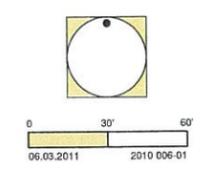


KEY PLAN

AREA		PARKING	
TOTAL SITE AREA:	233,887 SF 5.37 AC	BANK:	
VILLAGE WATER TREATMENT AREA:	30,440 SF 0.70 AC	PROPOSED	22 CARS (5.1/1000)
IDOT ROAD CONVEYANCE:	5,850 SF 0.13 AC	REQUIRED	20 CARS (4.0/1000)
NET SITE AREA:	197,597 SF 4.54 AC	EXISTING OFFICE	
LOT 1 PNC BANK (F.A.R.: 13.9%)	30,800 SF 0.71 AC	PROPOSED	71 CARS (3.7/1000)
LOT 2 EXISTING OFFICE (F.A.R.: 31.6%)	60,198 SF 1.38 AC	REQUIRED	95 CARS (5.0/1000)
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:	23,290 GSF		
PNC BANK	4,290 GSF		
EXISTING OFFICE	19,000 GSF		
F.A.R.:			
PROPOSED	11.8%		
ALLOWED (MAXIMUM)	23.0%		
IMPERVIOUS SURFACE COVERAGE:			
PROPOSED	38% (75,205 SF)		
ALLOWED (MAXIMUM)	75% (148,198 SF)		

SITE DATA

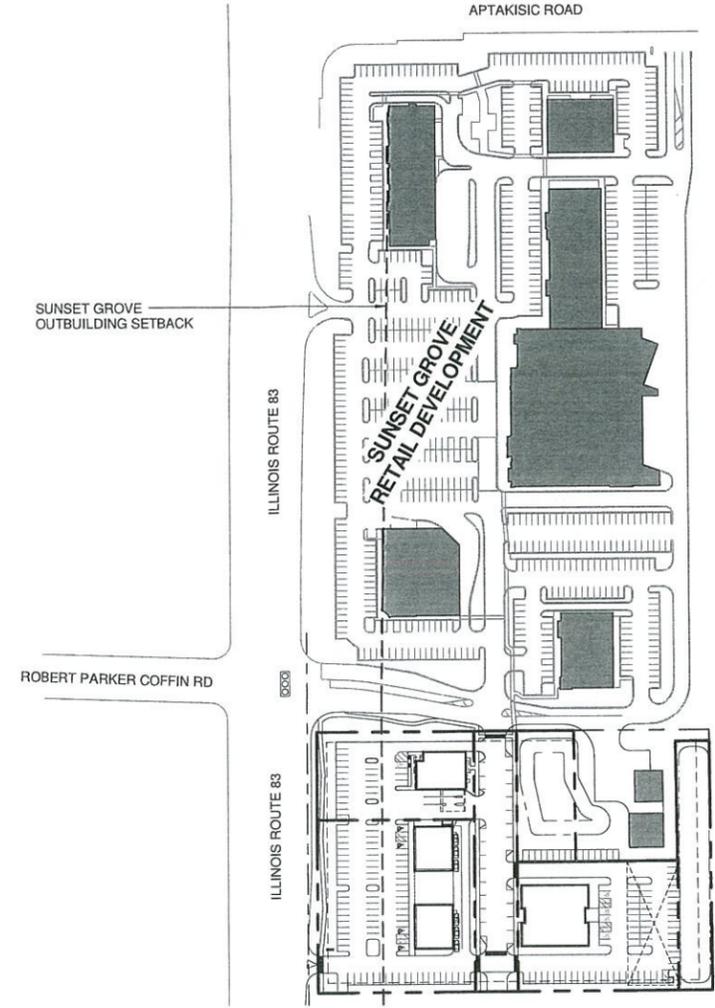
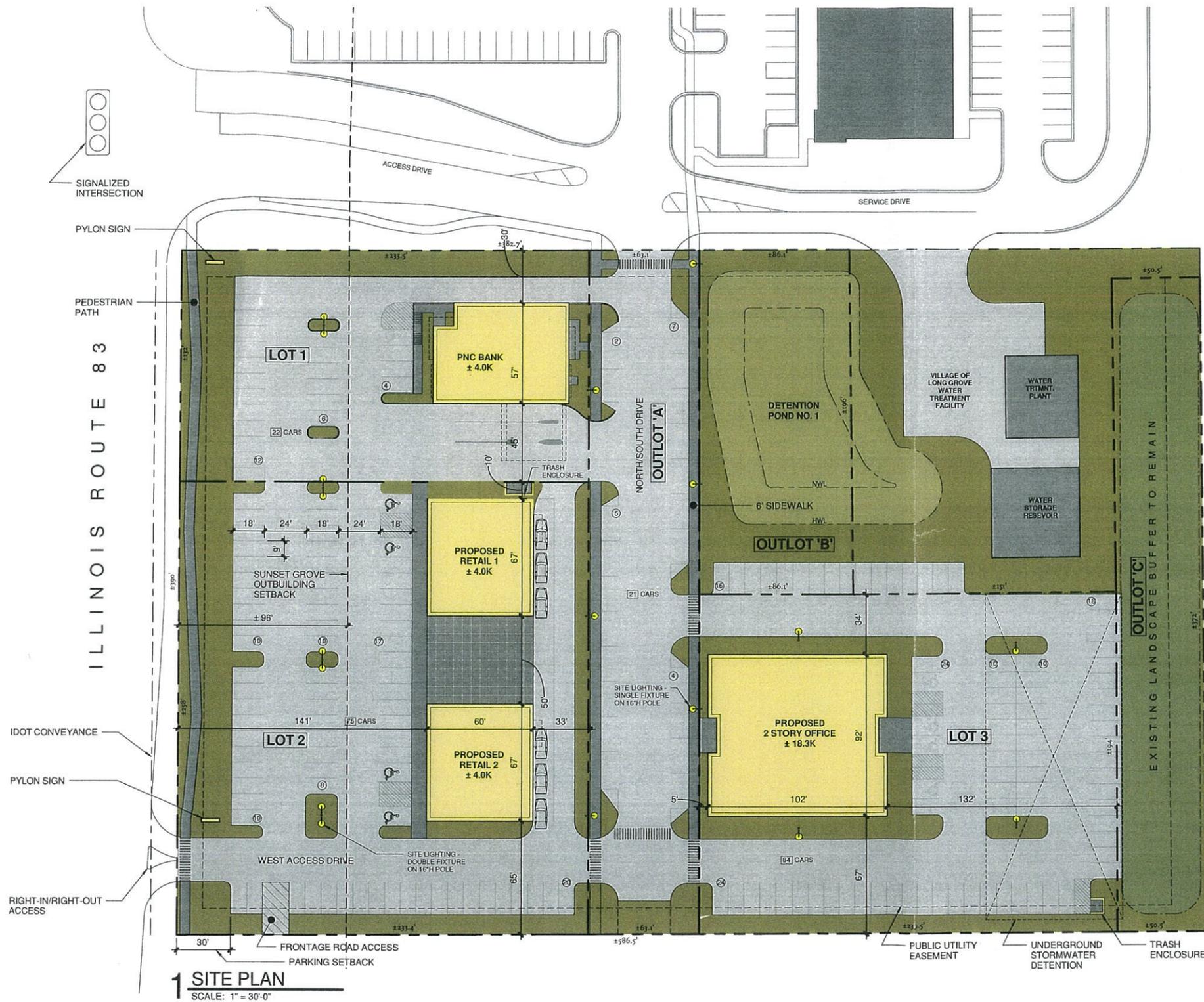
1 SITE PLAN
SCALE: 1" = 30'-0"



EXECUTIVE HOUSE PROPERTY
4180 ROUTE 83 | LONG GROVE, ILLINOIS

SP8 - PHASE 1
PRELIMINARY ARCHITECTURAL SITE PLAN

ARCHIDEAS
Architecture
Interiors
Planning



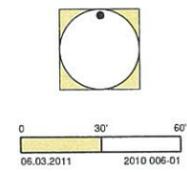
KEY PLAN

AREA		PARKING	
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.: 13.9%)	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:		30,590 GSF	
PNC BANK	4,290 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% (129,733 SF)		
ALLOWED (MAXIMUM)	75% (148,198 SF)		

SITE DATA

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

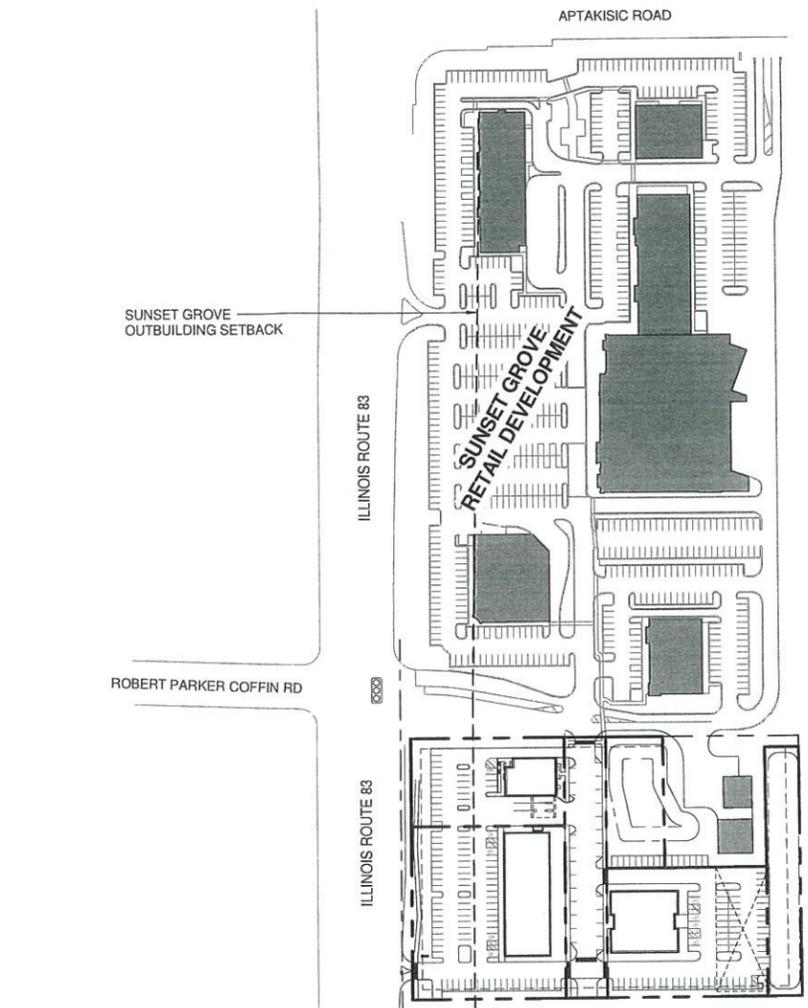
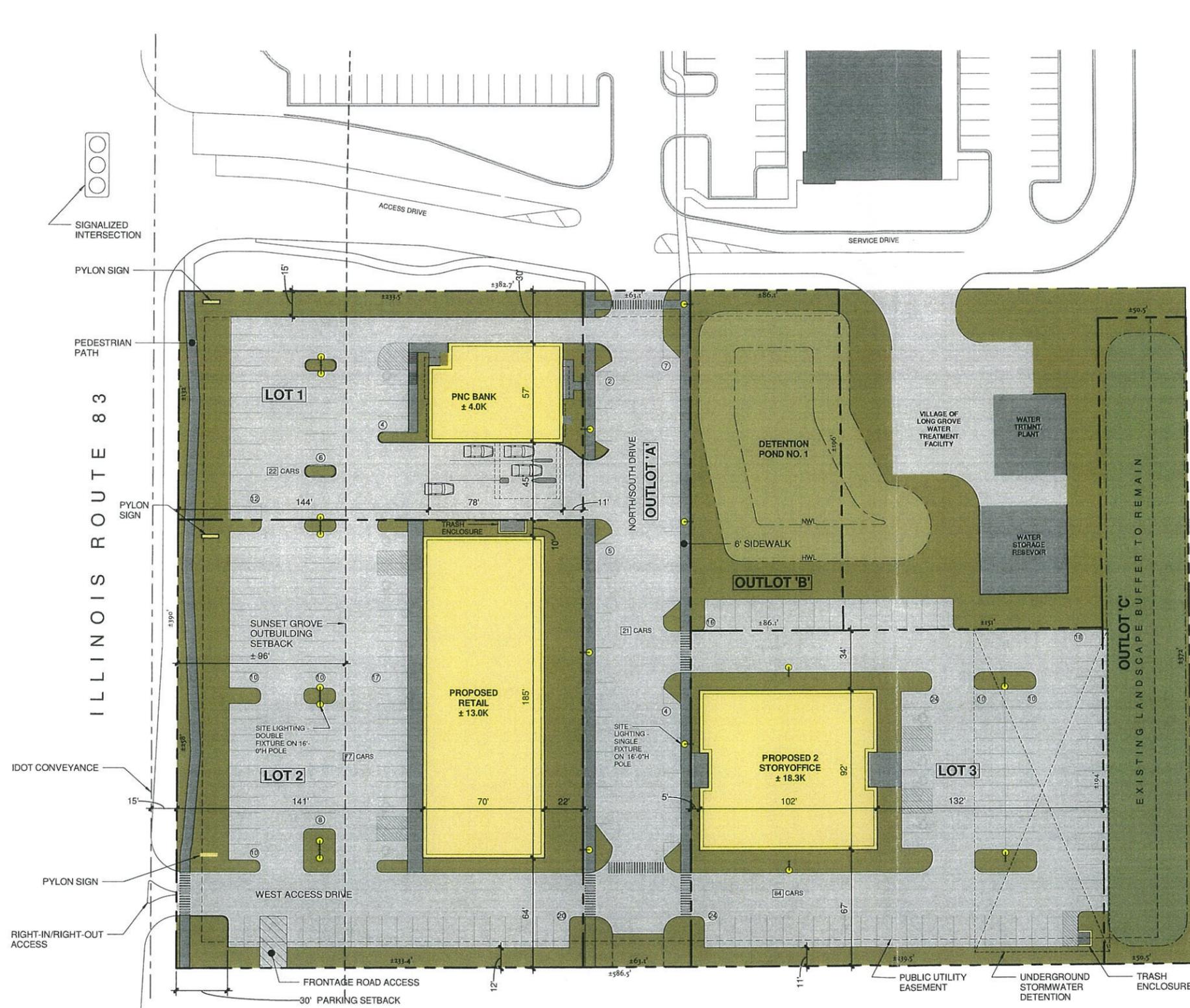
BANK:		RETAIL (RESTAURANT)		OFFICE	
PROPOSED	22 CARS (5.1/1000)	PROPOSED	75 CARS (9.6/1000)	PROPOSED	105 CARS (5.7/1000)
REQUIRED	20 CARS (4.0/1000)	REQUIRED	64 CARS (8.0/1000)	REQUIRED	92 CARS (5.0/1000)



EXECUTIVE HOUSE PROPERTY
 4180 ROUTE 83 | LONG GROVE, ILLINOIS

SP8 - PHASE 3
 PRELIMINARY ARCHITECTURAL SITE PLAN

ARCHIDEAS
 Architecture
 Interiors
 Planning

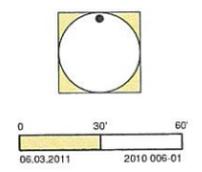


KEY PLAN

AREA		PARKING	
TOTAL SITE AREA:	233,887 SF 5.37 AC	BANK:	
VILLAGE WATER TREATMENT AREA:	30,440 SF 0.70 AC	PROPOSED	22 CARS (5.1/1000)
IDOT ROAD CONVEYANCE:	5,850 SF 0.13 AC	REQUIRED	20 CARS (4.0/1000)
NET SITE AREA:	197,597 SF 4.54 AC	RETAIL (GENERIC):	
LOT 1 PNC BANK (F.A.R.: 13.9%)	30,800 SF 0.71 AC	PROPOSED	77 CARS (5.9/1000)
LOT 2 RETAIL (F.A.R.: 13.3%)	60,198 SF 1.38 AC	REQUIRED	65 CARS (5.0/1000)
LOT 3 OFFICE (F.A.R.: 39.6%)	46,185 SF 1.06 AC	OFFICE:	
OUTLOT 'A' N-S DRIVE	24,601 SF 0.56 AC	PROPOSED	105 CARS (5.7/1000)
OUTLOT 'B' DETENTION	17,100 SF 0.40 AC	REQUIRED	92 CARS (5.0/1000)
OUTLOT 'C' LANDSCAPE BUFFER	18,713 SF 0.43 AC		
TOTAL BUILDING AREA:	35,590 GSF		
PNC BANK	4,290 GSF		
RETAIL	13,000 GSF		
OFFICE	18,300 GSF		
F.A.R.:			
PROPOSED	18.0%		
ALLOWED (MAXIMUM)	23.0%		
IMPERVIOUS SURFACE COVERAGE:			
PROPOSED	67% (132,742 SF)		
ALLOWED (MAXIMUM)	75% (148,198 SF)		

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

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



EXECUTIVE HOUSE PROPERTY
4180 ROUTE 83 | LONG GROVE, ILLINOIS

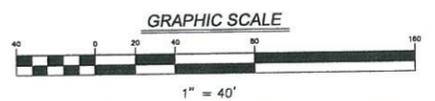
SP8 - PHASE 3A
PRELIMINARY ARCHITECTURAL SITE PLAN

ARCHIDEAS
Architecture
Interiors
Planning

**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)



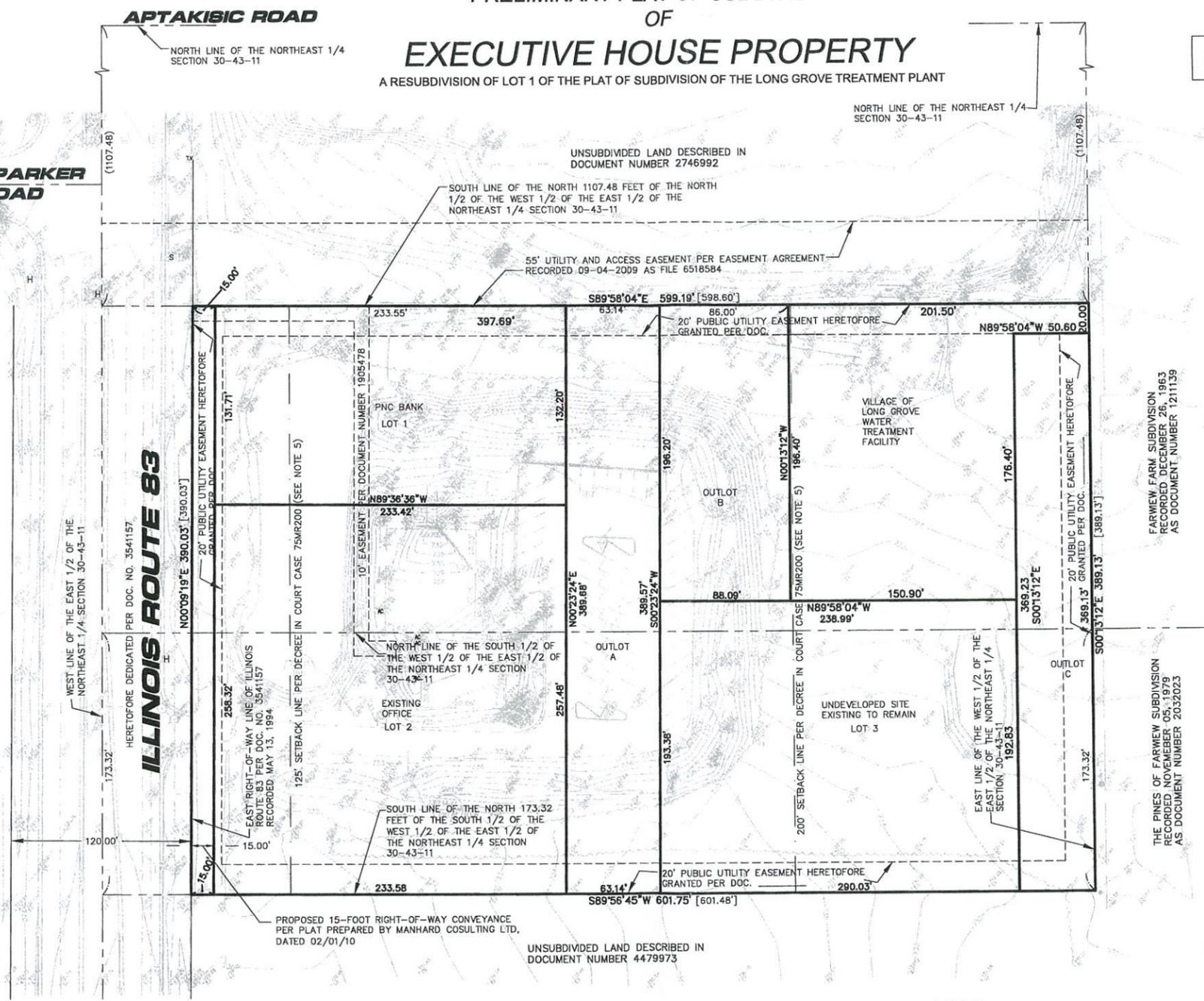
VICINITY MAP
NOT TO SCALE

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
- FOUND BRASS DISC
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND MAG NAIL
- FOUND CUT CROSS
- FOUND IRON PIPE
- FOUND IRON BAR
- SET TRAVERSE POINT
- SET PK NAIL
- SET MAG NAIL
- SET IRON PIPE



NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- 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. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS/SERVITUDES AFFECTING THE PROPERTY NOT SHOWN HEREON.
- TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON ARE BASED UPON...(LD TO PROVIDE DATUM AND SOURCE OF CONTOUR DATA)
- 125' SETBACK AND 200' SETBACK TO BE ABROGATED PURSUANT TO PUD APPROVAL

OWNER/SUBDIVIDER

4180 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.



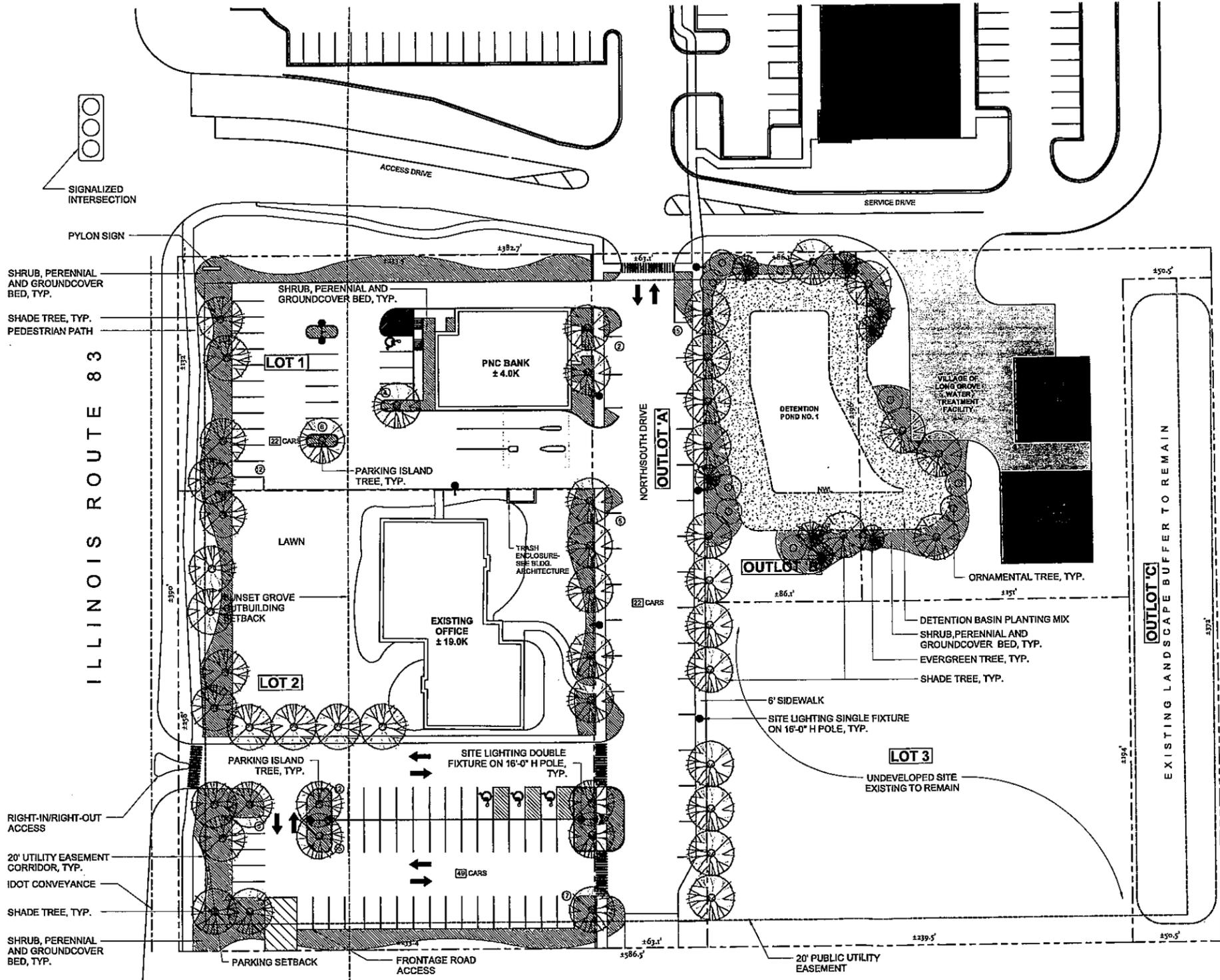
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

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

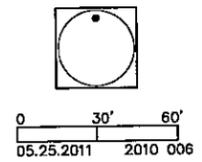
REVISIONS		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PRELIMINARY PLAT OF SUBDIVISION				Project No: 10048
EXECUTIVE HOUSE PROPERTY				Group No: VP04.1
DRAFTING COMPLETED: 5-3-11	DRAWN BY: SJP	PROJECT MANAGER: CWB	SHEET NO. 1 of 2	
FIELD WORK COMPLETED: N/A	CHECKED BY: CWB	SCALE: 1" = 40'		

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



SITE PLAN
SCALE: AS NOTED



EXECUTIVE HOUSE PROPERTY, 4180 ROUTE 83
LONG GROVE, ILLINOIS

SP 8 | PHASE 1
PRELIMINARY LANDSCAPE PLAN

IDEAS
Architecture
Interiors
Planning