

AGENDA

PLANNING AND ZONING COMMISSION MEETING

June 19, 2024 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ATTENDANCE
- IV. MINUTES APPROVAL
 - A. Approve the Planning and Zoning Commission Regular meeting minutes from April 3, 2024.
- V. PUBLIC COMMENTARY
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING - PZC-05-2024 - 739 West Maple Avenue - Variation
 - 1. Open Public Hearing
 - 2. Petitioner(s) Sworn In
 - 3. Open the Floor to Public Commentary
 - 4. Close the Floor to Public Commentary
 - 5. Commission Discussion

6. Close Public Hearing

B. PUBLIC HEARING - PZC-06-2024 - Flaherty & Collins – Multi-Family Residential (275-301 Plaza Circle)

1. Open Public Hearing

2. Petitioner(s) Sworn In

3. Open the Floor to Public Commentary

4. Close the Floor to Public Commentary

5. Commission Discussion

6. Close Public Hearing

C. PZC-16-2023 - 550 North Midlothian Road - Plat of Subdivision

Motion to recommend Approval of the Plat of Subdivision of Sunshine Management North Part "A".

VIII. QUESTIONS AND COMMENTS

IX. ADJOURNMENT

The Village of Mundelein, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions about the accessibility of the meeting or facilities, to contact the ADA Coordinator at 847-949-3200 to allow the Village to arrange accommodations for those persons.

April 3, 2024

CALL TO ORDER

The Regular Meeting of the Planning and Zoning of the Village of Mundelein was held on April 3, 2024 at 300 Plaza Circle, Mundelein. Commissioner Garesche called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Commissioner Garesche led the Pledge of Allegiance

ATTENDANCE

Commissioner Garesche took the roll call. It indicated as follows:

Board Attendance

PRESENT: K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan

ABSENT: T. Roswick, S. Schneckloth

Village Attendance

C. Malec, Senior Planner, E. Swanson, Recording Secretary, K. Kluge, Code Enforcement Officer

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from March 20, 2024

Motion to Approve the Planning and Zoning Commission Regular meeting minutes from March 20, 2024

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Jennifer Holden
SECONDER:	Kevin Anderson
AYES:	Kevin Anderson, Kevin Teehan, Kerry Garesche, Steven Petti, Jennifer Holden
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

None

OLD BUSINESS

Open Public Hearing - PZC-17-2023 - 1290 Townline Road

Motion to open Public Hearing PZC-17-2023.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Planning and Zoning Commission Jennifer Holden
SECONDER:	Planning and Zoning Commission Steven Petti
AYES:	Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Petitioners Sworn In

Dan Havlir, Excel Engineering and Lumi Buraga, Petitioner were sworn in. Mr. Havlir and Ms. Buraga discussed that they now have tenants applying for special uses independently. Ms. Buraga fielded questions as to why 60 day clean up deadline was not able to be met.

Open Floor to Public Commentary

No Public Comments

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	Kevin Anderson, Kevin Teehan, Kerry Garesche, Steven Petti, Jennifer Holden
NAYS:	None
ABSTAIN:	None

Close Floor to Public Commentary

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	Kevin Anderson, Kevin Teehan, Kerry Garesche, Steven Petti, Jennifer Holden
NAYS:	None
ABSTAIN:	None

Commission Discussion

Commissioners asked questions of the Code Enforcement Officer on historical issues of the property. Code Enforcement noted that code violations were primarily caused by the prior land owner and mainly foresees issues with some of the long term tenants located at the site. Further discussion on the differences between customers of the storage yard rental and tenants inside the building . The commission amended their prior condition to allow on-site tenants access to the storage yard, with the owner's permission.

PZC-17-2023 – 1290 Townline Road

Motion to recommend approval/denial of a Special Use pursuant to Section 20.40.020 to operate an Outdoor Storage Yard at 1290 Townline Road, Mundelein, Illinois, with the following conditions:

- a. [STAFF RECOMMENDS HOLDING A DISCUSSION ON CONDITIONS TO ADD OR REPEAT]

The commission discussed the above motion and had the following changes.

Motion to recommend approval of a Special Use pursuant to Section 20.40.020 to operate an Outdoor Storage Yard at 1290 Townline Road, Mundelein, Illinois, with the findings of fact as presented with the following conditions:

1. For as long as the outdoor storage yard is operational, the applicant shall establish a business entity to manage the outdoor storage yard rental, shall occupy a unity with accessible rental documentation on-site, and shall maintain a valid business registration with the Village.
2. No other entities or businesses shall utilize the outdoor storage yard for storage other than the applicant, on-site tenants, and/or customers.
3. Outdoor storage is limited to recreational vehicles, boats, operable vehicles with license plates, and small trailers. Other items are not permitted, including but not limited to: landscape supplies, materials, construction equipment, inoperable vehicles, shipping containers, and semi-truck trailers.
4. Motor vehicle repair, motor vehicle aftermarket enhancements, and maintenance to recreational vehicles is not permitted outdoors within the storage yard or adjacent parking area.
5. The permitted stored items (recreational vehicles and boats) may exceed the height of the required screening fence or wall.
6. If it is found that Parcel three extends into the Village ROW on Leighton Tower Road, then that portion of the property must be dedicated to the Village.
7. No outdoor storage shall commence until the site improvements are completed as shown in the Petitioner's packet (or as modified in accordance with Village

codes through the permit review process).

8. A cross access easement agreement between parcel one and two is to be recorded to grant parcel two access to Townline Road.
9. Wetlands area, enclosure fencing, and stormwater detention subject to Village Engineering and staff approvals.
10. The Special Use shall expire one year after ordinance approval. Upon expiration, the Village Board should evaluate compliance with conditions and code requirements, and at their discretion, may extend said expiration date or cause the Special Use to become permanent.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	Kevin Anderson, Kevin Teehan, Kerry Garesche, Steven Petti, Jennifer Holden
NAYS:	None
ABSTAIN:	None

Close Public Hearing - PZC-17-2023 - 1290 Townline Road

Motion to close Public Hearing PZC-17-2023.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Planning and Zoning Commission Jennifer Holden
SECONDER:	Planning and Zoning Commission Kevin Anderson
AYES:	Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan
NAYS:	None
ABSTAIN:	None

NEW BUSINESS

None

QUESTIONS AND COMMENTS

None

ADJOURNMENT

Motion to Adjourn the Planning & Zoning Commission Meeting of April 3, 2024

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Planning and Zoning Commission Kevin Anderson

SECONDER:	Planning and Zoning Commission Jennifer Holden
AYES:	Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan
NAYS:	None
ABSTAIN:	None

The Regular Board Meeting adjourned at 7:42 PM.



Sign-In Sheet

NAME/COMPANY

ADDRESS

PHONE/EMAIL

Name: Dan Havlir		Phone:
Company:		Email:
Name: Lumi Buraga		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
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Name:		Phone:
Company:		Email:

To: Mayor and Board of Trustees

From: Jessica Marvin

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: PUBLIC HEARING - PZC-05-2024 - 739 West Maple Avenue - Variation

Financial Impact:

N/A

Attachments:

1. Location Map - 739 West Maple Avenue
2. Certificate of Publication - 739 W Maple Avenue
3. PZC-05-2024 - Petitioner Application

Background:

The property owner of 739 West Maple Avenue, Brent Zimmerman, applied for a building permit to install an 18' diameter above-ground pool (254 SF) in the rear yard. The building permit was denied because the property exceeded the maximum lot coverage of 50% in the R-3 Single-Family Residential Zoning District. The property is currently 1.6% or 110.5 SF over the 50% maximum lot coverage. The existing lot coverage (51.6% or 3,453.8 SF) is considered grandfathered in and cannot be increased further. The Petitioner informed staff that they previously had an above-ground pool installed before 1980, which was removed in 2019 (*Figure 1*). The previously existing pool was in place for 39-plus years.

1980 Aerial Map

2019 Aerial Map



Figure 1. Color infrared aerial map from 1980 (from Lake County, IL Maps Online) and an aerial map from 2019 (from NearMap) showing the existing above ground pool.

On the Petitioner's plat of survey (*Figure 2*), it notes a 50.16' x 10' area taken for widening of Maple Avenue, resulting in the Petitioner losing over 500 SF to use for any future improvement on their property. When the property was originally platted, the total lot size was 7,188.1 SF. After the State took the area, the Petitioner's property size decreased to 6,686.5 SF.

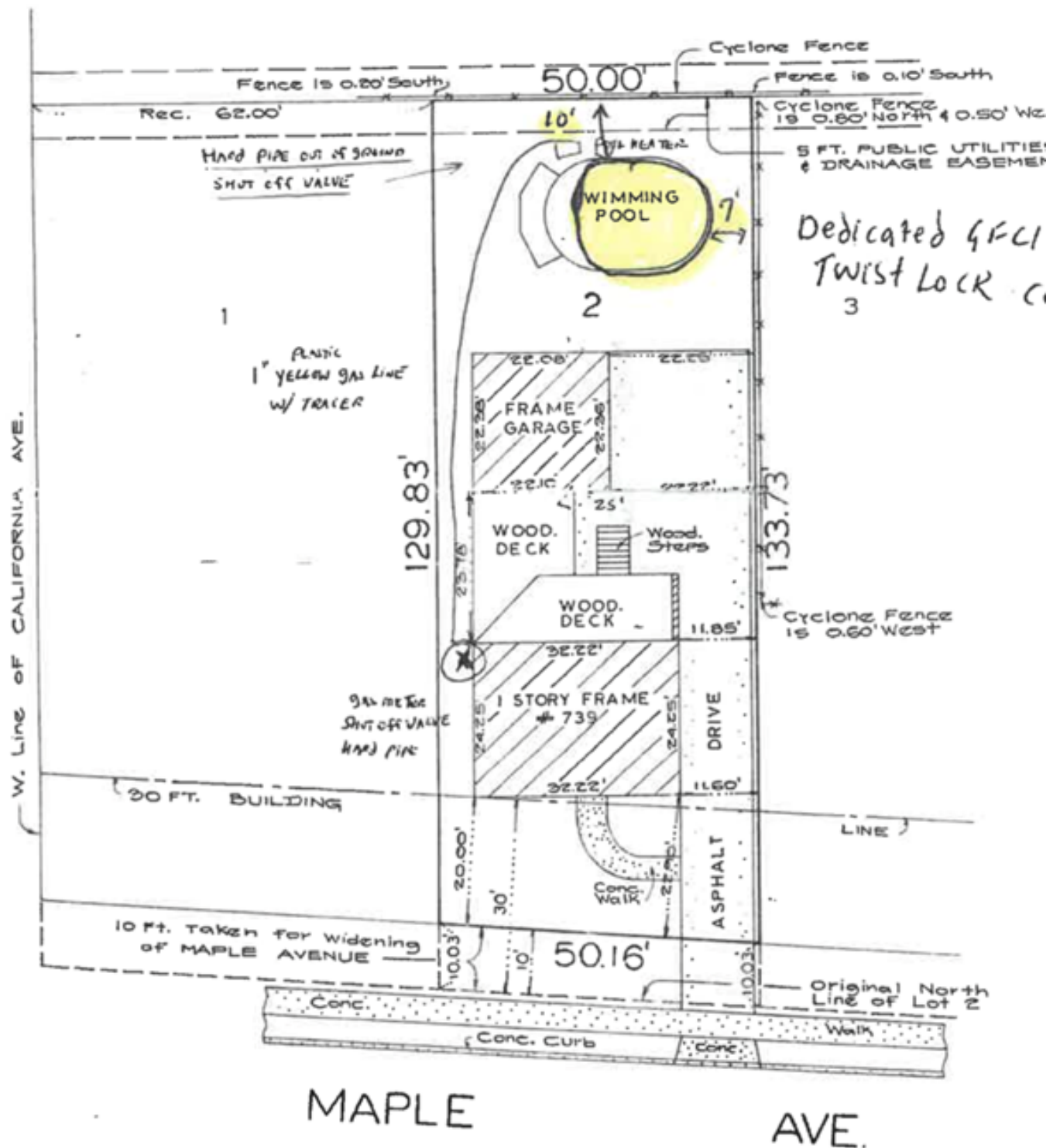


Figure 2. Plat of survey for 739 West Maple Avenue.

Variation Requested

Table 20.28-2 of Section 20.28.030 of the Zoning Ordinance contains regulations for all properties within the Residential Zoning District. Properties within the R-3 Zoning District are limited to 50% lot coverage unless the property is grandfathered in at the current lot coverage. This property is grandfathered in at 51.6% lot coverage. The petitioner is requesting a variation from this section to permit an accessory structure to exceed their lot coverage in their rear yard at 739 West Maple Avenue. The new lot coverage percentage for this property would be 55.4%.

Staff Comments

No comments were received by Staff at the time of this report.

Public Comments

No public comments were received by Staff at the time of this report.

Comprehensive Plan

The Comprehensive Plan encourages homeowner investment and improvements while preserving the character of existing single-family residential neighborhoods of the Village. The Comprehensive Plan does not specifically address lot coverage in residential yards.

Analysis

Staff is in favor of the lot coverage variation request because of the following reasons:

1. Former Pool

- a. The former pool, which is 480 square feet above ground, existed for 39+ years and was removed in 2019. The applicant was unaware that they were going to lose the grandfathered-in lot coverage once they removed the above-ground pool for an extended period of time without replacing it. The previous lot coverage was 58.8% and will decrease by 3.4% with the proposed 18' diameter above-ground pool because it is smaller than the previous pool.
- b.

	Lot Coverage (SF)	Lot Coverage Percentage (%)
Grandfathered-In Lot Coverage in 2024	3,453.8	51.6%
Previously Existing Above Ground Pool (removed in 2019) (added 480 SF)	3,933.8	58.8 % (Over by 7.2%)
Proposed 18' Diameter Above Ground Pool (adding 254 SF)	3,707.8	55.4% (Over by 3.8%)

2. Maple Avenue Expansion

- a. The plat of survey (*Figure 2*) shows a portion of the Petitioners property being taken for the Maple Avenue expansion which was around 500 SF. The State currently owns that section of

the Petitioner's property. The former pool was already installed when the updated plat of survey was created in October of 1999. Due to the Maple Avenue expansion, it has reduced the amount of pervious property that the owner has to offset his impervious surface. When the property was originally platted, the total lot size was 7,188.1 SF. After the State took the area, the Petitioner's property size decreased to 6,686.5 SF.

3. Neighboring Lots

- a. After researching nearby lots, there were two lots that exceed the maximum 50% lot coverage (by 10.9% and 6.4%). These houses were constructed before 1974, and the zoning ordinance did not anticipate potential lot coverage issues nor the State taking the 500 SF area for the widening of Maple Avenue.

Neighboring Properties Lot Coverage				
Address	Total Lot Coverage (SF)	50% Lot Coverage (SF)	Current Lot Coverage (SF) (based of aerals)	Current Lot Percentage (%)
739 West Maple Avenue (Petitioner)	6,686.5	3,343.2	3,453.8	51.6% (Over by 1.6% and Grandfathered In)
642 North California Avenue	6,850	3,425	4,173	60.9% (Over by 10.9%)
654 North California Avenue	8,220	4,110	4,636	56.4% (Over by 6.4%)

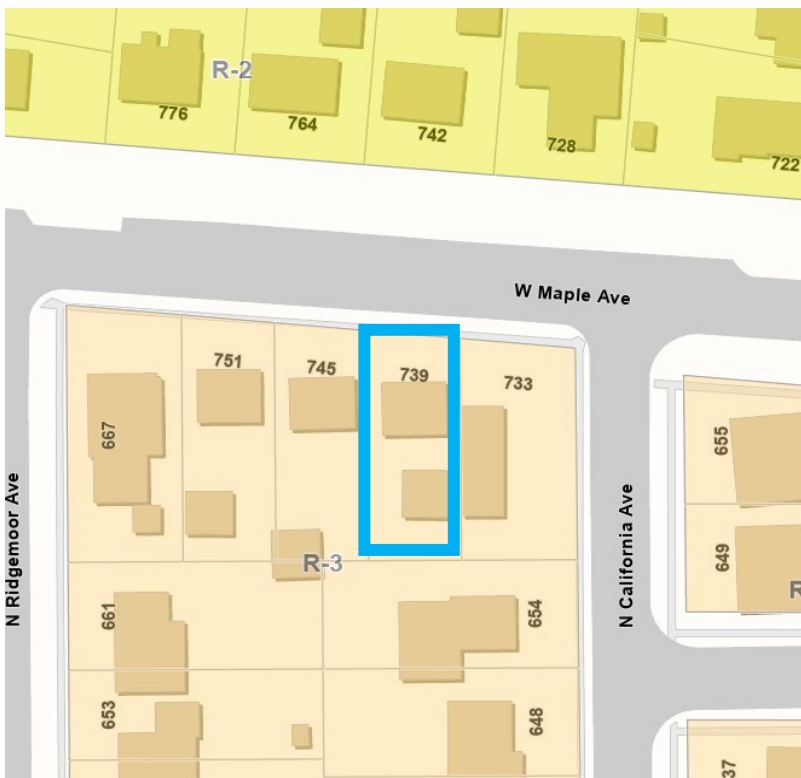


Recommendation:

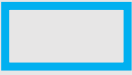
Motion to recommend Approval of a variation to Table 20.28-2 of Section 20.28.030 granting relief in the maximum impervious surface coverage to accommodate up to an 18' diameter above-ground pool at 739 West Maple Avenue, Mundelein, IL 60060.

1. Recommended Condition: This impervious surface coverage relief only applies to the proposed above-ground pool. If the proposed pool is removed, the square footage gained from the pool can only be used for replacement pools and cannot be used elsewhere on the lot.

Location Map: 739 West Maple Avenue



Legend:

 : Proposed Property



**NOTICE OF HEARING BEFORE THE
VILLAGE OF MUNDELEIN
PLANNING & ZONING COMMISSION**
NOTICE IS HEREBY GIVEN that on June 19, 2024, at the hour of 7:00 p.m., there will be a public hearing before the Village of Mundelein Planning and Zoning Commission at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, Illinois, concerning a petition by Brent Zimmerman requesting a variation from Table 20.28-2 of Section 20.28.030 to exceed the maximum lot coverage in the R-3 Residential Zoning District at 739 West Maple Avenue, Mundelein, Illinois, in accordance with the applications on file with the Village of Mundelein.
If you cannot attend the meeting in-person and you wish to submit a question or comment to be provided to the Planning and Zoning Commission, please email your full name and your question or comment to planning@mundelein.org. Please put "Public Commentary" in the subject line. Comments received during the meeting, but after the public commentary portion has ended, will be provided to the Commission Members after the meeting.
CASE NO.: PZC-05-2024
The name and address of the Petitioner and Property Owner:
Brent Zimmerman
739 West Maple Avenue
Mundelein, IL 60060
This Notice is an invitation to all interested persons to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission to planning@mundelein.org. Comments received by 5:00 p.m. CT on June 12th, 2024 will be included in the meeting agenda packet. Comments received after this date will be provided to the Commissioners on the day of the public hearing. Persons with questions are encouraged to call the Village of Mundelein at (847) 949-3282.
The Planning and Zoning Commission's actions are not final for this case. The Planning and Zoning Commission will forward its findings and recommendations to the Village Board of Trustees for final consideration and action. Dated at Mundelein, Illinois, this 4th day of June, 2024.
Terry Roswick /s/ Chairman
Planning and Zoning Commission
Published in Daily Herald June 4, 2024 (4616439)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Lake County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/04/2024

in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 4616439



TYPICAL PLANNING AND ZONING COMMISSION PROCESS

Meeting Schedule

The Planning and Zoning Commission consists of seven members who act as a recommending body to the Village Board. The Planning and Zoning Commission meet the first and third Wednesday of each month at the Village Hall, located at 300 Plaza Circle, Mundelein, Illinois. Meetings begin at 7:00 p.m.



Preliminary Conference

Prior to filling out this form you must first meet with a representative of Community Development to discuss the proposal and determine the necessary process for approval. A concept plan consisting of measurable sketches with a scale/ruler, existing and proposed site data, and site photo(s) should be available for review by a planner. To schedule a preliminary conference contact Community Development at (847) 949-3282.

Petition Submittal

Submit one (1) legible copy, no larger than 11" x 17" of the full petition application to Community Development. The petition must be complete with all attachments. Applications and fees can be mailed to Community Development, 300 Plaza Circle, Mundelein, Illinois 60060. Community Development staff will review the application and may request additional materials prior to acceptance.

Internal Department Review

After Community Development accepts the Draft Petition the Fire, Police, Public Works and Engineering, Building Department, and Community Development Divisions will review the proposal and provide comments. Petitioners may be asked to provide additional and/or electronic copies of the petition at this time. Upon review, staff will provide feedback to the petitioner, if applicable. If it is determined that the documents are in compliance with Village codes, a Planning and Zoning Commission hearing will be scheduled. If changes are required, the petitioner shall resubmit revised plans for another departmental review, which will delay the date for a public hearing.

Final Petition

After all issues have been adequately addressed, staff will direct the petitioner through the public hearing process. The Planning and Zoning Commission shall evaluate the application, based upon the evidence presented at the public hearing, recommend approval, approval with conditions, or denial of the application, and forward its recommendation to the Village Board within sixty (60) days. The Village Board shall consider the variation within sixty (60) days of receipt of the Planning and Zoning Commission recommendation.

The initial submittal must contain:

- ☐ Completed Application – Pages 3-7
(Write N/A where items do not apply)
- ☐ Current or accurate Plat of Survey or Preliminary Plat of Subdivision
 - a. One (1) no larger than 11" x 17"
- ☐ Preliminary Drawings
 - a. Site Plan— indicating all site improvements, such as sign locations, screened trash container areas, loading docks, fire lanes, area lighting, parking, handicap parking, all dimensions and project data (building area, land area, floor area ratio, coverage, parking calculations, etc.)
 - b. Preliminary Building Elevations, including height *(if applicable)*
 - c. Preliminary Floor Plan *(if applicable)*
 - d. Tree Preservation Plan *(if applicable)*
 - e. Preliminary Engineering *(if applicable)*
- ☐ Photos of the property
- ☐ Other Supporting Documentation (if applicable)
 - ☐ Traffic Impact Study
 - ☐ Market Study
 - ☐ _____
 - ☐ _____
- ☐ Application Fee:

VARIATION FEES	
Variation Type	Fee
Variation - Single Family Residential	\$150
Each Additional Variation	\$50 each
Without a Permit	\$200
Variation - Residential Developer	\$300
Each Additional Variation	\$50 each
Without a Permit	\$300
Variation - Non-Residential	\$300
Each Additional Variation	\$50 each
Without a Permit	\$600

(Additional fees may apply if additional actions are required)

Additional submittal requirements:

- ☐ Affidavit of Notification and Certified Mail receipts, return receipts, and undeliverable envelopes
(See Exhibit A and B. Must be submitted to Community Development prior to public hearing)

MAY 20 2024

Office of the Village Clerk

Village of Mundelein
Planning and Zoning Commission
Zoning Variation

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 739 W. Maple Ave
Property Index Numbers (PIN) 1024308004
Size of Property 6,650 (sq. ft./acres)
Size of Building Space _____ (sq. ft.)
Size of Space Utilized _____

ZONING

Current Zoning R-3
Proposed Zoning R-3
Current Use Residential
Proposed Use Residential

PETITIONER INFORMATION

Business/Org. Name _____
Name Brent Zimmerman
Title owner
Address 739 W. Maple Ave
City, State, Zip Mundelein IL 60060
Phone 224-410-0439
Email bd.zimmerman1@comcast.net
Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name _____
Name Brent Zimmerman
Title owner
Address 739 W. Maple Ave
City, State, Zip Mundelein IL 60060
Phone 224-410-0439
Email bd.zimmerman1@comcast.net

SECTION OF ZONING ORDINANCE: Table 20.28-2 of Section 20.28.030

DESCRIPTION OF PROPOSED ZONING VARIATION (Attach additional pages, if necessary)

Variation for lot coverage for 18' Diameter pool
in rear yard.

STANDARDS FOR GRANTING A VARIATION

In evaluating the proposed variation, the Zoning Administrator, Planning and Zoning Commission and Village Board will make findings based on the standards imposed by Section 20.16.020 of the Zoning Ordinance. **Please provide a detailed response to each of the following criteria (attach additional pages, if necessary):**

- 
- a. The strict application of the terms of this Ordinance will result in undue hardship.
 - b. The plight of the owner is due to unique circumstances. *yes, financial*
 - c. The variation, if granted, will not alter the essential character of the locality

The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may further inquire into the following evidentiary issues, as well as any others deemed appropriate. **Please provide a detailed response to each of the following criteria (attach additional pages, if necessary):**

- a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
- f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

mon.DAY May 20, 2024

Standards for Granting a Variation.

A Yes, it's a Undo Hard ship, brought about the inability for me to enjoy my property as I have in the past.

B Yes, I'm replacing a pool that was currently there when we bought our home in 2000

C. Correct, will not alter.

A NO

B Yes

C Yes, correct

D Yes, It WILL not

E Yes

F Value of Property will not be diminished

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Brent Zimmerman, under oath, state that I am

_____ the sole)
X _____ an) owner of the property
_____ an authorized officer of the)

commonly described as (Address) 739 W. Maple Ave and that such property is owned by

(Printed Name) Brent Zimmerman as of this date. As owner of the property, I do

hereby authorize _____ (Printed Name or Not Applicable) to represent me in the following

Planning and Zoning Commission/Village Board matter, Variation for lot coverage
to install above ground 18' diameter pool in rear yard. (Action).

Brent Zimmerman
Signature

Subscribed and sworn to before me

this 20 day of May, 2024.

X Yazmin Torres
Notary Public Signature



SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) 739 W. Maple Ave.

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

Brent Zimmerman 5-16-2024
Signature of Owner Date

By _____

Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Signature of Lessee Date

By _____

Title/Full Corporate Name

REQUIRED SIGNATURES

The undersigned states under oath that he/she/they are the **Legal Owner(s)** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature (Owner): Brent Zimmerman

Date: 5/15/2024

Printed Name: Brent Zimmerman

Title: owner

Signature (Owner): _____

Date: _____

Printed Name: _____

Title: _____

The undersigned states under oath that he/she/they are the **Contract Purchaser** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Contract Purchaser: _____

Date: _____

Printed Name: _____

Title: _____

The undersigned states under oath that he/she/they are the **Lessee** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee: _____

Date: _____

Printed Name: _____

Title: _____



RECEIVED UNITED SURVEY SERVICE CO
Construction and Land Surveyors

APR 29 2024

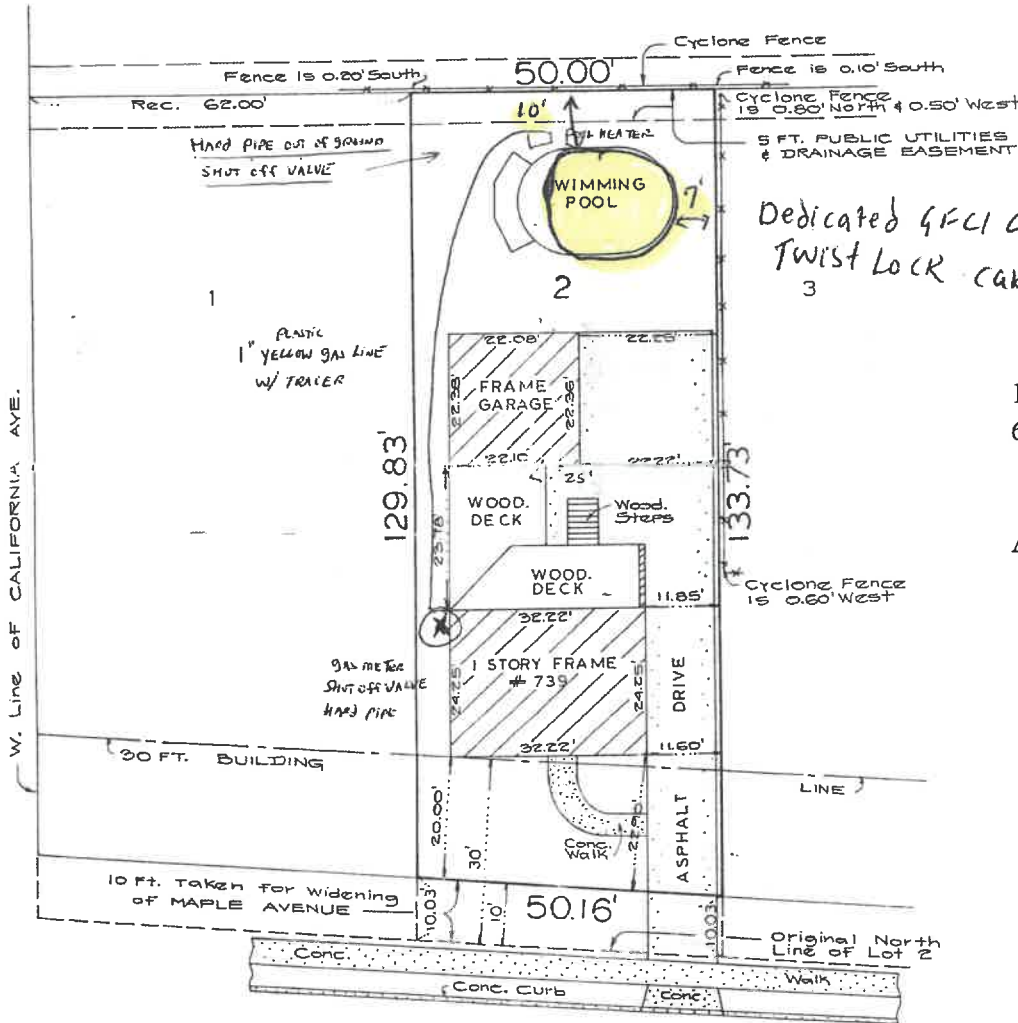
8033 CHURCHILL, NILES, IL 60714
TEL. (847) 581-0040 FAX (847) 581-0041

Village of Mundelein
Customer Service

Plat of Survey
OF

LOT 2 IN BLOCK 1 IN MUNDELEIN HOME CREST SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, LYING SOUTH OF THE HIGHWAY, ALL IN TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 4, 1926 AS DOCUMENT NO. 280148, IN BOOK "P" OF PLATS, PAGES 62 AND 63, IN LAKE COUNTY, ILLINOIS.

KNOWN AS: 739 W. MAPLE AVENUE, MUNDELEIN, ILLINOIS.



Dedicated GFCI circuit 20 amp
Twist Lock cable.

$$10 \times 50.16 = 501.6$$
$$6260.11 + 501.6 = 6761.71$$
$$3572.24$$

Allowed 3380.855 sf

MAPLE AVE.



OCTOBER 22, 1999 - UPDATED

IF CHECK (X) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

Order No. 94 - 1735

Scale: 20' = 1" (1" = 20')

Bruary 17, 1999

IGNAZ KRATZ

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook

I, ROY G. LAWNICZAK, do hereby certify that I have located the building on the above property.

Roy G. Lawniczak
REG. ILL. Land Surveyor No. 2290

State of Illinois
County of Cook

I, ROY G. LAWNICZAK, do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Dimensions are shown in feet and decimals and are corrected to a temperature of 62° Fahrenheit.

Roy G. Lawniczak
REG. ILL. Land Surveyor No. 2290

1st PLAN REVIEW

Residential: ABOVE GROUND POOL 18'

Applicant: BRENT ZIMMERMAN
Plans Received: 04/30/2024
Project Address: 739 W. Maple Ave.

Use Group: R-3

The plans submitted for permit for the above referenced address are not approved. Please submit the following required information.

COMMUNITY DEVELOPMENT

Review by: Colleen Malec, Senior Planner

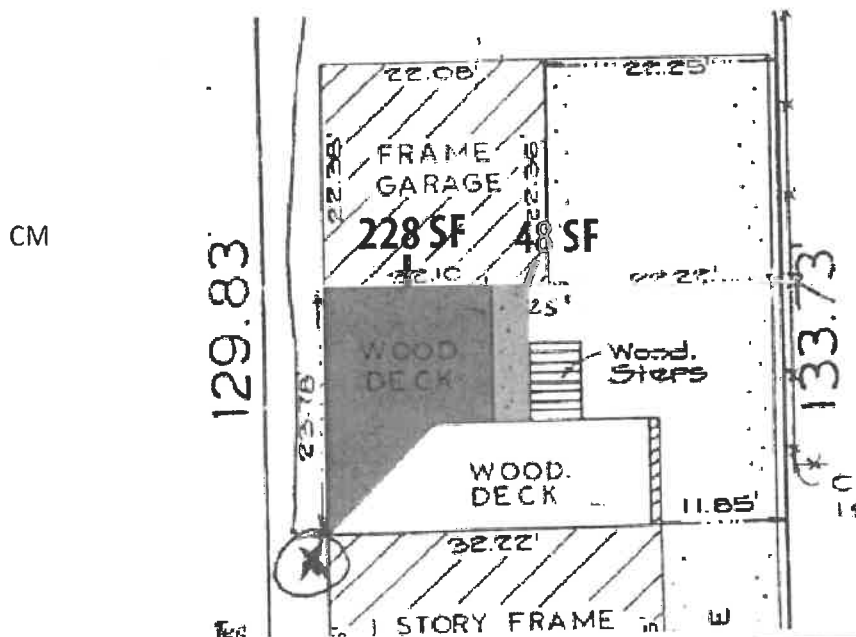
I reviewed the building permit application received on April 29, 2024 to construct an 18' above ground pool at 739 W. Maple. The plans are not approved as submitted because the property exceeds the maximum lot coverage of 50% (before the addition of the pool). The existing lot coverage is considered grandfathered in and cannot be increased further.

The existing lot coverage is 51%, or 110 SF over the maximum 50% lot coverage. To install the pool, there are two options: (1) an area of surface equal to the area of the pool must be removed elsewhere on the property and converted to grass or landscaping, or (2) the homeowner can petition for a variation.

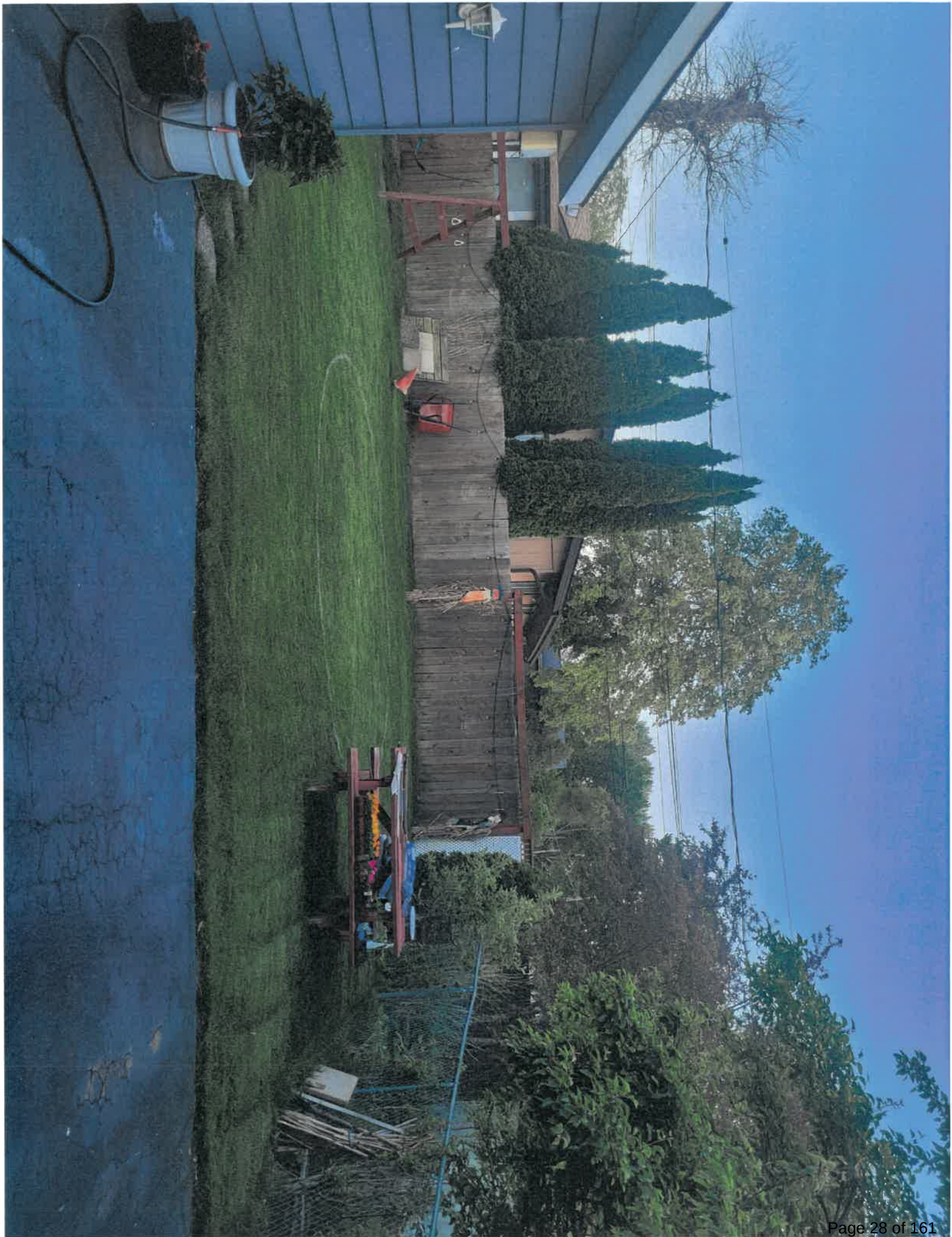
If removing surface area in an amount equal to the pool, the following square footages are provided in case they are helpful:

- Square footage of a 18' diameter pool = 254 SF
- Square footage of a 15' diameter pool = 177 SF

- Area of existing "Lower Deck" = 228 SF
- Area of pavement between "Lower Deck" and "Wood Steps" = 48 SF









SwimPro® LX
by **HAYWARD®**

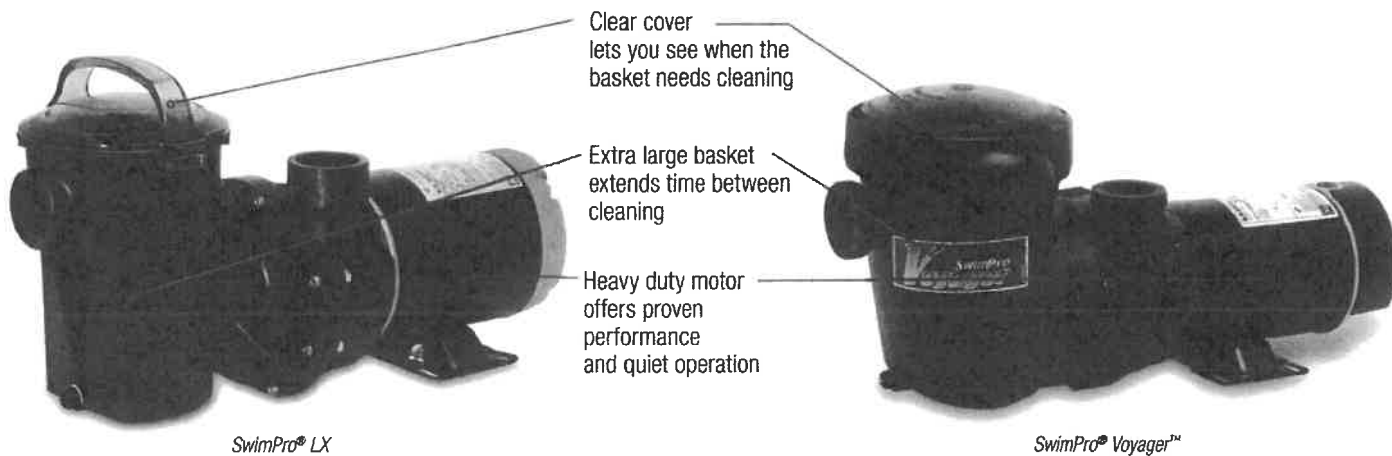
SwimPro® Voyager™
by **HAYWARD®**

ABOVE-GROUND POOL PUMP SERIES



- Designed specifically for the rigors of above-ground and on-ground-type swimming pools
- Provides dependable, energy-efficient performance and quiet operation
- Extra-large debris basket keeps pool maintenance to a minimum
- Clear cover lets you see exactly when the basket needs cleaning





Swim Like a Pro

The SwimPro LX and Voyager pump series are specifically designed for the demands of above-ground pools of all shapes and sizes. Available in a variety of models and with optional accessories such as twist-lock cords and automatic timers, SwimPro pumps provide reliable and consistent performance.

SwimPro LX Specifications

Model	Dim "A"	HP	Inlet/Outlet	Description
SW1110	10 1/4"	1 HP	1 1/2"	SwimPro LX pump
SW1110H	10 1/4"	1 HP	1 1/2"	SwimPro LX pump, horizontal discharge
SW1115	10 3/4"	1 1/2 HP	1 1/2"	SwimPro LX pump
SW1115H	10 5/8"	1 1/2 HP	1 1/2"	SwimPro LX pump, horizontal discharge
SW1115HTL	10 5/8"	1 1/2 HP	1 1/2"	SwimPro LX pump, horiz. discharge, twist-lock cord
SW15851X20TL	10 3/4"	2 HP	1 1/2"	SwimPro LX pump, horiz. discharge, twist-lock cord
SW15851X20FTL	10 3/4"	2 HP	1 1/2"	SwimPro LX pump, horiz. discharge, TL cord, timer

*TL" pump includes 3' twisting lock cord. 

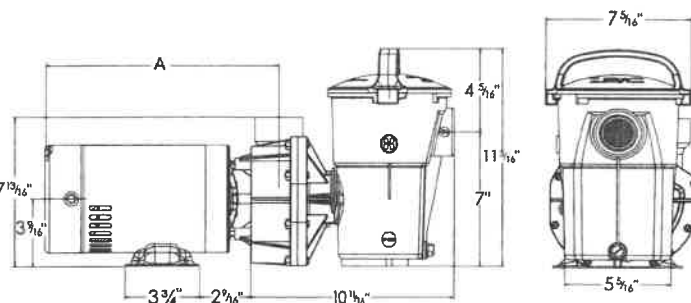
SwimPro Voyager Specifications

Model	Dim "A"	HP	Inlet/Outlet	Description
SW159412STL	12"	"2 HP,	1 1/2"	SwimPro Voyager pump with strainer

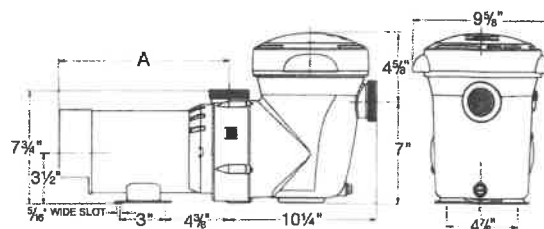
"TL" pump includes 3' twisting lock cord. 

Overall Dimensions

SwimPro LX



SwimPro Voyager



SwimPro® Voyager™ by HAYWARD®

ADVANCED FILTRATION TECHNOLOGY

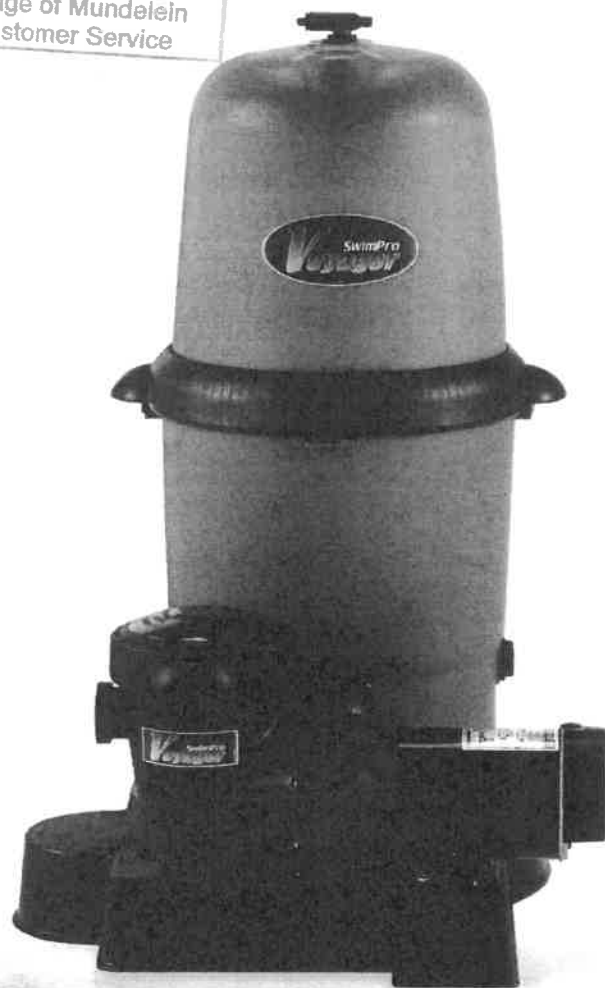
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APR 29 2024

Village of Mundelein
Customer Service

Voyager Filtration

What better way to escape from the stress of today than to kickback and relax in your own backyard vacation. SwimPro Voyager Series™ Full Flow Element Filter Systems by Hayward, provide you with advanced filtration technology that result in crystal clear, sparkling clean pool water...and good clean fun for the entire family. The SwimPro Voyager Series are easy to operate, energy-efficient by design and engineered for virtually maintenance-free pool care. SwimPro Voyager made to satisfy the most demanding pool owner. You.



Total System: Pumps | Filters | Heating | Cleaners | Sanitization | Automation | Lighting | Safety | White Goods

Convenience at your fingertips.

Voyager Series filters feature a star shaped cartridge element made of high quality, reinforced polyester material. Its deep-pleated "V" design provides a full 360° cleaning area, and easily traps dirt and debris during the filtration process—simply and thoroughly.

The cartridge element is also extra large, so filter cleaning cycles are extended, which gives you freedom of total pool enjoyment.

Plus, Voyager Series cartridge elements incorporate a precision-engineered full-flow center core which provides for maximum flow—and quicker turnover of your pool water. This reduces energy costs because you operate the filter for shorter periods.

And after your swimming season is over, simply remove the filtration element, hose it off—and you'll be all set for next year and another season of good clean fun. It's that simple.

User friendly technology.

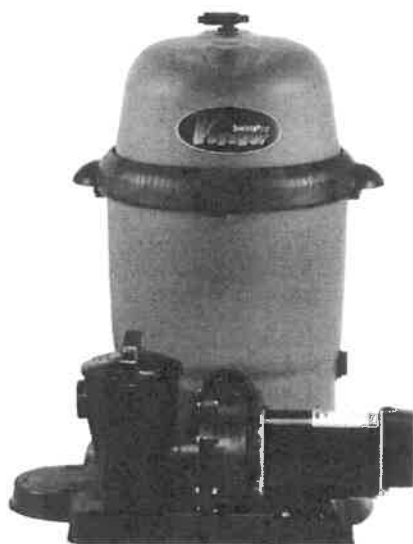
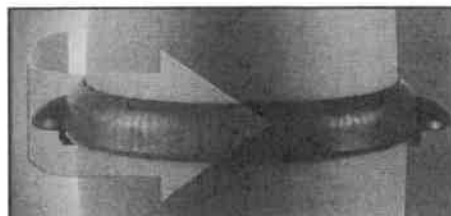
Voyager Series filters are equally impressive on the outside as they are on the inside. Constructed of durable, non-corrosive material, it will provide you with years and years of trouble-free operation.

Voyager Series filter heads can be freely rotated a full 360°, making installation quick and simple. Plus, a unique Easy-Lok™ ring design allows easy access to the filter internals—no tools required.



Precision-engineered extruded core design.

Easy-Lok™ ring allows quick access to all internal components.



SW110 System



SW150 System

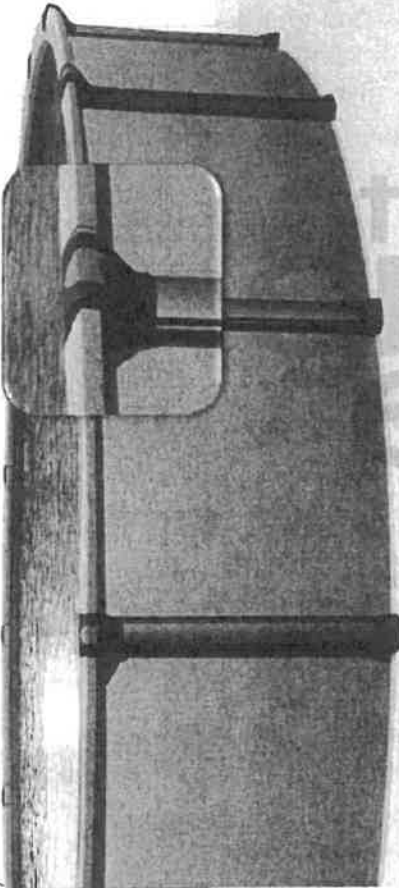


SW200 System

Performance Data

Model Number	Description	Effective Filtration Area Rate Ft.	Design Flow GPM	Turnover US Gallons	
				8 Hrs	10 Hrs
SW110 System	100 ft ² Voyager Element Filter. Standard thermoplastic base.	100	80	38,400	48,000
SW150 System	150 ft ² Voyager Element Filter. Deluxe thermoplastic base.	150	120	57,600	72,000
SW200 System	200 ft ² Voyager Element Filter. Deluxe thermoplastic base.	200	120	57,600	72,000

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Harborside - Linen

HYBRID

Specifications

Height	54"
Top ledge	7" Resin
Upright	Steel
Bottom rail	Steel
Stabilizer	Steel
Bottom plate	Steel
Top plate	Steel
Ledge cover	2 piece resin
Structure color	Champagne-Mocha Metallic
Oval system	Braceless - YM

Available sizes

15'
18'
21'
24'
27'
30'
15 x 26
15 x 30
18 x 33

Pool code :
PHRB-52RSPSRL3/PHRB-YM***52RSPSRL3
Wall name - Code :
Linen: WLN52S-WMB *Stainless steel panel*

RELATED PRODUCTS

TERMS AND CONDITIONS

Sales and Returns Terms and Conditions:

A customer may receive a full refund on items returned if ALL of the following conditions are met.

- The purchase was made within the past thirty (30) days.
- The original sales slip or register receipt is presented along with the item.
- The merchandise is in new, unused condition.
- The merchandise is in the original, unopened package.
- The merchandise was NOT a Final Sale/No Return item or Seasonal item.
- Refunds on delivered merchandise will be issued less the cost of delivery and pick up AND a 15% Re-Stocking Fee will apply to the purchase price of the items returned.

All refunds will be in the same form as used for the purchase. Cash refunds cannot exceed \$50.00. A check will be mailed in lieu of cash for returns in excess of \$50.00.

No Refunds or Returns on any installed items.

**Per E.P.A. Regulations,
no returns or exchanges are permitted on any pool or spa chemicals.**

"The Great Escape" will not be responsible for securing any items that are picked up by a customer and will not be held liable for any damage to the customer's vehicle due to improperly securing the item, or for damage resulting from chemical spillage or leakage.

I have inspected my order and acknowledge that it is complete and merchandise is in good condition:

Customer Signature: _____ Date: _____

Layaway Terms and Conditions:

A \$100.00 REFUNDABLE deposit reserves the Sale Price of stock items for a period of 30 Days. Swimming Pool and Pool Package pricing will be held for up to 90 Days.

A \$500.00 REFUNDABLE deposit reserves the price of stock items and holds the product for a period of 180 days and requires at least a two week notice prior to delivery. Any product not delivered within 180 days will be subject to availability and possible price changes.

A 50% NON-REFUNDABLE deposit will be required for any Special or Custom Order product. Hot Tub Special Orders require a NON-REFUNDABLE deposit of 10% of the Total Price or \$500.00 (whichever is greater) and is subject to a 15% restocking fee of the entire sale price if cancelled.

There will be no refunds on deposits left more than 180 days. Deposits left more than 180 days will be converted into a store credit in the form of a Credit Memo that can be used for any future purchase.

All labor costs are estimates only. Please refer to a separate INSTALLATION AGREEMENT for terms.

**the
great
escape**

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APR 29 2024

of Mundelein
Customer Service

INVOICE

MUNDELEIN TGE/CHF
1400 TOWNLINE ROAD
MUNDELEIN, IL 60060
Phone (847) 566-7070

Invoice	BL6XCD-0
Date	04-27-24
Store	015
Type	Delivery
Recap	042824 14:11
Customer ID	2244100439

Bill to

BRENT ZIMMERMAN
739 W. MAPLE AVE
Mundelein, IL 60060

Ship to

BRENT ZIMMERMAN
739 W. MAPLE AVE
Mundelein, IL 60060

Warehouse	P/O Number	Estimated DD	Terms	Sold At		Bill to Phones	Ship to Phones
WH		05-07-24	COD	015	Home	(224) 410-0439	(224) 410-0439
Salesperson		Salesperson			Work		
178 JosephB					Cell		
					Email	bdzimmerman1@gmail.com	

Item Number	Description	U/M	Order	Ship	Each Price	Disc%	Extended
Package *1							
50568	18' 54" HARBORSIDE GREAT PKG		1	0	4199.00		4199.00
9957	18' 54" HARBORSIDE W/PANEL		1	0			
	Loc: 7-3						
7542	18' 30/54 UNIBEAD CARMEL		1	0			
	Loc: 12-2						
1476	ABS WIDE MOUTH TW SKIMMER-PRL		1	0			
13073	SLIDE-LOCK A-FRAME LADDER		1	0			
9904	150 SWIMPRO ELEMENT TANK/ACC		1	0			
9905	2HP SWIMPRO PUMP 3'CORD/TL/HOR		1	0			
1426	ULTIMATE MAINTENANCE KIT		1	0			
3200	1 1/4"x21' DELUXE VACUUM HOSE		1	0			
	Loc: 10-16						
1617	6-12' TELESCOPIC POLE		1	0			
6103	18' DELUXE BLUE SOLAR COVER		1	0			
9971	HAYWD 250LI CORDLESS ROBOT CLN		1	0			
1299	VISION-PRO VESSEL ONLY		1	0			
1303	VISION-PRO CARTRIDGE		1	0			
3224	1 1/2 X 3' VISION PRO HOSE		1	0			
509	WT SMALL VISION STARTER KIT(1)		1	0			
14001	REFER TO P-101 GUIDE (18')		1	0			
27	DELIVERY TO GARAGE ONLY (GRN)		1	0			
COD MUST BE PAID 7 DAYS PRIOR							

Continued-->

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: Open Public Hearing

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: Petitioner(s) Sworn In

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: Open the Floor to Public Commentary

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: Close the Floor to Public Commentary

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: Commission Discussion

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: Close Public Hearing

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From: Colleen Malec

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: PUBLIC HEARING - PZC-06-2024 - Flaherty & Collins – Multi-Family Residential (275-301 Plaza Circle)

Financial Impact:

N/A

Attachments:

1. Certificate of Publication
2. Petitioner's Application

Background:

Petition Information

-
Petitioner: **Flaherty & Collins Properties**
211 N. Pennsylvania Avenue, Suite 3000
Indianapolis, IN 46204

Petitioner Status: Contract Purchaser

Property Owner: **Village of Mundelein**
300 Plaza Circle
Mundelein, IL 60060

Proposed Use: Multi-Family Residential

Comprehensive Plan: Urban Mix

Background

The Village of Mundelein owns a collective of four properties known as part of the Village Hall

Subdivision, a five-parcel subdivision surrounding a circular one-way street and an unimproved public plaza. The properties were acquired by the Village in 2012 to fulfill goals outlined in the Transit Oriented Development Plan (2004). Also in 2012, the Village adopted a Master Redevelopment Implementation Plan to further elaborate on the TOD Plan, and a TIF district to incentivize investment was established shortly thereafter. In 2014, the Village entered into a public-private partnership with Weston Solutions to construct the first building in the subdivision, which housed the Village Hall and Weston Solutions offices.

In recent years, the Village has worked with a number of interested developers to find the best fit for the Village Hall Subdivision sites, evaluating the overall project viability, architectural concepts, cohesion with the TOD Plan, and amount and structure of public assistance needed to make projects feasible. In October 2022, the Village entered into a Development Agreement with Synergy for the construction of Lot 3 (south of the Village Hall) and a portion of the Metra parking lot for a project called Station 250, a 165-unit multi-family building. Three remaining sites are left undeveloped (Lots 2, 4, and 5) and the plaza

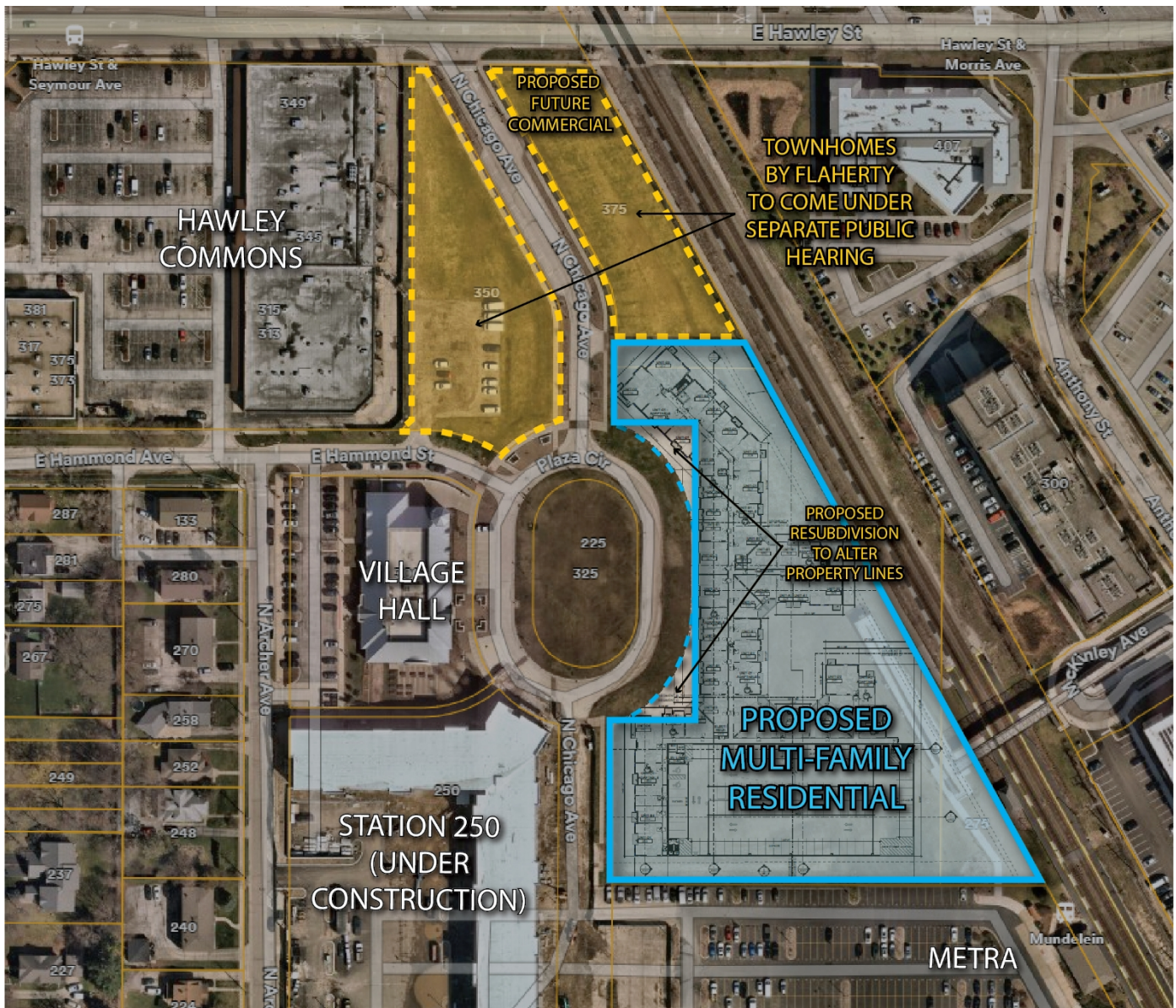
Figure 1: Plaza Circle Subdivision



The three remaining undeveloped building sites are the subject of a proposed development by Flaherty & Collins, a Midwest multi-family developer headquartered in Indianapolis, Indiana. Flaherty & Collins proposes to develop a market-rate apartment building on the project site, as well as a mix of other residential and commercial uses. **They have proposed to title the project “Area”.** The project is the subject of a Redevelopment Agreement considered and approved by the Village Board, approved May 22, 2023, and recorded with Lake County as Document No. 7979449. The RDA

anticipated the necessity for the Developer to seek zoning approvals under Section 3.C.3 Project Approvals. The Village Board approved the RDA with conceptual site layout and architecture for the multi-family structure; however, there was not enough detail at that time to determine if variations would be necessary. Since the approval of the RDA, the Developer has submitted documents for review. The part of the project for construction is anticipated as the apartment building. In order to continue progress for this project, there will be several public meetings/hearings to cover the necessary entitlements.

- **Subject of this Public Hearing:** Multi-family residential (5 stories and approximately 200 units) with Garage Parking
 1. NOTE: Plat of Subdivision will be brought to a future meeting.
- **Future Public Hearing:** Townhouses (2 and 3 stories and approximately 15-20 dwelling units, require a Special Use Permit in C-5-VC)
- **Future Phase (Unknown if Public Hearing Will Be Required):** Retail (Freestanding building on Lot 4 - at the corner of Hawley Street and Chicago Avenue)



Project Details

Flaherty & Collins proposes a multi-family building with 225 units. Other features of the plan include:

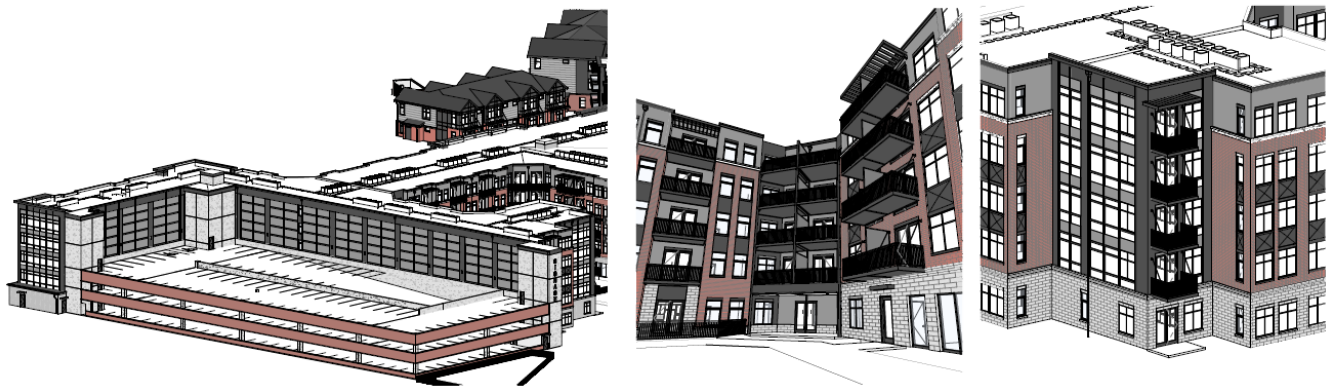
- Units: 225 units proposed (no density requirements)
- Parking: 285 provided, 225 required (1 per unit).
- Bicycle parking: 29 provided, 25 required (1 for every 10 units).
- Parks and Open Space: Developer agrees to make a \$300,000 contribution to the Village towards the design and construction of the Village Circle Improvements. The contribution is payable in two installments and by certain deadlines established in the agreement. The Village agrees to complete the Village Circle Improvements no later than August 1, 2028.
- Amenities: List amenities (pool, outdoor lounge areas, club room, fitness room, parcel room, dog area, indoor bicycle storage, etc.).

- Architecture. Images from proposed architectural renderings (see Petitioner’s Packet for additional details):

1. Materials:

- Brick
- Stone
- Accent fiber cement panel
- Accent metal panels

When discussing architecture, the Village advised the developer that it was important to accentuate the main entryway of the apartment complex, which was done and also given a two-story appearance. Articulation is used to break up the massing of the building. Additionally, the first floor is intended to have a taller appearance than the upper floors. Having a defined base, middle, and top of the building adheres to the Village’s design guidelines. Staff would emphasize importance of the character and balance of the building aesthetic over strict adherence to the Zoning Ordinance for design requirements.



Requests

The Petitioner is requesting six variations with regards to the multi-family building’s architecture, accessory structures, and setbacks:

1. **Section 20.36.040(C) – Upper Story Setback on Public ROW Elevation in the C-5-VC District** – Minimum 3’ upper story setback for a combination of at least 1/3 of the façade wall, for buildings greater than 4 stories.
 - a. Staff supports this request because staff would emphasize importance of the character and balance of the building aesthetic over strict adherence to the Zoning Ordinance for design requirements.
2. **Section 20.36.050(A)(2)(a) – Flat Roofs** – Cornices and parapets shall be used to add variety and break up the roofline. Rooflines shall be modulated at maximum every 75’ through the use of varied roof heights. There are two sections on the west façade, two sections on the

- east façade, and a large section on the south façade that exceed 75' that have one roof height.
- a. Staff supports this request because staff would emphasize importance of the character and balance of the building aesthetic over strict adherence to the Zoning Ordinance for design requirements.
 3. **Section 20.36.050(B)(3) – Blank, windowless walls are prohibited.** The south elevation contains a couple large, featureless walls above the parking garage.
 - a. **Staff only supports this variation if decorative elements are provided in lieu of articulation**, such as art, laser cut decorative metal panels, etc. This has not yet been addressed.
 4. **Section 20.36.050(5) – Trim** – All inside and outside corners and all sides of windows and doors must contain window trim wraps of not less than 3 1/2" unless the building is constructed of full masonry stone or stucco.
 - a. Staff supports this request because staff would emphasize importance of the character and balance of the building aesthetic over strict adherence to the Zoning Ordinance for design requirements.
 5. **Section 20.36.050(C)(1)(a) – Building Articulation** – It does not appear that the south and east elevations meet the articulation requirements on the south end of the building. All facades require articulation of no less than 12" in depth and 36" in width. Walls less than 25' in width are required one area of articulation. Walls between 25'-75' in width are required two significant areas of articulation. Walls over 75' are required one articulation of significance for every 25' in building width at regular intervals.
 - a. **Staff only supports this variation if decorative elements are provided in lieu of articulation**, such as art, laser cut decorative metal panels, etc. This has not yet been addressed.
 6. **Section 20.36.080 – Accessory Structure Standards** – Gazebos and pergolas are limited to 144 square feet and 15' in height.
 - a. Staff supports this variation, as the Zoning Ordinance's maximum size for accessory structures has single-family residences in mind. It does not adequately address accessory structures for public areas or amenity areas, which are more appropriate to be larger in size.

Comprehensive Plan

The Village adopted the Downtown Master Redevelopment Implementation Plan in 2012, which addressed the Village Hall Subdivision. The focus of this area was a dense, multi-story development. Preference at the time was for residential over retail, office, and entertainment uses. Subsequent analysis pivoted the focus from retail due to the low traffic counts and visibility, focusing on density of residential to support public transit use, existing businesses, and business attraction. Post COVID-19 pandemic, the office market is extremely weak. This area in the 2017 Downtown North Implementation Plan and 2021 Comprehensive Plan is seen as a good area for larger residential developments that require more bulk and area, where other areas north of Hawley Street may see more integrated smaller adaptive reuse.

Lake County Partners commissioned a housing study, released in October 2023. This advised that there is a housing shortage in the region. As businesses look to locate, this is a deterrent as finding

workers or housing for workers is problematic. Mundelein was noted as one of the few communities that is open to increased density.

Staff Comments

Community Development:

1. **Building Articulation Variation:** Staff has advised the Applicant that there is only staff support for Variations #3 and #5 (blank walls and building articulation on and around the parking garage) if decorative elements are introduced to the parking garage and/or wall faces above the parking garage in lieu of articulation, such as public art, laser cut decorative metal panels, etc. This was not addressed by the Applicant.
2. **Mural:** The Applicant has stated an intention to install a mural on the walls above the parking garage. Staff requested preliminary details, conceptual renderings, or an explanation regarding the mural, but it has not been addressed yet by the Applicant.
3. **Sidewalk Along South Property Line:** The Petitioner was asked to extend the sidewalk along the entire south property line, as there is currently no way for pedestrians to walk to the Metra lot except through the parking lot. This has not been addressed.

Public Works and Engineering:

1. **Plat of Subdivision:** Note that the Plat of Subdivision has been removed from this agenda, as several major changes need to be addressed as of the writing of this staff report:
 - a. An additional easement or access is necessary for the pedestrian overpass.
 - b. The Village Hall Subdivision depicts Parcel 3, located in the SE corner of the proposed Lot 3, which is not shown on this proposed Resubdivision.
 - c. A stormwater utility easement is needed for the new storm sewer in the southeast section of the property.
 - d. A stormwater utility easement certificate is needed.
 - e. Additional language should be added to the surveyor's certificate regarding surface water drainage.

Public Commentary

As of the preparation of the staff report on June 14, 2024, no comments have been received by the public.

Recommendation:

1. **Motion** to recommend Approval of a variation to Section 20.36.040(C) regarding Upper Story Setback on Public ROW Elevation in the C-5-VC District;
2. **Motion** to recommend Approval of a variation to Section 20.36.050(A)(2)(a) regarding the requirements for breaking up flat roofs;

3. **Motion** to recommend Approval of a variation to Section 20.36.050(B)(3) prohibiting blank, windowless walls (if evidence is presented that staff comments and any potential PZC comments are addressed);
4. **Motion** to recommend Approval of a variation to Section 20.36.050(5) relating to trim requirements;
5. **Motion** to recommend Approval of a variation to Section 20.36.050(C)(1)(a) regarding building articulation (if evidence is presented that staff comments and any potential PZC comments are addressed); and
6. **Motion** to recommend Approval of a variation to Section 20.36.080 regarding accessory structure standards, particularly size limitations as it relates to larger, multi-family structures.

Possible conditions:

- Extend sidewalk along south property line to run along length of Metra lot
- Apply for special use for mural before building permit is issued?
- Require recording of the plat before building permit is issued or within a certain timeframe of the permit issuance.

**NOTICE OF HEARING BEFORE THE
VILLAGE OF MUNDELEIN
PLANNING & ZONING COMMISSION**

NOTICE IS HEREBY GIVEN that on June 19, 2024, at the hour of 7:00 p.m., there will be a public hearing before the Village of Mundelein Planning and Zoning Commission at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, Illinois, concerning a petition by Flaherty & Collins Properties for zoning requests in conjunction with a proposed multi-family residential building at **275-301 Plaza Circle, Mundelein, IL** (PINs 11-301-23-002 and 11-301-23-003): (1) a Variation from Table 20.36-4 of Section 20.36.040(C) regarding upper story setback on elevations facing the public right-of-way in the C-5-VC district; (2) a Variation from Table 20.36-4 of Section 20.36.040(C) regarding the front yard build-to zone; (3) a Variation from Section 20.36.050(A)(2)(a) regarding distance of modulation between varied roof heights; (4) a Variation from Section 20.36.050(B)(3) regarding blank, windowless walls on the south elevation; (5) a Variation from Section 20.36.050(B)(5) regarding window and door trim; (6) a Variation from Section 20.36.050(C)(1)(a) regarding building articulation; (7) a Variation from Section 20.36.080(A)(1)(e) regarding maximum size for accessory structures; and (8) a Variation from Section 20.36.110(C)(1) regarding parking lot perimeter landscaping, in accordance with the application on file with the Village of Mundelein.

If you cannot attend the meeting in-person and you wish to submit a question or comment to be provided to the Planning and Zoning Commission, please email your full name and your question or comment to planning@mundelein.org. Please put "Public Commentary" in the subject line. Comments received during the meeting, but after the public commentary portion has ended, will be provided to the Commission Members after the meeting.

CASE NO.: PZC-06-2024

The name and address of the Petitioner and Contract Purchaser:

Flaherty & Collins Properties
211 N. Pennsylvania Avenue, Suite 3000
Indianapolis, Indiana 46204

The name and address of the Property Owner:

Village of Mundelein
300 Plaza Circle
Mundelein, Illinois 60060

This Notice is an invitation to all interested persons to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission to planning@mundelein.org. Comments received by 5:00 p.m. CT on June 12th, 2024 will be included in the meeting agenda packet. Comments received after this date will be provided to the Commissioners on the day of the public hearing. Persons with questions are encouraged to call the Village of Mundelein at (847) 949-3282.

The Planning and Zoning Commission's actions are not final for this case. The Planning and Zoning Commission will forward its findings and recommendations to the Village Board of Trustees for final consideration and action. Dated at Mundelein, Illinois, this 4th day of June, 2024.

Terry Roswick, s/ Chairman
Planning and Zoning Commission

Published in Daily Herald June 4, 2024 (4616438)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Lake County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/04/2024

in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 4616438



PROPERTY INFORMATION

Address__Plaza Circle_- address TBD_____
Property Index Numbers (PIN) _____
1130123001, 1130123002, 1130123003

Size of Property_____4.2_____ (sq. ft. /acres)

Size of Building Space ____324,400_____ (sq. ft.)

Size of Space Utilized_____

ZONING

Current Zoning _C5-VC

Proposed Zoning_C5-VC

Current Use__None

Proposed Use__Multi-family/ Townhomes

PETITIONER INFORMATION

Business/Org. Name__Flaherty & Collins Properties_

Name____Jullie Collier

Title____VP Development, Principal

Address____211 N Pennsylvania, Ave, Ste 3000

City, State, Zip__Indianapolis, IN 46204

Phone____317-819-2711

Email____jcollier@fco.com

Petitioner Status: ☐ Owner ☐ Lessee ☒ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name__Village of Mundelein

Name_____

Title_____

Address__300 Plaza Circle

City, State, Zip_Mundelein, IL 60060

Phone__847-949-3200

Email__info@mundelein.org

SECTION(S) OF ZONING ORDINANCE: _____see attached list of variations requested

SECTION(S) OF COMPREHENSIVE PLAN (IF APPLICABLE): ____Not Applicable

DESCRIPTION OF PROPOSED VARIATION(S) *(Attach sheet if additional space is needed)*

____ See attached list of variations for the Multifamily project only.

DESCRIPTION OF PROPOSED SPECIAL USE(S) *(Attach sheet if additional space is needed)*

Not applicable

DESCRIPTION OF PROPOSED MAP AMENDMENT(S) *(Attach sheet if additional space is needed)*

Not applicable

PLAT REQUEST

☒ Preliminary Plat of Subdivision

☒ Final Plat of Subdivision

☐ Plat of Consolidation

☐ Plat of Vacation

STANDARDS FOR GRANTING A VARIATION

No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning and Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. **Please provide a detailed response to each of the following criteria (attach additional pages, if necessary):**

- a. The strict application of the terms of this Ordinance will result in undue hardship.

Response: The requested variations are the result of proposed building uses and designs that are consistent with the concept plans/ images presented to and are the basis of the “Redevelopment Agreement (RDA)” between the Village of Mundelein and the developer. The shape of the development sites also create a hardship for the developer to adhere to the requirements of the zoning code and will cause hardship to the developer in delivering a project consistent with what was conceptualized during the RDA process.

- b. The plight of the owner is due to unique circumstances.

Response: The unique proportions and size of the development parcels create a hardship in meeting the underlying code requirements and allowing the developer to provide a residential design that responds to every aspect of the code requirements. Zoning codes are normally written and developed with the “typical” zoning lot configurations that occur within a community. The project site and land parcels of the proposed project do not fit the “standard” application of the code in a manner that makes development consistent with the majority of the sites within the community. The angular nature of the sites causes economic challenges with structural design and costs that are not consistent with many other sites within the Village. The proposed design responds to the site conditions creatively but cannot meet all conditions such as setbacks from angular or curvilinear property lines efficiently or economically. The design of the proposed buildings attempts to respond to the vast majority of the code requirements and as a result, the articulated façade design mitigates the necessity of setbacks on upper floors when compared to a very rectilinear building design as the example indicated in the code.

- c. The variation, if granted, will not alter the essential character of the locality

Response: The variations as requested are with the intent to allow the proposed development to “establish” the essential character of the locality as conceptualized in the RDA and the Comprehensive Plan. The project site is currently undeveloped and the proposed project will create the character upon which the code is concerned if the variations are granted.

The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.

Please provide a detailed response to each of the following criteria (attach additional pages, if necessary):

- a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.

Response: The variations requested allow the proposed project to be financially viable and to provide the essential character, density and sense of community that is the basis of the RDA. The physical characteristics of the site with the curved and angular property lines would create impractical building size, orientation or efficiencies that could jeopardize the success of the proposed project.

- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.

Response: The site and its configuration was not created by the developer and the proposed project is simply a response to the existing conditions and characteristics of the development site.

- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.

Response: The granting of the proposed variations will not be detrimental to the public welfare in the neighborhood but will provide for increased residential units in the core area of the Village and be a positive enhancement of resident living opportunities within the Village.

- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

Response: The proposed variations and overall development is situated on the sites such that there will not be an impairment of light or air to the surrounding properties or public infrastructure. The proposed development is also consistent with the local requirements of Fire Department regulations and will not be a burden to public safety. The proposed development is located in the core of the Village and will provide an overall positive impact to property values and tax base within the community.

- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.

Response: The proposed variations are consistent with the spirit and intent of the zoning ordinance and land use strategies and is the result of a design that provides the highest and best use in meeting these objectives.

- f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Response: The proposed variations and project design is the result of a previously approved design concept and RDA between the Village and Developer. If the proposed variations are not approved the project would be a significantly negative impact to the community and the potential of the RDA.

STANDARDS FOR GRANTING A SPECIAL USE

No special use shall be recommended for approval by the Planning and Zoning Commission and approved by the Village Board unless it has made findings, based upon the evidence presented at the public hearing, to support each of the following conclusions. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

- a. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.

Not applicable

- b. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.

Not applicable

- c. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.

Not Applicable

- d. The special use conforms to the applicable regulations of the zoning district in which it is to be located.

Not applicable

STANDARDS FOR GRANTING A MAP AMENDMENT

The Planning and Zoning Commission recommendation and the Village Board decision on any zoning amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning and Zoning Commission and the Village Board shall consider the following standards. The approval of amendments is based on a balancing of these standards.

Please provide a detailed response to each of the following criteria *(attach additional pages, if necessary):*

- a. The existing use and zoning of nearby property;
Not applicable
- b. The extent to which property values of the subject property are diminished by the existing zoning;
Not applicable
- c. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village;
Not applicable
- d. The relative gain to the public, as compared to the hardship imposed upon the applicant;
Not applicable
- e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for 1 or more uses permitted under the existing zoning classification;
Not applicable
- f. The length of time that a property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located;
Not applicable
- g. The evidence, or lack of evidence, of community need for the use proposed by the applicant;
Not applicable
- h. The consistency of the proposed amendment with the Comprehensive Plan;
Not applicable

- i. That the proposed amendment will benefit the residents of the Village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely on the interest of the applicant;

Not applicable

- j. The extent to which the proposed amendment creates nonconformities;

Not applicable

- k. The trend of development, if any, in the general area of the property in question; and

Not applicable

- l. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

Not applicable

Mundelein MF - Existing Aerial View / 300 Plaza Circle



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

A Google Street View image of Mundelein, Illinois, taken in September 2018. The scene shows a large, open green field in the foreground, with a paved parking area on the left. A silver Google SUV is parked in the foreground, and a dark pickup truck is parked further back. In the background, there is a large, multi-story brick building, likely a school or university building, surrounded by trees. The sky is overcast with grey clouds. The Google logo is visible on the back of the silver SUV. The text "Mundelein, Illinois" and "Google Street View" is overlaid in the top left corner, and "Sep 2018" is overlaid below it. The word "Google" is also visible on the back of the silver SUV.

A map snippet showing the location of the building. The building is marked with a white square on E Hammond St. To the right is Anthony Ave, and below the building is a bus stop icon and the text 'bus stop'.

AFFIDAVIT OF NOTIFICATION

(See Exhibit B)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, DAVID FLAHERTY, under oath, state that I am

_____ the sole)
 _____ an) owner of the property
 X an authorized officer of the) **CONTRACT PURCHASER**

hereby swear and affirm that in accordance with the provisions of Chapter 3.3 of the Zoning Ordinance, have notified by certified mail, return receipt requested, all property owners and taxpayers within 250 feet of the subject property, attached hereto as Exhibit A, on this 3RD day of JUNE, 2024.

Signature

Subscribed and sworn to before me

this 3 day of June, 2024.

Kristin M. Velovich
Notary Public



REQUIRED SIGNATURES

The undersigned states under oath that he/she/they are the **Legal Owner(s)** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature (Owner): _____

Date: _____

Printed Name: _____

Title: _____

Signature (Owner): _____

Date: _____

Printed Name: _____

Title: _____

The undersigned states under oath that he/she/they are the **Contract Purchaser** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Contract Purchaser: _____

Date: 6/3/2024

Printed Name: David M. Flaherty

Title: Contract Purchaser

The undersigned states under oath that he/she/they are the **Lessee** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee: _____

Date: _____

Printed Name: _____

Title: _____

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, ERIC GVENTHER, under oath, state that I am

_____ the sole)
_____ an) owner of the property
X _____ an authorized officer of the)

ADDRESS TBD - PINS:
commonly described as (Address) 1130123002 & 1130123003 and that such property is owned by

(Printed Name) VILLAGE OF MUNDELEIN as of this date. As owner of the property, I do

hereby authorize FLAHERTY & COLLINS
PROPERTIES (Printed Name or Not Applicable) to submit a presentation for a

case in the following Planning and Zoning Commission/Village Board matter, VARIATIONS FOR

PROPOSED MULTI-FAMILY BUILDING (Action).

[Signature]
Signature

Subscribed and sworn to before me

this 31 day of May, 2024.

Jennifer LB Marshall
Notary Public Signature



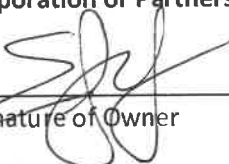
SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) ADDRESS TBD - PINS 1130123002 + 1130123003

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

 5/31/2024
Signature of Owner Date

By ERIC GUENTHER

VILLAGE ADMINISTRATOR
Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Signature of Lessee Date

By _____

Title/Full Corporate Name

REQUIRED SIGNATURES

The undersigned states under oath that he/she/they are the **Legal Owner(s)** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature (Owner):  _____

Printed Name: ERIC GUENTHER

Date: 5/31/2024

Title: VILLAGE ADMINISTRATOR

Signature (Owner): _____

Printed Name: _____

Date: _____

Title: _____

The undersigned states under oath that he/she/they are the **Contract Purchaser** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Contract Purchaser: _____

Printed Name: _____

Date: _____

Title: _____

The undersigned states under oath that he/she/they are the **Lessee** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee: _____

Printed Name: _____

Date: _____

Title: _____

June 4, 2024

**NOTICE
TO ALL INTERESTED PARTIES**

The Mundelein Planning and Zoning Commission will address a petition by Flaherty & Collins Properties (**Case PZC-06-2024**) for the following zoning requests in conjunction with a proposed multi-family residential building at **275-301 Plaza Circle, Mundelein, IL** (PINs 11-301-23-002 and 11-301-23-003):

(1) a Variation from Table 20.36-4 of Section 20.36.040(C) regarding upper story setback on elevations facing the public right-of-way in the C-5-VC district; **(2)** a Variation from Table 20.36-4 of Section 20.36.040(C) regarding the front yard build-to zone; **(3)** a Variation from Section 20.36.050(A)(2)(a) regarding distance of modulation between varied roof heights; **(4)** a Variation from Section 20.36.050(B)(3) regarding blank, windowless walls on the south elevation; **(5)** a Variation from Section 20.36.050(B)(5) regarding window and door trim; **(6)** a Variation from Section 20.36.050(C)(1)(a) regarding building articulation; **(7)** a Variation from Section 20.36.080(A)(1)(e) regarding maximum size for accessory structures; and **(8)** a Variation from Section 20.36.110(C)(1) regarding parking lot perimeter landscaping; in accordance with the application on file with the Village of Mundelein.

The Planning and Zoning Commission will address this petition on June 19th, 2024 at 7:00 p.m. at the Village Hall, 300 Plaza Circle, Mundelein, Illinois 60060. All interested parties may attend this meeting and voice their opinions and concerns.

This Notice is an invitation to all interested persons to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission. Persons having questions are encouraged to call the Village of Mundelein at (847) 949-3282 or email planning@mundelein.org.

If you cannot attend the meeting in person and you wish to submit a question or comment for review by the PZC during the public hearing, please email your full name and your question or comment to planning@mundelein.org. Please put "Public Commentary" and the Case No. in the subject line.

The Planning and Zoning Commission's actions are not final for this case. The Planning and Zoning Commission will forward its findings and recommendations to the Village Board of Trustees for final consideration and action.

If you have any questions, please do not hesitate to call Community Development at (847) 949-3282, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Julie Collier
Flaherty & Collins Properties

Mundelein MF - List of Variations

Section 20.36 – Downtown District

1. Bulk and Yard

Multi-Family

- (a) See Section 20.36.040(C) – Upper Story Setback on Public ROW Elevation in the C-5-VC District – Minimum 3' upper story setback for a combination of at least 1/3 of the façade wall, for buildings greater than 4 stories.

Variance Requested. No setback on the upper story.

Supporting Information: The elevation of the building along the Public ROW already provides modulation of the façade along the entire length of the building from 2' – 3'. The proposed building is also not in a single plane along the facades fronting the ROW which provides for additional modulation and articulation of the façade compared to a “rectangular” building as referred to in many of the zoning text examples. The property line along the ROW is also not a straight line, as the zoning examples provide and in which many of the local properties within this district provide. Providing an upper story setback would not provide any more modulation of the building design than currently proposed over the portions of the building along the ROW. See attached drawings A105 for the area of the 5th floor that would be affected by this setback. The building design also changes color and material at the 5th floor to establish a visual change in the architecture similar to the effect of a setback on the 5th floor. A setback of any distance would place a significant impact to the building structure in order to support the loads from such setbacks.

2. Architecture

Multi-Family

- (a) See Section 20.36.050(A)(2)(a) – Flat Roofs – Cornices and parapets shall be used to add variety and break up the roofline. Rooflines shall be modulated at maximum every 75' through the use of varied roof heights.

Variance Requested. Roof modulation in excess of 125'

Supporting Information: The locations of the proposed design which require the requested variations are on the front elevation facing the ROW. The building façade already has several modulations in the façade that offer view of the parapets that are not consistent with what is represented on the elevations. The 2 long sections on the west elevation on Plaza Circle have recessed balconies that will change the view of parapets from grade and they occur on a rhythm of approximately every 25' over a length of 125'. The façade does have movement and a change of rhythm at 25' intervals which is less than the 75' in the ordinance and is demonstrated in the perspective view shown below.



WEST COMPOSITE ELEVATION, OVERALL

SCALE: 1" = 20'-0" 2



3D VIEW OF MAIN ENTRY AND CANOPY

SCALE: 1" = 20'-0" 4

- (b) See Section 20.36.050(B)(3) – Blank, windowless walls are prohibited.

Variance Requested. Allow for wall on south elevation to be without windows.

Supporting Information: The south wall of Building A (multifamily) features a wall with limited windows due to the fact that it is adjacent to the parking garage building and is limited to the amount of openings in the wall by the building code. The elevation of the proposed building does have changes in color but is restricted in the amount of façade modulation due to the proximity to the imaginary line between the parking garage and the residential building. Similarly, the parking garage by its designated use and construction type does not allow for modulation of the façade. As an “open” parking garage, the exterior of the building must have a minimum percentage of openings on at least (2) sides (south and east) to meet the building code requirements for an “open” parking structure. The wall panels are clad in brick to match the residential building. Owner has discussed a “mural” or other proposed art element for this area subject to review by the Planning Department.

- (c) See Section 20.36.050(5) – Trim – All inside and outside corners and all sides of windows and doors must contain window trim wraps of not less than 3 1/2” unless the building is constructed of full masonry stone or stucco.

Variance Requested. Allow fiber cement panels without 3-1/2” trim at windows/ doors.

Supporting Information: The use of trim at windows and doors is historically routed in transitioning lap siding to such elements or when the architecture style is of more historical nature. The use of large fiber cement panels as proposed is consistent with stucco or masonry where there are little to no joints and a transition material is not required (for aesthetic or constructability reasons). The majority of the proposed design utilizes masonry facades and does not require such an element and where it would be required is in recessed areas or on the 5th floor. In both cases the visual impact of such a detail on the proposed building would have minimal visual impact.

- (d) See Section 20.36.050(C)(1)(a) – Building Articulation – It does not appear that the south and east elevations meet the articulation requirements on the south end of the building. All facades require articulation of no less than 12” in depth and 36” in width. Walls less than 25’ in width are required one area of articulation. Walls between 25’-75’ in width are required two significant areas of articulation. Walls over 75’ are required one articulation of significance for every 25’ in building width at regular intervals.

Variance Requested. No articulation at parking garage

Supporting Information: The operational characteristics of a parking garage negate the ability to comply with this requirement without significant cost to the project without significant benefit to the function or performance of the garage. The location of this garage is also placed to face the Metra railway and have the least amount of visual impact to the community upon full development of the District. The residential building is limited by building code requirements, being adjacent to the parking garage in the treatment of the façade. There is an imaginary boundary/ property line between the structures that places restrictions on the characteristics of the design and prevent the design from meeting the requirement.

- (e) See Section 20.36.080 – Accessory Structure Standards – Gazebos and pergolas are limited to 144 square feet and 15’ in height.

Variance Requested. Approval of a pergola or other Accessory Structure up to 350sf.

Supporting Information: Accessory structures as governed by zoning codes are typically meant to control elements of single family or one/ two family developments within the community. As such the areas that allow such structures are also typically smaller (residential lots/ parcels). The proposed development serves a population of approximately 225 residential units and is providing amenities for a larger population. The proposed location of such structure is also in the residential courtyards and protected from public view which would not cause harm to adjacent properties.



Architecture + Planning
217 N Jefferson Street,
Suite #400
Chicago, IL 60661
888.456.5849
ktgy.com



AREA
MUNDELEIN, IL # 2022-0004

VILLAGE REVIEW
JUNE 4, 2024

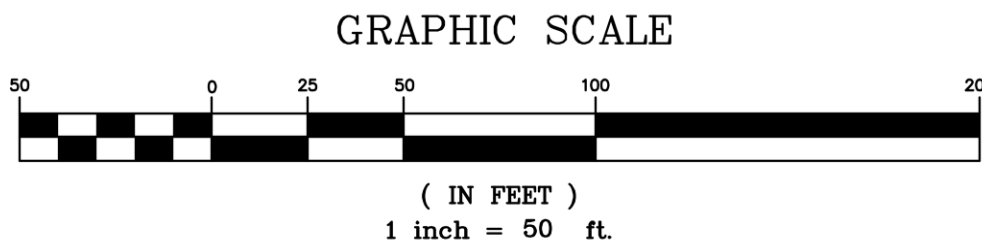
MULTI-FAMILY EXTERIOR RENDERING

A1.0

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOTS 2, 4 AND 5 IN FINAL PLAT OF VILLAGE HALL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 2013 AS DOCUMENT 7064874, IN LAKE COUNTY, ILLINOIS.



AREA SUMMARY
(TO HEAVY LINES)

LOT 2 46,775 SQUARE FEET 1.074 ACRES
LOT 4 38,416 SQUARE FEET 0.882 ACRES
LOT 5 146,485 SQUARE FEET 3.363 ACRES
TOTAL 231,676 SQUARE FEET 5.319 ACRES
(BASED ON MEASURED VALUES)

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

--- LIMITS OF LAND PER LEGAL DESCRIPTION
--- ADJACENT LAND
--- PARCEL LINE
--- EASEMENT LINE
--- CENTERLINE
--- BUILDING SETBACK LINE
--- SECTION LINE

LEGEND

FOUND 7/8" O.D.I.P. (HOLD LOCATION)
CONCRETE MONUMENT
CROSS IN CONCRETE
MANHOLE
STORM STRUCTURE
SANITARY MANHOLE
CLEANOUT
FLARED END SECTION
TRANSFORMER PAD
ELECTRIC MANHOLE
ELECTRIC BOX
ELECTRIC PEDESTAL
ELECTRIC MARKER
ELECTRIC METER
UTILITY POLE
UTILITY POLE W/LIGHT
UTILITY POLE W/TSF
GUY POLE
OVERHEAD TRAFFIC SIGNAL
TRAFFIC SIGNAL MANHOLE
LIGHT
LIGHT POLE
HAND HOLE
VALVE VAULT
FIRE HYDRANT
IRRIGATION CONTROL VALVE
POST INDICATOR VALVE
SIAMSE WATER CONNECTION
WATER MARKER
WATER METER
VALVE BOX
B/BOX
SPRINKLER CONTROL VALVE
TELEPHONE MANHOLE
TELEPHONE NETWORK INTERFACE
COMMUNICATION MARKER
COMMUNICATION PEDESTAL
CABLE TELEVISION PEDESTAL
CONTROL BOX
WETLAND FLAG
GAS METER
GAS VALVE
GAS MARKER
DOWN SPOUT
BORING HOLE
MONITORING WELL
GATE POST
BOLLARD POLE
SIGN
FLAG POLE
MAILBOX
SANITARY SEWER
STORM SEWER
WATER MAIN
GAS MAIN
ELECTRIC WIRE
OVERHEAD WIRES
COMMUNICATION LINE
FIBER OPTIC LINE
CONIFEROUS TREE
DECIDUOUS TREE
W/APPROX. DIAMETER
MS=MULTI-STEM
(DRIP LINE SHOWN IS APPROXIMATE)
TREE LINE
ELEVATION
BITUMINOUS PAVEMENT
CONCRETE SURFACE
DEPRESSED CURB
GRAVEL SURFACE
LANDSCAPE AREA
STONE SURFACE
DETECTABLE TACTILE WARNING SURFACE
BRICK PAVERS
WOOD FENCE
CHAIN LINK FENCE
METAL FENCE
METAL GUARDRAIL
OVERHEAD TRAFFIC ARM

UTILITY CONTACTS

Cable
Mediacom - Daniel Sauer 845-768-8274
daniel@mediacom.com
Electric
Ameren Illinois (North) - Nathan Hill
630-303-5905
NHill2@ameren.com
Communications
Midwest Telephone Company - Dan Roberts
309-367-4197
309-241-2496
drc@mtc.com
Metro Communications Company - Taylor Rich
217-728-3608
taylor@metrocom.com
Water / Sanitary / Storm
Village of Metamora - Jason Jones
309-303-2599
jjones@villageofmetamora.com

BENCHMARKS

REFERENCE BENCHMARK:
NGS DESIGNATION - LD013
PID - DM5891

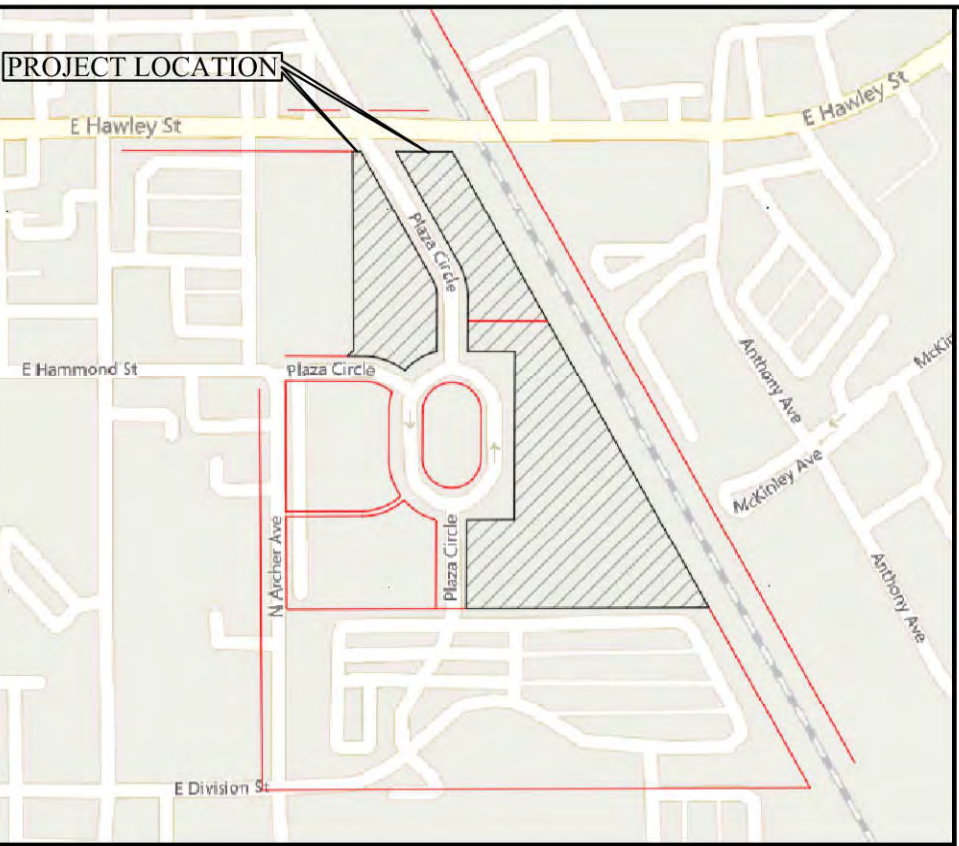
THE STATION IS LOCATED ABOUT 8.2 MILES SOUTHEAST OF GRAYSLAKE, 7.6 MILES NORTH OF WHEELING AND 2.4 MILES SOUTH OF LIBERTYVILLE.
TO REACH FROM THE INTERSECTION OF STATE ROAD 176 AND STATE ROAD 21 (S. MILWAUKEE AVENUE) ON LIBERTYVILLE, ILLINOIS, GO SOUTH ON STATE ROAD 21 FOR 2.4 MILES TO THE STATION ON THE LEFT.
A FLANGE ENCLOSED ROD STAMPED LD013 IS 88.6 FEET SOUTH OF SOUTH BACK OF CURB OF HOLLISTER DRIVE, 65.6 FEET WEST OF A POND WITH FOUNTAIN, 6.6 FEET EAST OF THE EDGE OF CURB OF STATE ROAD 21 (MILWAUKEE ROAD).
DATUM: NAVD83
ELEVATION = 670.23

SITE BENCHMARKS:

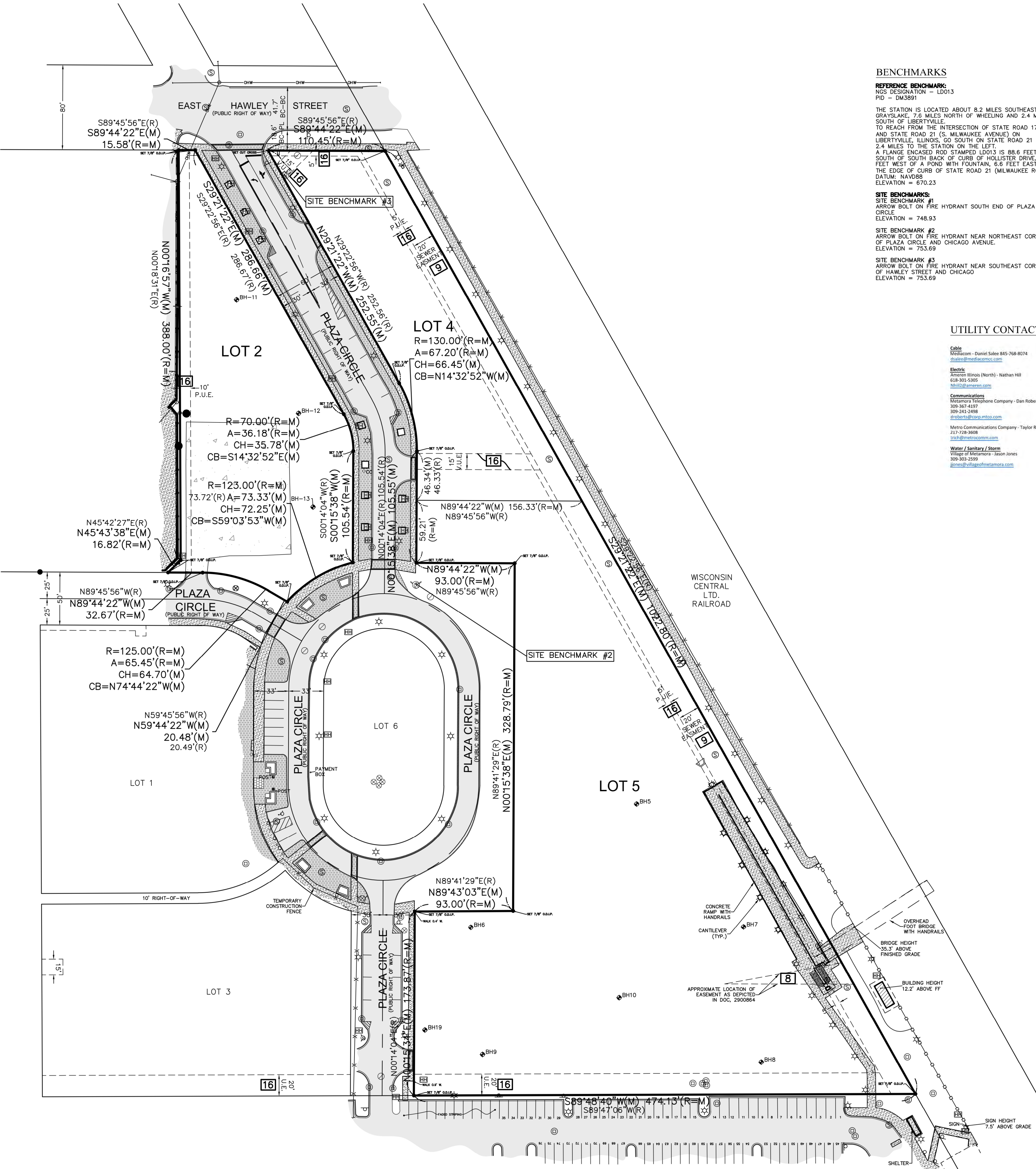
SITE BENCHMARK #1
ARROW BOLT ON FIRE HYDRANT SOUTH END OF PLAZA CIRCLE
ELEVATION = 748.93

SITE BENCHMARK #2
ARROW BOLT ON FIRE HYDRANT NEAR NORTHEAST CORNER OF PLAZA CIRCLE AND CHICAGO AVENUE
ELEVATION = 753.69

SITE BENCHMARK #3
ARROW BOLT ON FIRE HYDRANT NEAR SOUTHEAST CORNER OF HAWLEY STREET AND CHICAGO AVENUE
ELEVATION = 753.69



VICINITY MAP
NO SCALE



SCHEDULE B EXCEPTIONS

8. GRANT OF EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 30, 1990 AS DOCUMENT 2900864, AND THE TERMS AND PROVISIONS THEREOF.
9. EASEMENT IN FAVOR OF THE VILLAGE OF AREA (NOW MUNDELEIN), ITS SUCCESSORS AND ASSIGNS, RECORDED DECEMBER 16, 1916 AS DOCUMENT 168559, AND THE TERMS AND PROVISIONS THEREOF.
10. EASEMENT IN FAVOR OF THE VILLAGE OF AREA (NOW MUNDELEIN), ITS SUCCESSORS AND ASSIGNS, RECORDED DECEMBER 6, 1916 AS DOCUMENT 168561, AND THE TERMS AND PROVISIONS THEREOF.
11. EASEMENT IN FAVOR OF WISCONSIN CENTRAL RAILROAD COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 25, 1955 AS DOCUMENT 862262, AND THE TERMS AND PROVISIONS THEREOF.
12. EASEMENT IN FAVOR OF 300 LINE RAILROAD COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED MARCH 17, 1965 AS DOCUMENT 1257112, AND THE TERMS AND PROVISIONS THEREOF.
13. VILLAGE UTILITY EASEMENTS, UTILITY EASEMENTS, PUBLIC UTILITY EASEMENTS, EASEMENT PROVISIONS, SIGHT TRIANGLE RESTRICTIONS AND OTHER MATTERS AS SET FORTH ON FINAL PLAT OF VILLAGE HALL SUBDIVISION, RECORDED DECEMBER 23, 2013 AS DOCUMENT 7064874.

NOTES

- REGARDING SCHEDULE B:
SCHEDULE B EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 17, 18, 19 AND 20 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.
8. COMMONWEALTH EDISON COMPANY EASEMENT ON SUBJECT SITE PER DOCUMENT 2900864, PLOTTED HEREON.
9. RAILROAD SEWER EASEMENT ON SUBJECT SITE PER DOCUMENT 168559, PLOTTED HEREON.
10. VILLAGE EASEMENT PER DOCUMENT 168561 IS NOT LOCATED ON THE SUBJECT SITE, NOT PLOTTABLE.
11. RAILROAD SPUR TRACK EASEMENT PER DOCUMENT 862262 WAS TERMINATED WHEN THE SPUR TRACK WAS REMOVED, SPUR TRACK NOT OBSERVED ON THE SUBJECT SITE, NOT PLOTTABLE.
12. RAILROAD SPUR TRACK EASEMENT PER DOCUMENT 1257112 WAS TERMINATED WHEN THE SPUR TRACK WAS REMOVED, SPUR TRACK NOT OBSERVED ON THE SUBJECT SITE, NOT PLOTTABLE.
13. VILLAGE UTILITY EASEMENTS, UTILITY EASEMENTS, PUBLIC UTILITY EASEMENTS, SIGHT TRIANGLE RESTRICTIONS (IF ANY), ON THE SUBJECT SITE, AS SHOWN ON THE FINAL PLAT OF VILLAGE HALL SUBDIVISION, DOCUMENT 7064874, PLOTTED HEREON.

GENERAL NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER MCS-1185397-INDY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JULY 24, 2023.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170134 0368 J, MAP NUMBER 1703100366J HAVING A REVISED DATE OF AUGUST 19, 2008.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 06/28/2023.
5. THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A231703215. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
6. NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LAND FILL OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
7. NO CEMETERIES, BURIAL GROUNDS OR GRAVE SITES OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9 AND 11(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6-26-23.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

DATE OF PLAT OR MAP: 08-18-23

BY: SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/24



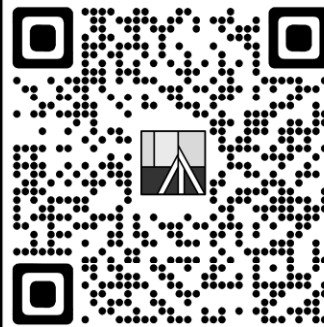
J:\PSDATA\2023 PROJECTS\23.0146\23.0146 LTS.DWG

COMPASS SURVEYING LTD.
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT
Mundelein - Plaza Circle
Mundelein, IL

CLIENT
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DATE: 7-13-2023	PC	CS	DRAWN BY: CJC	CHECKED BY: SK	BOOK 653 PG 71-72
NO.	REVISIONS	DATE	BY		
1.	PER CLIENT COMMENTS	8-18-23	CJC		



GRAPHIC SCALE

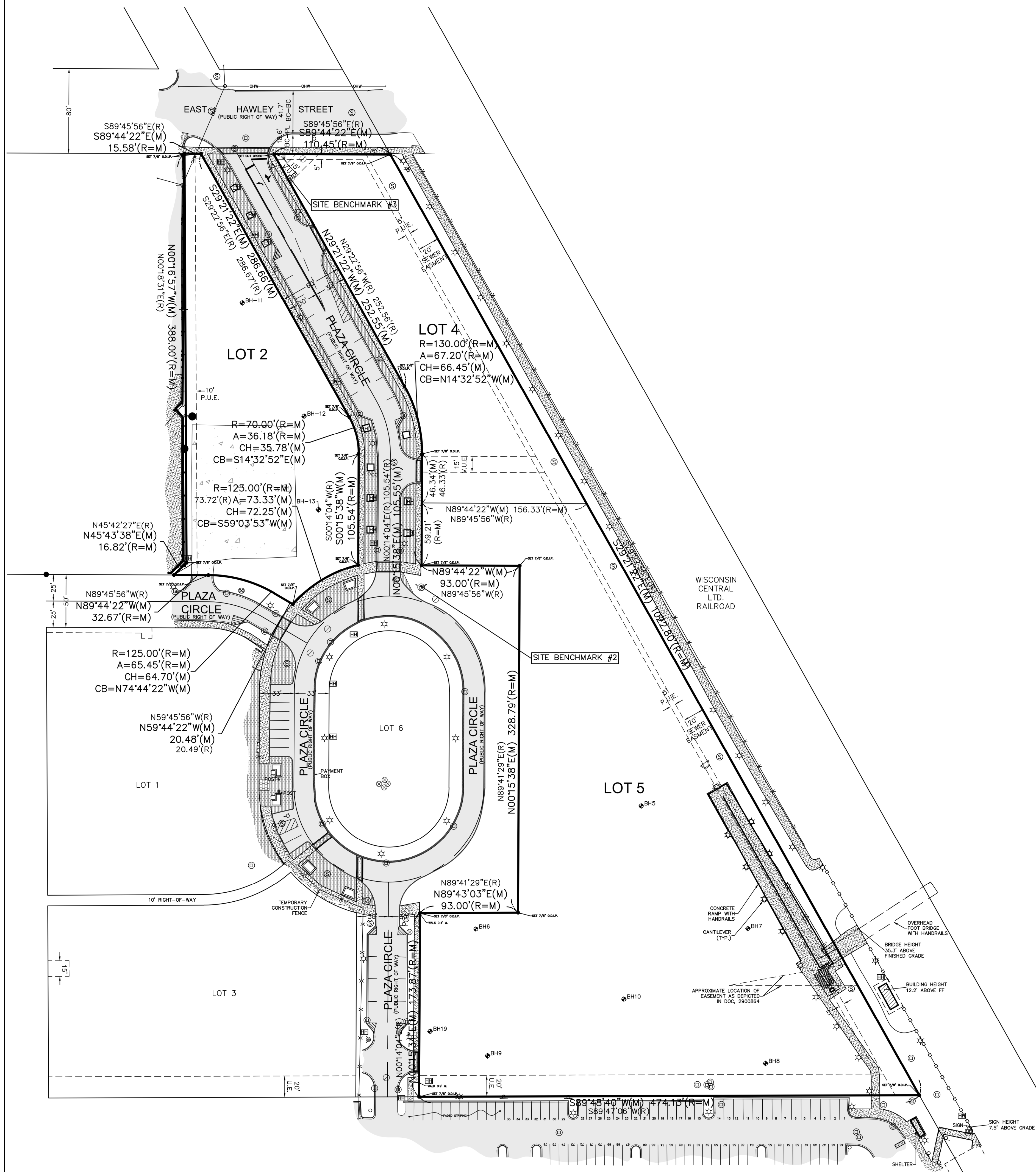
(IN FEET)
1 inch = 50 ft.

NAD NORTH

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FV = FLARED END SECTION
CV = COATED GALV. PIPE
PVC = POLYVINYL CHLORIDE
DIP = DUCTILE IRON PIPE
DIP = DUCTILE VINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEEP BEARING OR DISTANCE
N = NORTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

_____ LIMITS OF LAND PER
 _____ LEGAL DESCRIPTION
 _____ ADJACENT LAND
 _____ PARCEL LINE
 - - - - - EASEMENT LINE
 - - - - - CENTERLINE
 - - - - - BUILDING SETBACK LINE
 - - - - - SECTION LINE

FOUND 7/8" O.D.I.P. OTHERWISE NOTED (HELD LOCATION)
 ■ CONCRETE MONUMENT
 + CROSS IN CONCRETE
 ○ MANHOLE
 — STORM STRUCTURE
 ○ SANITARY MANHOLE
 ☉ CLEANOUT
 ▤ FLARED END SECTION
 ▤ TRANSFORMER PAD
 Ⓢ ELECTRIC MANHOLE
 Ⓢ ELECTRIC BOX
 Ⓢ ELECTRIC PEDESTAL
 Ⓢ ELECTRIC MARKER
 Ⓢ ELECTRIC METER
 — UTILITY POLE
 — UTILITY POLE W/LIGHT
 — GUY POLE
 Ⓢ OVERHEAD TRAFFIC SIGNAL
 Ⓢ TRAFFIC SIGNAL MANHOLE
 ✨ LIGHT
 ✨ LIGHT POLE
 [H] HAND HOLE
 ○ VALVE VAULT
 — FIRE HYDRANT
 Ⓢ IRRIGATION CONTROL VALVE
 Ⓢ POST INDICATOR VALVE
 ✨ SIAMESE WATER CONNECTION
 ✨ WATER MARKER
 ✨ WATER METER
 ○ VALVE BOX
 B/BOX
 Ⓢ SPRINKLER CONTROL VALVE
 Ⓢ TELEPHONE MANHOLE
 Ⓢ TELEPHONE NETWORK INTERFACE
 Ⓢ COMMUNICATION MARKER
 Ⓢ COMMUNICATION PEDESTAL
 Ⓢ CABLE TELEVISION PEDESTAL
 Ⓢ CONTROL BOX
 [W] WETLAND FLAG
 ✨ GAS METER
 ✨ GAS VALVE
 ✨ GAS MARKER
 Ⓢ DOWN SPOUT
 ○ BORING HOLE
 ○ MONITORING WELL
 Ⓢ GATE POST
 Ⓢ BOLLARD POLE
 — SIGN
 — FLAG POLE
 ○ MAILBOX
 — SANITARY SEWER
 — STORM SEWER
 — WATER MAIN
 — GAS MAIN
 — ELECTRIC LINE
 — OVERHEAD WIRES
 — FIBER OPTIC LINE
 — CONFIRMING TREE W/ APPROX. DIAMETER
 15' DECIDUOUS TREE
 15' APPROX. DIAMETER
 MS=MULTI—STEM
 (DRIP LINE SHOWN IS APPROXIMATE)
 — TREE LINE
 — ELEVATION
 ■ BITUMINOUS PAVEMENT
 ■ CONCRETE SURFACE
 ▨ DEPRESSED CURB
 ▨ GRAVEL SURFACE
 [L] LANDSCAPE AREA
 [S] STONE SURFACE
 [T] DETECTABLE TACTILE
 [W] WARNING SURFACE
 [B] BRICK PAVEMENT
 — WOOD FENCE
 — CHAIN LINK FENCE
 — METAL FENCE
 — METAL GUARDRAIL
 — OVERHEAD TRAFFIC ARM



2 OF 4 SCALE: 1" = 30' INSD NO.: 23.0146	 COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT	CLIENT	DATE: 7-13-2023	PC	CS	DRAWN BY CJC	CHECKED BY SK	BOOK 653 PG 71-72
		Mundelein - Plaza Circle Mundelein, IL	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM	NO.	REVISONS	DATE	BY		
				1.	PER CLIENT COMMENTS	8-18-23	CJC		

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



O.D.P. = OUTSIDE DIAMETER IRON PIPE
 TF = TOP OF FOUNDATION
 FF = FINISHED FLOOR
 FES = FLARED END SECTION
 VCP = VIBRATED CULVERT PIPE
 DVC = DUCTILE IRON PIPE
 PVP = POLYVINYL CHLORIDE
 VCP = VIBRATED CONCRETE PIPE
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 (R) = RECORD BEARING OR DISTANCE
 (M) = MEASURED BEARING OR DISTANCE
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 N = NORTH
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 E.C. = EASEMENT CHANGE
 P.U.E. = PUBLIC UTILITY EASEMENT
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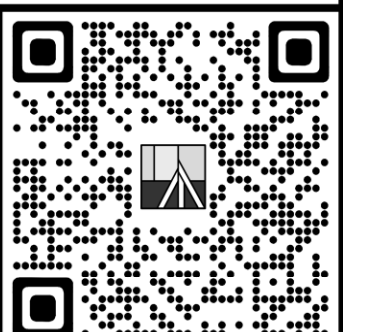
_____ LIMITS OF LAND PER
 _____ LEGAL DESCRIPTION
 _____ ADJACENT LAND
 _____ PARCEL LINE
 - - - - - EASEMENT LINE
 - - - - - CENTERLINE
 - - - - - BUILDING SETBACK LINE
 - - - - - SECTION LINE

●	FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)	⊗	GAS METER
+	CONCRETE MONUMENT	⊗	GAS VALVE
⊕	CROSS IN CONCRETE	✱	GAS MARKER
⊖	MANHOLE	⊖	DOWN SPOUT
⊗	STORM STRUCTURE	⊖	BORING HOLE
⊗	SANITARY MANHOLE	⊗	MONITORING WELL
⊖	CLEANOUT	⊗	GATE POST
⊖	FLARED END SECTION	•	BOLLARD POLE
⊖	TRANSFORMER PAD	—	SIGN
⊖	ELECTRIC MANHOLE	—	FLAG POLE
⊖	ELECTRIC BOX	□	MAILBOX
⊖	ELECTRIC PEDESTAL	—	SANITARY SEWER
⊖	ELECTRIC MARKER	—	STORM SEWER
⊖	ELECTRIC METER	—	WATER MAIN
—	UTILITY POLE	—	GAS MAIN
—	UTILITY POLE W/LIGHT	—	ELECTRIC LINE
—	UTILITY POLE W/TSF	—	OVERHEAD WIRES
—	GUY POLE	—	COMMUNICATION LINE
—	OVERHEAD TRAFFIC SIGNAL	—	FIBER OPTIC LINE
—	TRAFFIC SIGNAL MANHOLE	⊗	CONFEROUS TREE W/ APPROX. DIAMETER
—	LIGHT	⊗	DECIDUOUS TREE W/ APPROX. DIAMETER
—	LIGHT POLE	⊗	MULTI-STEM
—	HAND HOLE	—	(DRIP LINE SHOWN IS APPROXIMATE)
—	VALVE VAULT	—	TREE LINE + ELEVATION
—	FIRE HYDRANT	—	BITUMINOUS PAVEMENT
—	IRRIGATION CONTROL VALVE	—	CONCRETE SURFACE
—	POST INDICATOR VALVE	—	DEPRESSED CURB
—	SIAMESE WATER CONNECTION	—	GRAVEL SURFACE
—	WATER MARKER	—	LANDSCAPE AREA
—	WATER METER	—	STONE SURFACE
—	VALVE BOX	—	DETECTABLE TACTILE WARNING SURFACE
—	B/BOX	—	BRICK PAVERS
—	SPRINKLER CONTROL VALVE	—	WOOD FENCE
—	TELEPHONE MANHOLE	—	CHAIN LINK FENCE
—	TELEPHONE NETWORK INTERFACE	—	METAL FENCE
—	COMMUNICATION MARKER	—	METAL GUARDRAIL
—	COMMUNICATION PEDESTAL	—	OVERHEAD TRAFFIC
—	CABLE TELEVISION PEDESTAL		
—	CONTROL BOX		
—	WETLAND FLAG		

SEE SHEET 3 OF 3

J:\PSDATA\2023 PROJECTS\23.0146\23.0146 LTS.DWG

PROJECT	CLIENT
Mundelein - Plaza Circle Mundelein, IL	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM

[illegible]

PRELIMINARY PLAT OF SUBDIVISION
RESUBDIVISION OF LOTS 4 AND 5
VILLAGE HALL SUBDIVISION

- EASEMENT HEREBY VACATED
-  RIGHT OF WAY HEREBY VACATED

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

————— SUBDIVISION BOUNDARY LINE
 ————— ADJACENT LAND PARCEL LINE
 ————— LOT LINE
 - - - - - EASEMENT LINE
 - - - - - CENTERLINE
 - - - - - BUILDING SETBACK LINE
 - - - - - SECTION LINE

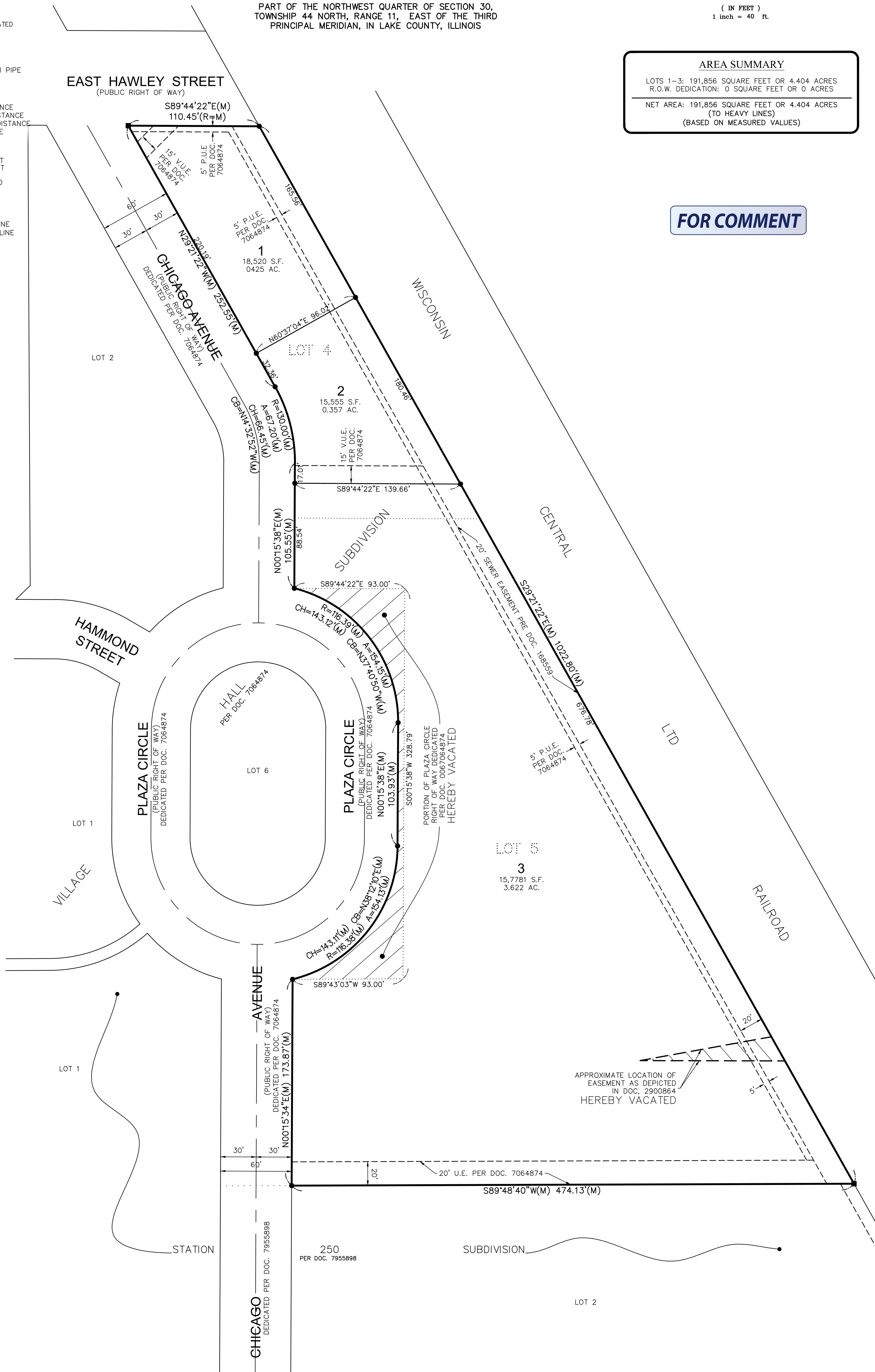
PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

(IN FEET)
1 inch = 40 ft.

LOTS 1-3: 191,856 SQUARE FEET OR 4.404 ACRES
R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES

NET AREA: 191,856 SQUARE FEET OR 4.404 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

FOR COMMENT



PRELIMINARY PLAT OF SUBDIVISION
RESUBDIVISION OF LOTS 4 AND 5
VILLAGE HALL SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

FOR COMMENT

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, LLC, A
LIMITED LIABILITY COMPANY, IS THE OWNER OF
THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER,
HAS CAUSED THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS
SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND
AS ALLOWED AND PROVIDED BY STATUTES, AND SAID LIMITED LIABILITY
COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER
THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED
AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF,
SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF MUNDELEIN
ELEMENTARY SCHOOL DISTRICT 75, MUNDELEIN CONSOLIDATED HIGH
SCHOOL DISTRICT 120 AND COLLEGE OF LAKE COUNTY.

DATED AT _____, THIS _____ DAY
OF _____, A.D., 20 ____.

OWNER NAME: _____

ADDRESS: _____

BY: _____
SIGNATURE

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN
AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY
CERTIFY THAT _____ (PRINT NAME)
_____, (TITLE) OF SAID LIMITED LIABILITY
COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS
SUCH _____, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE
SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS
THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY,
FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF
_____, A.D., 20 ____.

NOTARY PUBLIC SIGNATURE

(PRINT NAME)

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

_____, AS
MORTGAGEE UNDER

PROVISIONS OF A CERTAIN MORTGAGE DATED _____

AND RECORDED IN THE RECORDER'S OFFICE OF _____
COUNTY,

ILLINOIS, AS DOCUMENT NUMBER _____,
HEREBY CONSENTS TO RECORDING OF THE SUBDIVISION HEREIN SHOWN.

DATED AT _____, THIS _____ DAY

OF _____, A.D., 20 ____.

BY: _____ BY: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A
NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY
CERTIFY THAT _____

_____, (TITLE) AND

_____, (TITLE) OF _____
(COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME
PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING MORTGAGEE'S
CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY
FOR THE FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE
FREE AND VOLUNTARY ACT AN DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY
OF _____, A.D., 20 ____.

BY: _____
NOTARY PUBLIC

COMMONWEALTH EDISON CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE _____)

COMMONWEALTH EDISON, ITS SUCCESSORS AND ASSIGNS, HEREBY AGREES
TO THE VACATION OF THAT PART OF THE 15' ELECTRIC EASEMENT PER
DOCUMENT 2244605 AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 20 ____

BY: _____

TITLE: _____

COPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE _____)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS AT A MEETING HELD
THIS _____ DAY OF _____, A.D., 20 ____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE PLAN AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK _____)

I, _____, CHAIRMAN OF THE VILLAGE
OF MUNDELEIN PLAN COMMISSION, DO CERTIFY THAT ON THIS _____ DAY
OF _____, 20 ____ THIS FINAL PLAT OF
SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE
VILLAGE OF MUNDELEIN.

CHARIMAN

SECRETARY

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE _____)

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF
OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY
DESCRIBED IN THE PLAT HEREON DRAWN, VILLAGE OF MUNDELEIN, LAKE
COUNTY, ILLINOIS.

VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE _____)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MUNDELEIN, LAKE
COUNTY, ILLINOIS, DATED THIS _____ DAY OF _____, 20 ____

BY: _____
VILLAGE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE _____)

I, _____, COUNTY CLERK OF LAKE COUNTY,
ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL
TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL
ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF
THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT
I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY,
ILLINOIS. THIS _____ DAY OF _____, A.D. 20 ____

LAKE COUNTY CLERK

SURVEYOR'S AUTHORIZATION TO RECORD
CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE _____)

I HEREBY DESIGNATE _____ AND/OR
REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF
WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN
MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____, 20 ____ AT
AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509

EXPIRES 11/30/2024

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF KANE _____)

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509,
HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOTS 4 AND 5 IN FINAL PLAT OF VILLAGE HALL SUBDIVISION, BEING A
SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23,
2013 AS DOCUMENT 7064874; TOGETHER WITH PART OF PLAZA CIRCLE
DEDICATED PER DOCUMENT 7064874 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOTH
00 DEGREES 15 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF
SAID LOT 5, A DISTANCE OF 59.21 FEET TO ANGLE POINT IN SAID WEST
LINE FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 44
MINUTES 22 SECONDS EAST ALONG SAID WEST LINE, 93.00 FEET TO AN
ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 00 DEGREES 15
MINUTES 38 SECONDS WEST ALONG SAID WEST LINE, 328.79 FEET TO AN
ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 89 DEGREES 43
MINUTES 03 SECONDS WEST ALONG SAID WEST LINE 93.00 FEET TO AN
ANGLE POINT IN SAID WEST LINE; THENCE NORTHEASTERLY ALONG A LINE
BEING A CURVE, CONCAVE NORTHEASTERLY, NOT TANGENT TO THE LAST
DESCRIBED COURSE, HAVING A RADIUS OF 116.38 FEET, A CHORD
BEARING OF NORTH 38 DEGREES 12 MINUTES 10 SECONDS EAST, A
CHORD LENGTH OF 143.11 FEET, AN ARC LENGTH OF 154.13 FEET;
THENCE NORTH 00 DEGREES 15 MINUTES 38 SECONDS EAST, TANGENT TO
THE LAST DESCRIBED COURSE, 103.93 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG A LINE BEING A CURVE, CONCAVE
SOUTHWESTERLY, TANGENT TO THE LAST DECRIBED COURSE, HAVING A
RADIUS OF 116.39 FEET, A CHORD BEARING OF NORTH 37 DEGREES 40
MINUTES 50 SECONDS WEST, A CHORD LENGTH OF 143.12 FEET, AN
ANRC LENTH OF 154.15 FEET TO THE POINT OF BEGINNING, IN LAKE
COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT
REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE
SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN THE
VILLAGE OF MUNDELEIN WHICH HAS ADOPTED AN OFFICIAL
COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS
AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS
5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE
FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE
FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170134 0366
J, MAP NUMBER 17031C0366J HAVING A REVISED DATE OF AUGUST 19,
2008.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____
DAY OF _____, 20 ____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2024

PROJ. NO.: 23.0146-01	2 OF 2	COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT	CLIENT	PROPERTY OWNER/DEVELOPER: Flaherty & Collins Properties 1 Indiana Square, Suite 300 Indianapolis, IN. 46204	DATE: 2-22-24	PC N/A	DRAWN BY CJC	CHECKED BY SK	BOOK N/A PG N/A	
			RESUBDIVISION OF LOTS 4 AND 5 VILLAGE HALL SUBDIVISION	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM		NO.	REVISIONS			DATE	BY
			Plaza Circle								

LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

▨ EASEMENT HEREBY VACATED
▨ RIGHT OF WAY HEREBY VACATED

ABBREVIATIONS

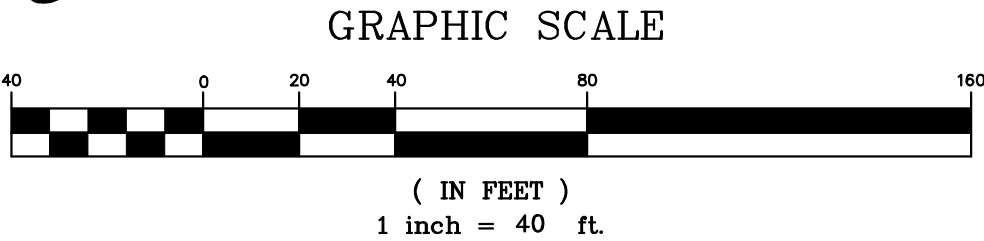
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

— SUBDIVISION BOUNDARY LINE
— ADJACENT LAND PARCEL LINE
— LOT LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - BUILDING SETBACK LINE
- - - SECTION LINE

FINAL PLAT OF SUBDIVISION
RESUBDIVISION OF LOTS 4 AND 5
VILLAGE HALL SUBDIVISION

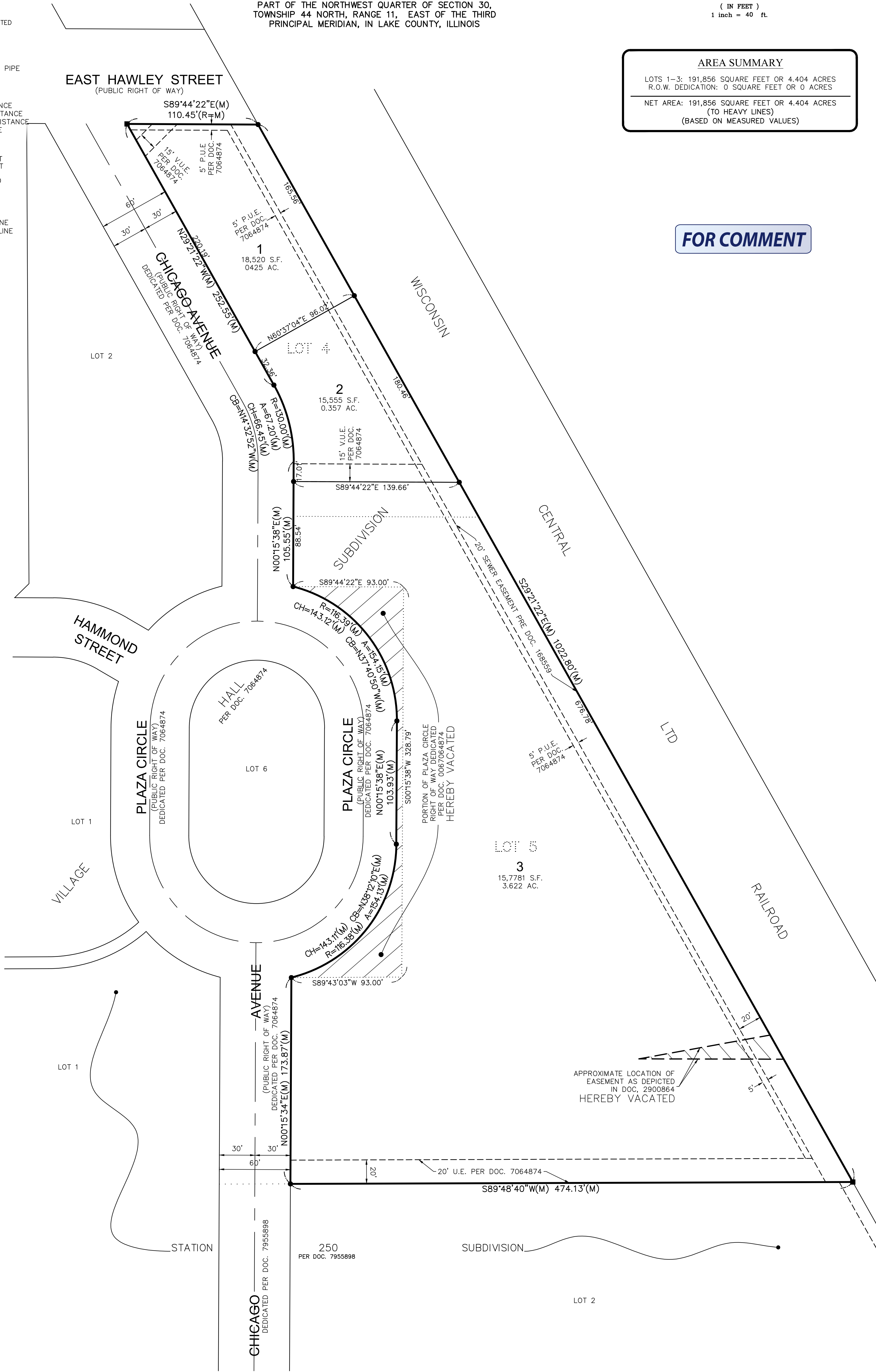
PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS



AREA SUMMARY

LOTS 1-3: 191,856 SQUARE FEET OR 4.404 ACRES
R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES
NET AREA: 191,856 SQUARE FEET OR 4.404 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

FOR COMMENT



PROJ. NO.: 23.0146-01	1 OF 2	SCALE: 1" = 40'	COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT RESUBDIVISION OF LOTS 4 AND 5 VILLAGE HALL SUBDIVISION Plaza Circle	CLIENT Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM	PROPERTY OWNER/DEVELOPER: Flaherty & Collins Properties 1 Indiana Square, Suite 300 Indianapolis, IN. 46204	DATE: 2-22-24	PC N/A	DRAWN BY: CJC	CHECKED BY: SK	BOOK N/A	PG N/A
							NO.	REVISIONS			DATE	BY

FINAL PLAT OF SUBDIVISION
RESUBDIVISION OF LOTS 4 AND 5
VILLAGE HALL SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

FOR COMMENT

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, LLC, A
_____ LIMITED LIABILITY COMPANY, IS THE OWNER OF
THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER,
HAS CAUSED THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS
SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND
AS ALLOWED AND PROVIDED BY STATUTES, AND SAID LIMITED LIABILITY
COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER
THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED
AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF,
SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF MUNDELEIN
ELEMENTARY SCHOOL DISTRICT 75, MUNDELEIN CONSOLIDATED HIGH
SCHOOL DISTRICT 120 AND COLLEGE OF LAKE COUNTY.

DATED AT _____, THIS _____ DAY
OF _____, A.D., 20 ____.

OWNER NAME: _____

ADDRESS: _____

BY: _____
SIGNATURE

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN
AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY
CERTIFY THAT _____ (PRINT NAME)
_____, (TITLE) OF SAID LIMITED LIABILITY
COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS
SUCH _____, APPEARED BEFORE ME THIS DAY IN PERSON AND
PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE
SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS
THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY,
FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF
_____, A.D., 20 ____.

NOTARY PUBLIC SIGNATURE

(PRINT NAME)

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

_____, AS
MORTGAGEE UNDER

PROVISIONS OF A CERTAIN MORTGAGE DATED _____

AND RECORDED IN THE RECORDER'S OFFICE OF _____
COUNTY,

ILLINOIS, AS DOCUMENT NUMBER _____,
HEREBY CONSENTS TO RECORDING OF THE SUBDIVISION HEREIN SHOWN.

DATED AT _____, THIS _____ DAY

OF _____, A.D., 20 ____.

BY: _____ BY: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A
NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY
CERTIFY THAT _____

_____, (TITLE) AND

_____, (TITLE) OF _____
(COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME
PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING MORTGAGEE'S
CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY
FOR THE FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE
FREE AND VOLUNTARY ACT AN DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY
OF _____, A.D., 20 ____.

BY: _____
NOTARY PUBLIC

COMMONWEALTH EDISON CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

COMMONWEALTH EDISON, ITS SUCCESSORS AND ASSIGNS, HEREBY AGREES
TO THE VACATION OF THAT PART OF THE 15' ELECTRIC EASEMENT PER
DOCUMENT 2244605 AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 20 ____

BY: _____

TITLE: _____

COPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS AT A MEETING HELD
THIS _____ DAY OF _____, A.D., 20 ____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE PLAN AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, CHAIRMAN OF THE VILLAGE
OF MUNDELEIN PLAN COMMISSION, DO CERTIFY THAT ON THIS _____ DAY
OF _____, 20 ____ THIS FINAL PLAT OF
SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE
VILLAGE OF MUNDELEIN.

CHARIMAN

SECRETARY

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF
OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY
DESCRIBED IN THE PLAT HEREON DRAWN, VILLAGE OF MUNDELEIN, LAKE
COUNTY, ILLINOIS.

VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MUNDELEIN, LAKE
COUNTY, ILLINOIS, DATED THIS _____ DAY OF _____, 20 ____

BY: _____
VILLAGE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, COUNTY CLERK OF LAKE COUNTY,
ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL
TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL
ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF
THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT
I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY,
ILLINOIS. THIS _____ DAY OF _____, A.D. 20 ____

LAKE COUNTY CLERK

SURVEYOR'S AUTHORIZATION TO RECORD
CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I HEREBY DESIGNATE _____ AND/OR
REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF
WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN
MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____, 20_____, AT
AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509

EXPIRES 11/30/2024

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) SS
COUNTY OF KANE)

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SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 30,
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MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23,
2013 AS DOCUMENT 7064874; TOGETHER WITH PART OF PLAZA CIRCLE
DEDICATED PER DOCUMENT 7064874 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOTH
00 DEGREES 15 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF
SAID LOT 5, A DISTANCE OF 59.21 FEET TO ANGLE POINT IN SAID WEST
LINE FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 44
MINUTES 22 SECONDS EAST ALONG SAID WEST LINE, 93.00 FEET TO AN
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MINUTES 03 SECONDS WEST ALONG SAID WEST LINE 93.00 FEET TO AN
ANGLE POINT IN SAID WEST LINE; THENCE NORTHEASTERLY ALONG A LINE
BEING A CURVE, CONCAVE NORWESTERLY, NOT TANGENT TO THE LAST
DESCRIBED COURSE, HAVING A RADIUS OF 116.38 FEET, A CHORD
BEARING OF NORTH 38 DEGREES 12 MINUTES 10 SECONDS EAST, A
CHORD LENGTH OF 143.11 FEET, AN ARC LENGTH OF 154.13 FEET;
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THE LAST DESCRIBED COURSE, 103.93 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG A LINE BEING A CURVE, CONCAVE
SOUTHWESTERLY, TANGENT TO THE LAST DECRIBED COURSE, HAVING A
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ANRC LENTH OF 154.15 FEET TO THE POINT OF BEGINNING, IN LAKE
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5/11-12-6 AS HERETOFORE AND HEREFTER AMENDED, AND THIS SITE
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OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE
FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170134 0366
J, MAP NUMBER 17031C0366J HAVING A REVISED DATE OF AUGUST 19,
2008.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____
DAY OF _____, 20 ____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
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PROJ. NO.: 23.0146-01	2 OF 2	COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT	CLIENT	PROPERTY OWNER/DEVELOPER: Flaherty & Collins Properties 1 Indiana Square, Suite 300 Indianapolis, IN. 46204	DATE: 2-22-24	PC N/A	DRAWN BY CJC	CHECKED BY SK	BOOK N/A PG N/A	
			RESUBDIVISION OF LOTS 4 AND 5 VILLAGE HALL SUBDIVISION	Kimley»Horn		NO.	REVISIONS			DATE	BY
			Plaza Circle	© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM							



ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE

FOS - FACE OF STUD

FOM - FACE OF MASONRY

FBL - FACE OF BRICK LEG

FOL - OUTER FACE OF SHEATHING

• ALIGN QUOTE OF SHEATHING WITH FACE OF FOUNDATION BELOW.

• ALIGN EDGE OF METAL DECKING AT 2ND LEVEL WITH OUTSIDE FACE OF SHEATHING

2. ALL DIMENSING WALLS ARE DIMD TO CL OF AIR GAP.

• CENTERLINE OF WALL

• OFFSET 1/2" FROM EXTERIOR FACE OF STUD.

INTERIOR FACE OF STUD.

3. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE;

FOS - FACE OF FINISH

CL - CENTERLINE

4. RE: A002 FOR ABBREVIATIONS, GRAPHIC SYMBOLS, AND GENERAL NOTES APPLICABLE TO ENTIRE PROJECT.

5. RE: A02x SHEET SERIES FOR FIRE RATED ASSEMBLIES, PARTITION TYPES, AND PENETRATION - ACOUSTIC - AND ADDITIONAL DETAILS.

6. RE: AT SERIES AND ENLARGED PLANS FOR WALL TYPE TAGS.

7. RE: A2 SERIES SHEETS FOR EXTERIOR ELEVATIONS AND EXTERIOR WALL MATERIAL DESIGNATIONS.

8. RE: A9 SERIES SHEETS FOR UNIT PLANS.

9. RE: A9 SERIES SHEETS FOR INTERIOR UNIT ELEVATIONS.

10. RE: A6 SERIES SHEETS FOR DOOR, OPENING, AND WINDOW SCHEDULES AND ELEVATIONS AND FOR FIRE RATINGS OF PROTECTED OPENINGS

11. DIMENSION FROM INTERIOR DOOR JAMB TO ADJACENT WALL IS 4" UNLESS DIMENSIONED OTHERWISE.

12. FIRE EXTINGUISHER CABINET LOCATIONS ARE INDICATED BY THE LETTERS 'FEC'. TRAVEL DISTANCE TO AN EXTINGUISHER LOCATION IS LIMITED TO 75 FT.

13. PENETRATIONS INTO OR THROUGH FIRE RATED ASSEMBLIES SHALL BE PROTECTED WITH UL APPROVED SYSTEMS RATED NOT LESS THAN THE ASSEMBLY BEING PENETRATED AND SHALL NOT COMPROMISE THE INTENDED FIRE RATING.

14. COORDINATE LOCATIONS OF VERTICAL PIPE AND VENT LOCATIONS AND MINIMIZE PENETRATIONS OF BEARING WALLS. NOTIFY ARCHITECT/ENGINEER IF STRUCTURAL FRAMING IS COMPROMISED DURING CONSTRUCTION. SEE STRUCTURAL DRAWINGS FOR DETAILS REGARDING PENETRATION OF WOOD FRAMING MEMBERS.

15. DRAFT STOPS, FLOOR/CEILING CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION SHALL BE DRAFT STOPPED FOR A MAXIMUM AREA OF 1,000 SQ. FT. AND/OR AT ALL CORRIDOR AND UNIT DIMENSING WALLS.

16. REFER TO STRUCTURAL DRAWINGS FOR MINIMUM STRUCTURAL REQUIREMENTS, FOR SIZE AND LOCATION OF FRAMING AND PLYWOOD SHEATHING AND SPACING OF SHEATHING AND BLOCKING REQUIREMENTS.

17. SHEAR PANELS MAY OCCUR AND REQUIRE WALL FLUSH OUT ADJUSTMENTS. RE: STRUCTURAL FOR SHEAR PANEL LOCATIONS.

18. FLOOR ELEVATIONS INDICATED ON PLANS ARE TO TOP OF CONCRETE OR TOP OF SUBFLOOR U.N.O.

19. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.

20. FOR ACCESSIBILITY REQUIREMENTS. REFER TO A030 THRU A032 AND IAC/ANSI A117.

21. MOBILITY /ADAPTABLE UNITS REQUIRING FEATURES ARE INDICATED BY HANDICAP SYMBOL.

- REFER TO A030 THRU A032. ACCESSIBILITY DETAIL SHEETS FOR RELATED DETAILS.
- PROVIDE FIRE ALARM SYSTEM COMPLIANT W ADA AT THESE UNIT TYPES

22. ALL REMAINING UNITS TO BE TYPE B.

23. MIRRORED UNIT PLANS MAY OCCUR - REFER TO OVERALL FLOOR PLANS FOR ORIENTATION.

24. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS. SEE SEPARATE FLOOR PLANS FOR DETAILED INFO INCLUDING DIMENSIONS, DECK SLOPES, WALL TYPES, ETC.

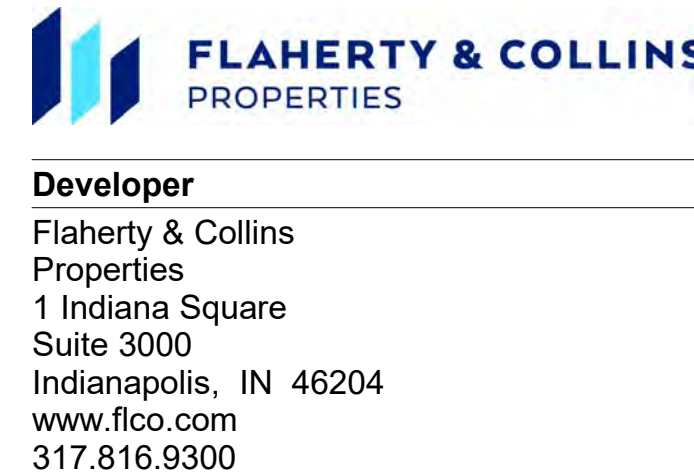
25. VARIATIONS IN EXTERIOR WALL CONFIGURATIONS MAY OCCUR FOR BASE UNIT TYPES AND ARE DIMENSIONED ON THE ENLARGED UNIT PLAN SHEETS. SEE UNIT PLAN TAGS IN OVERALL PLANS FOR SHEET REFERENCE.

26. ALL MAJOR RADON SYSTEMS ARE PROVIDED. LOCATIONS OF VENTS TO BE COORDINATED WITH FOUNDATIONS AND TRUSSES.

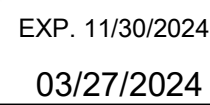
ROOF	R30	(INSULATION ENTIRELY ABOVE DECK)
	R49	(ATTIC AND OTHER)
WALLS	R20 + R3.8 CI	(WOOD FRAMED AND OTHER)
FLOORS	R30	(JOIST FRAMING)
SLAB/ GRADE	R10	(UN-HEATED: 24" BELOW - VERT AND HORIZ)

	OVERHEAD OR HIDDEN LINE
	CENTERLINE OR GRID LINE
	6\"
	STRUCT FOR BEARING & SHEAR WALL LOCATIONS
	WALL TAG; RE: AD-01
	DOOR TAG; RE: A800
	WINDOW TAG; RE: A800
	EXIT SYMBOL
	SLOPE: 1/4\"
	SLAB BREAK; RE: CIVIL FOR FINISH FLOOR ELEVATIONS

1. PLANS FOR THE PARKING GARAGE ARE INDICATING THE DESIGN INTENT AND SHALL BE CONFIRMED BY THE PRECAST SUPPLIER. CLEARANCES SHALL BE MAINTAINED AS MUCH AS POSSIBLE WITH RESPECT TO DRIVE AISLES AND PARKING SPACES.
2. PROVIDE PRECAST STAIRS IN PARKING GARAGE STRUCTURE.
3. PROVIDE VAN ACCESSIBLE CLEARANCES (8'-4" AFF) TO ADA PARKING SPACES ON FIRST FLOOR AND SECOND FLOOR OF PARKING STRUCTURE.
4. ALIGN FINISHED FLOOR OF THE PARKING GARAGE WITH RESIDENTIAL FLOOR LEVELS FROM ALL ENTRANCES TO THE STRUCTURE.
5. PER IBC SECTION 705.3.2 - PARKING GARAGE WALLS (TYPE IIA) IS ADJACENT TO A GROUP R BUILDING, THE EXTERIOR WALL OF THE RESIDENTIAL BUILDING IS NOT REQUIRED TO BE RATED. HOWEVER, OPENINGS THAT CONNECT THE 5-2 PARKING STRUCTURE AND RESIDENTIAL BUILDING SHALL BE PROVIDED WITH THE EXTERIOR WALL OF THE 5-2 BUILDING AND SHALL BE PROTECTED TO NOT LESS THAN 1.5 HRS.
6. PROVIDE PRECAST STAIRS IN GARAGE LOCATIONS COMPLYING WITH BUILDING CODE REQUIREMENTS. PAINTED METAL RAILINGS SHALL BE PROVIDED.
7. INTERIOR OF THE PARKING GARAGE STRUCTURE SHALL BE PAINTED COLOR AS SCHEDULE OR SELECTED BY ARCHITECT.
8. ALL ELECTRICAL WITH THE GARAGE STRUCTURE SHALL BE SURFACE MOUNTED. EXTERIOR ELECTRICAL SHALL BE WEATHERPROOF.
9. COORDINATE OPENINGS FOR PARKING GARAGE STRUCTURE FOR FIRE SPRINKLERS, PLUMBING PILES AND ELECTRICAL PENETRATIONS.
10. SLOPE INTERIOR GARAGE FLOOR TO DRAIN LOCATIONS AS DETERMINED BY GARAGE SUPPLIER. COORDINATE DRAIN LOCATIONS AND NECESSARY PIPING WITH PLUMBING DRAWINGS/ CONTRACTOR.
11. PROVIDE CLEAR HEIGHT OF 8'-0" ABOVE ALL PARKING AND DRIVE AISLE LOCATIONS OTHER THAN FIRST AND SECOND LEVELS.
12. MINIMIZE THE AMOUNT OF STRUCTURAL WALLS WHERE POSSIBLE.
13. PROVIDE PAINTED STRIPING PLAN TO COORDINATE WITH DRAWINGS.
14. PROVIDE INTERIOR GARAGE SIGNAGE PLAN TO COORDINATE WITH SIGNAGE PLAN TO OWNER FOR REVIEW/ APPROVAL PRIOR TO INSTALLATION.



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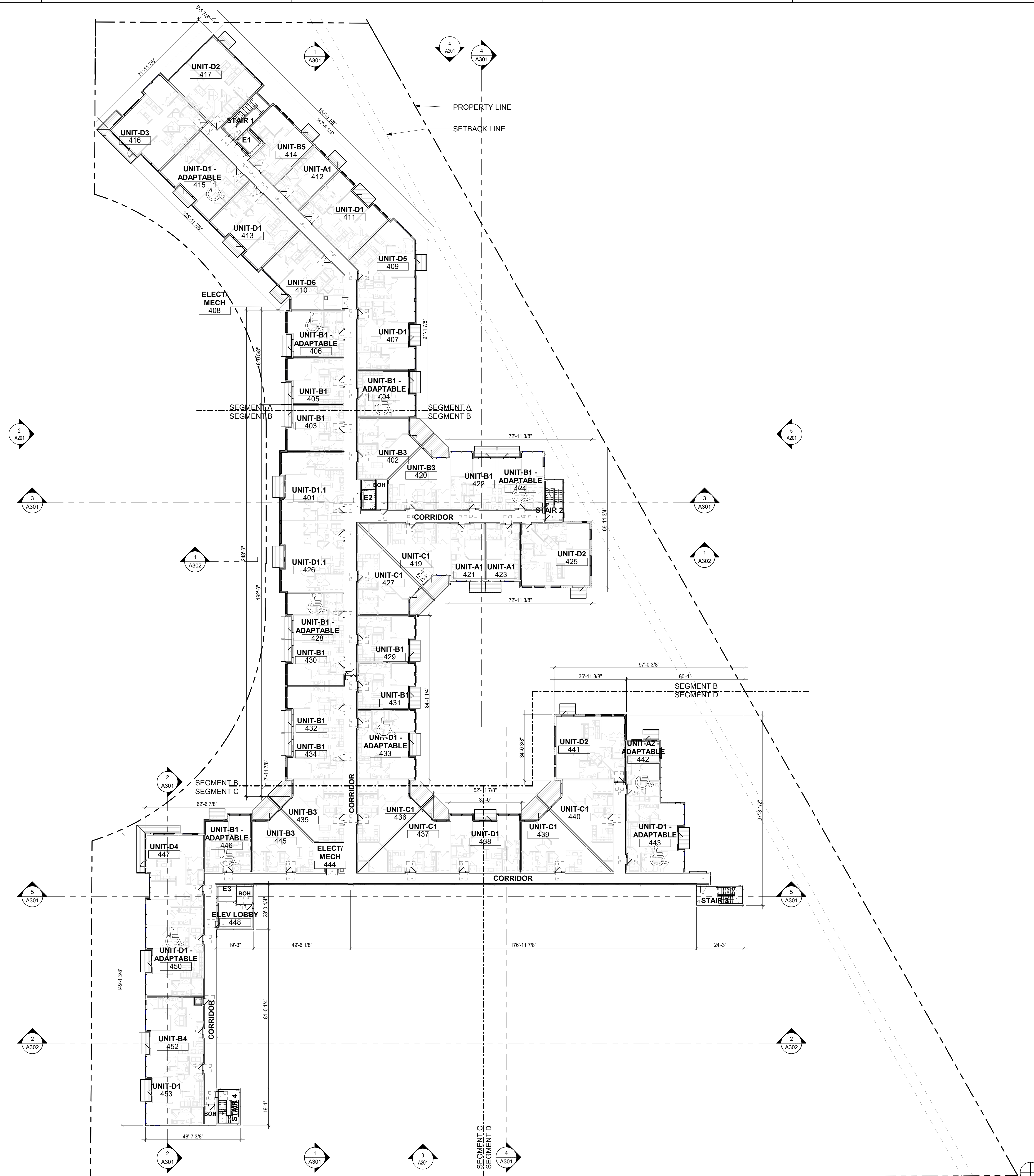
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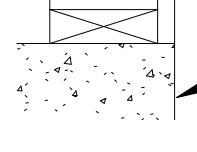
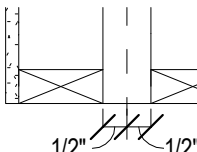
SCALE:
3/64" = 1'-0"







PLAN NOTES

- ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
- FOS - FACE OF STUD
- FOM - FACE OF MASONRY
- FOL - FACE OF BRICK LEDGE
- ALIGN - OUTER FACE OF SHEATHING
- WITH FACE OF FOUNDATION BELOW.
- ALIGN EDGE OF METAL DECKING AT 2ND LEVEL
- WITH OUTSIDE FACE OF SHEATHING
- 
2. ALL DEMISING WALLS ARE DIM'D TO CL. OF AIR GAP.
- CENTERLINE OF WALL
- OFFSET 1/2" FROM EXTERIOR FACE OF STUD.
- 
3. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- FOS - FACE OF FINISH CL - CENTERLINE
4. RE: A002 FOR ABBREVIATIONS, GRAPHIC SYMBOLS, AND GENERAL NOTES APPLICABLE TO ENTIRE PROJECT.
5. RE: A02x SHEET SERIES FOR FIRE RATED ASSEMBLIES, PARTITION TYPES, AND PENETRATION, ACOUSTIC, AND ADDITIONAL DETAILS.
6. RE: A1 SERIES AND ENLARGED PLANS FOR WALL TYPE TAGS.
7. RE: A2 SERIES SHEETS FOR EXTERIOR ELEVATIONS AND EXTERIOR WALL MATERIAL DESIGNATION.
8. RE: A9 SERIES SHEETS FOR UNIT PLANS.
9. RE: A9 SERIES SHEETS FOR INTERIOR UNIT ELEVATIONS.
10. RE: A6 SERIES SHEETS FOR DOOR, OPENING, AND WINDOW SCHEDULES AND ELEVATIONS AND FOR FIRE RATINGS OF PROTECTED OPENINGS
11. DIMENSION FROM INTERIOR DOOR JAMB TO ADJACENT WALL IS 4" UNLESS DIMENSIONED OTHERWISE.
12. FIRE EXTINGUISHER CABINET LOCATIONS ARE INDICATED BY THE LETTERS 'FEC'. TRAVEL DISTANCE TO FIRE EXTINGUISHER LOCATION IS LIMITED TO 75 FT.
13. PENETRATIONS INTO OR THROUGH FIRE RATED ASSEMBLIES SHALL BE PROTECTED WITH UL APPROVED SYSTEMS RATED NOT LESS THAN THE ASSEMBLY BEING PENETRATED AND SHALL NOT COMPROMISE THE INTENDED FIRE RATING.
14. COORDINATE LOCATIONS OF VERTICAL PIPE AND VENT LOCATIONS AND MINIMIZE PENETRATIONS OF BEARING WALLS. NOTIFY ARCHITECT/ENGINEER IF STRUCTURAL FRAMING IS COMPROMISED DURING CONSTRUCTION. SEE STRUCTURAL DRAWINGS FOR DETAILS REGARDING PENETRATION OF WOOD FRAMING MEMBERS.
15. DROPPED, POPPS, FLOOR/CEILING CONCEALED SPACES FORMED OF COMBUSTIBLE MATERIAL SHALL BE DRAFT STOPPED FOR A MAXIMUM AREA OF 1,000 SQ. FT. AND/OR AT ALL CORRIDOR AND UNIT DEMISING WALLS.
16. REFER TO STRUCTURAL DRAWINGS FOR MINIMUM STRUCTURAL REQUIREMENTS, FOR SIZE AND LOCATION OF FRAMING AND PLYWOOD SHEATHING AND SPACING OF STUDS AND BEARING WALLS.
17. SHEAR PANELS MAY OCCUR AND REQUIRE WALL FLUSH OUT ADJUSTMENTS.
18. FLOOR FLORATION FOR SHEAR PANEL LOCATIONS.
19. FLOOR ELEVATIONS INDICATED ON PLANS ARE TO TOP OF CONCRETE OR TOP OF SUBFLOOR U.N.O.
20. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
21. FOR ACCESSIBILITY REQUIREMENTS, REFER TO A030 THRU A032 AND IAC/ANSI 107.1.
22. MOBILITY ADAPTABLE UNITS REQUIRING FEATURES ARE INDICATED BY HANDICAP SYMBOL.
- 
- REFER TO A030 THRU A032, ACCESSIBILITY DETAIL, SHEETS FOR RELATED DETAILS.
 - PROVIDE FIRE ALARM SYSTEM COMPLIANT W/ ADA AT THESE UNIT TYPES.
23. ALL REMAINING UNITS TO BE TYPE B.
24. MIRRORING UNIT PLANS MAY OCCUR - REFER TO OVERALL FLOOR PLANS FOR ORIENTATION
25. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS. SEE ENLARGED FLOOR PLANS FOR DETAILED INFO INCLUDING DIMENSIONS, DECK SLOPES, WALL TYPES, ETC.
26. VARIATIONS IN EXTERIOR WALL CONFIGURATIONS MAY OCCUR FOR BASE UNIT TYPES AND ARE DIMENSIONED ON THE ENLARGED UNIT PLAN SHEETS. SEE UNIT PLAN TAGS IN OVERALL PLANS FOR SHEET REFERENCE.
27. PASSIVE RADON ZONE HAS BEEN PROVIDED. LOCATIONS OF VENTS TO BE COORDINATED WITH FOUNDATIONS AND TRUSSES.

MINIMUM INSULATION REQUIREMENTS:

ROOF	R30	(INSULATION ENTIRELY ABOVE DECK)
	R49	(ATTIC AND OTHER)
WALLS	R20 + R3.8 CI	(WOOD FRAMED AND OTHER)
FLOORS	R30	(JOIST FRAMING)
SLAB/ GRADE	R10	(UN-HEATED: 24" BELOW - VERT AND HORIZ.)

PLAN LEGEND

	OVERHEAD OR HIDDEN LINE
	CENTERLINE OR GRIDLINE
	6" WOOD STUD WALL - RE: STRUCT FOR BEARING & SHEAR WALL LOCATIONS
	WALL TAG, RE: AD-01
	DOOR TAG, RE: A800
	WINDOW TAG, RE: A800
	EXIT SYMBOL
	SLOPE: 1/4" PER FT. MIN.
	SLAB BREAK, RE: CIVIL FOR FINISH FLOOR ELEVATIONS

KEY PLAN

GARAGE NOTES

1. PLANS FOR THE PARKING GARAGE ARE INDICATING THE DESIGN INTENT AND SHALL BE CONFIRMED BY THE PRECAST SUPPLIER. CLEARANCES SHALL BE MAINTAINED AS CLOSE AS POSSIBLE WITH RESPECT TO DRIVE AISLES AND PARKING SPACES.
2. PROVIDE A FINISHED FLOOR FOR THE PARKING GARAGE STRUCTURE.
3. PROVIDE VAN ACCESSIBLE CLEARANCES (8'-4" AFF) TO ADD PARKING SPACES ON FIRST FLOOR AND SECOND FLOOR OF PARKING STRUCTURE.
4. ALIGN FINISHED FLOOR OF THE PARKING GARAGE WITH RESIDENTIAL FLOOR LEVELS AT ALL EXTERIOR WALLS.
5. PER CBC SECTION 705.3.2 - PARKING GARAGE WALLS (TYPE IIA) IS ADJACENT TO A GROUP R BUILDING, THE EXTERIOR WALL OF THE RESIDENTIAL BUILDING IS NOT REQUIRED TO BE RATED. HOWEVER, OPENINGS THAT CONNECT THE 5-2 PARKING STRUCTURE AND RESIDENTIAL BUILDING SHALL BE PROVIDED WITHIN THE EXTERIOR WALL OF THE 5-2 BUILDING AND SHALL BE PROTECTED TO NOT LESS THAN 1.5 HRS.
6. PROVIDE PRECAST STAIRS IN GARAGE LOCATIONS COMPLYING WITH BUILDING CODE REQUIREMENTS. PAINTED METAL RAILINGS SHALL BE PROVIDED.
7. EXTERIOR WALLS OF ALL PARKING GARAGE STRUCTURES SHALL BE PAINTED THE COLOR AS SCHEDULE OR SELECTED BY ARCHITECT.
8. ALL ELECTRICAL WITH THE GARAGE STRUCTURE SHALL BE SURFACE MOUNTED.
9. EXTERIOR ELECTRICAL SHALL BE WEATHERPROOF
10. COORDINATE ORDERING OF PARKING STRUCTURE FOR FIRE SPRINKLERS, PLUMBING PILES AND ELECTRICAL PENETRATIONS.
11. SLOPE INTERIOR GARAGE FLOOR TO DRAIN LOCATIONS AS DETERMINED BY GARAGE SUPPLIER. COORDINATE DRAIN LOCATIONS AND NECESSARY PIPING WITH PLUMBING DRAWINGS CONTRACTOR.
12. PROVIDE CLEAR HEIGHT OF 7'-7" ABOVE ALL PARKING AND DRIVE AISLE LOCATIONS OTHER THAN FIRST AND SECOND LEVELS.
13. MINIMIZE THE AMOUNT OF STRUCTURAL COLUMNS WHERE POSSIBLE.
14. PROVIDE PAINTED STRIPING PLAN TO COORDINATE WITH DRAWINGS.
15. PROVIDE INTERIOR SIGNAGE PLAN TO COORDINATE WITH SIGNAGE PLAN TO OWNER FOR REVIEW/ APPROVAL PRIOR TO INSTALLATION.



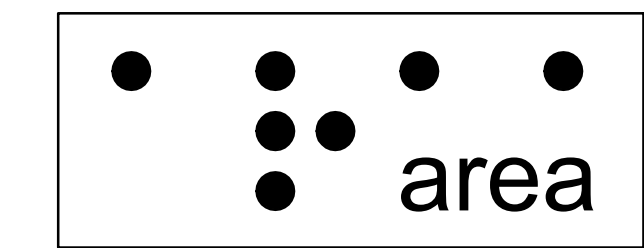
Architecture | Branding | Interiors | Planning
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ktgy Project Number	220004
Contact	MARY ABELMANN
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Principal	CRAIG PRYDE
Designer	ERIC LUKACSIK



Developer

**Flaherty & Collins
Properties**
1 Indiana Square
Suite 3000
Indianapolis, IN 46204
www.flco.com
317.816.9300



AREA

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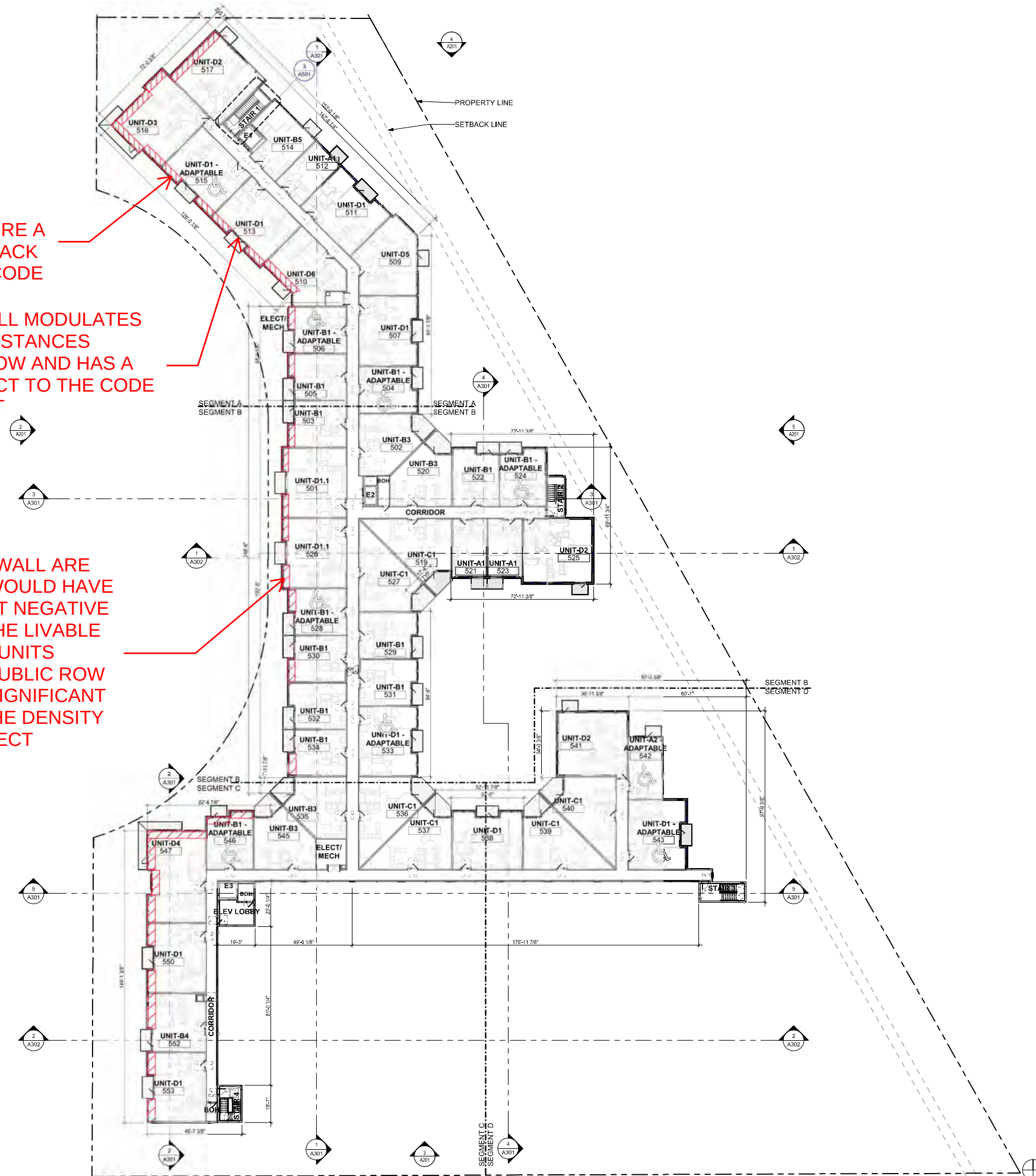
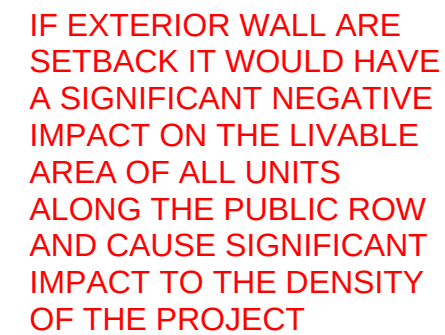
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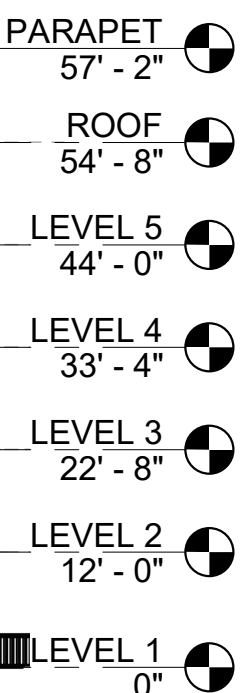
FOURTH LEVEL FLOOR
PLAN

A104

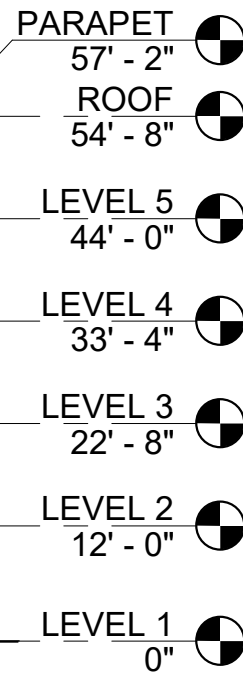




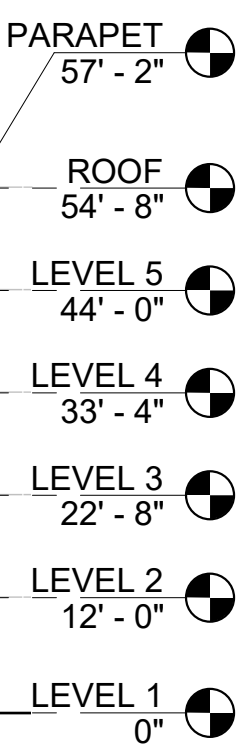
SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"	3
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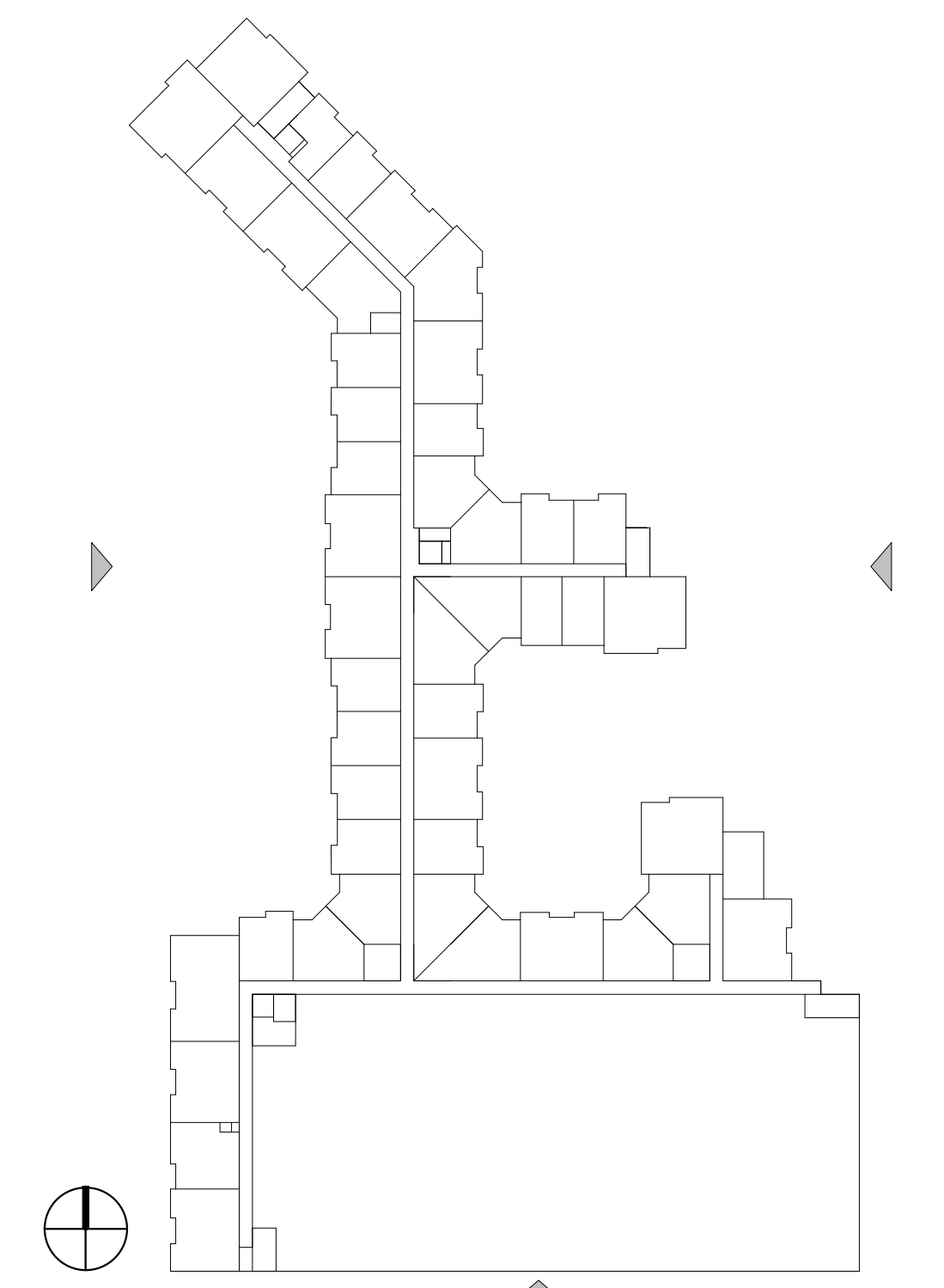
ELEVATION NOTES

1. PROVIDE HORIZONTAL, PRE-FINISHED ALUM THRU-WALL FLASHING (MATCH COLOR OF FINISH WALL MATERIAL) AT ALL CHANGE OF MATERIALS, EVERY 2 FLOORS, OR AS INDICATED ON THE DRAWINGS. TAPE SEAL THRU WALL FLASHING TO WEATHER BARRIER SYSTEM.
2. CALCUL PERIMETER OF ALL PENETRATIONS THROUGH THE EXTERIOR WALL SURFACE/FINISH.
3. WHERE REVEALS ARE SHOWN THEY, AND THEIR ASSOCIATED WALL FINISH, ARE TO CONTINUE AROUND THE OUTSIDE CORNER CONDITION AND TERMINATE AT THE NEAREST INSIDE CORNER, UNLESS NOTED OTHERWISE.
4. RE: ELECTRICAL FOR LIGHT FIXTURE SELECTION.
5. SIGNAGE SHOWN FOR LOCATION REPRESENTATION ONLY. SIGNAGE TBD PER TENANT.
6. A. BUILDINGS AND UNITS MUST BE IDENTIFIED USING CLEARLY VISIBLE SIGNAGE AND NUMBERS. BUILDING AND UNIT IDENTIFICATION SIGNAGE MUST BE WELL-LIT FROM DUSK TILL DAWN AND MEET ANSI A117.1, SECTION 703 STANDARDS.
6. B. MONUMENT SIGN WITH BRICK OR STONE COLUMNS AND LIGHTING REQUIRED AT ALL PROPERTY ENTRANCES.
6. PER IBC, SECTION 2406.4, PROVIDE SAFETY GLAZING:
 - A. AT FIXED AND OPERABLE GLASS PANELS IN DOOR ASSEMBLIES.
 - B. IN ALL FIXED OR OPERABLE PANELS OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET;
 - EXPOSED BOTTOM EDGE OF PANE LESS THAN 18" ABOVE THE FLOOR;
 - EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR; AND
 - WHEN ONE OR MORE WALKING SURFACES ARE WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

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	R49	(ATTIC AND OTHER)
WALLS	R20 + R3.8 CI	(WOOD FRAMED AND OTHER)
FLOORS	R30	(JOIST FRAMING)
SLAB/ GRADE	R10	(UN-HEATED: 24" BELOW - VERT AND HORIZ.)

KEYNOTES - ELEVATION - SD

1	BRICK - RUNNING - COLOR 1
2	NATURAL STONE - COLOR 1
3	FIBER CEMENT PANEL - SMOOTH - WITH REVEALS - COLOR 01
4	FIBER CEMENT PANEL - SMOOTH - WITH REVEALS - COLOR 02
5	FIBER CEMENT PANEL - SMOOTH - WITH REVEALS - COLOR 03
6	FIBER CEMENT LAP SIDING - COLOR 01
7	METAL PANEL - ATAS STERACOR® - GREY ZINC
8	METAL AWNING - PAINTED
9	METAL RAILING - PAINTED
10	GLASS RAILING
11	VINYL WINDOW - WHITE
12	VINYL WINDOW - GREY
13	STOREFRONT - COLOR
14	COLUMN - PAINTED
16	EXTERIOR WALL MOUNT LIGHT SCONCE, RE: ELECTRICAL
18	PATIO DOOR - WHITE
19	PRECAST STONE SILL
20	METAL COPING - ATAS - GREY ZINC
21	PRECAST GARAGE
22	PRECAST PANEL WITH BRICK FORMAINED PROFILE ON THE EXTERIOR. PAINT TO MATCH MAIN BUILDING BRICK COLOR
23	PREFINISHED MTL. SCUPPER & DOWNSPOUT
24	PRECAST HEAD
25	FIBER CEMENT TRIM
26	PUNTED PRECAST PANEL WITH REVEAL JOINTS AS SHOWN. FURTHER COORDINATION OF REVEAL PROFILE IS IN PROGRESS
27	PREFABRICATED, PREFINISHED AWNING OVER DOOR

[illegible]

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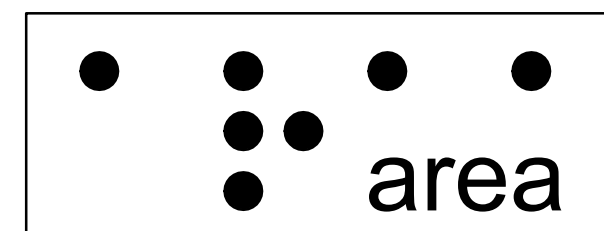
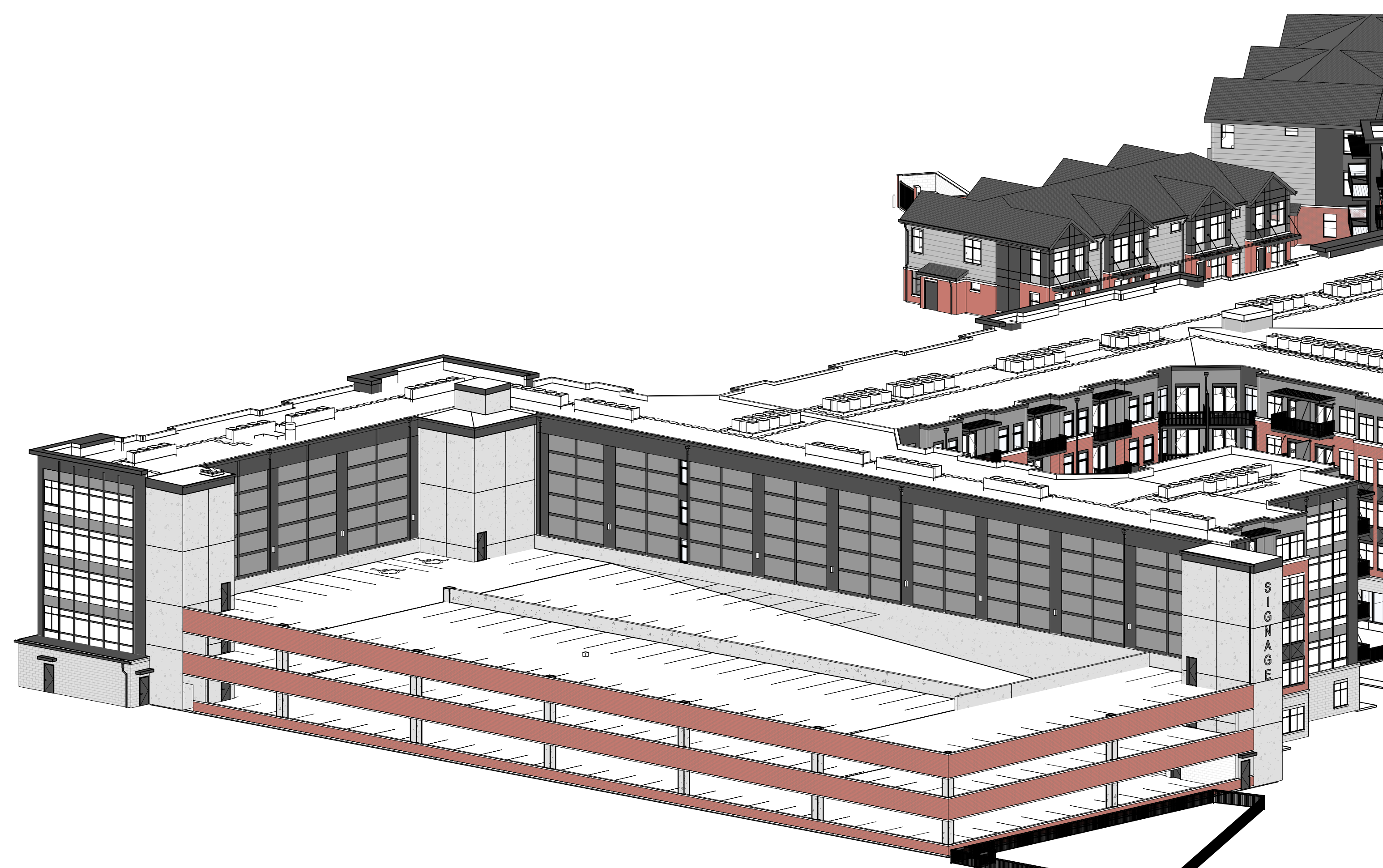
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Craig R. Rydell

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03/27/2024

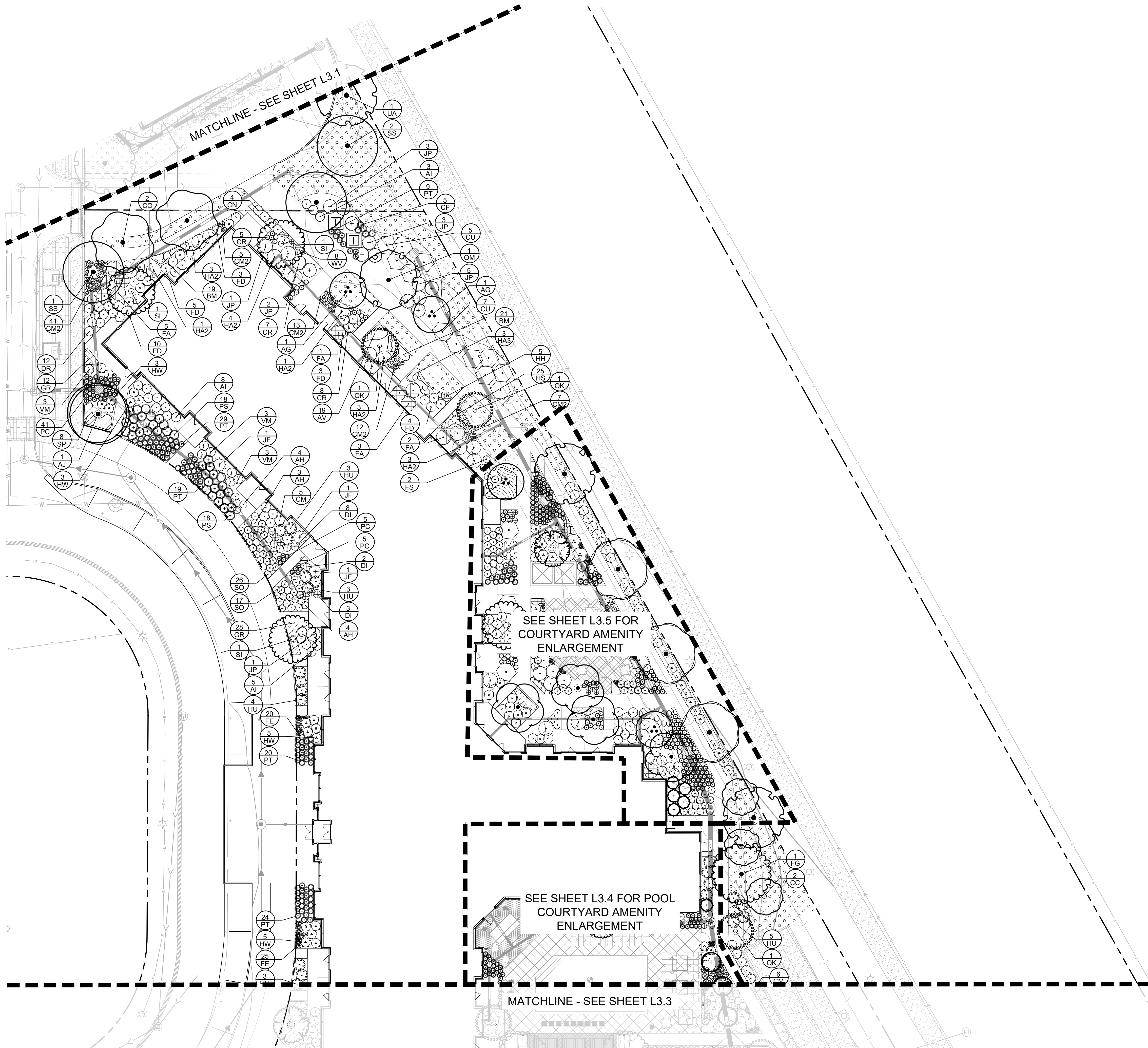
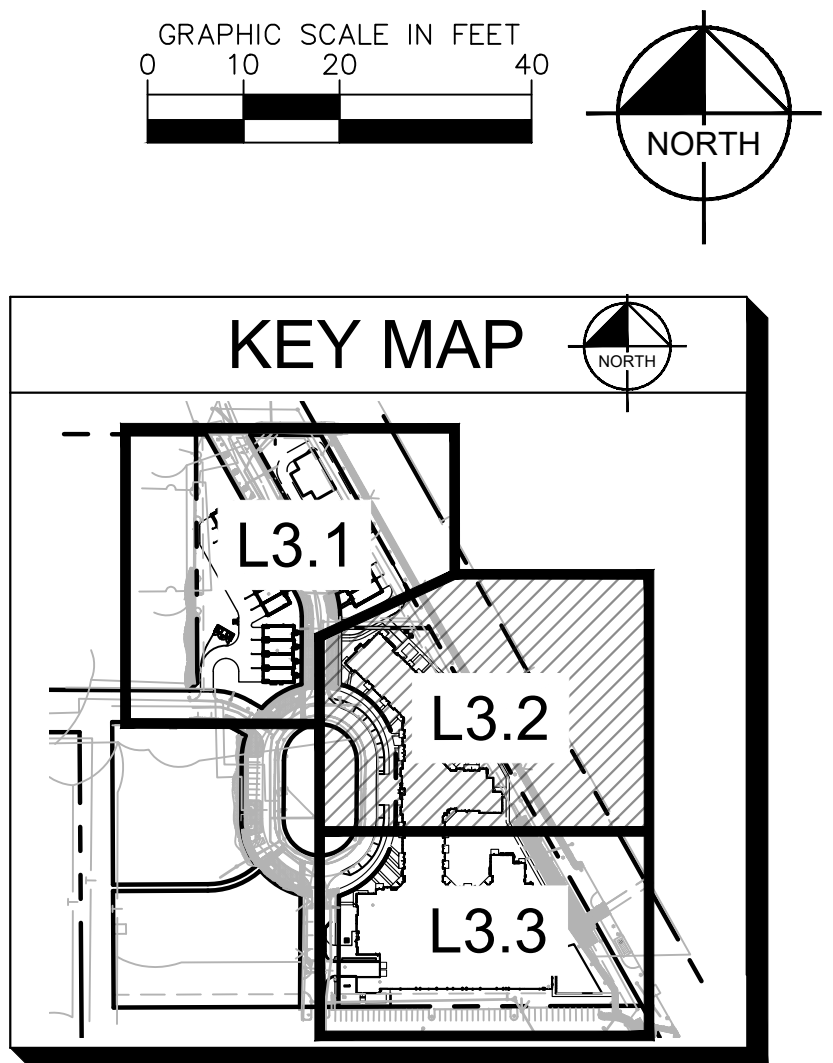
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03/27/24

LANDSCAPE PLAN

L3.2



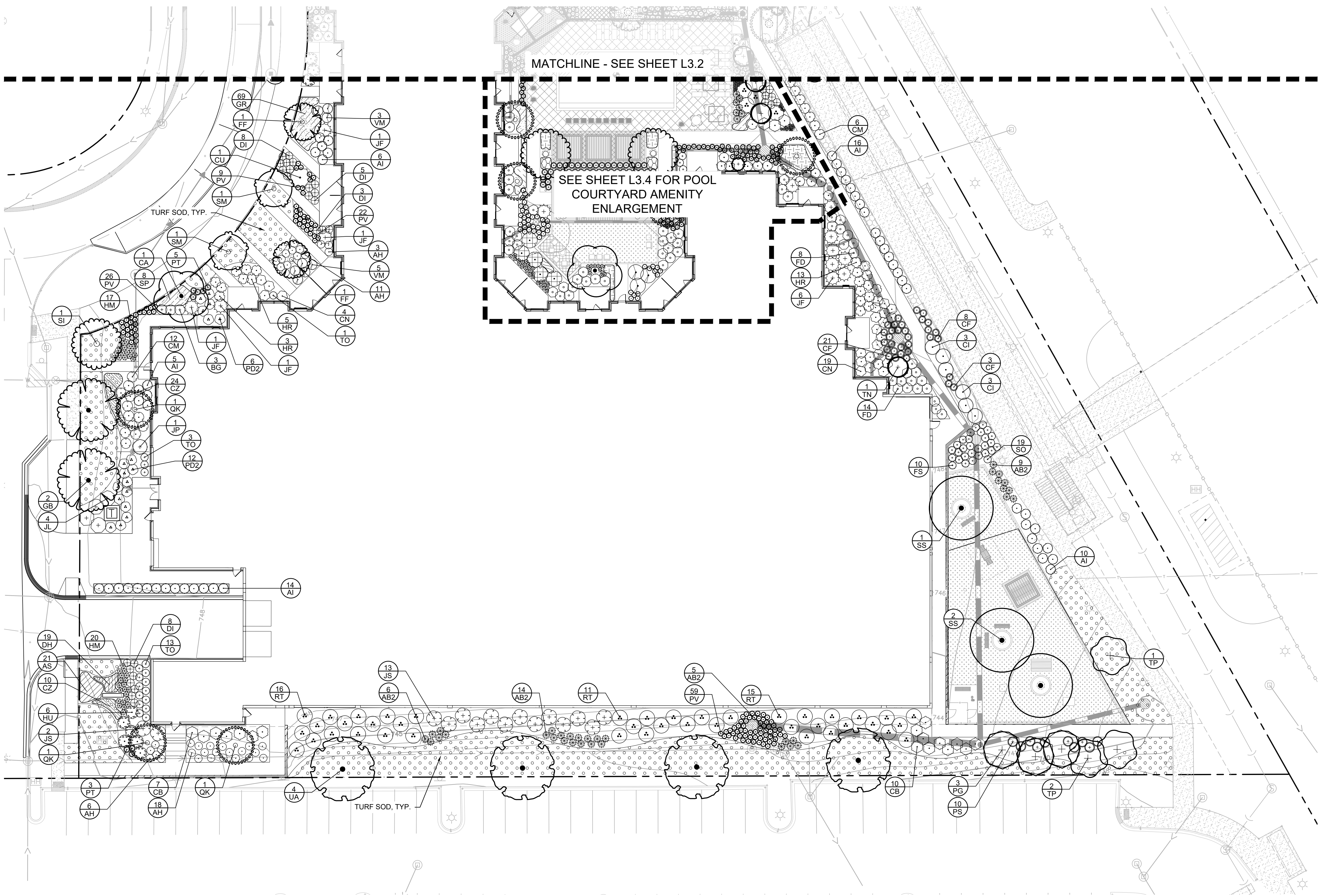
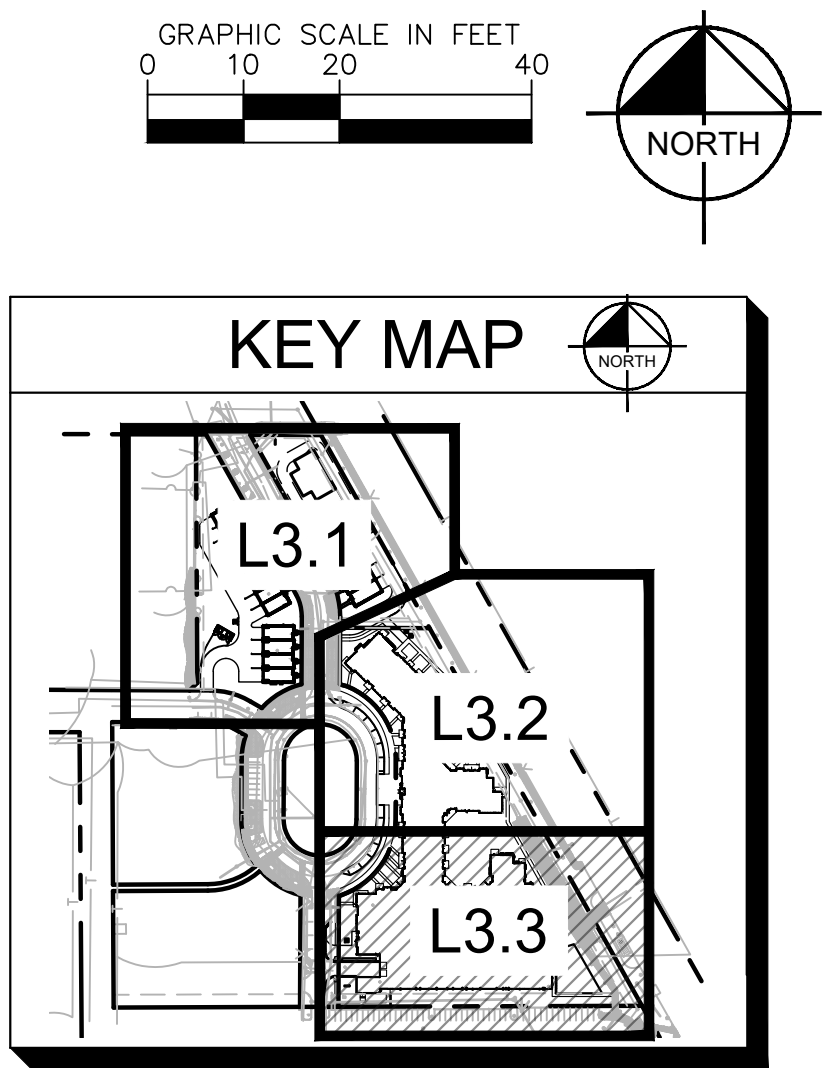
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03/27/24

LANDSCAPE
PLAN

L3.3



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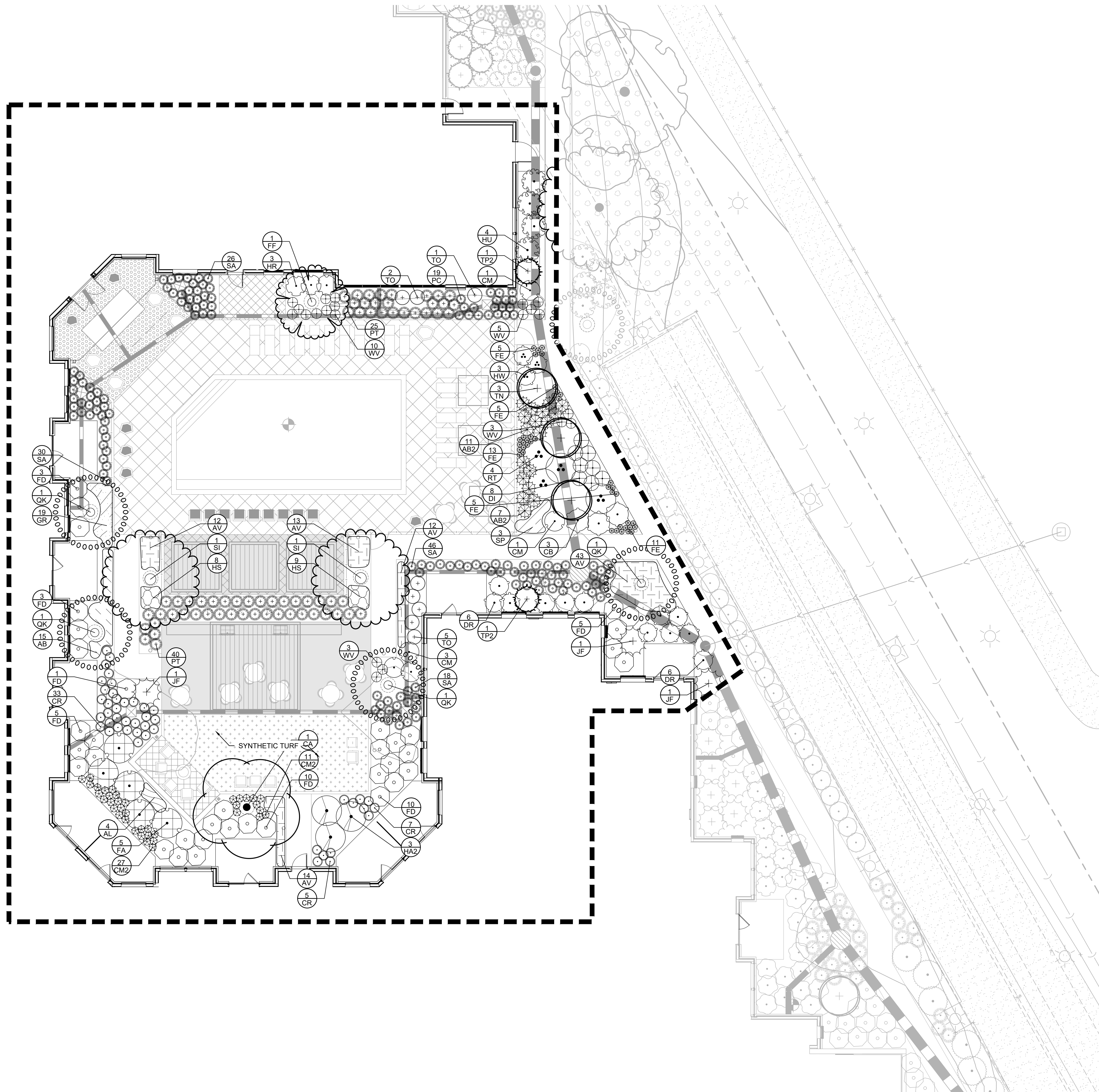
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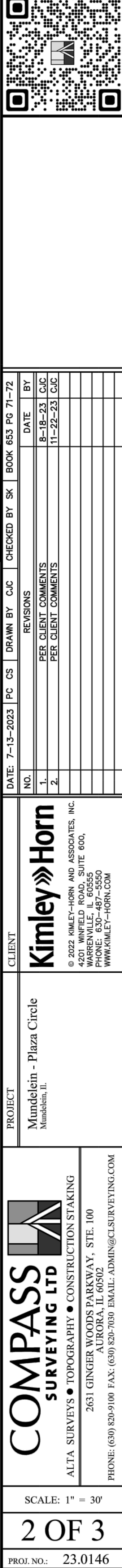
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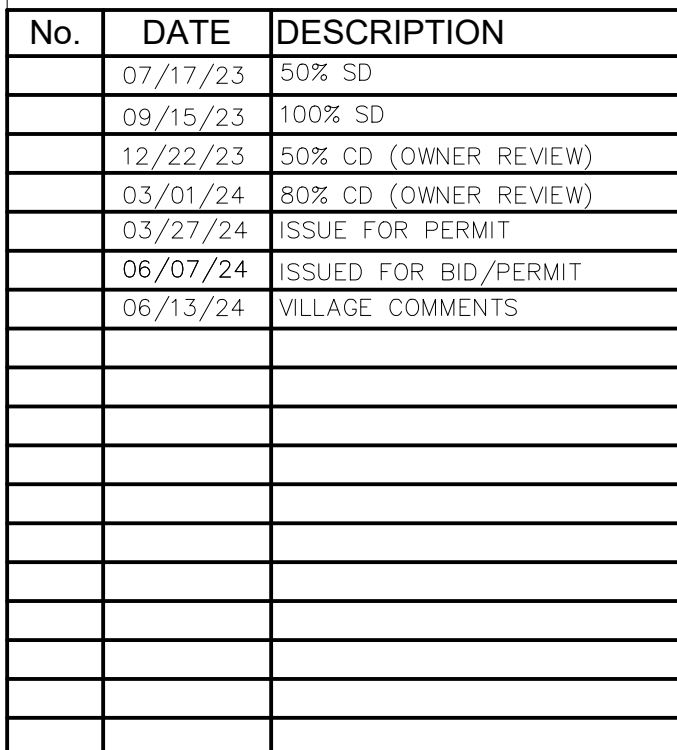
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AMENITY ENLARGEMENT - POOL COURTYARD

L3.4





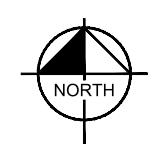
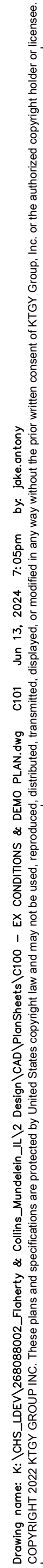


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ALTA & TOPOGRAPHIC SURVEY

V002



DEMOLITION NOTES

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

DEMOLITION LEGEND

- | | |
|-----|---|
| (A) | ITEM TO REMAIN, PROTECT DURING CONSTRUCTION |
| (B) | //// CURB REMOVAL |
| (C) | X · X · UTILITY REMOVAL |
| (D) |  ITEM TO BE REMOVED |
| (E) |  FULL-DEPTH ASPHALT PAVEMENT REMOVAL |
| (F) |  CONCRETE REMOVAL |
| (G) |  BUILDING REMOVAL |
| (H) |  ASPHALT 1.5" MILL |
| (I) |  SAWCUT LINE |
| (J) |  FENCE REMOVAL |
| (K) |  REMOVAL (FULL-DEPTH) |

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

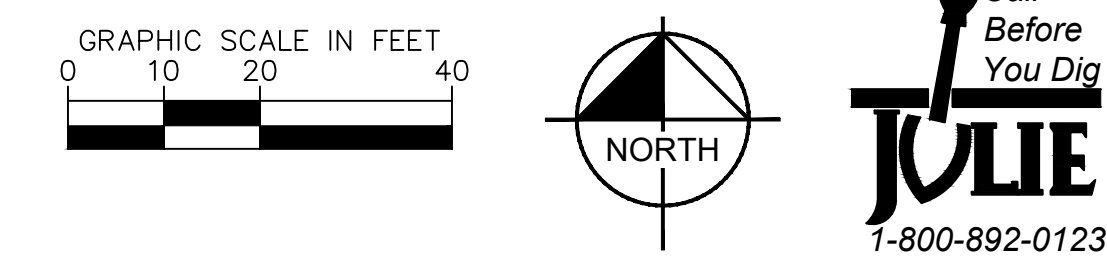
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03/27/2017

EXISTING
CONDITIONS &
DEMOLITION
PLAN

C101



1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS SHOWN ON THE ATTACHED SHEETS.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS CONCERNING SUCH DISPOSAL.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD FULLY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNERS OF THE ADJACENT LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE LOCATION OF THE UTILITIES AS SHOWN ON THE ATTACHED UTILITY MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE UTILITY LOCATING SERVICE TO LOCATE UTILITIES BEFORE EXCAVATION TO EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER TO AVOID INTERFERENCE ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONES, TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR EXISTING LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE AND MAINTAINED THROUGHOUT DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE OR RECYCLE ANY MATERIALS.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING UTILITIES TO BE DEMOLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION. EXISTING UTILITIES TO BE REMOVED ARE TO BE REPAIRED OR TO BE CAPPED AT BOTH ENDS AND WELDED WITH OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE REMOVED WITH FIVE FEET MINIMUM COVER. CONTRACTOR SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITH FIVE FEET MINIMUM COVER. CONTRACTOR SHALL MAINTAIN DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, ETC.) SHALL BE LOCATED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASSES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD BE AWARE THAT (1) SOME UTILITIES ARE NOT SHOWN ON THE ATLASSES. EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OF THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED ADDITIONAL TO THE CONTRACT PRICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE MEASURES TO PREVENT DUST RISING AND SPREADING OF DUST TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND Voids RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. ALL AREAS TO BE FILLED SHALL BE FILLED WITH CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, RUBBISH AND ORGANIC MATERIALS. ALL AREAS TO BE FILLED SHALL BE PLACED TO THE PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE FROM EXCESS WATER. FILL MATERIALS SHALL BE PLACED IN 6" TO 8" LAYERS OF FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9' IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO THE MAXIMUM DENSITY OF MODIFIED PROCTOR METHOD. AFTER SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

(A)		ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B)	///	CURB REMOVAL
(C)	X - X	UTILITY REMOVAL
(D)	X X	ITEM TO BE REMOVED
(E)		FULL-DEPTH ASPHALT PAVEMENT REMOVAL
(F)		CONCRETE REMOVAL
(G)		BUILDING REMOVAL
(H)		ASPHALT 1.5" MILL
(I)	---	SAWCUT LINE
(J)		FENCE REMOVAL
(K)		REMOVAL (FULL-DEPTH)

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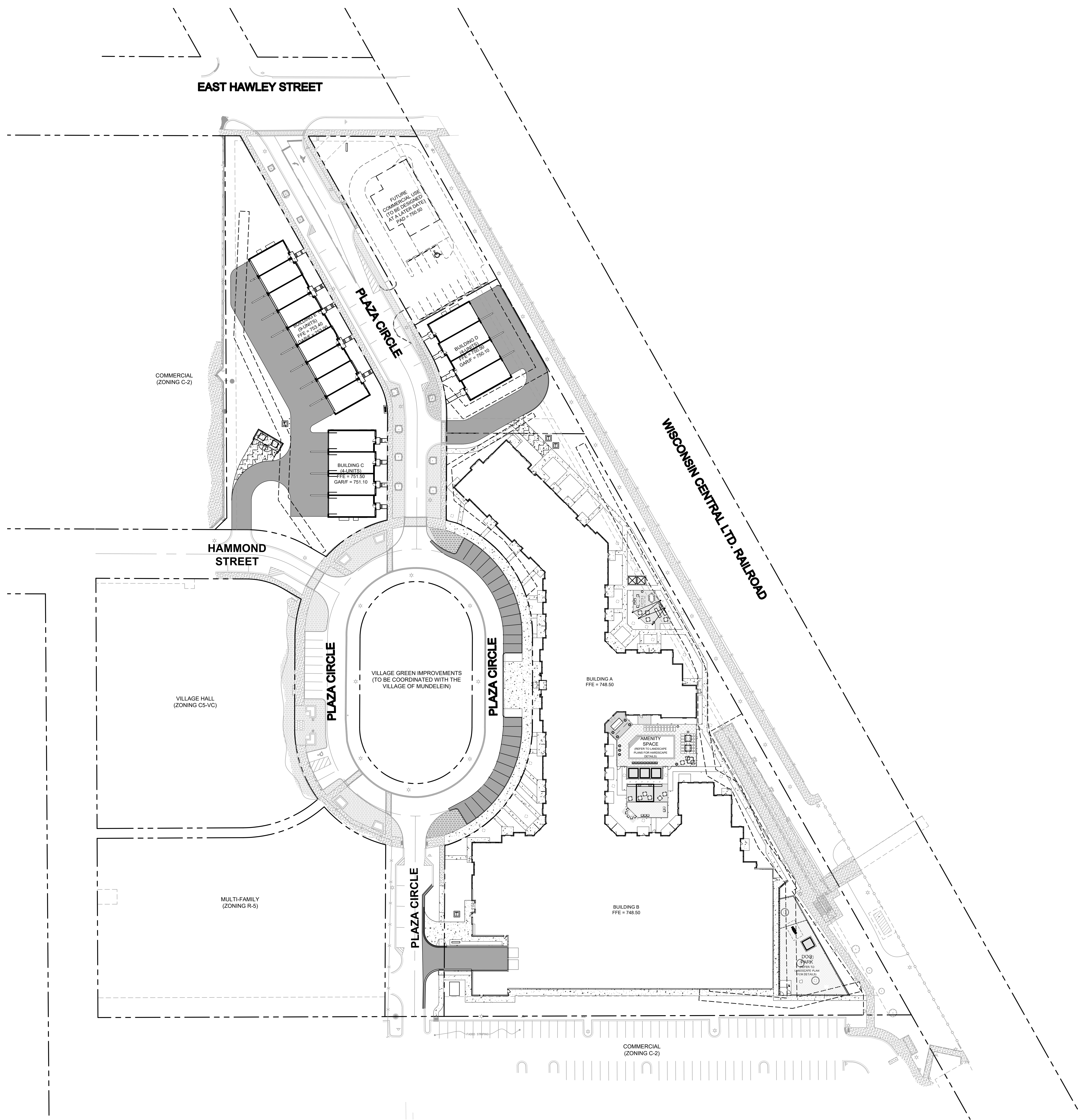
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03/27

EXISTING
CONDITIONS &
DEMOLITION
PLAN

C102

Drawing name: K:\CHS\DEV\268088002_Floerty & Collins_Mundelein\1\2_Design\Mundelein\C100 - EX CONDITIONS & DEMO PLAN.dwg C102 Jun 13, 2024 7:05pm by: jake.antonio



1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. SURVEYOR SHALL STATE FOUNDATIONAL ELEMENTS BASED ON STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS. BUILDING FOOTPRINT PROVIDED FOR CONSTRUCTION ONLY.

- ① B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- ② DEPRESSED CURB AND GUTTER
- ③ CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- ④ USPS APPROVED CONCRETE PAD
- ⑤ "YIELD" SIGN
- ⑥ GENERATOR PAD (REFER TO MEP PLANS)
- ⑦ CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- ⑧ SERVICE WALKS, TYP. (SEE DETAILS)
- ⑨ ORNAMENTAL FENCE
- ⑩ TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- ⑪ TRANSFORMER PAD (FOR REFERENCE ONLY)
- ⑫ MONUMENT OR PYLON SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- ⑬ 4" WIDE PAINTED SOLID LINE, TYP.
- ⑭ ACCESSIBLE RAMP (SEE DETAILS)
- ⑮ TRANSITION CURB (SEE GRADING PLAN)
- ⑯ SPRINKLER ROOM (SEE UTILITY PLAN)
- ⑰ SITE RETAINING WALL (SEE DETAILS)
- ⑱ COLUMN (SEE ARCHITECTURAL PLAN)
- ⑲ BOLLARD, TYP. (SEE DETAILS)
- ⑳ RISER ROOM (REFER TO ARCHITECTURE AND MEP PLANS)
- ㉑ BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
- ㉒ EXTERIOR CONCRETE STEPS (REFER TO DETAIL)
- ㉓ KNEE WALL (SEE GRADING PLAN)
- ㉔ BRICK PAVERS (TO MATCH EXISTING)

	ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	REVERSE PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	BRICK PAVEMENT (MATCH EXISTING)

PER FLOOD INSURANCE RATE MAP PANEL NO. 17097C0163K, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X.

ktgy Project Number	<u>220004</u>
Contact	MARY ABELMANN
Email	mabelman@ktgy.com
Principal	CRAIG PRYDE
Designer	ERIC LUKACSIK

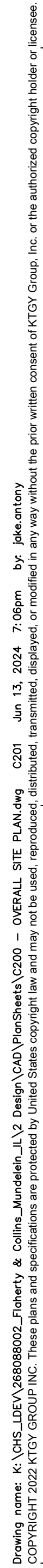
Developer
Flaherty & Collins
Properties
1 Indiana Square
Suite 3000
Indianapolis, IN 46204
www.flco.com
317.816.9300

[illegible]

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OVERALL SITE PLAN

Page 103 of 103



1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 5'-0" FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. SURVEYOR SHALL STATE FOUNDATIONAL ELEMENTS BASED ON STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS. BUILDING FOOTPRINT PROVIDED FOR INFORMATION ONLY.

- 1 B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- 2 DEPRESSIONED CURB AND GUTTER
- 3 CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 4 USPS APPROVED CONCRETE PAD
- 5 "YIELD" SIGN
- 6 GENERATOR PAD (REFER TO MEP PLANS)
- 7 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 8 SERVICE WALKS, TYP. (SEE DETAILS)
- 9 ORNAMENTAL FENCE
- 10 TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 11 TRANSFORMER PAD (FOR REFERENCE ONLY)
- 12 MONUMENT OR Pylon SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 13 4" WIDE PAINTED SOLID LINE, TYP.
- 14 ACCESSIBLE RAMP (SEE DETAILS)
- 15 TRANSITION CURB (SEE GRADING PLAN)
- 16 SPRINKLER ROOM (SEE UTILITY PLAN)
- 17 SITE RETAINING WALL (SEE DETAILS)
- 18 COLUMN (SEE ARCHITECTURAL PLAN)
- 19 BOLLARD, TYP. (SEE DETAILS)
- 20 RISER ROOM (REFER TO ARCHITECTURE AND MEP PLANS)
- 21 BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
- 22 EXTERIOR CONCRETE STEPS (REFER TO DETAIL)
- 23 KNEE WALL (SEE GRADING PLAN)
- 24 BRICK PAVERS (TO MATCH EXISTING)

 ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

 CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

 CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

 STANDARD PITCH CONCRETE CURB AND GUTTER

 REVERSE PITCH CONCRETE CURB AND GUTTER

 CONCRETE DEPRESSED CURB AND GUTTER

 BRICK PAVEMENT (MATCH EXISTING)



ktgy Project Number	220004
Contact	MARY ABELMANN
Email	mabelman@ktgy.com
Principal	CRAIG PRYDE
Designer	ERIC LUKACSIK

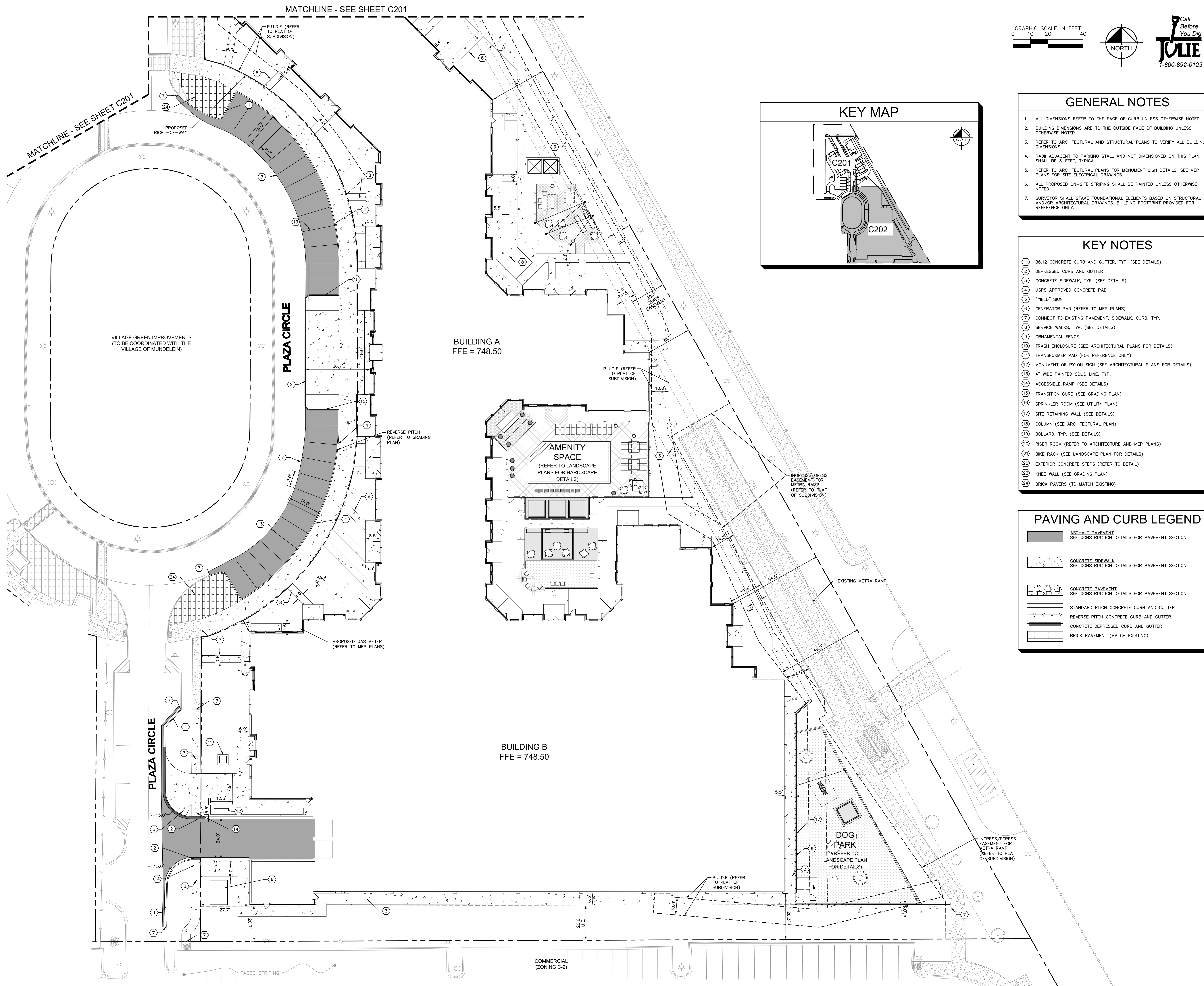
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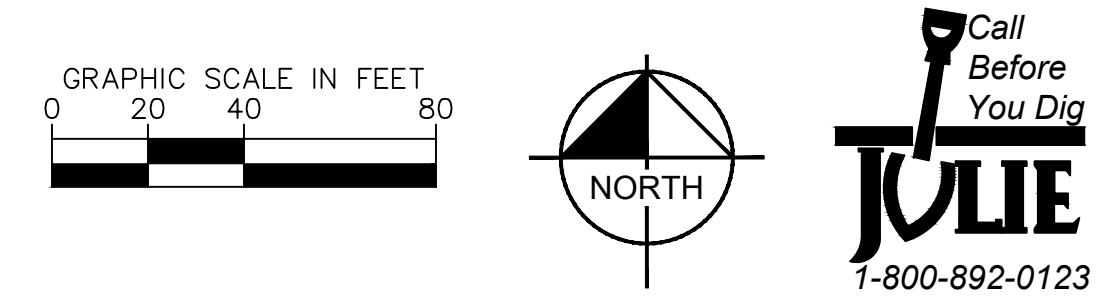
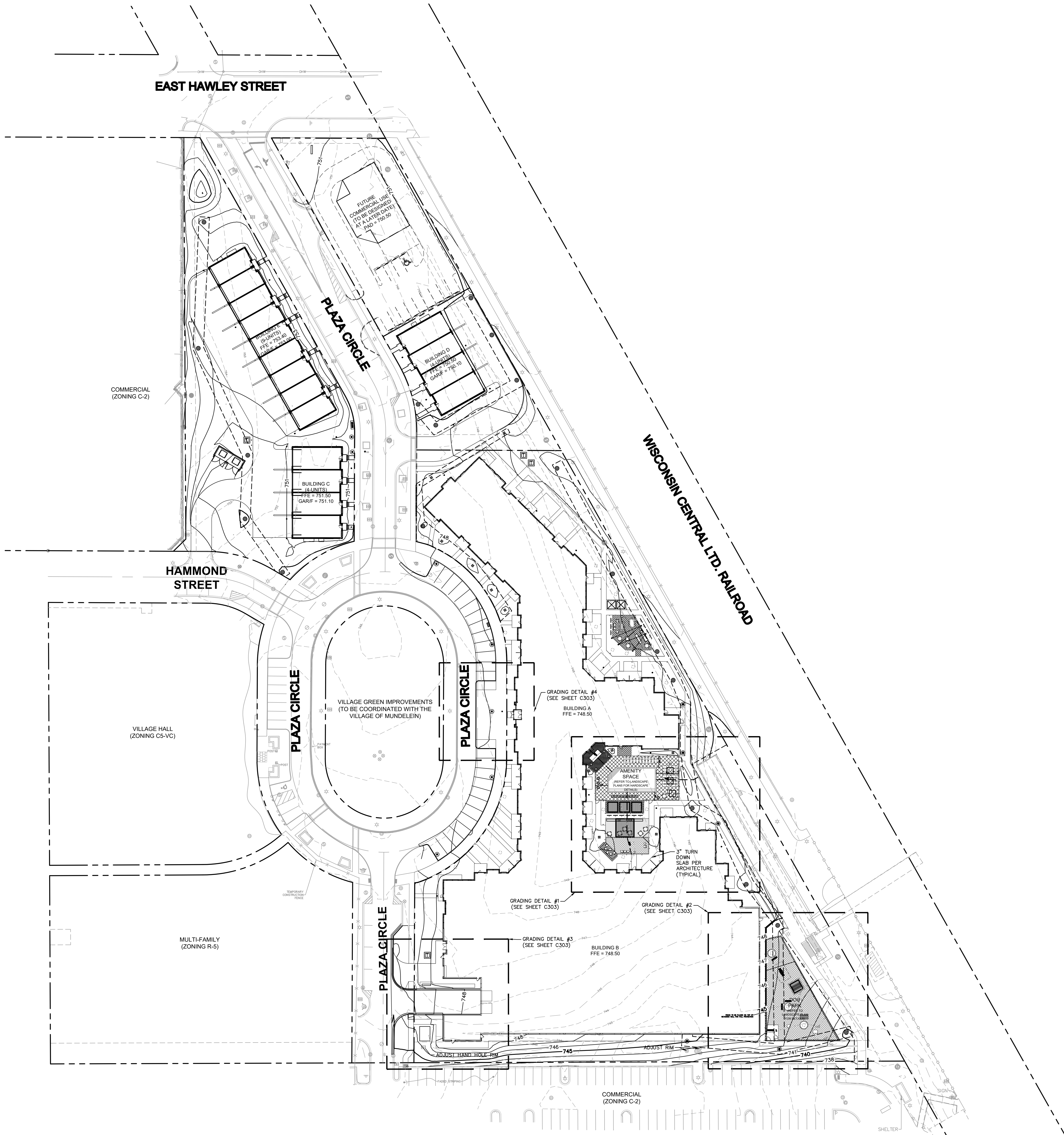
AREA

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DETAILED SITE PLAN

Page 104 of 104





GRADING LEGEND

TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS

PROPOSED CONTOUR
EXISTING CONTOUR
RIDGE LINE

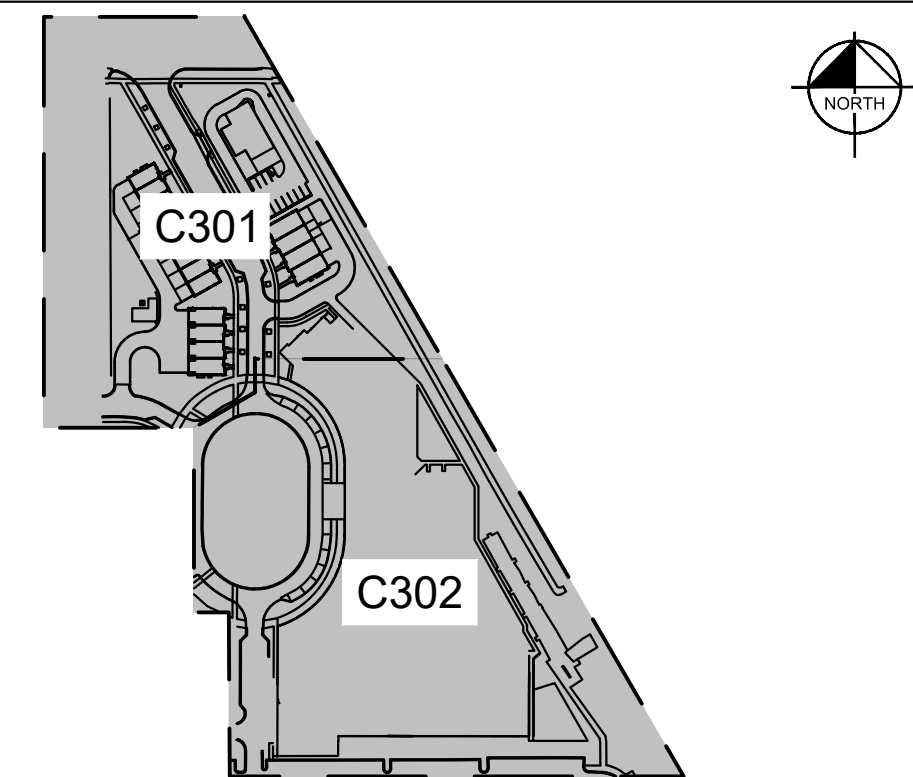
SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
PROPOSED SWALE

PROPOSED RETAINING WALL
REVERSED PITCH CURB AND GUTTER

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER SHOULD TO FOLLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ESTABLISH ADEQUATE CUT TO EXISTING SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1 UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2:05 IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GRAD PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROJECT LIMITS.

KEY MAP



Architecture | Branding | Interiors | Planning

605 North Michigan
Suite 350
Chicago, IL 60611
ktgy.com
312.274.0606

ktgy Project Number	<u>220004</u>
Contact	MARY ABELMANN
Email	mabelman@ktgy.com
Principal	CRAIG PRYDE
Designer	ERIC LUKACSIK



FLAHERTY & COLLINS
PROPERTIES

Developer
Flaherty & Collins
Properties
1 Indiana Square
Suite 3000
Indianapolis, IN 46204
www.flco.com
317.816.9300

AREA

[illegible]

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03/27/24

OVERALL GRADING & DRAINAGE PLAN

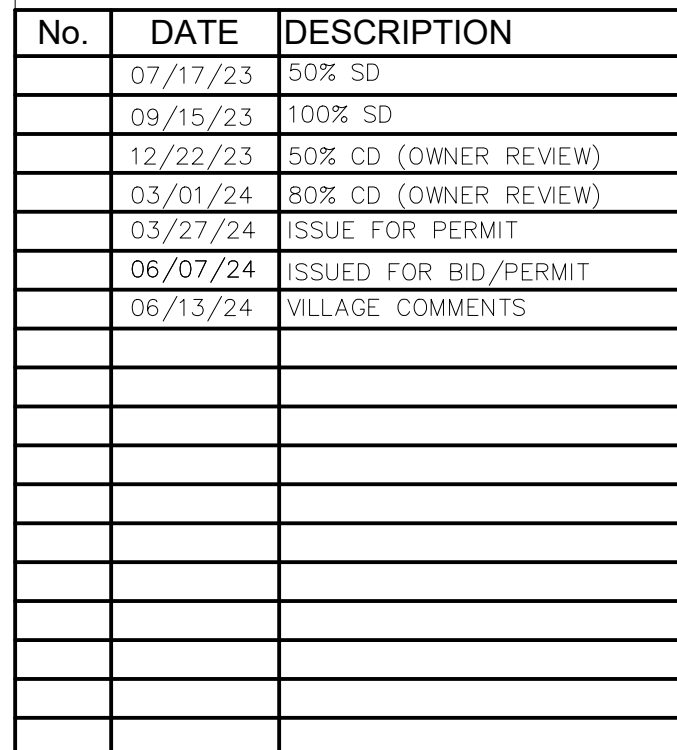
C300



TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS

PROPOSED CONTOUR
EXISTING CONTOUR
RIDGE LINE
SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
PROPOSED SWALE
PROPOSED RETAINING WALL
REVERSED PITCH CURB AND GUTTER

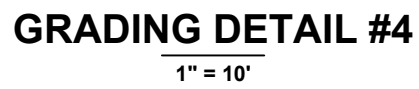
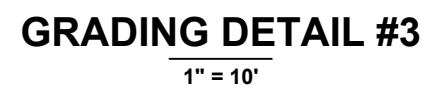
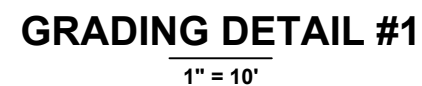
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAYMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3.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



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03/27/24

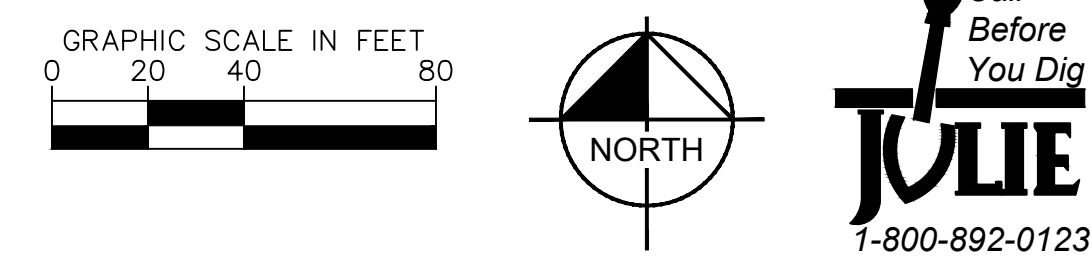
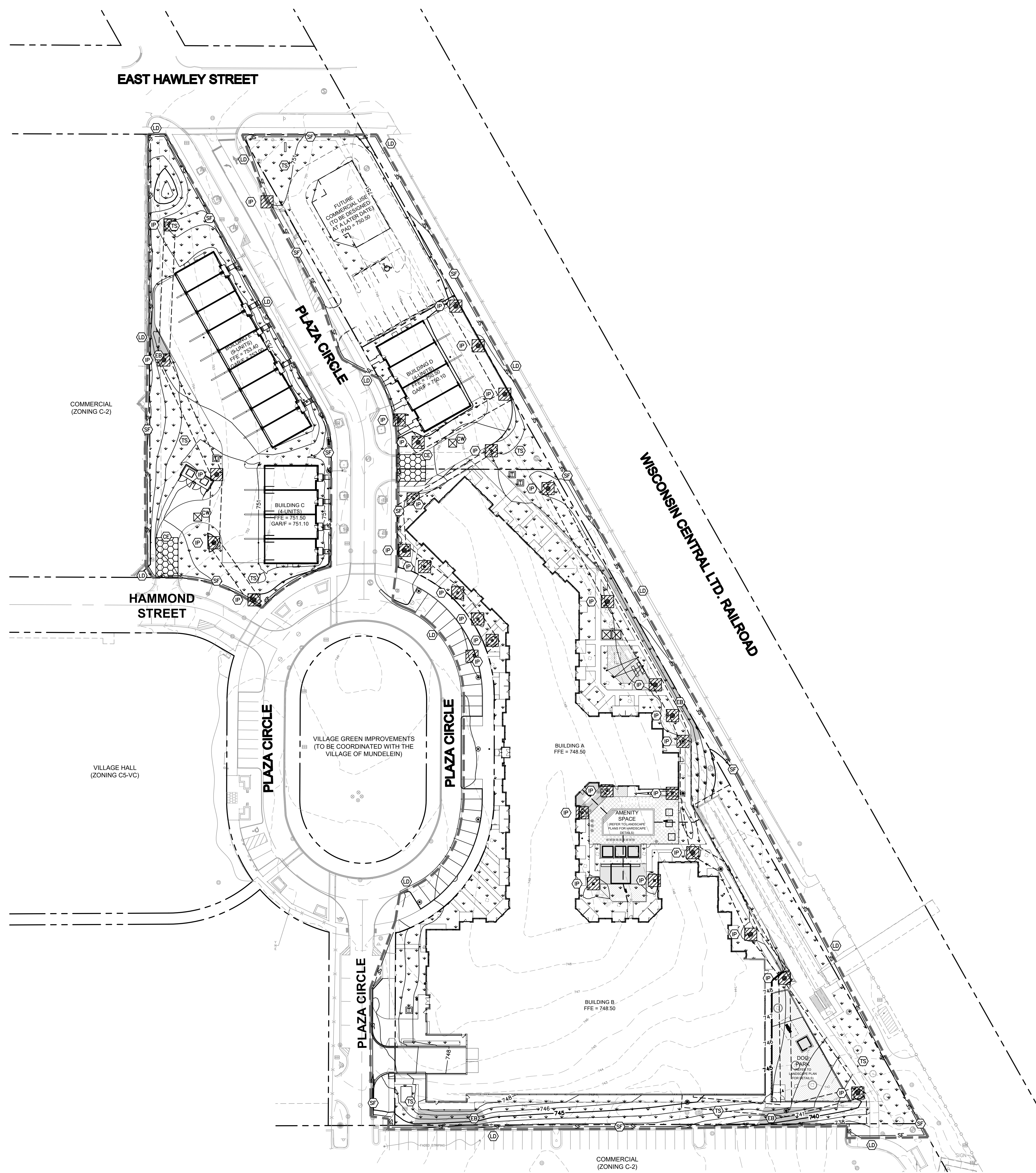
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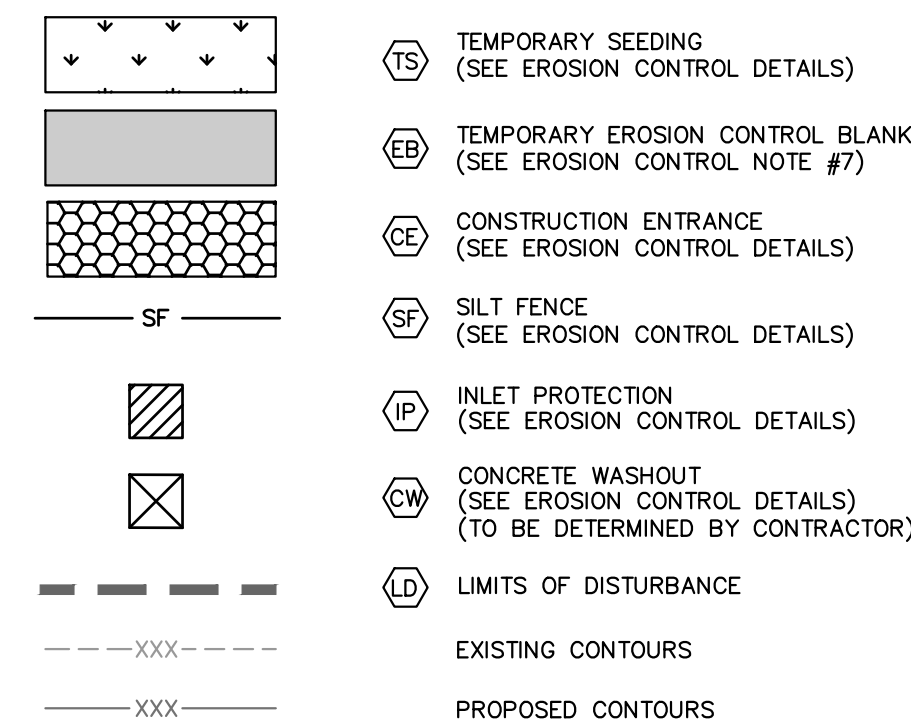
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C303



EROSION CONTROL LEGEND



EROSION CONTROL SCHEDULE AND SEQUENCING:

- ROUGH GRADING
- CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED.
- TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
- II. UTILITY INSTALLATION
- ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
- III. PAVING
- ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
- IV. FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING
- ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.
- NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE PROJECT DESIGN AND NOT TO BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO COMPLY WITH THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRIT TO ADVISE OF ANY CHANGES TO THE CONSTRUCTION SEQUENCE NECESSARY TO COMPLY WITH THE PROVISIONS OF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.
1. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
2. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONSTRUCTION ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL SURFACE. ROAD MATERIALS AND LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
3. PERMANENT, PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
4. FINAL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR REMOVED IF ANY DETECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE DETECTIVE IDENTIFICATION. IF THE CONDITIONS ALLOW ACCESS.
5. ALL SEDIMENT Deltas AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS AND STORM DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE REESTABLISHED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE EXPOSURE. IF THE EXPOSURE IS CAUSED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS, ALL REASONABLE EFFORTS MUST BE USED TO REESTABLISH AND STABILIZE THE EXPOSURE. REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. IF THE EXPOSURE IS CAUSED BY ACCESS CONSTRAINTS, APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
6. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
7. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
8. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP. THE CONTRACTOR SHALL CONDUCT MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NEPS PHASE II PERMIT PROGRAM REQUIREMENTS.
9. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGE WAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
10. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
11. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESS MEASURES. WATER IS NOT TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
12. ALL TEMPORARY SESS MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
13. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DOWNSLOPING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
14. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
- 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECEDDED BY SOIL STOCKPILE STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
- 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE UNTIL THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF OBSTRUCTION TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADJACENT CONSTRUCTION ACTIVITIES SHALL BE LOCATED TO CONCLUDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERMETER SILT FENCE SHALL BE INSTALLED IMMEDIATELY UPON COMMENCEMENT OF CONSTRUCTION. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL STABILIZATION. THE PERMITS AND CONSTRUCTION PLAN SHALL REFLECT CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH THE FOLLOWING GENERAL CONSIDERATIONS: BMP'S ARE TO BE INSTALLED TO MINIMIZE SEDIMENT TRANSPORT. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND REAPPROVAL OF THE PERMIT. MAJOR REVISIONS TO THE PERMIT SHALL BE FOR: A) EROSION OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE COUNTY ENGINEER. DEVIATIONS FROM THE PERMIT SHALL BE APPROVED BY THE COUNTY ENGINEER. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE APPROVED BY THE COUNTY ENGINEER. THE COUNTY ENGINEER HAS THE AUTHORITY OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GRADE STABILIZER) ON ALL EXPOSED SOIL AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAIL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED. EXISTING SEDIMENT MUST BE REPAVED. EXISTING WATERWAYS MUST BE RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED BY THE APPROVED SPILL DISPOSAL, SITE.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE DEVICES WHEN THE DEVICES ARE DAMAGED. REPAIRS TO THE DEVICES MUST BE ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW.
11. ALL SEDIMENT BASINS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL EXISTING SEDIMENT DEPOSITS MUST BE REMOVED AND THE PLACE IMMEDIATELY BE REESTABLISHED. THE REMOVAL AND STABILIZATION MUST BE IN PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY WEATHER. WHEN THE WEATHER PERMITS, THE CONTRACTOR SHALL MAKE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, THE CONTRACTOR SHALL REVEGETATE THE AREA WITHIN 30 DAYS. IF ACCESS IS NOT OBTAINED WITHIN 7 DAYS LATER, CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO REVEGETATION OF ANY WORK AREA.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. GRAVEYARD TRACKING SHALL BE PREVENTED BY THE FOLLOWING PRACTICE, I.E. A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SHOULDER CLEANING. CONTRACTOR SHALL BE ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PERMIT. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PERMIT.
15. PUMPING SEDIMENT LAIDEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN OR OTHER DESIGNATED AREA. THE CONTRACTOR SHALL MAINTAIN UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE COVERED WITH A SEDIMENT CONTROL SHEET IN ACCORDANCE WITH THE PERMIT. IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL PERMANENT SECC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED MATERIALS REMAINING FROM THE PERMANENT MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT TRAP, INLET OR FILTER AND THEN BE DISCHARGED. IF TRAP OR FILTER ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
 1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE, THE CONTRACTOR SHALL MAINTAIN THE STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
 2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME FROM WHEN THE CONSTRUCTION ACTIVITY CEASED TO WHEN THE ACTIVITY RESUMES IS NOT MORE THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE MAINTAINED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

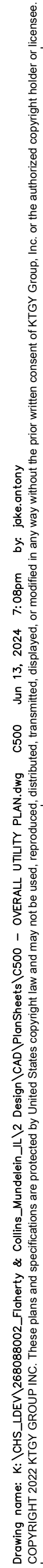
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03/27/24

EROSION CONTROL PLAN

C400



	EX. WATER LINE		PROPOSED STORM SEWER LINE
	EX. HYDRANT		PROPOSED OPEN LID STORM STRUCTURE (PAYMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	EX. WATER VALVE		PROPOSED CLOSED LID STORM STRUCTURE (PAYMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1708)
	EX. SANITARY SEWER LINE		PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
	EX. SANITARY SEWER MANHOLE		PROPOSED SANITARY SEWER LINE
	EX. SANITARY SEWER CLEANOUT		PROPOSED SANITARY MANHOLE
	EX. STORM MANHOLE/STRUCTURE/INLET		PROPOSED STORM/SANITARY CLEANOUT
	EX. STORM SEWER LINE		PROPOSED WATER LINE
	EX. UNDERGROUND ELECTRIC LINE		PROPOSED VALVE VAULT
	EX. UNDERGROUND TELEPHONE LINE		PROPOSED FIRE HYDRANT
	EX. OVERHEAD WIRES		PROPOSED LIGHT POLE
	EX. LIGHT POLE		
	PROPOSED UNDERGROUND ELECTRIC LINE		
	GAS LINE (BY GAS COMPANY)		
	PROPOSED PHONE LINE		
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)		
	RIP RAP (SEE DETAILS)		

1. EXISTING UTILITY STUBS TO BE UTILIZED TO THE EXTENT POSSIBLE, WHEN NOT UTILIZED, STUBS SHALL BE DEMOLISHED UP TO THE RIGHT-OF-WAY LIMITS.
2. ALL STUBS NEED TO BE CONNECTED WITH THE BUILDINGS AND/OR SURVEYOR TO SPRINKLER RIMS AND SPLIT INTERNALLY; RIM, C, AND E) TO BE ROUTED TO THE EXISTING MAINS AND MEP LAYOUTS.
3. ROOF DRAINAGE FOR MULTI-FAMILY (BUILDING A) AND PARKING GARAGE (BUILDING B) TO BE ROUTED INTERNALLY TO SOUTHERN STORM SEWER CONNECTION.
4. ROOF DRAINAGE FOR BUILDINGS C, D, AND E ARE ASSUMED TO DISCHARGE AT THE STREET.
5. ALL PAVEMENT AND LANDSCAPE AREAS IMPACTED BY UTILITY CONNECTIONS TO BE REPAIRED AND MATCHED TO EXISTING CONDITIONS.
6. STORM SEWER LAYOUT PROVIDED IS CONCEPTUAL AND SUBJECT TO CHANGE TO AVOID CONFLICTS WITH EXISTING UTILITIES AND/OR BASED ON REVISIONS TO THE ENGINEERING.
7. UNDERGROUND DETENTION VAULT TO BE LOCATED WITHIN PARKING GARAGE (BUILDING B) SHOULD DETENTION BE REQUIRED (CURRENTLY UNDER REVIEW WITH VLLGE ENGINEER).
8. ALL WATER LINES SHALL BE 6-309 PVC PIPE.
9. ALL SANITARY SEWER LINES SHALL BE PVC PIPING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 12" MINIMUM COVER.
10. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
11. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
12. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
13. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
14. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR WATER MAIN, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND NOTIFY THE ENGINEER AND THE OWNER. DEVELOPMENT OF ANY UTILITY CALL OR REQUIRED INFORMATION FROM THE CITY/STATE NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR CONSTRUCTION AND TRAFFIC CONTROL. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL CONSTRUCTION AND TRAFFIC CONTROL. THE CONTRACTOR SHALL COMPLY WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
16. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
17. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
18. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
19. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
20. SEE DETAILS FOR LOCATING STORM STRUCTURES WITH THE CURB LINE.
21. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.



ktgy Project Number	220004
Contact	MARY ABELMANN
Email	mabelman@ktgy.com
Principal	CRAIG PRYDE
Designer	ERIC LUKACSIK

Developer
Flaherty & Collins Properties 1 Indiana Square Suite 3000 Indianapolis, IN 46204 www.flco.com 317.816.9300

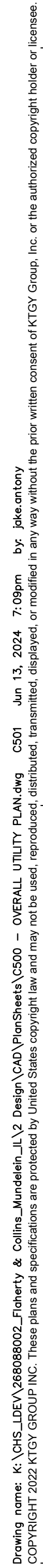
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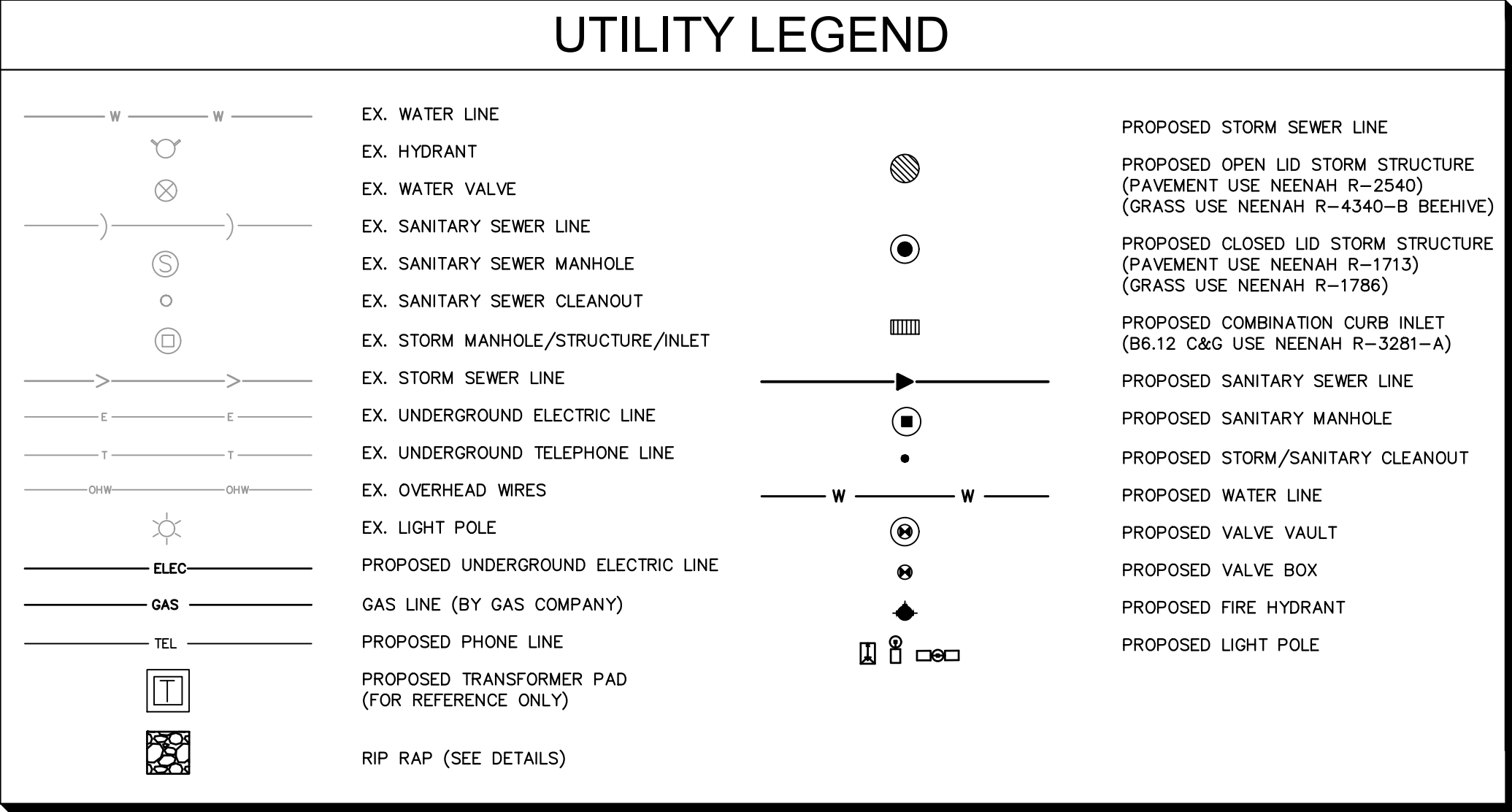
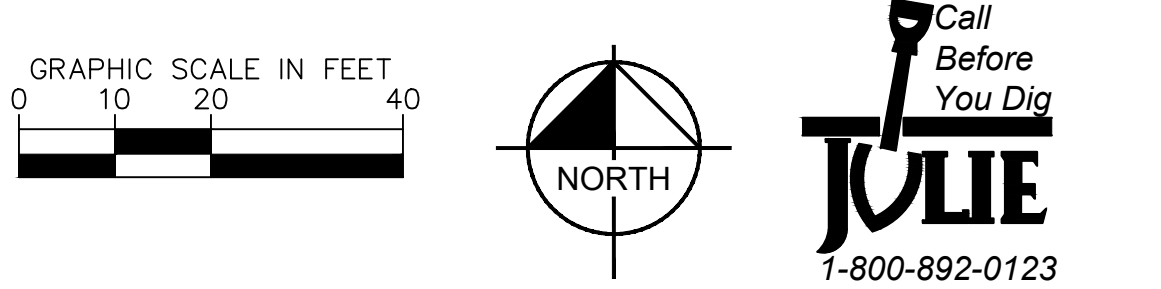
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OVERALL UTILITY PLAN

C500



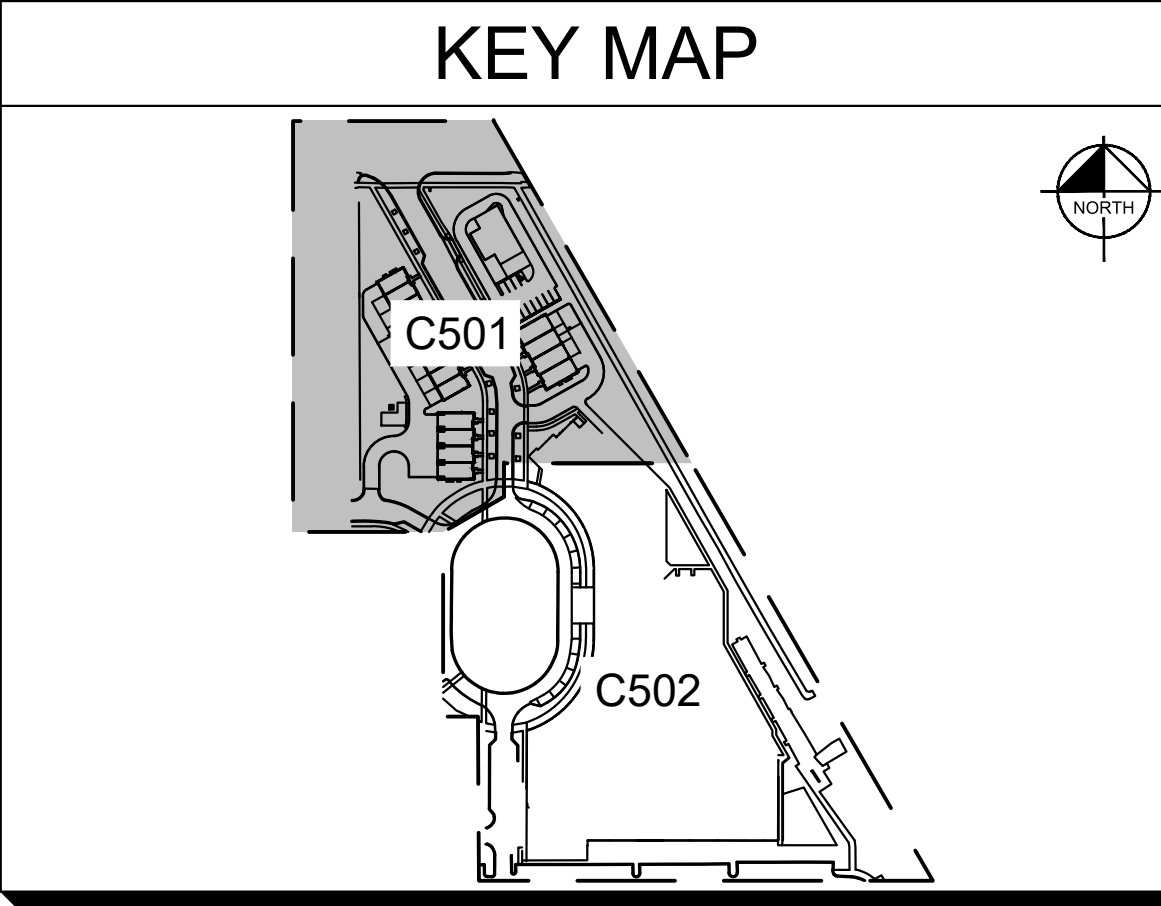
MISCELLANEOUS STORM STRUCTURE TABLE	
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R02	ROOF DRAIN INV OUT: 743.77 (NE, 8")
R015	ROOF DRAIN INV OUT: 747.36 (NE, 8")
R016	ROOF DRAIN INV OUT: 747.18 (NE, 8")
R017	ROOF DRAIN INV OUT: 746.96 (NE, 8")
R018	ROOF DRAIN INV OUT: 747.25 (NE, 8")
R019	ROOF DRAIN INV OUT: 747.43 (NE, 8")
R020	ROOF DRAIN INV OUT: 746.16 (SW, 8")
R021	ROOF DRAIN INV OUT: 746.42 (SW, 8")
R022	ROOF DRAIN INV OUT: 746.73 (SW, 8")
R023	ROOF DRAIN INV OUT: 744.46 (E, 8")
R024	ROOF DRAIN INV OUT: 744.76 (E, 8")
R025	ROOF DRAIN INV OUT: 744.93 (E, 8")
R026	ROOF DRAIN INV OUT: 747.97 (W, 8")
R027	ROOF DRAIN INV OUT: 747.78 (W, 8")
R028	ROOF DRAIN INV OUT: 748.00 (W, 8")
R029	ROOF DRAIN INV OUT: 748.30 (W, 8")
R030	ROOF DRAIN INV OUT: 748.48 (W, 8")
R031	ROOF DRAIN INV OUT: 749.30 (SW, 8")
R032	ROOF DRAIN INV OUT: 748.89 (SW, 8")
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R034	ROOF DRAIN INV OUT: 748.76 (SW, 8")
R035	ROOF DRAIN INV OUT: 748.18 (NE, 8")
R036	ROOF DRAIN INV OUT: 747.78 (NE, 8")
R037	ROOF DRAIN INV OUT: 747.56 (NE, 8")
R038	ROOF DRAIN INV OUT: 747.16 (NE, 8")

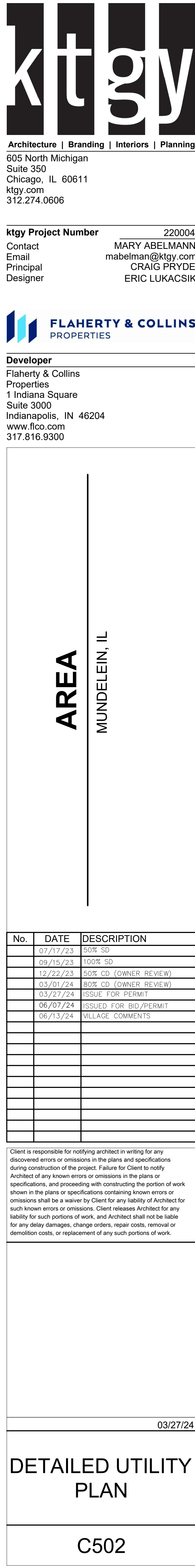


SANITARY STRUCTURE TABLE	
STRUCTURE NAME	DETAILS:
S9	8" SANITARY BUILDING CONNECTION RIM: 748.49 INV OUT: 743.04 (NW, 8")
S10	8" CLEANOUT RIM: 748.26 INV IN: 742.66 (SE, 8") INV OUT: 742.66 (N, 8")
S11	WYE CONNECTION TO EX. 8" SANITARY MAIN RIM: 749.13 INV IN: 735.68 (S, 8") INV IN: 735.48 (W, 8") INV OUT: 735.48 (E, 8")
S12	8" SANITARY BUILDING CONNECTION RIM: 750.45 INV OUT: 746.10 (SE, 8")
S13	6" CLEANOUT RIM: 749.14 INV IN: 744.39 (NW, 8") INV OUT: 744.39 (S, 8")
S14	WYE CONNECTION TO EX. 8" SANITARY MAIN RIM: 748.95 INV IN: 735.26 (N, 8") INV IN: 735.48 (W, 8") INV OUT: 735.26 (E, 8")
S15	8" SANITARY BUILDING CONNECTION RIM: 751.50 INV OUT: 747.00 (N, 6")
S16	6" CLEANOUT RIM: 751.08 INV IN: 746.44 (S, 6") INV OUT: 746.34 (E, 6")
S17	60" DIA. SANITARY MH RIM: 750.84 INV IN: 745.44 (W, 6") INV IN: 745.44 (NW, 6") INV OUT: 743.69 (S, 6")
S18	6" SANITARY BUILDING CONNECTION RIM: 753.31 INV OUT: 748.55 (SE, 6")
S19	PROPOSED MH TO BE CONSTRUCTED OVER EXISTING SANITARY SEWER STUB (CONTRACTOR TO VERIFY LOCATION) RIM: 750.63 INV IN: 742.60 (N, 6") INV OUT: 740.85 (E, 6")
S20	CONNECT TO EXISTING CLEANOUT (CONTRACTOR TO VERIFY DEPTH AND CORRECT POSITIVE SLOPE) RIM: 740.02 INV IN: 739.50 (W, 6")

STORM STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	
D1	MH – OPEN LID RM: 749.30 INV IN: 746.04 (NW, 12") INV OUT: 745.34 (SW, 12")	
D2	MH – OPEN LID RM: 749.75 INV IN: 746.36 (N, 12") INV IN: 747.33 (E, 8") INV OUT: 746.36 (SE, 12")	
D3	MH – OPEN LID RM: 750.25 INV IN: 746.66 (NW, 12") INV OUT: 746.66 (S, 12")	
D4	MH – OPEN LID RM: 751.20 INV IN: 747.23 (N, 12") INV IN: 747.89 (NE, 8") INV OUT: 747.23 (SE, 12")	
D5	MH – OPEN LID RM: 751.45 INV OUT: 747.84 (S, 12")	
D7	8" CLEANOUT RM: 752.90 INV IN: 748.30 (NW, 8") INV IN: 748.30 (SE, 8") INV IN: 748.30 (NE, 8") INV OUT: 748.30 (SW, 8")	
D8	8" CLEANOUT RM: 752.66 INV IN: 748.14 (SW, 8") INV OUT: 748.14 (SE, 8")	
D10	8" CLEANOUT RM: 752.47 INV IN: 746.96 (NW, 8") INV OUT: 746.96 (E, 8")	
D11	8" CLEANOUT RM: 751.00 INV IN: 748.43 (E, 8") INV OUT: 748.43 (S, 8")	
D12	8" CLEANOUT RM: 751.00 INV IN: 747.73 (N, 8") INV IN: 747.73 (E, 8") INV IN: 747.73 (S, 8") INV OUT: 747.73 (W, 8")	
D13	8" CLEANOUT RM: 750.99 INV IN: 747.92 (E, 8") INV OUT: 747.92 (N, 8")	
D14	8" CLEANOUT RM: 750.67 INV IN: 744.83 (W, 8") INV OUT: 744.83 (S, 8")	
D15	8" CLEANOUT RM: 750.11 INV IN: 744.26 (N, 8") INV OUT: 744.26 (E, 8")	
D21	12" CLEANOUT RM: 749.33 INV IN: 744.99 (NE, 12") INV OUT: 744.99 (S, 12")	
D22	24 INCH AREA DRAIN RM: 749.00 INV OUT: 745.30 (SW, 12")	
D23	MH – OPEN LID RM: 750.17 INV IN: 746.10 (SE, 12") INV IN: 746.10 (NE, 8") INV OUT: 746.10 (NW, 15")	
D24	MH – OPEN LID RM: 749.05 INV IN: 746.19 (NE, 12") INV OUT: 746.19 (NW, 12")	
D25	MH – OPEN LID RM: 749.05 INV IN: 746.47 (NW, 12") INV OUT: 746.39 (SW, 12")	
D26	MH – OPEN LID RM: 749.10 INV IN: 746.63 (NW, 12") INV IN: 746.63 (W, 8") INV OUT: 746.63 (SE, 12")	
D27	MH – OPEN LID RM: 749.10 INV OUT: 746.76 (SE, 12")	

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D28	8" CLEANOUT RIM: 750.02 INV IN: 747.31 (SW, 8") INV OUT: 747.31 (SE, 8")
D29	8" CLEANOUT RIM: 750.53 INV IN: 746.66 (NE, 8") INV OUT: 746.66 (SE, 8")
D30	8" CLEANOUT RIM: 750.35 INV IN: 746.19 (NE, 8") INV IN: 746.19 (NW, 8") INV OUT: 746.19 (SW, 8")
D31	8" CLEANOUT RIM: 749.93 INV IN: 747.38 (SW, 8") INV IN: 747.38 (NW, 8")
D32	8" CLEANOUT RIM: 749.89 INV IN: 746.90 (NW, 8") INV IN: 746.90 (SE, 8") INV IN: 746.90 (SW, 8") INV OUT: 746.90 (E, 8")
	MH - OPEN LID RIM: 745.54 INV IN: 744.43 (W, 8") INV OUT: 743.40 (SE, 12")
D34	8" CLEANOUT RIM: 748.42 INV IN: 743.72 (SW, 8") INV OUT: 743.72 (NE, 8")
D60	8" CLEANOUT RIM: 752.89 INV IN: 748.93 (NE, 8") INV OUT: 748.93 (SE, 8")
D61	8" CLEANOUT RIM: 752.98 INV IN: 749.48 (NE, 8") INV OUT: 749.48 (NW, 8")
D63	24 INCH AREA DRAIN RIM: 745.05 INV IN: 745.04 (NE, 12") INV OUT: 745.04 (SW, 12")
	CORE INTO AND CONNECT TO EXISTING STORM STRUCTURE RIM: 745.55 INV IN: 744.59 (W, 12") INV IN: 745.25 (NE, 12")
EX1	
EX4	CORE INTO AND CONNECT TO EXISTING STORM STRUCTURE RIM: 750.32 INV IN: 744.05 (E, 18") INV IN: 744.05 (W, 8") INV OUT: 744.05 (SW, 18")
EX6	CORE INTO AND CONNECT TO EXISTING STORM STRUCTURE RIM: 752.85 INV IN: 746.70 (W, 8") INV OUT: 746.70 (E, 12")
WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W6	TEI INTO EXISTING WATER SERVICE STUB CONTRACTOR TO VERIFY LOCATION OF EXISTING STUB FG ELEV: 750.94
W7	DOMESTIC WATER SERVICE FG ELEV: 751.23
W8	12" x 6" PRESSURE CONNECTION WITH VALVE BOX FG ELEV: 747.64
W9	VALVE FG ELEV: 747.64
W10	DOMESTIC WATER SERVICE FG ELEV: 750.24
W11	TEI INTO EXISTING WATER SERVICE STUB CONTRACTOR TO VERIFY LOCATION OF EXISTING STUB FG ELEV: 752.00
W12	DOMESTIC WATER SERVICE FG ELEV: 753.26







ktgy Project Number	220004
Contact	MARY ABELMANN
Email	mabelman@ktgy.com
Principal	CRAIG PRYDE
Designer	ERIC LUKACSIK



Developer
Flaherty & Collins Properties 1 Indiana Square Suite 3000 Indianapolis, IN 46204 www.flco.com 317.816.9300

AREA

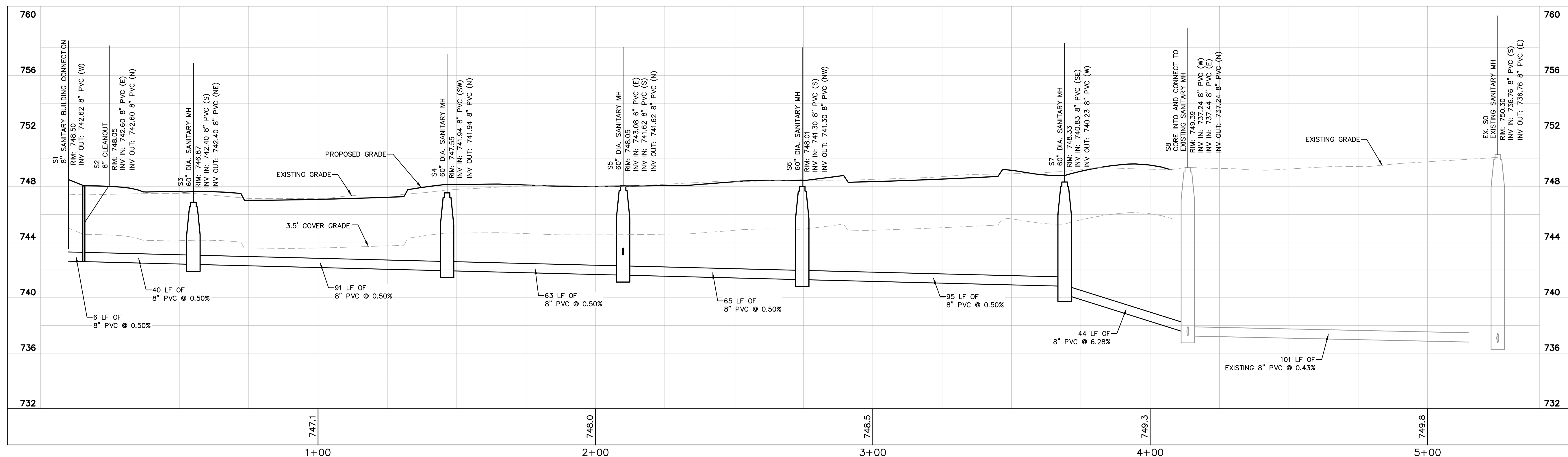
[illegible]

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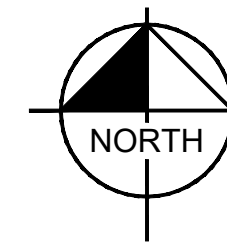
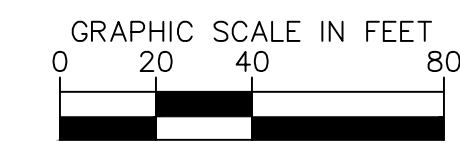
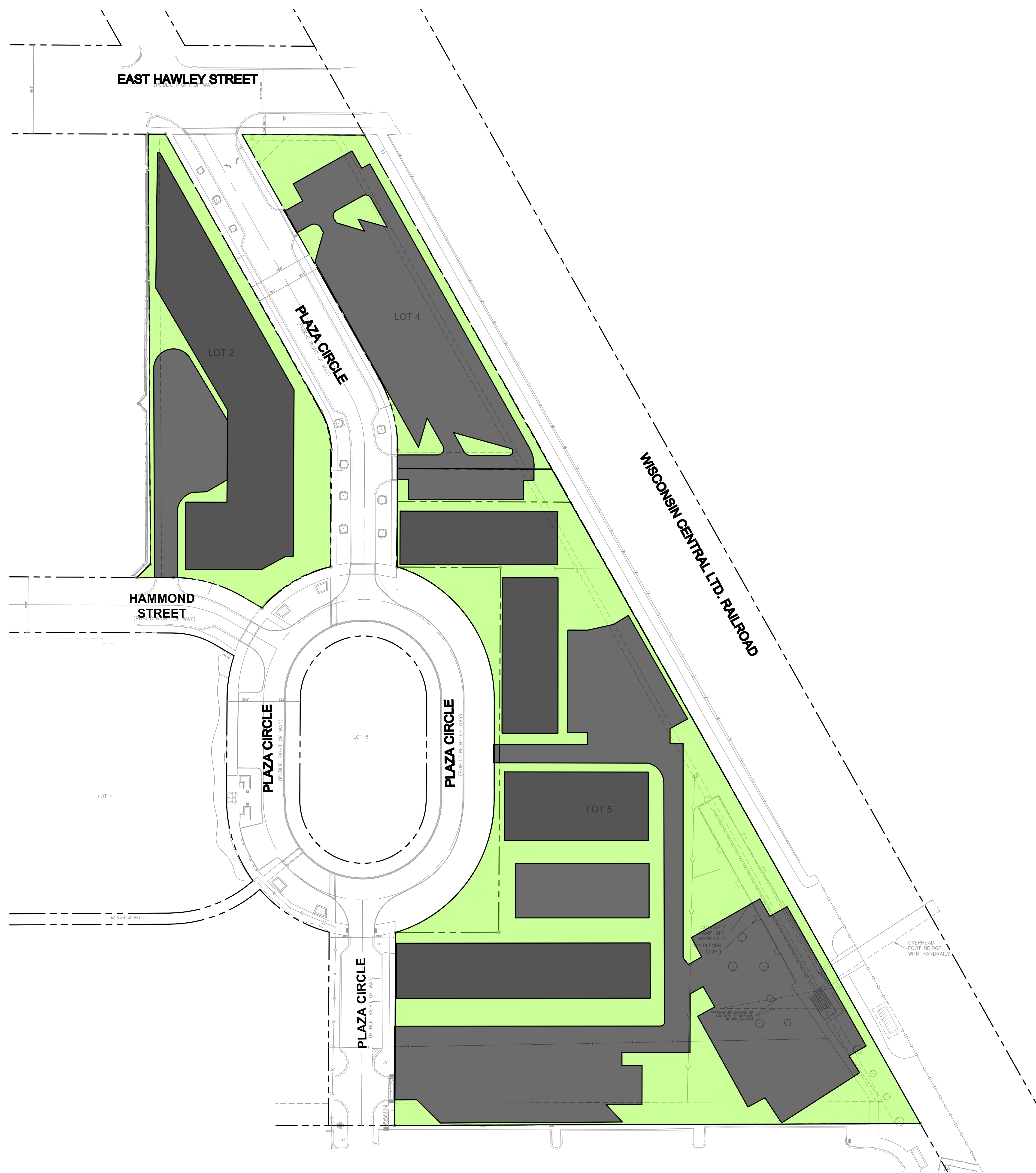
SANITARY SEWER PROFILE

C503



PLAZA CIRCLE SANITARY SEWER PROFILE
H: 1" = 20' | V: 1" = 4'

Drawing name: K:\CHS_DE\268089002_Flerty & Collins_Mundelein_IL\2 Design\CAD\PlanSheets\C503 - SANITARY SEWER PROFILES.dwg C503 Jun 13, 2024 7:09pm by: jake.antonio



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ktgy.com
312.274.0606

ktgy Project Number	220004
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Principal	CRAIG PRYDE
Designer	ERIC LUKACSIK



Developer
Flaherty & Collins
Properties
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LAND COVER LEGEND

VILLAGE HALL SUBDIVISION PLANS APPROXIMATE LAND COVER:

BUILDING
AREA = 56,312 (1.30 AC)
CN = 98

PAVEMENT
AREA = 97,324 SF (2.23 AC)
CN = 98

 GRASS
AREA = 84,890 SF (1.94 AC)
CN = 80

TOTAL SUBJECT PROPERTY
AREA = 238,526 SF (5.47 AC)
CN = 91.58

GENERAL NOTES

THIS SHEET (C600) IS NOT FOR CONSTRUCTION. THIS SHEET IS FOR THE VILLAGE OF
MUNDELEIN'S REVIEW PURPOSES ONLY.

THIS SHEET DOES NOT REFLECT THE PROPOSED PLANS, BUT INSTEAD IS SHOWN TO
DEPICT THE VILLAGE OF MUNDELEIN'S ORIGINAL SUBDIVISION PLANS FOR THIS
DEVELOPMENT. THIS SHEET IS SOLELY INCLUDED IN THIS PLANSET AS A REFERENCE
TO BE COMPARED TO THE PROPOSED STORMWATER PLAN EXHIBIT (SHEET C601).

SEE VILLAGE HALL SUBDIVISION PLANS AND STORMWATER DOCUMENTS FOR
ADDITIONAL INFORMATION ON THE PREVIOUSLY PLANNED DEVELOPMENT.

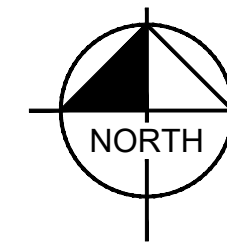
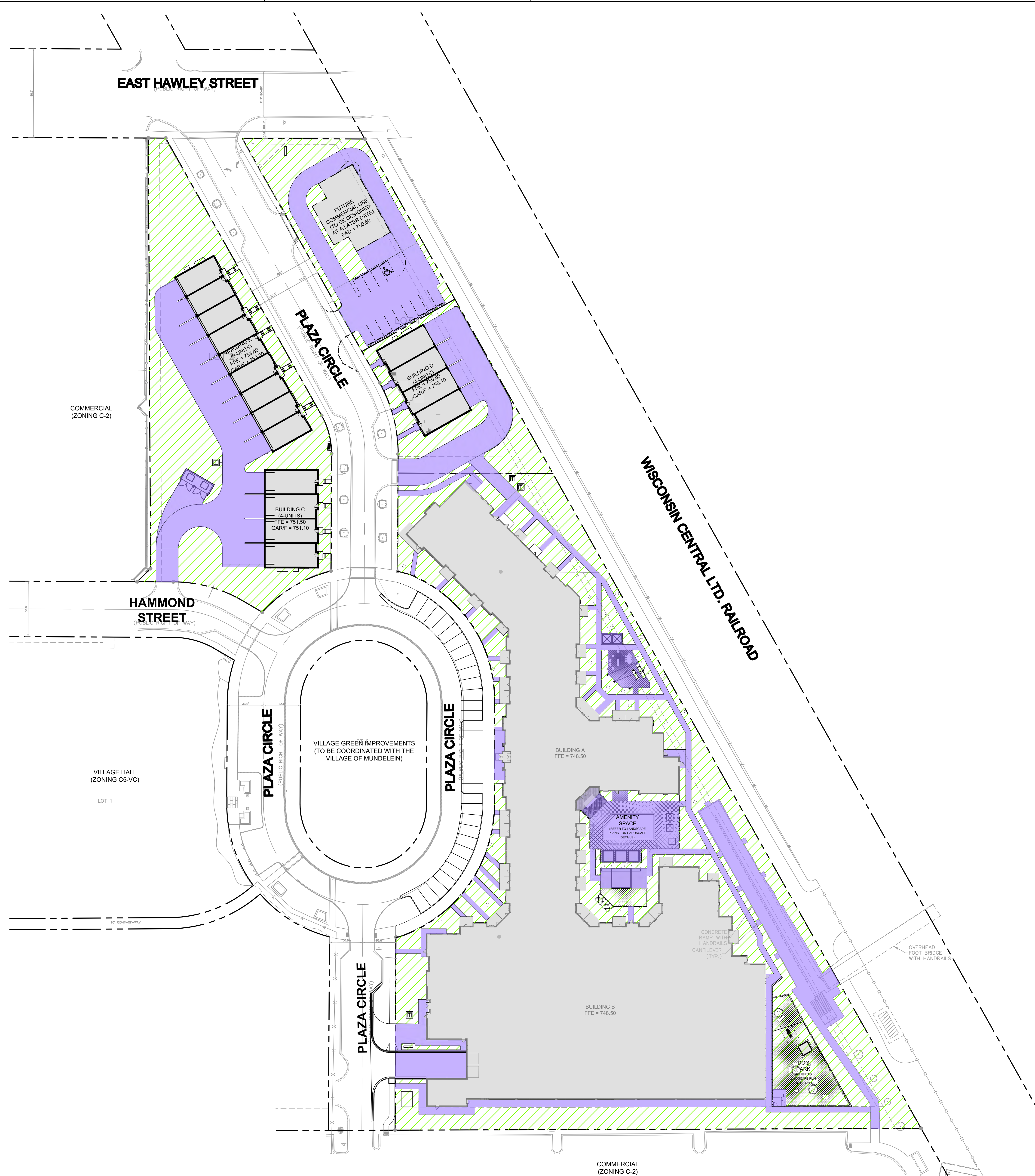
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EXISTING SWM
PLAN EXHIBIT

C600



Architecture | Branding | Interiors | Planning

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ktgy Project Number	220004
Contact	MARY ABELMANN
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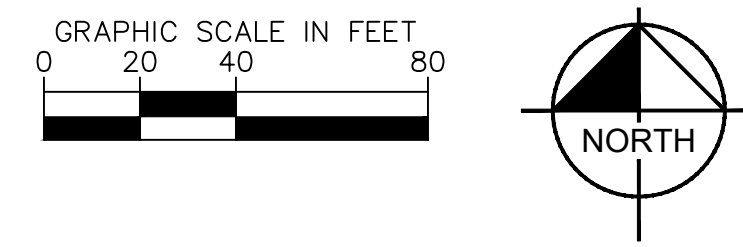
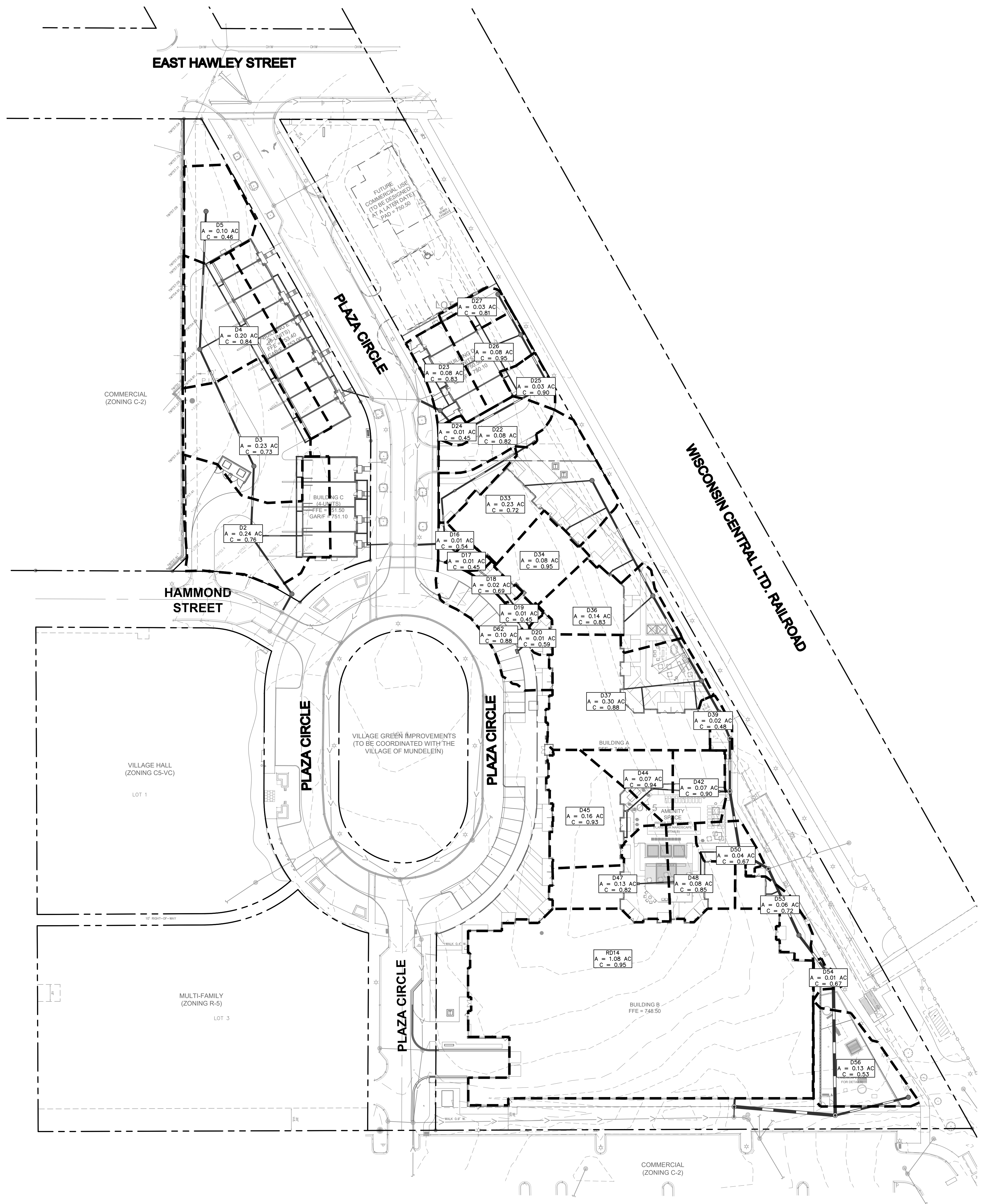
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03/27/24

PROPOSED SWM
PLAN EXHIBIT

C601



UTILITY LEGEND

	PROPOSED STORM SEWER LINE
	PROPOSED CLOSED LID STORM STRUCTURE (REFER TO LOCKPORT DETAIL 30-6 & 30-7)
	PROPOSED OPEN LID STORM STRUCTURE (REFER TO LOCKPORT DETAIL 30-6 & 30-7)
	PROPOSED COMBINATION CURB INLET (REFER TO LOCKPORT DETAIL 30-6 & 30-7)
	DRAINAGE AREA DELINEATION

DRAINAGE AREA CALCULATIONS				
Drainage Area	Total Area (ac)	Impervious Area (ac)	Pervious Area (ac)	C-Value
D2	0.24	0.15	0.09	0.76
D3	0.23	0.13	0.10	0.73
D4	0.20	0.16	0.04	0.84
D5	0.10	0.00	0.10	0.46
D16	0.01	0.00	0.01	0.54
D17	0.01	0.00	0.01	0.45
D18	0.02	0.01	0.01	0.69
D19	0.01	0.00	0.01	0.45
D20	0.01	0.00	0.01	0.59
D22	0.08	0.06	0.02	0.82
D23	0.08	0.06	0.02	0.83
D24	0.01	0.00	0.01	0.45
D25	0.03	0.03	0.00	0.90
D26	0.08	0.08	0.00	0.95
D27	0.03	0.02	0.01	0.81
D33	0.23	0.12	0.11	0.72
D34	0.08	0.08	0.00	0.95
D36	0.16	0.12	0.04	0.82
D37	0.30	0.26	0.04	0.88
D39	0.02	0.00	0.02	0.48
D42	0.07	0.06	0.01	0.90
D44	0.07	0.07	0.00	0.94
D45	0.16	0.16	0.01	0.93
D47	0.13	0.10	0.03	0.82
D48	0.08	0.06	0.02	0.85
D50	0.04	0.02	0.02	0.67
D53	0.06	0.03	0.03	0.72
D54	0.01	0.00	0.01	0.67
D56	0.13	0.02	0.11	0.53
D62	0.10	0.09	0.01	0.88
RD14	1.08	1.08	0.00	0.95

Runoff Coefficients	
Impervious	0.95
Pervious	0.45

AREA

[illegible]

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03/27/24

CATCHMENT AREA EXHIBIT

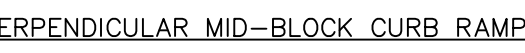
C602



- NOTES:
- POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.



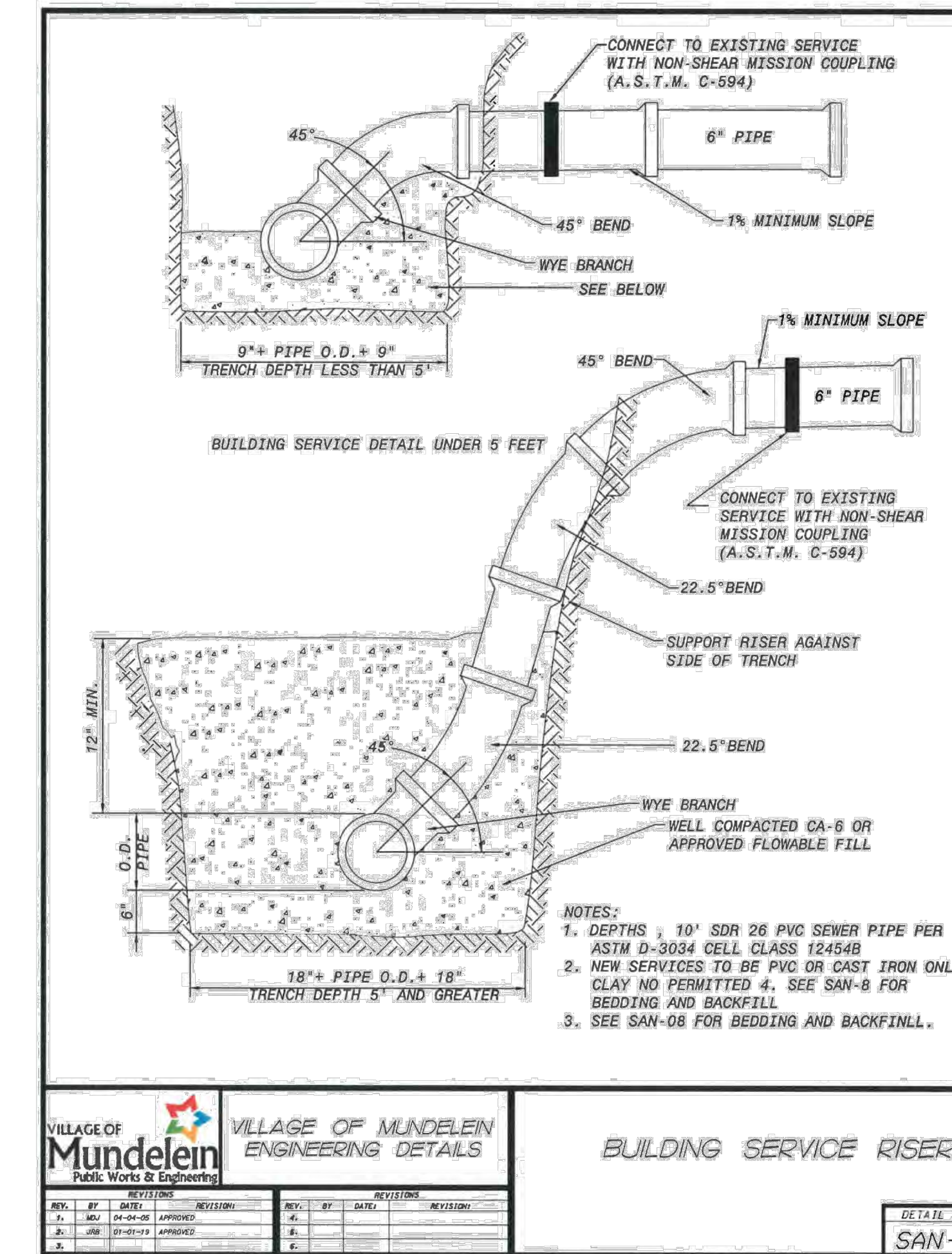
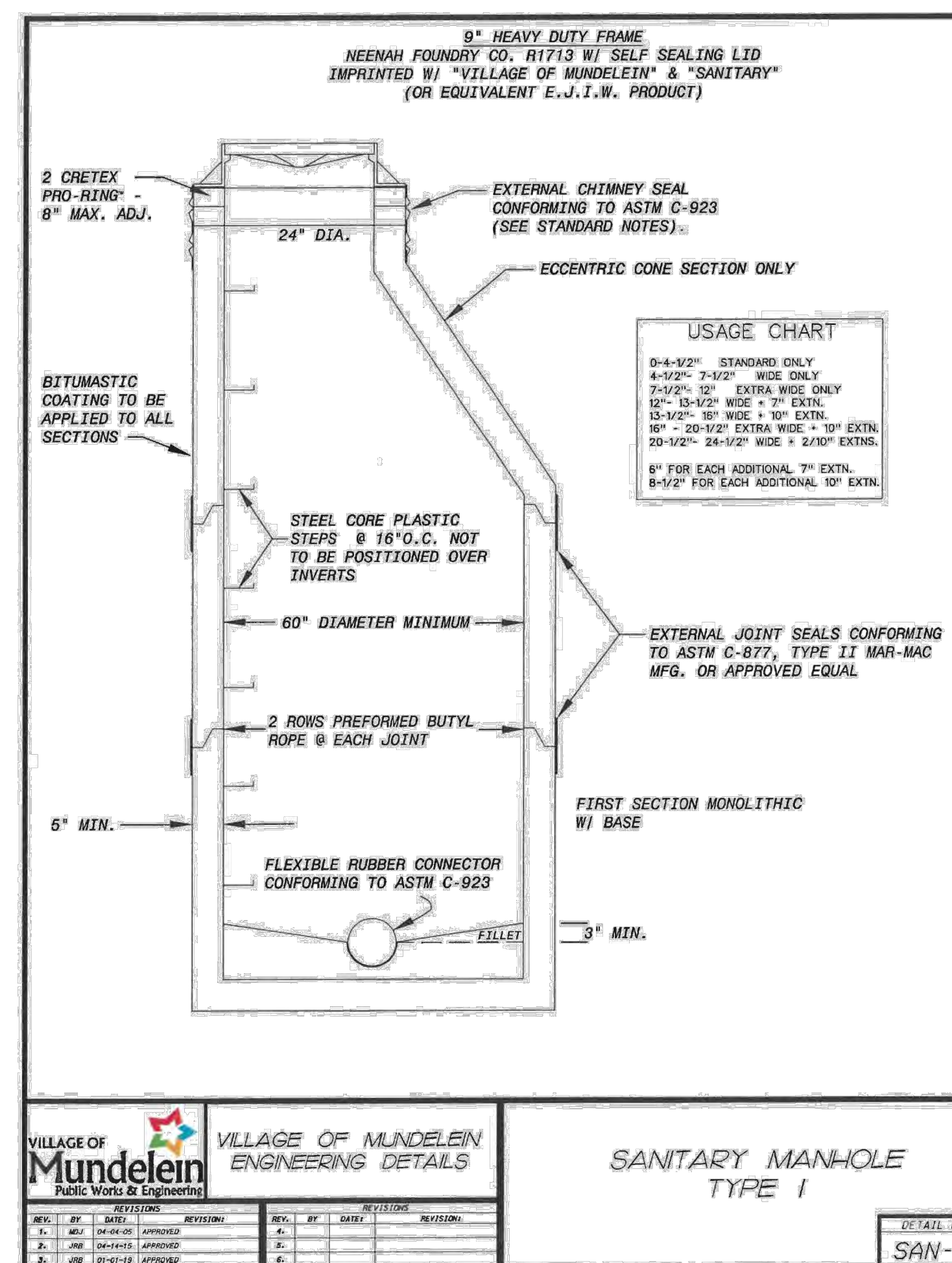
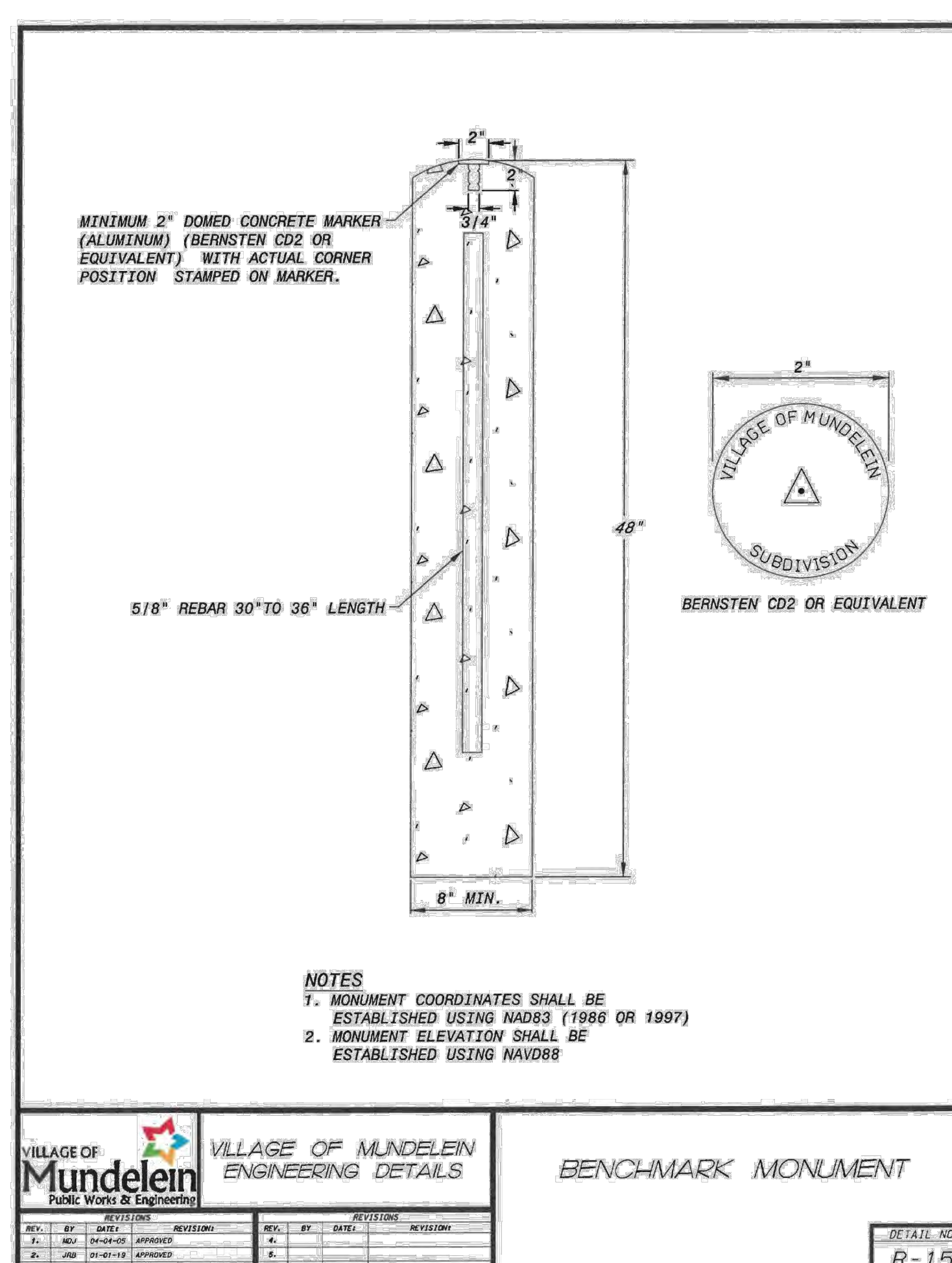
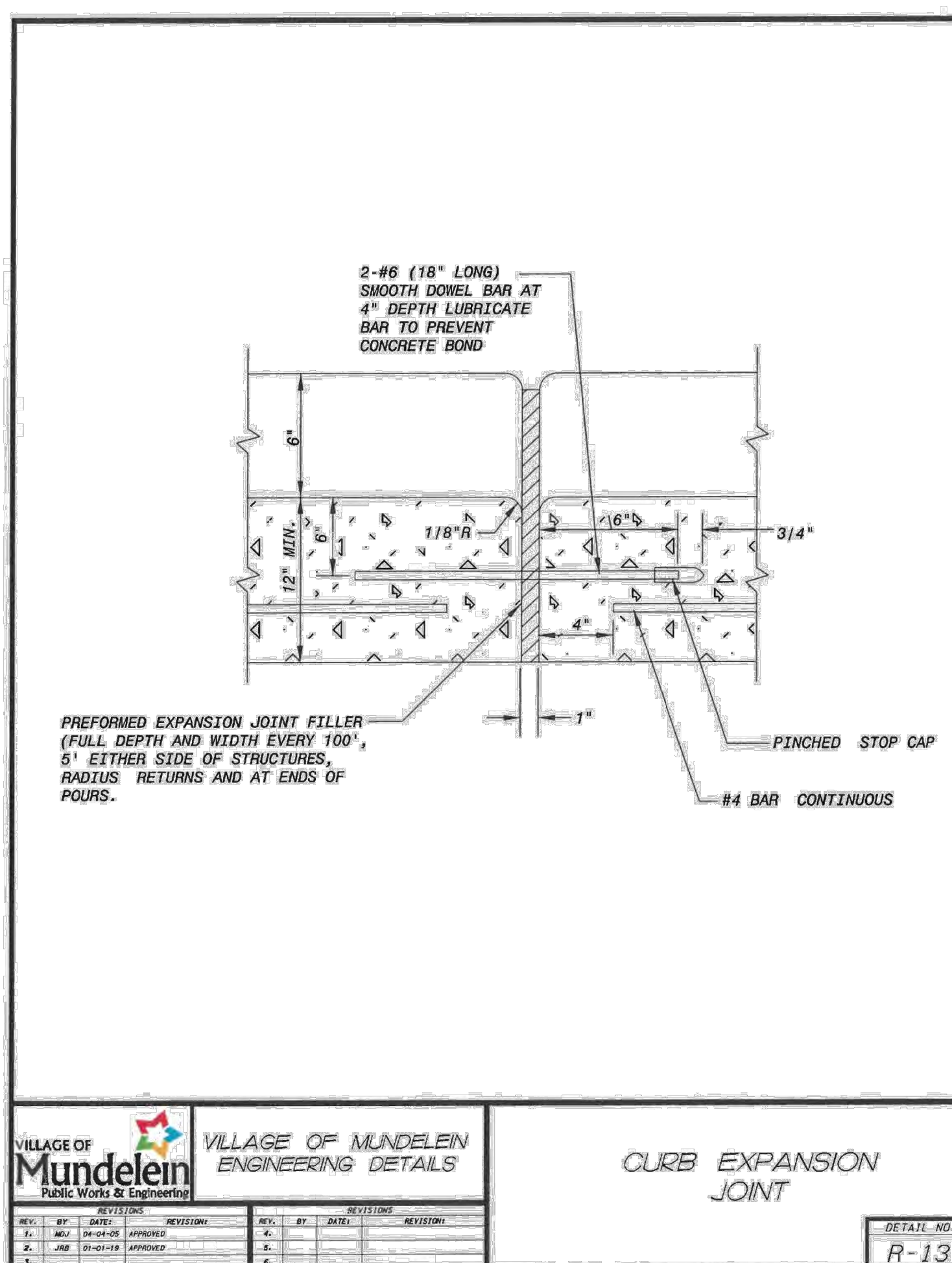
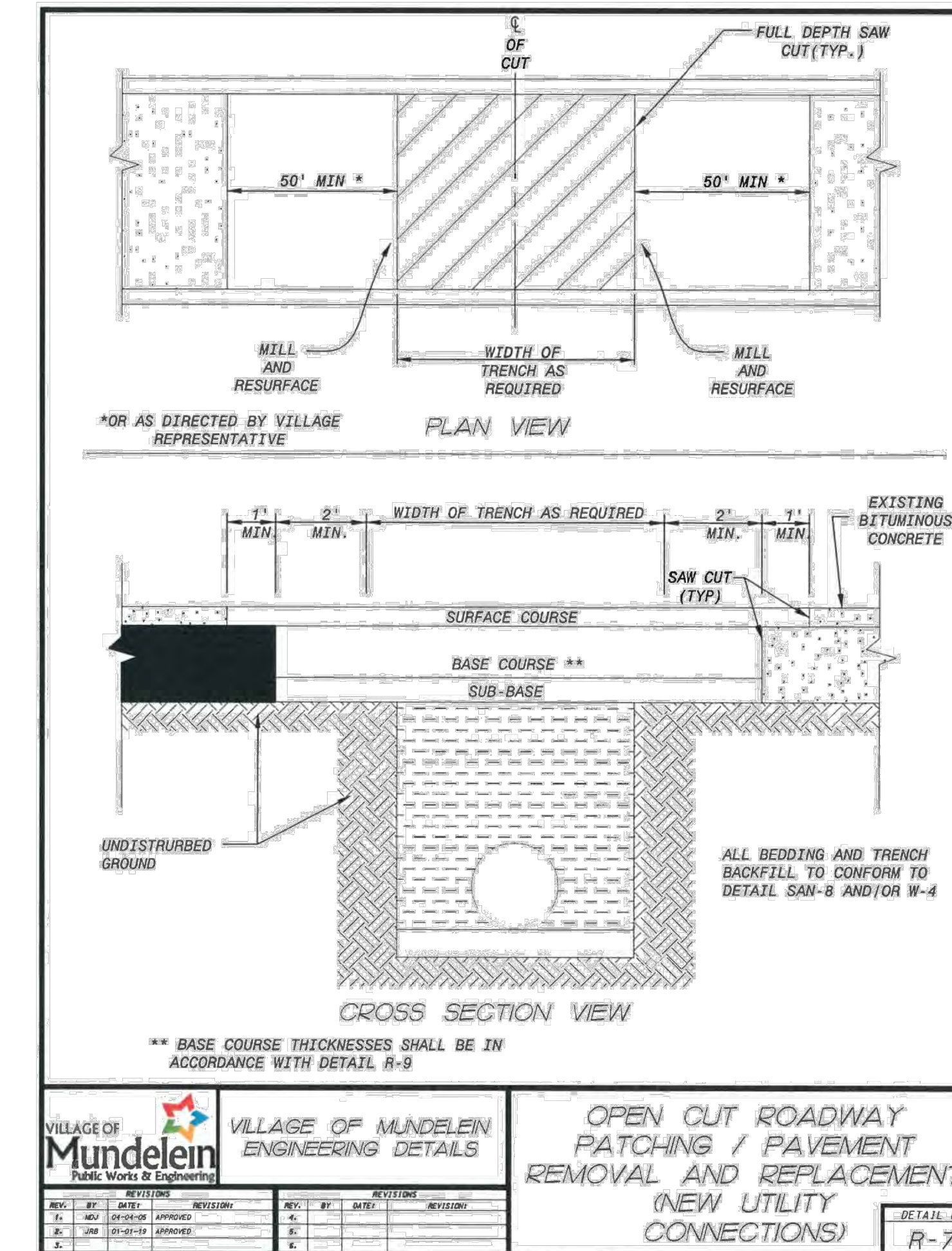
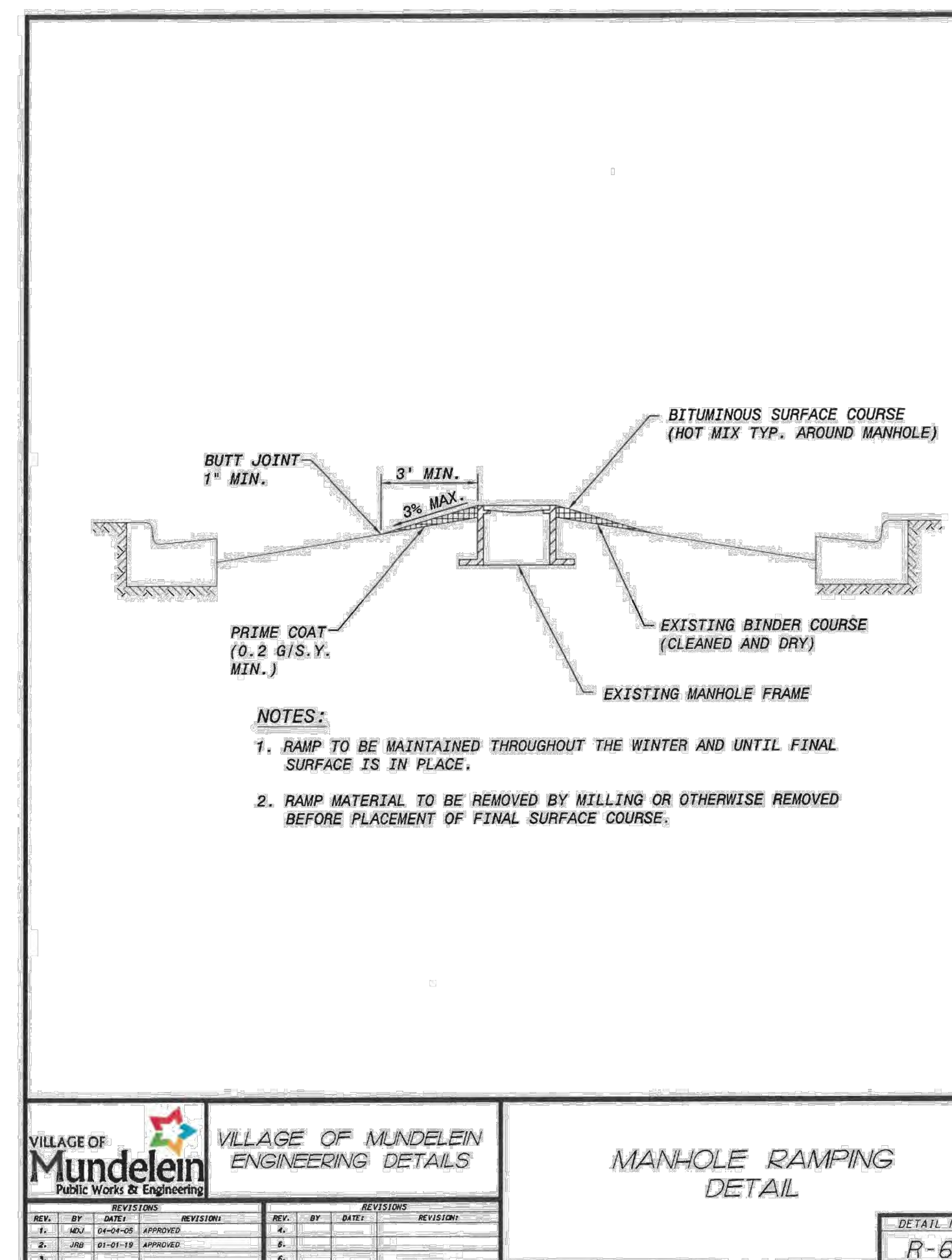
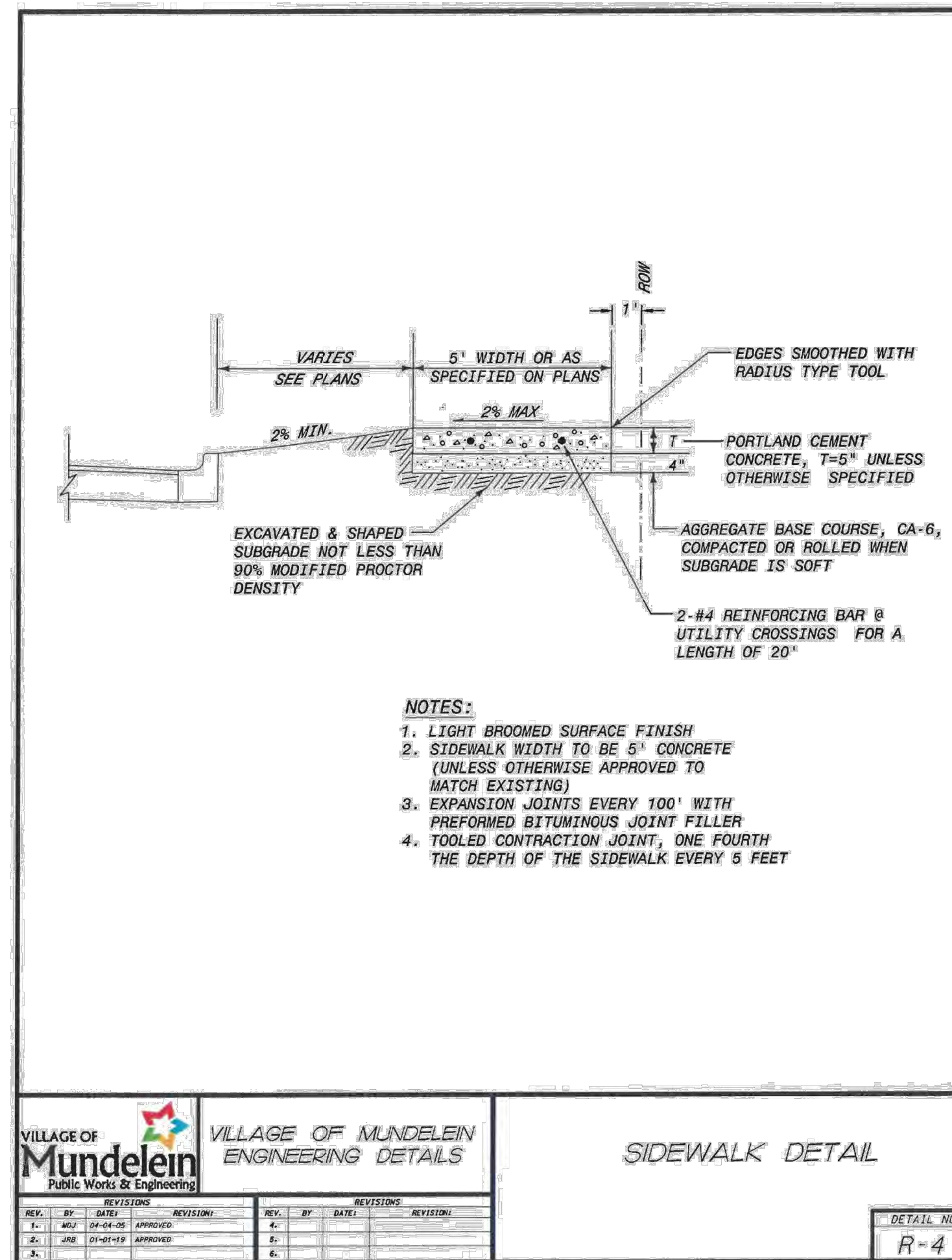
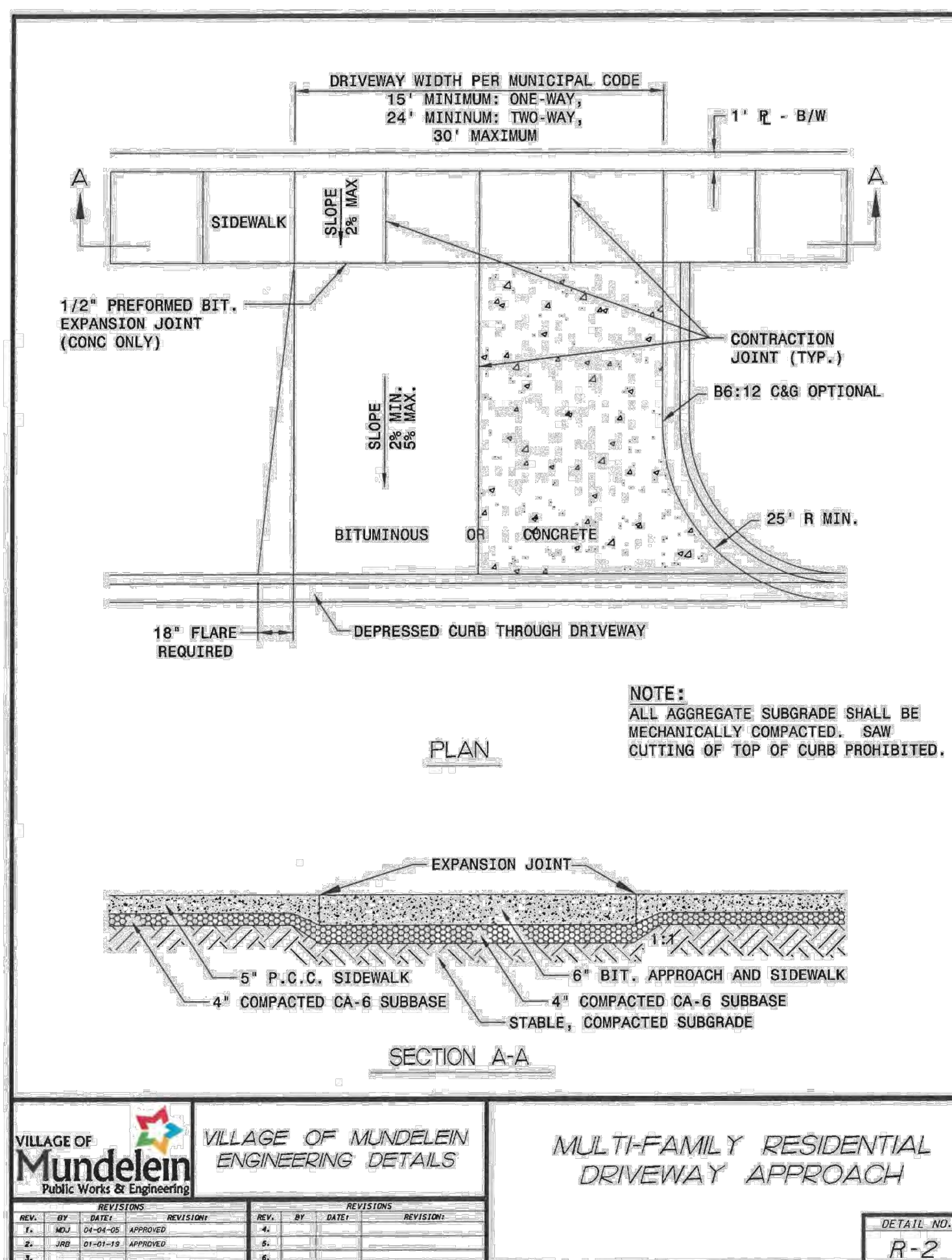
- ### RECOMMENDED LOCATION OF RAMPS



- NOTES:
1. PERFORATIONS IN PIPES SHOULD BE $\frac{3}{8}$ INCHES IN DIAMETER AND TERMINATED 1 FOOT SHORT OF THE SIDES OF THE OPENING FOR THE BASE.
 2. WHEN PERFORATED HOPE PIPE NOT UNDER PERMEABLE PAVEMENT SECTION IS NOT CONTAINED WITHIN GEOTEXTILE FABRIC, IT MUST BE WRAPPED IN ITS OWN GEOTEXTILE FABRIC SOCK.

C700



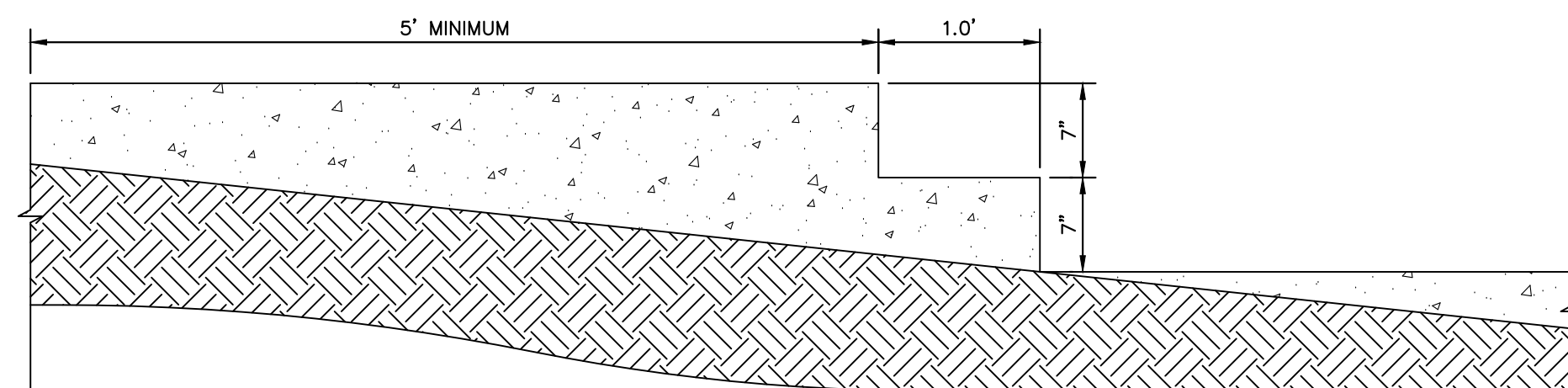
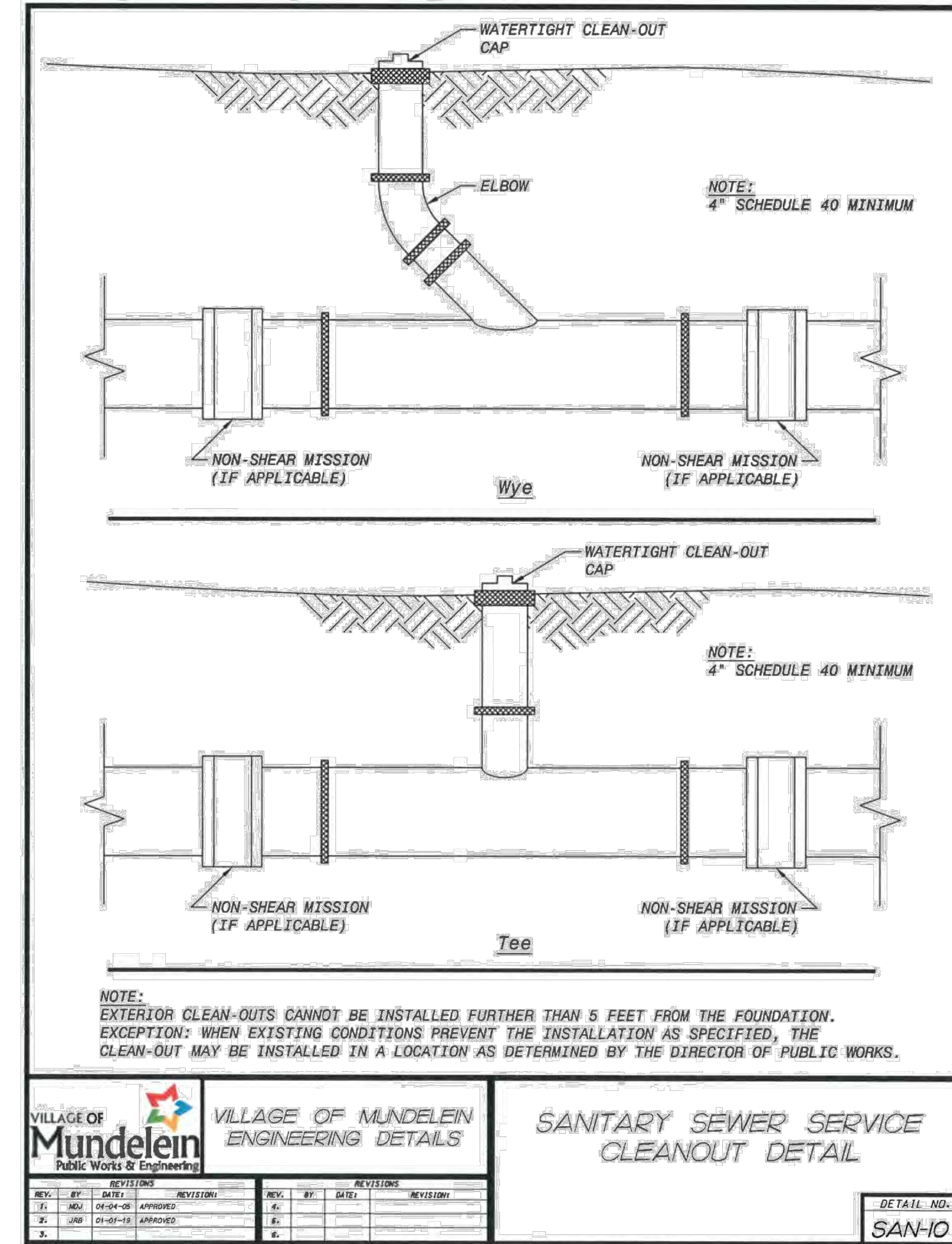
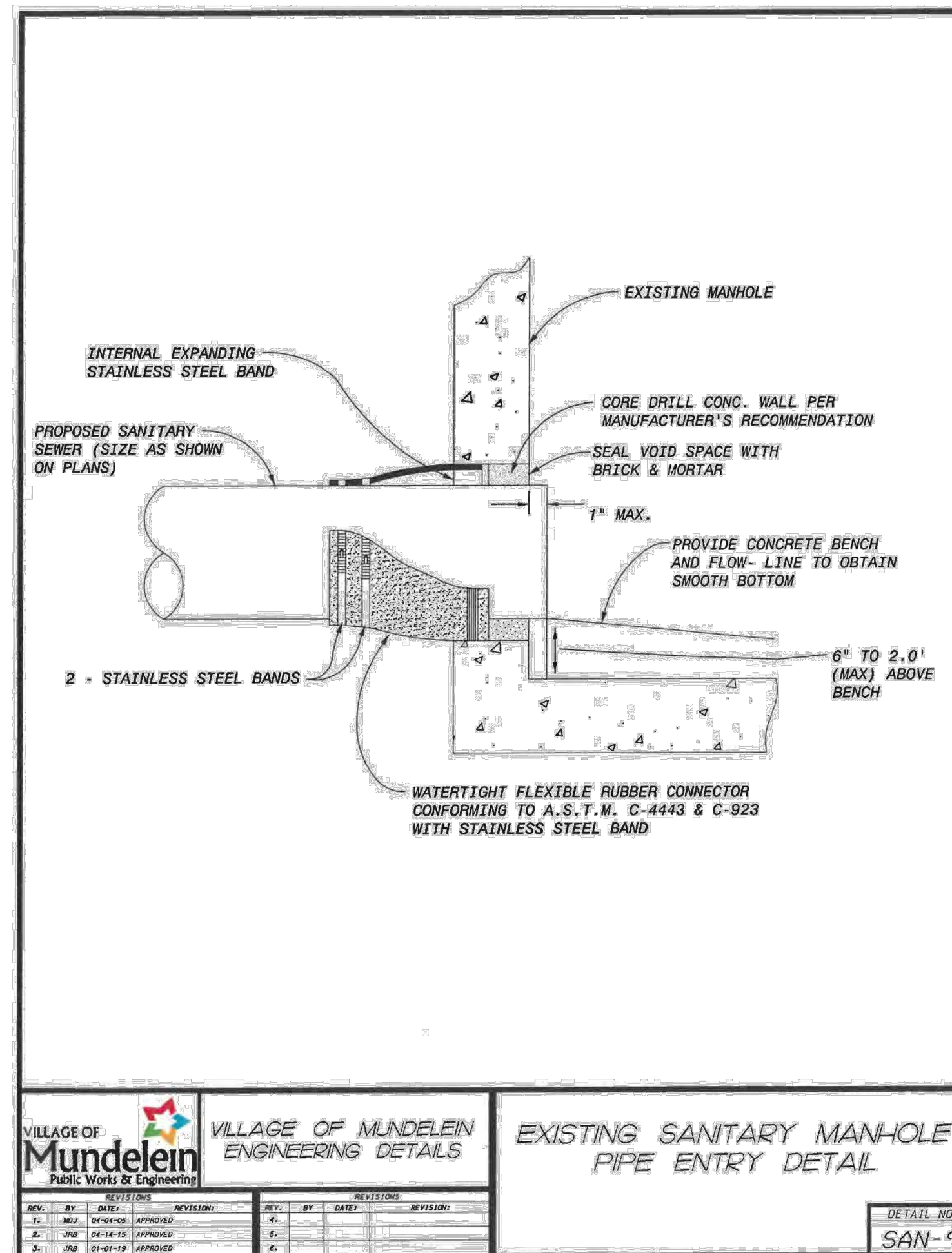
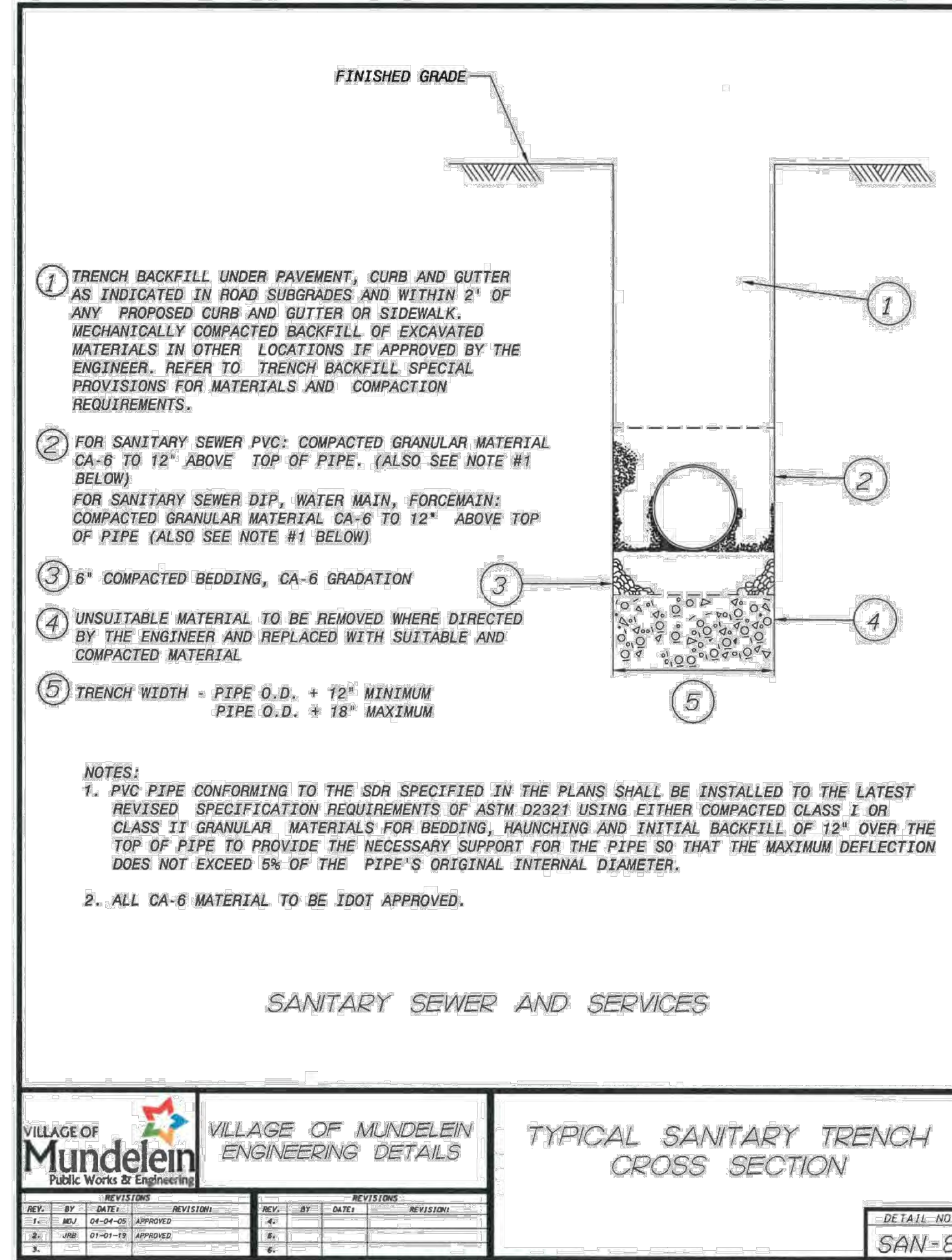
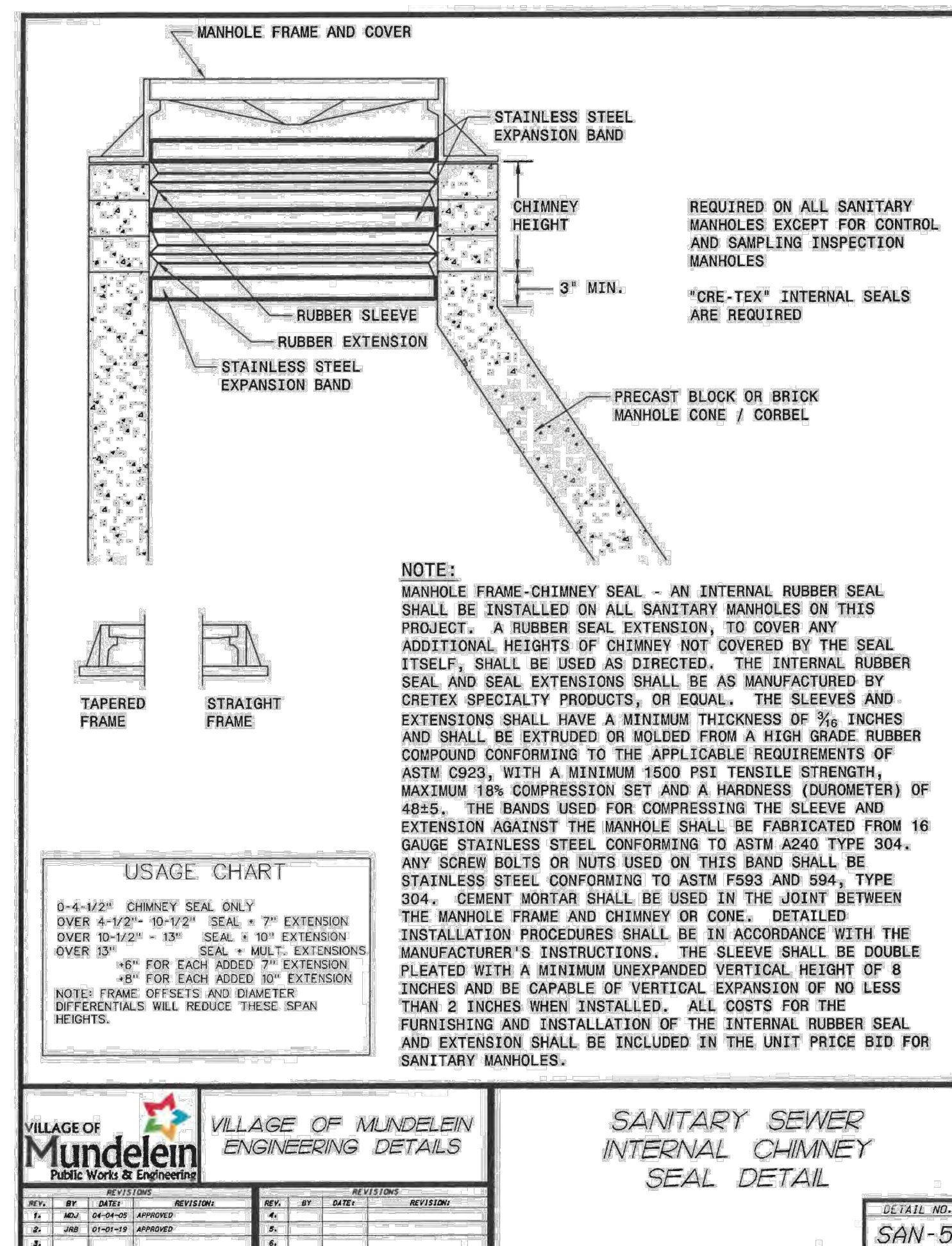
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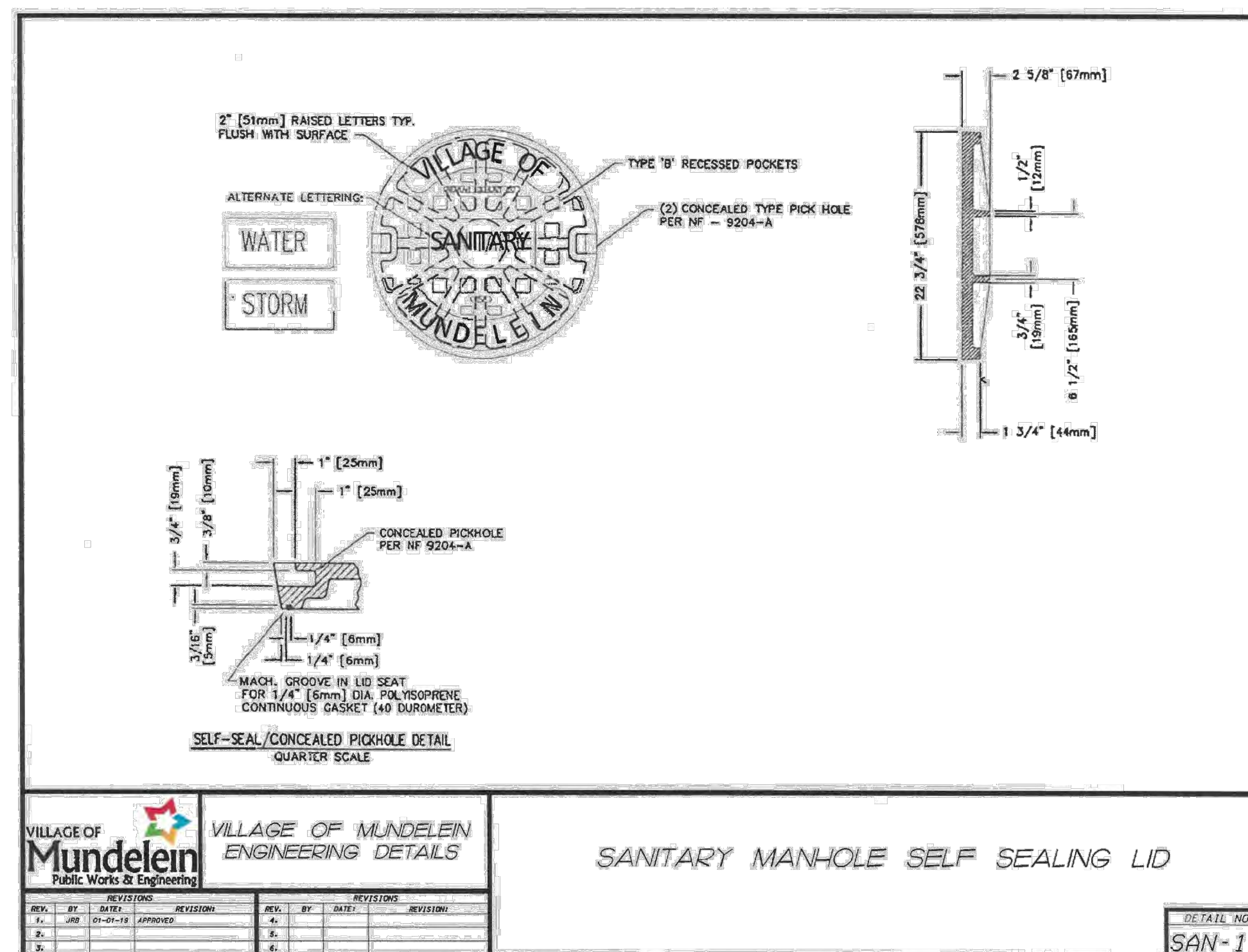
03/27/24

CONSTRUCTION DETAILS

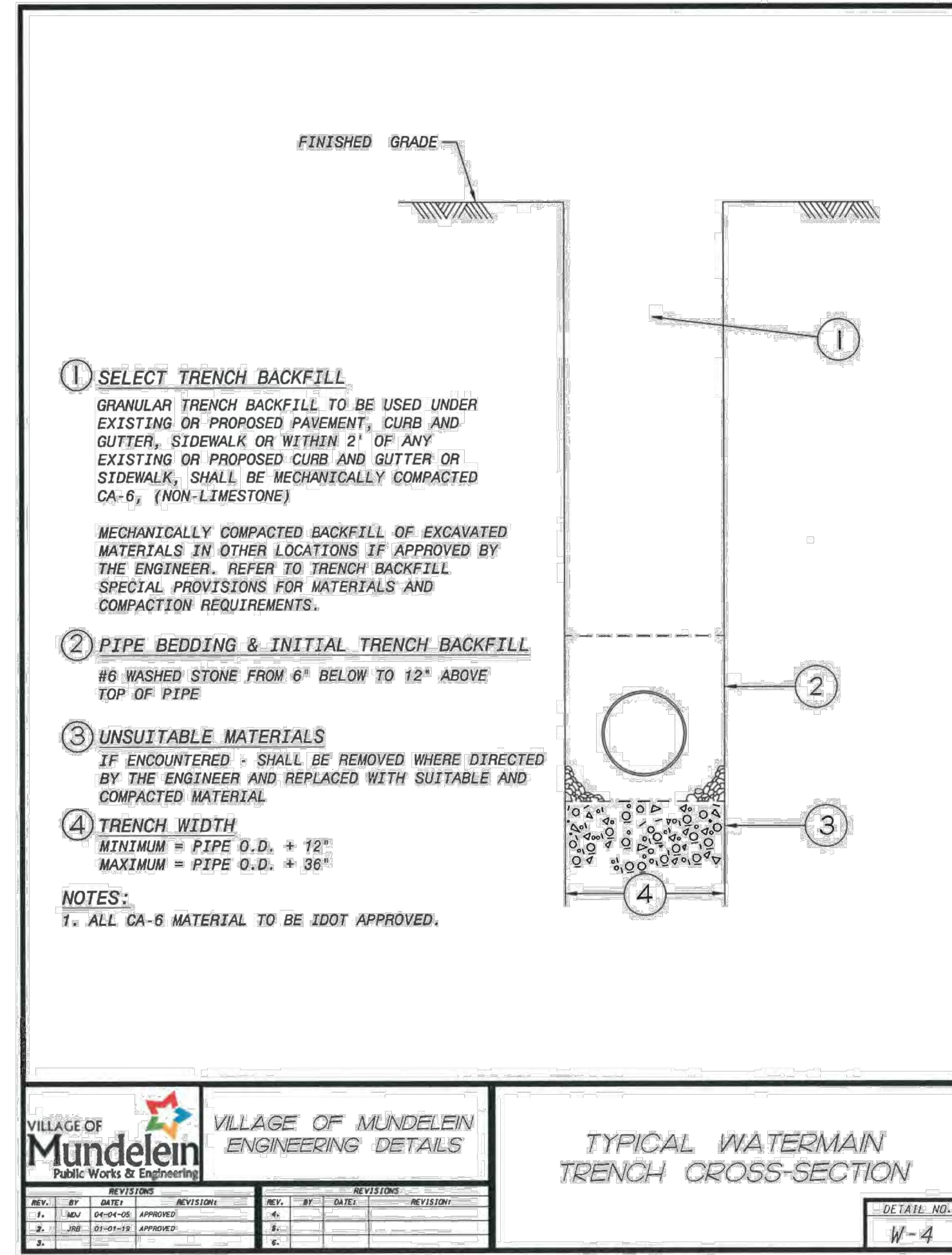
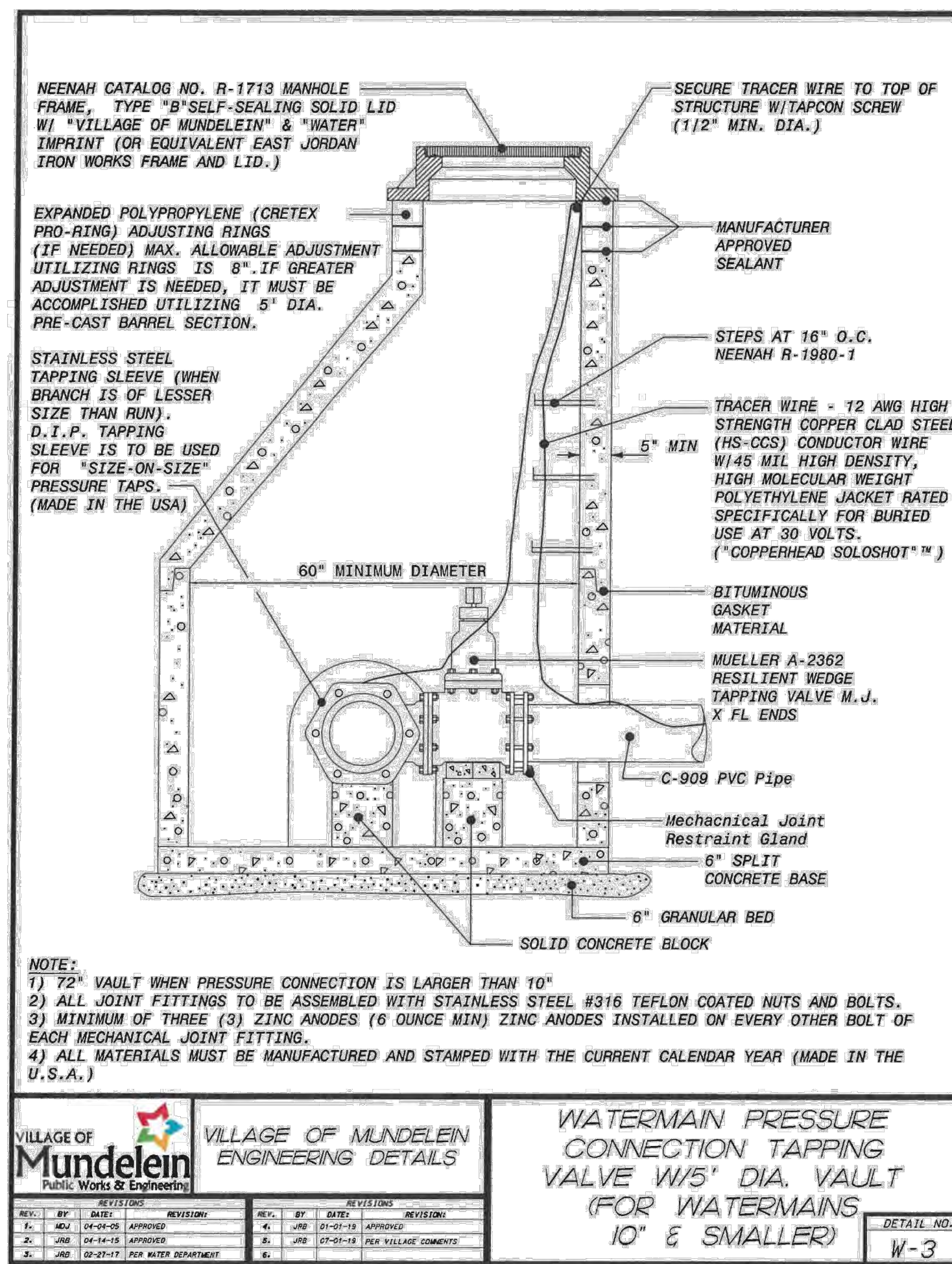
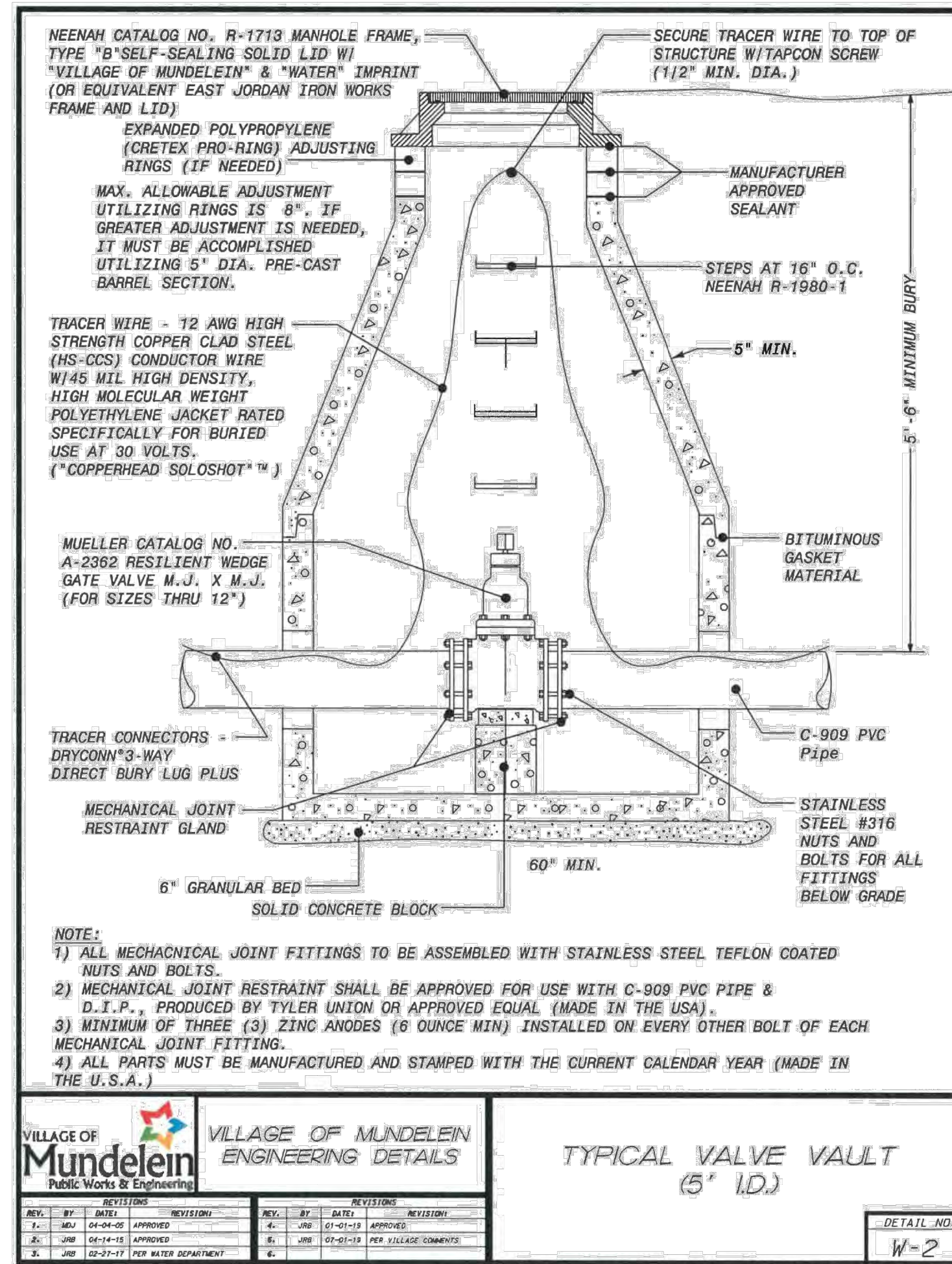
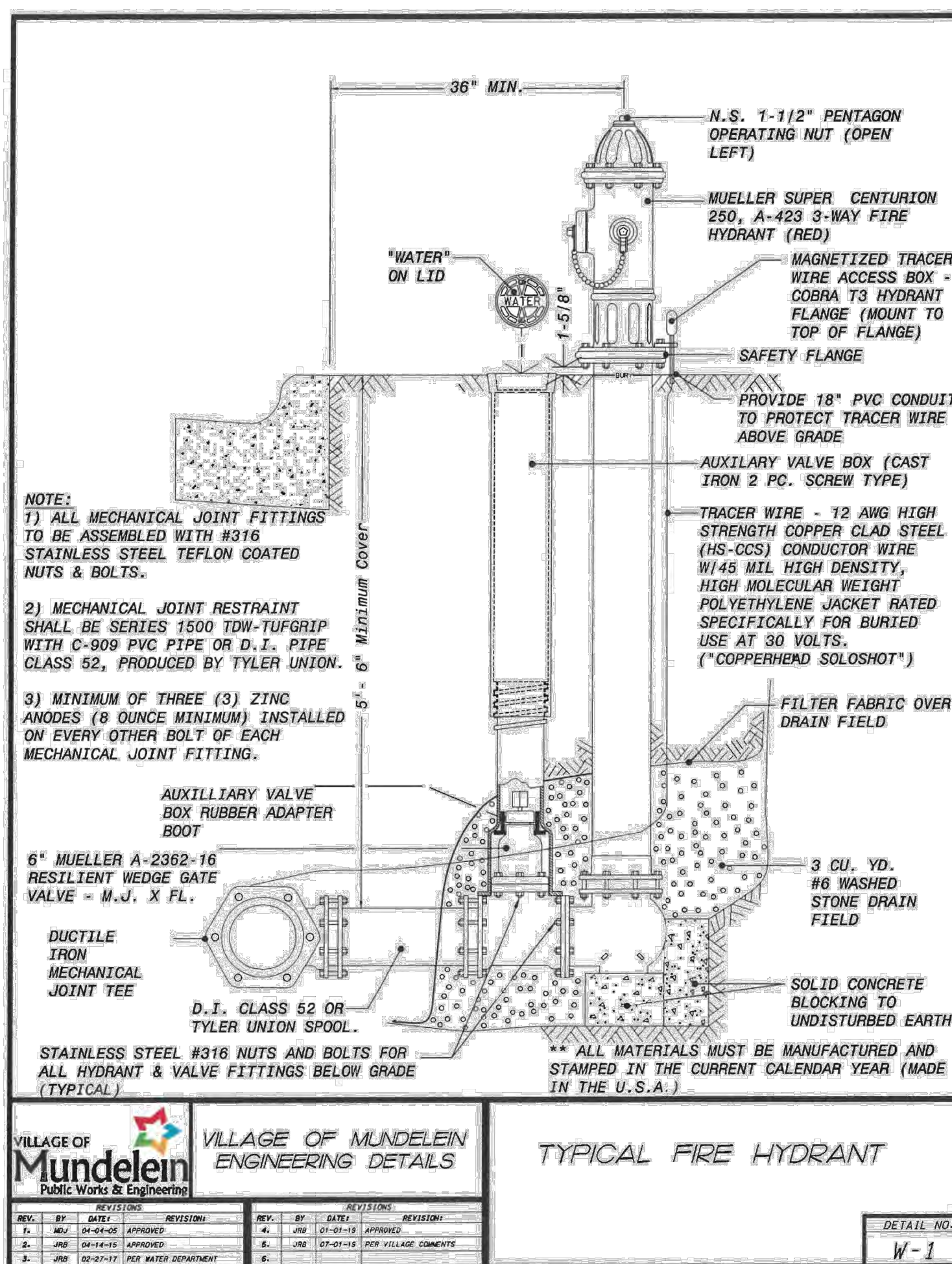
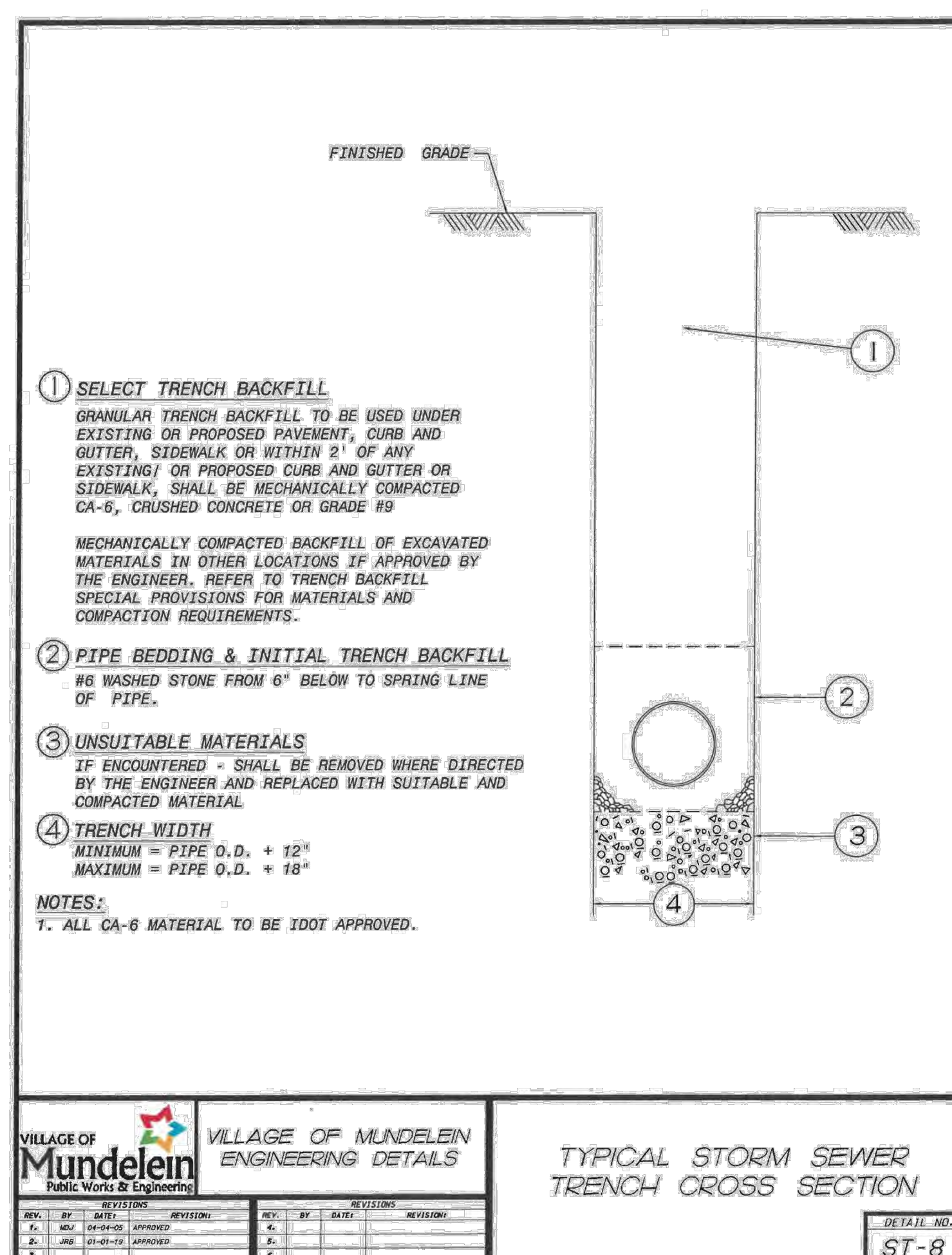
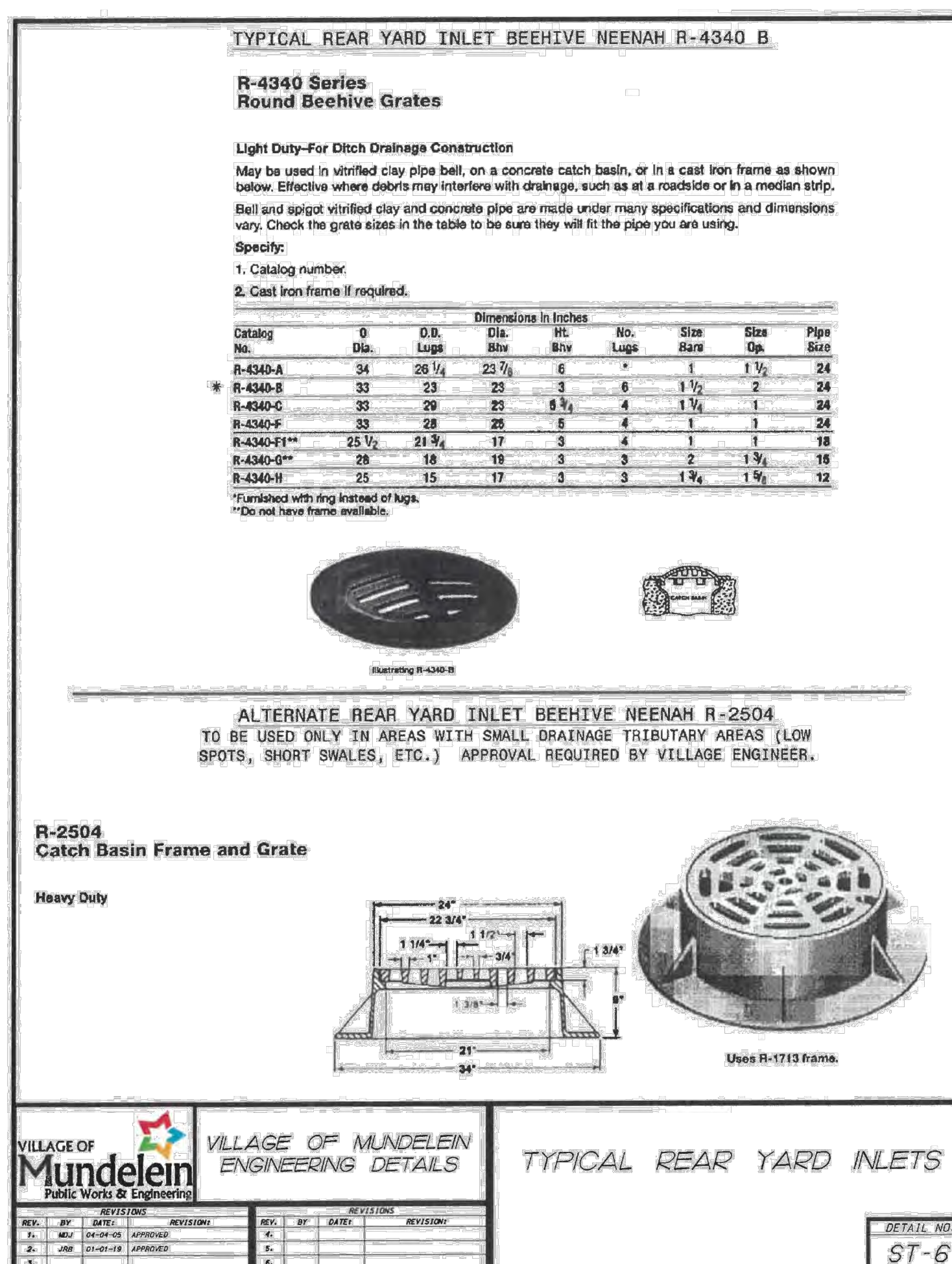
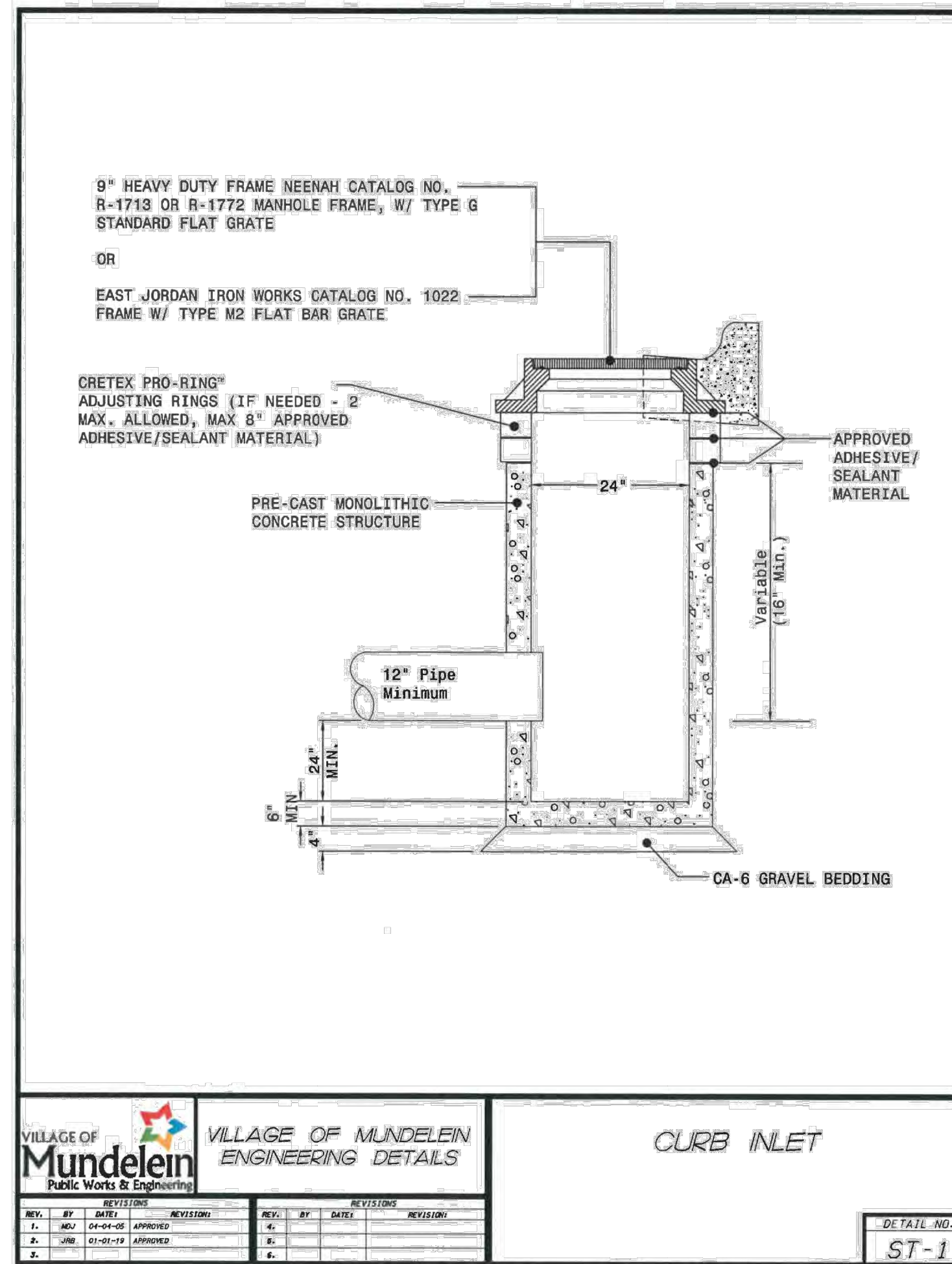
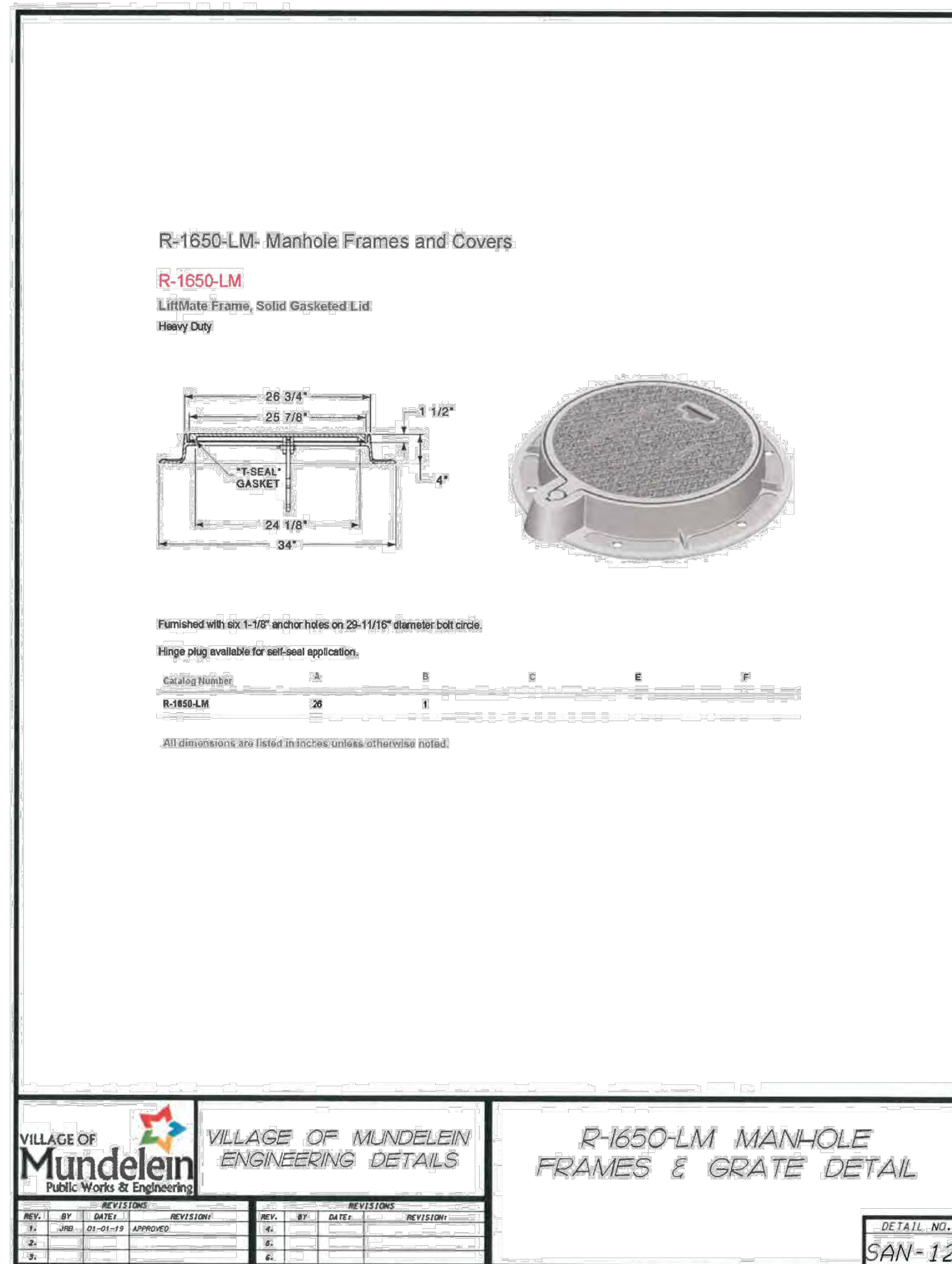
C702



TYPICAL EXTERIOR CONCRETE STEP SECTION (PRIVATE)
N.T.S.

[illegible]

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03/27/24

CONSTRUCTION DETAILS

C704



ktgy Project Number	220004
Contact	MARY ABELMANN
Email	mabelman@ktgy.com
Principal	CRAIG PRYDE
Designer	ERIC LUKACSIK



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AREA

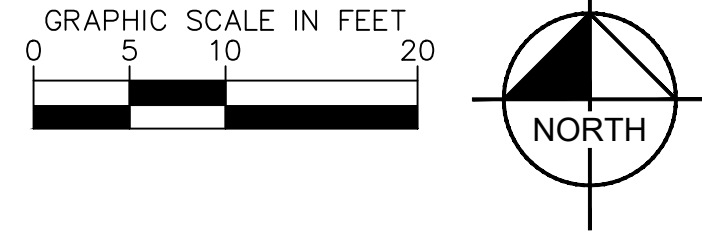
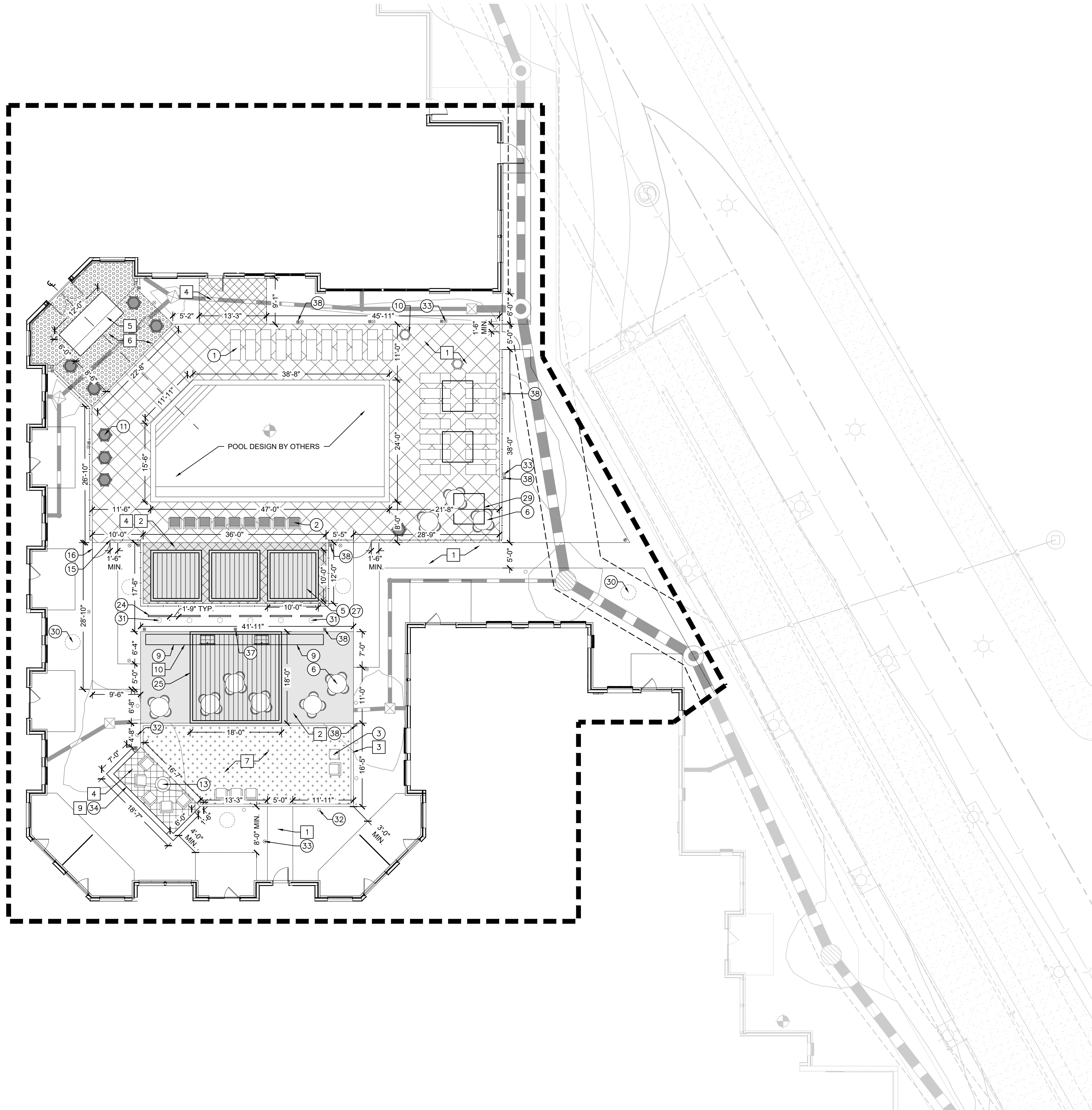
[illegible]

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03/27/24

OVERALL HARDSCAPE PLAN

L1.0



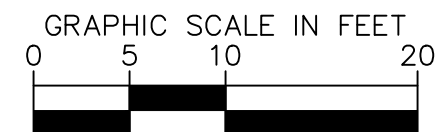
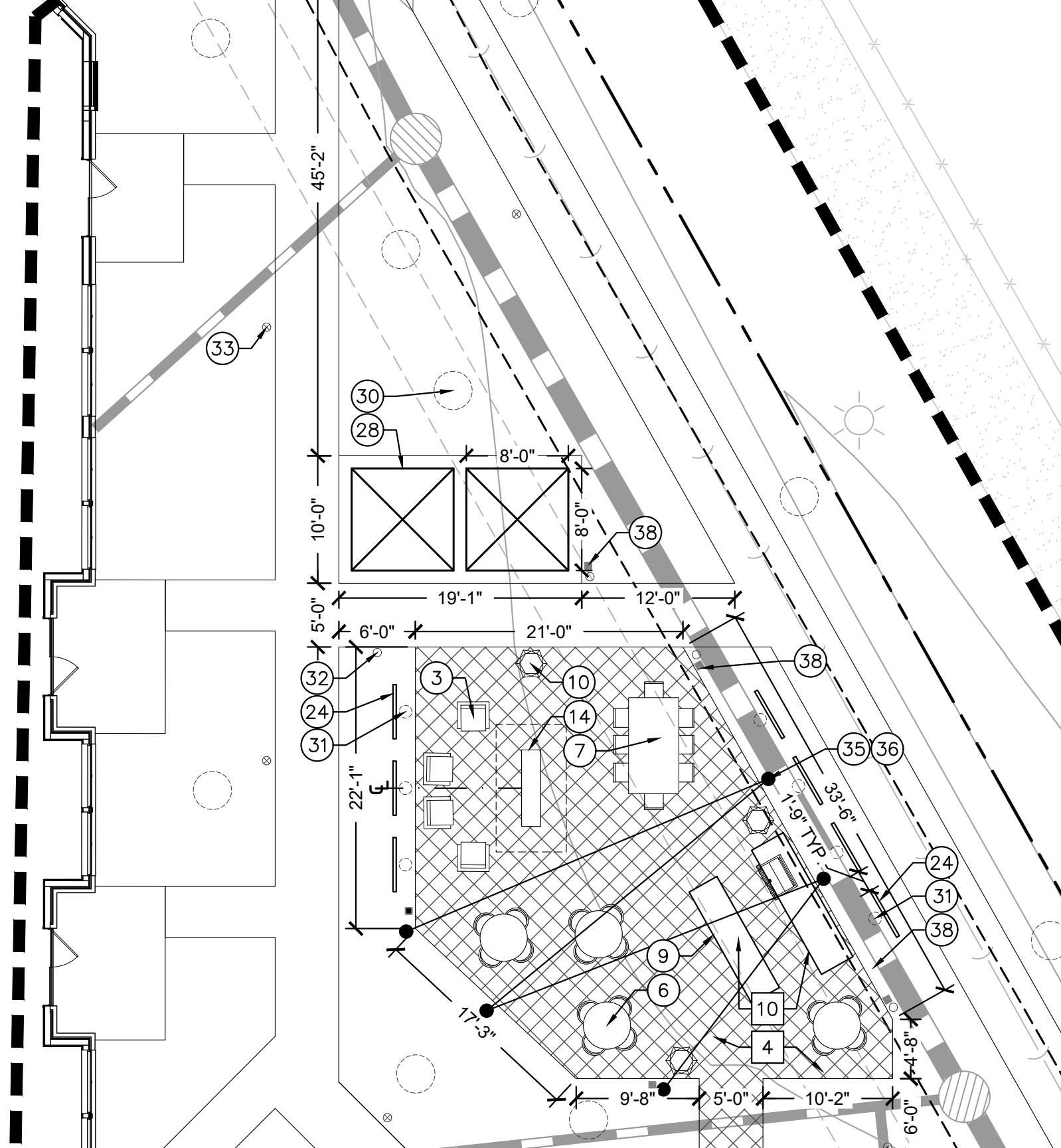
FURNISHING LEGEND (NUMBERS CORRESPOND TO FURNISHING SCHEDULE ON SHEET L1.4)

- ① SUNLOUNGER CHAIR
- ② LOUNGE CHAIR
- ③ ADIRONDACK CHAIR
- ④ BENCH (NOT SHOWN)
- ⑤ CABANA COUCH
- ⑥ CAFE TABLES AND CHAIRS
- ⑦ FAMILY STYLE TABLE AND CHAIRS (NOT SHOWN)
- ⑧ PICNIC TABLE (NOT SHOWN)
- ⑨ DINING CHAIRS
- ⑩ MOVABLE PLANTER A
- ⑪ MOVABLE PLANTER B
- ⑫ TRASH RECEPTACLE (NOT SHOWN)
- ⑬ FIRE FEATURE A
- ⑭ FIRE FEATURE B (NOT SHOWN)
- ⑮ FENCE
- ⑯ FENCE GATE
- ⑰ DOG PARK FENCE (NOT SHOWN)
- ⑱ DOG PARK FENCE GATE (NOT SHOWN)
- ⑳ SCREEN WALL
- ㉑ PERGOLA A
- ㉒ PERGOLA B (NOT SHOWN)
- ㉓ CABANA
- ㉔ HAMMOCK (NOT SHOWN)
- ㉕ UMBRELLA WITH BASE
- ㉖ LANDSCAPE UPLIGHT A
- ㉗ LANDSCAPE UPLIGHT B
- ㉘ LANDSCAPE PATH LIGHT
- ㉙ ILLUMINATED LANDSCAPE BOLLARD
- ㉚ SEATWALL LIGHT
- ㉛ STRING LIGHTING (NOT SHOWN)
- ㉜ STRING LIGHTING POST (NOT SHOWN)
- ㉝ OUTDOOR TV (OUTLET ONLY)
- ㉞ CONVENIENCE OUTLETS, TO BE COORDINATED WITH ELECTRICAL PLANS
- ㉟ PET DRINKING FOUNTAIN (NOT SHOWN)
- ㊱ PET WASTE STATION (NOT SHOWN)
- ㊲ RED PORTABLE FIRE HYDRANT (NOT SHOWN)
- ㊳ BRIDGE CLIMB (NOT SHOWN)
- ㊴ CLIMBING BOULDER (NOT SHOWN)
- ㊵ HAMMIE'S TUNNEL HOUSE (NOT SHOWN)

MATERIAL LEGEND (NUMBERS CORRESPOND TO MATERIALS SCHEDULE ON SHEET L1.4)

- | | |
|----|---|
| 1 | CONCRETE PAVING, SEE DETAIL 1 ON SHEET L2.0 |
| 2 | THICKENED CONCRETE PAVING, SEE DETAIL 2 ON SHEET L2.0 |
| 3 | FLUSH CURB |
| 4 | DECORATIVE CONCRETE |
| 5 | CONCRETE LOGO |
| 6 | PAVING TYPE A |
| 7 | SYNTHETIC TURF, SEE DETAILS 7 & 9 ON SHEET L2.0 |
| 8 | DOG PARK SYNTHETIC TURF, SEE DETAILS 8 & 9 ON SHEET L2.0
(NOT SHOWN) |
| 9 | SEATWALL & CAP, SEE DETAIL 10 ON SHEET L2.0 |
| 10 | OUTDOOR KITCHEN, SEE DETAILS 1 & 2 ON SHEET L2.2 |

[illegible]

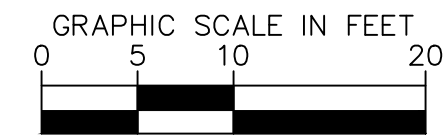


(NUMBERS CORRESPOND TO
FURNISHING SCHEDULE ON SHEET L1.4)

- 1 SUNLOUNGER CHAIR (NOT SHOWN)
- 2 LOUNGE CHAIR (NOT SHOWN)
- 3 ADIRONDACK CHAIR
- 4 BENCH (NOT SHOWN)
- 5 CABANA COUCH (NOT SHOWN)
- 6 CAFE TABLES AND CHAIRS
- 7 FAMILY STYLE TABLE AND CHAIRS
- 8 PICNIC TABLE (NOT SHOWN)
- 9 DINING CHAIRS
- 10 MOVABLE PLANTER A
- 11 MOVABLE PLANTER B (NOT SHOWN)
- 12 TRASH RECEPTACLE (NOT SHOWN)
- 13 FIRE FEATURE A (NOT SHOWN)
- 14 FIRE FEATURE B
- 15 FENCE (NOT SHOWN)
- 16 FENCE GATE (NOT SHOWN)
- 17 DOG PARK FENCE (NOT SHOWN)
- 18 DOG PARK FENCE GATE (NOT SHOWN)
- 24 SCREEN WALL
- 25 PERGOLA A (NOT SHOWN)
- 26 PERGOLA B (NOT SHOWN)
- 27 CABANA (NOT SHOWN)
- 28 HAMMOCK
- 29 UMBRELLA WITH BASE (NOT SHOWN)
- 30 LANDSCAPE UPLIGHT A
- 31 LANDSCAPE UPLIGHT B
- 32 LANDSCAPE PATH LIGHT
- 33 ILLUMINATED LANDSCAPE BOLLARD
- 34 SEATWALL LIGHT (NOT SHOWN)
- 35 STRING LIGHTING
- 36 STRING LIGHTING POST
- 37 OUTDOOR TV (OUTLET ONLY) (NOT SHOWN)
- 38 CONVENIENCE OUTLETS, TO BE COORDINATE ELECTRICAL PLANS
- 39 PET DRINKING FOUNTAIN (NOT SHOWN)
- 40 PET WASTE STATION (NOT SHOWN)
- 41 RED PORTABLE FIRE HYDRANT (NOT SHOWN)
- 42 BRIDGE CLIMB (NOT SHOWN)
- 43 CLIMBING BOULDER (NOT SHOWN)
- 44 HAMMIE'S TUNNEL HOUSE (NOT SHOWN)

(NUMBERS CORRESPOND TO
MATERIALS SCHEDULE ON SHEET L1.4)

- | | |
|----|--|
| 1 | CONCRETE PAVING, SEE DETAIL 1 ON SHEET L2.0 |
| 2 | THICKENED CONCRETE PAVING, SEE DETAIL 2 ON SHEET L2.0 (NOT SHOWN) |
| 3 | FLUSH CURB (NOT SHOWN) |
| 4 | DECORATIVE CONCRETE |
| 5 | CONCRETE LOGO (NOT SHOWN) |
| 6 | PAVING TYPE A (NOT SHOWN) |
| 7 | SYNTHETIC TURF, SEE DETAILS 7 & 9 ON SHEET L2.0 (NOT SHOWN) |
| 8 | DOG PARK SYNTHETIC TURF, SEE DETAILS 8 & 9 ON SHEET L2.0 (NOT SHOWN) |
| 9 | SEATWALL & CAP, SEE DETAIL 10 ON SHEET L2.0 (NOT SHOWN) |
| 10 | OUTDOOR KITCHEN, SEE DETAILS 1 & 2 ON SHEET L2.2 |



(NUMBERS CORRESPOND TO
FURNISHING SCHEDULE ON SHEET L1.4)

- ① SUNLOUNGER CHAIR (NOT SHOWN)
- ② LOUNGE CHAIR (NOT SHOWN)
- ③ ADIRONDACK CHAIR (NOT SHOWN)
- ④ BENCH
- ⑤ CABANA COUCH (NOT SHOWN)
- ⑥ CAFE TABLES AND CHAIRS (NOT SHOWN)
- ⑦ FAMILY STYLE TABLE AND CHAIRS (NOT SHOWN)
- ⑧ PICNIC TABLE
- ⑨ DINING CHAIRS (NOT SHOWN)
- ⑩ MOVABLE PLANTER A (NOT SHOWN)
- ⑪ MOVABLE PLANTER B (NOT SHOWN)
- ⑫ TRASH RECEPTACLE (NOT SHOWN)
- ⑬ FIRE FEATURE A (NOT SHOWN)
- ⑭ FIRE FEATURE B (NOT SHOWN)
- ⑮ FENCE (NOT SHOWN)
- ⑯ FENCE GATE (NOT SHOWN)
- ⑰ DOG PARK FENCE
- ⑱ DOG PARK FENCE GATE
- ⑳ SCREEN WALL (NOT SHOWN)
- ㉑ PERGOLA A (NOT SHOWN)
- ㉒ PERGOLA B
- ㉓ CABANA (NOT SHOWN)
- ㉔ HAMMOCK (NOT SHOWN)
- ㉕ UMBRELLA WITH BASE (NOT SHOWN)
- ㉖ LANDSCAPE UPLIGHT A
- ㉗ LANDSCAPE UPLIGHT B (NOT SHOWN)
- ㉘ LANDSCAPE PATH LIGHT (NOT SHOWN)
- ㉙ ILLUMINATED LANDSCAPE BOLLARD (NOT SHOWN)
- ㉚ SEATWALL LIGHT (NOT SHOWN)
- ㉛ STRING LIGHTING (NOT SHOWN)
- ㉜ STRING LIGHTING POST (NOT SHOWN)
- ㉝ OUTDOOR TV (OUTLET ONLY) (NOT SHOWN)
- ㉞ CONVENIENCE OUTLETS, TO BE COORDINATED WITH ELECTRICAL PLANS
- ㉟ PET DRINKING FOUNTAIN
- ㊱ PET WASTE STATION
- ㊲ RED PORTABLE FIRE HYDRANT
- ㊳ BRIDGE CLIMB
- ㊴ CLIMBING BOULDER
- ㊵ HAMMIE'S TUNNEL HOUSE

(NUMBERS CORRESPOND TO
MATERIALS SCHEDULE ON SHEET L1.4)

- | | |
|----|--|
| 1 | CONCRETE PAVING, SEE DETAIL 1 ON SHEET L2.0 |
| 2 | THICKENED CONCRETE PAVING, SEE DETAIL 2 ON SHEET L2.0 |
| 3 | FLUSH CURB |
| 4 | DECORATIVE CONCRETE (NOT SHOWN) |
| 5 | CONCRETE LOGO (NOT SHOWN) |
| 6 | PAVING TYPE A (NOT SHOWN) |
| 7 | SYNTHETIC TURF, SEE DETAILS 7 & 9 ON SHEET L2.0 (NOT SHOWN) |
| 8 | DOG PARK SYNTHETIC TURF, SEE DETAILS 8 & 9 ON SHEET L2.0 |
| 9 | SEATWALL & CAP, SEE DETAIL 10 ON SHEET L2.0 (NOT SHOWN) |
| 10 | OUTDOOR KITCHEN, SEE DETAILS 1 & 2 ON SHEET L2.2 (NOT SHOWN) |

[illegible]

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03/27/24

AMENITY
ENLARGEMENT -
DOG PARK

L1.3

FURNISHING SCHEDULE

ITEM	DESCRIPTION	QUANTITY	MANUFACTURER	CONTACT	MODEL	COLOR	NOTES
1	SUNLOUNGER CHAIR	OWNER TO FURNISH AND CONTRACTOR TO INSTALL					
2	LOUNGE CHAIR	OWNER TO FURNISH AND CONTRACTOR TO INSTALL					
3	ADIRONDACK CHAIR	14	OWNER TO FURNISH AND INSTALL				
4	BENCH	4	GYMS FOR DOGS	WWW.GYMSFORDOGS.COM	TRAIL BENCH SEAT		FOR DOG PARK AMENITY AREA INGROUND MOUNT PER MANUFACTURER SPECIFICATION
5	CABANA COUCH	OWNER TO FURNISH AND CONTRACTOR TO INSTALL					
6	CAFÉ TABLE AND CHAIRS	OWNER TO FURNISH AND CONTRACTOR TO INSTALL					
7	FAMILY STYLE TABLE AND CHAIRS	OWNER TO FURNISH AND CONTRACTOR TO INSTALL					
8	PICNIC TABLE	2	ANOVA	LEIGH KMINEK 312-590-9913 LEIGH@ANOVAFURNISHINGS.COM WWW.ANOVAFURNISHINGS.COM	8' RECTANGULAR EXPANDED STEEL ADA TABLE, PORTABLE FRAME	BLACK TOP, BLACK SEAT, BLACK FRAME	FOR DOG PARK AMENITY AREA, SURFACE MOUNTED PER MANUFACTURER SPECIFICATION
9	DINING CHAIRS	OWNER TO FURNISH AND CONTRACTOR TO INSTALL					
10	MOVABLE PLANTER A	5	TOURNESOL		HARLIE COLLECTION, HS-3000, IRRIGATION SYSTEM INSERT	IRON, ORANGE PEEL	COLOR PENDING SAMPLES
11	MOVABLE PLANTER B	8	TOURNESOL		HARLIE COLLECTION, HS-3600, IRRIGATION SYSTEM INSERT	IRON, ORANGE PEEL	COLOR PENDING SAMPLES
12	TRASH RECEPTACLE	OWNER TO FURNISH AND CONTRACTOR TO INSTALL					
13	FIRE FEATURE A	1	PALOFORM	STEPHANIE MCKNIGHT 888-505-9820	M50 MODERN FIRE PIT 36" D x 12" H, TEMPERED GLASS SCREEN, ELECTRONIC IGNITION, TIMER CONTROLLED + EMERGENCY E-STOP BUTTON WITH GUARD	CHARCOAL CONCRETE DARK GREY RIVER ROCK	PROVIDE TIMER AND STOP BUTTON ON POST IN LANDSCAPE BED. LOCATION TO BE COORDINATED AND VERIFIED IN FIELD
14	FIRE FEATURE B	1	PALOFORM	STEPHANIE MCKNIGHT 888-505-9820	KD00 MODERN OUTDOOR FIREPLACE 72" H x 72" W x 18" D, TEMPERED GLASS SCREEN, ELECTRONIC IGNITION, TIMER CONTROLLED + EMERGENCY E-STOP BUTTON WITH GUARD	BRONZE POWDER COAT DARK GREY RIVER ROCK	PROVIDE TIMER AND STOP BUTTON ON POST IN LANDSCAPE BED. LOCATION TO BE COORDINATED AND VERIFIED IN FIELD
15	FENCE		AMERISTAR PERIMETER SECURITY	WWW.AMERISTARFENCE.COM 888-333-3422	MONTAGE PLUS, 4' HEIGHT	BLACK	
16	FENCE GATE	3	AMERISTAR PERIMETER SECURITY	WWW.AMERISTARFENCE.COM 888-333-3422	MONTAGE PLUS, 4' HEIGHT	BLACK	
17	DOG PARK FENCE		AMERISTAR PERIMETER SECURITY	WWW.AMERISTARFENCE.COM 888-333-3422	MONTAGE PLUS, 5' HEIGHT	BLACK	
18	DOG PARK FENCE GATE	2	AMERISTAR PERIMETER SECURITY	WWW.AMERISTARFENCE.COM 888-333-3422	MONTAGE PLUS, 5' HEIGHT	BLACK	
19	OUTDOOR KITCHEN GRILL	3	WHISTLER OUTDOOR	WWW.BONFIREOUTDOOR.COM	WHISTLER BUILT-IN 4 BURNER (BLACK)	BLACK	
20	OUTDOOR KITCHEN CABINET	5	WHISTLER OUTDOOR	WWW.BONFIREOUTDOOR.COM	DOUBLE ACCESS DOOR AND HORIZONTAL	BLACK	(2) WHISTLER STAINLESS STEEL DOUBLE ACCESS DOOR (BLACK) (3) WHISTLER STAINLESS STEEL HORIZONTAL ACCESS DOOR (BLACK)
21	OUTDOOR KITCHEN SINK	2	KOHLER	WWW.KOHLER.COM	32" UNDERMOUNT SINGLE BOWL SINK	STAINLESS STEEL	INCLUDE SINK DRAIN AND STRAINER BASKET
22	OUTDOOR KITCHEN FAUCET	2	OWNER TO FURNISH AND CONTRACTOR TO INSTALL				
23	OUTDOOR KITCHEN FRIDGE	2		WWW.SUMMITAPPLIANCE.COM/OUTDOOR	SUMMIT SPR488BDS	BLACK INTERIOR AND CABINET FINISH	33.0" H x 19.0" W x 17.0" D
24	SCREEN WALL	13	ANOVA	LEIGH KMINEK 312-590-9913 LEIGH@ANOVAFURNISHINGS.COM WWW.ANOVAFURNISHINGS.COM	4'X8' VERTICAL PRIVACY SCREEN	WAVES PATTERN, EMBEDDED MOUNT, TEXTURED BLACK PANEL AND POST	
25	PERGOLA A	1	SHELTER OUTDOOR	ASHLEY KENNEDY 336-941-9045 EX102	S2000XL FREESTANDING 4 POST 2 ROOF ELEMENTS	BLACK	ADDITIONAL OPTIONS OF CURTAIN, LIGHTING, BLINDS, FAN, HEATER; FOLLOW MANUFACTURERS SPECIFICATION FOR INSTALLATION. OWNER TO CONFIRM
26	PERGOLA B	1	TOJAGRID		PERGOLA KIT WITH SHADE SAIL FOR 4x4 WOOD POSTS	TREATED CEDAR	FOR DOG PARK AMENITY AREA; FOLLOW MANUFACTURERS SPECIFICATION FOR INSTALLATION ADDITIONAL OPTIONS OF CURTAIN, LIGHTING, BLINDS, FAN, HEATER; FOLLOW MANUFACTURERS SPECIFICATION FOR INSTALLATION. OWNER TO CONFIRM
27	CABANA	3	SHELTER OUTDOOR	ASHLEY KENNEDY 336-941-9045 EX102	CABANA FREESTANDING 4 POST	BLACK	
28	HAMMOCK	2	TOJAGRID		2 PERSON HAMMOCK KIT FOR 4x4 WOOD POSTS	TREATED CEDAR	
29	UMBRELLA WITH BASE	OWNER TO FURNISH AND CONTRACTOR TO INSTALL					
30	LANDSCAPE UPLIGHT A	26	BEGA	WWW.BEGA-US.COM	GARDEN FLOODLIGHT WITH EARTH SPIKE, SYMMETRIC 84 067, 3.0W	BLACK	FOR TREES
31	LANDSCAPE UPLIGHT B	13	BEGA	WWW.BEGA-US.COM	GARDEN IN-GRADE LUMINAIRE, SYMMETRIC 84 084, 3.0W	BLACK	FOR SCREEN WALLS
32	LANDSCAPE PATH LIGHT	29	BEGA	WWW.BEGA-US.COM	GARDEN BOLLARD, DIRECT BURIAL ANCHORAGE 84 218, 4.2W	BLACK	
33	ILLUMINATED LANDSCAPE BOLLARD	14	BEGA	WWW.BEGA-US.COM	SHIELDED BOLLARD, ASYMMETRIC WIDE BEAM 84 220, 11.5W	BLACK	
34	SEATWALL LIGHT	4	TRU-SCAPES OR EQUAL		MODERN HARDSCAPE LIGHT TS-M46000GRY	BLACK	UNDERMOUNT ON SEATWALL CAP
35	STRING LIGHTING		CELESTIAL LIGHTING	KSA LIGHTING, SHARON OLSEN 630-292-7633	HYDRA STL 120V EXTERIOR LED LIGHT STRING		2700K
36	STRING LIGHTING POST		STERNBERG LIGHTING	KSA LIGHTING, SHARON OLSEN 630-292-7633	12' HEIGHT, 6" DIAMETER STEEL	BLACK TEXTURED FINISH	
37	OUTDOOR TV	OWNER TO FURNISH AND CONTRACTOR TO INSTALL					
38	CONVENIENCE OUTLETS	CONTRACTOR TO FURNISH AND INSTALL, TO BE COORDINATED WITH ELECTRICAL PLANS. CONVENIENCE OUTLETS SHALL BE WEATHER PROOF IN-USE GFCI. POST SHALL BE LOW PROFILE AND BLACK.					
39	PET DRINKING FOUNTAIN	1	MOST DEPENDABLE FOUNTAINS	WWW.MOSTDEPENDABLE.COM	440 SMS5 WITH OPTIONAL PET FOUNTAIN	TEXTURED BLACK	
40	PET WASTE STATION	1	ZERO WASTE USA	WWW.ZEROWASTEUSA.COM	THE GLADIATOR STATION, SINGLE PULL	MATTE BLACK	INCLUDES SEAL CHUTE SYSTEM
41	RED PORTABLE FIRE HYDRANT	1	GYMS FOR DOGS	WWW.GYMSFORDOGS.COM	DECORATIVE PORTABLE FIRE HYDRANT, DURABLE POLY FIBERGLASS WITH URETHANE FINISH WITH CLEAR COAT FIBERGLASS - FREE STANDING ITEM NUMBER: DL-FHPQ-FG		DIMENSIONS: 13" W x 20" H
42	BRIDGE CLIMB	1	GYMS FOR DOGS	WWW.GYMSFORDOGS.COM	BRIDGE CLIMB (SM) 18" H PLAYFUL INCLINE ITEM NUMBER: DL-BC1-RPW-10015	NUTMEG	DIMENSIONS: 8' L x 33" W x 18" H
43	CLIMBING BOULDER	2	GYMS FOR DOGS	WWW.GYMSFORDOGS.COM	LUXURY CLIMBING BOULDER - L ITEM NUMBER: DL-NCBLRG-LCB		DIMENSIONS: 54" L x 48" W x 24" H
44	HAMME'S TUNNEL HOUSE	1	GYMS FOR DOGS	WWW.GYMSFORDOGS.COM	NATURAL WOOD LIKE, LARGE ITEM NUMBER: DL-LTH2-GRC		DIMENSIONS: 54" L x 36" W x 36" H
45	OUTDOOR GRILL TIMER AND EMERGENCY STOP	3	FIREGEAR	WWW.FIREGEAROUTDOORS.COM	ESTOP1-OH MECHANICAL TIMER WITH EMERGENCY SHUT OFF, 1 HOUR		TIME AND CONTROLS MUST BE IN AN ACCESSIBLE LOCATION, MOUNTED MIN 15" AFF TO WITHIN 48" AFF. AFF NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST TO OPERATE
46	FIRE FEATURE COUNTDOWN TIMER	2	INTERMATIC	WWW.INTERMATIC.COM	MODEL #FF460M-SPRING COUNTDOWN TIMER, COMMERCIAL, 125-277 VAC, 50/60 HZ, DSPT, 60 MINUTE MAX, WITHOUT HOLD	SILVER	INSTALL IN WATERPROOF BOX IN LANDSCAPE AREA NEAR FEATURE

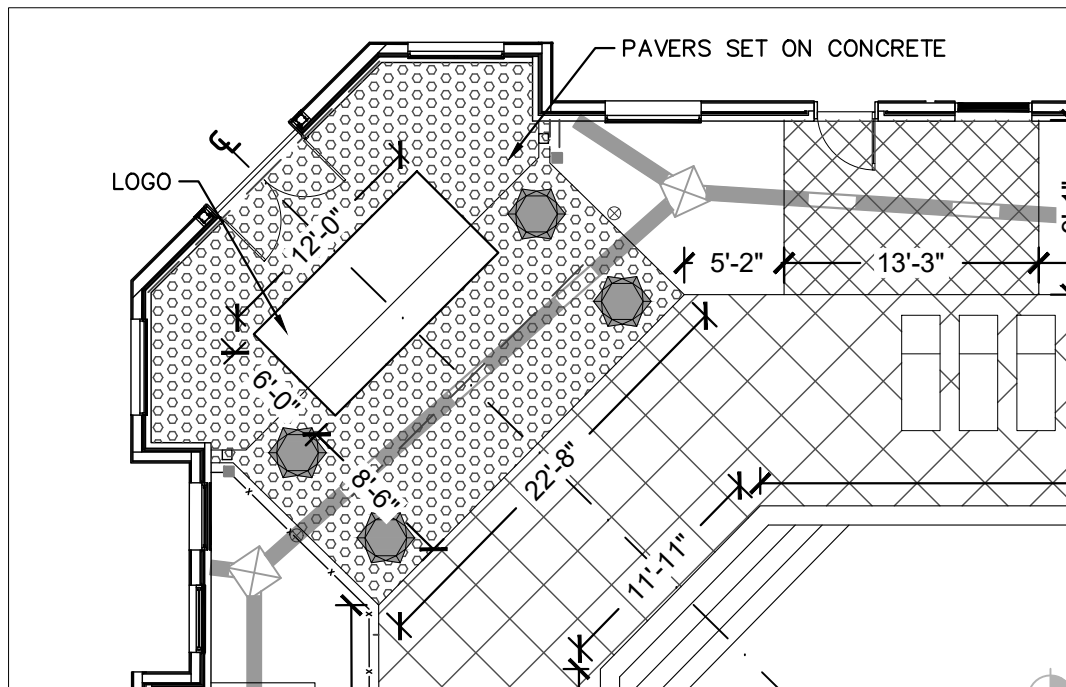
NOTE: FINAL SITE AMENITY LOCATIONS TO BE CHECKED AND APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION; CONTRACTOR SHALL FURNISH AND INSTALL UNLESS OTHERWISE NOTED.

MATERIAL SCHEDULE

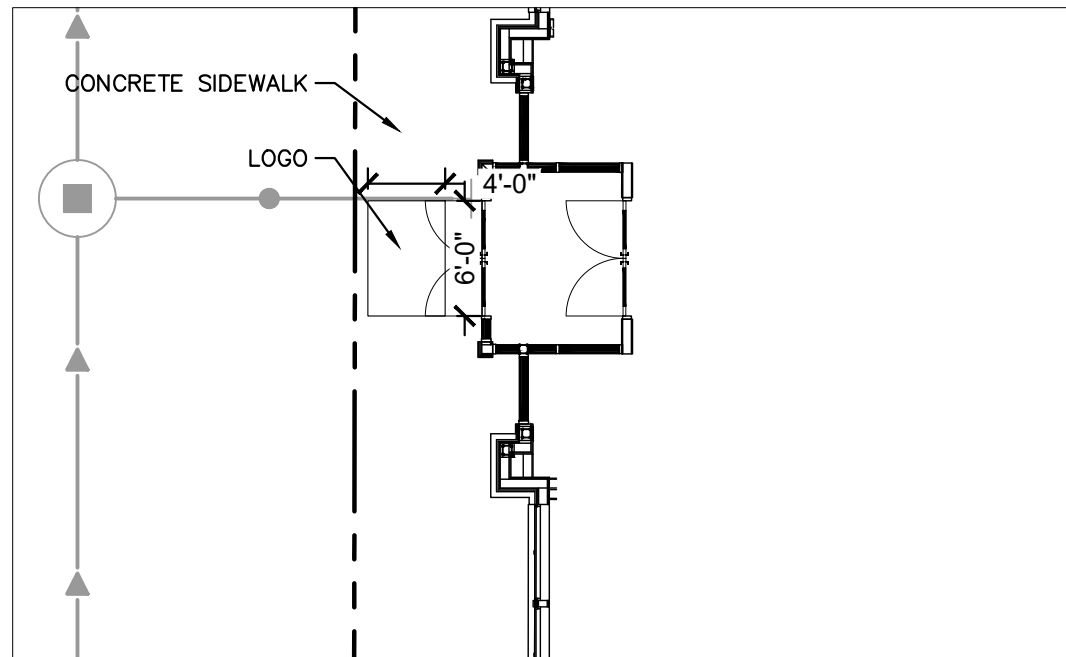
ITEM	DESCRIPTION	DISTRIBUTOR	CONTACT	ITEM	FINISH
1	CONCRETE PAVING			STANDARD CONCRETE PAVING	BROOM FINISH, 4X4 SAW CUT JOINTS
2	THICKENED CONCRETE PAVING			8" DEPTH CONCRETE PAVING	BROOM FINISH, 4X4 SAW CUT JOINTS
3	FLUSH CURB			STANDARD CONCRETE PAVING, 6" WIDE AT GRADE CURB	NATURAL
4	DECORATIVE CONCRETE			CONCRETE PAVING WITH EXPOSED BLACK GRANITE AGGREGATE, KAFKA	LIGHT ETCH, 2X2 SQUARE SAW CUT JOINTS
5	CONCRETE LOGO				SEE NOTES THIS SHEET
6	PAVING TYPE A	UNILOCK	WWW.UNILOCK.COM	HEX PAVING	SABIA COLOR, PENDING SAMPLES
7	SYNTHETIC TURF	SHAWGRASS	WWW.SHAWGRASS.COM JEFF CARROLL: 847-644-9519	186SG BERMUDA RUGGED	1.5" PILE HEIGHT, SAND INFILL
8	DOG PARK SYNTHETIC TURF	COOL DOG TURF	WWW.COOLDOGTURF.COM	RUN & PLAY SERIES	POLYPROPYLENE BACKING, ONLY USE AGGREGATE (NO DIRT OR ZEROFILL), IRRIGATE
9	SEATWALL & CAP	UNILOCK	WWW.UNILOCK.COM	UNILOCK U-CARA SYSTEM	SMOOTH BAVARIAN, PENDING SAMPLES
10	OUTDOOR KITCHEN	UNILOCK	WWW.UNILOCK.COM	UNILOCK U-CARA SYSTEM	SMOOTH BAVARIAN, PENDING SAMPLES
11	OUTDOOR KITCHEN FASCIA PANEL	UNILOCK	WWW.UNILOCK.COM	UNILOCK U-CARA SYSTEM	SMOOTH BAVARIAN, PENDING SAMPLES
12	OUTDOOR KITCHEN COUNTERTOP	CAESARSTONE	WWW.CAESARSTONE.COM	515 PALM SHADE, OUTDOOR COLLECTION	EASED EDGE, PENDING SAMPLES

ENTRANCE AND POOL DECK SAND BLASTED LOGO NOTES:

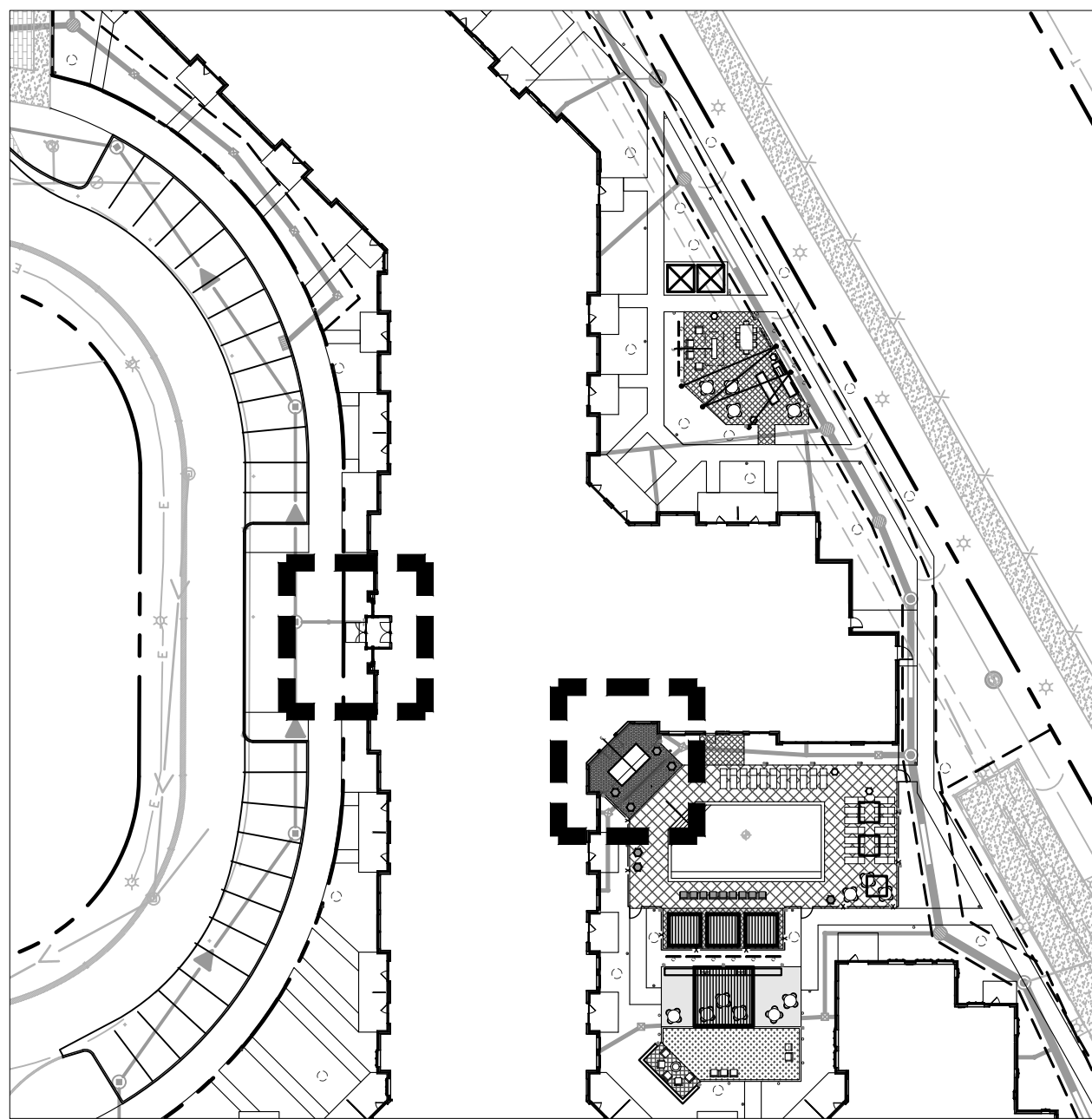
1. LOGO ART PROVIDED BY OWNER.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND COORDINATE PLACEMENT AND INSTALL METHOD.
3. CONTRACTOR SHALL PROVIDE ONE MOCK UP SAMPLE PANEL OF BLASTING TO BE USED IN THE INSTALLATION ON THE IDENTIAL SURFACE FOR ACCEPTANCE PRIOR TO CONSTRUCTION. THE APPROVED TEST PANEL SHALL BE THE STANDARD OF COMPARISON IN DETERMINING THE ACCEPTABILITY.
4. DIMENSIONS AND LOCATION SHOWN ON PLAN FOR REFERENCE. FINAL DIMENSIONS WILL DEPEND ON FINAL ART.
5. THICKNESS TO MATCH PAVERS AT POOL DECK AND ADJACENT GRADE AT FRONT ENTRANCE.
6. ANY JOINTING BETWEEN SEPARATE PANELS TO BE MINIMIZED OR INCORPORATED INTO ART PLACEMENT.
7. CONCRETE LOGO SHALL BE ABRASIVE BLASTED OF A LIGHT BLAST AND BE APPROX. 1/8 " DEPTH ABRASION. FINISH EFFECT SHALL BE BLASTED TO EXPOSE FINE AND SOME COURSE AGGREGATE (SANDBLAST, WATER BLAST, AIR BLAST, ICE BLAST).
8. THE APPEARANCE OF THE FINISHED BLASTED SURFACE SHALL BE UNIFORM, CONSISTANT AND FREE OF VARIATIONS.
9. SURROUNDING EXPOSED SURFACES SHALL BE PROTECTED DURING PLACEMENT, BLASTING AND FINISHING OPERATIONS.



POOL DECK LOGO LOCATION



FRONT ENTRANCE LOGO LOCATION



OVERALL PLAN LOCATIONS

Architecture | Branding | Interiors | Planning

605 North Michigan
Suite 350
Chicago, IL 60611
ktgy.com
312.274.0606

ktgy Project Number220004

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FLAHERTY & COLLINS
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www.fico.com
317.816.9300

AREA
MUNDELEIN, IL

03/27/24

FURNISHING
AND MATERIALS
SCHEDULE

L1.4

Project Name: ANOVA L1.4 FURNISHING AND MATERIALS SCHEDULE Date: 03-13-2024 2:12pm by: Jody Flaherty
L1.4 FURNISHING AND MATERIALS SCHEDULE
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Page 128 of 161

Technical drawing of a kitchen island layout showing dimensions and components. The drawing includes the following labels and dimensions:

- CLEAN FASCIA TRANSITION BETWEEN MODULE FRAME AND BACKER BLOCKS**
- 35'-0"** (Overall length)
- 5'-5"** (Segment length)
- 5'-5"** (Segment length)
- 5'-5"** (Segment length)
- UCARA GRILL MODULE. SEE MANUFACTURER'S SPECIFICATION**
- UCARA BACKER BLOCK**
- UCARA FASCIA PANEL**
- 9'-5"** (Overall length)
- 2'-9"** (Height)
- 6'-0"** (Segment length)
- 1'-10"** (Height)
- 10"** (Width)
- 1'-7"** (Segment length)
- 10"** (Width)
- 1'-6"** (Segment length)
- 2'-10"** (Segment length)
- 2'-8"** (Segment length)
- 2'-8"** (Segment length)
- 2'-8"** (Segment length)
- 6'-0"** (Segment length)
- 1'-10"** (Height)
- 10"** (Width)
- COUNTER TOP, FINISH TO BE REVIEWED BY OWNER'S REPRESENTATIVE**
- WRAP ALL EXPOSED SIDES OF BACKER BLOCKS WITH FASCIA PANELS**
- UCARA GRILL MODULE FRAME**
- SINK CUT-OUT IN FRAME**
- GRILL CUT-OUT IN FRAME**
- REFRIGERATOR INSET TO FASCIA PANELS**
- COUNTER TOP OVERHANG**

$$3/4" = 1'-0"$$

NOTES:

1. CONTRACTOR SHALL PROVIDE FRAMEWORK PLANS DURING SHOP DRAWING PROCESS FOR APPROVAL.
2. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES AND COUNTER DESIGN LAYOUT AT THE REQUEST OF OWNER'S REPRESENTATIVE.
3. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH M.E.P.
4. SEE MATERIALS AND FURNISHINGS SCHEDULE FOR FASCIA PANELS, APPLIANCES, AND FIXTURES.
5. ALL FIXTURES AND ATTACHMENTS SHALL BE PER MANUFACTURER'S SPECIFICATIONS AND RATED FOR OUTDOOR USE.
6. DIMENSIONS ARE FOR REFERENCE ONLY AND MAY VARY PER PRODUCT INSTALLATION GUIDES AND MANUFACTURER'S INSTRUCTIONS.
7. ALL GAPS AND JOINTS AT COUNTER AND BUILT-IN FIXTURES SHALL BE SEALED AND PROTECTED FROM WATER INFILTRATION.

$$1/2'' = 1'-0''$$

Drawing name: K:\CHS_DEVA\268098002_Floetry & Collins_Mundelein_IL\2 Design\CAD\PlanSheets\1.1.0 - HARDSCAPE PLAN.dwg L2.2 HARDSCAPE NOTES AND DETAILS Jun 13, 2024 7:13pm by jpk.antony



ktgy Project Number	220004
Contact	MARY ABELMANN
Email	mabelman@ktgy.com
Principal	CRAIG PRYDE
Designer	ERIC LUKACSIK



Developer
Flaherty & Collins
Properties
1 Indiana Square
Suite 3000
Indianapolis, IN 46204
www.flco.com
317.816.9300

AREA

[illegible]

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03/27/24

OVERALL LANDSCAPE PLAN

L3.0

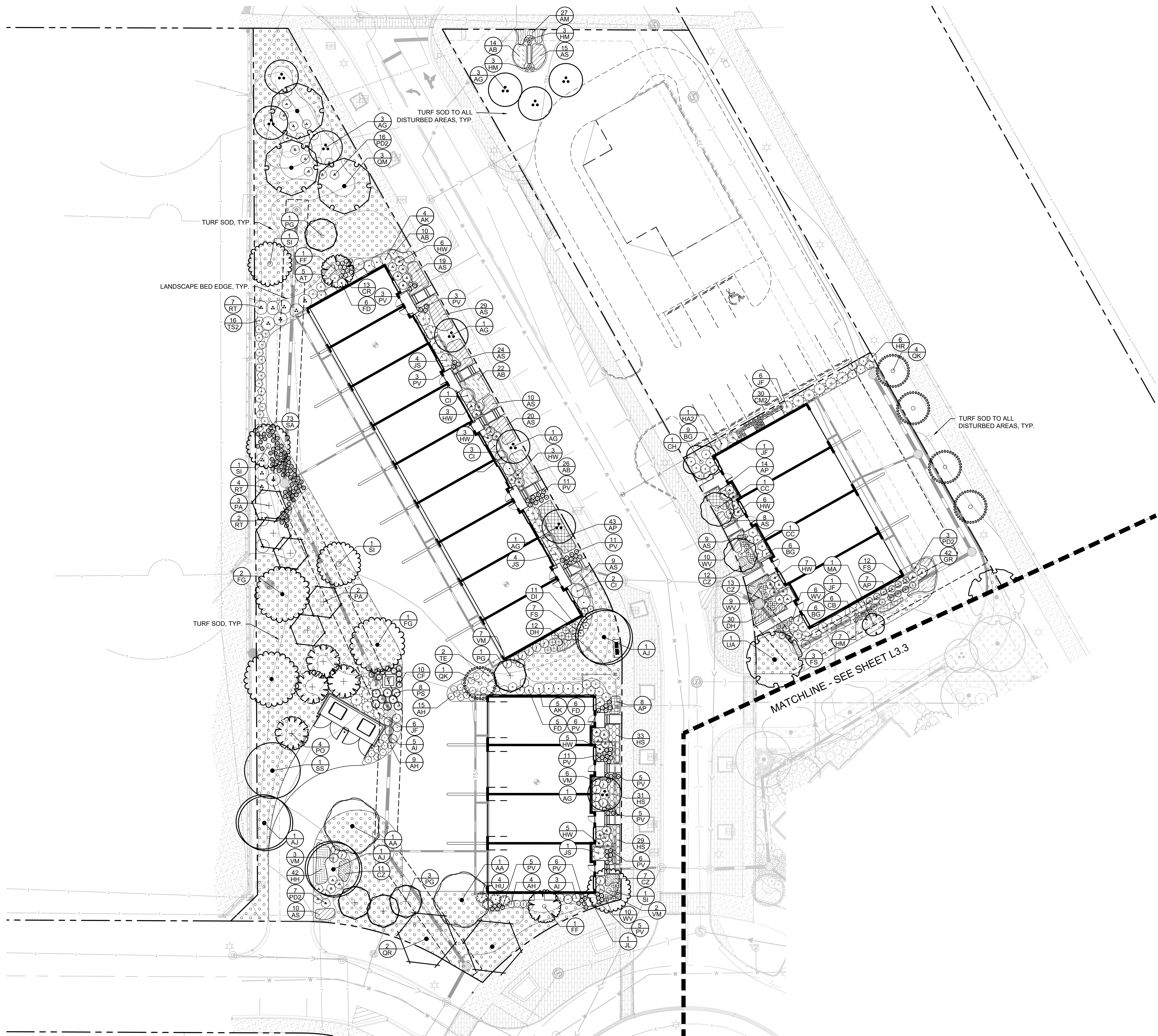
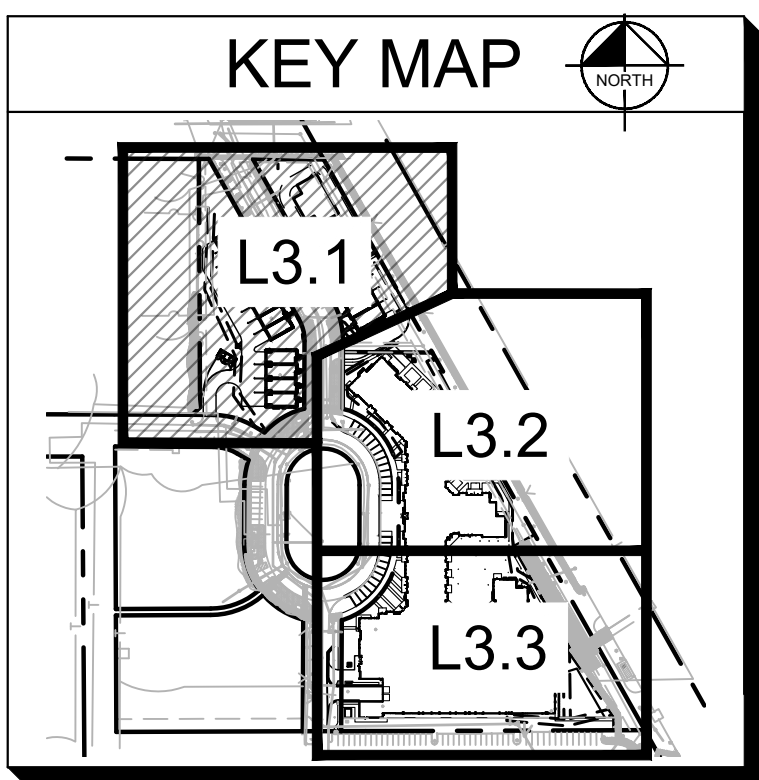
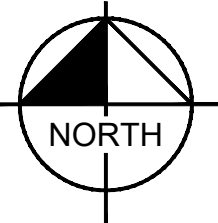
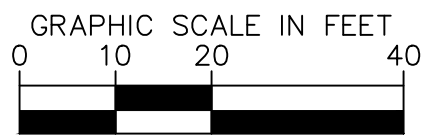
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03/27/24

LANDSCAPE PLAN

L3.1



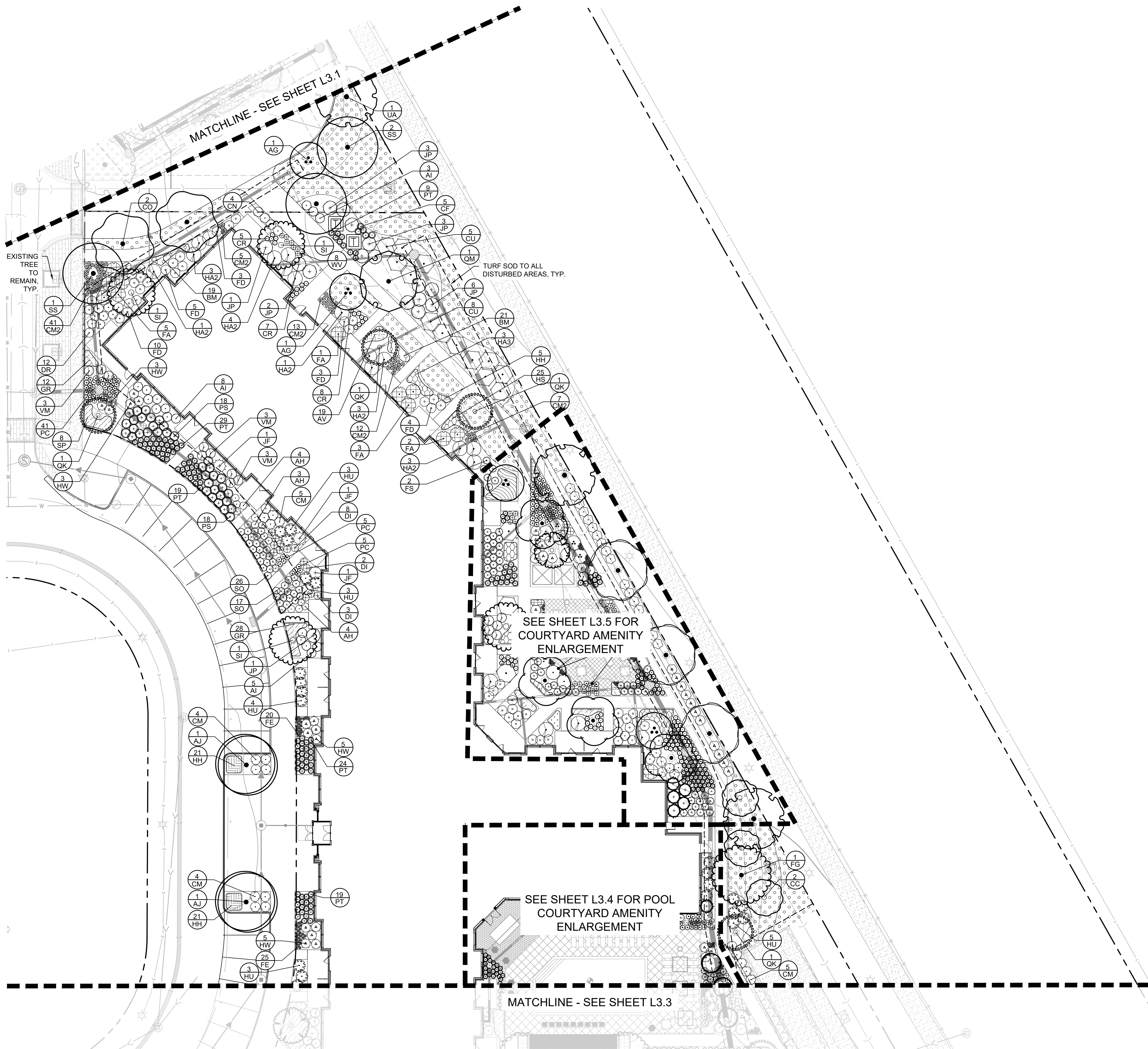
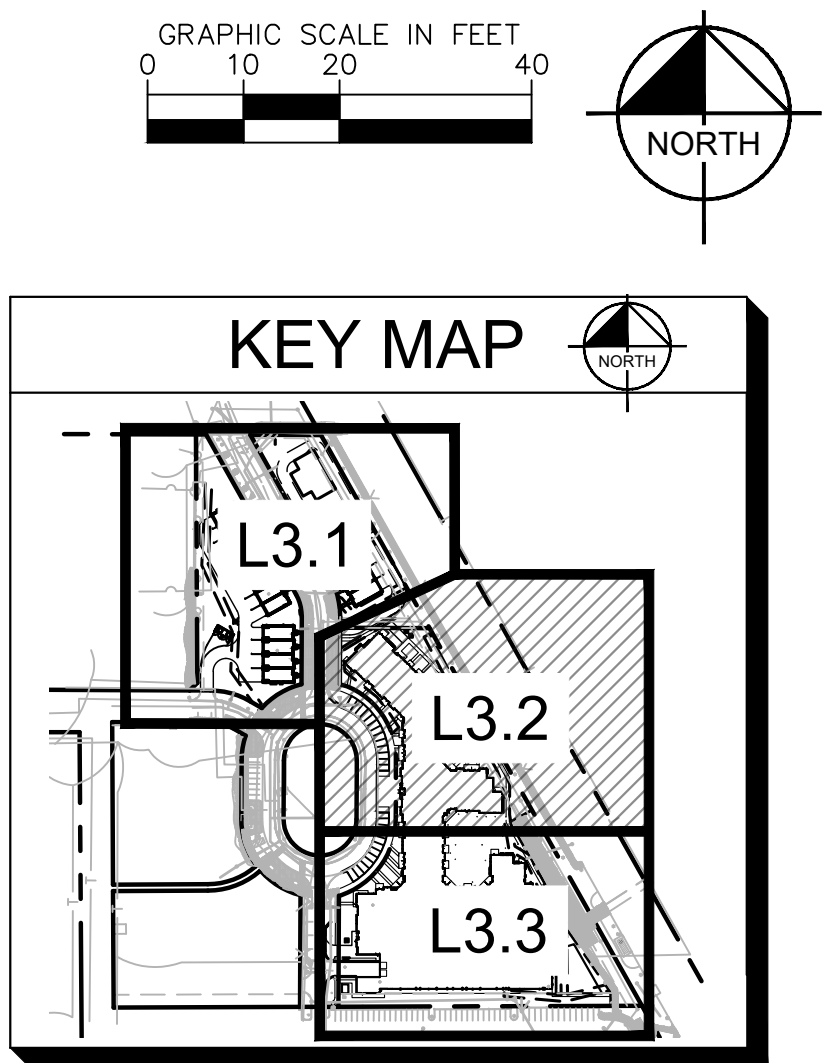
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03/27/24

LANDSCAPE PLAN

L3.2



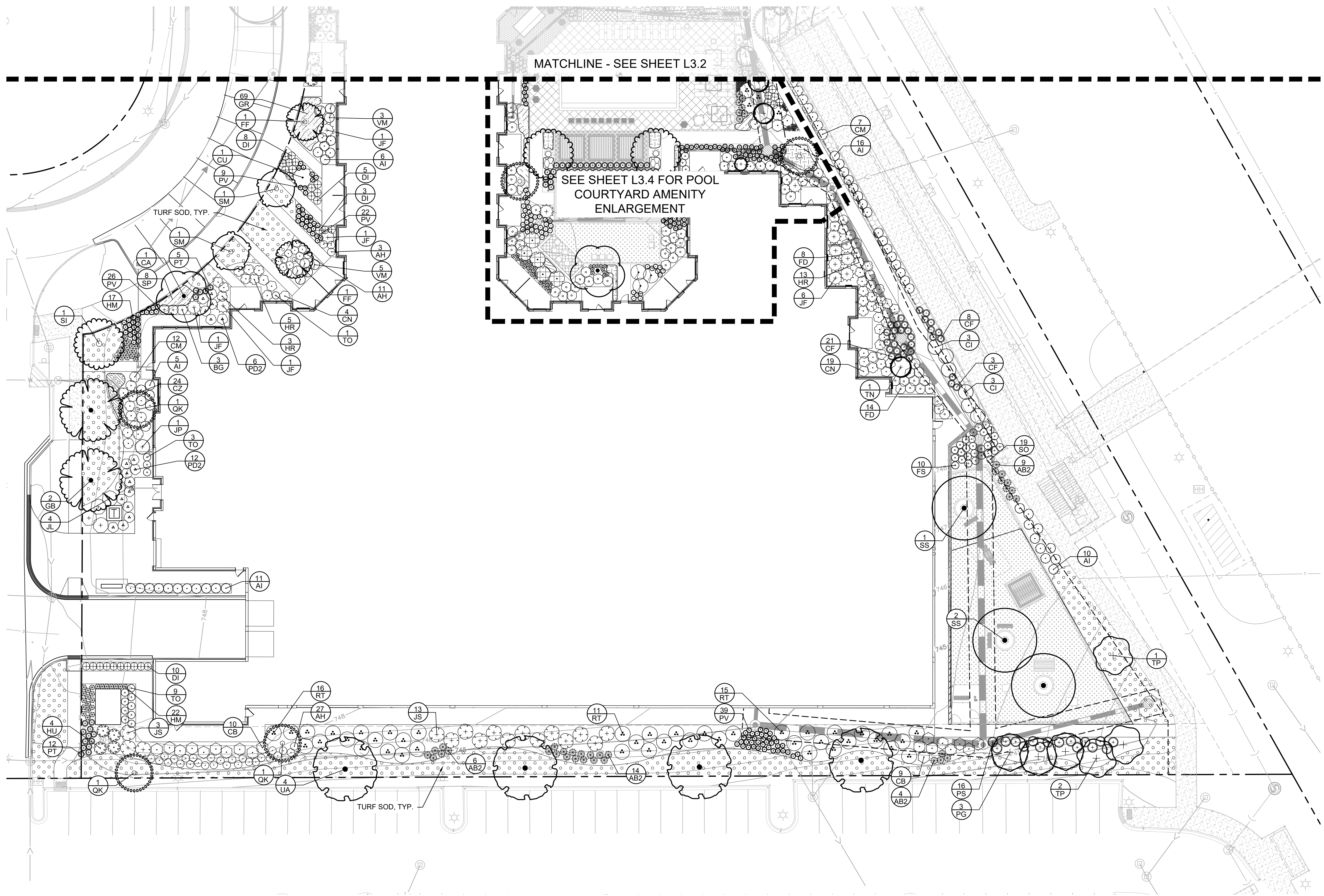
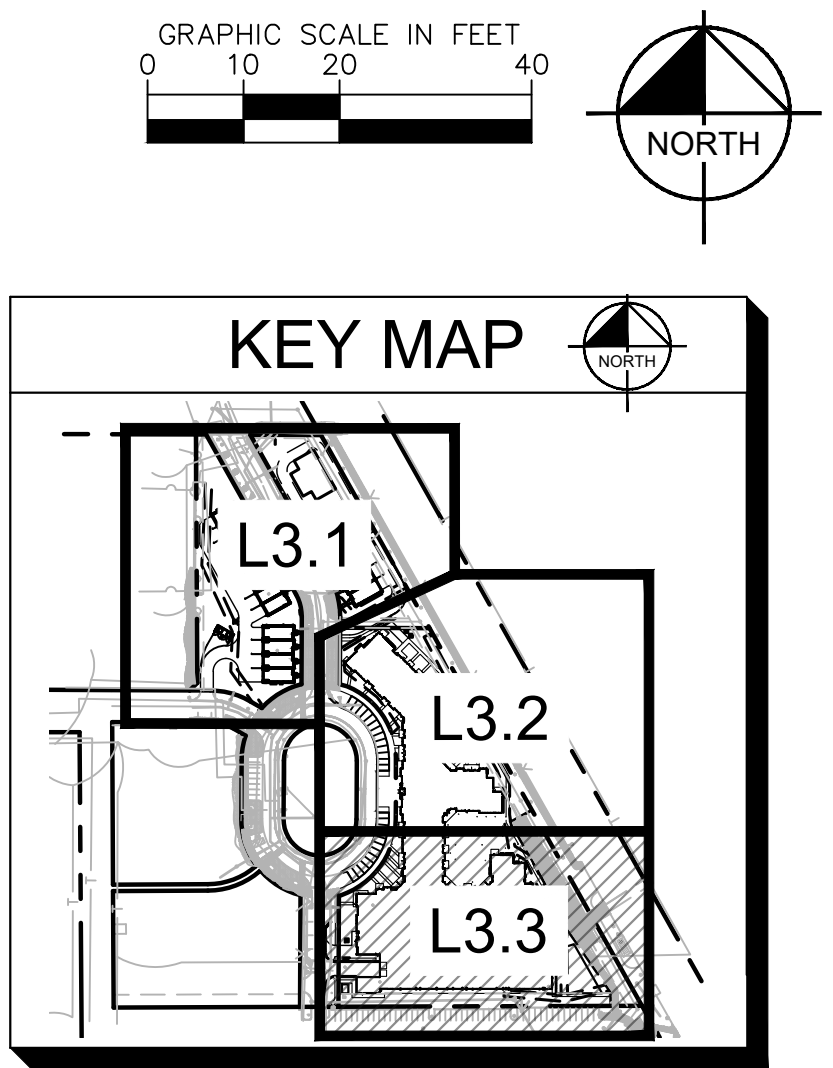
[illegible]

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03/27/24

LANDSCAPE PLAN

L3.3



[illegible]

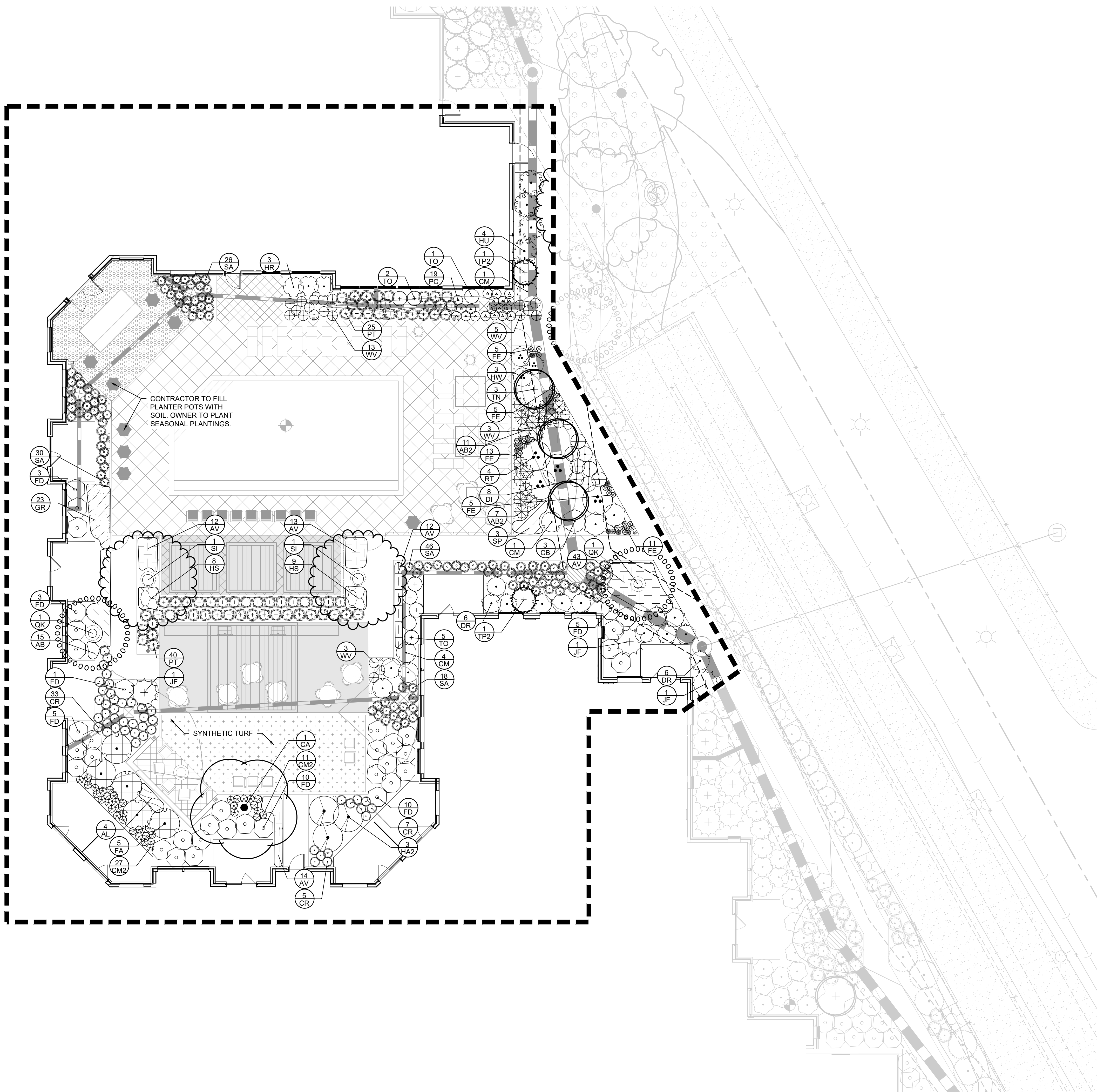
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03/27/24

03/27/24

AMENITY
ENLARGEMENT -
POOL
COURTYARD

L3.4



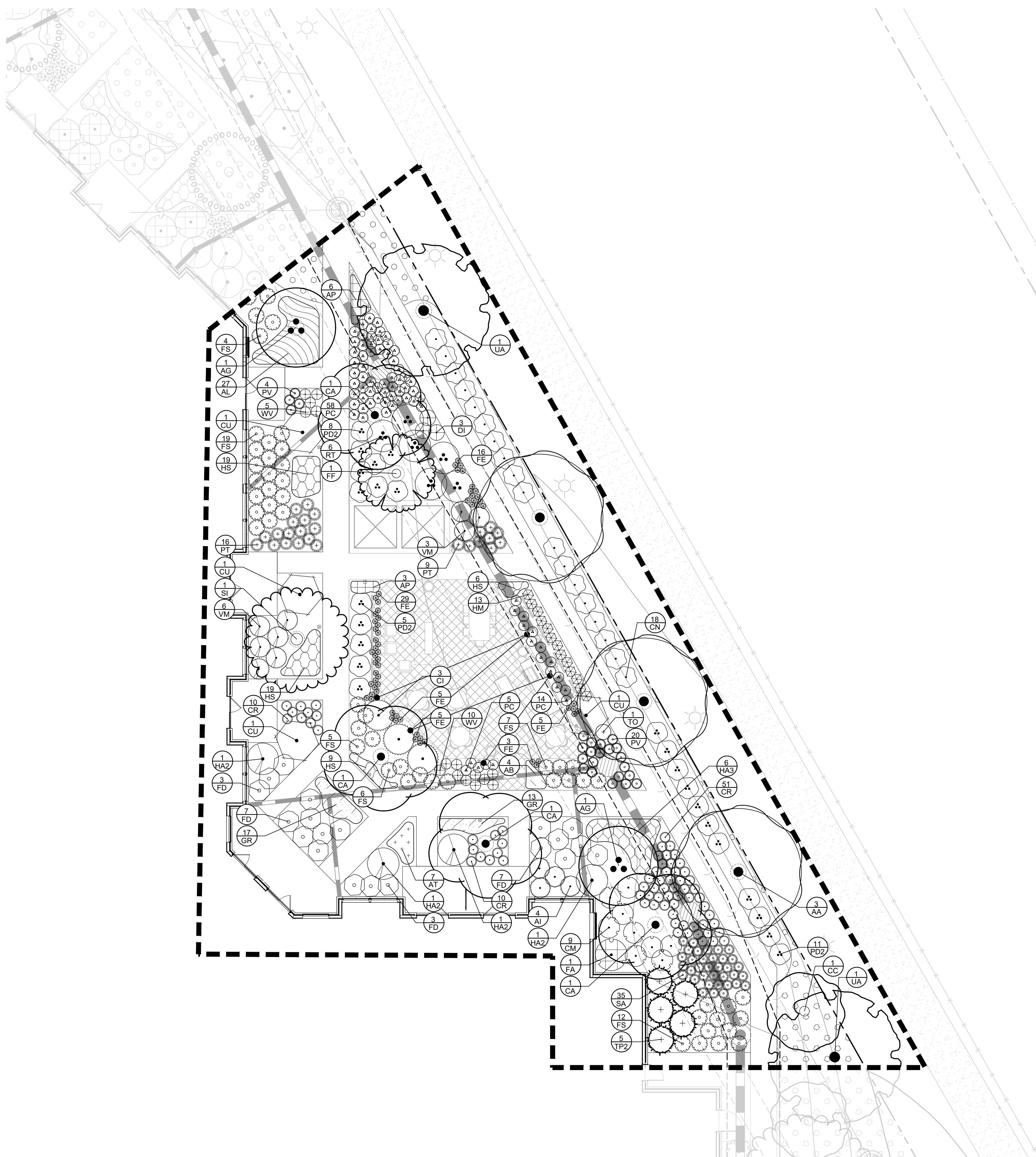
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03/27/24

AMENITY
ENGLAREMENT -
COURTYARD

L3.5



Drawing name: K:\CHS_DEVE\268088002_Floorty & Collins_Mundelein_IL\2 Design\CAD\PlanSheets\3.0 - LANDSCAPE PLAN.dwg L4.0 LANDSCAPE NOTES AND DETAILS Jun 13, 2024 7:15pm by: jake.antony

ORNAMENTAL GRASSES		
	AB2	51
	CF	47
	CM2	146
	CR	149
	FE	147
	PC	147
	PS	60
	PT	207
	PV	200
	SA	228
	SO	62

PERENNIALS

	AE
	AL
	AM
	AF
	AS
	AT
	AV
	BM
	CZ
	DH
	GR
	HA
	HH
	HS
	SF

GROUND COVERS

Page 138 of 161

Page 139 of 161



ktgy Project Number	<u>220004</u>
Contact	MARY ABELMANN
Email	mabelman@ktgy.com
Principal	CRAIG PRYDE
Designer	ERIC LUKACSIK



Developer
Flaherty & Collins Properties 1 Indiana Square Suite 3000 Indianapolis, IN 46204 www.flco.com 317.816.9300

AREA

[illegible]

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03/27/24

03/2
OVERALL
IRRIGATION
SCHEMATIC
PLAN

LI1.0

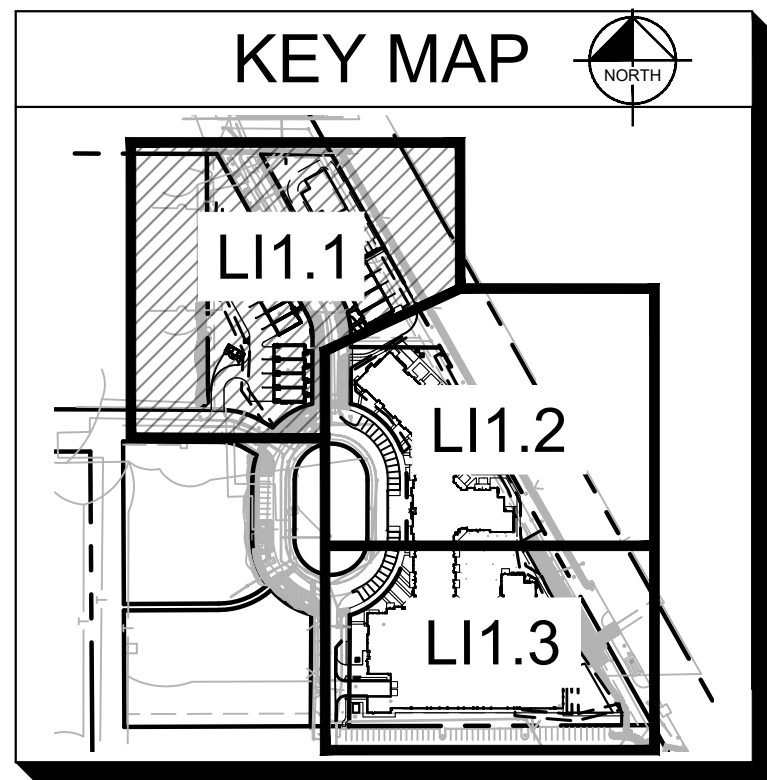
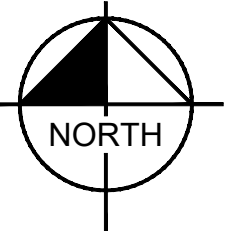
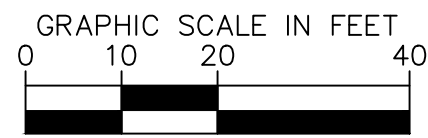
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03/27/24

IRRIGATION SCHEMATIC PLAN

LI1.1



IRRIGATION SCHEDULE

- | | |
|---|---|
|  | SUBSURFACE DRIPLINE
0.6 GPH @ 18" O.C. DRIPLINE WITH 0.60 GPH
EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C. |
|  | TURF ROTATOR (HUNTER)
6' TO 16' RADIUS, TRIANGULAR SPACED, HEAD
TO HEAD COVERAGE |

IRRIGATION NOTES:

1. CONTRACTOR TO PROVIDE TO OWNER AND/OR OWNER'S REPRESENTATIVE A PROPOSED IRRIGATION DESIGN BUILD/SHOP DRAWING INCLUDING AN ESTIMATE THAT OUTLINES STEPS, EQUIPMENT NECESSARY TO ADJUST THE EXISTING IRRIGATION AND TO INSTALL NEW IRRIGATION. CLIENT TO REVIEW AND APPROVE IRRIGATION WORK PRIOR TO COMMENCEMENT.
2. CONTRACTOR TO ADJUST, REPAIR, EXTEND, CUT, CAP FURNISH AND INSTALL EXISTING AND/OR NEW IRRIGATION IMPACTED BY SHOWN IMPROVEMENTS.

MATCHLINE - SEE SHEET L11.3

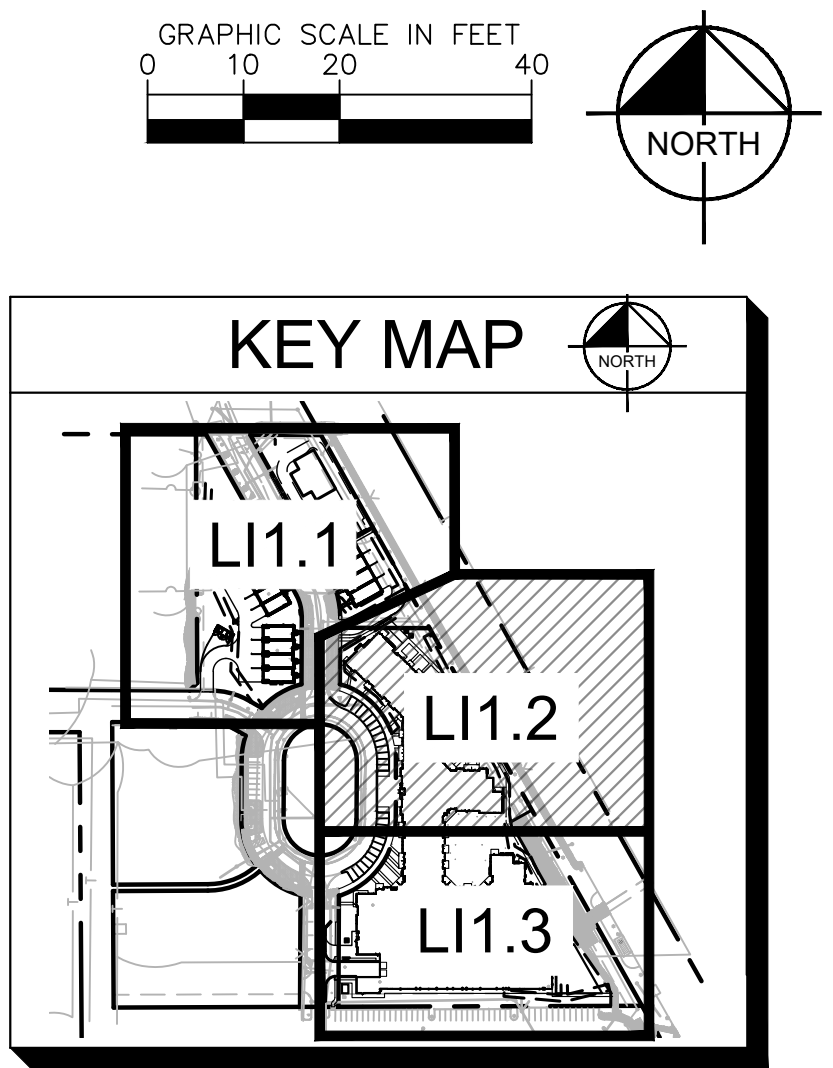
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03/27/24

IRRIGATION SCHEMATIC PLAN

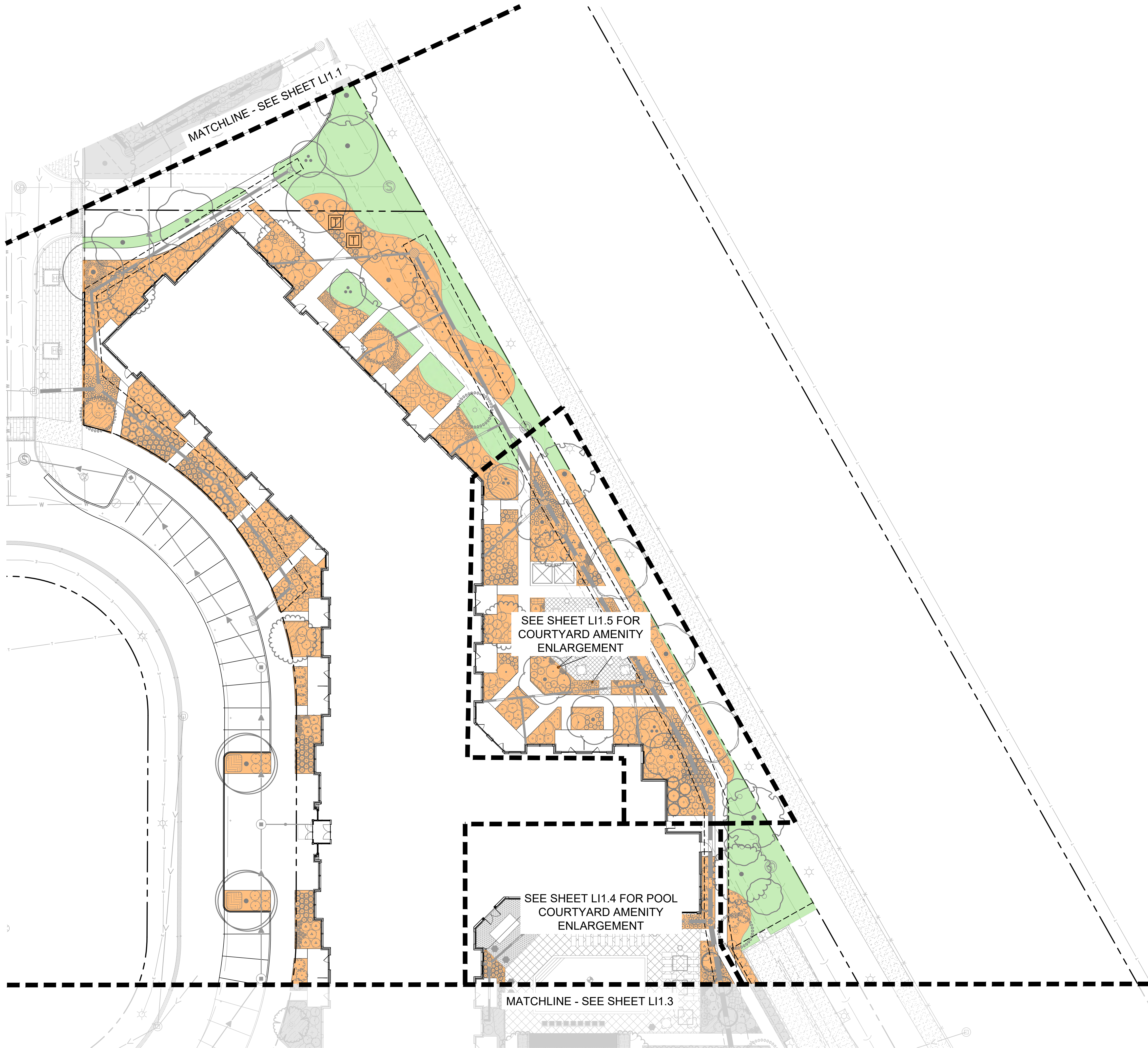
LI1.2



IRRIGATION SCHEDULE

- | | |
|---|--|
|  | SUBSURFACE DRIPLINE
0.6 GPH @ 18" O.C. DRIPLINE WITH 0.60 GPH
EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C. |
|  | TURF ROTATOR (HUNTER)
6' TO 16' RADIUS, TRIANGULAR SPACED, HEAD
TO HEAD COVERAGE |

IRRIGATION NOTES:	
1.	CONTRACTOR TO PROVIDE TO OWNER AND/OR OWNER'S REPRESENTATIVE A PROPOSED IRRIGATION DESIGN BUILD/SHOP DRAWING INCLUDING AN ESTIMATE THAT OUTLINES STEPS, EQUIPMENT NECESSARY TO ADJUST THE EXISTING IRRIGATION AND TO INSTALL NEW IRRIGATION. CLIENT TO REVIEW AND APPROVE IRRIGATION WORK PRIOR TO COMMENCEMENT.
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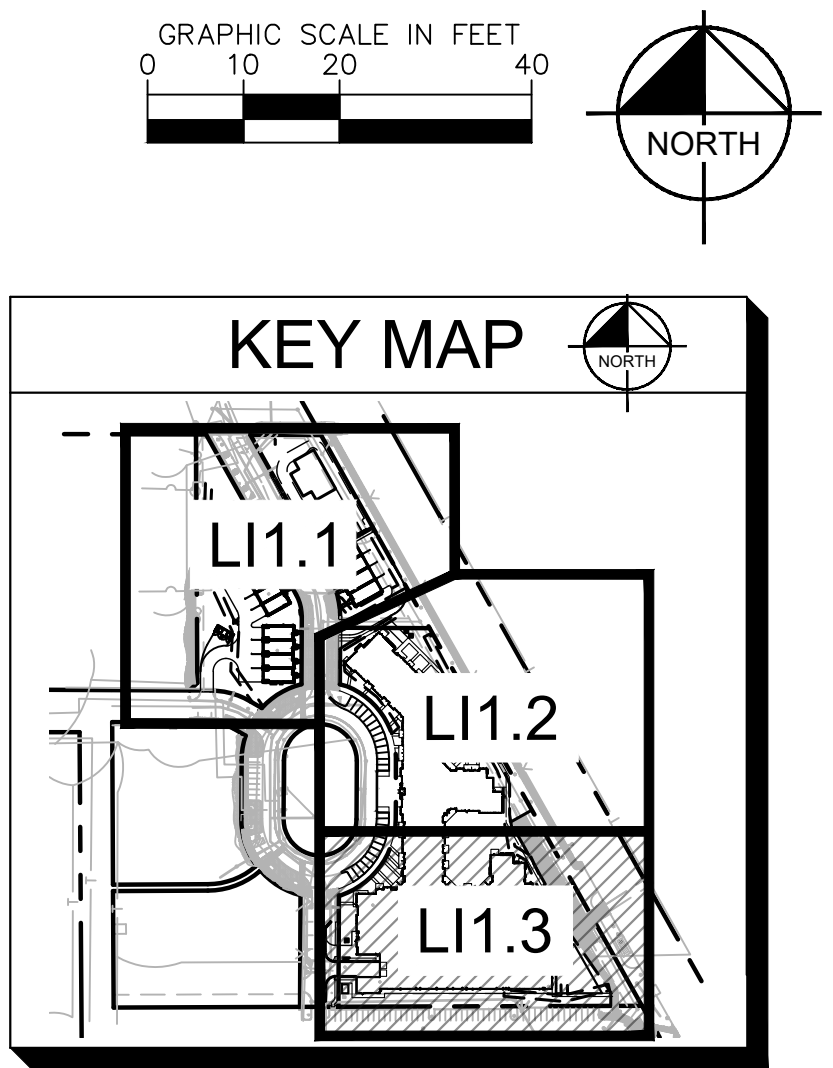
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03/27/24

IRRIGATION SCHEMATIC PLAN

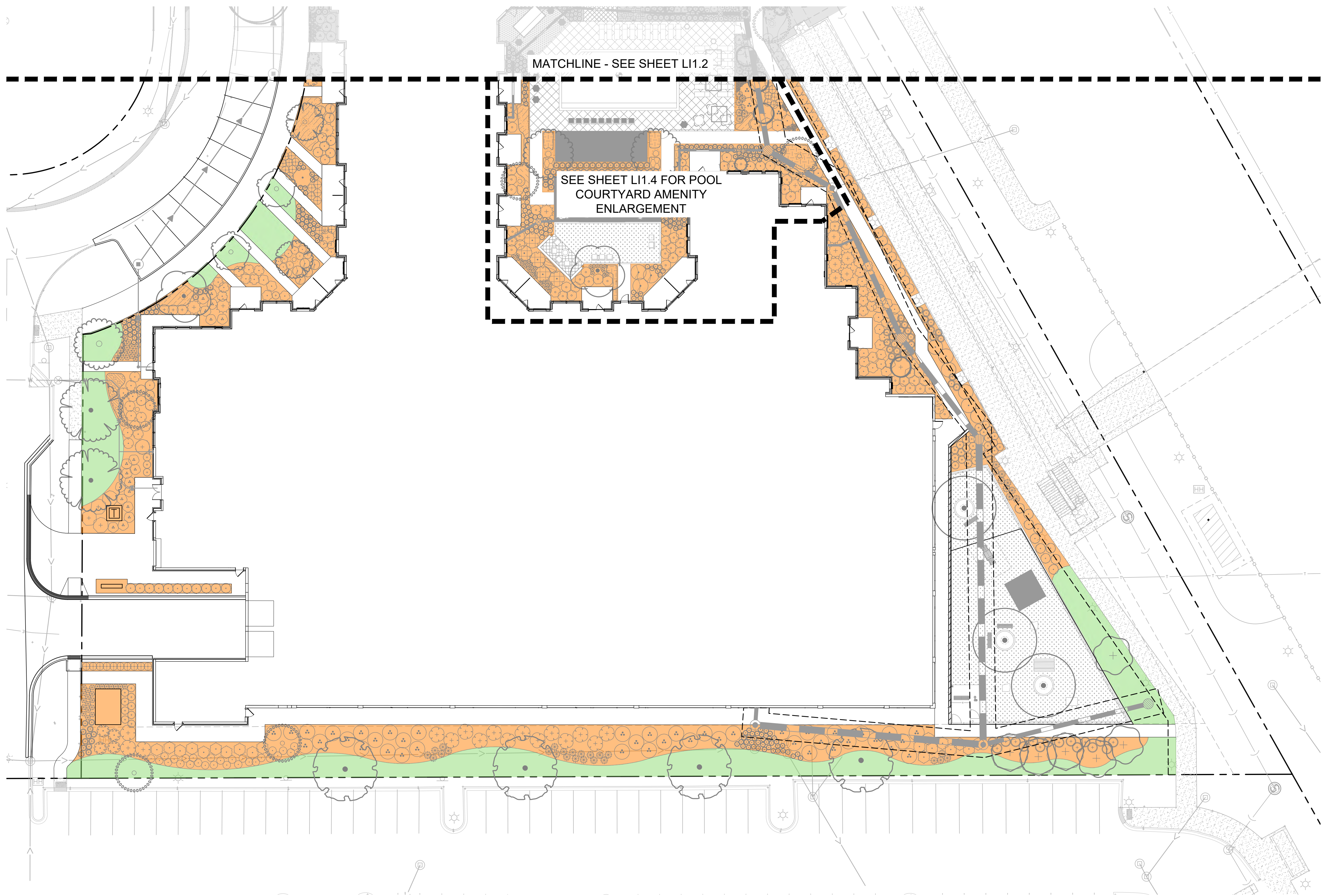
LI1.3



IRRIGATION SCHEDULE

- | | |
|---|---|
|  | SUBSURFACE DRIPLINE
0.6 GPH @ 18" O.C. DRIPLINE WITH 0.60 GPH
EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C. |
|  | TURF ROTATOR (HUNTER)
6' TO 16' RADIUS, TRIANGULAR SPACED, HEAD
TO HEAD COVERAGE |

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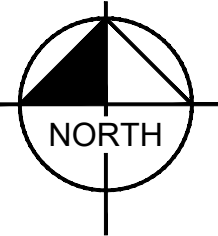
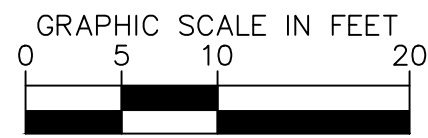
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03/27/24

IRRIGATION
SCHEMATIC
PLAN - POOL
COURTYARD

L11.4

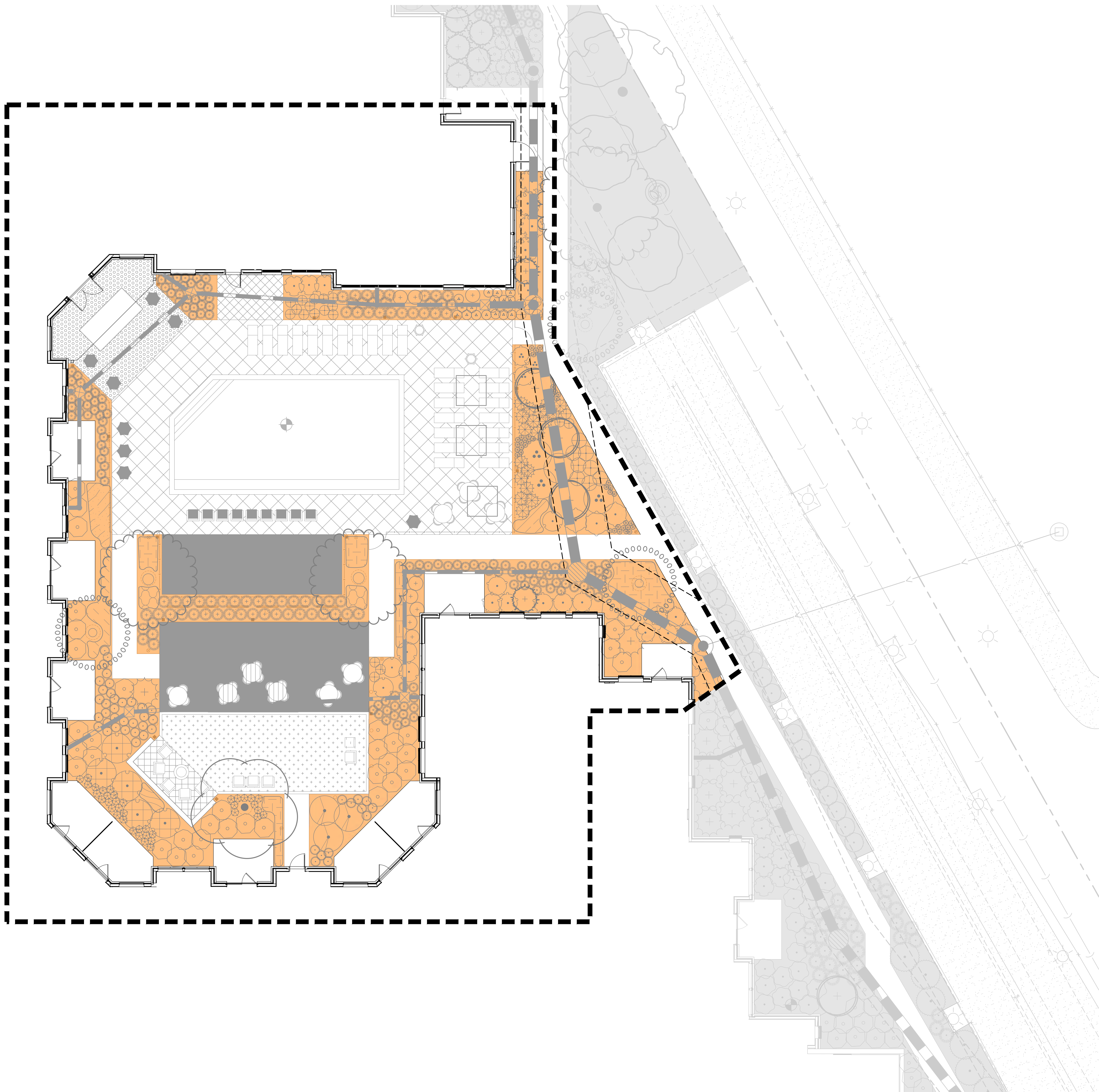


IRRIGATION SCHEDULE

- | | |
|---|---|
|  | SUBSURFACE DRIPLINE
0.6 GPH @ 18" O.C. DRIPLINE WITH 0.60 GPH
EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C. |
|  | TURF ROTATOR (HUNTER)
6' TO 16' RADIUS, TRIANGULAR SPACED, HEAD
TO HEAD COVERAGE |

IRRIGATION NOTES

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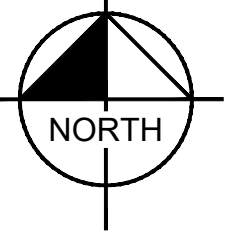
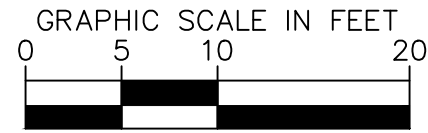
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03/27/24

IRRIGATION
SCHEMATIC
PLAN -
COURTYARD

L11.5

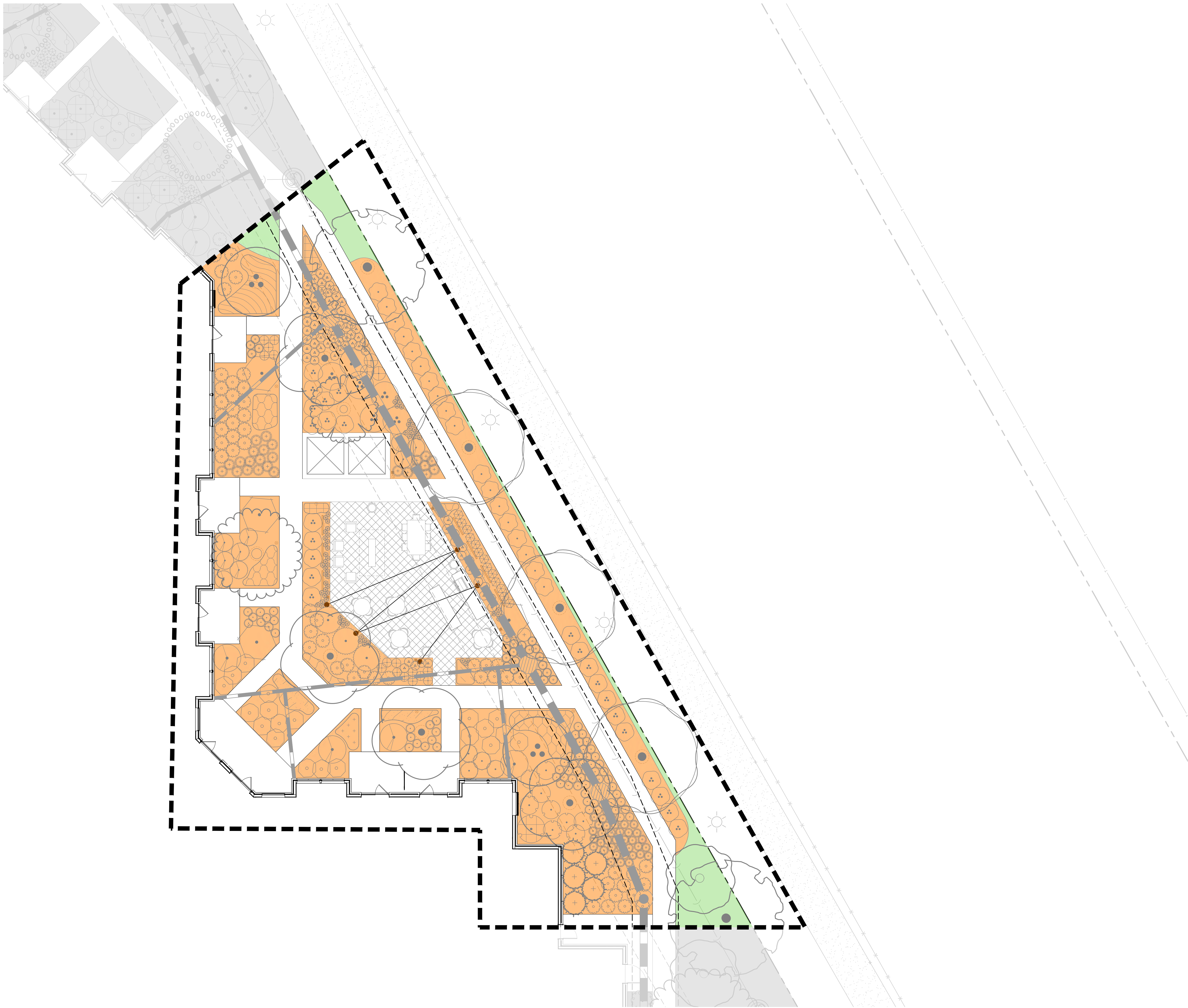


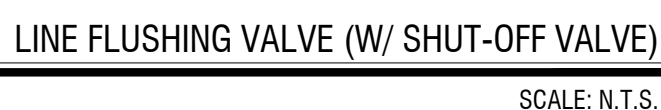
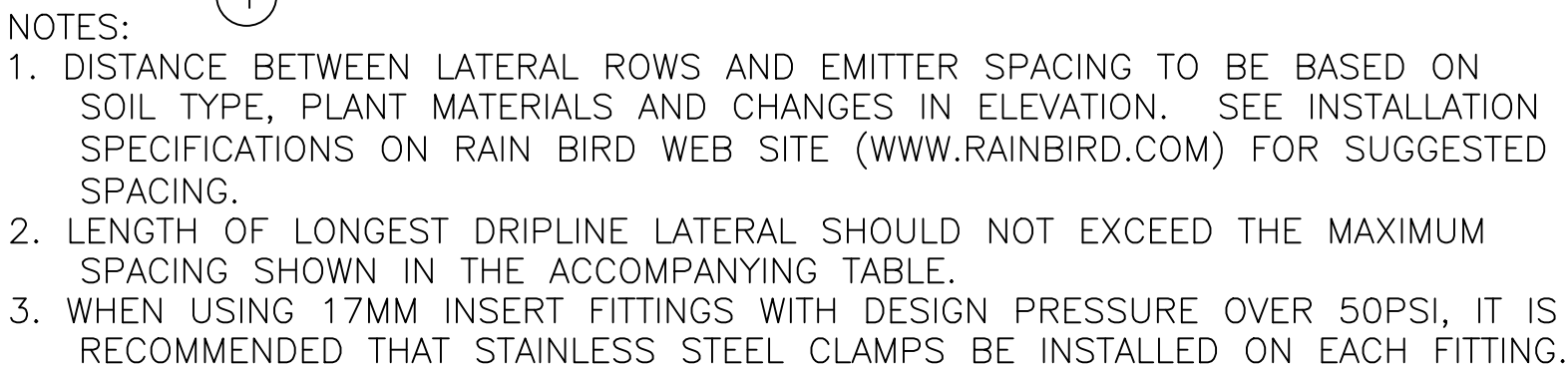
IRRIGATION SCHEDULE

- | | |
|---|---|
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EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C. |
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DRIPLINE

SCALE: N.T.S.



To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: Open Public Hearing

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: Petitioner(s) Sworn In

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: Open the Floor to Public Commentary

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: Close the Floor to Public Commentary

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: Commission Discussion

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: Close Public Hearing

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From: Jessica Marvin

For: Planning and Zoning Commission Meeting of June 19, 2024

Subject: PZC-16-2023 - 550 North Midlothian Road - Plat of Subdivision

Financial Impact:

N/A

Attachments:

1. Petitioner's Application
2. Proposed Plat of Subdivision
3. Plat of Survey
4. Statement from Petitioner

Background:

VNA Properties Mundelein IL, LLC, owns the property at 550 North Midlothian Road. This property includes tenants such as the Serendipity Child Care Center of Mundelein, the Integrated Wellness Center, and the unimproved land north of the medical building. It is 2.58 acres in size. The owner desires to subdivide the property to create an individual lot to construct a commercial strip mall. The subdivision would result in two lots with an area of 1.961 acres and 0.628 acres.

Staff Comments

No comments were received by Staff at the time of this report.

Analysis

The Plat of Subdivision complies with the Village's requirements for a subdivision and the applicant has applied all the recommendations from Village Staff. For this reason, it is staff's recommend that the Planning and Zoning Commission recommend the Plat for approval.

Recommendation:

Motion to recommend Approval of the Plat of Subdivision of Sunshine Management North Part "A".

PROPERTY INFORMATION: 550-560 N Midlothian Rd,
Mundelein, IL 60060
Property Index Numbers (PIN) : 10-24-300-008
Size of Property: 127,631 sqft, 2.93 Acres (sq. ft. /acres)
Size of Building Space_13,800_ (sq. ft.) Size of Space
Utilized__13,800_____

PETITIONER INFORMATION

Business/Org. Name: VNA Properties LLC and OM Group
Properties LLC Name: Vikas Agarwal
Title: Members
Address: 1050 Westcliff Curv
City, State, Zip: Shoreview, MN 55126
Phone: 813-767-4698
Email: VNAPropertiesllc@Gmail.com

Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

PLAT REQUEST – Please attach plat(s)

- ☐ Preliminary Plat of Subdivision
☒ Final Plat of Subdivision
☒ Preliminary and Final Plat of Subdivision
☐ Plat of Vacation
☐ Plat of Consolidation

PROPERTY OWNER INFORMATION

Business/Org. Name VNA PROPERTIES LLC and
OM GROUP PROPERTIES LLC
Name VIKAS AGARWAL HASMIKH PATEL
Title Members
Address 6154 S LIMA WAY, ENGLEWOOD
CO 80111
City, State, Zip _____
Phone 813-767-4698
Email VNA-PROPERTIESLLC@GMAIL.COM

PLAT APPLICATION FILING FEE (Preliminary Plats Exempt)

- ☒ Five Acres or Less: \$500
☐ Over Five Acres: \$1,000

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, VIKAS AGARWAL, under oath, state that I am

_____ the sole _____)
✓ an along with HASMUKH PATEL) owner of the property
_____ an authorized officer of the _____)

commonly described as (Address) 550-560 N MIDLOTHIAN RD and that such property is owned by

(Printed Name) VNA PROPERTIES LLC and DM GROVE PROPERTIES LLC as of this date. As owner of the property, I do

hereby authorize VIKAS AGARWAL (Printed Name or Not Applicable) to represent me in the following

Planning and Zoning Commission/Village Board matter, PLAT of subdivision

_____ (Action).

Vikas Agarwal

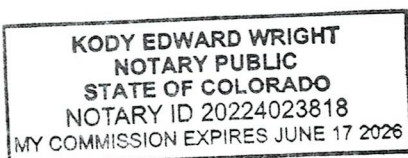
Signature

Subscribed and sworn to before me

this 3rd day of November, 2023.

[Signature]

Notary Public Signature



City/County of Arapahoe
State of Colorado
I certify this to be a true & exact copy of the original document.
Certified this 3rd day of November, 2023
[Signature] Notary Public

Notary Public's Signature

SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) 550-560 N MIDLOTHIAN RD, MUNDELEIN, IL 60060

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

Vikas Agarwal

Signature of Owner

11/02/2023

[Signature]

Date

By VIKAS AGARWAL

VNA PROPERTIES LLC

Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Signature of Lessee Date

By _____

Title/Full Corporate Name

REQUIRED SIGNATURES

The undersigned states under oath that he/she/they are the **Legal Owner(s)** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature (Owner): Vikas Agarwal
Printed Name: VIKAS AGARWAL

Date: 11/02/2023
Title: member

Signature (Owner): _____
Printed Name: _____

Date: _____
Title: _____

The undersigned states under oath that he/she/they are the **Contract Purchaser** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Contract Purchaser: _____
Printed Name: _____

Date: _____
Title: _____

The undersigned states under oath that he/she/they are the **Lessee** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee: _____
Printed Name: _____

Date: _____
Title: _____

PLAT OF SURVEY

OF

PARCEL 1: THE SOUTH 255 FEET OF THE EAST 344 FEET AND THE NORTH 15 FEET OF THE SOUTH 270 FEET OF THE EAST 255 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

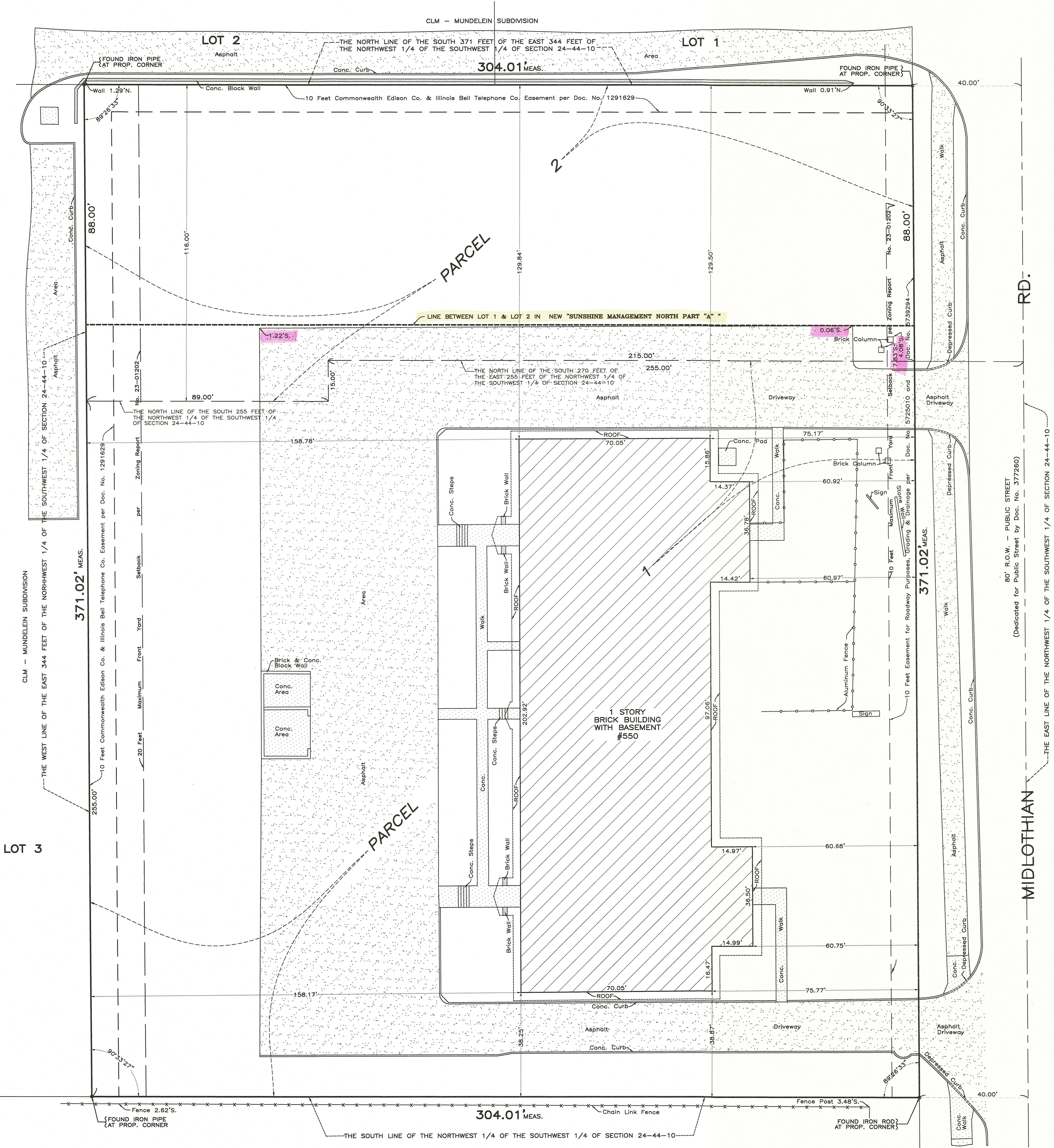
PARCEL 2: THE SOUTH 271 FEET OF THE EAST 344 FEET (EXCEPT THE SOUTH 255 FEET OF THE EAST 344 FEET AND THE NORTH 15 FEET OF THE SOUTH 270 FEET OF THE EAST 255 FEET THEREOF) OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

LAND TOTAL AREA: 112,788 SQ.FT.= 2.589 ACRES.

COMMONLY KNOWN AS: 550 NORTH MIDLOTHIAN ROAD, MUNDELEIN, ILLINOIS.



GRAPHIC SCALE
0 20
(IN FEET)
1 Inch = 20 Ft.



REVISED: JANUARY 24, 2024.
(Added Setbacks from Zoning Report)

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.

ORDER NO.: 107906

SCALE: 1 INCH = 20 FEET.

DATE OF FIELD WORK: November 22, 2023.

ORDERED BY: VIKAS AGARWAL

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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.

THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois ss.
County of Cook

We, PROFESSIONALS ASSOCIATED - MM SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: January 24, 2024.

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.
Drawn by: J.V.

To,

Jessica Marvin, Associate Planner, Community Development
300 Plaza Circle, Mundelein, IL 60060
P 847-949-3247; F 847-949-0143; jmarvin@mundelein.org

Date: June 13th, 2024

Subject: 550 N Midlothian Road - Mundelein - Plat of Subdivision

Hello Jessica,

As we briefly discussed on the phone, myself Vikas Agarwal and Hasmukh Patel (business partner for the property) are unable to join on June 19th for the Planning and Zoning Commission meeting. Hasmukh is outside the country for the next 3 weeks and me being out of State resident (I live in Denver, CO) and due to other personal reasons won't be able to join.

The reasons for us to be looking for creating a new PID at the property are as follows,

1. We are contemplating the possibility of developing a small strip mall on the new lot with additional medical offices and for other tenant types.
2. Support the possible growth in demand for the existing business on the property which includes child daycare, podiatrist, pediatric and a chiropractor. The new development might house a dentist and other medical services.
3. The new strip mall might improve valuation for the other adjacent businesses, i.e. veterinary clinic on the east, pharmacy on the north and another retail strip mall on the other side of the road on the west side.

The contact information is as follows,

1. Vikas Agarwal
 - a. VNAPropertiesllc@gmail.com
 - b. Cell: 813-767-4698
2. Hasmukh Patel
 - a. hapatelnz@gmail.com
 - b. Cell: 605-690-6080
3. Luke Mleczko (Surveyor)
 - a. Luke@mmsurveyingchicago.com
 - b. Phone: 773-282-5900

Please feel free to email or call us if anything else is needed before the meeting on June 19th. We look forward to hearing back from you.

Best Regards,

Vikas Agarwal
Cell: 813-767-4698