLING MEADOWS, ILLINOIS

PROJECT SET "CONSTRUCTION" MARKS
INDICATED BY A YELLOW TRIANGLE
EXCEPT 2-DAY MARKS FROM SETBACK
LINES WHICH ARE INDICATED BY A
CIRCLE WITH A "2" INSIDE.
MAIL - INCLUDE DATE DRAWN (2024)

CALL JULIE, 1-800-892-0123
WITH COOK COUNTY, ILLINOIS
CITY TOWNSHIP - ROLLING MEADOWS, ELK GROVE
SEC & 1/4 SEC NO. - SEC B, 14IN, RTE
48 HOURS BEFORE YOU JIG,
EXCLUDING SAT, SUN & HOLIDAYS

DEVELOPER

NILES FIRST RE, LLC
1415 W 72ND STREET, SUITE 510
CHICAGO, ILLINOIS 60628
P: (312) 963-5559

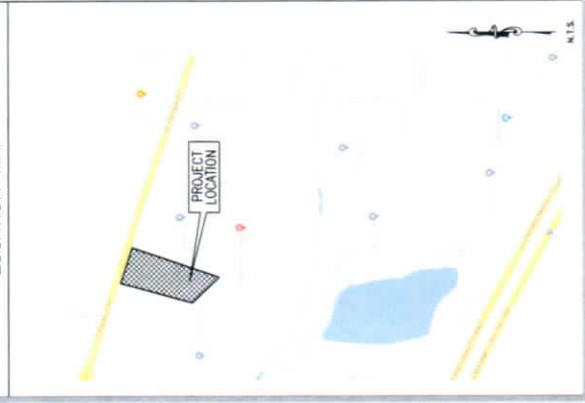
ADVANTAGE NOTE

ADVANTAGE CONSULTING ENGINEERS IS TO BE NOTIFIED AT LEAST
FIVE (5) DAYS NOTICE BETWEEN SEPTEMBER 15TH AND DECEMBER 15TH
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETING.
THESE MARKS ARE COLOR CODED. CONTRACTORS/VIEWERS WILL NEED TO
PRINT IN COLOR OR VIEW PDF.

BENCHMARKS

ILLUSTRATION - SEE SHEET EX1 FOR
DESCRIPTION - BENCHMARK INFORMATION
EASTING 1506.000, SET AREA 1.91 ACRES
PROPOSED INLET AREA 1.34 ACRES

LOCATION MAP



SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	01	COVER SHEET
2	TS1	GENERAL NOTES AND TYPICAL SECTIONS
3	EX1	EXISTING CONDITIONS PLAN
4	DM1	DEMOLITION PLAN
5	L1	GEOMETRIC PLAN
6-8	G1-G3	GRADING PLAN
9	U1	UTILITY PLAN
10-11	SE1-SE2	STORM WATER POLLUTION PREVENTION PLAN
12	SE3	SOIL EROSION AND SEDIMENT CONTROL PLAN
13	S1	SPECIFICATIONS
14-15	D1-D2	DETAILS
16	DR1	PROPOSED CONDITION - DRAINAGE AREA EXHIBIT
17	DR2	EXISTING CONDITION - DRAINAGE AREA EXHIBIT
18	DB3	INLET AREA MAP
19	MT1	MAINTENANCE AND MONITORING PLAN

ORIGINAL PLAN DATE:		SEPTEMBER 22, 2023	
#	SHEET #	REMARKS	DATE
1	ALL	REVISED PER VILLAGE	06/18/24
2	ALL	REVISED PER VILLAGE	07/15/24

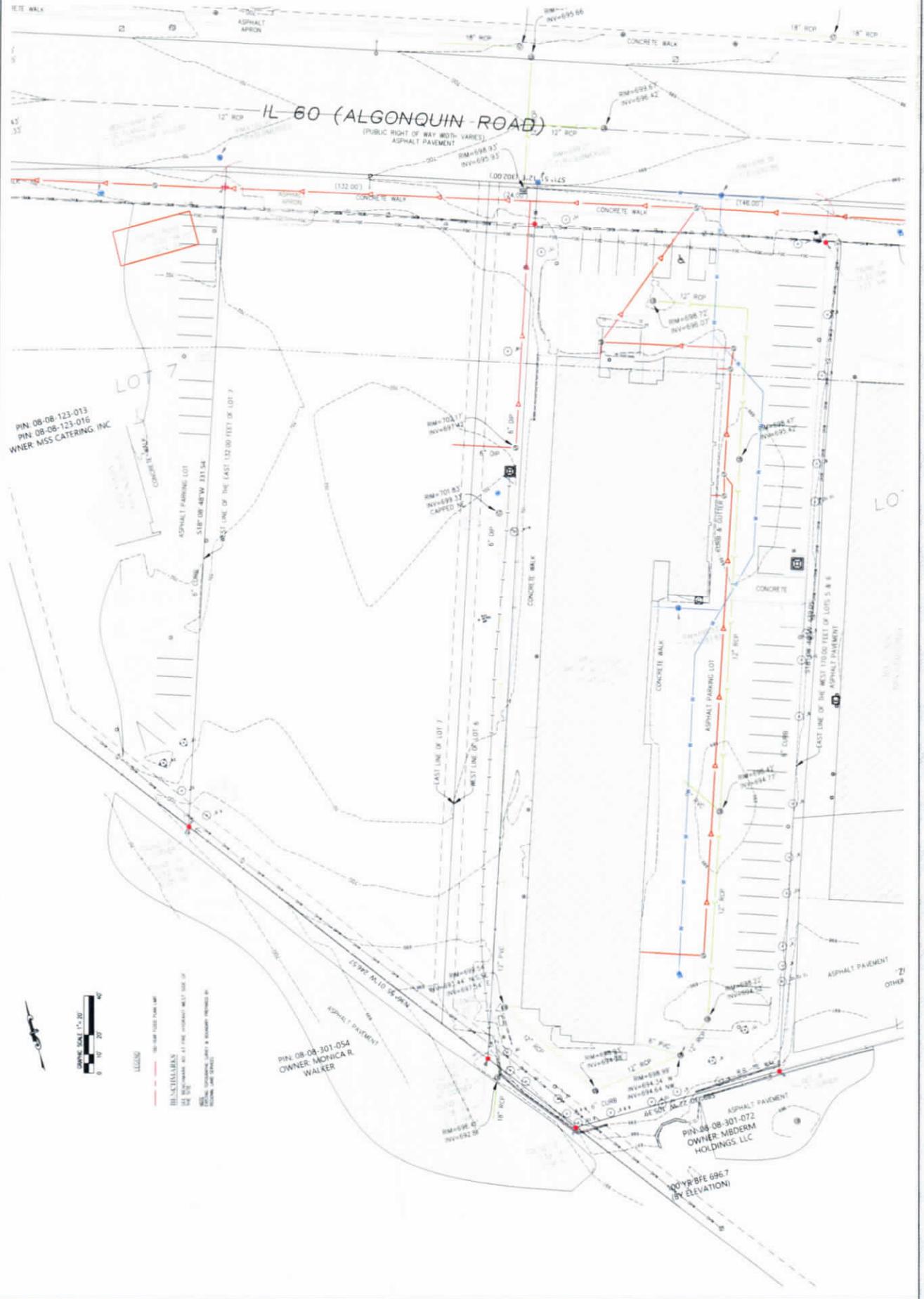
JULIE A. ADAMS
 ENGINEER
 NO. 042-000000
 STATE OF ILLINOIS
 MECHANICAL ENGINEERING
 DATE: 07/15/2024

DATE	DESCRIPTION
08/15/2024	ISSUED FOR PERMIT

ADVANTAGE
CONSULTING ENGINEERS
1415 W 22ND STREET, SUITE 510
OAK BROOK, IL 60523

EXISTING CONDITIONS
ADDITION TO PLUM CREEK OF
ROLLING MEADOWS SLF

NILES FIRST RE, LLC
1415 W 22ND STREET, SUITE 510
OAK BROOK, IL 60523



LEGEND
TO TOP THREE FEET LAMP
BILSETHURAS
EXISTING CURB & GUTTER

GRAPHIC SCALE 1" = 20'
NORTH ARROW

PIN 08-08-123-013
PIN 08-08-123-016
WNER MISS CATERING INC

PIN 08-08-301-054
OWNER: MONICA R.
WALKER

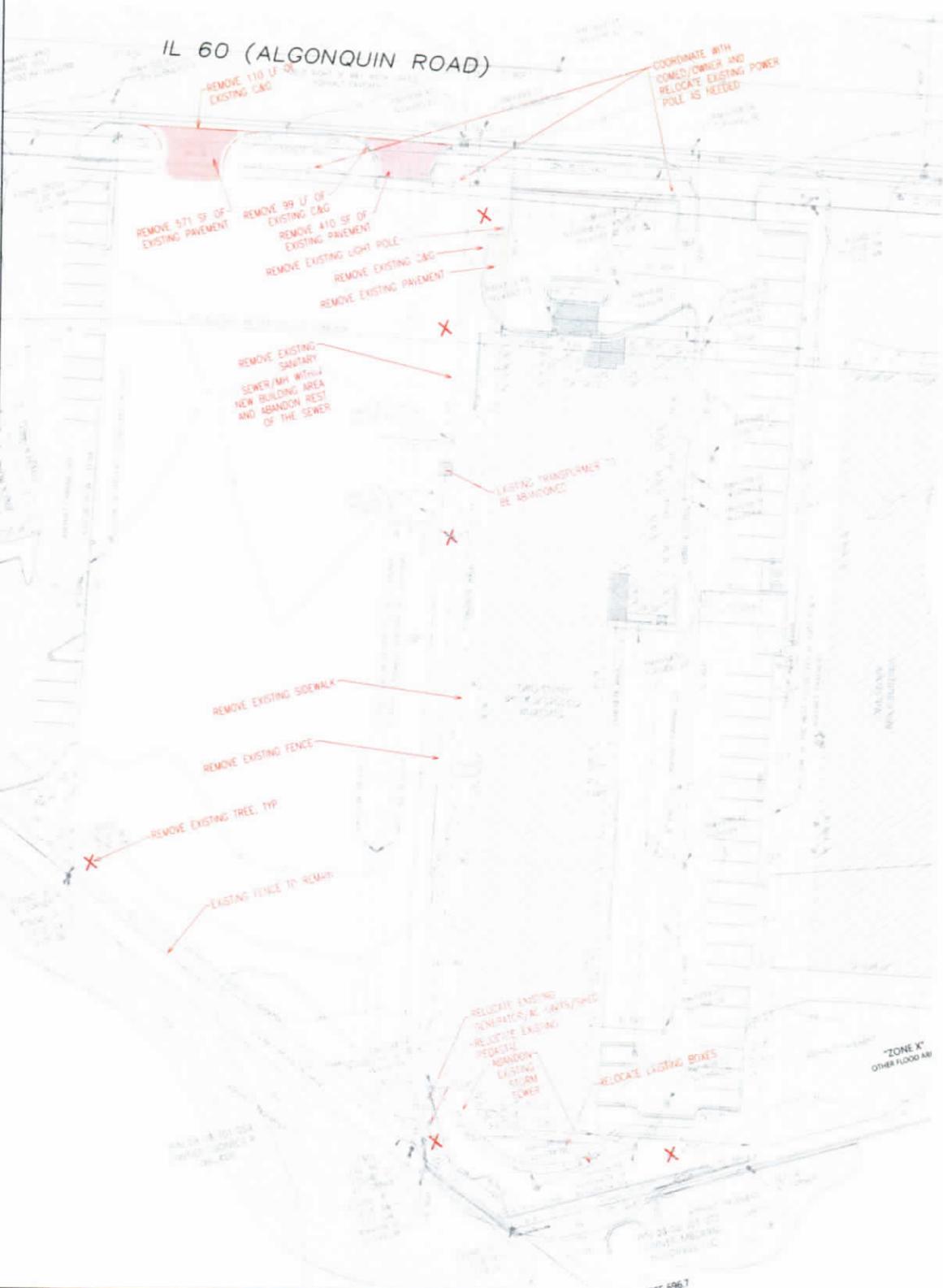
PIN 08-08-301-072
OWNER: MBDERM
HOLDINGS LLC

100' R/BFE 696.7
(BY ELEVATION)

DATE	DESCRIPTION	BY
11/15/17	ISSUE FOR PERMITS	DMT
08/15/17	ISSUE FOR PERMITS	DMT
08/15/17	ISSUE FOR PERMITS	DMT



- DEMOLITION NOTES**
1. ALL EXISTING STRUCTURES TO BE DEMOLISHED SHALL BE DEMOLISHED IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION CODE, CHAPTER 27, ARTICLE 15, SECTION 15-01.01, AND THE ILLINOIS CONSTRUCTION CODE, CHAPTER 27, ARTICLE 15, SECTION 15-01.02.
 2. ALL EXISTING STRUCTURES TO BE DEMOLISHED SHALL BE DEMOLISHED IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION CODE, CHAPTER 27, ARTICLE 15, SECTION 15-01.01, AND THE ILLINOIS CONSTRUCTION CODE, CHAPTER 27, ARTICLE 15, SECTION 15-01.02.
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"ZONE X"
OTHER FLOOD ARE

IL 62 (ALGONQUIN ROAD)

NO.	DATE	DESCRIPTION
1	06/12/2020	DESIGN PER PLAN
2	07/13/2020	REVISED PER PLAN

ADVANTAGE
CONSULTING ENGINEERS
INCORPORATED 1835P LINDSEY BLVD
ROLLING MEADOWS, ILLINOIS

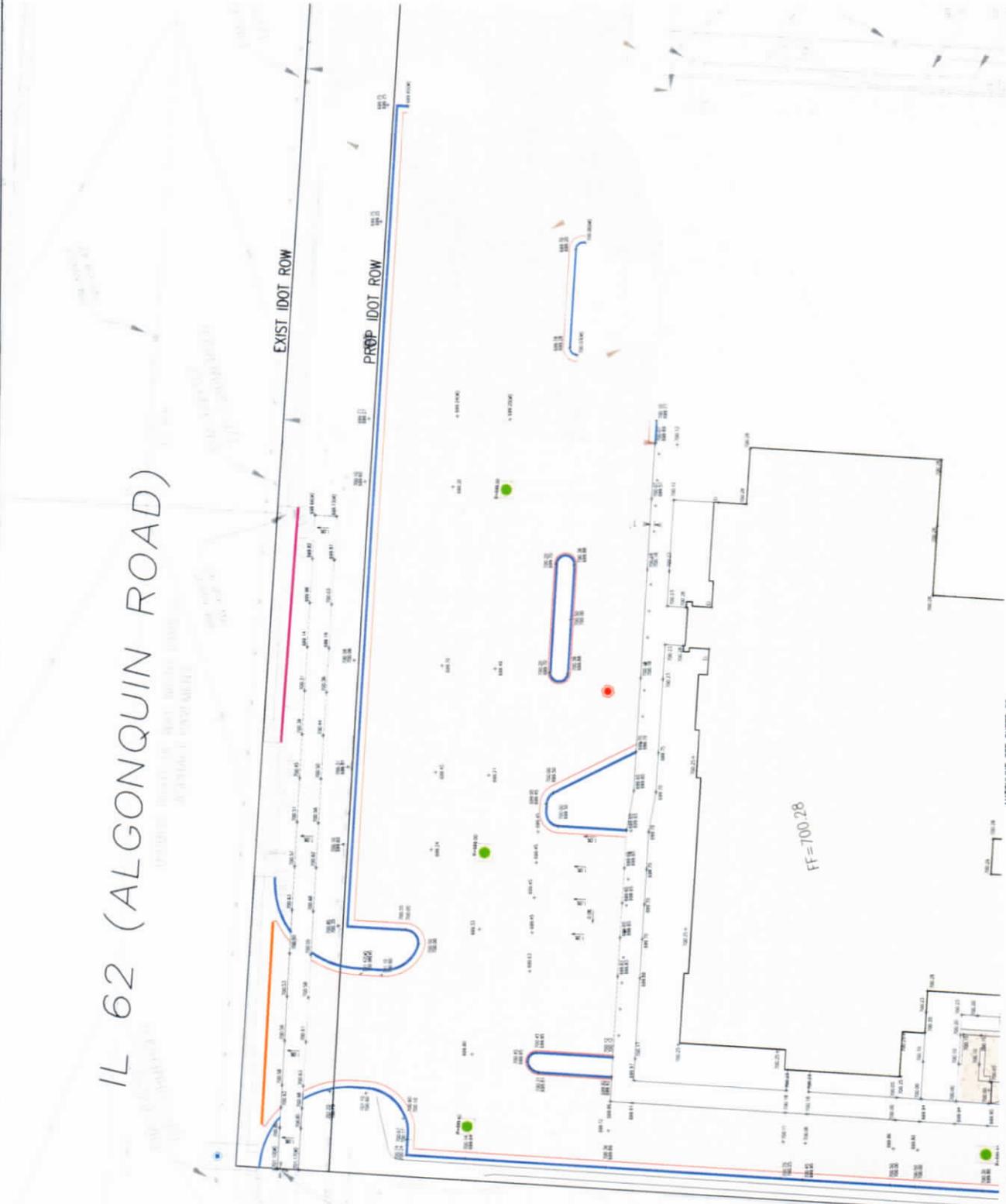
GRADING PLAN
ADDITION TO PLUM CREEK OF
ROLLING MEADOWS SLF

NILES FIRST RE, LLC
1415 W 22ND STREET, SUITE 510
OAK BROOK, IL 60523

PROJECT
SHEET
G1



- GRADING NOTES**
1. ALL EXISTING ELEVATIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED.
 2. ALL EXISTING ELEVATIONS ON PLANS ARE UNLESS OTHERWISE NOTED.
 3. ALL PROPOSED ELEVATIONS ARE UNLESS OTHERWISE NOTED.
 4. ALL PROPOSED ELEVATIONS SHALL BE ROUNDED TO THE NEAREST TENTH OF AN INCH.
 5. ALL PROPOSED ELEVATIONS SHALL BE ROUNDED TO THE NEAREST TENTH OF AN INCH.
 6. ALL PROPOSED ELEVATIONS SHALL BE ROUNDED TO THE NEAREST TENTH OF AN INCH.
 7. ALL PROPOSED ELEVATIONS SHALL BE ROUNDED TO THE NEAREST TENTH OF AN INCH.
 8. ALL PROPOSED ELEVATIONS SHALL BE ROUNDED TO THE NEAREST TENTH OF AN INCH.
 9. ALL PROPOSED ELEVATIONS SHALL BE ROUNDED TO THE NEAREST TENTH OF AN INCH.
 10. ALL PROPOSED ELEVATIONS SHALL BE ROUNDED TO THE NEAREST TENTH OF AN INCH.



MATCHLINE SEE SHEET G2

DATE	DESCRIPTION	BY

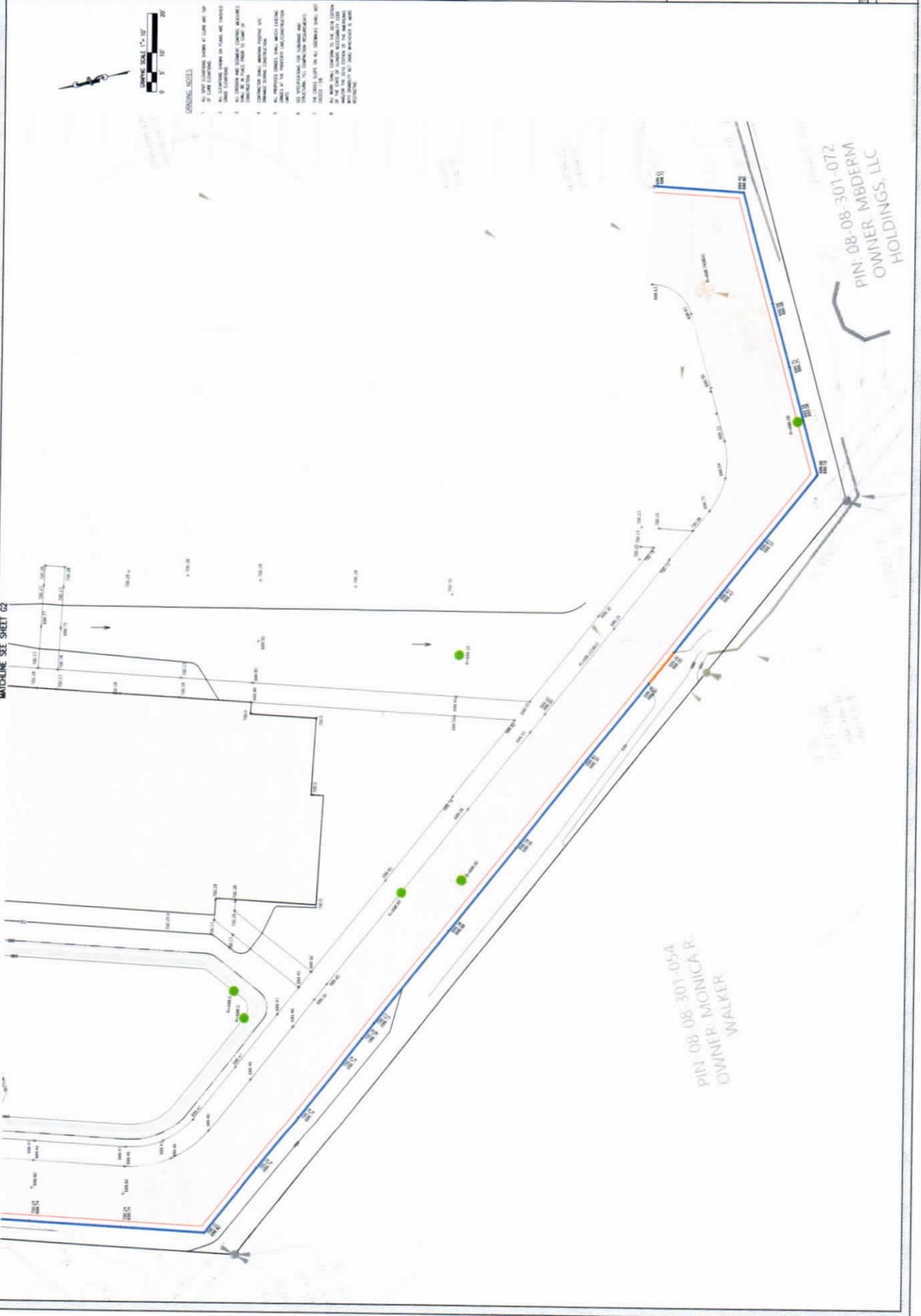
ADVANTAGE
CONSULTING ENGINEERS



GRADING PLAN
ADDITION TO PLUM CREEK OF
ROLLING MEADOWS ELMORE

NILES FIRST RE, LLC
1415 W 22ND STREET, SUITE 510
OAK BROOK, IL 60523

63
SHEET



MATCHLINE SEE SHEET G2

HOLDINGS, LLC
OWNER: MBDERM
PIN: 08-08-301-072

WALTER
OWNER: MONICA R.
PIN: 08-08-301-054

- GRADING NOTES:**
1. ALL SPOT ELEVATIONS SHOWN AT CORNER AND TOP OF CURB ELEVATIONS.
 2. ALL SPOT ELEVATIONS ON PAVEMENT ARE FINISHED.
 3. ALL SPOT ELEVATIONS ON GRADE ARE FINISHED.
 4. ALL SPOT ELEVATIONS ON EXISTING CONCRETE ARE FINISHED.
 5. ALL SPOT ELEVATIONS ON EXISTING ASPHALT ARE FINISHED.
 6. ALL SPOT ELEVATIONS ON EXISTING GRAVEL ARE FINISHED.
 7. ALL SPOT ELEVATIONS ON EXISTING SAND ARE FINISHED.
 8. ALL SPOT ELEVATIONS ON EXISTING SILT ARE FINISHED.
 9. ALL SPOT ELEVATIONS ON EXISTING CLAY ARE FINISHED.
 10. ALL SPOT ELEVATIONS ON EXISTING ROCK ARE FINISHED.
 11. ALL SPOT ELEVATIONS ON EXISTING TREE TRUNKS ARE FINISHED.
 12. ALL SPOT ELEVATIONS ON EXISTING FENCES ARE FINISHED.
 13. ALL SPOT ELEVATIONS ON EXISTING LIGHT POLES ARE FINISHED.
 14. ALL SPOT ELEVATIONS ON EXISTING SIGN POSTS ARE FINISHED.
 15. ALL SPOT ELEVATIONS ON EXISTING UTILITY POLES ARE FINISHED.
 16. ALL SPOT ELEVATIONS ON EXISTING MANHOLE COVERS ARE FINISHED.
 17. ALL SPOT ELEVATIONS ON EXISTING DRIVEWAYS ARE FINISHED.
 18. ALL SPOT ELEVATIONS ON EXISTING SIDEWALKS ARE FINISHED.
 19. ALL SPOT ELEVATIONS ON EXISTING STAIRS ARE FINISHED.
 20. ALL SPOT ELEVATIONS ON EXISTING RAMPWAYS ARE FINISHED.

NO.	DATE	DESCRIPTION
1	11/18/18	ISSUED FOR PERMITS
2	11/18/18	ISSUED FOR PERMITS
3	11/18/18	ISSUED FOR PERMITS
4	11/18/18	ISSUED FOR PERMITS
5	11/18/18	ISSUED FOR PERMITS



5' SILT WORM SPECIFICATIONS

DEPTH (FT)	MINIMUM WIDTH (IN)	MINIMUM LENGTH (FT)	MINIMUM WEIGHT (LBS)
18"	18"	30'	30'
24"	24"	30'	30'
30"	30"	30'	30'
36"	36"	30'	30'
42"	42"	30'	30'
48"	48"	30'	30'
54"	54"	30'	30'
60"	60"	30'	30'

INSTALL IN UNDISTURBED SOIL
INSTALL IN 12" DIA. x 48" DEEP
HOLE

SILT WORM CHECK CHECK DAM ESTIMATED QUANTITIES

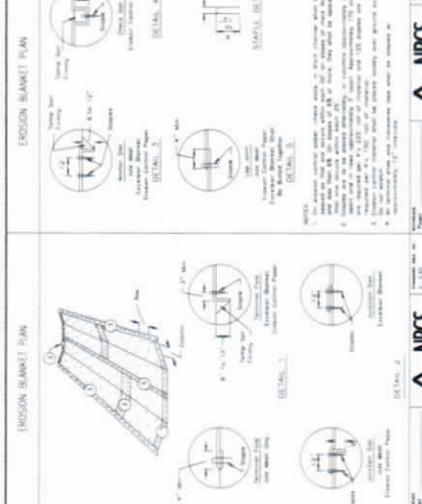
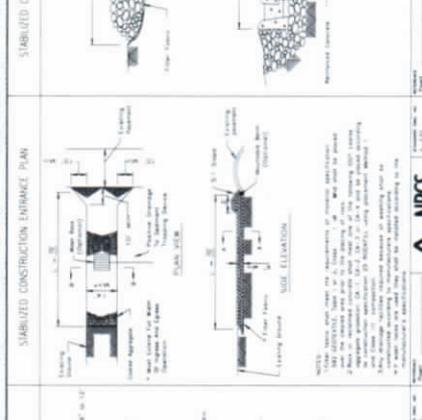
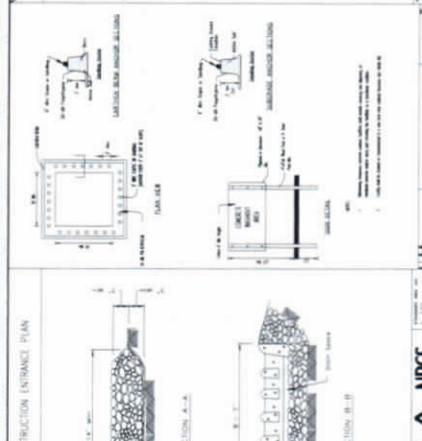
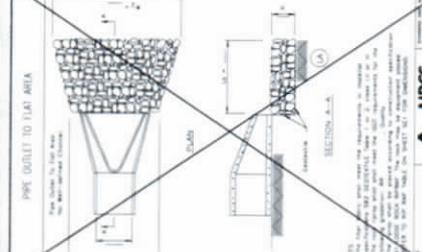
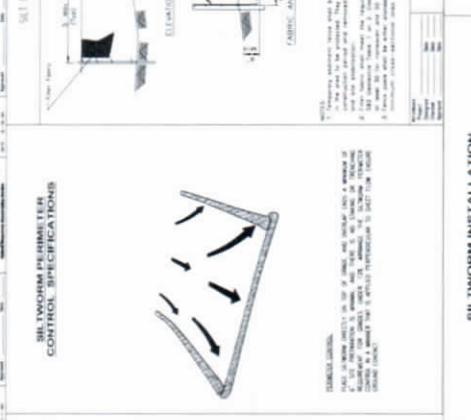
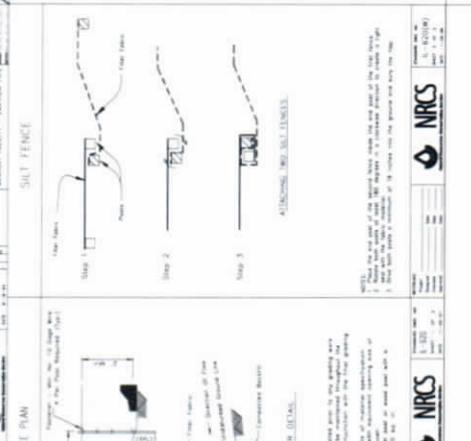
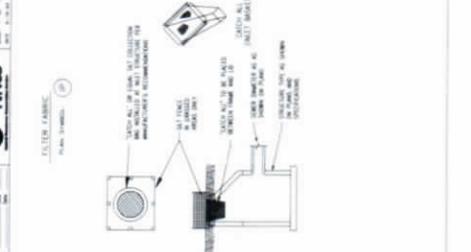
DEPTH (FT)	MINIMUM WIDTH (IN)	MINIMUM LENGTH (FT)	MINIMUM WEIGHT (LBS)
18"	18"	30'	30'
24"	24"	30'	30'
30"	30"	30'	30'
36"	36"	30'	30'
42"	42"	30'	30'
48"	48"	30'	30'
54"	54"	30'	30'
60"	60"	30'	30'

INSTALL IN UNDISTURBED SOIL
INSTALL IN 12" DIA. x 48" DEEP
HOLE

SILT WORM INSTALLATION SPECIFICATIONS

DEPTH (FT)	MINIMUM WIDTH (IN)	MINIMUM LENGTH (FT)	MINIMUM WEIGHT (LBS)
18"	18"	30'	30'
24"	24"	30'	30'
30"	30"	30'	30'
36"	36"	30'	30'
42"	42"	30'	30'
48"	48"	30'	30'
54"	54"	30'	30'
60"	60"	30'	30'

INSTALL IN UNDISTURBED SOIL
INSTALL IN 12" DIA. x 48" DEEP
HOLE



NO.	DATE	DESCRIPTION
1	01/17/20	ISSUED FOR PERMITS
2	01/17/20	ISSUED FOR PERMITS
3	01/17/20	ISSUED FOR PERMITS
4	01/17/20	ISSUED FOR PERMITS
5	01/17/20	ISSUED FOR PERMITS

ADVANTAGE
CONSULTING ENGINEERS
1100 WEST 10TH STREET, SUITE 200
MIDLAND, TEXAS 79701-2000
PH: 817.343.7200
WWW.ADVANTAGE-CE.COM



SOIL EROSION AND
SEDIMENT CONTROL PLAN
ADDITION TO PLUM CREEK OF
ROLLING MEADOWS SLF
ROLLING MEADOWS ELMORE

NILES FIRST RE, LLC
1415 W 22ND STREET, SUITE 510
OAK BROOK, IL 60523

DATE: 01-17-20
SHEET
338
OF 33



- EROSION CONTROL LEGEND**
- 1. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION
 - 2. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION
 - 3. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION
 - 4. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION
 - 5. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION
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 - 9. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION
 - 10. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION
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- 1. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION
 - 2. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION
 - 3. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION
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 - 8. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION
 - 9. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION
 - 10. EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION

IL 62 (ALGONQUIN ROAD)



1000 SOUTH 501-004
CONTRACT - MONICA R
100 PER

1000 SOUTH 501-004
CONTRACT - MONICA R
100 PER

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION
1					
2					
3					
4					
5					

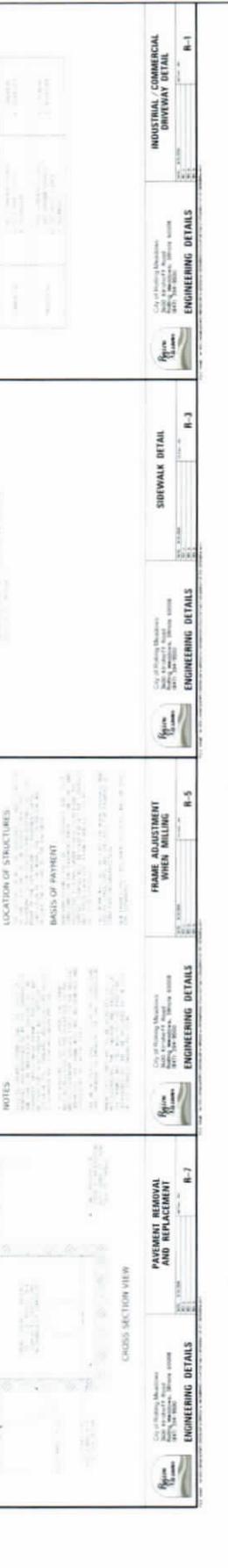
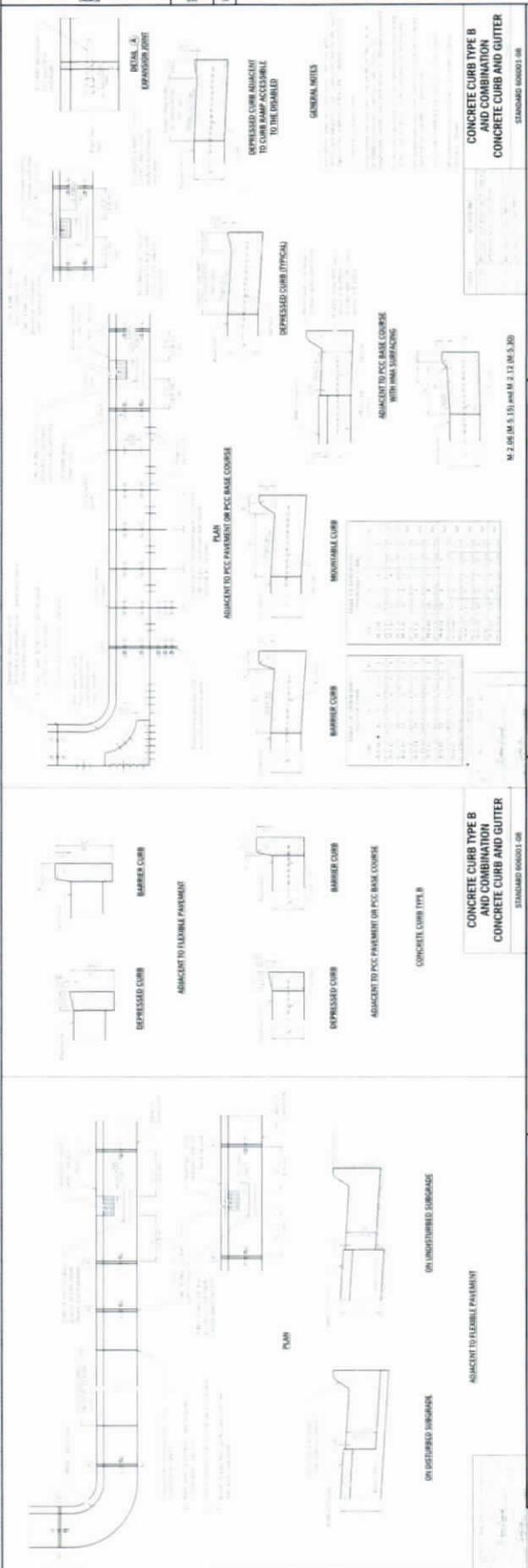
ADVANTAGE
CONSULTING ENGINEERS



**ADDITION TO PLUM CREEK OF
ROLLING MEADOWS SLF**

NILES FIRST RE, LLC
1415 W 22ND STREET, SUITE 510
OAK BROOK, IL 60523

DATE: 09/08/17
JOB: 17-036
SHEET: D1
14 OF 19



 City of Oak Brook 2000 Lake Street Oak Brook, IL 60521 630.583.3000	 City of Oak Brook 2000 Lake Street Oak Brook, IL 60521 630.583.3000	 City of Oak Brook 2000 Lake Street Oak Brook, IL 60521 630.583.3000	 City of Oak Brook 2000 Lake Street Oak Brook, IL 60521 630.583.3000	 City of Oak Brook 2000 Lake Street Oak Brook, IL 60521 630.583.3000	 City of Oak Brook 2000 Lake Street Oak Brook, IL 60521 630.583.3000
ENGINEERING DETAILS					
R-1	R-2	R-3	R-4	R-5	R-7
INDUSTRIAL / COMMERCIAL DRIVEWAY DETAIL	SIDEWALK DETAIL	FRAME ADJUSTMENT WHEN MILLING	CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER	CONCRETE CURB TYPE A	PAVEMENT REMOVAL AND REPLACEMENT

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			

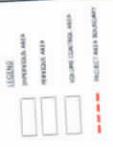
ADVANTAGE
CONSULTING ENGINEERS



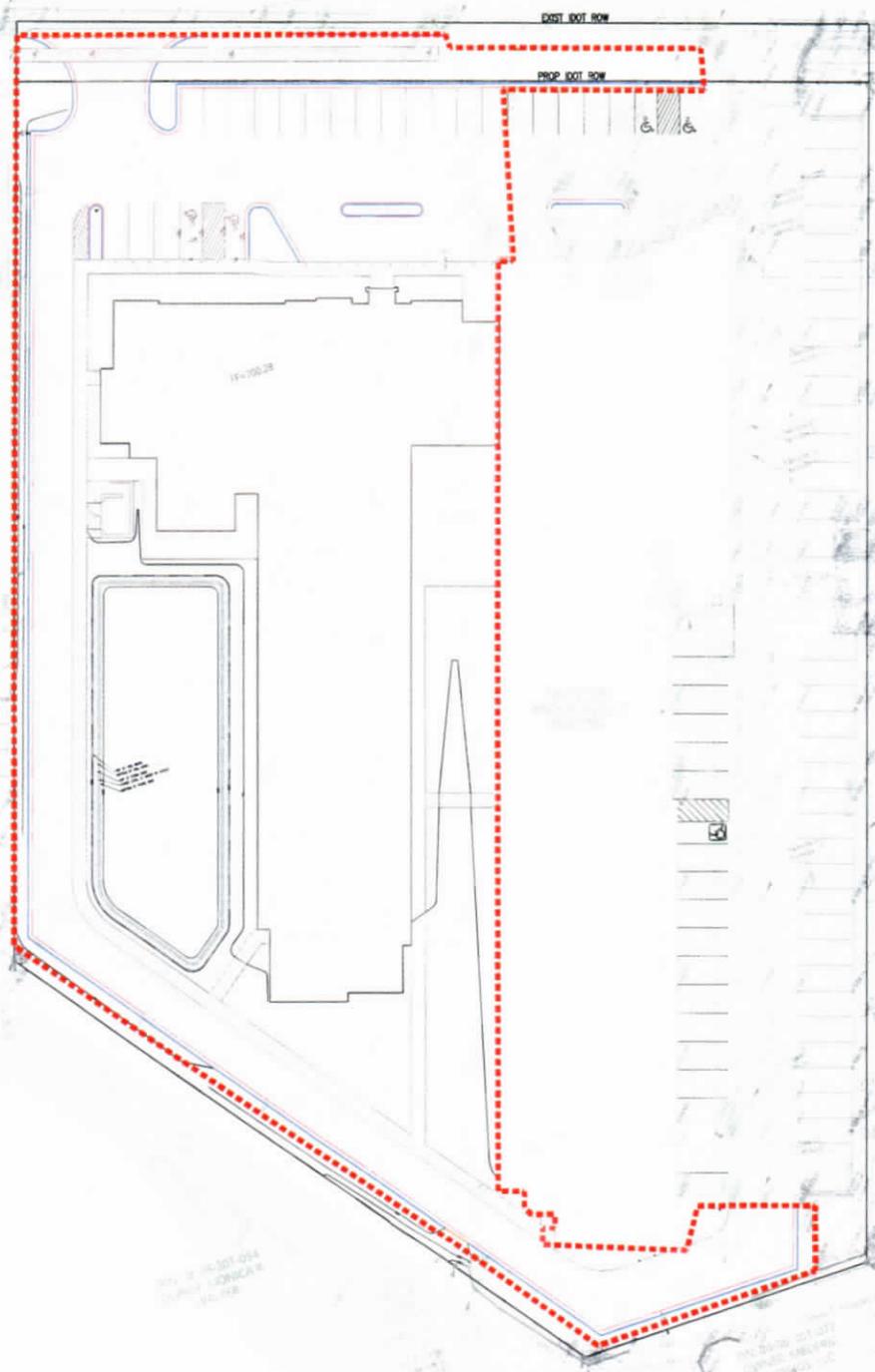
PROPOSED CONDITION
DRAINAGE AREA EXHIBIT
ROLLING MEADOWS LINDSB
ADDITION TO PLUM CREEK OF
ROLLING MEADOWS LINDSB

NILES FIRST RE, LLC
1415 W 22ND STREET, SUITE 510
OAK BROOK, IL 60523

DATE: 08-22-2023
SHEET: DRI
18 OF 175



IL 62 (ALGONQUIN ROAD)



SUMMARY

PROJECT AREA:	1.00 ACRES
PROPOSED CONDITION:	1.00 ACRES
PROPOSED AREA:	0.50 ACRES
PROPOSED DRIVEWAY:	0.00 ACRES
PROPOSED DRIVEWAY:	0.00 ACRES
TOTAL EXISTING DRIVEWAY:	0.00 ACRES
TOTAL EXISTING DRIVEWAY:	0.00 ACRES
RETENTION AND DRAINAGE CONTROL:	0.00 ACRES
RETENTION AND DRAINAGE CONTROL:	0.00 ACRES
RETENTION AND DRAINAGE CONTROL:	0.00 ACRES
RETENTION AND DRAINAGE CONTROL:	0.00 ACRES

REVISIONS:

DATE: 08-22-2023
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

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NO.	DATE	BY	DESCRIPTION
1	11/11/15	AW	ISSUED FOR PERMITS
2	11/11/15	AW	ISSUED FOR PERMITS
3	11/11/15	AW	ISSUED FOR PERMITS
4	11/11/15	AW	ISSUED FOR PERMITS
5	11/11/15	AW	ISSUED FOR PERMITS
6	11/11/15	AW	ISSUED FOR PERMITS
7	11/11/15	AW	ISSUED FOR PERMITS
8	11/11/15	AW	ISSUED FOR PERMITS
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ADVANTAGE
CONSULTING ENGINEERS



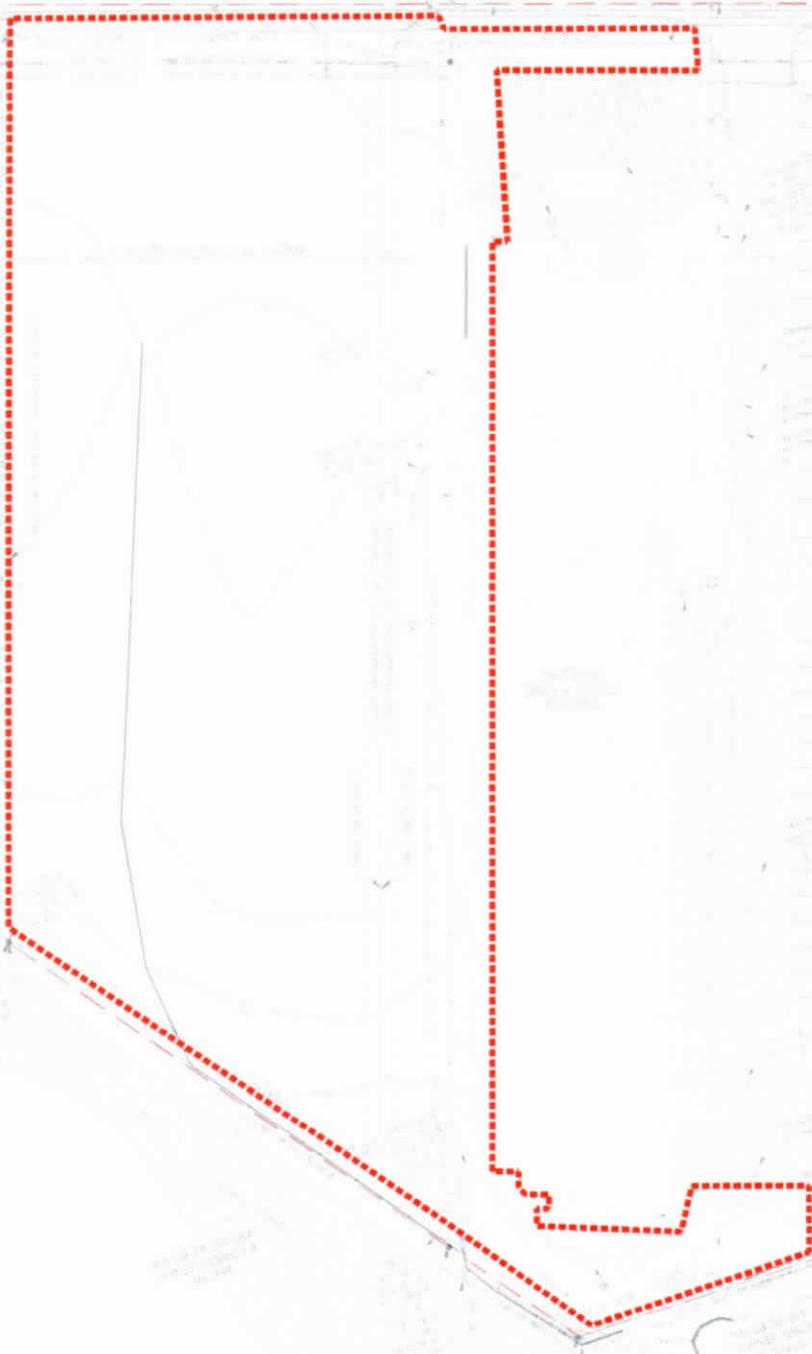
EXISTING CONDITION
DRAINAGE AREA EXHIBIT
ADDITION TO PLUM CREEK OF
ROLLING MEADOWS SLF

NILES FIRST RE, LLC
1415 W 22ND STREET, SUITE 510
OAK BROOK, IL 60523

DATE: 11/11/15
JOB: 22-108
SHEET:
DR2
11 OF 15



- LEGEND
- IMPROVED AREA
 - PROJECT AREA BOUNDARY



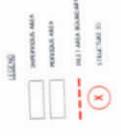
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3	03/15/2024	REVISED PER COMMENTS
4	04/15/2024	REVISED PER COMMENTS
5	05/15/2024	REVISED PER COMMENTS
6	06/15/2024	REVISED PER COMMENTS
7	07/15/2024	REVISED PER COMMENTS
8	08/15/2024	REVISED PER COMMENTS
9	09/15/2024	REVISED PER COMMENTS
10	10/15/2024	REVISED PER COMMENTS
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12	12/15/2024	REVISED PER COMMENTS

ADVANTAGE
CONSULTING ENGINEERS

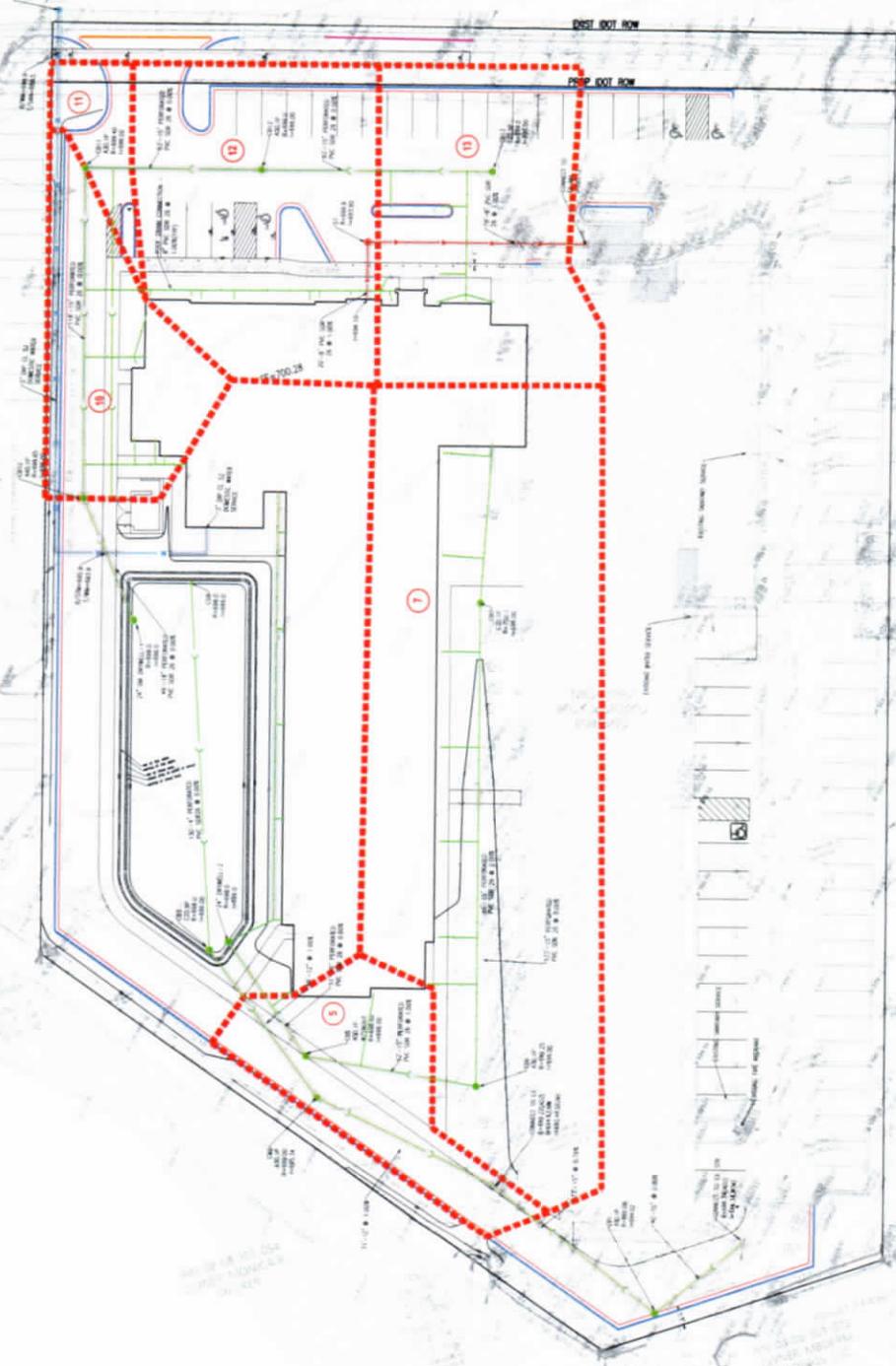


INLET AREA MAP
ADDITION TO PLUM CREEK OF
ROLLING MEADOWS SLF
NILES FIRST RE, LLC
1415 W 22ND STREET, SUITE 510
OAK BROOK, IL 60523

DATE: 08/15/2024
SHEET: 22 OF 25
DR3
18.10.18



IL 62 (ALGONQUIN ROAD)



NO.	DATE	DESCRIPTION
1	08/08/13	ISSUE FOR PERMITS
2	08/08/13	ISSUE FOR PERMITS
3	08/08/13	ISSUE FOR PERMITS
4	08/08/13	ISSUE FOR PERMITS
5	08/08/13	ISSUE FOR PERMITS
6	08/08/13	ISSUE FOR PERMITS
7	08/08/13	ISSUE FOR PERMITS
8	08/08/13	ISSUE FOR PERMITS
9	08/08/13	ISSUE FOR PERMITS
10	08/08/13	ISSUE FOR PERMITS

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAK BROOK ORDINANCES AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OAK BROOK AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT).
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION IS COMPLETE.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT DRAWINGS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH ALL STAKEHOLDERS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF OAK BROOK AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT).

GENERAL NOTES:

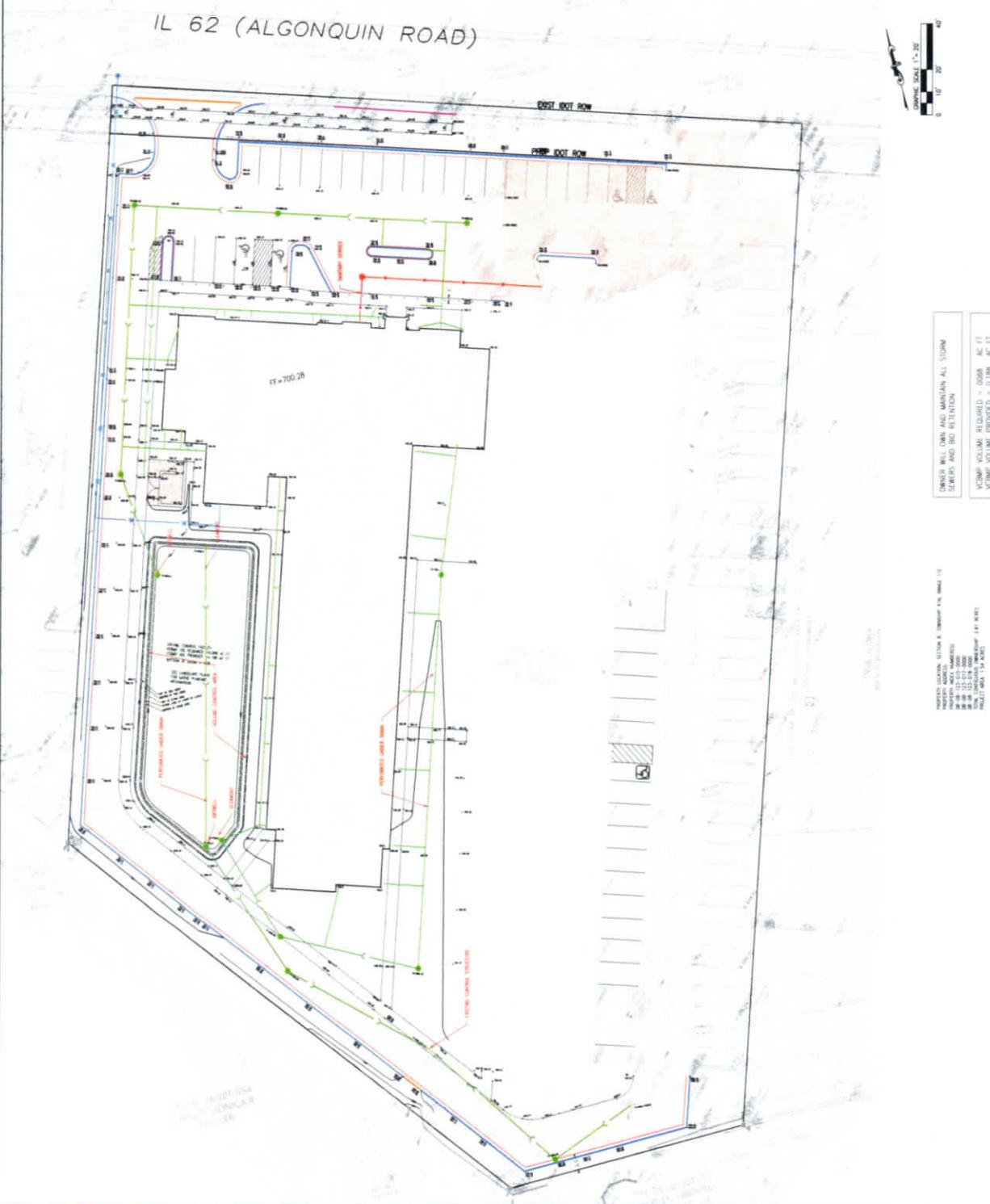
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CONSTRUCTION NOTES:

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OPERATION AND MAINTENANCE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAK BROOK ORDINANCES AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
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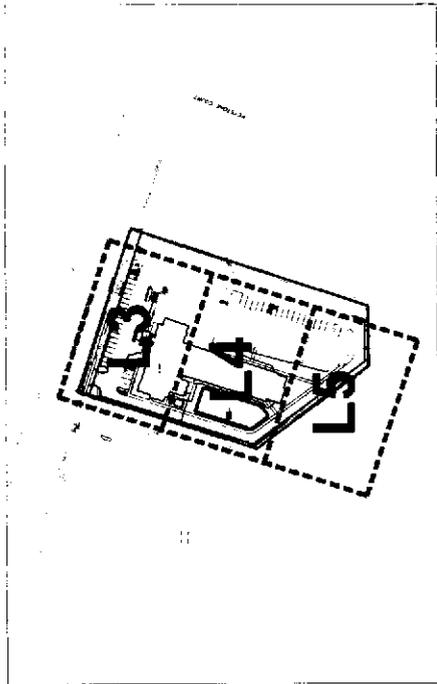
OWNER WILL OWN AND MAINTAIN ALL STORM
 SEWERS AND BID RETENTION
 VOLUME REQUIRED = 0.008 AC FT
 VOLUME PROVIDED = 0.118 AC FT

PROPERTY ADDRESS: 1415 W 22ND STREET, SUITE 510
 OAK BROOK, IL 60523
 PROJECT NUMBER: 13-0000000000
 DRAWING NUMBER: 13-0000000000-01
 PROJECT AREA: 15.4 ACRES

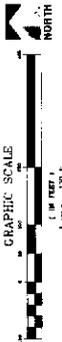
FINAL LANDSCAPE PLAN for

PLUM CREEK SUPPORTIVE LIVING BUILDING ADDITION

2801 WEST ALGONQUIN ROAD
CITY OF ROLLING MEADOWS, ILLINOIS



KEY MAP



Landscaping Notes:

- Seed bed surface is appropriate. Seeds to be of good quality and suitable for the soil conditions. Contractor responsible for maintenance of any undisturbed disruption outside of designated construction area.
- Contractor responsible for erosion control in all landscaped areas.
- Contractor shall provide a minimum depth of 3" of topsoil in all landscaped areas. Topsoil shall be spread and not compacted.
- Seeds are to be spaced out to a minimum depth of 3". Current seedlings are to be spaced and not compacted.
- All planting beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch. Root filters shall be at or above grade per manufacturer's instructions.
- Contractor shall provide a minimum depth of 3" of topsoil in all landscaped areas. Topsoil shall be spread and not compacted.
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SHEET NO.	DESCRIPTION
11	11.1 SHEET ROLLING MEADOWS, ILLINOIS
12	12.1 SHEET ROLLING MEADOWS, ILLINOIS
13	13.1 SHEET ROLLING MEADOWS, ILLINOIS
14	14.1 SHEET ROLLING MEADOWS, ILLINOIS
15	15.1 SHEET ROLLING MEADOWS, ILLINOIS
16	16.1 SHEET ROLLING MEADOWS, ILLINOIS
17	17.1 SHEET ROLLING MEADOWS, ILLINOIS

City of Rolling Meadows Required Landscaping

TRANSITIONAL SCREENING REQUIREMENT
 Required: Any undeveloped adjacent to areas zoned for residential use maintain a 100% screen along all lot lines adjacent to such residential use. It shall have a total height of 6 ft. min. Consisting of one or more: 6" Birch, Alder, or other trees as allowed by ordinance.

SCREENING OF STRUCTURES AND EQUIPMENT
 Required: Screening shall be provided for commercial, mechanical, electrical, heating, cooling, etc. per ordinance requirements.

On Plan - Dumpster and to be screened. See Architectural Plans

PARKING LANDSCAPING REQUIREMENT
 Required: A minimum of 25% of the total area of the parking lot shall be landscaped with a minimum of 100 sq. ft. of lawn area. One canopy tree and eight (8) shrubs 30" to 40" high at a minimum are required.

On Plan - Existing (existing) only allow for a 6" setback between existing and new trees and shrubs. See Architectural Plans and requirements for parking for screening setbacks. No access to provide Parkway Landscaping in addition. (1) Ornamental trees incorporated into Parking Lot Planimeter to account for on-site plants.

PARKING LOT LANDSCAPING
 Required: 25% of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

On Plan - 483 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

Islands with at least one tree shall be provided at the ends of all parking rows and equal to 150 sq. ft. for a single row or 300 sq. ft. for a double row. An island shall be provided for every 25 spaces, with one canopy tree. 75% of each island shall be planted with five (5) groundcover plants, available to structural gridlines.

Required - 484 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

On Plan - 484 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

Access areas parking lot, provide one tree per 1,000 sq. ft. of parking with planting area equal to 150 sq. ft. for a single row or 300 sq. ft. for a double row. An island shall be provided for every 25 spaces, with one canopy tree. 75% of each island shall be planted with five (5) groundcover plants, available to structural gridlines.

On Plan - 485 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

Required - 485 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

On Plan - 485 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

Access areas parking lot, provide one tree per 1,000 sq. ft. of parking with planting area equal to 150 sq. ft. for a single row or 300 sq. ft. for a double row. An island shall be provided for every 25 spaces, with one canopy tree. 75% of each island shall be planted with five (5) groundcover plants, available to structural gridlines.

On Plan - 486 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

Required - 486 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

On Plan - 486 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

Access areas parking lot, provide one tree per 1,000 sq. ft. of parking with planting area equal to 150 sq. ft. for a single row or 300 sq. ft. for a double row. An island shall be provided for every 25 spaces, with one canopy tree. 75% of each island shall be planted with five (5) groundcover plants, available to structural gridlines.

On Plan - 487 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

Required - 487 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

On Plan - 487 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

Access areas parking lot, provide one tree per 1,000 sq. ft. of parking with planting area equal to 150 sq. ft. for a single row or 300 sq. ft. for a double row. An island shall be provided for every 25 spaces, with one canopy tree. 75% of each island shall be planted with five (5) groundcover plants, available to structural gridlines.

On Plan - 488 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

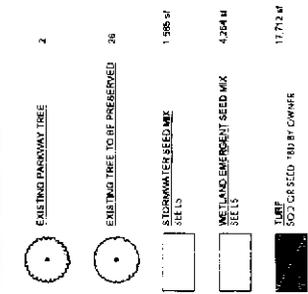
Required - 488 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

On Plan - 488 of interior landscape area due to parking configuration and 4 trees and 3 shrubs.

PLANT SCHEDULE

CODE	LEV.	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES					
DT	1	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	2	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	3	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	4	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	5	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	6	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	7	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	8	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	9	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	10	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	11	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	12	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	13	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	14	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	15	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	16	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	17	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	18	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	19	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	20	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	21	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	22	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	23	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	24	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	25	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	26	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	27	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	28	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	29	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	30	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	31	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	32	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	33	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	34	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
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DT	36	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	37	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	38	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	39	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	40	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	41	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	42	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	43	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
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DT	47	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
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DT	49	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	50	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
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DT	52	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	53	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	54	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	55	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
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DT	62	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	63	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
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DT	96	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	97	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	98	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	99	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"
DT	100	Asplenium platyneuron	Asplenium Platyneuron	12" x 12"	12" x 12"

PLANTING LEGEND



Note:
See Civil Plans for details on soil media and bedding stone details.

TITLE SHEET AND LANDSCAPE SUMMARY

NO.	DESCRIPTION	QUANTITY
1	EXISTING PARKWAY TREE	2
2	EXISTING TREE TO BE PRESERVED	26
3	STORMWATER SEED MAT	1,508 sq. ft.
4	WETLAND SEED MAT	4,234 sq. ft.
5	TURF	11,712 sq. ft.



11 of 17
DATE PLOTTED

Tree Preservation Plan Summary

REPLACEMENT REQUIREMENTS: If a tree removal permit is not issued, a permit may only be approved when replacement trees are planted and/or a tree is removed in place.

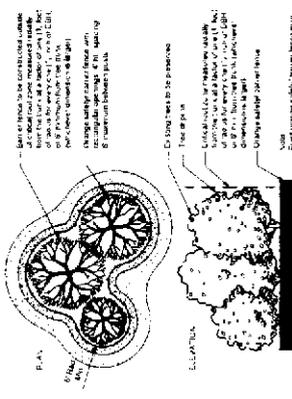
Tree Removal:
 No replacement trees required when tree removal is less than 24"
 (1) 2" dbh trees per every 24" removed
 \$300 per 12" trees being removed

Tree Replacement:
 Min. Replanting Requirements
 Permit for unbuffered removal
 \$1,000 per tree
 \$1,000 per tree
 \$1,000 per tree

TAG	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	ACTION	REP. VALUE
807	Little Leaf Linden	Tilia cordata	12.5 ft	4- Fair/Good	Preserve	0' (dead)
808	Crapehol	Malus sp.	6-8 ft	6- Dead	Remove	0' (dead)
809	Crapehol	Malus sp.	8, 4, 3	5- Poor	Preserve	0' (dead)
810	Little Leaf Linden	Tilia cordata	10, 10	4- Fair/Good	Preserve	0' (dead)
811	Little Leaf Linden	Tilia cordata	7, 6, 6, 4	4- Dead	Remove	0' (dead)
812	Little Leaf Linden	Tilia cordata	7	5- Poor	Preserve	0' (dead)
813	Crapehol	Malus sp.	6	5- Poor	Preserve	0' (dead)
814	Crapehol	Malus sp.	12	5- Poor	Preserve	0' (dead)
815	Crapehol	Malus sp.	8, 4	5- Poor	Preserve	0' (dead)
816	Crapehol	Malus sp.	8, 4	5- Poor	Preserve	0' (dead)
817	Amur Maple	Acer ginnala	8, 5	5- Poor	Preserve	0' (dead)
818	Crapehol	Malus sp.	12, 12	3- Fair	Preserve	0' (dead)
819	Little Leaf Linden	Tilia cordata	18, 25 ft	5- Poor	Preserve	0' (dead)
820	Little Leaf Linden	Tilia cordata	18, 25 ft	5- Poor	Preserve	0' (dead)
821	Little Leaf Linden	Tilia cordata	18, 25 ft	5- Poor	Preserve	0' (dead)
822	Coburne Spruce	Abies balsamea	6, 3, 3	5- Poor	Preserve	0' (dead)
823	Amur Maple	Acer ginnala	6, 4, 4	5- Poor	Preserve	0' (dead)
824	Amur Maple	Acer ginnala	12, 3	5- Poor	Preserve	0' (dead)
825	Crapehol	Malus sp.	8, 5, 4	4- Fair/Good	Preserve	0' (dead)
826	Amur Maple	Acer ginnala	8, 8	5- Poor	Preserve	0' (dead)
827	Amur Maple	Acer ginnala	7, 5, 5	5- Poor	Preserve	0' (dead)
828	Amur Maple	Acer ginnala	18, 25 ft	5- Poor	Preserve	0' (dead)
829	Amur Maple	Acer ginnala	14, 30 ft	6- Dead	Remove	0' (dead)
830	Amur Maple	Acer ginnala	4, 3, 3	5- Poor	Remove	0' (dead)
831	Amur Maple	Acer ginnala	7	5- Poor	Remove	0' (dead)
832	Amur Maple	Acer ginnala	1, 4	4- Fair/Good	Preserve	0' (dead)
833	Amur Maple	Acer ginnala	8, 8	6- Dead	Remove	0' (dead)
834	Amur Maple	Acer ginnala	7	5- Poor	Remove	0' (dead)
835	Amur Maple	Acer ginnala	18, 25 ft	4- Fair/Good	Preserve	0' (dead)
836	Amur Maple	Acer ginnala	18, 25 ft	5- Dead	Remove	0' (dead)

MITIGATION SUMMARY
 Total dbh of trees to be removed: 78" (68" of dead, removed on poor condition trees)
 Total Replacement Trees Required (dbh/24") (EQM 3.1.1) (31.68 calculated) (20.74 - 2.8 (1) quality trees)
 Total dbh of trees to be planted: 51.94"
 Total dbh of trees to be planted: N/A

Note: Recommended approval of all dead trees provide. Many dead are off-site.



1 TREE PROTECTION PLAN

Root Pruning
 Existing tree roots greater than one (1) inch in diameter, measured at the edge of excavation, shall be pruned within 24 hours of the time they have been damaged by construction activity. The severed root shall be pruned at the edge of excavation, or one (1) inch beyond the entire damaged portion of the tree root, if damaged root extends beyond the edge of excavation into undisturbed soil.

All cuts shall be clearly made with sharp tools.

The excavated area around the existing tree roots shall be backfilled as soon as construction activities permit.

Amended grading shall be used on backfill material within the disturbed cut-over areas, not reaching drainage or subsurface drains. Amended existing soil shall be available with peak of compact in the ratio of one part organic to seven parts arcing soil.

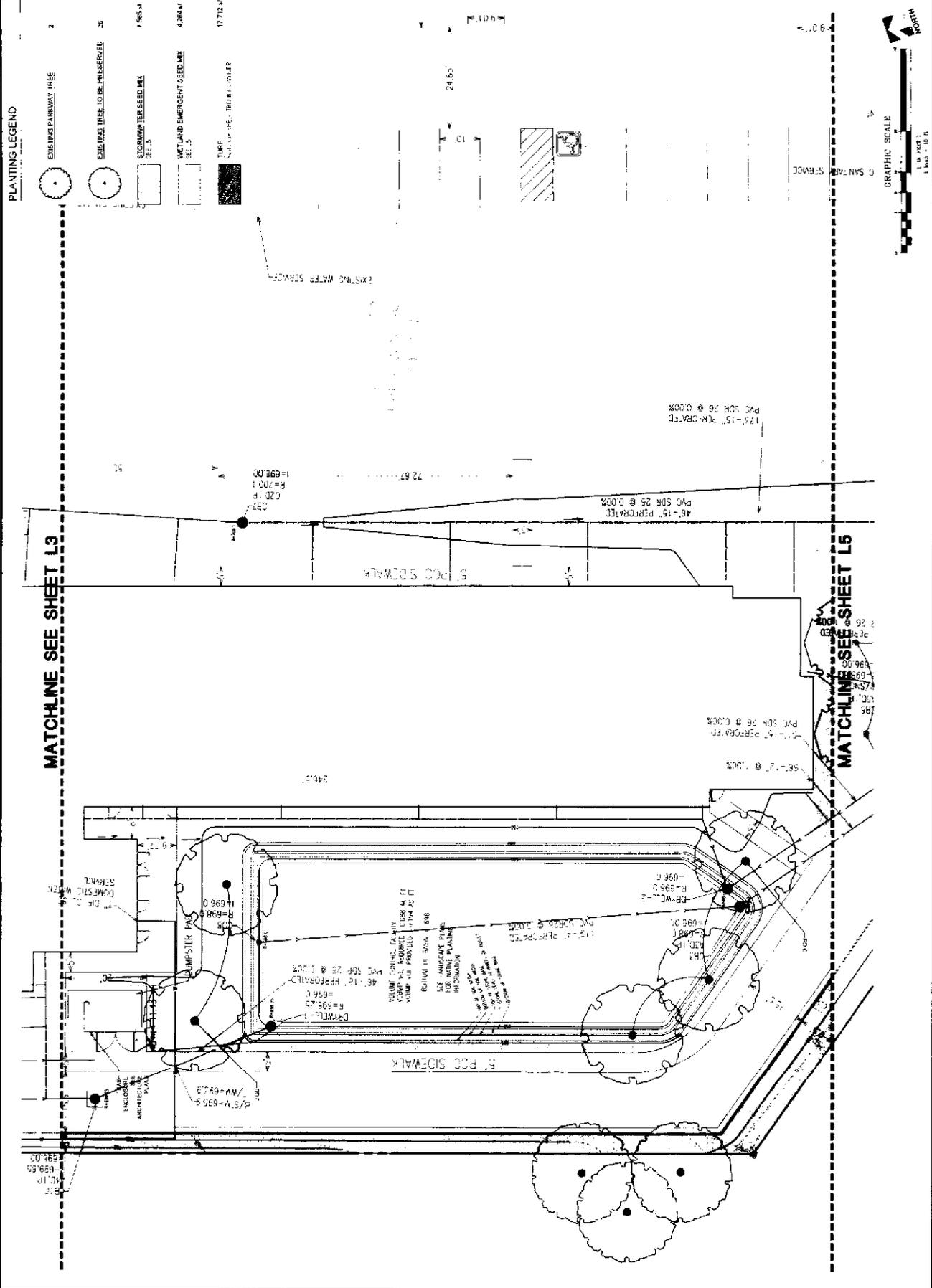
Vulnerable Area Protection Methods
 All tree root areas designated as Vulnerable shall receive special care and attention during construction. These areas shall be protected from damage by construction activities. Special measures shall be taken to protect these areas from damage by construction activities. Special measures shall be taken to protect these areas from damage by construction activities. Special measures shall be taken to protect these areas from damage by construction activities.

Legend

- Tree to be Removed
- Protective Fencing for Trees to be Preserved
- Vulnerable Area

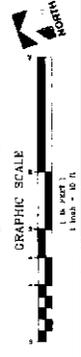


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 Fax: 312.467.1001
 www.manhardconsulting.com

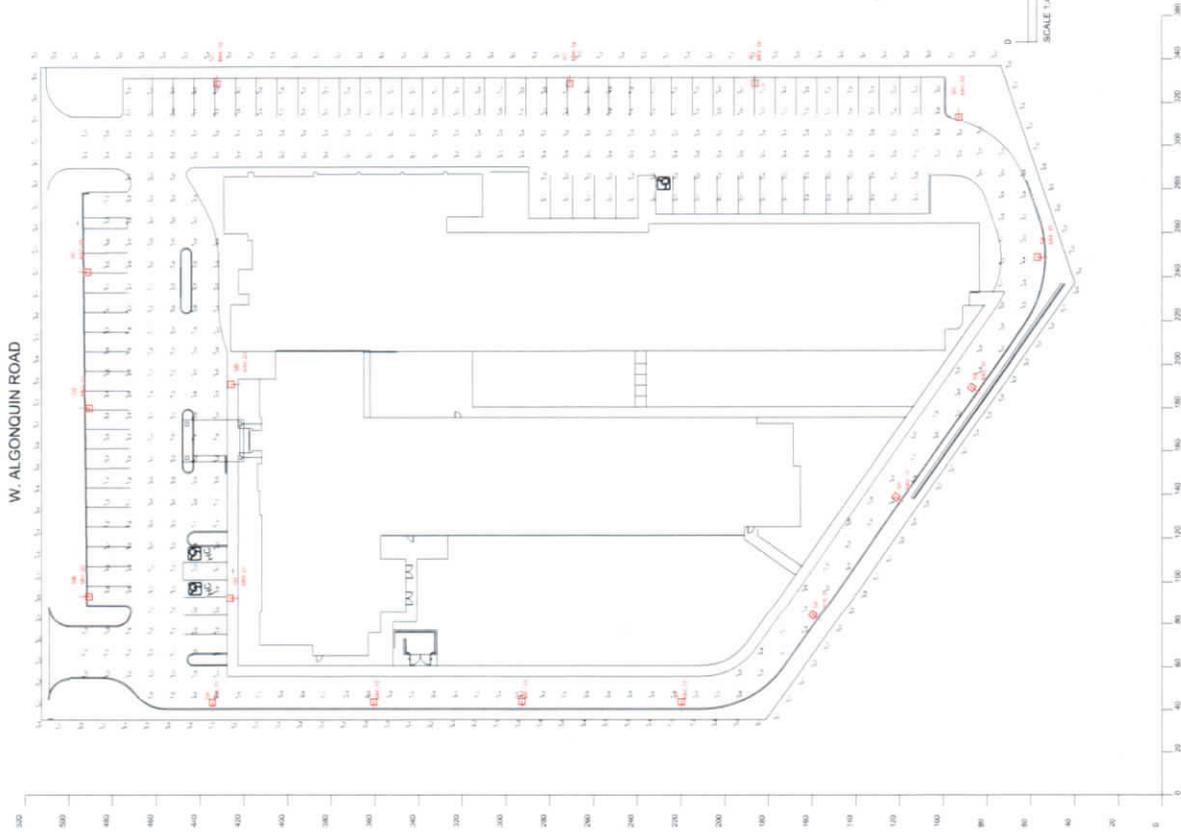


PLANTING LEGEND

- EXISTING PARKWAY TREE
- EXISTING TREE TO BE PRESERVED
- STORMWATER SEED MIX
- WETLAND EMERGENT SEED MIX
- TURF



W. ALGONQUIN ROAD



**PLUM CREEK
PARKING LOT
SITE LIGHTING**

Item	Quantity	Unit	Notes
1. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
2. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
3. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
4. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
5. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
6. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
7. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
8. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
9. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
10. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM

Item	Quantity	Unit	Notes
1. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
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3. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
4. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
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6. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
7. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
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9. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM
10. LIGHT FIXTURES	10	EA	10' x 10' SQUARE, 150W, 120V, 5000K, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM, 100LM



DATE: 05/11/2024