NARRATIVE STATEMENT

Summary

Owner: 4180 Route 83 LLC, an Illinois limited liability company. In this narrative submission, "we" and "our" refer to the Owner, who is the applicant for rezoning and PUD approval.

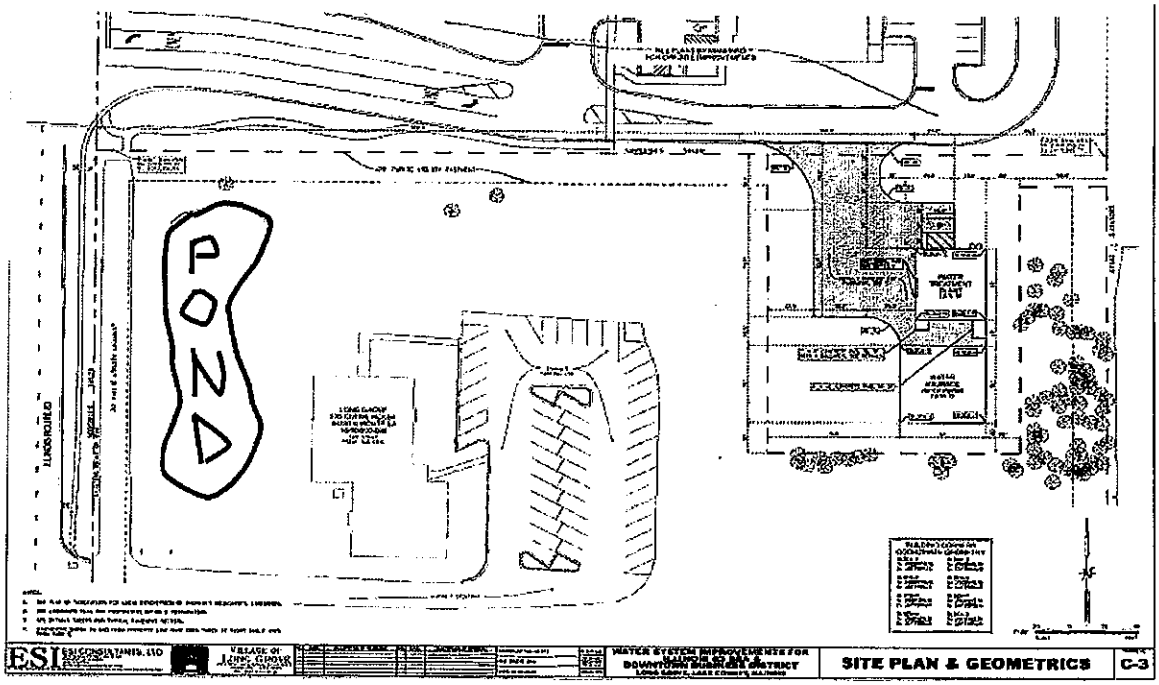
Property: 4180 Route 83, Long Grove, IL, contains 4.5 acres – the site is cross-hatched on the Zoning Map just south of the Sunset Grove Shopping Center. See below.

Zoning: The current zoning district is DJ (declaratory judgment), based on a consent decree entered in 1977. Sunset Grove Shopping Center is to the north, classified to the Highway Retail Planned Unit Development, HR-1 District. To the east and south, R2 zoning; to the west, R2 PUD.

Existing Bldg The "Executive House" is about 19,000 square feet, with a lower level and floors 1 and 2. The building has a right-in/right-out curb cut on Route 83 – but the building currently has no access to the new access drive installed by Sunset Grove to make use of the traffic signal at Robert Parker Coffin Road. There are large berms surrounding Executive House and the site must be graded and re-engineered before it can connect to the access drive. In a series of agreements entered into with Sunset Grove, the Village stipulated that the Executive House parcel could not use the Sunset Grove access drive unless we obtained PUD approval for our site.

Part of an "existing conditions" site plan, prepared by ESI Consultants, depicting the Executive House and the Village of Long Grove Water Well

Supply Facility is reproduced below. We've penciled in the existing pond which is to be relocated.



Our PUD will be developed in 3 phases, which are depicted in the Owner Architectural Site Plan (see Tab 2). Tab 2 also includes the Design Palette.

Phase 1

PUD layout plan for entire site and necessary infrastructure, including storm water management system, landscape buffers, circulation north-south "spine" road, and subdivision into 3 buildable lots and 3 outlots.

Lot 1 provides the building pad for a new PNC Bank; Lot 2 continues to be improved with Executive House; Lot 3 in this phase remains undeveloped. The subdivision plat creates 3 outlots: for detention, the north-south spine road and a landscape buffer encompassing the east 50 feet.

The PNC Bank building will contain 4,254 square feet and include adjacent parking to the west. Parking will also be added along north/south spine road (see Tab 2). The parking field for the Executive House will be relocated to south and west of the building. Major grading work will remove large berms and allow the north/south spine road to align and connect with the north/south road on the Sunset Grove parcel. The signalized intersection at Route 83 and Robert Parker Coffin Road becomes the primary entrance. The existing curb cut, subject to IDOT review, will remain as right-in/right-out only.

Phase 2	A two-story office building is proposed for Lot 3. A design palette will govern design and appearance. The building is shown at a maximum of 18,300 square feet, but could be less depending on the users. Office users will accept the distance and partial visibility to Route 83, while retail users are not a viable option for phase 2.
Phase 3/3A	Retail building(s) containing approximately 8,000 or 13,000 square feet, as a replacement for the Executive House. A design palette will govern design and appearance. The ultimate user for this lot is retail, given the excellent visibility on Route 83. We show two versions with one or two buildings on site.

Phases 2 and 3 have no fixed completion dates (given current market conditions). If changes are needed beyond the approved PUD, the applicant bears that risk and must apply for an amendment. The logic of this phasing is that office users in the Executive House can transfer to a new office building in phase 2 before phase 3 is developed.

Background

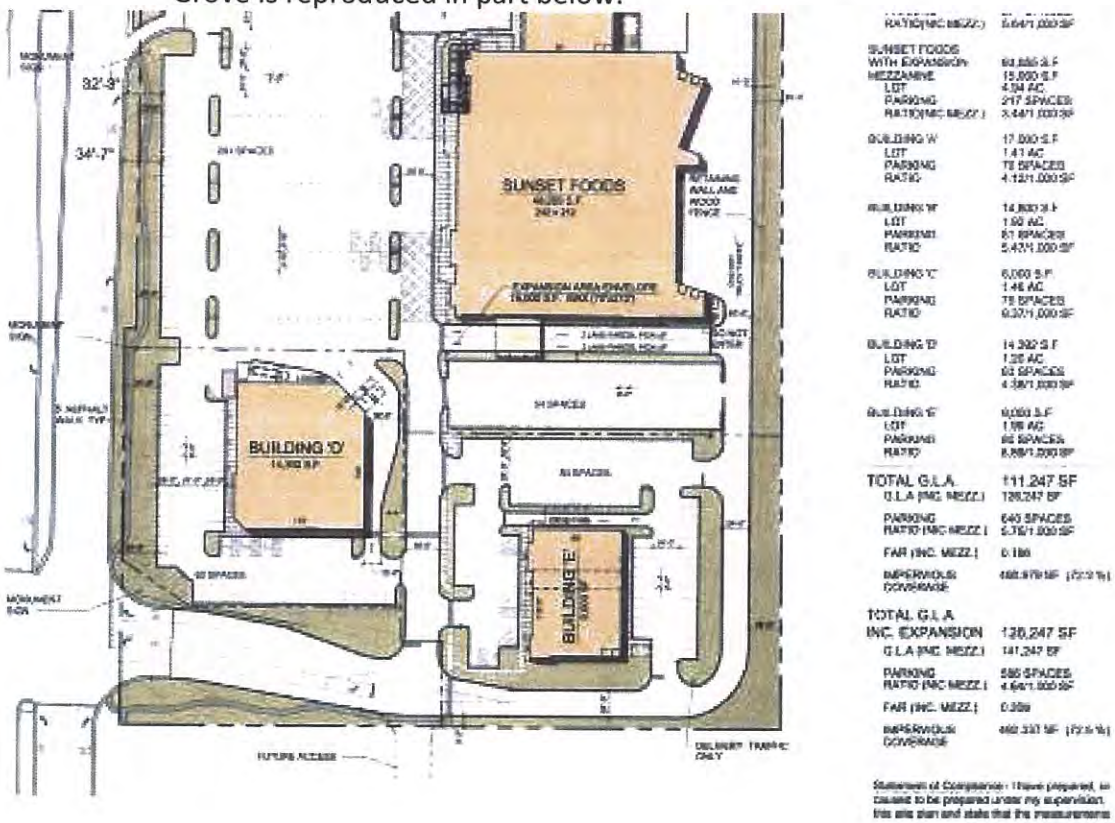
Owner	4180 Route 83 LLC acquired the Executive House in 1988. Dr. Mark Glazer controls this limited liability company and has managed the building since its acquisition.
Tenants	The Executive House enjoys 100% occupancy by a variety of Long Grove businesses. Tenants include: Waveland Press; Pinzur, Cohen and Kerr; Long Grove Financial Services; Scott Chiropractic; Thomas S. McGuire & Associates; Edward Jones (national tenant brokerage); and Premier Residential Management Co.
Water Well Conveyance	The site was developed by a prior owner after litigation with the Village. The original consent decree was entered February 3, 1977, amended November 16, 1977 and then most recently amended on February 9, 2010. The recent amendment arose out of the Village's desire to develop a deep well water supply facility on a portion of our site. We sold a tract to the Village containing 30,649 square feet or approximately .7 acres. As the Village was bound by the building restrictions in the consent decree, it was necessary for the parties to amend them so that the well facility could be built.
IDOT Conveyance	We were also asked by the Sunset Grove developer to make a right of way dedication to IDOT for an added northbound right-turn lane on

Route 83. This turn lane was a necessary road improvement for the new signal to be installed serving the Sunset Grove development. In August 2010, we voluntarily conveyed to IDOT the west 15 feet of our tract, containing 5,851 square feet, or 0.134 acres.

As a result, the site is now 4.5 acres. Stemming in part from our concern over remaining eligible for PUD classification, the Village adopted amendments to the Planned Unit Development Regulations, which now allow the Village to set the minimum size of any planned unit development at less than a minimum of 14 acres, when the development is "planned in an integrated and compatible manner with an adjacent planned unit development of 14 acres or more."

Sunset Grove Connection

The conversation with the Village and Sunset Grove led to our exploring how to better maximize the use of our site. The site plan for Sunset Grove is reproduced in part below.



The concept was to create an integrated and compatible style of development on the east side of Route 83 between Aptakisic Road and Route 53. The new HR-1 District was applied to the Sunset Grove parcel to facilitate this goal.

The Sunset Grove site plan anticipated an eventual connection to our site. The curb cut to our tract is shown on the partial Sunset Grove site plan reproduced above, near the words "Future Access".

When the Village included our site in the special service area to pay for the water well supply facility, it assigned 39,000 gross square feet as the maximum floor area of the buildings located on our tract. This assumed applying approximately the overall FAR on the Sunset Grove parcel (18.6%) to our site.

The density conceived by the Village was based on its long-range planning for the area lying east of Route 83, which includes the 15-acre Sunset Grove tract to our north, our tract, and the parcels which add up to 15 acres lying to our south (we call the "South 15 Property").

The TIF Redevelopment Agreement which the Village entered into with Sunset Grove established explicit conditions which require Sunset Grove to allow our connection to the new Sunset Grove access drive at the Route 83 traffic signal.

Connection Conditions

The conditions consist essentially in our having a PUD approved for our site and having established a series of cross-connection easements so that the north/south main drive aisle on the Sunset Grove parcel would connect to the north/south spine road we show on our attached drawings, which in turn will connect at some point in the future with the South 15 Property.

We have already signed and recorded a cross-easement agreement with Sunset Grove and have received Village approval for a form of "Declaration of Covenants, Easement and Restrictions" under which we grant cross-easement rights to the South 15 Property.

PNC Bank

PNC Bank will ground lease Lot 1, as shown in the drawings. The lease term is 20-years with five, 5-year renewal terms. We are acting as the developer and subdivider and will be constructing the necessary infrastructure improvements, such as excavation, rough grading, streets, storm water detention facility, relocation of parking for Executive House and perimeter landscaping. We are required to turn over a building pad ready site to PNC, which will then have the obligation to apply for and receive permits for finish grading and constructing their building and adjacent parking areas.

Pre-app Meetings

We have had pre-application meetings with Village officials and staff and, at their request, are presenting a PUD plan that prepares for the full eventual build-out of the site – we are planning for what happens with PNC Bank and for what will happen on the remainder of the site. Given its successful occupancy, the Executive House may not be replaced for some time. But we have given thought to how the site will develop in phases and developed an integrated solution for all phases. We have proposed design illustrations and palettes for materials and colors that will be in harmony with the Sunset Grove development. These illustrations and palettes will be made part of the PUD and govern future construction in phases 2 and 3.

Village Easement

We have sought Village guidance on improving the aesthetics of our storm water detention facility and have proposed using an easement from the Village over part of the water well site that would allow us to create a more attractively shaped and landscaped basin. We are asking that the easement accommodate 8 parking spaces that would partially straddle the property line when the new office building is developed (see Owner's Site Plan at tab 2).

Requested Zoning

Approval of Map Amendment

We have applied for the zoning district of the site to be amended to the HR-1 Highway Retail District, as an amendment to the zoning map pursuant to section 5-11-16 of the Zoning Code. The current zoning map shows the site designated as DJ, Declaratory Judgment. The restrictions in our PUD, as approved, would then govern our site.

Grant Special Use for Planned Unit Development in the HR-1 District

We ask for approval of a special use for a Planned Unit Development in accordance with section 5- 11-18 of the Village Code. A PUD is an authorized special use in the HR-1 District pursuant to section 5-4-5(E) of the Zoning Code.

Public Benefits

1. We will be linking the bike path along the Rt. 83 frontage.

2. We will maintain a woodland buffer on the east 50 feet of our tract.

3. We will install extensive naturalistic landscaping around detention areas and in the landscape buffer along Route 83. Our landscaping elements will be considerate of the Village's natural ecosystem.

4. We will extend the north-south spine road to promote the future connection of the South 15 Property.

5. We will develop the north-south spine road with a "main street" presence using a combination of landscaping, special pavement, and lighting to establish a pedestrian friendly main street. Pedestrian walkways provide connectivity to the Sunset Grove development to the north and to the South 15 Property on our south. The main street also will have supplemental parking that can be shared by owners.

6. Our architectural design will provide attractive street elevations on the lots fronting Route 83 and the north-south spine road. Our building design will respond aesthetically to both frontages.

7. Our architectural design will support an aesthetic, unified plan of development for the entire east side of the Route 83 corridor.

8. We will improve the Village's tax base.

Requested Modifications to Bulk, Space and Yard Requirements

Our requested modifications for the PUD as entirety:

(i) Approve reduction in minimum site area for a PUD from 14 acres to 4.5 acres.

(A reduction in minimum site area in the HR-1 District is allowed pursuant to Note 12, of section 5-4-10(H), Exceptions and Explanatory Notes.)

(ii) Approve maximum FAR over entire site of 18% in phase 1 and 21% in phase 2. After Executive House is replaced in phase 3, the overall maximum FAR will be 15.5%.

(An increase in the overall site FAR in HR-1 District up to 23% is allowed pursuant to Note 14, of section 5-4-10(H), Exceptions and Explanatory Notes.)

(iii) Approve aggregate gross floor area devoted to non-retail uses as per the proposed site plan, which will exceed 50% of the gross floor area in the PUD otherwise required by section 5-4-9(E)1(b).

(A variance from this requirement may be authorized by the Village Board under section 5-11-18(G) of the Zoning Code.)

Our requested modifications for Lot 1:

(i) Approve 1 parking space on the south line of Lot 1 to extend approximately one foot onto Lot 2.

(A variance from the requirement to locate parking spaces on-site may be authorized by the Village Board under section 5-11-18(G) of the Zoning Code.)

Our requested modifications for Lot 2:

(i) Approve reduction in the north side yard from 30 feet to 16 feet – this would apply during phases 1 and 2. Further reduction in the north yard from 30 feet to 9 feet is requested for phase 3/phase 3A.

(A reduction in required yards may be estoblished at a lesser depth pursuant to section 5-11-18(E)2(j) of the Zoning Code.)

(ii) Approve reduction in required parking from 95 (required) to 91 (proposed) spaces during phase 1 and from 95 (required) to 89 (proposed) spaces during phase 2. During phase 3, after the Executive House is replaced with retail building(s), the parking ratio on Lot 2 is compliant in phase 3, but we seek approval for a reduction in required parking from 90 (required) to 89 (proposed) spaces for phase 3A.

(A reduction in parking count may be authorized by the Village Board under section 5-11-18(G) of the Zoning Code.

(iii) Approve a maximum FAR of 31.6% during phases 1 and 2. After the Executive House is replaced with the new retail buildings, the maximum FAR in phase 3 will be 13.3% or 21.5% in phase 3A . Note that these figures do not include any area within the outlots.

(An increase in FAR on a particular lot up to 40% may be authorized by the Village Board under section 5-11-18(E)2n(2) of the Zoning Code.)

Our requested modifications for Lot 3:

(i) Approve reduction in front yard (fronting on north/south spine road) to 5 feet from 30 feet for the office building.

(A reduction in required yards may be established at a lesser depth pursuant to section 5-11-18(E)2(j) of the Zoning Code.)

(ii) Approve maximum FAR of 39.6% on Lot 3. Note that this figure does not include any area within the outlots.

An increase in FAR up to 40% may be authorized by the Village Board under section 5-11-18(E)2n(2) of the Zoning Code.

(iii) Approve reduction in required parking from 92 (required) to 84 (proposed) spaces in phase 3A. If Phase 3 is pursued, the parking ratio on Lot 3 will be compliant.

(A reduction in parking count may be authorized by the Village Board under section 5-11-18(G) of the Zoning Code.

(iv) Approve 8 parking spaces to extend onto the Village well site, by recorded easement with the Village.

(A variance from the requirement to locate parking spoces on-site may be authorized by the Village Board under section 5-11-18(G) of the Zoning Code.)

Compliance with Standards

The Village requires that every Application for a Zoning Map Amendment shall provide at least the following supplemental information from Form "C" of the General Zoning Application (*answers follow in italics below each subparagraph*):

(a) The existing uses and zoning classification for properties in the vicinity of the lot.

ANS: Sunset Grove shopping Center to the north is designated Highway Retail Planned Unit Development, HR-1 District. To the east is R2 zoning and single family use; to the south is R2 zoning and agricultural use; to the west is R2 PUD and business planned unit development use.

(b) The trend of development in the vicinity of the lot, including changes, if any, in such trend since the lot was placed in its present plan designation or zoning classification.

ANS: The trend of greater commercial use is seen by the successful opening of Sunset Grove Shopping Center. In early 2008, the Village adopted the "Downtown/IL Rt. 83 Redevelopment Plan and Project" in which the Village recognized that it needed to incentivize private investment within the Redevelopment Project Area (which includes our site). The Redevelopment Plan hos objectives for strengthening the economic well-being of the Redevelopment Project Area by increasing business activity, tax base and job opportunities.

(c) The extent, if any, to which the value of the lot is diminished by the existing plan designation or zoning classification applicable to it.

ANS: Our site is limited anly to the existing Executive House office building by the terms of the DJ designation and consent decree. Given the overall intensity of use envisioned by the Village for our site (in keeping with Sunset Grove and the expected pattern of development along the east side of IL. Route 83) our site is only develaped to 49% af its potential. Sales and rental revenue and resulting tax base are similarly limited.

(d) The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

ANS: The public health, safety and welfare are not increased by limiting development of our site. An offsetting increase in public welfare could arise from avoidance of spillover effects af noise, pollution or congestian on adjacent areas as a result of future develapment – ar from loss of valuable ecological niches. Restricting future develapment of aur site provides no offsetting increase in public welfare. Traffic impacts from Sunset Grove and general, background congestion on Route 83 are far higher than the impact from new development on aur site. With adequate landscaped buffers, setbacks, and density cantrols embodied in the PUD, the spillaver effects are marginal and hence no public welfare is gained by limiting this development.

(e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

ANS: To the north, Sunset Grove will benefit from the apening up the af the north/south spine road. Tenants and guests of the Executive House will provide more customers for Sunset Grave and eventually for the South 15 Property, thereby making it more valuable. Our connection to the South 15 Property will allow for a controlled and more unified plan af development. To the east, we will preserve a 50 faot waodland buffer that buffers out site as well as Village Water Well Facility (Outlat C on the subdivision plat). To the south, the awners of the South 15 Property will continue to have access to Route 83, but they will also enjoy the opportunity of full access for new development on their parcels by virtue of the cross-easements we are implementing (see Tab 9). These crass-easements become operational for the Sauth 15 Praperty whenever one of these parcels obtains PUD approval of its plan. To the west, the properties are located on the apposite side of multiple lanes af Raute 83 and should not experience any interference with use and enjoyment.

(f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

ANS: See the previous answer in (e) above – Sunset Grove and the South 15 Property will be able to maintain their existing uses without any detriment from our reclassification – and the improvements will likely enhance their retail opportunities. Adjacent properties to the east will be buffered by the 50' wooded oulot. Sources of undesirable spillover effects, such as noise, excessive lighting, odors, etc., are minimized because the PUD process allows the Village to regulate each aspect of the intended development on the site. Development in the HR-1 District can occur only as a PUD. To the west, the value of properties located on the opposite side of Route 83 will not be affected by our classification to the HR-1 District, as Route 83 provides a natural and substantial border between districts.

(g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

ANS: See the previous answer in (e) above – Sunset Grove and the South 15 Property will be oble to maintain their existing uses without any detriment from our reclassification – and the improvements will likely enhance their retail opportunities.

(h) The suitability of the lot for uses permitted or permissible under its present plan designation and zoning classification.

ANS: Because the existing designation is a special case of a consent decree, whose objectives at that time were to restrict all future development except with Village agreement, our tract cannot be developed at all except by designation to the HR-1 District. The present designation is unsuitable to allow our tract to be developed in a manner that promotes the goals of the Downtown/IL Rt. 83 Redevelopment Plan and Project and the underlying goals of the Village's Comprehensive Plan.

(i) The availability of adequate ingress to and egress from the lot and the extent to which traffic conditions in the immediate vicinity of the lot would be affected by the proposed amendment.

ANS: See the previous answer in (e). The Village planning for Sunset Grove and agreements with IDOT provide that there will be only one signalized access point on Route 83 to be shared by Sunset Grove, our parcel and the South 15 Property. The new traffic signal is ideal for improving access to our parcel and stimulating further commercial development. Our traffic engineer (see Tab 8) finds that the Sunset Grove access drive will provide adequate ingress to and egress from our tract, with negligible effect on overall traffic conditions.

(j) The availability of adequate utilities and essential public services to the lot to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

ANS: The Executive House is served by sanitary connection to a sanitary main in Route 83 and receives drinking water from its own well. All proposed improvements for PNC Bank, and phases 2 and 3 will have available adequate utilities, thanks in part to the construction of the Village water well facility.

(k) The length of time, if any, that the lot has been vacant, considered in the context of the pace of development in the vicinity of the lot.

ANS: No new development on the vacant portions of the site has been implemented or proposed since the consent decree.

(l) The community need for the proposed map amendment and for the uses and development it would allow.

ANS: The community need is evident in the findings of the Downtown/IL Rt. 83 Redevelopment Project and Plan and the substantial efforts that the Village has invested in spurring new investment in the area, beginning with construction of the new water well facility. The uses allowed by the map amendment will only be those specified in the PUD and found by the Village to be appropriate for our site. We are proposing a mix of existing and future office, banking and retail uses. The demand for our office use is demonstrated by the fact that we enjoy 100% occupancy.

Compliance with Standards for PUD Approval
General standards for Special Uses

Section 5-11-18(E) of the Zoning Code requires that each owner proposing a PUD establish that the PUD will meet the general standards for special use permits pursuant to Section 5-11-17(E) of the Zoning Code (*answers follow in italics below each subparagraph*):

Section S-11-17(E) Standards For Special Use Permits:

1. General Standards: No special use permit shall be recommended or granted pursuant to this section unless the owner shall establish that:

(a) It is deemed necessary for the public convenience at that location;

ANS: Improving access to our tract through the new signalized intersection at Route 83 and creating a unified circulation flow and pattern to benefit all development on the east side of Route 83 is essential to realizing the goals of the Downtown/IL Rt. 83 Redevelopment Project Plan and is necessary for public convenience.

(b) It is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;

ANS: The design, location and operation of our proposed improvements have followed closely the design guidelines of the Sunset Grove development. Storm water management will be implemented in accordance with the Lake County Watershed Development Ordinance. The site layout is logical and allows for safe travel to and from Route 83. Aesthetics, landscaping, lighting and permitted uses will be in accordance with Village standards and will harmonize with the Sunset Grove development and meet the Village's goals for quality development.

(c) It will not cause substantial injury to the value of other lots in the neighborhood in which it is located;

ANS: The design, location and operation of our proposed improvements will not generate noise, traffic, congestion, odors or other typical spillover effects that would create a substantial injury to the value of adjacent property.

(d) It conforms to the applicable regulations of the district in which it is to be located, except as may be recommended by the plan commission and approved by the village board or, except in the case of a planned development; and

ANS: Our proposed PUD will comply with the HR-1 District, with the requested modifications to certain setbacks and other standards set forth above.

(e) Owner can demonstrate, to the satisfaction of the village, that it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.

ANS: The Owner has successfully managed Executive House for more than 20 years and owns and manages many other commercial properties.

Special standards for Special Uses in the form of Planned Unit Developments

Section 5-11-18(E)2 of the Zoning Code requires the applicant to establish that the proposed development will meet the following additional standards (*answers follow in italics to subparagraphs*):

(a) Variance From Applicable District Regulations: The degree to which the development differs in its performance from what would be possible under the normal standards of the district in which it is located.

* * *

ANS: Our PUD will adhere to common design standards applied to the Sunset Grove Shopping Center, which is the only other PUD currently approved in the HR-1 District. There are no comparable normal standards because only open space and parks are permitted in the HR-1 District without a PUD.

(b) Promotion Of Character: The degree to which the development exhibits extra care and attention to details which enhance the character of the development and promote the rural character of the village that sets the development apart from projects that could be built without the aid of this section. The plan commission shall be looking for the following traits:

(1) Roads shall be planted with hedgerows to screen views into a development;

(2) Buildings in open fields shall be masked by berms and reforested areas;

(3) Buildings shall have a low horizontal profile when built in old fields or grasslands;

(4) Front yards or rights of way should be planted with natural landscaping;

(5) Open spaces larger than scenic easements are preferred and should be planted with prairie mixes or reforested.

ANS: The proposal maintains a setback from Route 83 the same as the Sunset Grove development to create unified visual effect of a landscape buffer extending the length of the frontage on the east side of Route 83. The landscape design around detention areas and landscape buffers calls for natural landscaping to be planted and will be in keeping with the look and feel of the Village. The wooded buffer (Outlot C) on the east side of the site will be preserved to mask buildings, noise and light. See the landscape plans (Tabs F and G).

(c) Design Enhancements: The degree to which any requested increase in density reflects an investment in better design, landscaping, or facilities. The plan commission should have review materials presented by the developer indicating that the credits sought are based in real investments in excess of what is required under the minimum standards of the ordinance.

ANS: The requested increase in overall FAR to 20.9% is due in part to the existing conditions – namely the Executive House building. The phased design allows for establishing the circulation route between the Sunset Grove parcel and the South 15 Property without first waiting for the obsolescence of the Executive House building. At such time as phase 3 is built, the overall FAR reverts to the district standard. Properly sizing the office building on Lot 3 is a function of a marketable floor template and need for parking. We are investing in the PUD improvements and design necessary for phased development, but the costs are front-loaded into the first phase. The standards of design are all intended to be consistent with the excellent design of the Sunset Grove Shopping Center and to create the illusion of single master-planned development, when in fact there are numerous owners and development is taking place over different phases. Please consult the Design Palette (see Tab 2).

(d) Amenities: The degree to which the developer has gone to better preserve critical natural environments, restore or mitigate degraded or distressed environments, alleviated off site problems, or provided other improvements that benefit all residents of the community. The plan commission should review both an inventory of natural features on the site and plans demonstrating the developer is taking greater care in preserving resources than is required by the village ordinances.

ANS: We were made aware early in pre-application meetings of the need to preserve the wooded buffer that had grown up on the east side of the site. This is the most important natural environment on the tract. The Owner has cooperated with the Village to facilitate the Water Well Facility and with the Sunset Grove project to allow for a new turn lane which resulted in a right of way conveyance to IDOT. The Village's long range plan asked for connectivity for vehicles and pedestrians and a harmonized commercial pattern of development. The Owner's proposal includes numerous pedestrian walkways that provide such linkages and a master landscape plan to enhance natural landscaping on the site.

(e) Comprehensive Plan: A planned unit development must conform with the intent and spirit of the proposals of the comprehensive village plan.

ANS: By advancing the goals of the Downtown/IL Rt. 83 Redevelopment Project and Plan, we will be furthering the advancement of the goals of the Comprehensive Plan outlined therein. The relevant categories of the Comprehensive Plan mentioned in the Downtown/IL Rt. 83 Redevelopment Project and Plan which our project will promote are the goals found under: Community Character; the Environment; and Transportation and Circulation.

(f) Minimum Area: The site of the planned unit development must be under single ownership and/or unified control and be not less than five (5) acres in area.

ANS: This standard can be relaxed for a PUD located in the HR-1 District, pursuant to section 5-4-10(H) (Exceptions and Explanatory Notes), See note #12.

(g) Compatibility: The uses permitted in a planned unit development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties.

ANS: Our proposal continues a long-standing existing office use, supplemented with a new bank building (one is also permitted in the Sunset Grove development), and future office and retail uses; however, there is a restriction on a grocery or food store retail use that would violate the exclusivity covenant in favor of Sunset Foods. These uses are harmonious with the Sunset Grove development and similarly will not exercise an undue detrimental influence on surrounding properties.

(h) Need: A clear showing of need must be made by means of an economic feasibility, land utilization and marketing study.

ANS: The underutilization of land (only 49% of potential) can only be corrected by a PUD. Also, the Downtown/IL Rt. 83 Redevelopment Project and Plan demonstrated the need for enhancing development in the redevelopment project area (See Downtown/IL Rt. 83 Redevelopment Project and Plan, under the section entitled, "Evidence Supporting the Need for a TIF").

(i) Space Between Buildings: The minimum horizontal distance between buildings shall be not less than twenty feet (20') or equal to the height of adjacent, freestanding, unattached building, whichever is greater, except that principal or accessory buildings in a planned unit development located within the HR-1 district may have a lesser separation or even be attached provided that such planned unit development is served by a fire suppression system meeting applicable fire code standards.

ANS: All buildings in our proposal will satisfy the minimum 20' separation.

(j) Yards: The required yards along the periphery of the planned unit development shall be at least equal in width or depth to that of the adjacent zoning district; provided, however, the required yards within any lot and along the periphery of a planned unit development approved pursuant to the HR-1

district regulations may be established at a lesser depth, so long as the approved yard depth, together with any proposed or existing landscaping, fencing or other screening or buffering technique, is sufficient to establish a satisfactory buffer between the planned unit development and adjoining properties and/or residential land uses.

ANS: The yards and landscape buffers separating our proposed buildings from adjacent properties, as indicated in our drawings, will establish a satisfactory buffer between our PUD and adjoining properties. The buffer facing Route 83 is the same the buffer established for Sunset Grove and is now established by the Village as the visual buffer line it wishes to embrace on the east side of Route 83 in this area. We maintain the wooded buffer to protect the properties to our east. The relaxation of internal yards within Lots 1 and 2 will not harm any properties located outside of the PUD but will allow for more inventive and pedestrian friendly site planning.

(k) Parking Requirements: Adequate parking shall be provided and in no event shall the parking be less than that provided for in other sections of this title.

ANS: The parking we provide (though we are requesting reductions from the stoted stondards) will be adequate. We have over 20 years experience with Executive House and it clearly does not require the usual parking ratio of spaces in the Zoning Code. The future bank building and retail uses will exceed parking requirements. The future office building on lot 3 will be short only a few spaces and will be able to share parking with the Executive House.

(l) Traffic: Adequate provision shall be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

ANS: Our traffic engineer finds that the pattern of movement on our site will have a negligible effect on traffic congestion on Route 83.

(m) Density Increase:

* * *

(3) HR-1 District: The plan commission may recommend, and the village board may approve, an increase in the maximum allowable aggregate floor area or

impervious coverage ratio within any planned unit development approved pursuant to the HR-1 district regulations, so that: a) the maximum aggregate floor area within the planned development does not exceed twenty three percent (23%) of the total area of the planned development (including property within or without the HR-1 district), b) the maximum allowable floor area for any one lot of record within any approved planned unit development in the HR-1 district not to exceed forty percent (40%) of the lot area, and c) the maximum impervious surface coverage within the planned development does not exceed seventy five percent (75%) of the total area of the planned development (including property within or without the HR-1 district).

ANS: Our proposal seeks an increase in the maximum FAR in the HR-1 District to 20.9% which is below the 23% moximum amount that can be authorized. Part of the increase is due to accommodate the existing conditions of the Executive House. By phase 3 of the PUD, the overall projected FAR is only 15.3%. Our FAR ratios also do not take into account the creation of outlots for the north/south spine road, landscaping and detention. If we allocated the area of the outlots to our buildable lots, we would have a much lower FAR.

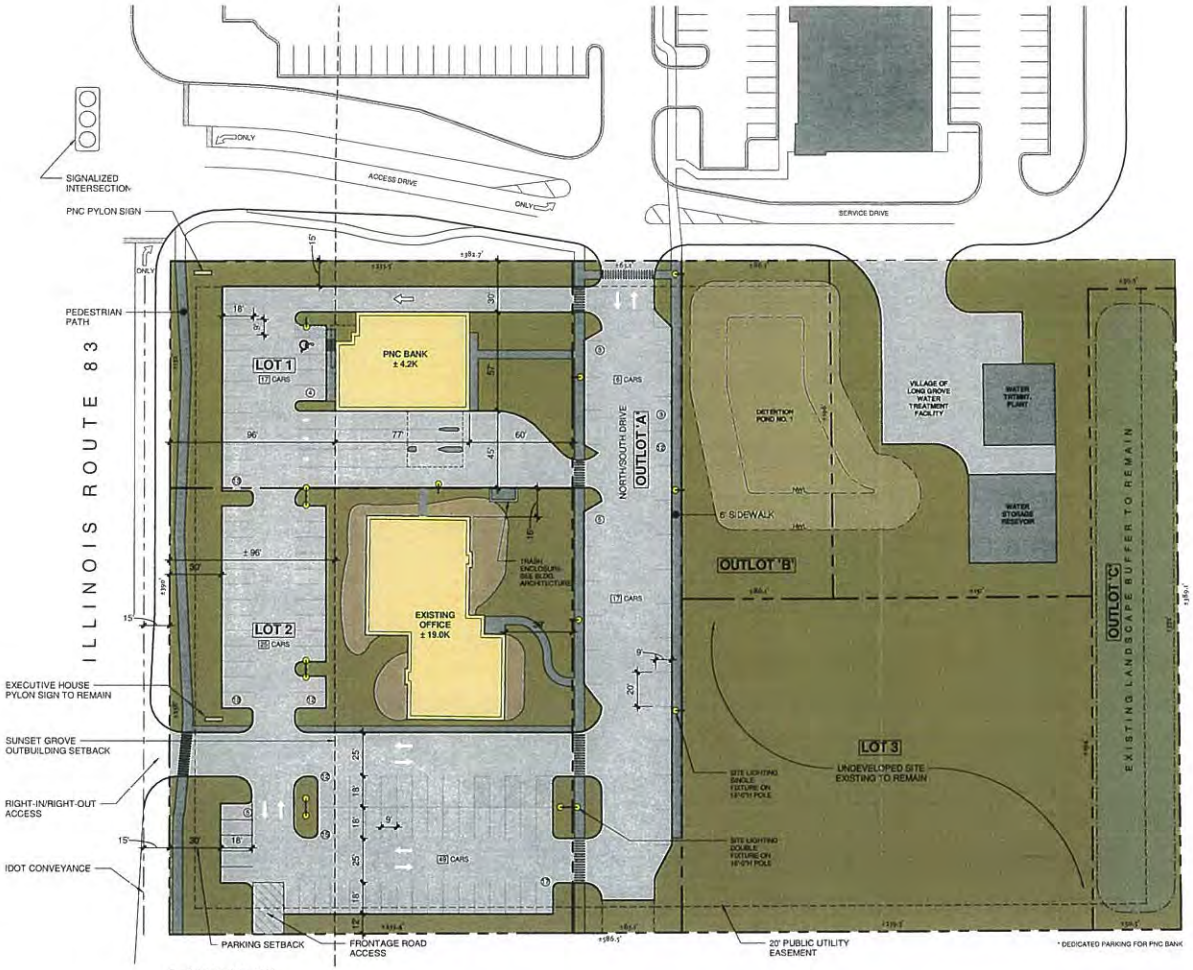
(n) Height Increase In The HR-1 District: Within any planned unit development approved pursuant to the HR-1 district regulations, the plan commission may recommend, and the village board may approve, an increase in the maximum allowable height of architectural features not intended for occupancy of up to forty feet (40') above the highest ground level point on the property included within the planned unit development (measured based upon the proposed finished grading). In considering a request for such additional height, the plan commission should review whether any such architectural features enhance the architectural character and improve the overall quality of design of the proposed planned unit development, as well as whether such features are designed to minimize potential impacts on nearby properties.

ANS: Our proposal does not seek an increase in the maximum height in the HR-1 District.

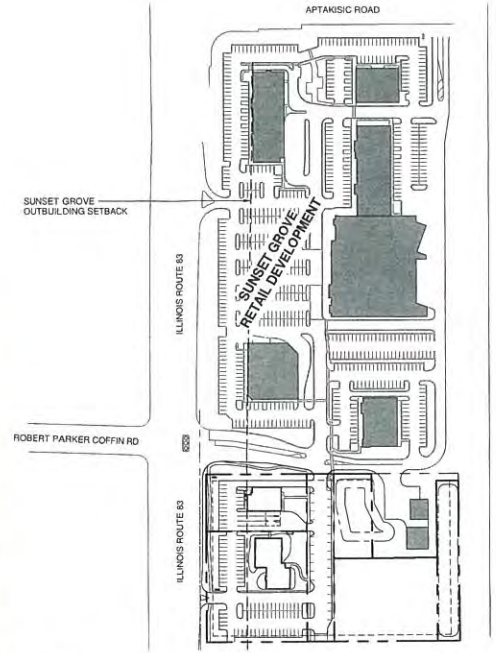
(o) Compliance With Subdivision Regulations And Plat Act: All planned unit developments, whether or not they are by definition subject to the Long Grove subdivision regulations or the Illinois plat act, shall comply with all standards, regulations and procedures of the subdivision regulations and the plat act except as is expressly provided otherwise in this section, or varied by the board of trustees pursuant to subsection (G) of this section or the applicable section of the subdivision regulations.

ANS: Our proposal includes a new subdivision plat that conforms to Village subdivision requirements. The Village has agreed to waive the 200 foot

scenic corridor easement on Route 83 to be consistent with the Sunset Grove development.



1 SITE PLAN
SCALE: 1" = 30'-0"



KEY PLAN

AREA

TOTAL SITE AREA:	233,887 SF	5.37 AC
VILLAGE WATER TREATMENT AREA:	30,440 SF	0.70 AC
IDOT ROAD CONVEYANCE:	5,850 SF	0.13 AC
NET SITE AREA:	197,597 SF	4.54 AC
LOT 1 PNC BANK (F.A.R.: 13.8%)	30,800 SF	0.71 AC
LOT 2 EXISTING OFFICE (F.A.R.: 31.6%)	60,198 SF	1.38 AC
LOT 3 UNDEVELOPED SITE	46,185 SF	1.06 AC
OUTLOT 'A' N-S DRIVE	24,601 SF	0.56 AC
OUTLOT 'B' DETENTION	17,100 SF	0.40 AC
OUTLOT 'C' LANDSCAPE BUFFER	18,713 SF	0.43 AC

TOTAL BUILDING AREA:	23,254 GSF
PNC BANK	4,254 GSF
EXISTING OFFICE	19,000 GSF
F.A.R.:	
PROPOSED	11.77%
ALLOWED (MAXIMUM)	23.0%
IMPERVIOUS SURFACE COVERAGE:	
PROPOSED	41% (81,130 SF)
ALLOWED (MAXIMUM)	75% (148,198 SF)

PARKING

BANK:	
PROPOSED	23 CARS (5.4/1000)
REQUIRED	20 CARS (4.0/1000)
EXISTING OFFICE	
PROPOSED	91 CARS (4.8/1000)
REQUIRED	95 CARS (5.0/1000)

SITE DATA

0 30' 60'
11.01.2011 2010 009-01

EXECUTIVE HOUSE PROPERTY

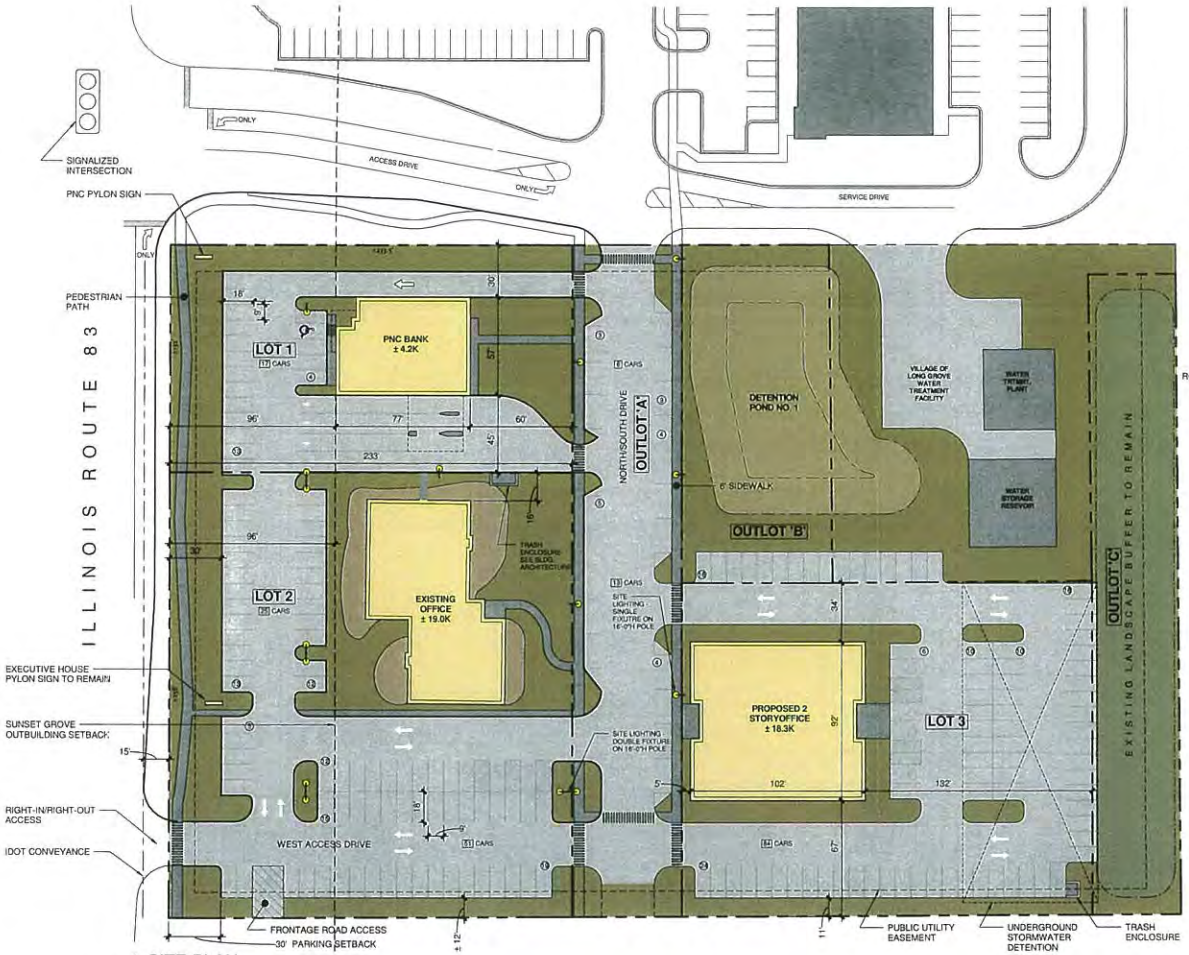
4180 ROUTE 83 | LONG GROVE, ILLINOIS

SP 9 - PHASE 1

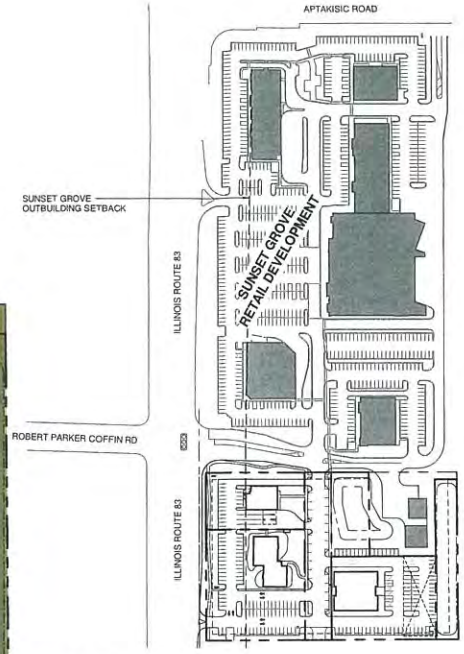
PRELIMINARY ARCHITECTURAL SITE PLAN

ARCHIDEAS
Architecture
Interiors
Planning

A0.1 Author 10/28/2011 11:58:22 AM J:\2010\2010009-Glazer Property-Long Grove\-01 Glazer PUD Submittal\Siteplan9_Phase1.rvt



1 SITE PLAN
SCALE: 1" = 30'-0"



KEY PLAN

AREA

TOTAL SITE AREA:	233,887 SF	5.37 AC
VILLAGE WATER TREATMENT AREA:	30,440 SF	0.70 AC
IDOT ROAD CONVEYANCE:	5,850 SF	0.13 AC
NET SITE AREA:	197,597 SF	4.54 AC
LOT 1 PNC BANK (F.A.R.: 13.8%)	30,800 SF	0.71 AC
LOT 2 EXISTING OFFICE (F.A.R.: 31.6%)	60,198 SF	1.38 AC
LOT 3 OFFICE (F.A.R.: 39.6%)	46,185 SF	1.06 AC
OUTLOT 'A' N-S DRIVE	24,601 SF	0.56 AC
OUTLOT 'B' DETENTION	17,100 SF	0.40 AC
OUTLOT 'C' LANDSCAPE BUFFER	18,713 SF	0.43 AC
TOTAL BUILDING AREA:	41,554 GSF	
PNC BANK	4,254 GSF	
EXISTING OFFICE	19,000 GSF	
OFFICE	18,300 GSF	
F.A.R.:		
PROPOSED	21.0%	
ALLOWED (MAXIMUM)	23.0%	
IMPERVIOUS SURFACE COVERAGE:		
PROPOSED	61% (120,363 SF)	
ALLOWED (MAXIMUM)	75% (148,198 SF)	

PARKING

BANK:	
PROPOSED	23 CARS (5.4/1000)
REQUIRED	20 CARS (4.0/1000)
EXISTING OFFICE	
PROPOSED	89 CARS (4.7/1000)
REQUIRED	95 CARS (5.0/1000)
PROPOSED OFFICE	
PROPOSED	84 CARS (4.6/1000)
REQUIRED	92 CARS (5.0/1000)

SITE DATA

0 30' 60'
11.01.2011 2010.005-01

EXECUTIVE HOUSE PROPERTY

SP 9 - PHASE 2

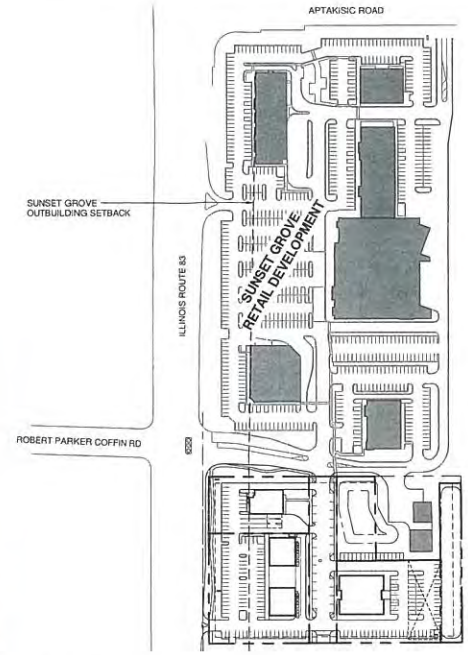
4180 ROUTE 83 | LONG GROVE, ILLINOIS

PRELIMINARY ARCHITECTURAL SITE PLAN

ARCHIDEAS
Architecture
Interiors
Planning

A0.2 Author 10/28/2011 11:58:49 AM J:\2010\2010005-Glazer Property-Long Grove\-01 Glazer PUD Submittal\Siteplan5_Phase1.rvt

1 SITE PLAN
SCALE: 1" = 30'-0"



KEY PLAN

AREA

TOTAL SITE AREA:	233,887 SF	5.37 AC
VILLAGE WATER TREATMENT AREA:	30,440 SF	0.70 AC
IDOT ROAD CONVEYANCE:	5,850 SF	0.13 AC
NET SITE AREA:	197,597 SF	4.54 AC
LOT 1 PNC BANK (F.A.R.: 13.8%)	30,800 SF	0.71 AC
LOT 2 RETAIL (F.A.R.: 13.3%)	60,198 SF	1.38 AC
LOT 3 OFFICE (F.A.R.: 39.6%)	46,185 SF	1.06 AC
OUTLOT 'A' N-S DRIVE	24,601 SF	0.56 AC
OUTLOT 'B' DETENTION	17,100 SF	0.40 AC
OUTLOT 'C' LANDSCAPE BUFFER	18,713 SF	0.43 AC
TOTAL BUILDING AREA:	30,554 GSF	
PNC BANK	4,254 GSF	
RETAIL 1	4,000 GSF	
RETAIL 2	4,000 GSF	
OFFICE	18,300 GSF	
F.A.R.:		
PROPOSED	15.5%	
ALLOWED (MAXIMUM)	23.0%	
IMPERVIOUS SURFACE COVERAGE:		
PROPOSED	66% (130,985 SF)	
ALLOWED (MAXIMUM)	75% (148,198 SF)	

PARKING

BANK:		
	PROPOSED	23 CARS (5.4/1000)
	REQUIRED	20 CARS (4.0/1000)
RETAIL (RESTAURANT)		
	PROPOSED	81 CARS (10.1/1000)
	REQUIRED	64 CARS (8.0/1000)
OFFICE		
	PROPOSED	92 CARS (5.0/1000)
	REQUIRED	92 CARS (5.0/1000)

SITE DATA

SCALE: 1/4" = 1'-0"

0 30' 60'

11.01.2011 2010 006-01

EXECUTIVE HOUSE PROPERTY

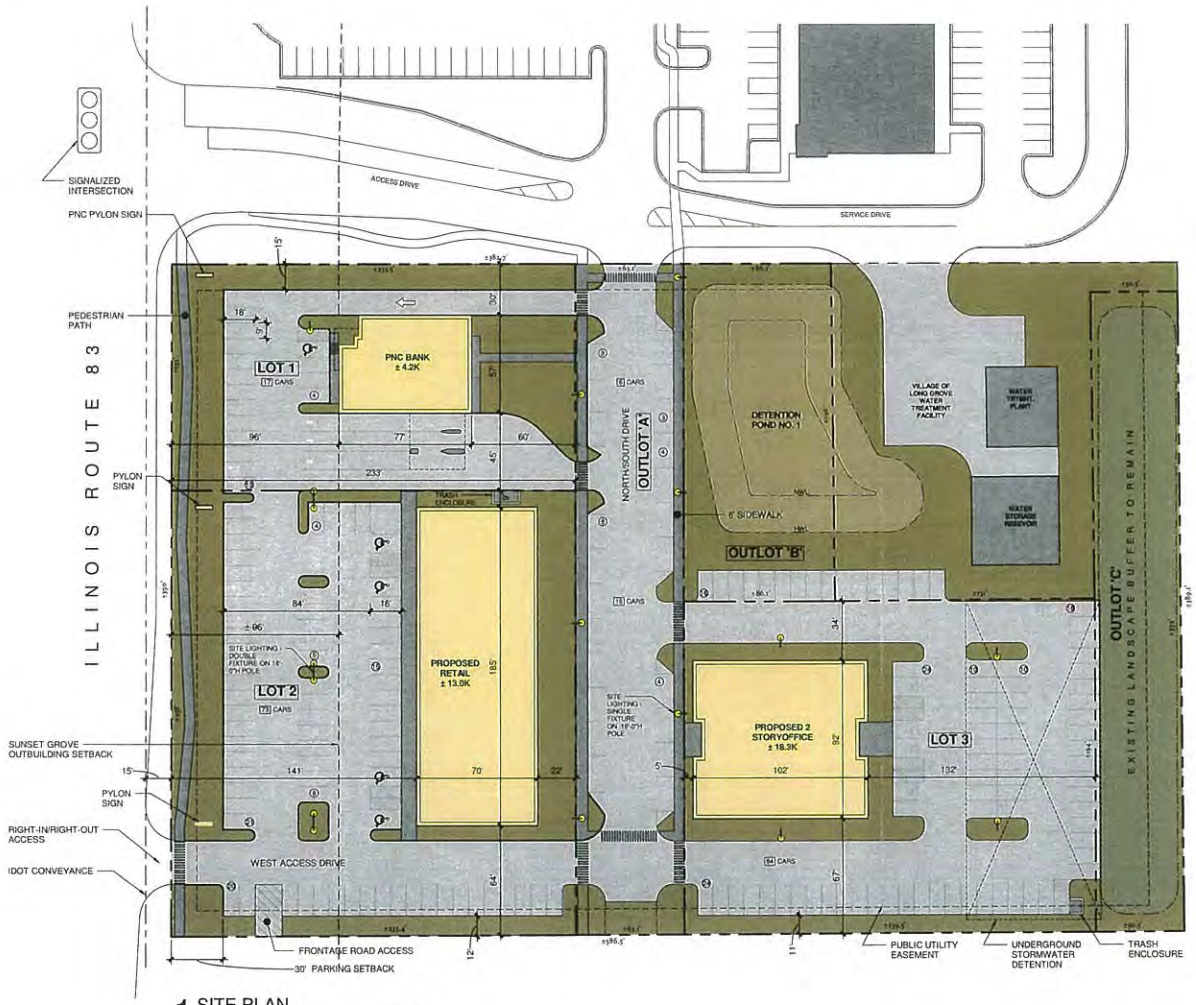
4180 ROUTE 83 | LONG GROVE, ILLINOIS

SP 9 - PHASE 3

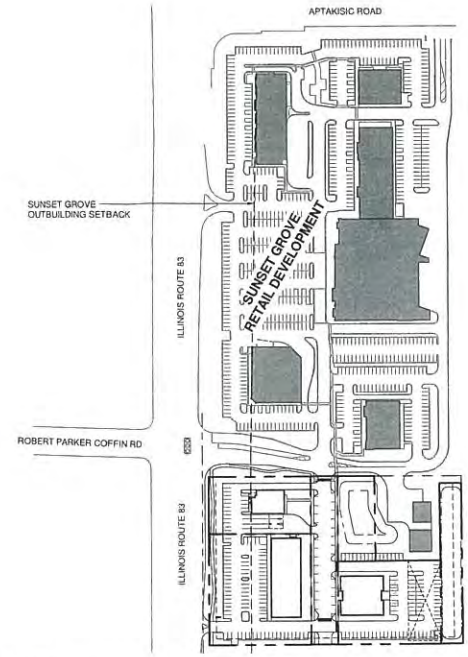
PRELIMINARY ARCHITECTURAL SITE PLAN

ARCHIDEAS
Architecture
Interiors
Planning

A0.3 Author 10/28/2011 11:59:08 AM J:\2010\2010006-Glazer Property-Long Grove\-01 Glazer PUD Submittal\Siteplan9_Phase1.rvt



1 SITE PLAN
SCALE: 1" = 30'-0"



KEY PLAN

AREA

TOTAL SITE AREA:	233,887 SF	5.37 AC
VILLAGE WATER TREATMENT AREA:	30,440 SF	0.70 AC
IDOT ROAD CONVEYANCE:	5,850 SF	0.13 AC
NET SITE AREA:	197,597 SF	4.54 AC
LOT 1 PNC BANK (F.A.R.: 13.6%)	30,800 SF	0.71 AC
LOT 2 RETAIL (F.A.R.: 21.6%)	60,198 SF	1.38 AC
LOT 3 OFFICE (F.A.R.: 39.6%)	46,185 SF	1.06 AC
OUTLOT 'A' N-S DRIVE	24,601 SF	0.56 AC
OUTLOT 'B' DETENTION	17,100 SF	0.40 AC
OUTLOT 'C' LANDSCAPE BUFFER	18,713 SF	0.43 AC
TOTAL BUILDING AREA:	95,554 GSF	
PNC BANK	4,254 GSF	
RETAIL	13,000 GSF	
OFFICE	18,300 GSF	
F.A.R.:		
PROPOSED	18.0%	
ALLOWED (MAXIMUM)	23.0%	
IMPERVIOUS SURFACE COVERAGE:		
PROPOSED	65% (127,963 SF)	
ALLOWED (MAXIMUM)	75% (148,198 SF)	

PARKING

BANK:	
PROPOSED	23 CARS (5.4/1000)
REQUIRED	20 CARS (4.0/1000)
RETAIL (GENERIC)	
PROPOSED	89 CARS (4.9/1000)
REQUIRED	90 CARS (5.0/1000)
OFFICE	
PROPOSED	84 CARS (4.6/1000)
REQUIRED	92 CARS (5.0/1000)

SITE DATA

SCALE: 1/4" = 1'-0"

0 30' 60'
11.01.2011 2010-006-01

EXECUTIVE HOUSE PROPERTY

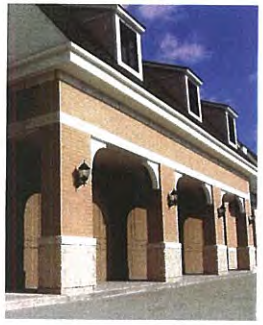
4180 ROUTE 83 | LONG GROVE, ILLINOIS

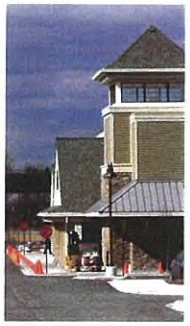
SP 9 - PHASE 3A

PRELIMINARY ARCHITECTURAL SITE PLAN

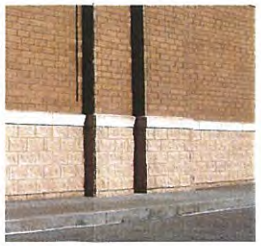
ARCHIDEAS
Architecture
Interiors
Planning

A0.4 Author 10/28/2011 11:59:26 AM J:\2010\2010006-Glazer Property-Long Grove\-01 Glazer PUD Submittal\Siteplan9_Phase1.rvt





BUILDING FORM - GABLE ROOFS, ROOF DORMERS, COVERED ARCADES, TOWERS, & ARCHED ENTRANCES.



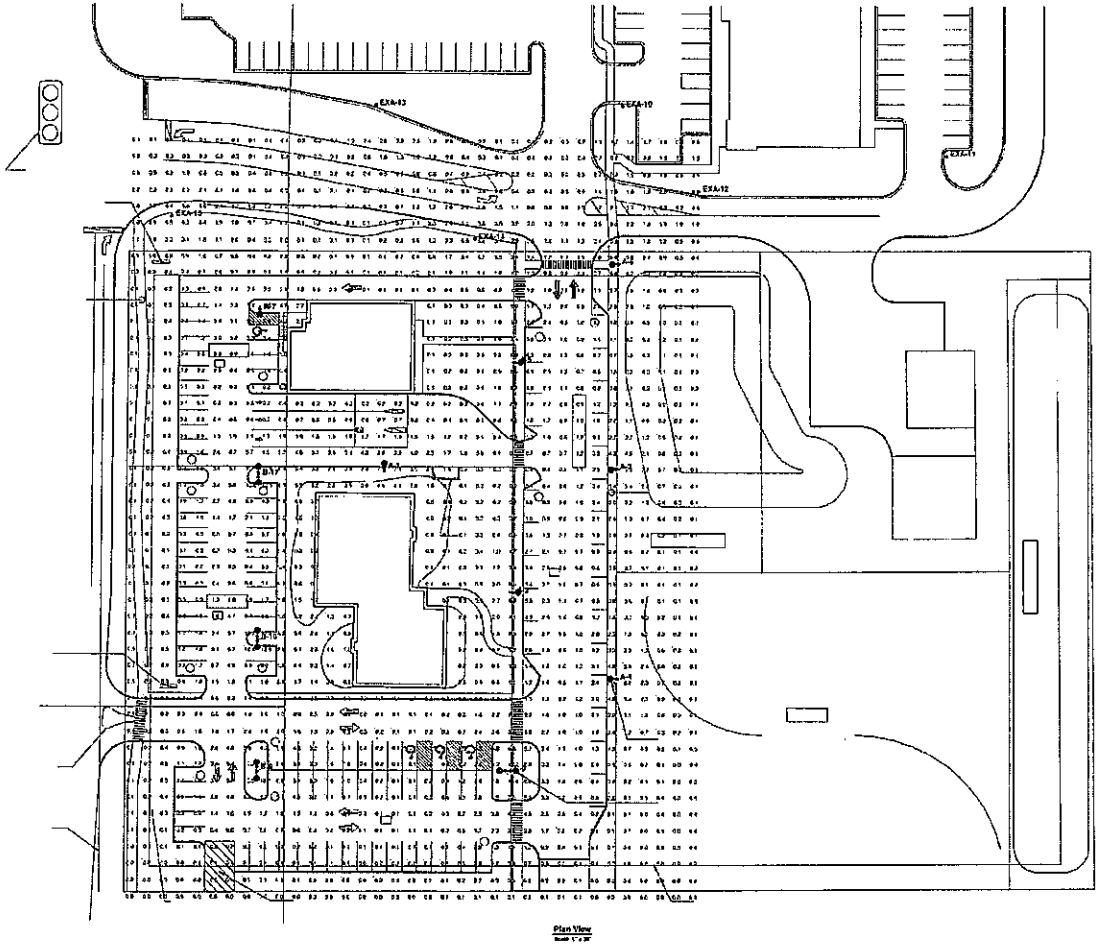
MATERIALS - STONE, FACE BRICK, WOOD SIDING, WOOD TRIM, ASPHALT, & METAL ROOFING

05.13.2011 2010 006-01

GLAZER PROPERTY - P.U.D. SUBMITTAL
LONG GROVE, ILLINOIS

BUILDING ARCHITECTURE

ARCHIDEAS
Architecture
Interiors
Planning



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
●	A	7	EMDT-250M MOG ACHS SKU	EUROTECHE ARCHITECTURAL LUMINAIRE WITH ETO REFLECTOR, CLEAR GULF SPHERE ACRYLIC LENS.	CMH 250 WATT ED-17 METAL HALIDE HORIZONTAL POS	EMDT_400M_M CYLINDRICAL_IES 3.ies	20000	0.72	294
● ●	B	4	EMDT-250M MOG ACHS SKU	EUROTECHE ARCHITECTURAL LUMINAIRE WITH ETO REFLECTOR, CLEAR GULF SPHERE ACRYLIC LENS.	CMH 250 WATT ED-17 METAL HALIDE HORIZONTAL POS	EMDT_400M_M CD_ACHS_SN 3.ies	20000	0.72	294

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		1.3 fc	13.5 fc	0.0 fc	N/A	N/A

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	MH	Orientation
1	A	155.0	294.6	10.0	0.0
2	A	220.8	193.0	10.0	90.0
3	A	290.4	258.5	10.0	270.0
4	A	285.9	133.3	10.0	270.0
5	A	213.6	227.6	10.0	90.0
6	A	250.8	323.9	10.0	270.0
7	A	72.5	353.7	10.0	180.0
8	B	73.8	74.8	10.0	0.0
9	B	220.8	74.4	10.0	90.0
16	B	73.8	154.6	10.0	0.0
17	B	73.8	254.3	10.0	0.0

PRELIMINARY SITE LIGHTING PLAN & PHOTOMETRICS

EXECUTIVE HOUSE PROPERTY

4180 ROUTE 83 | LONG GROVE, ILLINOIS

11.01.2011 2010-006-01

ARCHIDEAS
Architecture
Interiors
Planning

EXC - P3 Author 10/31/2011 3:40:30 PM J:\2010\2010006-Glazer Property-Long Grove\-01 Glazer PUD Submittal\Elizabeth_Photo1.dwg

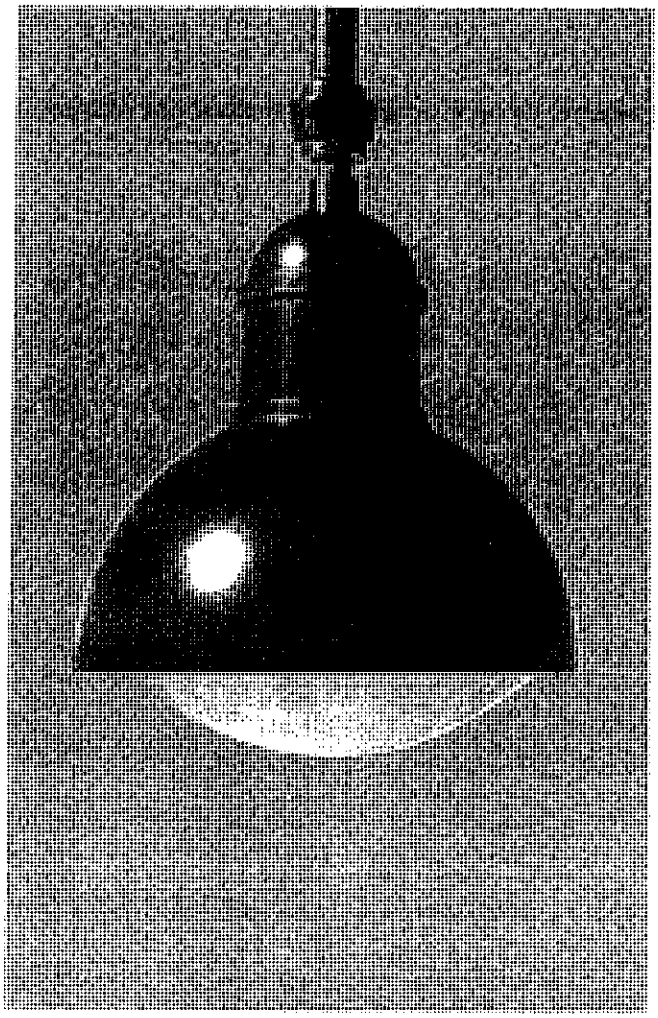
Project: Executive House Property, 4180 Route 83

Contents - May 24, 2011

Type	Factory	Description
A	Antique Street Lamps	EH22RT 250M MOG ACHS SR3 TB1 ANDB EAL5/1
A	Antique Street Lamps	EPAX16 S5 AB3/7-1/2 4-3/8T8 ANDB
B	Antique Street Lamps	EH22RT 250M MOG ACHS SR3 TB1 ANDB-EAL5/2
B	Antique Street Lamps	EPAX16 S5 AB3/7-1/2 4-3/8T8 ANDB

Submitting Agency:	Description:	Type:
KSA Lighting LLC P: 630- 307- 6955	**EH22RT 250M MOG ACHS SR3 TB1 ANDB EAL5/1** Project: **Executive House Property, 4180 Route 83** Notes:	**A**

HANOVER SERIES
Large Luminaires



EH22RT GCSG

SPECIFICATIONS

DESCRIPTION

The luminaire shall consist of a ballast housing and skirt with internal reflector and horizontal lamp. Lens shall be flat, sag, half sphere or drop globe. Optional decoration shall be a shield at the bottom of the skirt.

DIMENSIONS

Dimensions shall be as detailed on the back page.

MATERIALS

The ballast housing and skirt shall be cast aluminum. Globe material shall be clear glass, flat or sag, or clear acrylic, half sphere or drop globe. The reflector shall be anodized and segmented for superior uniformity and control. The optional shield shall be spun aluminum. All hardware shall be stainless steel.

INSTALLATION

The luminaire shall have 1.5" female, NPT at top for mounting to the Eurotique™ 5" diameter arms. The globe shall be gasketed and mounted on an aluminum ring which is hinged to the skirt and furnished with a captive screw for easy relamping. The reflector shall pivot and be secured with a captive screw for easy access to the ballast plate. The ballast and socket assembly shall be furnished with a quick disconnect plug and mount on a removable ballast plate.

FINISH

For finish specifications and color options, see "Finish" section in catalog.

LIGHT SOURCE

Luminaires shall be furnished with an H.I.D. ballast and socket assembly. Luminaire shall be UL listed and labeled as suitable for wet locations. Socket shall be glazed porcelain, mogul base, with a copper alloy nickel plated screw shell and center contact. Ballast shall be core and coil, high power factor, regulating type.

CERTIFICATION

Upon request, manufacturer shall supply UL file# and listing information.

PHOTOMETRY

See "Eurotique™ PHOTOMETRICS" tab in catalog.

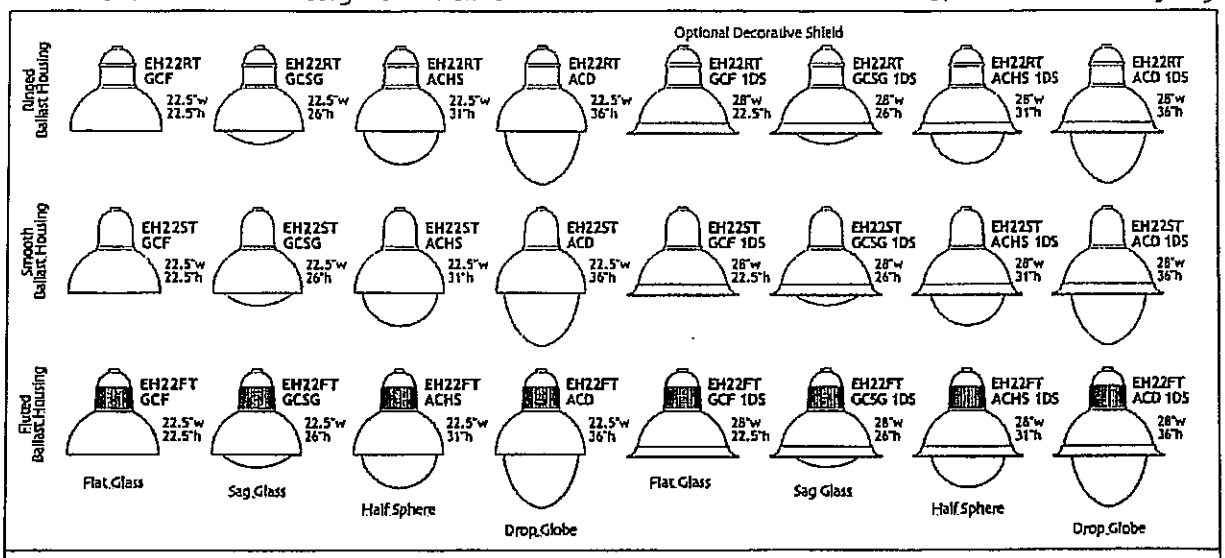
EUROTIQUE™
Architectural Lighting

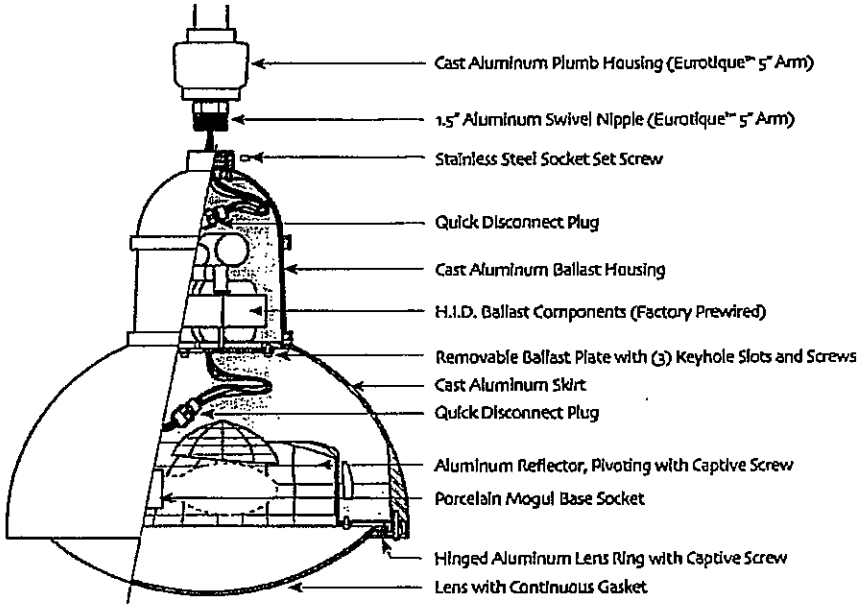
ANTIQUE Street Lamps
An Acuity Brands Company
2011-B W. Rundberg Ln. • Austin, TX 78758
Ph (512) 977-8444 • Fax (512) 977-9622
www.antiquestreetlamps.com

Submitting Agency:	Description:	Type:
KSA Lighting LLC P: 630- 307- 6955	**EH22RT 250M MOG ACHS SR3 TB1 ANDB EAL5/1** Project: **Executive House Property, 4180 Route 83** Notes:	**A**

HANOVER SERIES Large Luminaires

EUROTIQUE™ Architectural Lighting





ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: **EH22RT 150S MOG ACHS SR2 120 ANBK DF**

Series

EH22RT	
EH22ST	
EH22FT	

Wattage/Lamp

H.I.D. ballast & socket

250M	MOG	250 watt Metal Halide
400M	MOG	400 watt Metal Halide
150S	MOG	150 watt High Pressure Sodium
250S	MOG	250 watt High Pressure Sodium
400S	MOG	400 watt High Pressure Sodium

Distribution[2]

SR2	IES Distribution
SR3	IES Distribution
SR45C	IES Distribution
SR4W	IES Distribution
SR5S	IES Distribution

Lens Material

GCF	Glass, Clear Flat
GCSG	Glass, Clear Sag
ACHS	Acrylic, Clear Half Sphere
ACD	Acrylic, Clear Drop Globe

Voltage

120
208
240
277
347
480[1]
TB[1]

Finish[2]

ANBK	Black
ANDB	Dark Bronze
ANDG	Dark Green
ANVG	Verde Green
ANPP	Prime Painted
CM	Custom Match
CS	Custom Select RAL colors

Options

HS	House Side Shield
SF	Single Fusing
DF	Double Fusing
1DS	Decorative Shield

NOTES:

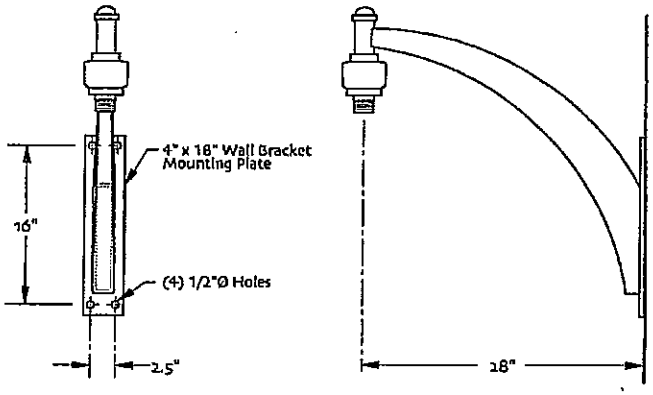
1. *Multi-tap Ballast (120, 208, 240, 277v). (120, 277, 347v in Canada). For wattages under 70S or 70M contact ASI for voltage availability.*
2. *For finish and color options, see finish section in catalog.*
3. *See Photometric tab for IES classifications and iso illuminance plots for each lens type and reflector combination.*

ANTIQUE Street Lamps
An Acuity Brands Company
2011-B W. Rundberg Ln. • Austin, TX 78758
Ph (512) 977-8444 • Fax (512)977-9622
www.antiquestreetlamps.com

Submitting Agency:	Description:	Type:
KSA Lighting LLC P: 630- 307- 6955	EH22RT 250M MOG ACHS SR3 TB1 ANDB EAL5/1 Project: Executive House Property, 4180 Route 83 Notes:	A

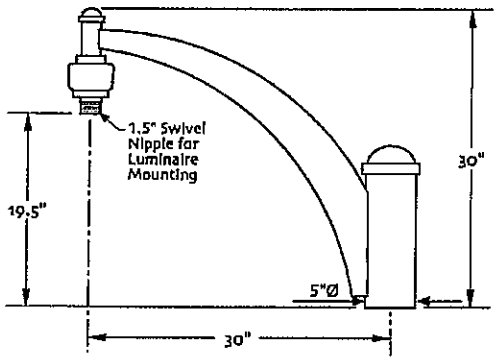
EUROTIQUE™ ARMS

EAL Series • 5" dia. Arms & Wall Bracket



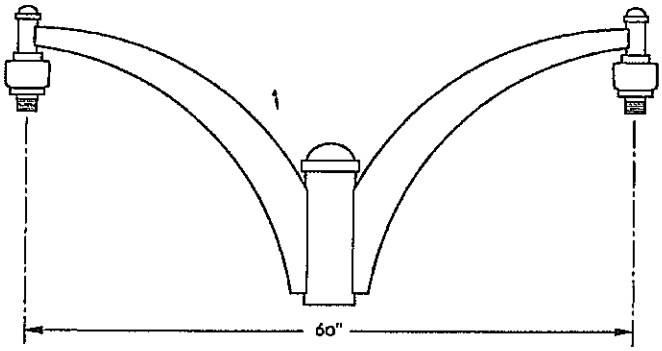
EAL5WB

A



EAL5/1

B



EAL5/2

SPECIFICATIONS

CONSTRUCTION

The arms and wall bracket shall be one-piece construction. The cast rectangular arms shall be welded to a center spool and plumbizer housing. For the wall bracket, the arm shall be welded to a flat wall plate. All welding shall be per ANSI/AWS D1.2. All welders shall be certified.

MATERIALS

The arms, finials, plumb housing and swivel nipple shall be cast aluminum. The center spool, arm spools and wall bracket mounting plate shall be aluminum. All hardware shall be stainless steel. All exterior hardware shall be tamper resistant.

INSTALLATION

The arms shall slip-fit a 4.375" O.D. x 8" post top tenon and attach with (8) socket set screws. Matching Eurotique poles shall be 5" diameter or 5"/7" diameter. The center finial and arm finial shall be removable. The wall bracket shall have four 1/2" dia. holes for mounting to the wall. (Bracket mounting hardware furnished by others. 2" x 3" vertical junction box recommended) Both arms and wall bracket shall have 1.5" NPT swivel nipples for luminaire mounting.

Optional twist-lock photocontrol installed at center spool top instead of finial.

For finish specifications and color options, see "Finish" section in catalog.

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: EAL5/1 ANBK PER PE1

Series

EAL5WB	one
EAL5/1	one
EAL5/2	two

# of luminaires required

Finish[1]

ANBK	Black
ANDB	Dark Bronze
ANDG	Dark Green
ANVG	Verde Green
ANPP	Prime Painted
CM	Custom Match
CS	Custom Select RAL colors

Options[2]

PER	NEMA Twist-Lock Receptacle only
PE1	NEMA Twist-Lock Photocontrol 120/208/240V
PE3	NEMA Twist-Lock Photocontrol 347V
PE4	NEMA Twist-Lock Photocontrol 480V
PE7	NEMA Twist-Lock Photocontrol 277V

NOTES: 1. For finish specifications and color options, see "Finish" section in catalog.
2. Twist-Lock Photocontrol not available with wall bracket.

ANTIQUE Street Lamps
An Acuity Brands Company
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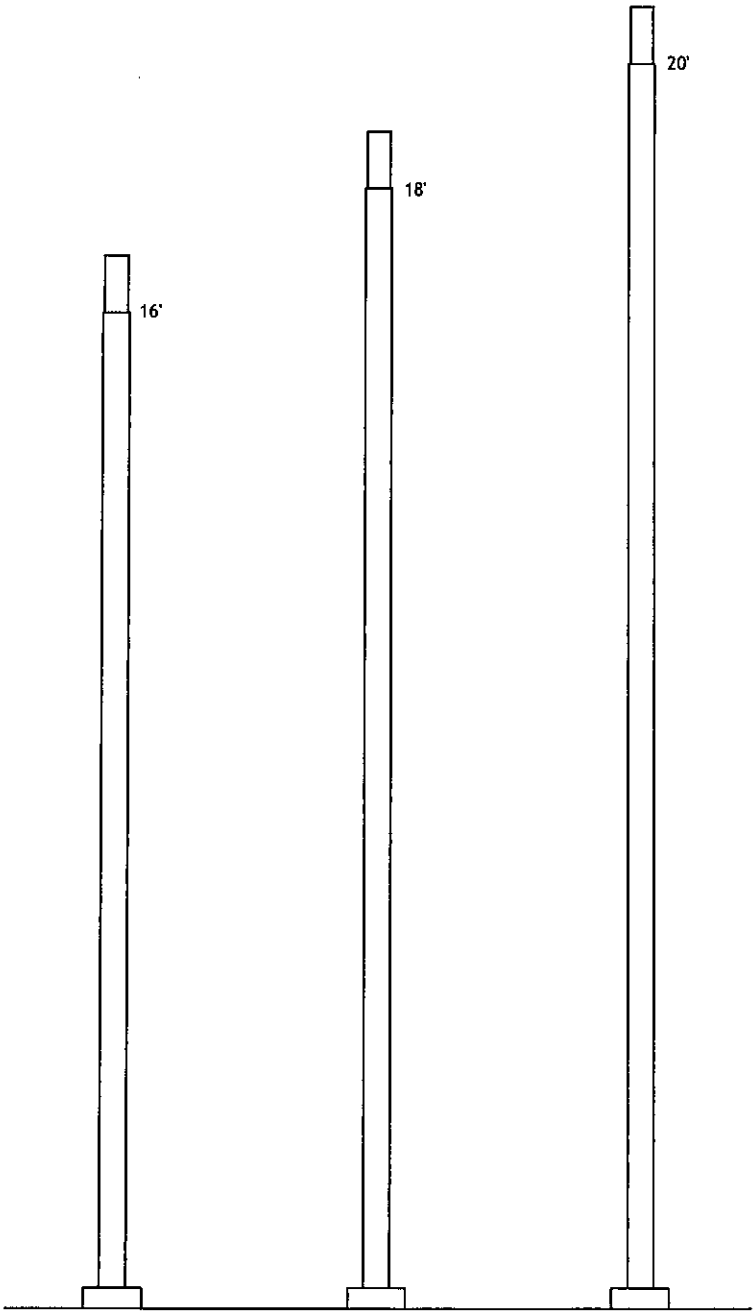
Ph (512) 977-8444 • Fax (512) 977-9622
www.antiquestreetlamps.com

Submitting Agency:	Description:	Type:
KSA Lighting LLC P: 630-307-6955	**EPAX16 S5 AB3/7-1/2 4-3/8T8 ANDB** Project: **Executive House Property, 4180 Route 83** Notes:	**A**

EUROTIQUE™ ALUMINUM POLES

5"Ø • 16' - 20' tall



EPAX 16 S5 *finish* **EPAX 18 S5** *finish* **EPAX 20 S5** *finish*

SPECIFICATIONS

DESCRIPTION

The lighting poles shall be one-piece all aluminum construction with a two-piece base cover. The poles shall have a straight shaft with integral anchor/base plate. All welding shall be per ANSI/AWS D1.2. All welders shall be certified. The poles shall be Antique Street Lamps' catalog number **EPAX** *XX* **S5** *finish*.

MATERIALS

The poles shall be extruded aluminum with cast aluminum anchor plate, base cover and handhole cover. All exposed hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot-dip galvanized. Partially galvanized bolts are not acceptable.

DIMENSIONS

The poles shall be *X'-XX"* in height with an 11" diameter base cover. An integral 4.375" O.D. x 11" tenon shall be provided at the top for mounting Eurotique 5" arms (exceptions following). A 4.375" O.D. x 8" tenon shall be provided when mounting Eurotique arm EAL5. No tenon shall be provided at the top when mounting Eurotique arm EAK5 which has an internal tenon.

INSTALLATION

The one-piece poles shall be provided with four .75" diameter by 24" long, L-type anchor bolts to be installed on a 7.5" diameter bolt circle. A handhole with cover shall be provided in the lower shaft section for wiring access. A grounding screw shall be provided inside the handhole. Eight set screws shall be provided at the top when mounting Eurotique arm EAK5.

For finish specifications and color options, see "Finish" section in catalog.

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Architectural Lighting

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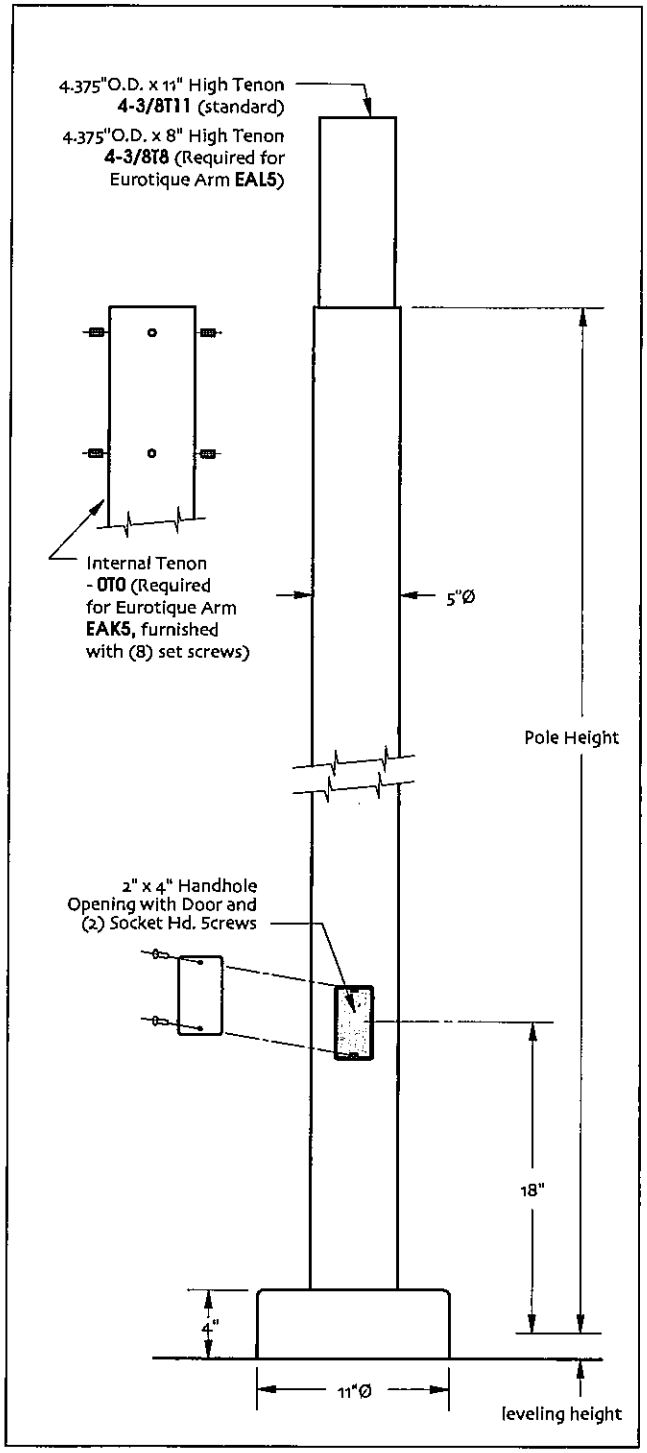
www.antiquestreetlamps.com

Submitting Agency:	Description:	Type:
KSA Lighting LLC P: 630- 307- 6955	**EPAX16 S5 AB3/7-1/2 4-3/8T8 ANDB** Project: **Executive House Property, 4180 Route 83** Notes:	**A**

EUROTIQUE™ ALUMINUM POLES

5"Ø • 16' - 20' tall



ORDERING INFORMATION

Choose the **boldface** catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: **EPAX 16 S5 4-3/8T11 ANPP Options**

Pole Series

EPAX EUROTIQUE™ Poles Aluminum

Height

16
18
20

Shaft Type

S5 5" dia. shaft

Tenon

4-3/8T11 Standard Tenon
4-3/8T8 Tenon for Arm EAL5
OTO Tenon for Arm EAK5

Finish[1]

ANBK Black
ANDB Dark Bronze
ANDG Dark Green
ANVG Verde Green
ANPP Prime Painted
CM Custom Match
CS Custom Select RAL colors

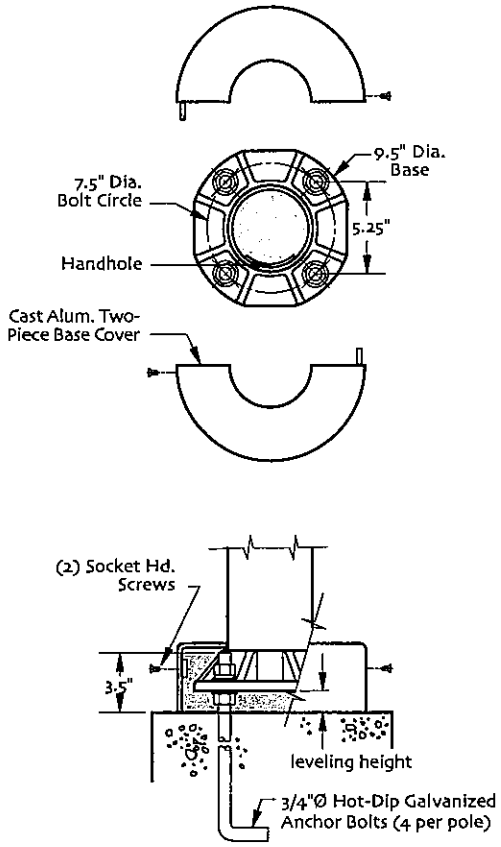
Options

_____ Receptacles
_____ Flagpole Holders

(see Accessories section in the catalog or contact Antique Street Lamps)

NOTES:
1. For finish specifications and color options, see Finish section in catalog or contact Antique Street Lamps.

ANCHORAGE GUIDE



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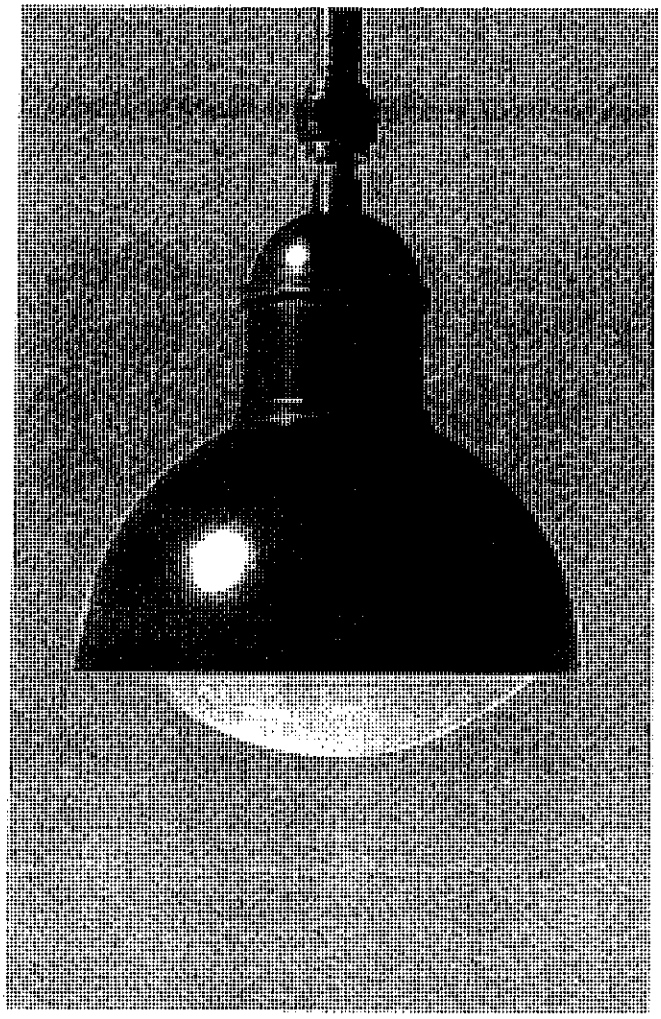
Submitting Agency:	Description:	Type:
KSA Lighting LLC P: 630- 307- 6955	**EH22RT 250M MOG ACHS SR3 TB1 ANDB-EAL5/2** Project: **Executive House Property, 4180 Route 83** Notes:	**B**

HANOVER SERIES
Large Luminaires



EH22RT GCSG

SPECIFICATIONS

DESCRIPTION
The luminaire shall consist of a ballast housing and skirt with internal reflector and horizontal lamp. Lens shall be flat, sag, half sphere or drop globe. Optional decoration shall be a shield at the bottom of the skirt.

DIMENSIONS
Dimensions shall be as detailed on the back page.

MATERIALS
The ballast housing and skirt shall be cast aluminum. Globe material shall be clear glass, flat or sag, or clear acrylic, half sphere or drop globe. The reflector shall be anodized and segmented for superior uniformity and control. The optional shield shall be spun aluminum. All hardware shall be stainless steel.

INSTALLATION
The luminaire shall have 1.5" female, NPT at top for mounting to the Eurotique™ 5" diameter arms. The globe shall be gasketed and mounted on an aluminum ring which is hinged to the skirt and furnished with a captive screw for easy relamping. The reflector shall pivot and be secured with a captive screw for easy access to the ballast plate. The ballast and socket assembly shall be furnished with a quick disconnect plug and mount on a removable ballast plate.

FINISH
For finish specifications and color options, see "Finish" section in catalog.

LIGHT SOURCE
Luminaires shall be furnished with an H.I.D. ballast and socket assembly. Luminaire shall be UL listed and labeled as suitable for wet locations. Socket shall be glazed porcelain, mogul base, with a copper alloy nickel plated screw shell and center contact. Ballast shall be core and coil, high power factor, regulating type.

CERTIFICATION
Upon request, manufacturer shall supply UL file# and listing information.

PHOTOMETRY
See "Eurotique™ PHOTOMETRICS" tab in catalog.

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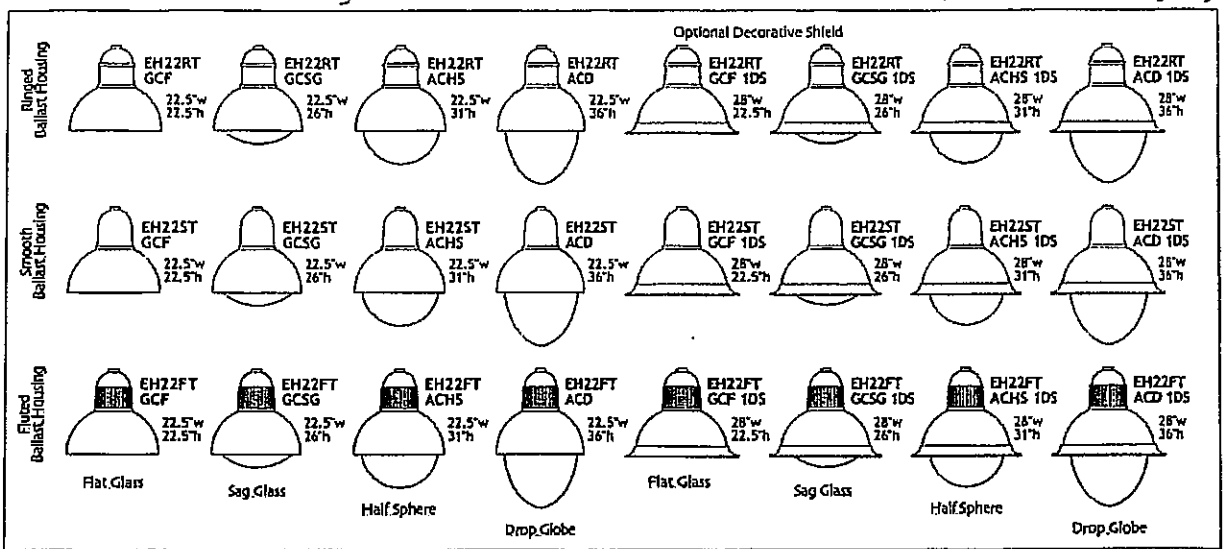
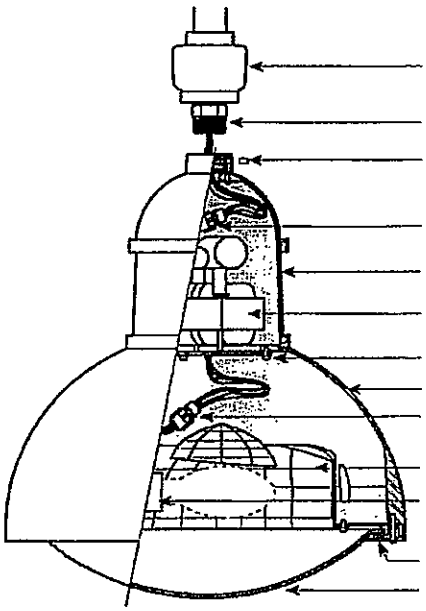
Submitting Agency:	Description:	Type:
KSA Lighting LLC P: 630-307-6955	**EH22RT 250M MOG ACHS SR3 TB1 ANDB-EAL5/2** Project: **Executive House Property, 4180 Route 83** Notes:	**B**

HANOVER SERIES Large Luminaires

EUROTIQUE™ Architectural Lighting





ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: **EH22RT 150S MOG ACHS SR2 120 ANBK DF**

Series

EH22RT	
EH22ST	
EH22FT	

Wattage/Lamp

H.I.D. ballast & socket

250M	MOG	250 watt Metal Halide
400M	MOG	400 watt Metal Halide
150S	MOG	150 watt High Pressure Sodium
250S	MOG	250 watt High Pressure Sodium
400S	MOG	400 watt High Pressure Sodium

Distribution[3]

SR2	IES Distribution
SR3	IES Distribution
SR4SC	IES Distribution
SR4W	IES Distribution
SR5S	IES Distribution

Lens Material

GCF	Glass, Clear Flat
GCSG	Glass, Clear Sag
ACHS	Acrylic, Clear Half Sphere
ACD	Acrylic, Clear Drop Globe

Voltage

120
208
240
277
347
480[1]
TB[1]

Finish[2]

ANBK	Black
ANDB	Dark Bronze
ANDG	Dark Green
ANVG	Verde Green
ANPP	Prime Painted
CM	Custom Match
CS	Custom Select RAL colors

Options

HS	House Side Shield
SF	Single Fusing
DF	Double Fusing
DS	Decorative Shield

NOTES:
1. *Multi-tap Ballast (120, 208, 240, 277v). (120, 277, 347v in Canada). For wattages under 70S or 70M contact ASL for voltage availability.*
2. *For finish and color options, see Finish section in catalog.*
3. *See Photometric tab for IES classifications and iso illuminance plots for each lens type and reflector combination.*

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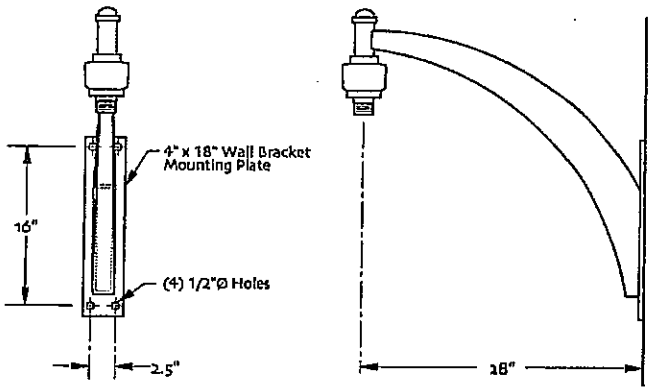
Submitting Agency:	Description:	Type:
KSA Lighting LLC P: 630-307-6955	EH22RT 250M MOG ACHS SR3 TB1 ANDB-EAL5/2 Project: Executive House Property, 4180 Route 83 Notes:	B

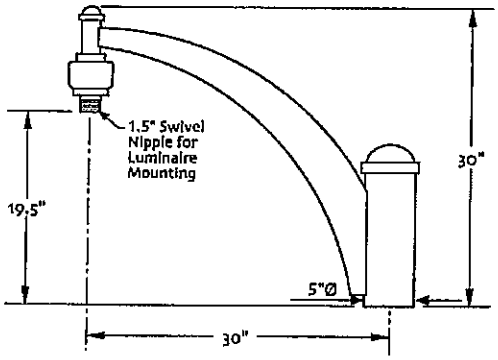
EUROTIQUE™ ARMS

EAL Series • 5" dia. Arms & Wall Bracket



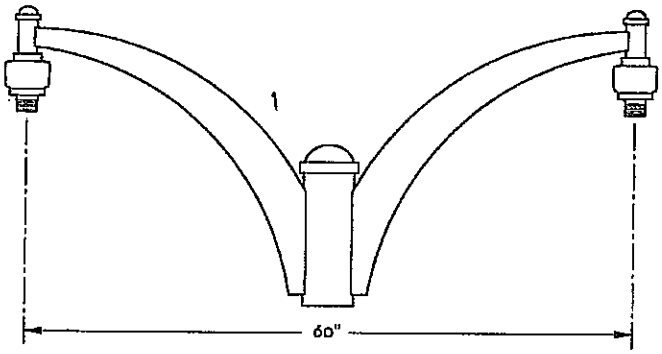
EAL5WB

A



EAL5/1

B



EAL5/2

SPECIFICATIONS

CONSTRUCTION

The arms and wall bracket shall be one-piece construction. The cast rectangular arms shall be welded to a center spool and plumbizer housing. For the wall bracket, the arm shall be welded to a flat wall plate. All welding shall be per ANSI/AWS D1.2. All welders shall be certified.

MATERIALS

The arms, finials, plumb housing and swivel nipple shall be cast aluminum. The center spool, arm spools and wall bracket mounting plate shall be aluminum. All hardware shall be stainless steel. All exterior hardware shall be tamper resistant.

INSTALLATION

The arms shall slip-fit a 4.375" O.D. x 8" post top tenon and attach with (8) socket set screws. Matching Eurotique poles shall be 5" diameter or 5"/7" diameter. The center finial and arm finial shall be removable. The wall bracket shall have four 1/2" dia. holes for mounting to the wall. (Bracket mounting hardware furnished by others. 2" x 3" vertical junction box recommended) Both arms and wall bracket shall have 1.5" NPT swivel nipples for luminaire mounting.

Optional twist-lock photocontrol installed at center spool top instead of finial.

For finish specifications and color options, see "Finish" section in catalog.

ORDERING INFORMATION

Choose the **boldface** catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: **EAL5/1 ANBK PER PE1**

Series

EAL5WB	one
EAL5/1	one
EAL5/2	two

# of Luminaires required

Finish[1]

ANBK	Black
ANDB	Dark Bronze
ANDG	Dark Green
ANVG	Verde Green
ANPP	Prime Painted
CM	Custom Match
CS	Custom Select RAL colors

Options[2]

PER	NEMA Twist-Lock Receptacle only
PE1	NEMA Twist-Lock Photocontrol 120/208/240V
PE3	NEMA Twist-Lock Photocontrol 347V
PE4	NEMA Twist-Lock Photocontrol 480V
PE7	NEMA Twist-Lock Photocontrol 277V

NOTES: 1. For finish specifications and color options, see "Finish" section in catalog.
2. Twist-Lock Photocontrol not available with wall bracket.

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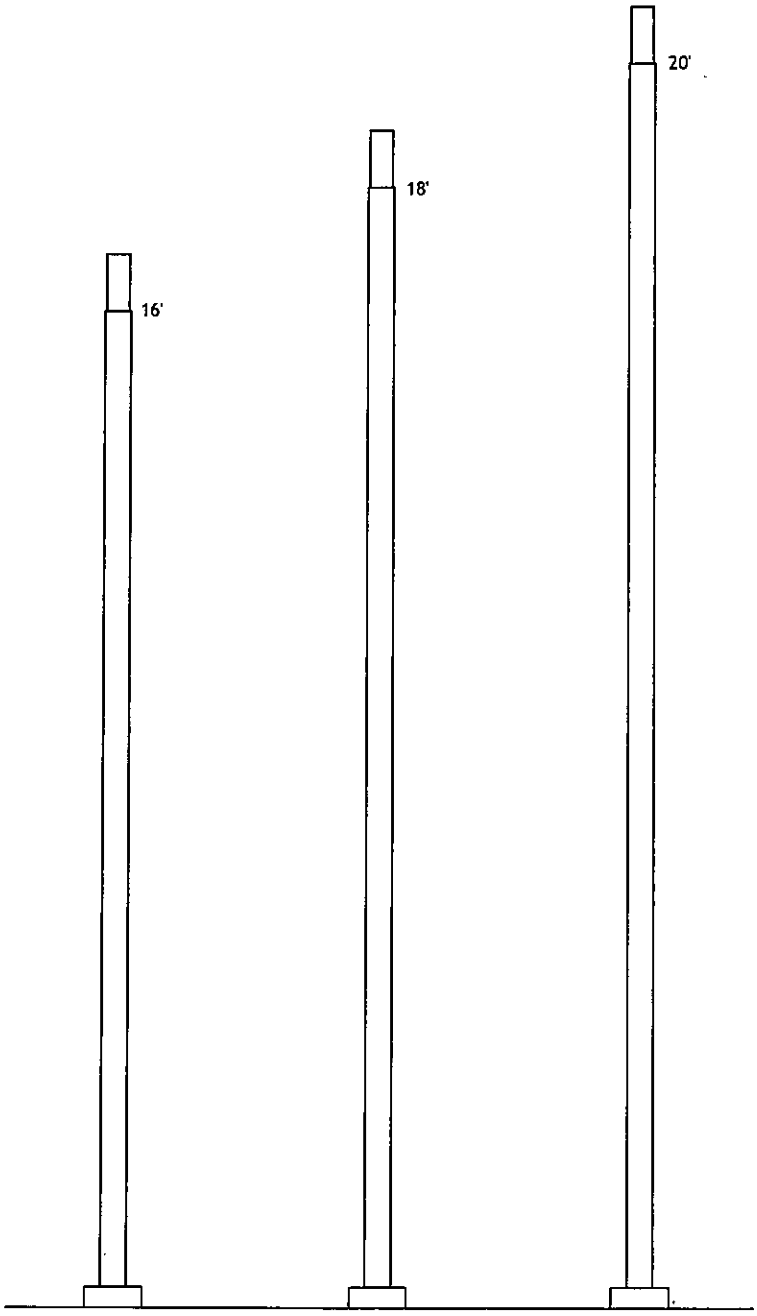
Submitting Agency:	Description:	Type:
KSA Lighting LLC P: 630- 307- 6955	**EPAX16 S5 AB3/7-1/2 4-3/8T8 ANDB** Project: **Executive House Property, 4180 Route 83** Notes:	**B**

EUROTIQUE™ ALUMINUM POLES

5"Ø • 16' - 20' tall



EPAX 16 S5 *finish* **EPAX 18 S5** *finish* **EPAX 20 S5** *finish*

SPECIFICATIONS

DESCRIPTION

The lighting poles shall be one-piece all aluminum construction with a two-piece base cover. The poles shall have a straight shaft with integral anchor/base plate. All welding shall be per ANSI/AWS D1.2. All welders shall be certified. The poles shall be Antique Street Lamps' catalog number **EPAX** *XX* **S5** *finish*.

MATERIALS

The poles shall be extruded aluminum with cast aluminum anchor plate, base cover and handhole cover. All exposed hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot-dip galvanized. Partially galvanized bolts are not acceptable.

DIMENSIONS

The poles shall be *X'-XX"* in height with an 11" diameter base cover. An integral 4.375" O.D. x 11" tenon shall be provided at the top for mounting Eurotique 5" arms (exceptions following). A 4.375" O.D. x 8" tenon shall be provided when mounting Eurotique arm EAL5. No tenon shall be provided at the top when mounting Eurotique arm EAK5 which has an internal tenon.

INSTALLATION

The one-piece poles shall be provided with four .75" diameter by 24" long, L-type anchor bolts to be installed on a 7.5" diameter bolt circle. A handhole with cover shall be provided in the lower shaft section for wiring access. A grounding screw shall be provided inside the handhole. Eight set screws shall be provided at the top when mounting Eurotique arm EAK5.

For finish specifications and color options, see "Finish" section in catalog.

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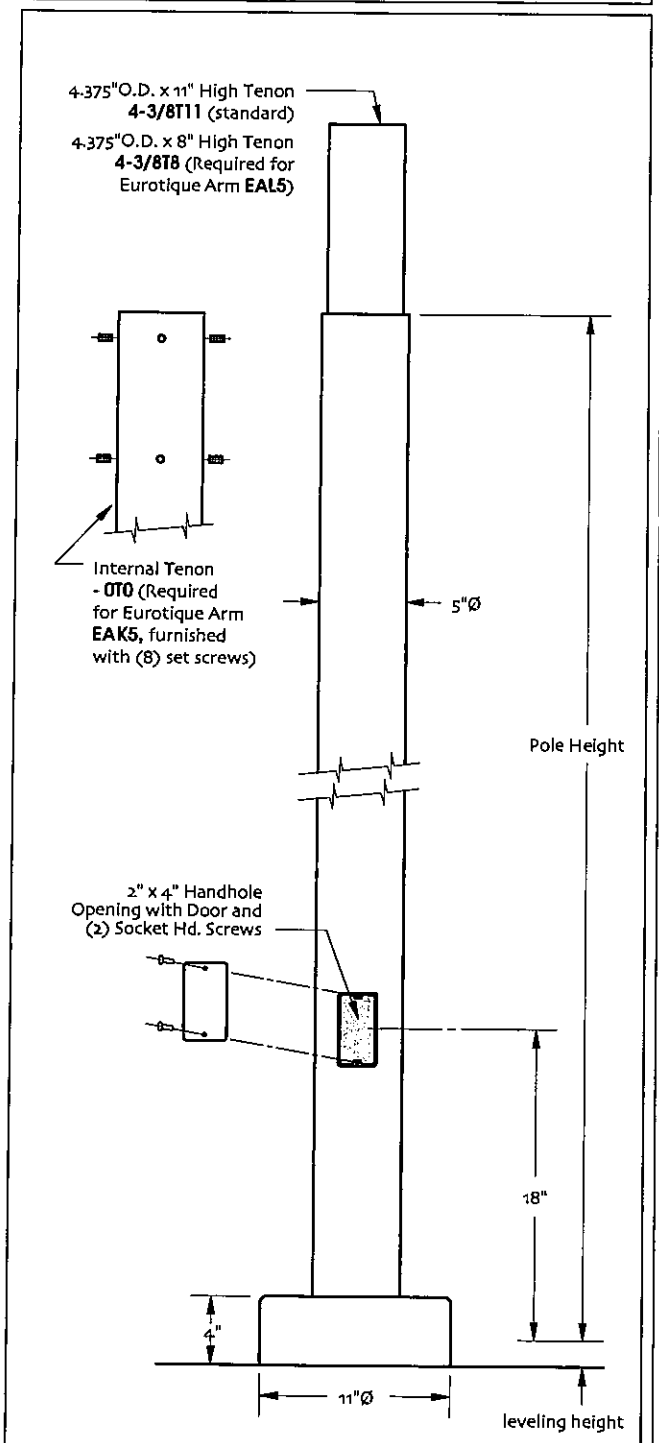
Submitting Agency:	Description:	Type:
KSA Lighting LLC P: 630- 307- 6955	**EPAX16 S5 AB3/7-1/2 4-3/8T8 ANDB** Project: **Executive House Property, 4180 Route 83** Notes:	**B**

EUROTIQUE™ ALUMINUM POLES

5"Ø • 16' - 20' tall



ORDERING INFORMATION

Choose the **boldface** catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: **EPAX 16 S5 4-3/8T11 ANPP Options**

Pole Series

EPAX EUROTIQUE™ Poles Aluminum

Height

16
18
20

Shaft Type

S5 5" dia. shaft

Tenon

4-3/8T11 Standard Tenon
4-3/8T8 Tenon for Arm EAL5
OTO Tenon for Arm EAK5

Finish[1]

ANBK Black
ANDB Dark Bronze
ANDG Dark Green
ANVG Verde Green
ANPP Prime Painted
CM Custom Match
CS Custom Select RAL colors

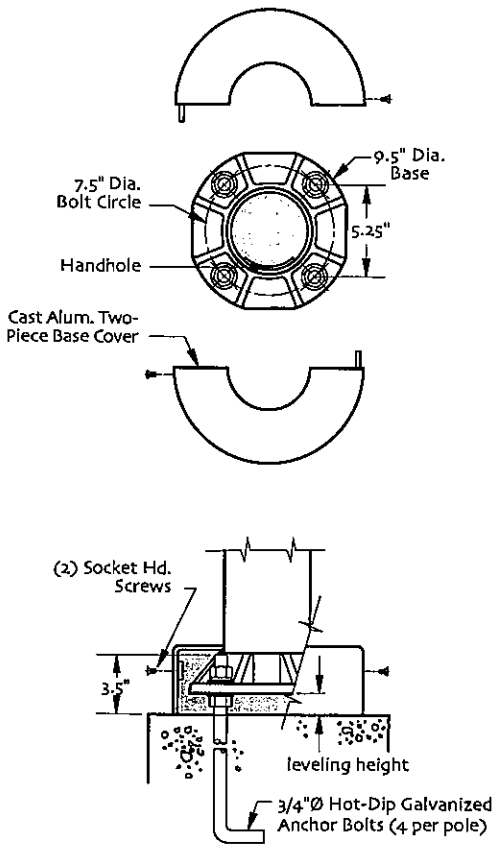
Options

_____ Receptacles
_____ Flagpole Holders

(see Accessories section in the catalog or contact Antique Street Lamps)

NOTES:
*1. For finish specifications and color options, see **Finish** section in catalog or contact Antique Steet Lamps.*

ANCHORAGE GUIDE



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EAST ELEVATION

SOUTH ELEVATION

PNC BANK | *Long Grove, IL*

0 2' 4' 8' 16'

Elevations
Scale: 1/8" = 1'-0"

Gensler November 7, 2011 *Prototype 4.2 (Dual-Entrance, Modified)*

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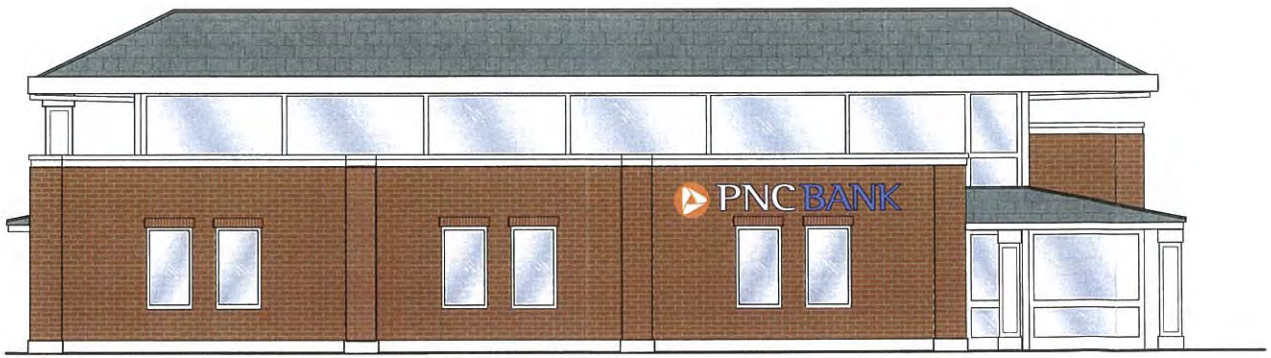
WEST ELEVATION



NORTH ELEVATION

PNC BANK | *Long Grove, IL*

0 2' 4' 8' 16'

Elevations
Scale: 1/8" = 1'-0"

Gensler November 7, 2011 *Prototype 4.2 (Dual-Entrance, Modified)*

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SignCHART

PNC

SITE #BAU115 - Long Grove

Site No: BAU115	**Region:**
Route 83	**Market:**
	Line Of Business:
Long Grove,	**PA:**

MONIGLE | ASSOCIATES

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RECOMMENDATION REPORT

Sign #	SignType	Description	Action
P001	M-25	Monument Sign - 24.67 sq. ft.	New
P002	IL-12-W	12" Illuminated White Channel Letterset (11.6 sq.ft.)	New
P003	IL-24-W	24" Illuminated White Channel Letterset (46.35 sq.ft.)	New
P004	IL-24-W	24" Illuminated White Channel Letterset (46.35 sq.ft.)	New
V001	LEEDS_V-2	LEEDS - Double Door Vinyl Lobby Hours and Drive-Up Hours	New
W001	RW-5	Card Swipe Message Plaque	New
W002	RW-3a-NL	Non-illuminated Wall Mounted Drive Up ATM Sign (1 sq.ft.)	New
W003	RW-3-NL	Non-illuminated Wall Mounted Clearance Sign (1 sq.ft.)	New
W004	RW-4	Night Deposit Message Sign	New
W005	D-3-NL-EN	3 sq.ft. Non-Illuminated Directional Sign - "Entrance"	New
W006	D-3-NL-EX	3 sq.ft. Non-Illuminated Directional Sign - "Exit"	New
W007	D-3-NL	3 sq.ft. Non-Illuminated Directional Sign	New
W008	None		None
W009	FDIC	FDIC Decal	New
W010	FDIC	FDIC Decal	New
W011	CONST-2	Green Branch Construction Sign 8' x 4'	New
ATM1	3198-WU-SUR	3198 Walk-up ATM Surround	New
ATM2	3199-DU-SUR	3199 Drive-up ATM Surround	New

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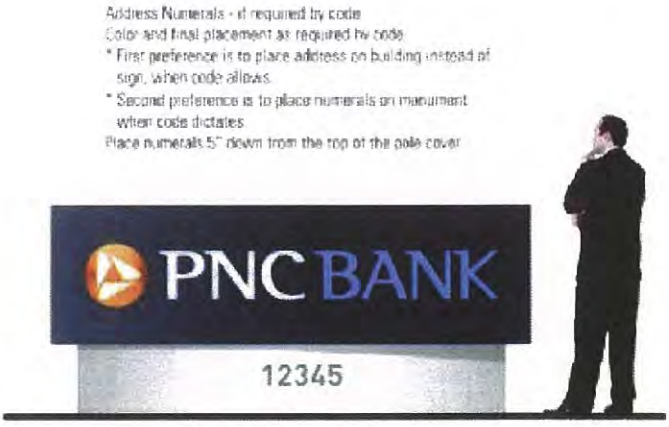
Existing

Sign #: P001
Existing Sign Type:
Face Material:
Construction:
Height Above Grade:
Face Height:
Face Width:
Depth:
Illuminated:
Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: P001
Action Code: New
Sign Type: M-25
Description: Monument Sign - 24.67 sq. ft.
Face Height: 2'-8"
Face Width: 9'-3"
Overall Height: 4'-0"
Depth:
Illuminated: Yes
Electrical:
Message A:
Message B:
Comments:
Restoration Notes: Perform utility locates and verify setbacks prior to fabrication / installation. New electrical work required. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



M-25 Monument Sign 9'-3" x 2'-8" (4'-0" OAH) 24.67 sq.ft.

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Existing

Sign #: P002

Existing Sign Type:

Face Material:

Construction:

Height Above Grade:

Face Height:

Face Width:

Depth:

Illuminated:

Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: P002

Action Code: New

Sign Type: IL-12-W

Description: 12" Illuminated White Channel Letterset (11.6 sq.ft.)

Face Height: 1'-0"

Face Width: 8'-7 5/8"

Overall Height: 1'-4 1/8"

Depth:

Illuminated: Yes

Electrical:

Message A:

Message B:

Comments:

Restoration Notes: New electrical work required. Field verify available circuits and access prior to fabrication. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances – refer to Control Documents. Mount letterset on raceway painted to match background color. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

EAST ELEVATION

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Existing

Sign #: P003

Existing Sign Type:

Face Material:

Construction:

Height Above Grade:

Face Height:

Face Width:

Depth:

Illuminated:

Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: P003

Action Code: New

Sign Type: IL-24-W

Description: 24" Illuminated White Channel Letterset (46.35 sq.ft.)

Face Height: 2'-0"

Face Width: 17'-3 3/4"

Overall Height: 2'-8 1/8"

Depth:

Illuminated: Yes

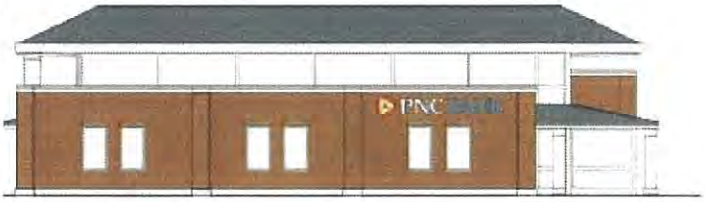
Electrical:

Message A:

Message B:

Comments:

Restoration Notes: New electrical work required. Field verify available circuits and access prior to fabrication. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances refer to Control Documents. Change letterset height if required. See control documents for product specification and master agreement for installation requirements.



NORTH ELEVATION

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Existing

Sign #: P004

Existing Sign Type:

Face Material:

Construction:

Height Above Grade:

Face Height:

Face Width:

Depth:

Illuminated:

Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: P004

Action Code: New

Sign Type: IL-24-W

Description: 24" Illuminated White Channel Letterset (46.35 sq.ft.)

Face Height: 2'-0"

Face Width: 17'-3 3/4"

Overall Height: 2'-8 1/8"

Depth:

Illuminated: Yes

Electrical:

Message A:

Message B:

Comments:

Restoration Notes: New electrical work required. Field verify available circuits and access prior to fabrication. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances refer to Control Documents. Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

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Existing

Sign #: V001

Existing Sign Type:

Face Material:

Construction:

Height Above Grade:

Face Height:

Face Width:

Depth:

Illuminated:

Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: V001

Action Code: New

Sign Type: LEEDS_V-2

Description: LEEDS - Double Door Vinyl Lobby Hours and Drive-Up Hours

Face Height:

Face Width:

Overall Height:

Depth:

Illuminated:

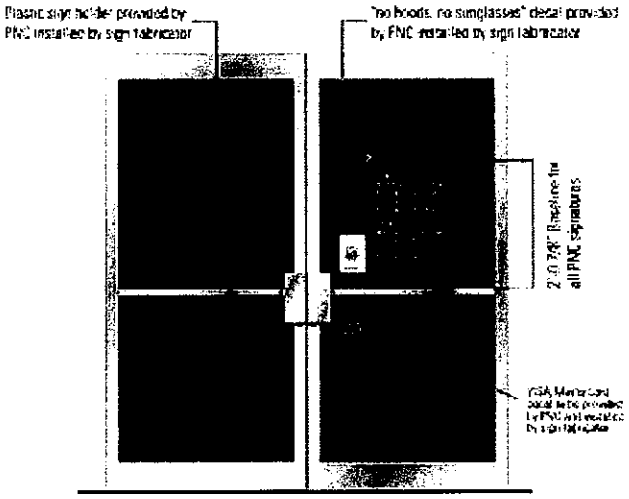
Electrical:

Message A:

Message B:

Comments:

Restoration Notes:



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Existing

Sign #: W001

Existing Sign Type:

Face Material:

Construction:

Height Above Grade:

Face Height:

Face Width:

Depth:

Illuminated:

Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: W001

Action Code: New

Sign Type: RW-5

Description: Card Swipe Message Plaque

Face Height: 4 1/2"

Face Width: 6"

Overall Height:

Depth:

Illuminated: No

Electrical:

Message A:

Message B:

Comments:

Restoration Notes: Verify copy w/ bank prior to fabrication. Fabricator to verify if secondary copy is required on sign face (i.e. legal, towing, city ordinances or code information). See control documents for product specification and master agreement for installation requirements.

Please
Swipe/Insert
ATM Card
For After Hours
Vestibule Access

RW-5 Regulatory Sign

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Existing

Sign #: W002
Existing Sign Type:
Face Material:
Construction:
Height Above Grade:
Face Height:
Face Width:
Depth:
Illuminated:
Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: W002
Action Code: New
Sign Type: RW-3a-NL
Description: Non-illuminated Wall Mounted Drive Up ATM Sign (1 sq.ft.)
Face Height: 5"
Face Width: 2'-6"
Overall Height: 1'-8 1/8"
Depth:
Illuminated: No
Electrical:
Message A:
Message B:
Comments:
Restoration Notes: Verify copy w/ bank prior to fabrication. Fabricator to verify if secondary copy is required on sign face (i.e. legal, towing, city ordinances or code information). See control documents for product specification and master agreement for installation requirements.

Drive-Up ATM

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Existing

Sign #: W003

Existing Sign Type:

Face Material:

Construction:

Height Above Grade:

Face Height:

Face Width:

Depth:

Illuminated:

Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: W003

Action Code: New

Sign Type: RW-3-NL

Description: Non-illuminated Wall Mounted Clearance Sign (1 sq.ft.)

Face Height: 5"

Face Width: 2'-6"

Overall Height:

Depth:

Illuminated: No

Electrical:

Message A:

Message B:

Comments:

Restoration Notes: Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area. Field determine clearance height w/ acceptable tolerance. See control documents for product specification and master agreement for installation requirements.

Clearance 0'-0"

Field Determine Clearance Height

RW-3-NL Regulatory Sign

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Existing

Sign #: W004
Existing Sign Type:
Face Material:
Construction:
Height Above Grade:
Face Height:
Face Width:
Depth:
Illuminated:
Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: W004
Action Code: New
Sign Type: RW-4
Description: Night Deposit Message Sign
Face Height: 5 1/2"
Face Width: 8 1/2"
Overall Height:
Depth:
Illuminated: No
Electrical:
Message A:
Message B:
Comments:
Restoration Notes: Verify phone number with regional PM prior to fabrication. See control documents for product specification and master agreement for installation requirements.

Night Deposit Plaque placement

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Existing

Sign #: W005

Existing Sign Type:

Face Material:

Construction:

Height Above Grade:

Face Height:

Face Width:

Depth:

Illuminated:

Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: W005

Action Code: New

Sign Type: D-3-NL-EN

Description: 3 sq.ft. Non-Illuminated Directional Sign - "Entrance"

Face Height: 1'-5"

Face Width: 2'-1 1/2"

Overall Height: 3'-0"

Depth:

Illuminated: No

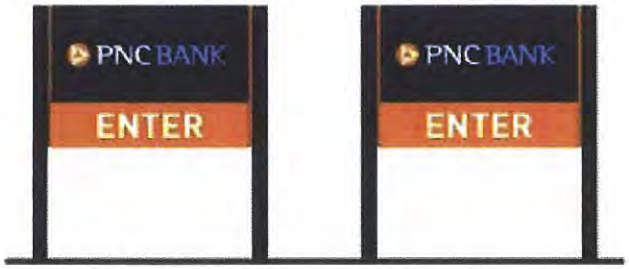
Electrical:

Message A:

Message B:

Comments:

Restoration Notes: Perform utility locates and verify setbacks prior to fabrication / installation. Manufacturer to verify if secondary signage branding is permitted with landlord and municipalities prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



Face A Face B

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Existing

Sign #: W006

Existing Sign Type:

Face Material:

Construction:

Height Above Grade:

Face Height:

Face Width:

Depth:

Illuminated:

Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: W006

Action Code: New

Sign Type: D-3-NL-EX

Description: 3 sq.ft. Non-Illuminated Directional Sign - "Exit"

Face Height: 1'-5"

Face Width: 2'-1 1/2"

Overall Height: 3'-0"

Depth:

Illuminated: No

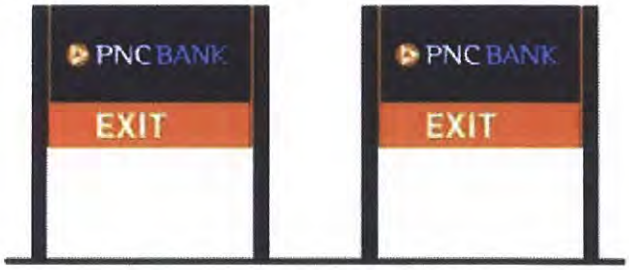
Electrical:

Message A:

Message B:

Comments:

Restoration Notes: Perform utility locates and verify setbacks prior to fabrication / installation. Manufacturer to verify if secondary signage branding is permitted with landlord and municipalities prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



Face A Face B

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Existing

Sign #: W007

Existing Sign Type:

Face Material:

Construction:

Height Above Grade:

Face Height:

Face Width:

Depth:

Illuminated:

Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: W007

Action Code: New

Sign Type: D-3-NL

Description: 3 sq.ft. Non-Illuminated Directional Sign

Face Height: 1'-5"

Face Width: 2'-1 1/2"

Overall Height: 3'-0"

Depth:

Illuminated: No

Electrical:

Message A:

Message B:

Comments:

Restoration Notes: Perform utility locates and verify setbacks prior to fabrication / installation. Manufacturer to verify if secondary signage branding is permitted with landlord and municipalities prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Face A Face B

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Existing

Sign #: W008
Existing Sign Type:
Face Material:
Construction:
Height Above Grade:
Face Height:
Face Width:
Depth:
Illuminated:
Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: W008
Action Code: None
Sign Type: None
Description:
Face Height:
Face Width:
Overall Height:
Depth:
Illuminated:
Electrical:
Message A:
Message B:
Comments: Sign recommendation was removed due to major changes to lot layout.
Restoration Notes:

None

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Existing

Sign #: W009

Existing Sign Type:

Face Material:

Construction:

Height Above Grade:

Face Height:

Face Width:

Depth:

Illuminated:

Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: W009

Action Code: New

Sign Type: FDIC

Description: FDIC Decal

Face Height: 3"

Face Width: 7"

Overall Height:

Depth:

Illuminated: No

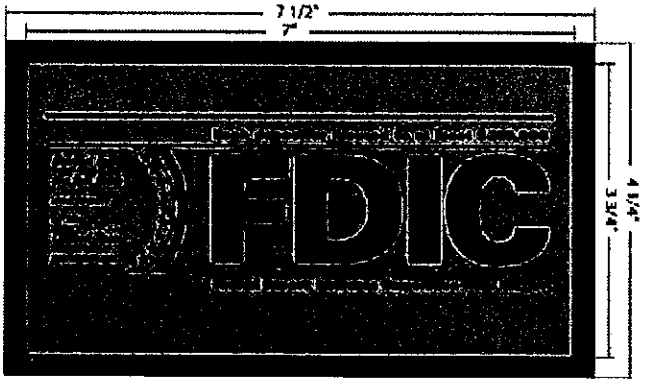
Electrical:

Message A:

Message B:

Comments:

Restoration Notes: See control documents for product specification and master agreement for installation requirements.



FDIC Decal

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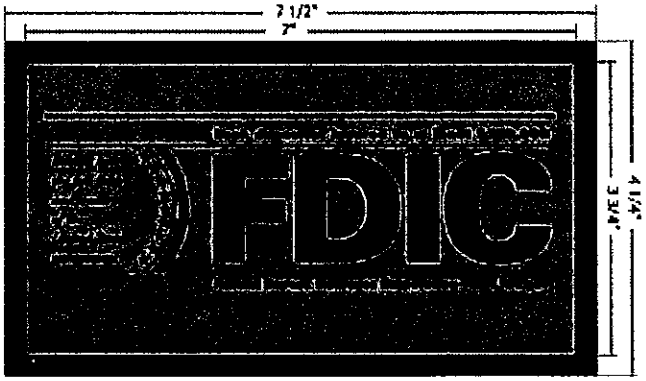
Existing

Sign #: W010
Existing Sign Type:
Face Material:
Construction:
Height Above Grade:
Face Height:
Face Width:
Depth:
Illuminated:
Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: W010
Action Code: New
Sign Type: FDIC
Description: FDIC Decal
Face Height: 3"
Face Width: 7"
Overall Height:
Depth:
Illuminated: No
Electrical:
Message A:
Message B:
Comments:
Restoration Notes: See control documents for product specification and master agreement for installation requirements.



FDIC Decal

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Existing

Sign #: W011

Existing Sign Type:

Face Material:

Construction:

Height Above Grade:

Face Height:

Face Width:

Depth:

Illuminated:

Electrical:

See Site Plan for Location of Proposed New Sign

Proposed

Sign Number: W011

Action Code: New

Sign Type: CONST-2

Description: Green Branch Construction Sign 8' x 4'

Face Height: 4'-0"

Face Width: 8'-0"

Overall Height: 8'-0"

Depth:

Illuminated: No

Electrical:

Message A:

Message B:

Comments:

Restoration Notes:

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Existing

ATM No: ATM1

Terminal No:

Maker:

Model Type:

ATM Access:

Premise:

ATM Environment:

Power Connection:

Face Height:

Face Width:

Illuminated:

See Site Plan for Location of Proposed New Sign

Proposed

ATM No: ATM1

Terminal No:

Sign Type: 3198-WU-SUR

Action Code: New

Description: 3198 Walk-up ATM Surround

Comments:

Restoration Notes: New electrical work required. Field verify available circuits and access prior to fabrication. Field verify that recommended ATM Surround and/or accessories will fit in space provided.

Approx size of trim panel area:

Face Height: 78"

Face Width: 67"

Illuminated: Yes

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Existing

ATM No: ATM2

Terminal No:

Maker:

Model Type:

ATM Access:

Premise:

ATM Environment:

Power Connection:

Face Height:

Face Width:

Illuminated:

See Site Plan for Location of Proposed New Sign

Proposed

ATM No: ATM2

Terminal No:

Sign Type: 3199-DU-SUR

Action Code: New

Description: 3199 Drive-up ATM Surround

Comments:

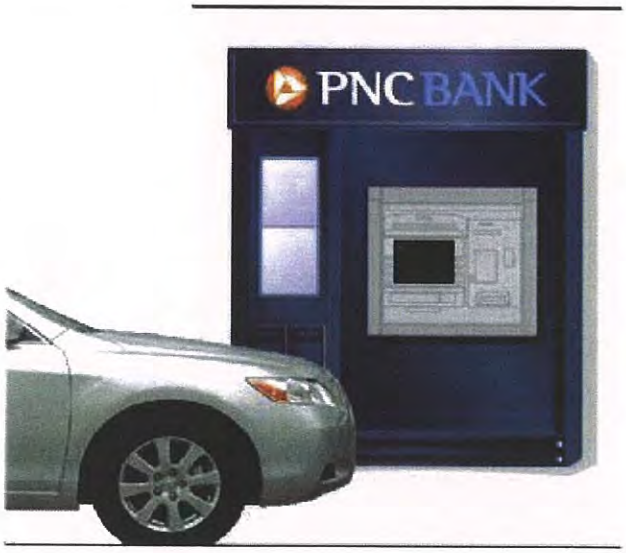
Restoration Notes: New electrical work required. Field verify available circuits and access prior to fabrication. Field verify that recommended ATM Surround and/or accessories will fit in space provided.

Approx size of trim panel area:

Face Height: 78"

Face Width: 67"

Illuminated: Yes



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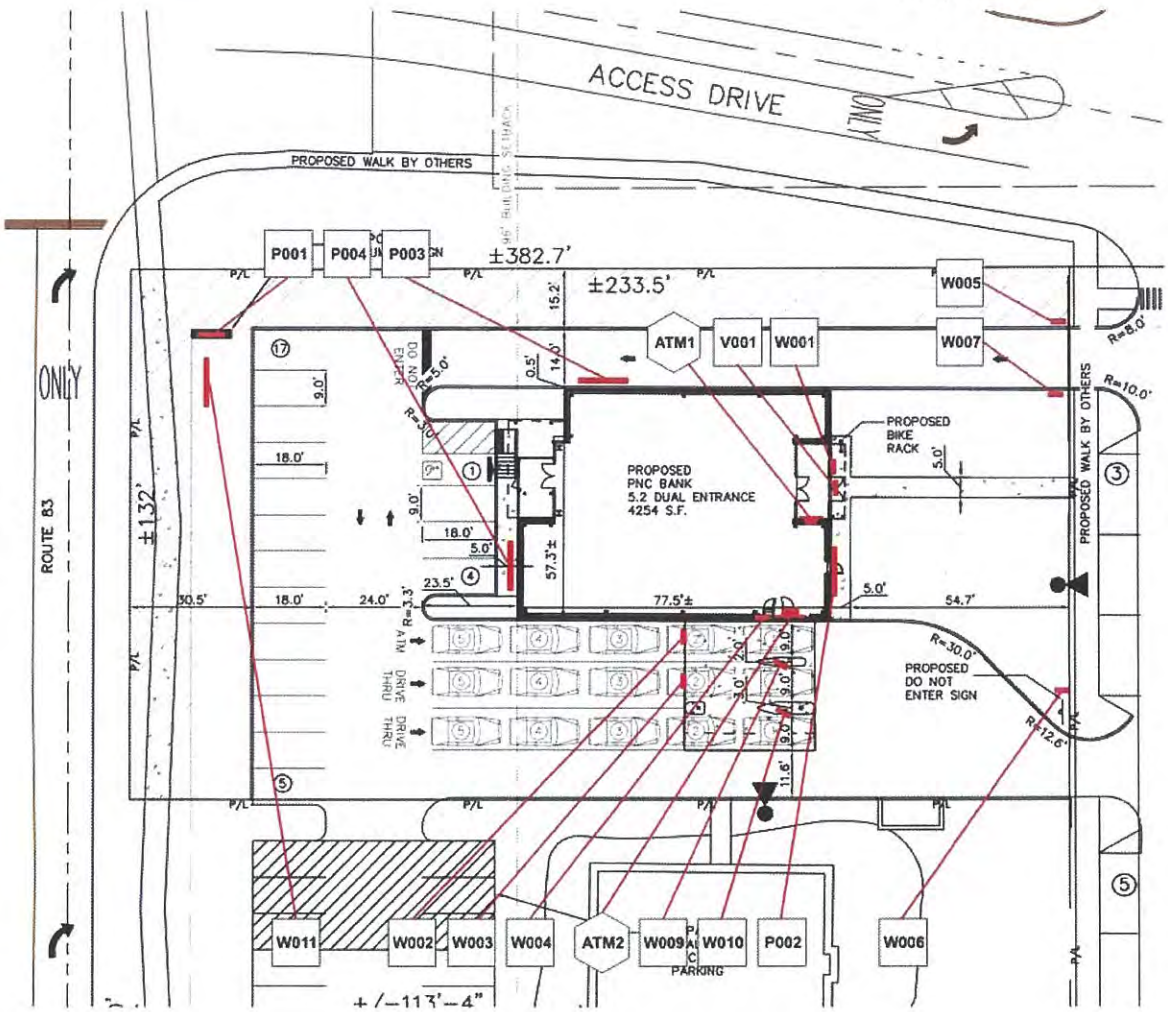
SITE PLANS

Exterior Plan **Site Number: BAU115**

Long Grove
Route 85
Long Grove, IL



FIELD NOTES

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SignChart and Recommendation Book Legal Disclaimer

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PRELIMINARY PLAT OF SUBDIVISION
OF
EXECUTIVE HOUSE PROPERTY

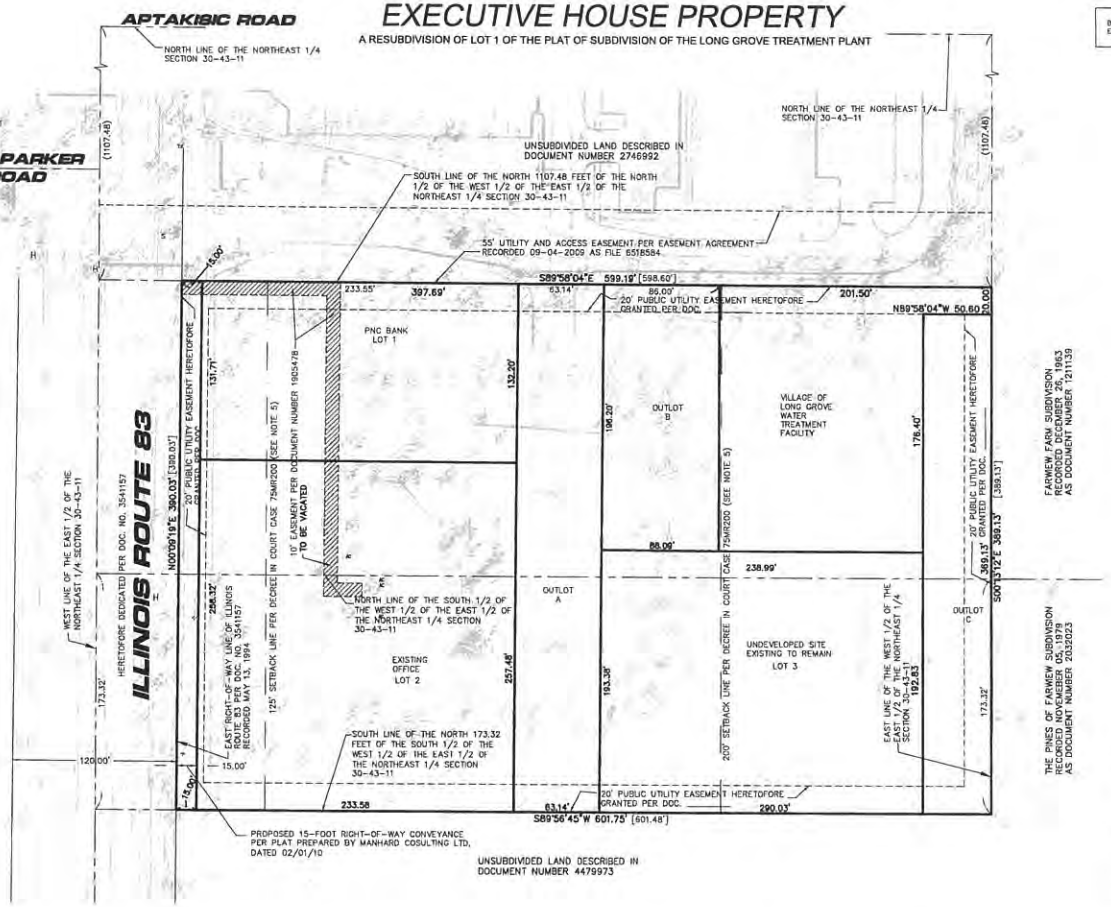
A RESUBDIVISION OF LOT 1 OF THE PLAT OF SUBDIVISION OF THE LONG GROVE TREATMENT PLANT

PERMANENT INDEX NUMBER

PIN NO. 15-30-200-035
15-30-200-056
15-30-200-057

BASIS OF BEARINGS

BEARINGS BASED ON ILLINOIS STATE PLANE EAST COORDINATES (NAD 83 R2007)



GRAPHIC SCALE

1" = 40'

GRID MERIDIAN

VICINITY MAP
NOT TO SCALE

LOT AREA TABLE

LOT NUMBER	AREA IN SQ.FT.	AREA IN ACRES
1	30800	0.7071
2	60199	1.3820
3	46097	1.0582
OUTLOT A	24601	0.5648
OUTLOT B	16999	0.3902
OUTLOT C	18697	0.4292
WATER TREATMENT FACILITY	30641	0.7034
FUTURE 15' ROW TAKING	5851	0.1343
TOTAL SUBDIVISION	233885	5.3693
MINIMUM LOT SIZE	16999	0.3902
MAXIMUM LOT SIZE	60199	1.3820
AVERAGE LOT SIZE	45699	1.0491

LEGEND

SECTION CORNER

QUARTER SECTION CORNER

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE

FOUND DISK IN CONCRETE
FBD FOUND BRASS DISC
FOUND ROW MARKER
FIR FOUND IRON ROD
FRS FOUND RAILROAD SPIKE
FPK FOUND PK NAIL
FMG FOUND MAG NAIL
FCC FOUND CUT CROSS
FIP FOUND IRON PIPE
FIB FOUND IRON BAR
TP SET TRAVERSE POINT
SPK SET PK NAIL
SMG SET MAG NAIL
SIP SET IRON PIPE

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ARC DISTANCES ARE ALONG ALL CURVES.
3. EXISTING CONDITIONS, CONTOURS, BOUNDARY, EASEMENT & SETBACK INFORMATION SHOWN HEREON WAS TAKEN FROM SURVEYS PREPARED BY OTHERS. V3 COMPANIES DID NOT PERFORM BOUNDARY OR TOPOGRAPHIC SURVEY SERVICES OF THIS PROPERTY. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED TO V3 COMPANIES AT THE TIME OF PREPARATION OF THIS PRODUCT. THERFORE, THERE MAY BE ADDITIONAL EASEMENTS/SERVITUDES AFFECTING THE PROPERTY NOT SHOWN HEREON.
4. TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON ARE BASED UPON MANHARD SITE DATUM. SUBTRACT 0.19 FEET FROM ALL SITE ELEVATION TO CONVERT TO NGVD29 DATUM.
5. 125' SETBACK AND 200' SETBACK TO BE ABROGATED PURSUANT TO PUD APPROVAL

OWNER/SUBDIVIDER

4160 ROUTE 83, LLC.
P.O. BOX 932
HIGHLAND PARK, IL 60035

LEGAL DESCRIPTION

THE NORTH ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF THAT PART OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) LYING EAST OF THE EAST LINE OF ROUTE 83 (EXCEPT THE NORTH 1107.48 FEET AS MEASURED ON THE EAST AND WEST LINES THEREOF) AND THE NORTH 173.32 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF, OF THAT PART OF THE SOUTH ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST QUARTER (1/4), ALL IN SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF ROUTE 83, IN LAKE COUNTY, ILLINOIS.

STATE OF ILLINOIS, COUNTY OF LAKE, VILLAGE OF LONG GROVE. APPROVED BY, VILLAGE PLAT OFFICER, THIS ____ DAY OF _____, 20____

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Archideas, Inc.
311 W. Superior St., Suite 410
Chicago, IL 60654
312-951-1106

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PRELIMINARY PLAT OF SUBDIVISION
EXECUTIVE HOUSE PROPERTY

DRAFTING COMPLETED: 10-28-11	DRAWN BY: SJP/SPK	PROJECT MANAGER: CWB	
FIELD WORK COMPLETED: N/A	CHECKED BY: CWB	SCALE: 1" = 40'	

Project No: 10048
Group No: VP04.1/VP04.2
SHEET NO. 1 of 2

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT
OF
EXECUTIVE HOUSE PROPERTY

A RESUBDIVISION OF LOT 1 OF THE PLAT OF SUBDIVISION OF THE LONG GROVE TREATMENT PLANT

PERMANENT INDEX NUMBER

PIN NO. 15-30-200-035
15-30-200-056
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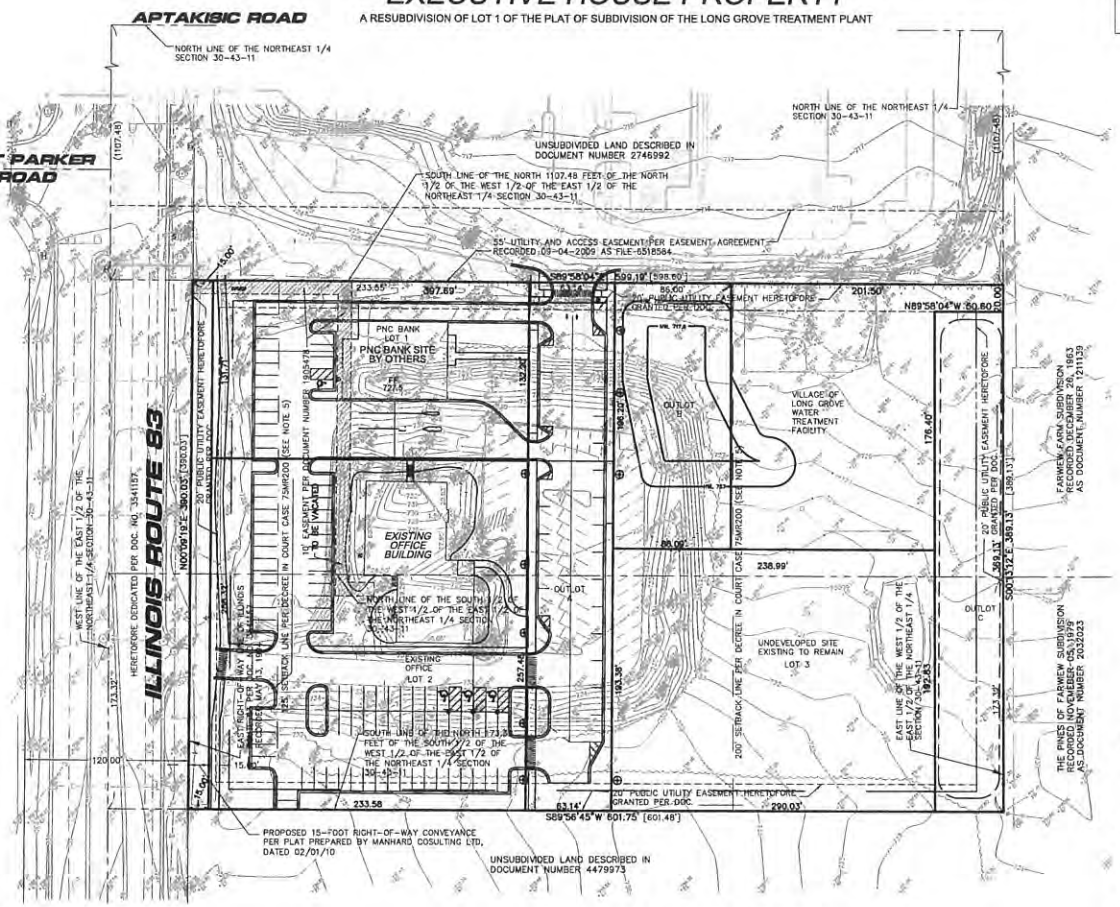
1" = 40'



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TOTAL SUBDIVISION	233885	5.3693
MINIMUM LOT SIZE	16999	0.3902
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LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
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- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- TP SET TRAVERSE POINT
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE

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OWNER/SUBDIVIDER

4180 ROUTE 83, LLC.
P.O. BOX 932
HIGHLAND PARK, IL 60035

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STATE OF ILLINOIS, COUNTY OF LAKE, VILLAGE OF LONG GROVE. APPROVED BY, VILLAGE PLAT OFFICER, THIS ____ DAY OF _____, 20____

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Archideas, Inc.
311 W. Superior St., Suite 410
Chicago, IL 60654
312-951-1106

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT

EXECUTIVE HOUSE PROPERTY

DRAFTING COMPLETED: 10-28-11	DRAWN BY: SJP/SPK	PROJECT MANAGER: CWB	
FIELD WORK COMPLETED: N/A	CHECKED BY: CWB	SCALE: 1" = 40'	

Project No: 10048
Group No: VP04.1/VP04.2
SHEET NO. 2 of 2

PRELIMINARY ENGINEERING PLANS
FOR
EXECUTIVE HOUSE PROPERTY
4180 ROUTE 83
LONG GROVE, ILLINOIS

PROJECT TEAM

OWNER

4180 Route 83, LLC
P.O. Box 932
Highland Park, Illinois 60035

ENGINEER

V3 Companies of Illinois
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200 voice
630 724 9202 fax
Project Manager: John Brown, P.E.
Design Engineer: Chris Hanchett, P.E.

ARCHITECT

Archideas
311 W. Superior Street, Suite 410
Chicago, Illinois 60654
312 951 1106
Contact: Joe Pasquinelli

LOCATION MAP
NO SCALE

VICINITY MAP
NO SCALE

INDEX OF DRAWINGS

	TITLE SHEET
C1.0	PRELIMINARY LAYOUT PLAN
C2.0	PRELIMINARY GRADING PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	TREE PRESERVATION PLAN
C4.1	TREE DATA

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

Visio, Vertere, Virtute... "The Vision to Transform with Excellence"

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
800.892.0123
Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)
Joint Utility Locating Information for Excavators

REVISIONS

NO.	DATE	DESCRIPTION	SHEETS REVISED	REV. BY
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				/
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				/
				/

ORIGINAL ISSUE DATE: OCTOBER 28, 2011

BENCHMARKS

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW N. HEINEN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF CENTRAL DUPAGE HOSPITAL BY V3 COMPANIES UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

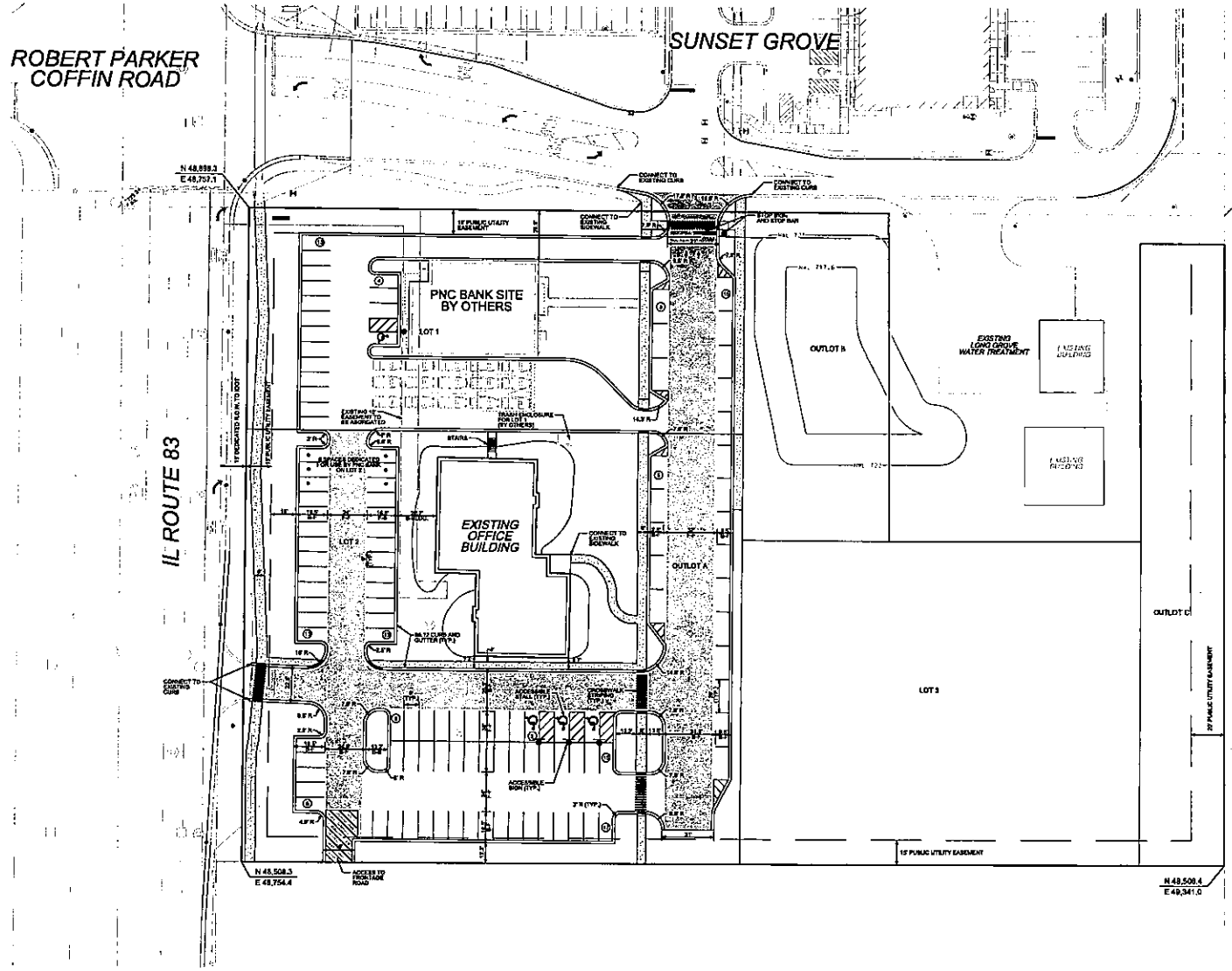
DATED THIS _____ DAY OF _____, A.D., 2011.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-056580
MY LICENSE EXPIRES ON NOVEMBER 30, 2011

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

10648-S03 - EXECUTIVE HOUSE PROPERTY

0 Tabl 0043 "THIS DOCUMENT IS THE PROPERTY OF V3 COMPANIES AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT THE WRITTEN CONSENT OF V3 COMPANIES."



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

PAVING LEGEND

REGULAR BITUMINOUS PAVEMENT

1.5" BITUMINOUS SURFACE COURSE
3.5" BITUMINOUS CONCRETE BINDER COURSE
12" ADAMS GATE BASE COURSE, CA-6

HEAVY DUTY BITUMINOUS PAVMENT

6" P.C. CONCRETE PAVEMENT
6" ADAMS GATE BASE COURSE - CA-6

CONCRETE SIDEWALK

4" P.C. CONCRETE PAVEMENT
4" ADAMS GATE BASE COURSE - CA-6

PARKING SUMMARY

BANK PROPERTY - (BY OTHERS)	32 STANDARD STALLS 1 ACCESSIBLE STALLS
ON STREET -	33 STANDARD STALLS
SOUTHERN LOT -	48 STANDARD STALLS 3 ACCESSIBLE STALLS
WESTERN LOT -	36 STANDARD STALLS
TOTAL -	151 STANDARD STALLS 4 ACCESSIBLE STALLS 155 TOTAL STALLS

1"=30' 30 0 30 60 SCALE FEET

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630.724.9200 phone
630.724.9202 fax
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REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

SEAL:

PROJECT NO.: 10048-S03	DESIGNED BY: CWH
FILE NAME: C1.0Lay10048	DRAWN BY: NRS
ORIGINAL ISSUE DATE: 10-28-11	CHECKED BY: JRB
SCALE: 1"=30'	PROJECT MANAGER: JRB

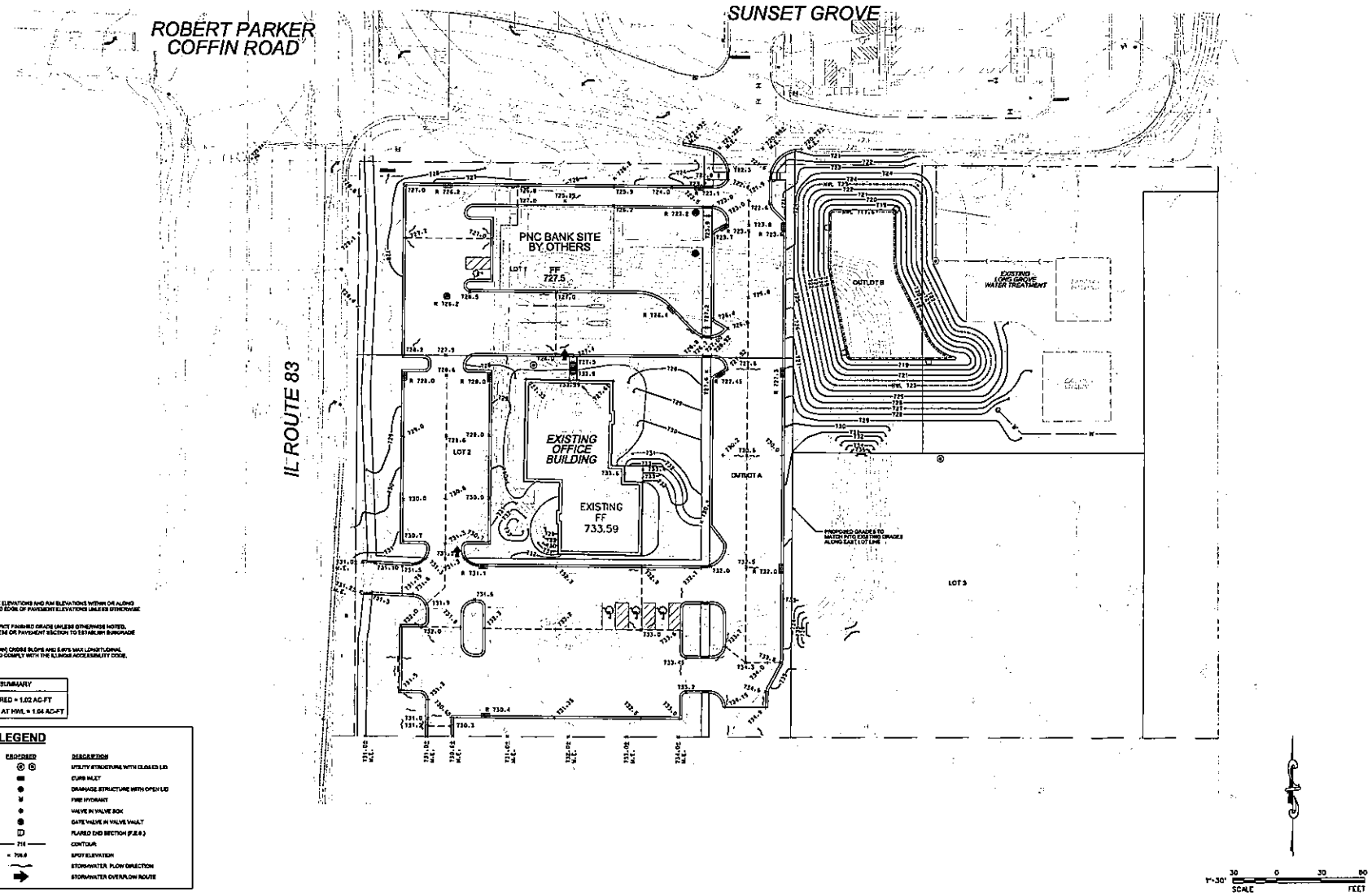
EXECUTIVE HOUSE PROPERTY
4180 ROUTE 83
LONG GROVE ILLINOIS

PRELIMINARY LAYOUT PLAN

DRAWING NO. C1.0

10048.S03 - PRELIMINARY LAYOUT PLAN

© Lay10048.dwg Feb 24, 2012 "PROPERTY OF V3 COMPANIES AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT THE WRITTEN CONSENT OF V3 COMPANIES"



NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 2.0% MAX (1.00% MIN) CROSS SLOPE AND 5.00% MAX LONGITUDINAL SLOPE ON ALL SIDEWALKS TO COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE.

DETENTION SUMMARY
DETENTION REQUIRED = 1.02 AC-FT
DETENTION PROVIDED AT HWL = 1.04 AC-FT

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	714	CONTOUR
× 705.00	× 705.0	SPOT ELEVATION
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE

VS Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

Vision, Venture, Virtues... "The Vision to Transform with Excellence"

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

SEAL:

PROJECT NO.: 10048-S03	DESIGNED BY: CWH
FILE NAME: C2.0 GRD10048	DRAWN BY: NRS
ORIGINAL ISSUE DATE: 10-28-11	CHECKED BY: JRB
SCALE: 1"=30'	PROJECT MANAGER: JRB

EXECUTIVE HOUSE PROPERTY
4180 ROUTE 83

LONG GROVE ILLINOIS

PRELIMINARY GRADING PLAN

DRAWING NO. C2.0

10048 S03 - PRELIMINARY GRADING PLAN

"THIS DOCUMENT IS THE PROPERTY OF VS COMPANIES AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT THE WRITTEN CONSENT OF VS COMPANIES"

ROBERT PARKER COFFIN ROAD

SUNSET GROVE

IL ROUTE 83

PNC BANK SITE BY OTHERS

LOT 1

LOT 2

LOT 3

EXISTING OFFICE BUILDING

OUTLOT A

OUTLOT B

OUTLOT C

EXISTING LONG GROVE WATER TREATMENT

EXISTING BUILDING

EXISTING BUILDING

EXISTING FIRE HYDRANT AND VALVE VAULT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

CONNECT TO EXISTING 12" WATER MAIN

VALVE VAULT

EXISTING WELL HEAD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

EXISTING FIRE HYDRANT TO BE RELOCATED

EXISTING STORM INLET TO REMAIN

VERIFY LOCATION, SIZE AND DEPTH OF EXISTING SANITARY SERVICE AT CROSSING

EXISTING SANITARY SERVICE TO OFFICE BUILDING TO REMAIN

VERIFY LOCATION, SIZE AND DEPTH OF EXISTING SANITARY SEWER AT CROSSING

EXISTING SANITARY MANHOLE TO BE ADJUSTED RIM: RIM 733.9

8" SANITARY STUB FOR FUTURE CONNECTION

8" WATER MAIN FOR FUTURE CONNECTION

8" SANITARY STUB FOR FUTURE CONNECTION

VALVE VAULT WITH 8" GATE VALVE

8" SANITARY STUB FOR FUTURE CONNECTION

8" WATER MAIN FOR FUTURE CONNECTION

STUB FOR CONNECTION TO FUTURE DETENTION FACILITY FOR LOT 3

EXISTING WELL LOCATION

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNDERGROUND UTILITY INFORMATION IS BASED ON ATLAS INFORMATION AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) AND/OR "DIGGER" (312-744-7000) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
3. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-3067 OR APPROVED EQUAL, AND FRAME AND CLOSED LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL ALSO CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.

LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM INLET
- PROPOSED CURB INLET
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE IN VAULT
- PROPOSED GATE VALVE IN BOX
- PROPOSED LIGHT POLE STANDARD

1"=30' SCALE — 30 0 30 60 FEET

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7325 Janes Avenue
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630.724.9202 fax
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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

SEAL:

PROJECT NO.: 10048-S03	DESIGNED BY: CWH
FILE NAME: C3.0 U010048	DRAWN BY: NRS
ORIGINAL ISSUE DATE: 10-28-11	CHECKED BY: JRB
SCALE: 1"=30'	PROJECT MANAGER: JRB

EXECUTIVE HOUSE PROPERTY
4180 ROUTE 83
LONG GROVE ILLINOIS

PRELIMINARY UTILITY PLAN

DRAWING NO. C3.0

10048 S03 - PRELIMINARY UTILITY PLAN

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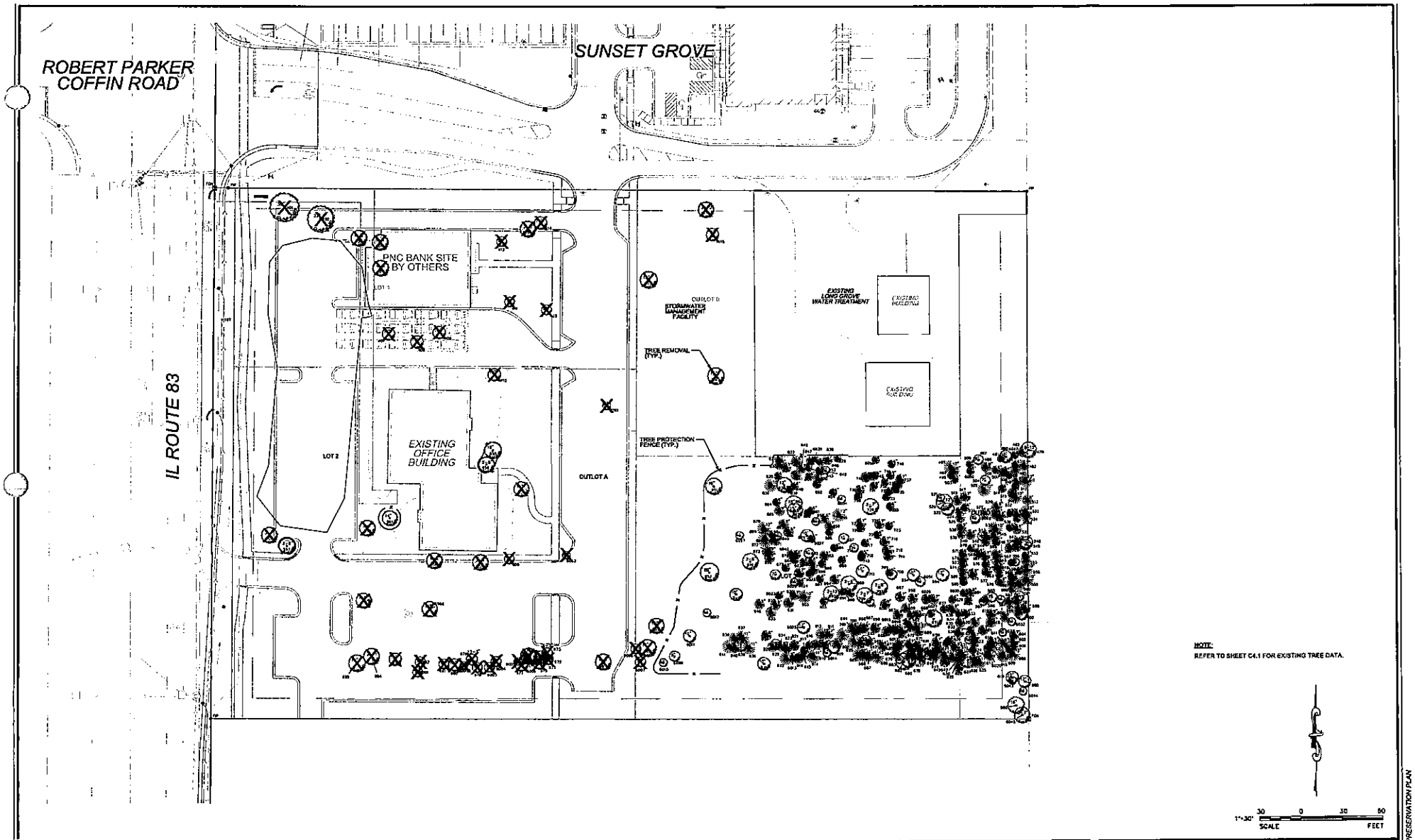

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REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

SEAL:

PROJECT NO.: 10048-S03	DESIGNED BY: CWH
FILE NAME: C4.0TreePres10048	DRAWN BY: NRS
ORIGINAL ISSUE DATE: 10-28-11	CHECKED BY: JRB
SCALE: 1"=30'	PROJECT MANAGER: JRB

EXECUTIVE HOUSE PROPERTY
4180 ROUTE 83
LONG GROVE ILLINOIS

TREE PRESERVATION PLAN

DRAWING NO. C4.0

10048 S03 - TREE PRESERVATION PLAN

Glazer Property- Long Grove, Illinois

Species*	Common Name	Tag #	DBH (inches)	Quality
Salix babylonica	Weeping Willow	401	TRD38	[redacted]
Salix babylonica	Weeping Willow	402	TRD32	[redacted]
Malus species	Crabapple cultivar	403	TRDM25X4	[redacted]
Malus species	Crabapple cultivar	404	TRDM25X5	Poor
Malus species	Crabapple cultivar	405	TRDM25X4	Poor
Pinus strobus	White Pine	407	TRD11	Good
Pinus strobus	White Pine	408	TRD11	Good
Pinus strobus	White Pine	409	TRD10	Good
Acer rubrum 'cultivar'	Red Maple Cultivar	410	TRD10	Fair
Malus species	Crabapple cultivar	411	TRD07	Poor
Malus species	Crabapple cultivar	412	TRD09	Fair
Ulmus americana	American Elm	413	TRD09	Fair
Populus deltoides	Cottonwood	414	TRD11	Fair
Fraxinus americana 'cultivar'	White Ash Cultivar	415	TRD16	Good
Acer negundo	Box Elder	476	TRDM12X2	Poor
Ulmus americana	American Elm	480	TRD12	Fair
Pinus strobus	White Pine	481	TRN08	Poor
Pinus strobus	White Pine	482	TRN07	Poor
Pinus strobus	White Pine	483	TRN07	Poor
Pinus strobus	White Pine	484	TRN05	Poor
Pinus strobus	White Pine	485	TRN05	Poor
Pinus strobus	White Pine	486	TRN06	Poor
Ulmus pumila	White Pine	487	TRD09	Poor
Pinus strobus	White Pine	497	TRN10	Poor
Pinus strobus	White Pine	498	TRN08	Poor
Pinus strobus	White Pine	499	TRN08	Poor
Pinus strobus	White Pine	500	TRN05	Poor
Pinus strobus	White Pine	502	TRN06	Poor
Pinus strobus	White Pine	503	TRN05	Poor
Acer negundo	Box Elder	504	TRD07	Poor
Pinus strobus	White Pine	505	TRN10	Poor
Pinus strobus	White Pine	506	TRN08	Poor
Pinus strobus	White Pine	507	TRN08	Poor
Pinus strobus	White Pine	508	TRN07	Poor
Pinus strobus	White Pine	509	TRN08	Poor
Pinus strobus	White Pine	510	TRN08	Poor
Pinus strobus	White Pine	511	TRN12	Fair
Pinus strobus	White Pine	512	TRN08	Poor
Prunus serotina	Wild Black Cherry	513	TRN08	Poor
Pinus strobus	White Pine	514	TRN10	Poor
Pinus strobus	White Pine	515	TRN08	Poor
Pinus strobus	White Pine	516	TRN08	Poor
Pinus strobus	White Pine	517	TRN07	Poor
Pinus strobus	White Pine	518	TRN08	Poor
Salix fragilis	Crack Willow	520	TRDM12X2	Poor
Populus deltoides	Cottonwood	521	TRD08	Poor
Populus deltoides	Cottonwood	522	TRD10	Poor
Pinus strobus	White Pine	523	TRN05	Poor
Pinus strobus	White Pine	524	TRN05	Poor
Pinus strobus	White Pine	525	TRN07	Poor
Acer negundo	Box Elder	526	TRD08	Poor
Pinus strobus	White Pine	527	TRN08	Poor
Pinus strobus	White Pine	528	TRN08	Poor
Pinus strobus	White Pine	530	TRN08	Poor
Pinus strobus	White Pine	531	TRN08	Poor
Pinus strobus	White Pine	532	TRN08	Fair
Pinus strobus	White Pine	533	TRN12	Fair
Pinus strobus	White Pine	534	TRN08	Poor
Pinus strobus	White Pine	535	TRN09	Poor
Pinus strobus	White Pine	536	TRN05	Poor
Pinus strobus	White Pine	537	TRN10	Poor
Pinus strobus	White Pine	538	TRN08	Poor
Pinus strobus	White Pine	539	TRN05	Poor
Pinus strobus	White Pine	540	TRN08	Poor
Pinus strobus	White Pine	541	TRNM38X3	Poor
Acer negundo	Box Elder	542	TRD08	Poor
Pinus strobus	White Pine	543	TRN07	Poor
Pinus strobus	White Pine	544	TRN08	Poor
Pinus strobus	White Pine	545	TRN07	Poor
Pinus strobus	White Pine	546	TRN08	Poor
Pinus strobus	White Pine	547	TRN07	Poor
Prunus serotina	Wild Black Cherry	548	TRD10	Poor
Rhamnus cathartica	Common Buckthorn	549	TRDM23X4	Poor
Pinus strobus	White Pine	550	TRN07	Poor
Pinus strobus	White Pine	551	TRN08	Poor
Pinus strobus	White Pine	552	TRN06	Poor
Pinus strobus	White Pine	553	TRN08	Poor
Pinus strobus	White Pine	555	TRN10	Fair
Acer negundo	Box Elder	556	TRD05	Poor
Pinus strobus	White Pine	557	TRN05	Poor
Pinus strobus	White Pine	558	TRN05	Poor
Pinus strobus	White Pine	559	TRN10	Poor
Pinus strobus	White Pine	560	TRN10	Poor
Pinus strobus	White Pine	561	TRN07	Poor
Pinus strobus	White Pine	562	TRN08	Poor
Pinus strobus	White Pine	563	TRN09	Poor
Pinus strobus	White Pine	565	TRN07	Poor
Pinus strobus	White Pine	566	TRN05	Poor
Pinus strobus	White Pine	567	TRN07	Poor
Pinus strobus	White Pine	568	TRN08	Poor
Pinus strobus	White Pine	569	TRNM44X2	Poor
Pinus strobus	White Pine	570	TRN05	Poor
Pinus strobus	White Pine	571	TRN09	Poor
Pinus strobus	White Pine	572	TRN09	Poor
Pinus strobus	White Pine	573	TRN09	Poor
Pinus strobus	White Pine	574	TRN09	Poor
Pinus strobus	White Pine	575	TRN08	Poor
Pinus strobus	White Pine	576	TRN08	Poor
Pinus strobus	White Pine	577	TRN07	Poor
Pinus strobus	White Pine	578	TRN09	Poor
Pinus strobus	White Pine	579	TRN05	Poor
Pinus strobus	White Pine	580	TRN08	Poor
Acer negundo	Box Elder	581	TRD08	Poor
Pinus strobus	White Pine	582	TRN07	Poor
Pinus strobus	White Pine	583	TRN09	Poor
Pinus strobus	White Pine	584	TRD05	Poor
Pinus strobus	White Pine	585	TRN07	Poor
Pinus strobus	White Pine	586	TRN07	Poor
Acer negundo	Box Elder	587	TRD08	Poor
Pinus strobus	White Pine	588	TRNM38X2	Poor
Pinus strobus	White Pine	589	TRN08	Poor
Pinus strobus	White Pine	590	TRN09	Poor
Pinus strobus	White Pine	591	TRD08	Poor
Populus deltoides	Cottonwood	594	TRD12	Fair
Pinus strobus	White Pine	597	TRN07	Poor
Pinus strobus	White Pine	598	TRN07	Poor
Acer negundo	Box Elder	599	TRD10	Poor
Pinus strobus	White Pine	600	TRN08	Fair

[redacted]

Species*	Common Name	Tag #	DBH (inches)	Quality
Pinus strobus	White Pine	606	TRN08	Poor
Pinus strobus	White Pine	607	TRN08	Poor
Pinus strobus	White Pine	608	TRN12	Fair
Pinus strobus	White Pine	609	TRN11	Fair
Ulmus pumila	Siberian Elm	610	TRD10	Poor
Pinus strobus	White Pine	611	TRN09	Poor
Pinus strobus	White Pine	612	TRNM08X6	Poor
Pinus strobus	White Pine	613	TRN07	Poor
Pinus strobus	White Pine	614	TRN09	Poor
Pinus strobus	White Pine	615	TRN07	Poor
Pinus strobus	White Pine	616	TRN07	Poor
Pinus strobus	White Pine	617	TRNM09X2	Poor
Pinus strobus	White Pine	618	TRN09	Poor
Pinus strobus	White Pine	619	TRN09	Poor
Pinus strobus	White Pine	620	TRN08	Poor
Pinus strobus	White Pine	621	TRN07	Poor
Pinus strobus	White Pine	622	TRN07	Poor
Pinus strobus	White Pine	623	TRN07	Poor
Pinus strobus	White Pine	624	TRN06	Poor
Pinus strobus	White Pine	625	TRN11	Poor
Pinus strobus	White Pine	626	TRN11	Poor
Acer negundo	Box Elder	627	TRDM09X2	Poor
Populus deltoides	Cottonwood	628	TRD09	Poor
Pinus strobus	White Pine	629	TRN09	Poor
Pinus strobus	White Pine	630	TRN10	Poor
Pinus strobus	White Pine	631	TRD05	Poor
Pinus strobus	White Pine	632	TRN05	Poor
Pinus strobus	White Pine	633	TRN05	Poor
Pinus strobus	White Pine	634	TRN05	Poor
Pinus strobus	White Pine	635	TRN07	Poor
Pinus strobus	White Pine	636	TRN04	Poor
Pinus strobus	White Pine	637	TRN07	Poor
Pinus strobus	White Pine	638	TRN07	Poor
Pinus strobus	White Pine	639	TRN05	Dead
Pinus strobus	White Pine	640	TRN06	Dead
Pinus strobus	White Pine	641	TRN08	Poor
Pinus strobus	White Pine	642	TRN08	Poor
Pinus strobus	White Pine	643	TRNM04X2	Poor
Pinus strobus	White Pine	644	TRN12	Fair
Prunus serotina	Wild Black Cherry	645	TRN07	Poor
Pinus strobus	White Pine	646	TRN06	Poor
Pinus strobus	White Pine	647	TRN06	Poor
Pinus strobus	White Pine	648	TRN07	Poor
Pinus strobus	White Pine	649	TRN07	Poor
Pinus strobus	White Pine	650	TRN07	Poor
Populus deltoides	Cottonwood	651	TRD15	Poor
Salix fragilis	Crack Willow	654	TRD18	Poor
Pinus strobus	White Pine	656	TRNM40X3	Poor
Pinus strobus	White Pine	657	TRN08	Poor
Pinus strobus	White Pine	658	TRN07	Poor
Pinus strobus	White Pine	659	TRN07	Poor
Pinus strobus	White Pine	660	TRN08	Poor
Pinus strobus	White Pine	661	TRN05	Poor
Pinus strobus	White Pine	662	TRN09	Poor
Pinus strobus	White Pine	663	TRN05	Poor
Pinus strobus	White Pine	665	TRN07	Poor
Pinus strobus	White Pine	667	TRN07	Poor
Pinus strobus	White Pine	668	TRN08	Poor
Pinus strobus	White Pine	669	TRN07	Poor
Pinus strobus	White Pine	670	TRNM03X2	Poor
Pinus strobus	White Pine	671	TRN08	Poor
Pinus strobus	White Pine	672	TRN07	Poor
Pinus strobus	White Pine	673	TRN09	Poor
Pinus strobus	White Pine	675	TRN06	Poor
Acer negundo	Box Elder	676	TRD08	Poor
Pinus strobus	White Pine	677	TRN07	Poor
Pinus strobus	White Pine	678	TRN08	Poor
Pinus strobus	White Pine	679	TRN07	Poor
Acer negundo	Box Elder	680	TRD10	Poor
Pinus strobus	White Pine	681	TRN08	Poor
Acer negundo	Box Elder	682	TRDM10X2	Poor
Acer negundo	Box Elder	683	TRD08	Poor
Pinus strobus	White Pine	684	TRN09	Poor
Pinus strobus	White Pine	685	TRN07	Poor
Pinus strobus	White Pine	686	TRN12	Poor
Pinus strobus	White Pine	687	TRN08	Poor
Pinus strobus	White Pine	688	TRN11	Fair
Pinus strobus	White Pine	689	TRN12	Poor
Pinus strobus	White Pine	690	TRNM37X2	Poor
Pinus strobus	White Pine	691	TRN08	Poor
Pinus strobus	White Pine	692	TRN08	Poor
Acer negundo	Box Elder	693	TRD09	Poor
Pinus strobus	White Pine	694	TRN05	Poor
Pinus strobus	White Pine	695	TRN10	Poor
Pinus strobus	White Pine	696	TRN05	Poor
Pinus strobus	White Pine	697	TRN07	Poor
Pinus strobus	White Pine	698	TRN07	Poor
Pinus strobus	White Pine	699	TRN09	Poor
Pinus strobus	White Pine	700	TRN10	Poor
Pinus strobus	White Pine	701	TRN10	Poor
Pinus strobus	White Pine	703	TRNM40X2	Fair
Pinus strobus	White Pine	704	TRNM38X2	Fair
Acer negundo	Box Elder	705	TRD08	Poor
Acer negundo	Box Elder	706	TRDM07X2	Poor
Acer negundo	Box Elder	707	TRDM06X2	Fair
Ulmus pumila	Siberian Elm	708	TRD07	Fair
Pinus strobus	White Pine	709	TRN08	Fair
Pinus strobus	White Pine	710	TRNM38X3	Fair
Acer negundo	Box Elder	711	TRD10	Poor
Pinus strobus	White Pine	712	TRDM33X2	Fair
Pinus strobus	White Pine	713	TRN08	Fair
Pinus strobus	White Pine	714	TRN07	Fair
Pinus strobus	White Pine	715	TRN07	Fair
Pinus strobus	White Pine	716	TRN07	Fair
Pinus strobus	White Pine	717	TRN08	Fair
Pinus strobus	White Pine	718	TRN05	Fair
Acer negundo	Box Elder	719	TRD05	Poor
Pinus strobus	White Pine	720	TRNM43X2	Fair
Pinus strobus	White Pine	721	TRN08	Fair
Pinus strobus	White Pine	722	TRNM34X2	Fair
Pinus strobus	White Pine	723	TRN08	Dead
Pinus strobus	White Pine	724	TRN07	Fair
Pinus strobus	White Pine	725	TRNM07X2	Fair
Pinus strobus	White Pine	726	TRN08	Fair

[redacted] Property- Long Grove, Illinois

Species*	Common Name	Tag #	DBH (inches)	Quality
[redacted]	White Pine	727	[redacted]	[redacted]
[redacted]	Box Elder	728	[redacted]	[redacted]
[redacted]	White Pine	729	[redacted]	[redacted]
Pinus strobus	White Pine	730	TRN08	Fair
Pinus strobus	White Pine	731	TRN05	Fair
Pinus strobus	White Pine	732	TRN05	Fair
Pinus strobus	White Pine	733	TRN05	Fair
Pinus strobus	White Pine	734	TRN06	Fair
Pinus strobus	White Pine	735	TRN08	Fair
Pinus strobus	White Pine	736	TRN08	Fair
Pinus strobus	White Pine	737	TRN07	Fair
Pinus strobus	White Pine	738	TRNM08X2	Fair
Pinus strobus	White Pine	739	TRNM04X2	Fair
Pinus strobus	White Pine	740	TRNM08X2	Fair
Pinus strobus	White Pine	741	TRN05	Fair
Pinus strobus	White Pine	742	TRNM05X03	Fair
Pinus strobus	White Pine	743	TRN06	Fair
Pinus strobus	White Pine	744	TRN04	Fair
Pinus strobus	White Pine	745	TRN07	Fair
Pinus strobus	White Pine	746	TRN06	Fair
Pinus strobus	White Pine	747	TRNM06X04	Fair
Pinus strobus	White Pine	827	TRN06	Fair
Pinus strobus	White Pine	828	TRN05	Fair
Pinus strobus	White Pine	832	TRN07	Fair
Pinus strobus	White Pine	833	TRN08	Fair
Pinus strobus	White Pine	834	TRN07	Fair
Pinus strobus	White Pine	835	TRN06	Fair
Pinus strobus	White Pine	836	TRN10	Fair
Populus deltoides	Cottonwood	838	TRD13	Fair
Pinus strobus	White Pine	839	TRN08	Fair
Pinus strobus	White Pine	840	TRN05	Fair
Pinus strobus	White Pine	841	TRN05	Fair
Pinus strobus	White Pine	842	TRN07	Fair
Pinus strobus	White Pine	843	TRN05	Fair
Pinus strobus	White Pine	844	TRN05	Fair
Pinus strobus	White Pine	847	TRN06	Fair
Pinus strobus	White Pine	848	TRN06	Fair
Pinus strobus	White Pine	849	TRN08	Fair
Pinus strobus	White Pine	850	TRN07	Fair
Pinus strobus	White Pine	852	TRN08	Fair
Acer negundo	Box Elder	853	TRD06	Poor
Pinus strobus	White Pine	854	TRN07	Poor
Pinus strobus	White Pine	855	TRN12	Fair
Pinus strobus	White Pine	857	TRN05	Fair
Pinus strobus	White Pine	858	TRNM04X2	Fair
Pinus strobus	White Pine	860	TRN08	Fair
Populus deltoides	Cottonwood	861	TRD15	Fair
Populus deltoides	Cottonwood	862	TRD15	Fair
Pinus strobus	White Pine	863	TRN06	Fair
Pinus strobus	White Pine	864	TRN10	Poor
Pinus strobus	White Pine	865	TRN09	Fair
Pinus strobus	White Pine	866	TRNM05X2	Fair
Pinus strobus	White Pine	867	TRN08	Fair
Pinus strobus	White Pine	868	TRN05	Fair
Pinus strobus	White Pine	869	TRN05	Fair
Pinus strobus	White Pine	870	TRN12	Fair
Pinus strobus	White Pine	871	TRN07	Poor
Pinus strobus	White Pine	872	TRN07	Fair
Pinus strobus	White Pine	873	TRN07	Fair
Pinus strobus	White Pine	874	TRNM05X2	Fair
Pinus strobus	White Pine	875	TRN07	Fair
Acer negundo	Box Elder	876	TRDM05X3	Poor
Pinus strobus	White Pine	877	TRN08	Fair
Pinus strobus	White Pine	878	TRN07	Fair
Acer negundo	Box Elder	879	TRD10	Fair
Acer negundo	Box Elder	880	TRD12	Poor
Pinus strobus	White Pine	881	TRNM05X2	Fair
Acer negundo	Box Elder	882	TRD05	Poor
Pinus strobus	White Pine	883	TRN05	Fair
Pinus strobus	White Pine	884	TRNM05X2	Fair
Pinus strobus	White Pine	885	TRNM08X2	Fair
Pinus strobus	White Pine	886	TRN05	Poor
Pinus strobus	White Pine	887	TRD07	Fair
Acer negundo	Box Elder	888	TRN08	Fair
Pinus strobus	White Pine	890	TRN05	Poor
Pinus strobus	White Pine	891	TRNM08X3	Fair
Pinus strobus	White Pine	892	TRNM05X2	Fair
Populus deltoides	Cottonwood	893	TRDM12X2	Poor
Pinus strobus	White Pine	894	TRN07	Fair
Pinus strobus	White Pine	895	TRNM48X3	Fair
Pinus strobus	White Pine	896	TRN13	Fair
Pinus strobus	White Pine	897	TRN08	Fair
Pinus strobus	White Pine	898	TRN08	Fair
Pinus strobus	White Pine	899	TRN07	Fair
Ulmus pumila	Siberian Elm	900	TRD14	Poor
Pinus strobus	White Pine	902	TRN07	Fair
Pinus strobus	White Pine	903	TRN10	Fair
Pinus strobus	White Pine	904	TRNM38X2	Fair
Pinus strobus	White Pine	905	TRN08	Fair
Pinus strobus	White Pine	906	TRNM48X2	Fair
Pinus strobus	White Pine	907	TRNM48X3	Fair
Acer negundo	Box Elder	908	TRD08	Poor
Pinus strobus	White Pine	909	TRD13	Poor
Pinus strobus	White Pine	910	TRN09	Poor
Pinus strobus	White Pine	911	TRN07	Poor
Pinus strobus	White Pine	912	TRN12	Poor
Pinus strobus	White Pine	913	TRN09	Fair
Pinus strobus	White Pine	914	TRN11	Poor
Pinus strobus	White Pine	915	TRN09	Fair
Pinus strobus	White Pine	916	TRN08	Dead
Pinus strobus	White Pine	917	TRN05	Poor
Pinus strobus	White Pine	918	TRN08	Poor
Ulmus pumila	Siberian Elm	919	TRDM08X04	Poor
Pinus strobus	White Pine	921	TRN09	Poor
Pinus strobus	White Pine	922	TRN12	Poor
Pinus strobus	White Pine	923	TRN06	Poor
Pinus strobus	White Pine	924	TRN08	Poor
Prunus serotina	Wild Black Cherry	925	TRD07	Poor
Pinus strobus	White Pine	926	TRN05	Fair
Pinus strobus	White Pine	928	TRNM08X3	Fair
Pinus strobus	White Pine	930	TRN07	Fair
Pinus strobus	White Pine	931	TRN07	Fair
Pinus strobus	White Pine	932	TRN05	Fair
Pinus strobus	White Pine	933	TRN07	Fair

[redacted] Grove, Illinois

Species*	Common Name	Tag #	DBH (inches)	Quality
[redacted]	White Pine	934	TRN09	Poor
[redacted]	Siberian Elm	935	TRD10	Poor
[redacted]	White Pine	936	TRN11	Fair
Pinus strobus	White Pine	937	TRN11	Fair
Rhamnus cathartica	Common Buckthorn	938	TRDM04X6	Poor
Pinus strobus	White Pine	939	TRN07	Dead
Pinus strobus	White Pine	940	TRN07	Poor
Pinus strobus	White Pine	941	TRN12	Fair
Ulmus americana	American Elm	944	TRD10	Poor
Pinus strobus	White Pine	945	TRNM05X2	Fair
Pinus strobus	White Pine	946	TRN09	Fair
Pinus strobus	White Pine	947	TRNM08X2	Fair
Pinus strobus	White Pine	948	TRNM08X3	Fair
Pinus strobus	White Pine	949	TRNM08X2	Fair
Fraxinus americana	White Ash	950	TRD18	Fair
Fraxinus americana	White Ash	951	TRD18	Fair
Fraxinus americana	White Ash	952	TRD20	Fair
Fraxinus americana	White Ash	953	TRD15	Fair
Gleditsia triacanthos	Honey Locust	955	TRD16	Fair
Crataegus phaenopyrum	Washington Hawthorn	956	TRDM05X6	Fair
Gleditsia triacanthos	Honey Locust	957	TRD14	Good
Alnus glutinosa	European Alder	958	TRD06	Fair
Alnus glutinosa	European Alder	959	TRDM05X3	Fair
Malus species	Crabapple cultivar	960	TRDM05X4	Fair
Gleditsia triacanthos	Honey Locust	961	TRD14	Fair
Malus species	Crabapple cultivar	962	TRDM07X3	Fair
Betula nigra	River Birch	963	TRDM08X2	Fair
Betula nigra	River Birch	964	TRDM11X2	Fair
Gleditsia triacanthos	Honey Locust	965	TRD14	Good
Acer rubrum 'cultivar'	Red Maple Cultivar	966	TRD13	Good
Ulmus pumila	Siberian Elm	968	TRD18	Poor
Ulmus pumila	Siberian Elm	969	TRDM09X3	Poor
Ulmus pumila	Siberian Elm	972	TRD06	Poor
Rhamnus cathartica	Common Buckthorn	973	TRDM03X6	Poor
Ulmus pumila	Siberian Elm	974	TRD10	Poor
Ulmus pumila	Siberian Elm	975	TRD10	Poor
Morus alba	White Mulberry	976	TRDM05X2	Poor
Ulmus pumila	Siberian Elm	977	TRD10	Poor
Ulmus pumila	Siberian Elm	978	TRD09	Poor
Ulmus pumila	Siberian Elm	979	TRDM03X13	Poor
Ulmus pumila	Siberian Elm	980	TRD12	Poor
Ulmus pumila	Siberian Elm	981	TRD09	Poor
Ulmus pumila	Siberian Elm	982	TRD09	Poor
Ulmus pumila	Siberian Elm	983	TRD10	Poor
Ulmus pumila	Siberian Elm	984	TRDM11X2	Poor
Ulmus pumila	Siberian Elm	985	TRD16	Poor
Ulmus pumila	Siberian Elm	6001	TRD08	Poor
Ulmus pumila	Siberian Elm	6002	TRD06	Poor
Ulmus pumila	Siberian Elm	6003	TRD07	Poor
Acer platanoides	Norway Maple	6004	TRD08	Fair
Acer negundo	Box Elder	6005	TRD05	Poor
Prunus serotina	Wild Black Cherry	6006	TRD06	Poor
Pinus strobus	White Pine	6007	TRD09	Fair
Ulmus pumila	Siberian Elm	6008	TRD07	Poor
Ulmus pumila	Siberian Elm	6009	TRD09	Poor
Ulmus pumila	Siberian Elm	6010	TRD06	Poor
Acer negundo	Box Elder	6011	TRD10	Poor
Morus alba	White Mulberry	6012	TRD06	Poor
Pinus strobus	White Pine	6013	TRN05	Poor
Acer negundo	Box Elder	6014	TRD06	Poor
Pinus strobus	White Pine	6015	TRN06	Poor
Pinus strobus	White Pine	6016	TRN08	Poor
Pinus strobus	White Pine	6017	TRN06	Poor
Pinus strobus	White Pine	6018	TRN07	Poor
Pinus strobus	White Pine	6019	TRN05	Poor
Acer negundo	Box Elder	6020	TRD05	Poor
Acer negundo	Box Elder	6021	TRD07	Poor
Pinus strobus	White Pine	6022	TRN05	Fair
Acer negundo	Box Elder	6023	TRD06	Poor
Pinus strobus	White Pine	6024	TRN05	Fair
Populus deltoides	Cottonwood	6025	TRD12	Fair
Pinus strobus	White Pine	6026	TRN08	Poor
Pinus strobus	White Pine	6027	TRN07	Poor
Pinus strobus	White Pine	6028	TRNM05X2	Poor
Pinus strobus	White Pine	6029	TRN08	Poor
Pinus strobus	White Pine	6030	TRN08	Poor
Pinus strobus	White Pine	6031	TRN08	Fair
Acer negundo	Box Elder	6032	TRD08	Poor
Pinus strobus	White Pine	6033	TRN08	Fair
Acer negundo	Box Elder	6034	TRD08	Poor
Pinus strobus	White Pine	6035	TRN08	Fair
Pinus strobus	White Pine	6036	TRN08	Fair
Dead	Dead	6037	TRN00	Dead
Acer negundo	Box Elder	6038	TRD06	Poor
Pinus strobus	White Pine	6039	TRN09	Poor
Acer negundo	Box Elder	6040	TRD06	Poor
Pinus strobus	White Pine	6041	TRN06	Poor
Pinus strobus	White Pine	6042	TRN05	Poor
Morus alba	White Mulberry	6043	TRD06	Poor
Prunus serotina	Wild Black Cherry	6044	TRD05	Fair
Acer negundo	Box Elder	6045	TRDM07X2	Poor
Pinus strobus	White Pine	6046	TRN05	Poor
Pinus strobus	White Pine	6047	TRN06	Poor
Pinus strobus	White Pine	6048	TRN05	Poor
Pinus strobus	White Pine	6049	TRN06	Poor
Pinus strobus	White Pine	6050	TRN05	Poor
Salix fragilis	Crack Willow	6051	TRD06	Poor
Gleditsia triacanthos	Honey Locust	6052	TRD08	Poor
Gleditsia triacanthos	Honey Locust	6053	TRD09	Poor
Malus species	Crabapple cultivar	6054	TRDM05X2	Fair
Pinus strobus	White Pine	6055	TRN05	Poor
Pinus strobus	White Pine	6056	TRN06	Poor
Prunus serotina	Wild Black Cherry	6057	TRD09	Fair

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

Vision, Venture, Virtute... "The Vision to Transform with Excellence"

REVISIONS			
NO.	DATE	DESCRIPTION	NO. [redacted]

SEAL:

PROJECT NO.: 10048-S03	DESIGNED BY: CWH
FILE NAME: C4.1Tree10048	DRAWN BY: NRS
ORIGINAL ISSUE DATE: 10-28-11	CHECKED BY: JRB
SCALE: 1"=30'	PROJECT MANAGER: JRB

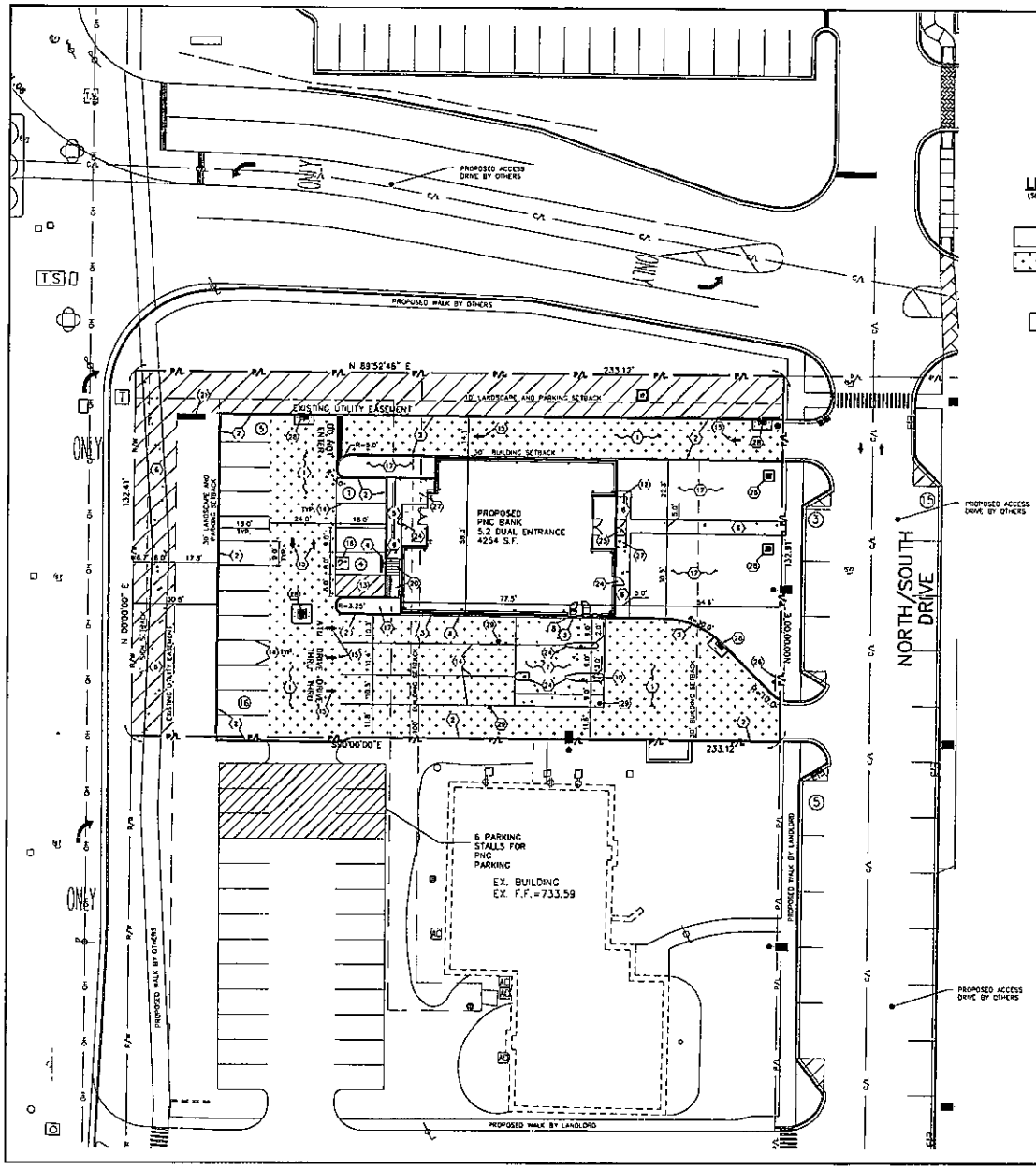
EXECUTIVE HOUSE PROPERTY
4180 ROUTE 83

LONG GROVE ILLINOIS

TREE DATA

DRAWING NO. C4.1

[redacted] PROPERTY OF V3 COMPANIES AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT [redacted]



N

0 20 40

1"=20'
Horizontal
Scale in Feet

LEGEND

(SEE SHEET C-001 FOR GENERAL LEGEND)

- PROPOSED TEMPORARY CONSTRUCTION SIGN
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- CONSTRUCTION NOTE
- PROPOSED PARKING SPACE NUMBER
- PROPOSED DRIVE THRU STACK CAR AND NUMBER

CONSTRUCTION NOTES

1. PROPOSED ASPHALT PAVEMENT AS SPECIFIED.

NOTE: SOILS REPORT COVERS IF ANY DISCREPANCIES OCCUR.

MATERIAL	DEPTH (HVY. DUTY)	DEPTH (STD. DUTY)	IDOT SPECIFICATIONS ITEM
A.C. SURFACE COURSE	1"-1/2"	1"-1/2"	xxxxxxxxxx
A.C. INTERMEDIATE COURSE	2"-1/2"	1"-1/2"	xxxxxxxxxx
AGG. BASE COURSE	8"	6"	xxxxxxxxxx
SUBGRADE COMPACTION	PER SOILS REPORT	PER SOILS REPORT	PER SOILS REPORT

SEE TYPICAL SECTION, DETAIL 1, SHEET C-501.

2. PROPOSED P.C.C. CURB AND GUTTER PER DETAIL 2, SHEET C-501.
3. PROPOSED CURB AT DRIVE THRU FROM BUILDING CORNER TO BUILDING CORNER PER DETAIL 3, SHEET C-501.
4. PROPOSED P.C.C. WHEEL STOP PER DETAIL 4, SHEET C-501.
5. PROPOSED P.C.C. CURBED WALK PER DETAIL 5, SHEET C-501.
6. PROPOSED P.C.C. WALK PER DETAIL 6, SHEET C-501.
7. PROPOSED 8" P.C.C. PAVEMENT W/ W.W.F. 6" x 6"-W2.9 x W2.9 (CONTROL JTS. 12'-0" O.C.) OVER 8" CRUSHED AGGREGATE OR GRAVEL BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
8. PROPOSED BOLLARD IN CURB PER DETAIL 8, SHEET C-501.
9. PROPOSED ADA PARKING SIGN PER DETAIL 9, SHEET C-501.
10. PROPOSED "NO ENTRY" SIGN MOUNTED TO COLUMN AT DRIVE THRU EXIT.
11. PROPOSED NON-ILLUMINATED DIRECTIONAL SIGN PER SIGN SUPPLIER SPECIFICATIONS. CONTRACTOR SHALL INSTALL FOUNDATION PER SIGN SUPPLIER DESIGN. SEE DETAIL 11, SHEET C-501.
12. PROPOSED BIKE RACK MOUNTED ON 4" P.C.C. PAVEMENT OVER 4" AGGREGATE BASE PER DETAIL 12, SHEET C-501. CONTRACTOR SHALL CONSTRUCT THE PAD (4'x6') AND BOLT/ANCHOR THE BIKE RACK TO THE PAD (PNC WILL SHIP THE BIKE RACK).
13. PROPOSED PAINTED TRANSVERSE STRIPING PER DETAIL 13, SHEET C-501.
14. PROPOSED PAINTED 4" WIDE SOLID STRIPE - WHITE ON ASPHALT, YELLOW ON CONCRETE.
15. PROPOSED DIRECTIONAL PAVEMENT MARKINGS - WHITE ON ASPHALT, YELLOW ON CONCRETE - PER DETAIL 15, SHEET C-501.
16. PROPOSED PAINTED INTERNATIONAL ADA SYMBOL PER ADA SPECIFICATIONS AND DETAIL 16, SHEET C-501.
17. PROPOSED LANDSCAPING AREA, SEE SHEET L-101.
18. PROPOSED LIGHT POLE AND FOUNDATION. SEE ELECTRICAL DRAWINGS AND DETAIL 2, SHEET C-502 FOR SPECIFICATIONS.
19. PROPOSED IMPROVEMENTS BY LANDLORD INCLUDING LIGHT POLES, SIDEWALK, LANDSCAPING, CURB AND GUTTER, PAVEMENT AND PAINT STRIPING.
20. PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS AND DETAIL 4, SHEET C-502.
21. PROPOSED 6'-0" O.A.H., 24.67 S.F. MONUMENT SIGN PER SIGN SUPPLIER SPECIFICATIONS. SEE DETAIL 6, SHEET C-502.
22. PROPOSED TEMPORARY CONSTRUCTION SIGN TO BE CONSTRUCTED AND INSTALLED BY SIGN COMPANY. GC SHALL COORDINATE EXACT LOCATION WITH PNC CONSTRUCTION/PROJECT MANAGER.
23. PROPOSED BRICK DUMPSTER ENCLOSURE PER DETAIL 10, SHEET C-502.
24. PROPOSED P.C.C. CONCRETE ISLAND PER DETAIL 12, SHEET C-502.
25. PROPOSED FROST SLAB AT DOOR PER STRUCTURAL DRAWINGS & DETAIL 14, SHEET C-503.
26. PROPOSED "DO NOT ENTER" SIGN.
27. PROPOSED ARCHITECTURAL AWNING. SEE ARCHITECTURAL DRAWINGS.
28. PROPOSED CATCH BASIN PER DETAIL 1, SHEET C-503
29. PROPOSED CLEANOUT PER DETAIL 6, SHEET C-503
30. PROPOSED ELECTRICAL TRANSFORMER PER ELECTRICAL COMPANY SPECIFICATIONS. G.C. TO VERIFY EXACT LOCATION AND SIZE WITH UTILITY ENGINEER.
31. PROPOSED ELECTRIC METER PER ELECTRIC COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
32. PROPOSED GAS METER PER GAS COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
33. PROPOSED RETAINING WALL BY LANDLORD

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT: IL ROUTE 83	100'	98'
REAR: EAST	30'	59.5'
SIDE: NORTH	30'	30.7'
SIDE: SOUTH	0'	12.2'

PARKING SETBACKS

	REQUIRED	PROVIDED
FRONT: IL ROUTE 83	30'	30'
REAR: EAST	0'	0'
SIDE: NORTH	10'	15'
SIDE: SOUTH	10'	0'

LANDSCAPE SETBACKS

	REQUIRED	PROVIDED
FRONT: IL ROUTE 83	30'	30'
REAR: EAST	0'	0'
SIDE: NORTH	10'	15'
SIDE: SOUTH	10'	0'

PARKING SPACES

	REQUIRED	PROVIDED
NUMBER OF SPACES	17	22

PARKING REQUIREMENTS
1 SPACE PER 250 S.F. THEREFORE:
4254 / 250 = 17 SPACES REQUIRED.

LAND USE DATA

	PERCENTAGE OF SITE AREA	AREA PROVIDED
BUILDING	13.20%	0.10 AC.
PAVEMENT/IMPERVIOUS	59.17%	0.44 AC.
LANDSCAPING	27.63%	0.20 AC.
TOTAL	100%	0.74 AC.

CURRENT ZONING: HR-1

CALL J.U.L.I.E.
1-800-892-0123
Call Monday thru Sunday - 24 Hours a Day

NOTICE TO CONTRACTOR

PER ILLINOIS STATE LAW, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

BENCHMARKS:

UPDATE ELEVATION TIE-IN OR BASIS OF BEARING.

BENCHMARK #1 - UPDATE.
ELEVATION=UPDATE

BENCHMARK #2 - UPDATE.
ELEVATION=UPDATE

BENCHMARK #3 - UPDATE.
ELEVATION=UPDATE

GPD GROUP.
Gray, Pitts, Brown, Davis & Dewan, Inc.
520 South Main, Suite 2531
Akron, Ohio 44311
330-572-2100 Fax 330-572-2101

PNC BANK

REV.	DATE	DESCRIPTION

EXECUTIVE HOUSE PROPERTY
4180 ROUTE 83
LONG GROVE, IL

SITE PLAN

	DATE
DESIGNED G.M.	5/25/11
DRAWN E.S.	5/25/11
CHECKED -	-

JOB NO. 2011190.35

C-111

Drawing file: 2011190.35_Construction Documents.dwg
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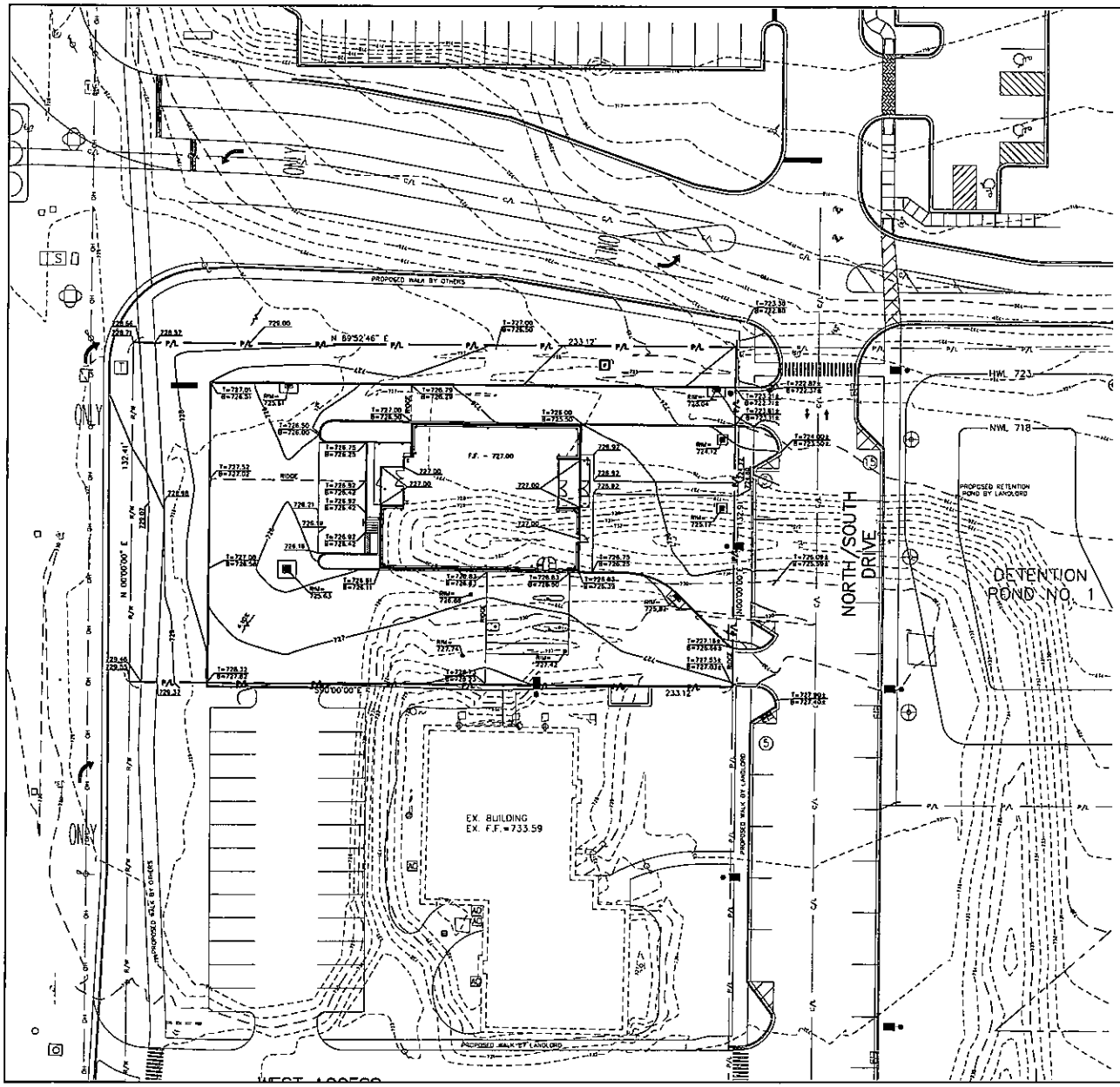

LEGEND

(SEE SHEET C-001 FOR GENERAL LEGEND)

- 000 — PROPOSED CONTOUR
- 000.00 — EXISTING SPOT ELEVATION
- 000.00 — PROPOSED ELEVATION @ BOTTOM OF FRONT FACE AND/OR FINISHED PAVEMENT ELEVATION
- T=000.00 / B=000.00 — TOP OF CURB ELEVATION / BOTTOM OF CURB/FINISHED PAVEMENT ELEVATION
- 000.00 / — MATCH EXISTING ELEVATION
- 0.0% — PROPOSED DRAINAGE SLOPE & DIRECTION
- (#) — PROPOSED ELEVATION KEYNOTE

N

0 10 20 40

1"=20'
Horizontal
Scale in Feet

CALL J.U.L.I.E.
1-800-892-0123
Call Monday thru Sunday - 24 Hours a Day

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BENCHMARK #1 - UPDATE.
ELEVATION=UPDATE.

BENCHMARK #2 - UPDATE.
ELEVATION=UPDATE.

BENCHMARK #3 - UPDATE.
ELEVATION=UPDATE.

GPD GROUP
Engineers Planners Scientists
5500 North Willow Avenue, Suite 120
Kansas City, Missouri 64118
Tel 816.472.1201 Fax 816.472.1201
Akron, Ohio 44311
330.673.2100 Fax 330.673.2101

PNC BANK

REV.	DATE	DESCRIPTION

EXECUTIVE HOUSE PROPERTY
4180 ROUTE 83
LONG GROVE, IL

GRADING PLAN

	DATE
DESIGNED G.M.	5/25/11
DRAWN E.S.	5/25/11
CHECKED -	-

JOB NO.
2011190.35

C-121

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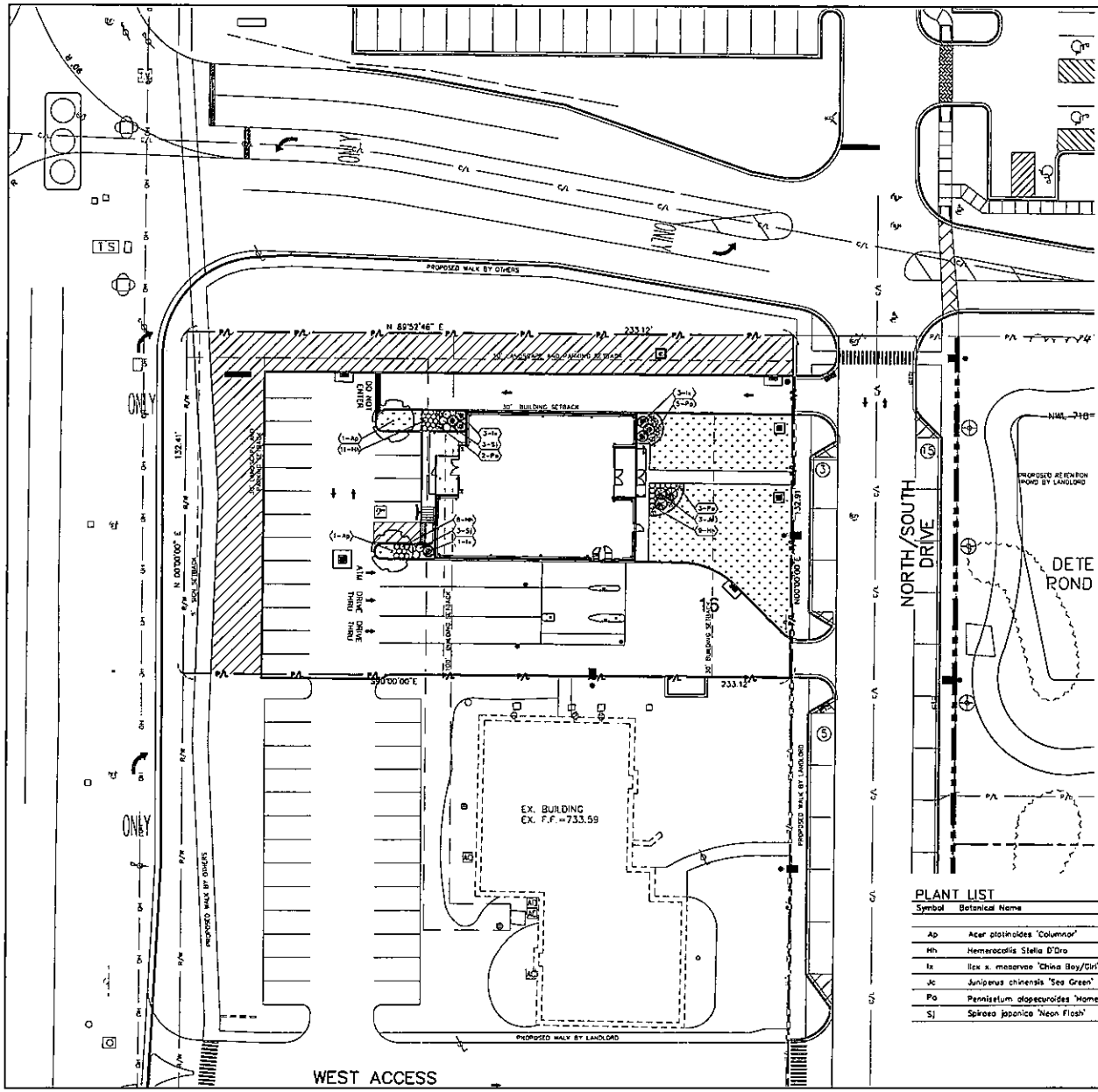

LEGEND

(SEE SHEET C-001 FOR GENERAL LEGEND)

- PLANT QUANTITY AND SYMBOL
- TRENCHED EDGE
- TREE/SHRUB
- SEED AREA
- ALL LANDSCAPING BEHIND PERIMETER CURB LINE BY LANDLORD, INCLUDING STREET TREES ALONG NORTH SOUTH DRIVE.

N

0 10 20 40

1"=20'
Horizontal
Scale in Feet

CALL J.U.L.I.E.
1-800-892-0123
Call Monday thru Sunday - 24 Hours a Day

NOTICE TO CONTRACTOR

PER ILLINOIS STATE LAW, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

BENCHMARKS:

UPDATE ELEVATION TIE-IN OR BASIS OF BEARING.

BENCHMARK #1 - UPDATE.
ELEVATION=UPDATE

BENCHMARK #2 - UPDATE.
ELEVATION=UPDATE

BENCHMARK #3 - UPDATE.
ELEVATION=UPDATE

PLANT LIST

Symbol	Botanical Name	Common Name	Qty.	Size	Condition	Remarks
Ap	Acer platinoides 'Columnar'	Columnar Red Maple	2	3" cal.	B&B	Matched
Hh	Hemerocallis Stella D'Oro	Stella D'Oro Daylily	28	No. 1	Cont.	24" o/c
Ix	Ilex x. meserveae 'China Boy/Girl'	Blue Holly	7	No. 5	Cont.	5' o/c
Jc	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3	24"	Cont.	5' o/c
Pa	Pennisetum alopecuroides 'Hamelin'	Hamelin Fountain Grass	10	No. 2	Cont.	3' o/c
Sj	Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	6	No. 3	Cont.	3' o/c

GPD GROUP
520 South Walnut Street, Suite 3521
Akron, Ohio 44311
330.572.2100 Fax 330.572.2101

PNC BANK

REV.	DATE	DESCRIPTION

EXECUTIVE HOUSE PROPERTY
4180 ROUTE 83
LONG GROVE, IL

LANDSCAPE PLAN

		DATE
DESIGNED	G.M.	5/25/11
DRAWN	E.S.	5/25/11
CHECKED	-	-

JOB NO.
2011190.35

L-101

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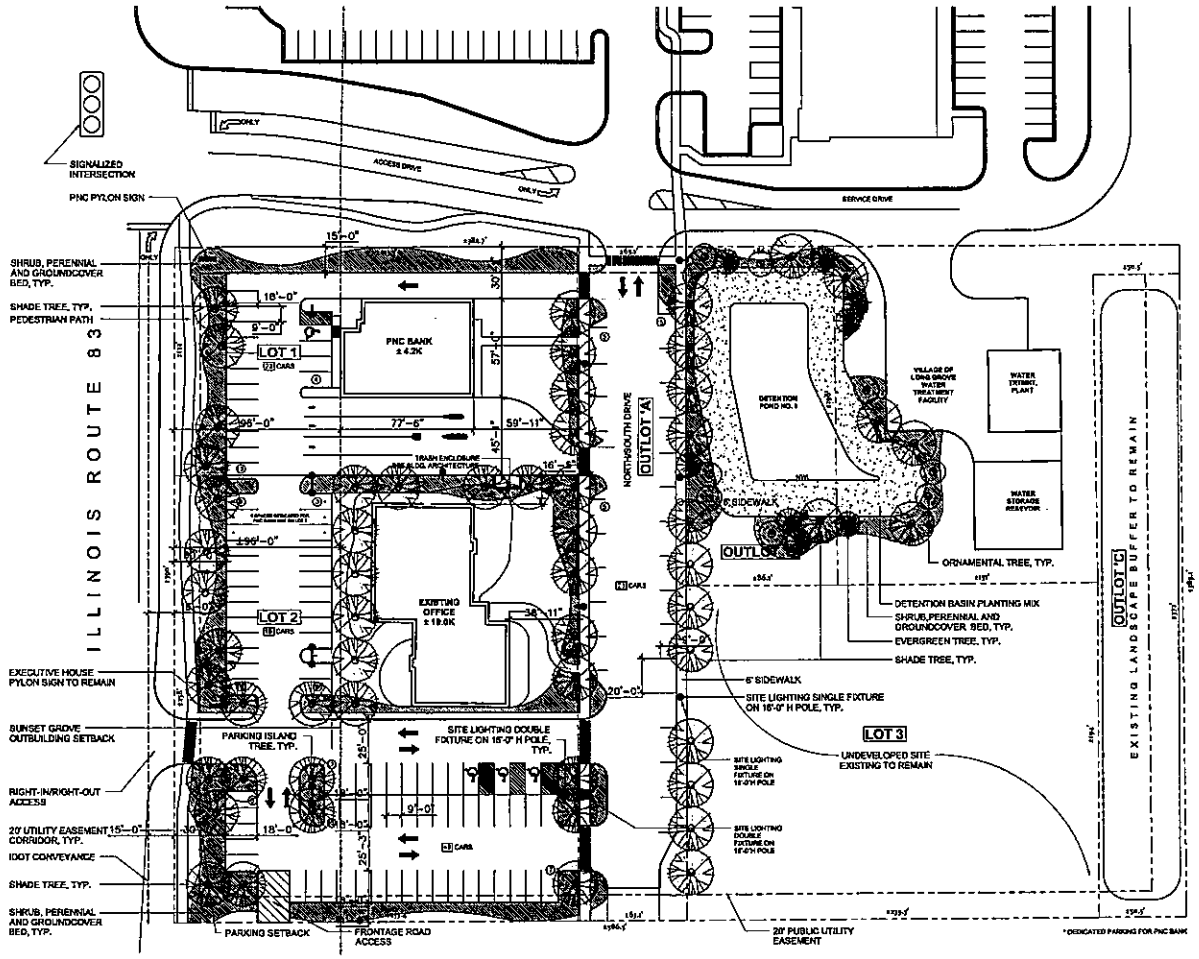


SITE PLAN
SCALE: AS NOTED

EXECUTIVE HOUSE PROPERTY
4180 ROUTE 83 | LONG GROVE, ILLINOIS

SP 9 - PHASE 1
PRELIMINARY LANDSCAPE PLAN

ARCHIDEAS
Architecture
Interiors
Planning

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
SHADE TREES	ASB	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	TBD	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	TBD	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
ORNA-MENTAL TREES	BPW	BETULA PLATYPHYLLA VAR. JAPONICA 'WHITESPIRE'	WHITESPIRE JAPANESE WHITE BIRCH	TBD	-	8'	-	B&B	MULTI-STEM, 4-5 STEMS MINIMUM
	MJ	MALUS 'JEWELCOLE'	RED JEWEL CRABAPPLE	TBD	-	8'	-	B&B	MULTI-STEM, 4-5 STEMS MINIMUM
EVER-GREEN TREES	PN	PINUS NIGRA	AUSTRIAN PINE	TBD	-	8'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	TOT	THUJA OCCIDENTALIS 'TECHNY'	TECHNY AMERICAN ARBORVITAE	TBD	-	8'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
SHRUBS	AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	GLOSSY BLACK CHOKEBERRY	TBD	-	36"	-	#5	3'-0" ON CENTER
	BGG	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	TBD	-	18"	-	#3	2'-0" ON CENTER
	CSC	CORNUS SERICEA 'CARDINAL'	CARDINAL REDOSIER DOGWOOD	TBD	-	36"	-	#5	5'-0" ON CENTER
	DS	DIERVILLA X SPLENDENS	SPLENDENS BUSH-HONEYSUCKLE	TBD	-	24"	-	#5	3'-0" ON CENTER
	HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	TBD	-	24"	-	#5	3'-0" ON CENTER
	JCSG	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	TBD	-	36"	-	#5	4'-0" ON CENTER
	KJGG	KERRIA JAPONICA 'GOLDEN GUINEA'	GOLDEN GUINEA JAPANESE KERRIA	TBD	-	24"	-	#5	4'-0" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	TBD	-	-	24"	#5	3'-0" ON CENTER
	RNW	ROSA X 'NEARLY WILD'	NEARLY WILD SHRUB ROSE	TBD	-	18"	-	#3	2'-0" ON CENTER
	TOW	THUJA OCCIDENTALIS 'WOODWARDI'	WOODWARD GLOBE AMERICAN ARBORVITAE	TBD	-	-	30"	B&B	4'-0" ON CENTER
GRASSES	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	TBD	-	-	-	#3	2'-0" ON CENTER
	CL	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	TBD	-	-	-	#3	2'-0" ON CENTER
	MSML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MISCANTHUS	TBD	-	-	-	#3	2'-0" ON CENTER
	PVR	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	RED SWITCH GRASS	TBD	-	-	-	#3	2'-0" ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	TBD	-	-	-	#1	1'-6" ON CENTER
PERENNIALS	ANA	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME NEW ENGLAND ASTER	TBD	-	-	-	#1	2'-0" ON CENTER
	CGS	COREOPSIS GRANDIFLORA 'SUNRAY'	SUNRAY COREOPSIS	TBD	-	-	-	#1	1'-6" ON CENTER
	HGD	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	TBD	-	-	-	#1	1'-6" ON CENTER
	HMPP	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	TBD	-	-	-	#1	1'-0" ON CENTER
	HSBG	HOSTA SIEBOLDIANA 'BLUE GIANT'	BLUE GIANT HOSTA	TBD	-	-	-	#1	2'-0" ON CENTER
	HSS	HOSTA 'SUM AND SUBSTANCE'	SUM AND SUBSTANCE HOSTA	TBD	-	-	-	#3	2'-0" ON CENTER
	RP	RATIBIDA PINNATA	PRAIRIE CONEFLOWER	TBD	-	-	-	#1	1'-6" ON CENTER
	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	TBD	-	-	-	#1	1'-6" ON CENTER
	SNMN	SALVIA NEMEROSA 'MAY NIGHT'	MAY NIGHT SALVIA	TBD	-	-	-	#1	1'-6" ON CENTER
GROUND-COVER	EFC	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	TBD	-	-	-	QT	1'-0" ON CENTER
	VM	VINCA MINOR	COMMON PERIWINKLE	TBD	-	-	-	QT	1'-0" ON CENTER

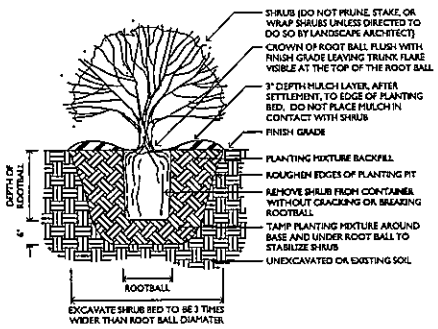
5 CONCEPTUAL PLANT PALETTE

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

LANDSCAPE AREAS	DEPTH IN INCHES
LAWN AREAS	6 TOPSOIL
PLANTING BEDS - GRASSES, PERENNIALS AND GROUNDCOVER	12 PLANTING MIX
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	18 PLANTING MIX
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

3 SOIL DEPTH CHART

NOTE: THE CONTRACTOR S TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART ABOVE



2 SHRUB INSTALLATION DETAIL

SCALE 1" = 1'-0"

EXECUTIVE HOUSE PROPERTY

4180 ROUTE 83 | LONG GROVE, ILLINOIS

SP 9 - PHASE 1

PRELIMINARY LANDSCAPE DETAILS AND PLANT LIST

ARCHIDEAS

Architecture
Interiors
Planning

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Kenig, Lindgren, O'Hara, Aboona, Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Mark Glazer
4180 Route 83 LLC

FROM: William R. Woodward
Senior Consultant

Michael A. Werthmann, PE, PTOE
Principal

DATE: June 1, 2011

SUBJECT: Traffic Impact Evaluation
Proposed Commercial Development
Long Grove, Illinois

Introduction

This memorandum summarizes the methodologies, results and findings of a site traffic analysis conducted by KLOA, Inc. for the proposed Glazer Property commercial development to be located in the southeast quadrant of the intersection of Illinois Route 83 (IL 83) and Robert Parker Coffin Road/Sunset Grove Access in Long Grove, Illinois.

The approximate 5.37-acre site proposes a phased commercial development to include a bank with drive-through service (Phase I), a two-story office building (Phase II), and an approximate 13,000 square-foot in-line retail center (Phase III). The site proposes a total of approximately 198 parking spaces. The existing office building on the site will razed as part of Phase III of this development. For the purposes of this traffic study, it is estimated that all three phases of this development will be completed and operational by Year 2016. Therefore, in conformance with the Illinois Department of Transportation standards, this traffic study projects traffic volumes to Year 2021 (build-out plus five years).

The plan also proposes to relocate the existing access driveway on IL 83 (restricted to right-in/right-out only turning movements) approximately 50 feet south of its current location, and cross-access will be provided to the adjacent property to the south for future development.

The Glazer Property commercial development will also share the full access currently serving the recently constructed Sunset Grove Retail Center. The Sunset Grove full access driveway is in alignment with Robert Parker Coffin Road, and forms the fourth/east leg of this signalized intersection.

The purpose of this study is four-fold:

- Determine the existing traffic conditions in the area to establish an updated base condition.
- Assess the traffic impact generated by the build-out of the remaining land uses as part of the Sunset Grove Retail Center development, as well as an increase in regional growth in traffic volumes traversing through the area (Year 2021 background conditions).
- Assess the additional traffic impact, if any, generated by the proposed Glazer Property commercial development under total Year 2021 traffic conditions.
- Determine if the proposed access driveways will effectively serve the development without disrupting traffic flow on the adjacent roadways.

The following sections of this memorandum present the following.

- Existing roadway conditions.
- A detailed description of the proposed development.
- Directional distribution of development-generated traffic.
- Vehicle trip generation for the proposed Glazer Property development and the remaining land uses to be developed in the Sunset Grove Retail Center.
- Traffic analyses for the weekday morning, weekday evening, and Saturday midday peak hours for the following three conditions:
    1. Existing Conditions - Analyzes the capacity of the existing roadway system using recorded traffic volumes in the surrounding area.
    2. Year 2021 Background Traffic Conditions –This condition analyzes Year 2021 conditions assuming the completion of the Sunset Grove Retail Center and an increase in existing traffic volumes due to regional growth in the area. The purpose of this condition is to identify the roadway and traffic signal operational characteristics for Year 2021 conditions without the Glazer Property development traffic.
    3. Year 2021 Total Traffic Volumes - includes the Year 2021 background traffic volumes plus the traffic expected from the Glazer Property commercial development.
- Recommendations with respect to site access and circulation to the surrounding roadway network for the future conditions.

Background

In Year 2008, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) prepared a traffic impact study for the proposed Sunset Grove Retail Center to be located in the northeast quadrant of the signalized intersection of IL 83 and Robert Parker Coffin Road in Long Grove, Illinois. The development plan includes a Sunset Foods grocery store, a CVS/Pharmacy with drive-through service, a bank with drive-through service, and retail outlots. As part of this development and in conjunction with IDOT and the Village of Long Grove, a full access was constructed on IL 83 in alignment with Robert Parker Coffin Road, providing two lanes inbound and three lanes outbound striped to provide a left-turn lane, a through lane, and a right-turn lane. Further, IL 83

was improved to provide dual southbound left-turn lanes and an additional northbound through lane and a northbound right-turn lane. The traffic signal is currently in the process of being modernized to provide protected left-turn phasing from IL 83 (red left-turn arrow) and permissive-overlap right-turn phasing (green right-turn arrow) for the northbound and westbound right-turn movements.

A recent field reconnaissance to the sight indicates that these geometric improvements have been constructed. In addition, the Sunset Grove Retail Center's infrastructure has been constructed. The Sunset Foods grocery store and the CVS/Pharmacy are both constructed and operational. The bank and remaining retail outlots are under construction, but are not yet operational.

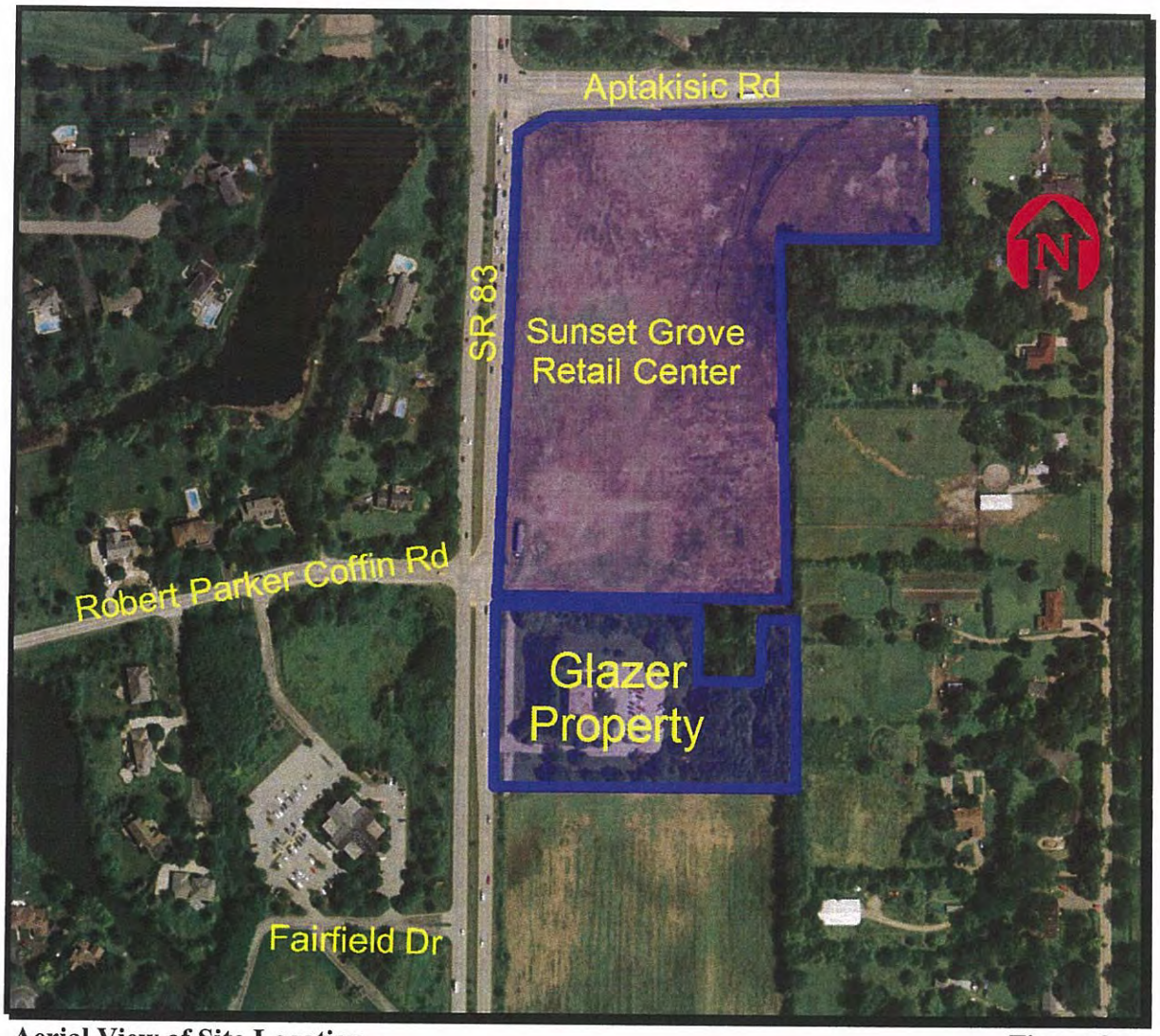
Existing Conditions

Existing roadway conditions were documented based on field visits. The following provides a detailed description of the physical characteristics of the roadways including the existing and proposed geometry and traffic control, adjacent land uses and peak hour traffic volumes on area roadways.

Site Location

As noted, the site is located in the southeast quadrant of the intersection of IL 83 and Robert Parker Coffin/Sunset Grove Access in Long Grove, Illinois. The site is bound by IL 83 to the east, Sunset Grove Retail Center and full access driveway to the north, Village of Long Grove water treatment facility to the east, and undeveloped property to the south. **Figure 1** illustrates the location of the proposed development with respect to the area roadway system. **Figure 2** shows an aerial view of the site and surrounding area.

Site Location **Figure 1**



Aerial View of Site Location **Figure 2**

Existing Roadway System Characteristics

The characteristics of the existing roadways that surround or are nearby the proposed development are illustrated in **Figure 3** and described below.

Illinois Route 83 (IL 83) is generally a north-south major arterial roadway. In the vicinity of the site, IL 83 has two southbound lanes and three northbound through lanes, separated by a raised, 29-foot median. At its signalized intersection with Robert Parker Coffin Road/Sunset Grove Access, dual left-turn lanes, a through lane, and a shared through/right-turn lane are provided on the north approach, and a left-turn lane, three through lanes, and a right-turn lane are provided on the south approach. The posted speed limit is 45 mph, and parking is prohibited on both sides of the roadway. IL 83 is under the jurisdiction of the Illinois Department of Transportation (IDOT).

Robert Parker Coffin Road is an east-west collector/local road that extends between IL 53 and IL 83. It generally has a two-lane cross-section with an approximate eight-foot aggregate shoulder. At its signalized intersection with IL 83, a left-turn lane and a shared through/right-turn lane are provided on the west approach. The roadway has a posted speed limit of 25 mph, and has a weight restriction limit to four tons. Robert Parker Coffin Road is under the jurisdiction of the Village of Long Grove.

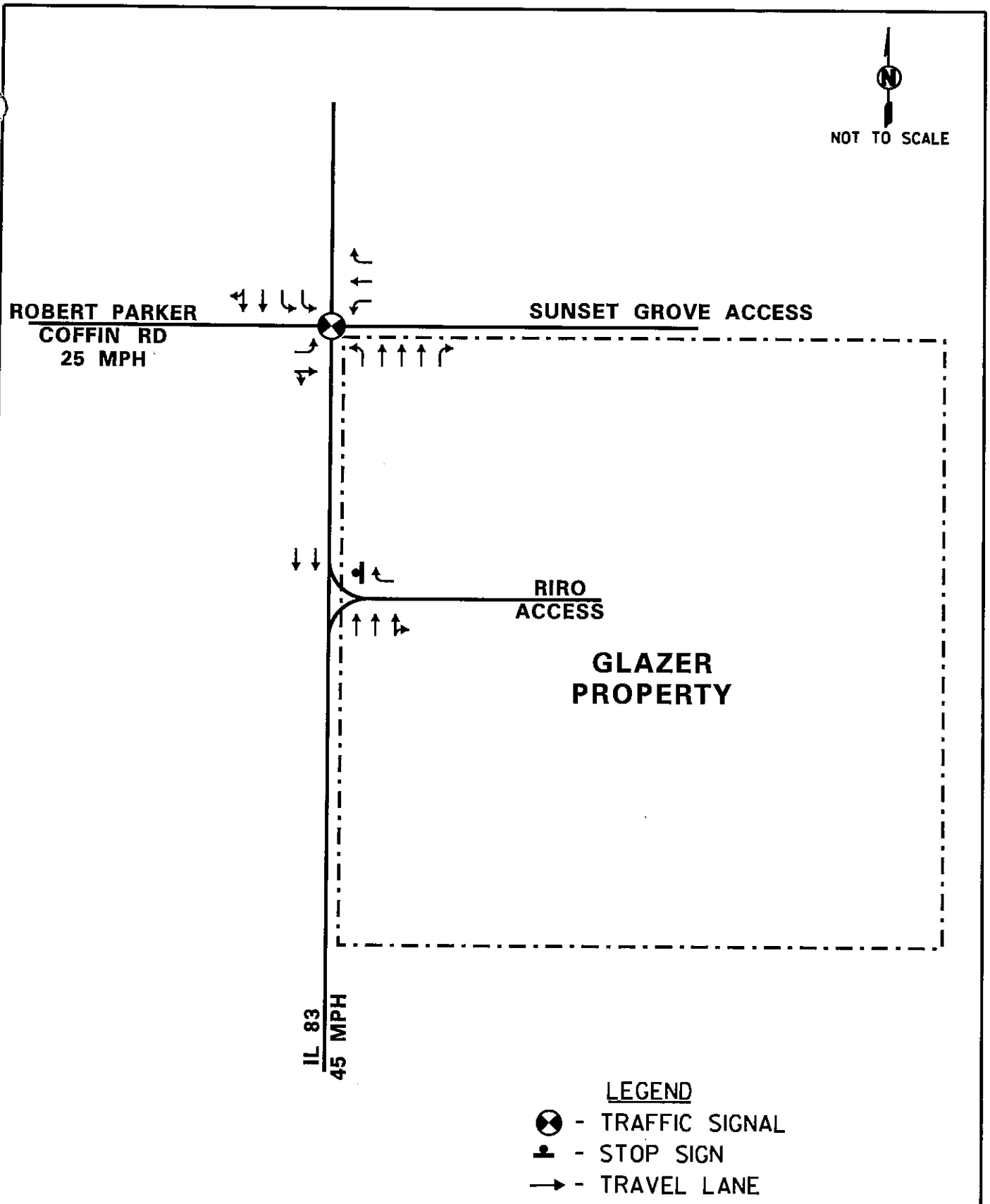
Sunset Grove Access intersects IL 83 from the east, in alignment with Robert Parker Coffin Road. At its signalized approach to IL 83, a left-turn lane, a through lane, and a right-turn lane are provided. The first internal intersection to the Sunset Grove Retail Center is located approximately 350 feet east of IL 83. Sunset Grove Access is under private jurisdiction.

Existing Traffic Volumes

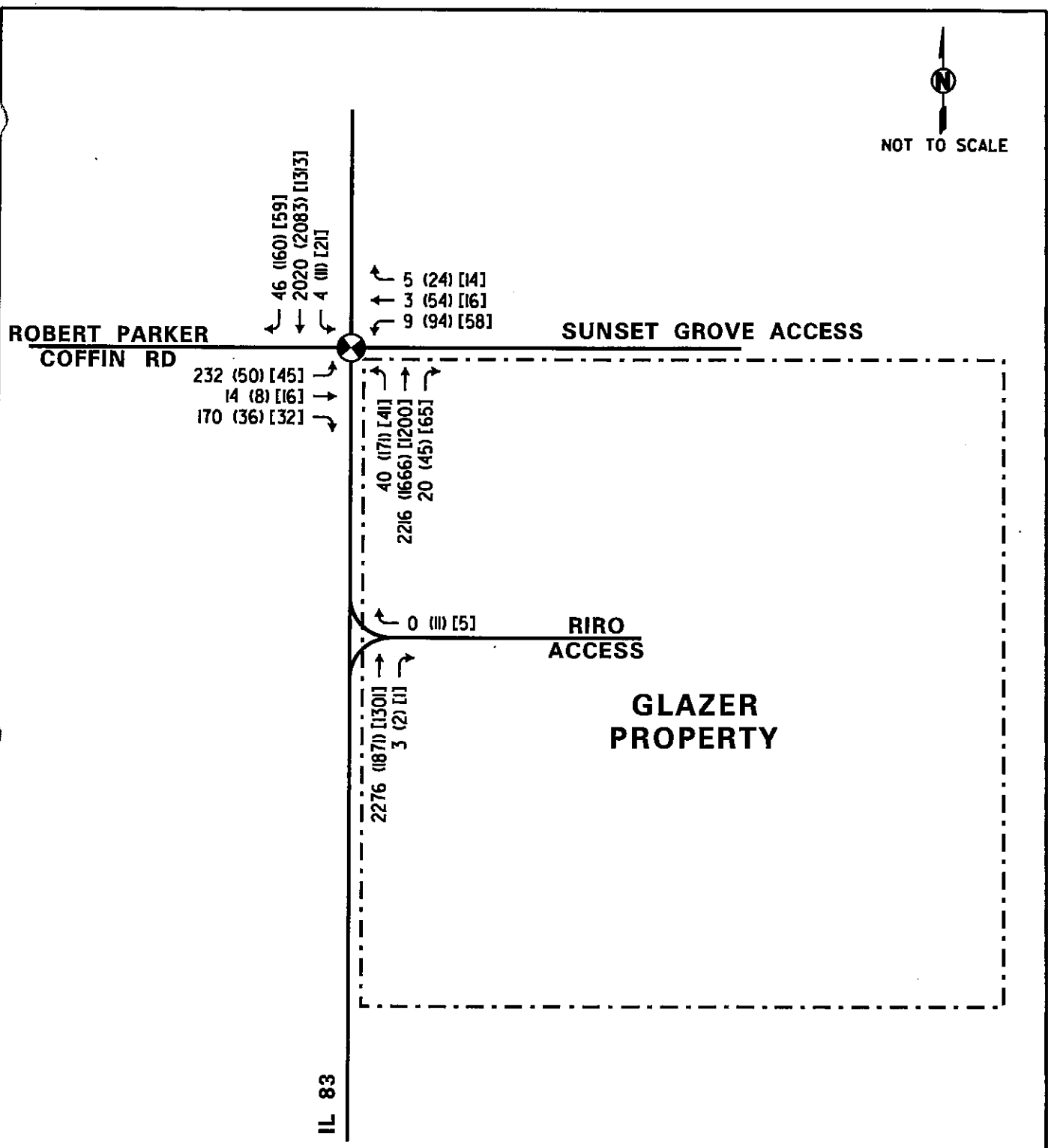
In order to determine current traffic conditions on the existing roadways, KLOA, Inc. conducted manual traffic counts on Thursday, April 14, 2011 from 6:30 to 8:30 A.M. and from 4:00 to 6:00 P.M. and on Saturday, April 16, 2011 from 12:00 to 2:00 P.M. at the intersections of IL 83 and Robert Parker Coffin/Sunset Grove Access and IL 83 and the existing restricted access driveway serving the Glazer Property.

The results of these counts showed that the weekday morning peak hour occurred between 7:15 and 8:15 A.M., the weekday evening peak hour occurred between 5:00 and 6:00 P.M., and the Saturday midday peak hour occurred between 12:00 and 1:00 P.M.

Figure 4 illustrates the peak hour traffic volumes under existing conditions. All count data is included in the Appendix of this memorandum.



PROJECT:	TITLE:	PROJECT NO: II-059
GLAZER PROPERTY LONG GROVE, ILLINOIS	EXISTING ROADWAY CHARACTERISTICS	KLOA
		FIGURE NO: 3



LEGEND

⊗ - TRAFFIC SIGNAL

00 - WEEKDAY AM PEAK HOUR (7:15-8:15 AM)

(00) - WEEKDAY PM PEAK HOUR (5:00-6:00 PM)

[00] - SATURDAY MIDDAY PEAK HOUR (12:00-1:00 PM)

PROJECT:	TITLE:	PROJECT NO: 11-059
GLAZER PROPERTY LONG GROVE, ILLINOIS	EXISTING TRAFFIC VOLUMES	KLOA
		FIGURE NO: 4

Traffic Characteristics of Proposed Glazer Property Commercial Development

To evaluate the impact of the proposed development on the area roadway system, it was necessary to quantify the number of vehicle trips the site will generate during the three identified peak hours, and then determine the directions from which this traffic will approach and depart the site.

Proposed Site and Development Plan

The approximate 5.37-acre site proposes a phased development, as follows:

- Phase I: a bank with a three-lane drive-through and the existing office building
- Phase II: the bank, a new 18,300 square-foot two-story office building, and the existing office building
- Phase III: the bank, the new office building, an approximate 13,000 square-foot in-line retail center. The existing office building will be razed to accommodate the proposed retail center.

The new office building will be located to the rear, or east, of the parcel. The overall site will provide approximately 198 parking spaces. It is also important to note that the site will be improved by relocating the existing restricted access on IL 83 approximately 50 feet to the south of its existing location, thereby creating better spacing between this relocated access and the signalized intersection at Robert Parker Coffin Road.

Site Access

As noted, the development is proposed to be served via the following two access driveways.

<u>IL 83 and Restricted Access</u> – the existing access driveway on IL 83, restricted to right-in/right-out only turning movements, will be relocated approximately 50 feet to the south. The relocation of this driveway has two major benefits: 1) the proposed location allows for better internal site circulation and parking aisle alignments, and 2) the proposed access driveway is further away from Robert Parker Coffin, providing better spacing between intersections. The access driveway will provide one lane inbound and one lane outbound under stop sign control and will be restricted to right-in/right-out only turning movements due to the IL 83 median.

<u>IL 83 and Robert Parker Coffin/Sunset Grove Access</u> – As noted, the Glazer Property commercial development will has a cross-access to the Sunset Grove Access driveway. The cross-access will align with the first internal intersection serving the Sunset Grove Retail Center, which is located approximately 350 feet east of IL 83.

Bank Drive-Through Operation

The bank will be located on the southeast corner of IL 83 and Sunset Grove Access. Access to the bank will be provided via two access drives. The northern access drive will be located north of the building and will provide inbound only access to the parking lot and drive-through lanes. The southern access drive will be located south of the building and will provide outbound access from the parking lots and drive-through lane. Wayfinding signage will be posted to guide the vehicle to the drive-through queue.

According to the development site plan, the drive-through provides storage for five vehicles per lane, with one vehicle being serviced, and the remaining four vehicles waiting to be served. In addition, a by-pass lane will be provided for traffic exiting the bank and not using the drive-through facility. Based on information collected by KLOA for other drive-through systems similar to that is proposed, this proposed storage is more than adequate for this drive-through facility. As such, traffic should not spillback into the main driving aisles and furthermore to the adjacent roadway network.

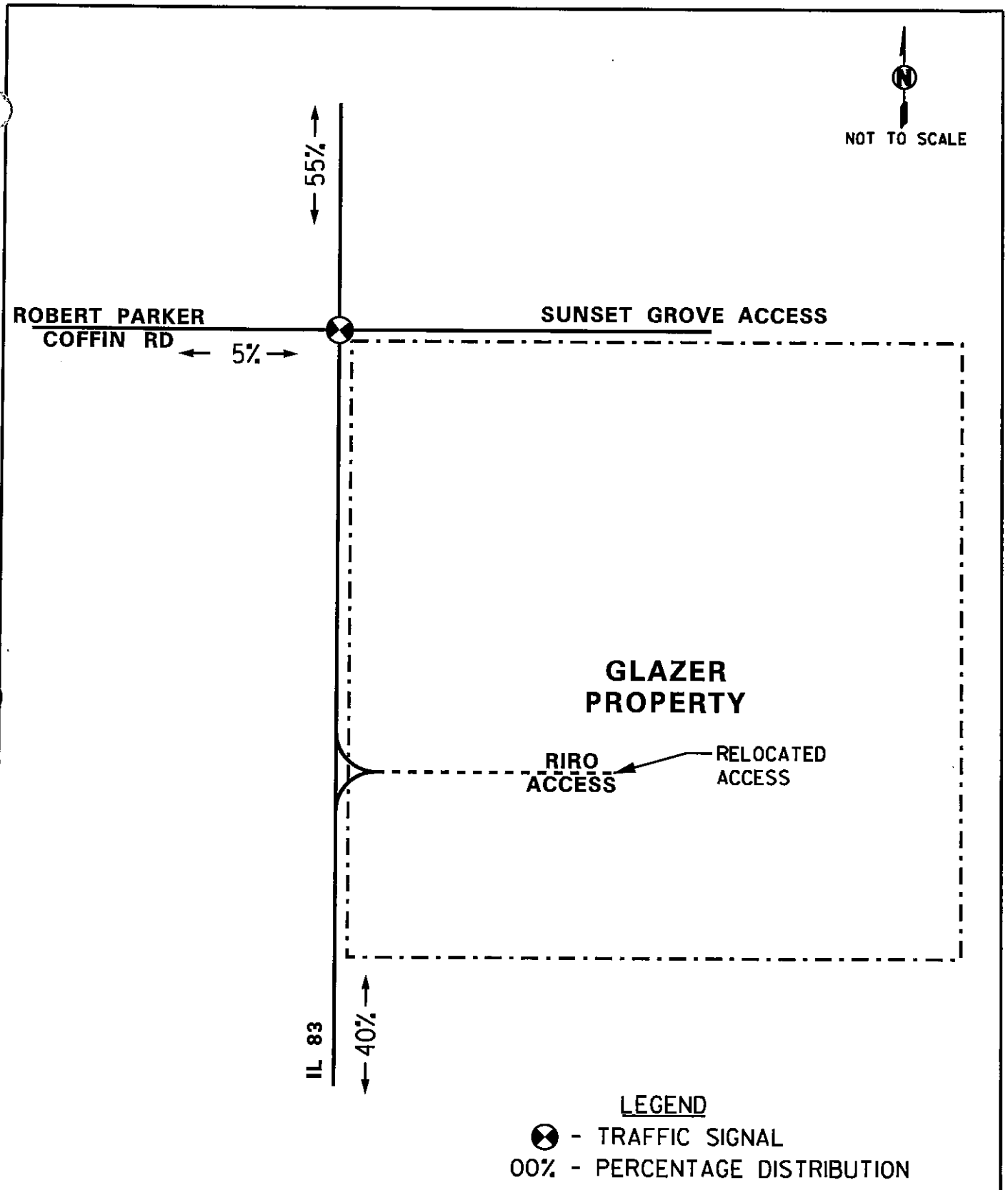
Directional Distribution of Site Traffic

The directional distribution of traffic accessing the development was based on the estimated directional distribution established for the Sunset Grove traffic study. The anticipated directional distribution of site traffic for the Glazer Property is illustrated in **Figure 5.** Figure 5 also identifies the relocation of the restricted access on IL 83, to be moved approximately 50 feet to the south of its existing location.

Site Traffic Generation

The estimates of traffic to be generated by the overall site are based upon the proposed land use types and sizes. The volume of traffic generated was estimated using trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 8th Edition.

Table 1 tabulates the total trips anticipated with this development for the weekday morning, weekday evening, and Saturday midday peak hours. As shown, the site is estimated to generate 69 two-way vehicle trips during the weekday morning peak hour, 171 two-way vehicle trips during the weekday evening peak hour, and approximately 105 two-way vehicle-trips during the Saturday midday peak hour. It is important to note that it is not uncommon for a patron of one land use to patron another land use in the same visit, commonly referred to as "captured trips". As such, the trip generation for the proposed development was reduced by twenty percent to account for internal capture activity among the land uses proposed with the Glazer Property, as well as the land uses provided in the Sunset Grove Retail Center.



PROJECT:	TITLE:	PROJECT NO: 11-059
GLAZER PROPERTY LONG GROVE, ILLINOIS	ESTIMATED DIRECTIONAL DISTRIBUTION	KLOA FIGURE NO: 5

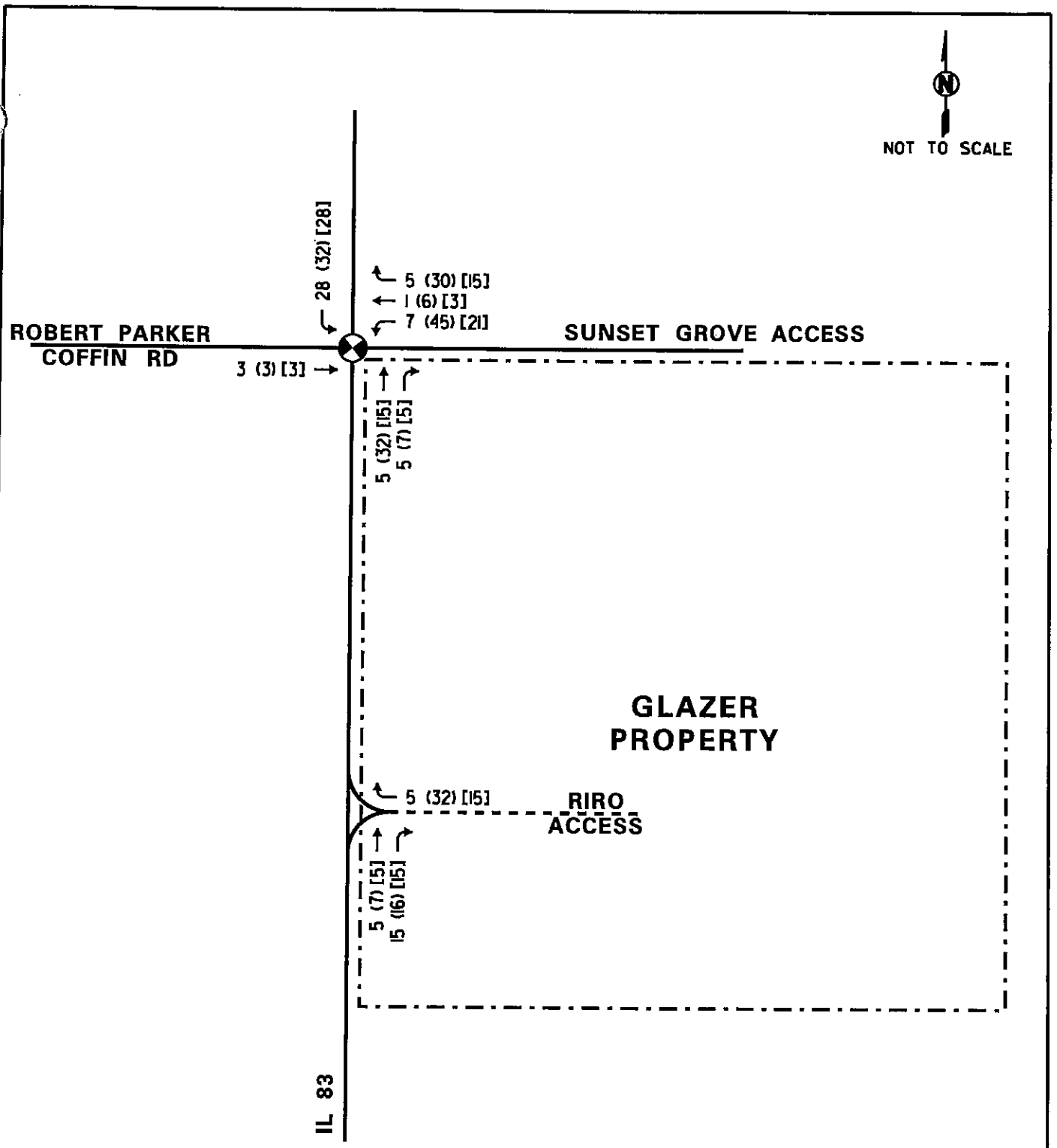
Table 1
GLAZER PROPERTY SITE-GENERATED TRAFFIC VOLUMES

ITE LUC	Type/Size	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Saturday Midday Peak Hour			Daily
		In	Out	Total	In	Out	Total	In	Out	Total	
912	Bank – 3-Lane Drive-Through	16	12	28	40	42	82	44	46	90	418
710	Office – 18,300 s.f.	42	6	48	18	82	100	5	4	9	360
814	Retail – 13,000 s.f.	5	5	10	14	17	31	14	17	31	594
	Total Trips:	63	23	86	72	141	213	63	67	130	1,372
	Less 20% Internal Capture:	*-12*	*-5*	*-17*	*-14*	*-28*	*-42*	*-12*	*-13*	*-25*	*-274*
	Net Vehicle Trips:	**51**	**18**	**69**	**58**	**113**	**171**	**51**	**54**	**105**	**1,098**

Site Traffic Assignment

The peak hour traffic volumes projected to be generated by the proposed Glazer Property commercial development (refer to Table 1) were assigned to the area roadways based on the established directional distribution (Figure 5).

Figure 6 shows the assignment of the site-generated peak hour traffic volumes as tabulated in Table 1.



LEGEND

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00 - WEEKDAY AM PEAK HOUR (7:15-8:15 AM)

(00) - WEEKDAY PM PEAK HOUR (5:00-6:00 PM)

[00] - SATURDAY MIDDAY PEAK HOUR (12:00-1:00 PM)

PROJECT:	TITLE:	PROJECT NO: 11-059
GLAZER PROPERTY LONG GROVE, ILLINOIS	ESTIMATED SITE-GENERATED TRAFFIC VOLUMES	KLOA FIGURE NO: 6

Sunset Grove Retail Center Remaining Development

As noted, the Sunset Grove Retail Center was recently constructed with the Sunset Foods grocery store and the CVS/Pharmacy the only land uses open and operational. As such, traffic for the remaining land uses to be built/operational were estimated also using the trip generation rates provided by ITE. Table 2 shows the trip generation for the remaining land uses for the Sunset Grove Retail Center.

Table 2
SUNSET GROVE RETAIL CENTER SITE-GENERATED TRAFFIC VOLUMES

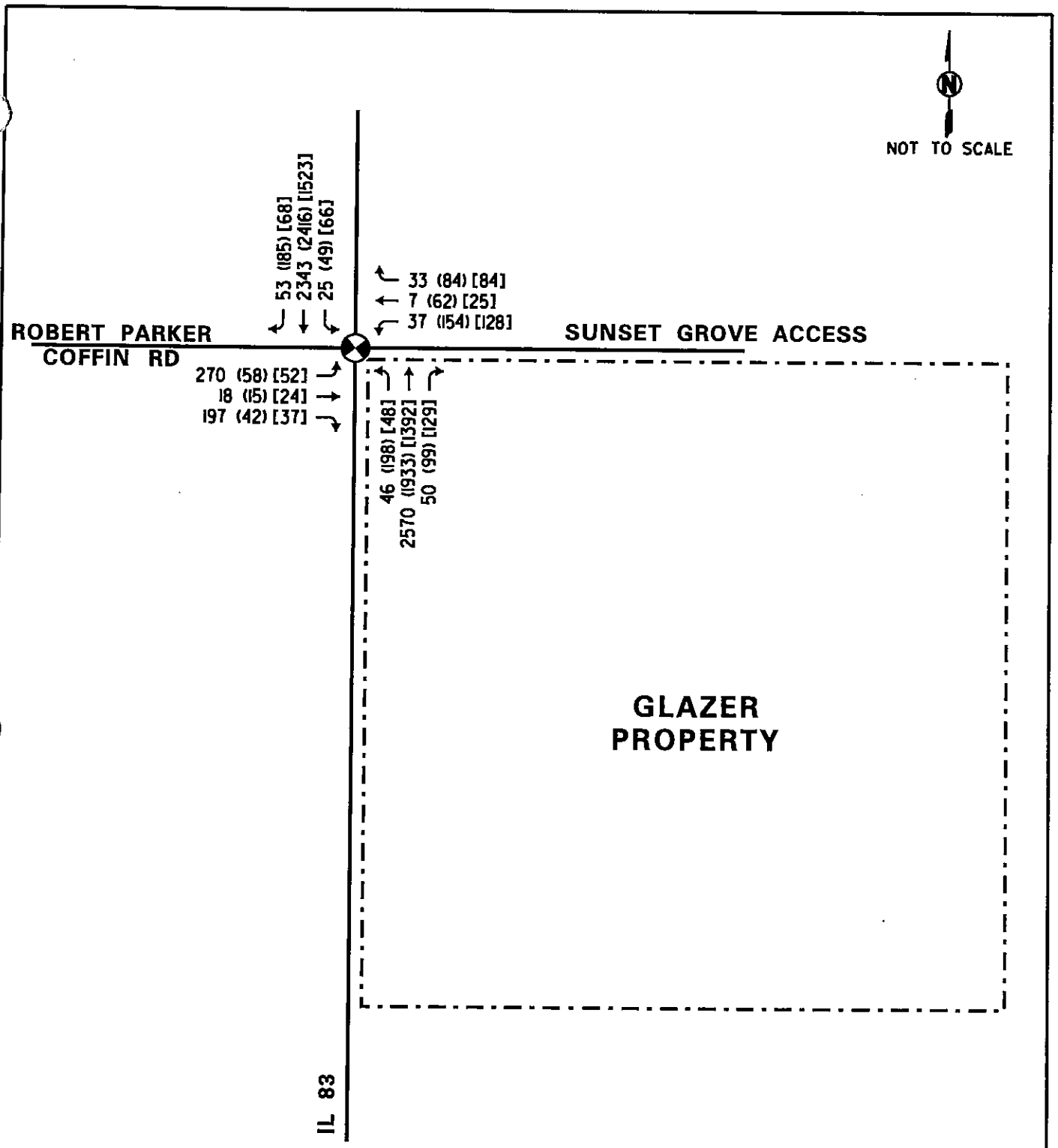
		Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Saturday Midday Peak Hour			
ITE LUC	Type/Size	In	Out	Total	In	Out	Total	In	Out	Total	Daily
912	Bank – 4-Lane Drive-Through	22	16	38	54	56	110	59	61	120	557
934	Fast Food Restaurant – 1,500 s.f.	38	36	74	25	25	50	45	45	90	745
814	Retail – 43,167 s.f.	15	17	32	55	70	125	55	70	125	1,884
	Total Trips:	**75**	**69**	**144**	**134**	**151**	**285**	**159**	**176**	**335**	**3,186**

Regional Traffic Growth

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for regional ambient growth not attributable to any particular planned development. Using the established growth rate of 1.5 percent compounded from the Year 2008 traffic study report prepared for the Sunset Grove retail center, the existing traffic volumes were increased by 16 percent for Year 2021 conditions (buildout in Year 2016 plus five years).

Year 2021 Background Traffic – No-Build Condition

The Year 2021 Background No-Build condition includes the existing traffic volumes (Figure 4) increased by the regional growth rate of 16 percent plus the traffic associated with the remaining buildout of the Sunset Grove Retail Center. It is important to note that the Sunset Grove Retail Center also has a full access on Aptakisic Road to the north, in addition to a restricted access on IL 83. As such, not all of the remaining traffic from this development was assigned to the signalized intersection of IL 83 and Robert Parker Coffin Road. **Figure 7** illustrates the Year 2021 Background Traffic volumes.



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(00) - WEEKDAY PM PEAK HOUR (5:00-6:00 PM)

[00] - SATURDAY MIDDAY PEAK HOUR (12:00-1:00 PM)

PROJECT:	TITLE:	PROJECT NO: 11-059
GLAZER PROPERTY LONG GROVE, ILLINOIS	YEAR 2021 BACKGROUND VOLUMES	KLOA
		FIGURE NO: 7

Year 2021 Total Projected Traffic Conditions

The Year 2021 Total Projected Traffic incorporates the Year 2021 Background Traffic (Figure 7) plus the traffic estimated to be generated by the proposed Glazer Property commercial development (Figure 6). **Figure 8** shows the total projected traffic volumes for Year 2021 conditions.

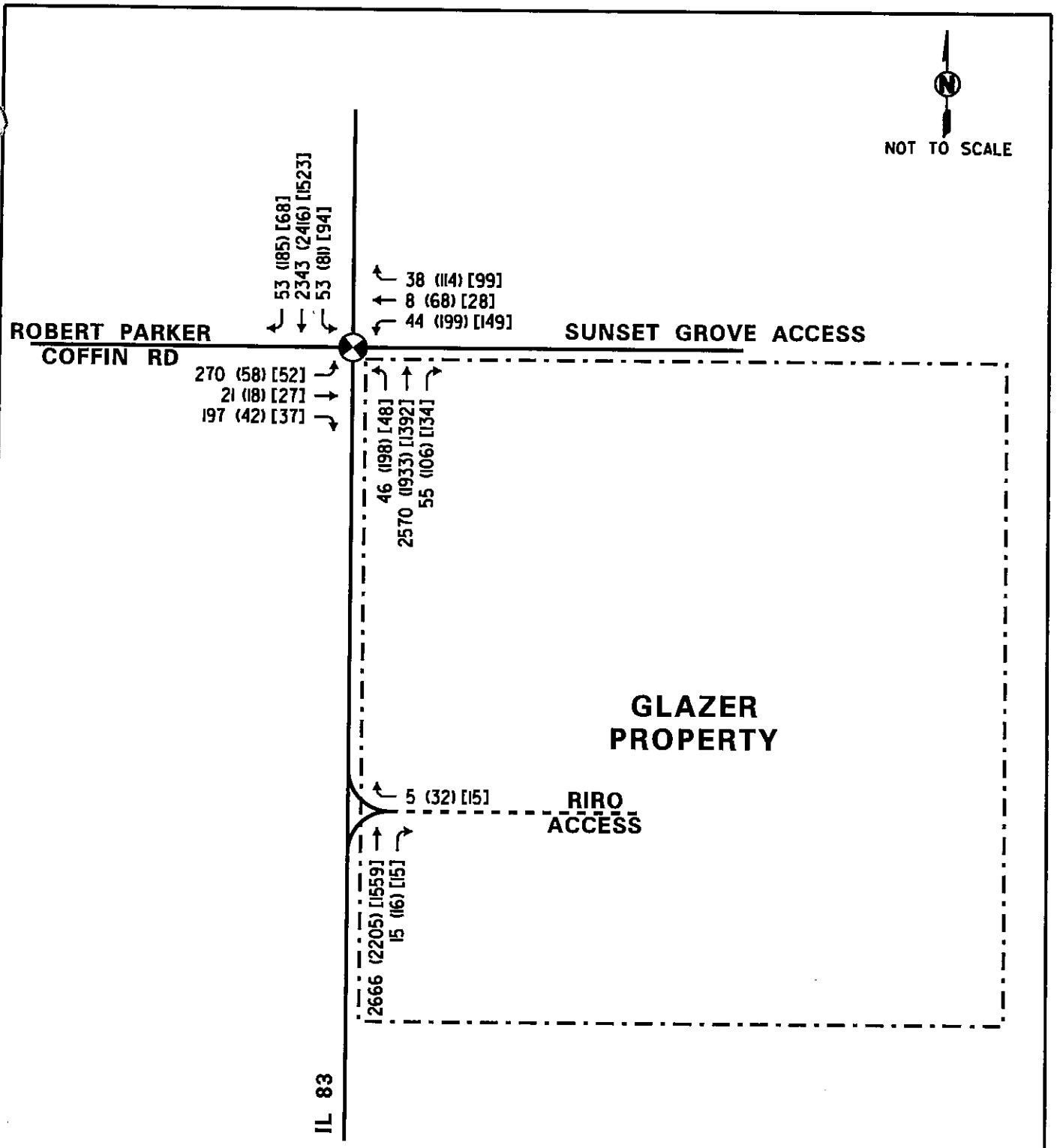
Traffic Evaluation

The following provides an evaluation conducted for the weekday morning, weekday evening, and Saturday midday peak hours to determine the impact of the projected site traffic on the surrounding roadway network. The analysis includes conducting capacity analyses to provide an indication of how well the roadway facilities serve the anticipated traffic demands placed upon them for the future total traffic conditions.

Traffic Analyses

Traffic analyses were performed to determine the operation of the existing roadway system, evaluate the impact of the proposed development with respect to regional and background growth in the area, and determine the ability of the access driveways serving the development. Analyses were performed for the weekday morning, weekday evening, and Saturday midday peak hours for the existing traffic volumes, Year 2021 Background Traffic volumes, and the Year 2021 Total Projected Traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 2000.* The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation, and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest grade (oversaturated conditions, extensive delays).



LEGEND

⊗ - TRAFFIC SIGNAL

00 - WEEKDAY AM PEAK HOUR (7:15-8:15 AM)

(00) - WEEKDAY PM PEAK HOUR (5:00-6:00 PM)

[00] - SATURDAY MIDDAY PEAK HOUR (12:00-1:00 PM)

PROJECT:	TITLE:	PROJECT NO: 11-059
GLAZER PROPERTY LONG GROVE, ILLINOIS	TOTAL PROJECTED TRAFFIC VOLUMES	KLOA
		FIGURE NO: 8

The analysis for the traffic-signal controlled intersection of IL 83 and Robert Parker Coffin Road/Sunset Grove Access was accomplished using the existing cycle lengths to determine the average overall vehicle delay, volume-to-capacity ratios, and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are included in the Appendix of this memorandum.

A summary of the traffic analysis results for existing conditions are presented in **Table 3**.

Table 4 summarizes the traffic analysis results for Year 2021 Background Traffic conditions.

Table 5 summarizes the traffic analysis results for Year 2021 Total Traffic conditions.

A discussion and recommendations of the key findings follows.

Table 3
CAPACITY ANALYSES RESULTS—EXISTING CONDITIONS

Intersection	Weekday A.M. Peak Hour	Weekday P.M. Peak Hour	Saturday Midday Peak Hour
IL 83 and Robert Parker Coffin Road/ Sunset Grove Access (signalized)	C – 21.3	E – 64.4	C – 21.2
Glazer Restricted Access and IL 83 (stop sign)	C – 21.0	C – 17.4	B – 13.1

Delay is measured in seconds.
LOS represents the intersection as a whole for signalized intersections; for stop sign, the LOS is the minor approach under stop control.

Table 4
CAPACITY ANALYSES RESULTS—YEAR 2021 BACKGROUND TRAFFIC CONDITIONS (WITHOUT GLAZER PROPERTY DEVELOPMENT)

Intersection	Weekday A.M. Peak Hour	Weekday P.M. Peak Hour	Saturday Midday Peak Hour
IL 83 and Robert Parker Coffin Road/ Sunset Grove Access (signalized)	D – 49.8	F – 91.6	C – 32.9
Glazer Restricted Access and IL 83 (stop sign)	N/A	N/A	N/A

Delay is measured in seconds.
LOS represents the intersection as a whole for signalized intersections; for stop sign, the LOS is the minor approach under stop control.
N/A = Not Applicable

Table 5
CAPACITY ANALYSES RESULTS—YEAR 2021 TOTAL PROJECTED TRAFFIC CONDITIONS (WITH GLAZER PROPERTY DEVELOPMENT)

Intersection	Weekday A.M. Peak Hour	Weekday P.M. Peak Hour	Saturday Midday Peak Hour
IL 83 and Robert Parker Coffin Road/ Sunset Grove Access (signalized)	D – 50.3	F – 93.4	C – 33.0
Glazer Restricted Access and IL 83 (stop sign)	D – 26.8	C – 22.8	C – 15.1

Delay is measured in seconds.
LOS represents the intersection as a whole for signalized intersections; for stop sign, the LOS is the minor approach under stop control.

Discussion and Recommendations

The following is a summary of the capacity analyses conducted for each of the intersections analyzed.

IL 83 and Robert Parker Coffin Road/Sunset Grove Access

As noted, this intersection was recently improved to provide the following:

- North approach (on IL 83): dual left-turn lanes, a through lane, and a shared through/right-turn lane
- South approach (on IL 83): left-turn lane, three through lanes, and a right-turn lane
- West approach (on Robert Parker Coffin Road): left-turn lane, shared through/right-turn lane
- East approach (on Sunset Grove Access): left-turn lane, through lane, and a right-turn lane
- A new traffic signal will be installed
    - Provide protected-only left-turn phasing (red left-turn arrow) for northbound and southbound left-turn movements from IL 83
    - Provide permissive-overlap phasing (green right-turn arrow) for northbound and westbound right-turn movements

Currently, this intersection experiences delay for through movements on IL 83, particularly for southbound through traffic during the weekday morning peak commuter period and for northbound through traffic during the weekday evening peak commuter period. In addition, the cycle length for the weekday morning is 170 seconds with less than one-third of this greentime given to the minor approaches (Robert Parker Coffin Road/Sunset Grove Access). Consequently, the minor approach levels of service are low due to both insufficient greentime to allow vehicles to exit onto IL 83, and the delay associated with waiting for the next green phase (almost two minutes of waiting).

A comparison of the analysis between the Year 2021 Background Traffic conditions and the Year 2021 Projected Traffic conditions shows a very small difference in overall intersection delay with the overall level of service remaining the same. It is projected that the proposed Glazer Property commercial development will increase the average delay at this intersection by a maximum of three seconds. As such, the proposed Glazer Property commercial development will have a limited impact on this recently improved signalized intersection. Therefore, no additional roadway or traffic control improvements are recommended at this intersection to accommodate the Year 2021 total projected traffic volume conditions.

Restricted Access and IL 83

The existing restricted access driveway is proposed to be located approximately 50 feet to the south of its existing alignment and approximately 425 feet south of Robert Parker Coffin Road (the relocation of the access drive is anticipated to occur in either Phase I or Phase II). The relocation of this driveway has two major benefits: 1) the proposed location allows for better internal site circulation and parking aisle alignments, and 2) the proposed access driveway is further away from Robert Parker Coffin Road, providing better spacing between intersections. The access driveway will provide one lane inbound and one lane outbound and will be restricted to right-turn movements due to the existing IL 83 median. The outbound lane should be under stop sign control. It should be noted that access to the parcel south of the site under its current use will continue to be provided via this access drive.

Drive-Through System

The bank will be located on the southeast corner of IL 83 and Sunset Grove Access. Access to the bank will be provided via two access drives. The northern access drive will be located north of the building and will provide inbound only access to the parking lot and drive-through lanes. The southern access drive will be located south of the building and will provide outbound access from the parking lots and drive-through lane. Wayfinding signage will be posted to guide the vehicle to the drive-through queue.

According to the development site plan, the drive-through provides storage for five vehicles per lane, with one vehicle being serviced, and the remaining four vehicles waiting to be served. In addition, a by-pass lane will be provided for traffic exiting the bank and not using the drive-through facility. Based on information collected by KLOA for other drive-through systems similar to that is proposed, this proposed storage is more than adequate for this drive-through facility. As such, traffic should not spillback into the main driving aisles and furthermore to the adjacent roadway network.

North-South Drive

A north-south drive aisle is proposed to bifurcate the Glazer Property commercial development. The drive aisle will align with the existing first internal intersection serving the Sunset Grove Retail Center, which is located approximately 350 feet east of IL 83. At the southern terminus of the north-south drive aisle will be constructed to allow for the potential future cross-access to the currently undeveloped adjoining property to the south. It is recommended that a stop sign be posted at its intersection with Sunset Grove Access driveway to allow inbound traffic free flow movements to either access the Sunset Grove Retail Center to the north or Glazer Property commercial development to the south.

Conclusion

The Glazer Property commercial development is proposed to be located in the southeast quadrant of the signalized intersection of IL 83 and Robert Parker Coffin Road/Sunset Grove Access in Long Grove, Illinois. The approximate 5.37-acre site proposes a phased commercial development to include a bank with drive-through service (Phase I), a two-story office building (Phase II), and an approximate 13,000 square-foot in-line retail center (Phase III). The site proposes a total of approximately 198 parking spaces. The existing office building on the site will razed as part of Phase III of this development.

Access to the development will be via a cross-access to the existing Sunset Grove Access driveway, which has a full, signalized access at IL 83, in addition to a restricted access (right-in/right-out only turning movements) on IL 83. The restricted access on IL 83 serving the existing office building will be removed and relocated approximately 50 feet to the south of its existing alignment.

The signalized intersection of IL 83 and Robert Parker Coffin Road was recently improved based on a traffic study KLOA, Inc. completed in Year 2008 for the now under construction Sunset Grove Retail Center. The improvements include modernization of the signal equipment (still to be implemented), the addition of dual southbound left-turn lanes, and the addition of a northbound through lane and a northbound right-turn lane on IL 83. The Sunset Grove Access driveway provides two lanes inbound and three lanes outbound striped to provide a left-turn lane, a through lane, and a right-turn lane.

Traffic capacity analyses were conducted for three peak hours (weekday morning, weekday evening, and Saturday midday) for three conditions: existing traffic, Year 2021 Background traffic, and Year 2021 Total Traffic. The Year 2021 Background traffic includes the existing traffic increased by a regional growth rate of 16 percent plus the additional traffic to be generated by the Sunset Grove Retail Center once fully constructed and operational. The Year 2021 Total Traffic condition includes the background traffic plus the traffic associated with the proposed Glazer Property development. A comparison of the Year 2021 Background to the Year 2021 Total traffic projections shows that the proposed Glazer Property will have a limited impact to the recently improved intersection. Therefore, no further roadway or traffic control improvements are recommended in conjunction with this proposed commercial development.

The restricted access on IL 83 should provide one lane inbound and one lane outbound under stop sign control.

The north/south drive serving the Glazer Property should be under stop sign control at its intersection with Sunset Grove access. This will allow incoming movements from IL 83 to freely turn north into the Sunset Grove retail center or turn south into the Glazer Property development.

A review of the proposed bank drive-through operations indicates that there is adequate stacking and circulation to provide a three-lane drive-through service so as not to impede internal circulation or the surrounding roadway network. Wayfinding signage should be posted to direct vehicles to the drive-through system.

Village of Long Grove Illinois

August 23, 2010

4180 Route 83 LLC
110 Sheridan Road
Highland Park, IL 60035

Dear sir or madam:

I understand that you represent the owners of the approximately 5.7 acres of land commonly known as 4180 Route 83 (the "***Glazer Parcel***"). The Village of Long Grove has received and reviewed the attached "Covenants and Restrictions and Grant of Easement Agreement" (the "***Easement Agreement***") and "Declaration of Easements, Covenants, and Restrictions" (the "***Glazer Declaration***"). The Village approves the form of these documents and hereby acknowledges and agrees that, upon the execution and recordation of the Easement Agreement and the Glazer Declaration in the forms attached, as well as the satisfaction of the conditions and performance of the undertakings set forth in such Easement Agreement and Glazer Declaration, the Glazer Parcel will have satisfied the conditions in Section 10.M.ii of the March 25, 2008 "Redevelopment Agreement by and between the Village of Long Grove, Sunset Grove Development Corp., and Sunset Grove LLC (Sunset Grove Project)," as amended (the "***SG RDA***") for accessing the "Access Drive Outlot" (as that term is defined in the SG RDA), except that:

> The Glazer Parcel must still prosecute and secure approval of a preliminary planned unit development for the Glazer Parcel from the Village, as provided in Section 10.M.ii.c of the SG RDA.

This letter is written pursuant to the direction and authority of the Village Board of the Village of Long Grove as set forth in Village of Long Grove Resolution No. 2010-R-27, and it is written with the intention that the owners of the Glazer Parcel will act in reliance upon it.

Sincerely,

Maria Rodriguez

Maria Rodriguez
Village President

Attachments